



# The Roseway Reporter

roseway.org

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## Join Us!

RNA General Meetings are held three times a year on the second Tuesday of April, July, and October. Board meetings are held every month, with the exception of August and December.

All meetings are open to the public.

The meetings are held at Grace Lutheran Church, 7610 NE Fremont, 7 p.m.

Hope to see you there!

## Summertime in Roseway! by Mark R. Sandri

Although it's hard to believe, another beautiful Portland summer has already come and gone. It was another busy summer here in Roseway, with lots of activities happening, including the **Neighborhood Cleanup** in May, the **Garden Walk** in June, **Concerts in the Park** in July, and the **Movie in the Park** in August. Below are some pictures from these events. If readers have an interest in helping out with any of these projects in the future, please come by our next **monthly meeting on October 14 at 7:00 p.m.** to learn more!



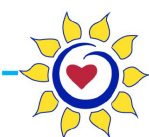
**Concerts in the Park** in Glenhaven Park got off to a great start with Left Coast County.



**The Shave Ice Social** was a fun evening thanks to the live music provided by Josh's Junction.



**The Roseway Neighborhood Cleanup** was a huge success. A big thanks to all those who volunteered their time to plan, organize, and carry out this year's event. In total, the cleanup raised \$3,300 for the RNA general fund.



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## The 2035 Comprehensive Plan and the Map App

by Mark R. Sandri

The Portland Bureau of Planning and Sustainability has recently released its draft land use and transportation plan that outlines potential changes to Portland neighborhoods over the next 20 years. As part of the rollout of the proposed plan, PBPS also released an interactive map where city residents can view the proposed changes and leave comments. Through what the city calls the “Map App” - ([www.portlandmaps.com/bps/cpmapp2/](http://www.portlandmaps.com/bps/cpmapp2/)) - residents can access a wealth of information about potential changes to our neighborhoods.

The proposed Plan - known as the 2035 Comprehensive Plan - lays out potential changes to many neighborhoods throughout Portland, including in areas around and including Roseway. The Plan outlines various proposed zoning and land-use changes, including locations of potential public investment and potential transportation improvements. The proposed changes will attempt to foster a city that is more dense and more urban, with more multi-family housing units. The city hopes to use the plan as an outline of where future resources will be concentrated and, in turn, address current deficiencies and continue further development.

As far as Roseway is concerned, many of the proposed changes are along the Sandy Blvd. corridor and along Cully Blvd., between Fremont and Prescott Streets. Like many neighborhoods throughout Portland, these changes generally support land use that is a mix of commercial and residential. Along Sandy

Blvd., from 57th through 82nd Aves., the proposed designation - “Mixed Use - Civic Corridor” - allows for denser residential and commercial development. The Map App describes this new designation as meant for areas along key civic corridors where there is ready access to transit, residential, commercial, and employment opportunities. This will likely lead to residential development along Sandy Blvd.

Along Cully Blvd., the city is proposing to change the designation to “Mixed Use - Neighborhood.” This designation is suited for neighborhoods in which the city intends to preserve or cultivate local commercial areas with “storefront character.” Like many other parts of the city, planners intend to foster neighborhoods mixing residential and commercial, with easy access to multiple transit options.

If residents of Roseway would like to view the changes being proposed by PBPS to the Roseway neighborhood, please visit the website “app” and browse the interactive map. The formal comment period for the proposed plan is now and comments left with a name and address will be deemed official public testimony.

The Planning and Sustainability Commission will also be hosting **Public Hearings** on **October 14** from 5-9:00 p.m. at the Parkrose High School, on **October 28** from 5-9:00 p.m. at Portland Community College (2305 82nd Ave.), and on **November 4** from 4-8:00 p.m. at 1900 SW 4th Ave.



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## Upcoming Roseway Neighborhood Association Board Meeting: October 14th

by Mark R. Sandri & Ted Carlston

The Roseway Neighborhood Association will be holding a General meeting on Tuesday, **October 14, 2014** at **7:00 p.m. at the Grace Lutheran Church at 7610 NE Fremont Ave.** This meeting - like all RNA meetings - is open to all neighbors. The RNA will hold board meetings on November 11, January 13, February 10, and March 10. The next General meeting will be held on April 14, 2015. Among the items to be discussed at the upcoming RNA meeting include:

### The Future of our Neighborhood:

A continued discussion the future of Roseway and the potential impact of the 2035 Comprehensive Plan. As outlined in the enclosed article about the Plan, the city has released an interactive website “app” where residents can view proposed changes and leave comments. We will also be discussing other developments in our neighborhood.

### Speakers:

Michael Dembrow, State Senator

Jerry Gerpach, Port of Portland, Airport Noise Representative

### Elections:

The RNA has several “at large” board positions open. Any resident of Roseway is welcome to come to the meeting and seek a position on the board. The board terms are typically two years and generally require a time commitment of as little as 90 minutes per month. It also provides a great opportunity to influence the direction of the community, volunteer and support neighborhood projects (such as concerts in the park, movies in the park, the neighborhood cleanup, etc.), and meet your fellow neighbors!

The board will also be voting for RNA board president, as current president Paul Mooring’s term has ended.

Finally, we are always looking for help in putting together the Roseway Reporter and delivering issues to our residents. The Spring 2015 newsletter articles deadline is March 5, 2015. Feel free to contact [marksandri@gmail.com](mailto:marksandri@gmail.com) if you have any article ideas or would like to make a submission.

### Social Media Update:

A great way to stay involved in your neighborhood is by joining Nextdoor.com. Nextdoor is a social media platform restricts membership to residents of a given neighborhood. It provides a great way to stay in touch with your fellow neighbors. And don’t forget to find the RNA on Facebook!



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## Problem Houses by Denise Gorrell

As the prime house selling season draws to a close, it appears to have been a successful one for the Roseway neighborhood. It seems like every block has a house for sale and stories abound of houses selling in less than 48 hours for above asking price. We are welcoming new families to our neighborhood and the housing market seems to have turned a corner. As rosy as the pictures look from the outside, unfortunately, there are still problem houses in our neighborhood. I and others have often wondered what neighbors can do about vacant and dilapidated houses in Roseway. I made inquiries to the Portland Bureau of Development Services ("BDS") and was informed about the process.

A concerned citizen can complete a complaint log and submit it along with photos to the BDS. The BDS will then send a housing inspector to the complained about property to view the violations.

If a property accumulates a sufficient number/severity of violations, the property owner is mailed a Chronic Offender Warning Letter. If the property owner does not respond to the City's Notice of Violation to correct the violations and secure the property and call the BDS inspector back for a re-inspection within 15 days, the case is referred to a Code Specialist in the BDS. The Code Specialist is able to move forward with a hearing to obtain a warrant to enter the property and have a contractor correct the violations and secure the dwelling. Oftentimes, it takes several months to obtain a warrant, which is only good for a 10-day window of time for the BDS to enter the property.

Assuming that the Chronic Offender Warning Letter was mailed, and then another Nuisance Case was opened and cited between 30 days and 12 months of the date of the letter, the property owner would be considered a Chronic Offender and subject to additional penalties and sanctions. Such penalties and sanctions could include fines and/or criminal prosecution.

Detailed information about the process may be found at Title 29 - Property Maintenance Regulations of the City of Portland Code. Chapter 29.20 Property Nuisances and Chapter 29.70.040 Chronic Offender are very informative about the types of violations and the remedies available to BDS, and may be found at the following link: [www.portlandonline.com/auditor/index.cfm?c=28193](http://www.portlandonline.com/auditor/index.cfm?c=28193). All of the performance criteria and enforcement procedures that the BDS follows regarding Nuisance and Housing cases can be found at the above link.

The answer to my earlier question about what neighbors can do, is "speak up." Report any concerns you have to **BDS (503) 823-7526**. BDS is responsive, but the results can be slow and neighbor follow-up is key. Additionally, some property owners do not take sufficient corrective measures, even when the property is subject to liens. This can be a frustrating process and one that requires vigilance. Correcting nuisance and housing violations is a complaint-driven process, so you need to be actively involved if you want to see a change in the neighborhood problem house.



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## An update on the Proposed Walgreens by Mark R. Sandri\*

As many Roseway neighbors may have heard, the Walgreens pharmacy chain has plans to develop the lot in what was once the Rose City Nazarene Church on Sandy Blvd. between 70th and 71st Ave. At this point, attempts to gain information from the church, Walgreens, or the development have failed to yield much information about the exact plans for the lot. Most of the following information comes from the City of Portland.

As of the publication of this article, the church is still listed as the owner of the property. However, Walgreens has been granted the necessary permits to develop the property into a pharmacy with drive-thru access, along with residential housing. As is, the property is zoned for General Commercial development, a designation that gives a developer wide latitude for use of the property. Going forward the developer does not need to seek neighborhood input for the design or use and has said that they will not seek input from the community.

The designs that are available show one building surrounded on all sides by parking. The city is requiring that the developer upgrade the sidewalks along Sandy.

As mentioned in the article about the 2035 Comprehensive Plan, in the future the city will seek to change the zoning of this area from General Commercial to "Mixed Use - Civic Corridor." While this designation would not allow for a drive-thru, the zoning changes would not occur until after Walgreens has developed the property.

Many Roseway residents have voiced concern about whether our neighborhood needs another pharmacy and the wisdom of a such a large development on what is already a very busy intersection. Other residents have expressed frustration that Walgreens did not seek neighborhood input or comment before deciding to move into our neighborhood. This issue has been a hot topic of discussion in meetings organized by neighbors, at RNA meetings, and on a Facebook page organized by Roseway residents.


While it may be too late to stop or alter the plans for this development, the issue has certainly served as a catalyst for neighborhood discussion and engagement concerning the character of Roseway and what residents want from developers, businesses, and the city when it comes to the future of our neighborhood.

\*special thanks to Caitlin Shelman for gathering the information referenced in this article



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## Community Calendar

**Roseway General Meeting**  
Tuesday, October 14, 7 p.m.  
Grace Lutheran Church  
7610 NE Fremont

**CNN LUTC meeting**  
2nd Wednesday of each month at 7 p.m.  
CNN Community Room  
4415 NE 87th Avenue

# The Roseway Reporter

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*All of us at the RNA would like to thank Paul Mooring for his 4 years of steady leadership as Chair of the board and for his work as RNA webmaster. He and his family will be missed in Roseway.*

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