

The Oregonian

Video of Homophobic Rant Against Portland Same-Sex Couple Goes Viral; Police Investigating

By Shane Dixon Kavanaugh

July 17, 2018

Police are investigating a verbal altercation where a man hurled threats and homophobic slurs at a same-sex couple in Southeast Portland after a video of the incident went viral, sparking public outrage.

Trudy and Wendy Dragoon said they were trying to find the owner of a lost dog in their neighborhood early Sunday evening when a young man getting out of a pickup truck on Southeast Duke Street near 63rd Avenue erupted into a bigoted rant.

A 3-minute video captured by Wendy Dragoon shows the man repeatedly threaten to physically assault her spouse, make derogatory slurs about the women's sexual orientation and spew expletives and other crude comments.

Two men who are with the crass talker do not appear to intervene, the video shows.

A Portland police officer on patrol in the area arrives on scene at the end of the video. But the officer did not make a report of the incident, the women said.

"[The officer] told us 'just ignore them and walk away.' And I was like 'no this is hate crime and you need to take care of this right now,'" Trudy Dragoon told KATU News.

That evening, the couple posted the video to their Facebook pages, which has now been viewed more than 100,000 times.

On Monday evening, neighbors and other Portlanders showed up at the location of the incident to show support for the Dragoons.

As public anger over the episode began to build, the Portland Police Bureau said it had opened an investigation into a potential bias crime.

The bureau will forward its findings to the Multnomah County District Attorney's Office, said Sgt. Chris Burley, a police spokesman. Among those materials will be a police report that includes the video, police said.

Officers have also interviewed the people involved, police said. Associated reports will be forwarded to prosecutors, as well.

"There are too many people that get berated daily. It's sickening," Trudy Dragoon told KOIN News. "It needs to stop,"

Willamette Week

Portland Is on Pace This Year to Charge Citizens More Than a Million Dollars for Public Records

*By Katie Shepherd
July 18, 2018*

The city doesn't know the full amount of money it collects from people seeking records.

Want to know what Portland government is up to? Get out your wallet.

Portland City Hall is charging more than ever before for public records, and is on track to rake in more than a million dollars in fees this year.

Public records are one of the best ways for taxpayers to learn what public agencies are doing. Yet government agencies frequently charge the public to produce documents—even routine records like police reports—to "recover the actual costs" of handing over the public information.

In fact, the city doesn't know the full amount of money it collects from people seeking records. When WW asked for the totals—via a public records request, of course—city officials said they don't track some cash payments made in person.

But the city does count every check and credit card transaction. Those figures show that charges for records are increasing much faster than the number of transactions.

Number of records requests:

2016: 4,386

2017: 5,927

2018 (through May): 2,645

Charges for records requests:

2016: \$202,942.35

2017: \$525,490.60

2018 (through May): \$582,761.34

It's Been Scientifically Proven: Portlanders Love Yelling at the Mayor About Cops

*By Frankie Benitez
July 18, 2018*

That's the hot topic when citizens talk @ Ted Wheeler.

The president of the Portland police union has joined the throng of Portlanders yelling at the mayor about cops and homelessness.

Portland Police Association president Daryl Turner on July 16 called Portland a "cesspool" and lashed out at Mayor Ted Wheeler for supporting an investigation of police arrests of homeless people.

Turner's peeves are common ones. Last month, Wheeler's office began posting social media logs showing each message sent to the mayor on platforms like Twitter and Facebook.

WW analyzed the June logs, counting the most-used words in messages to Wheeler. The most used topical word was "police" and "portlandpolice," totaling 336 mentions. Next was "housing" at 258. Look for a word cloud showing what people talk about when they talk to the mayor.

Murmurs: Portland Mayor Stands by Spending After Plans for Wooden Tower Collapse

*By WW Staff
July 18, 2018*

In other news: Wyden takes aim at NRA, Russians

Plans for Wooden Tower Collapse: Portland officials won't spend \$6 million in affordable housing funds on building the tallest timber high-rise in the nation—because the developer is halting the project. The Portland Housing Bureau had broken its own guidelines to invest in the 12-story building where 660-square-foot, two-bedroom apartments were going to cost \$567,389 each to build. WW discovered the high per-unit costs of the Framework building ("Wooden Nickels," WW, Jan. 3, 2018), and first reported this week that the developer was backing away. Mayor Ted Wheeler continues to defend his support of the building. "We're disappointed to miss out on an opportunity to create 60 units of affordable housing for only \$6 million in city resources," says Wheeler in a statement. "The Housing Bureau will repurpose the funds to other projects."

Wyden Takes Aim at NRA, Russians: Back in March, U.S. Sen. Ron Wyden (D-Ore.) started pressuring the National Rifle Association for information about foreign contributions to NRA-affiliated programs. The group told Wyden that it accepted donations from companies owned or managed by foreign nationals but denied accepting any money from Russian sources or using foreign contributions for electoral purposes. That denial looks pretty shaky after federal prosecutors indicted a Russian woman named Maria Butina on July 16, accusing her of trying to build a relationship with the NRA "to advance the agenda of the Russian Federation" in the 2016 election. "The Republican leadership should join my investigation & force the NRA to answer questions about the 2016 election," Wyden tweeted after the indictment was announced.

Oregon Housing Leader Heads South: Jerome Brooks, head of the affordable housing industry group Housing Oregon, is leaving for a nonprofit job in Atlanta next month. Brooks has long been an insider in Portland politics, working for the Portland Housing Bureau and Multnomah County Commissioner Loretta Smith. He'll be replaced at Housing Oregon by Brian Hoop, who starts full time as association director next week. The transition coincides with a change at the organization, away from advocacy and toward becoming an affordable housing developer trade association. Hoop's city job was eliminated last year in a reorganization at the Office of Neighborhood Involvement, now called the Office of Community and Civic Life.

Oregon Gets Cannabis Accelerator: A Portland lawyer has founded Oregon's first cannabis accelerator program and co-working and events space—and she is dedicating it to boosting women entrepreneurs and their weed businesses. Amy Margolis has opened the Commune, a 4,000-square-foot "gathering space," on the third floor of an Old Town office building. (It launched last week with a fundraising dinner for Oregon Gov. Kate Brown.) Starting next month, she'll use it as headquarters for the Initiative, a cannabis accelerator that aims to help women-

owned marijuana businesses obtain venture-capital funding and grow quickly. "The driving force was, I found this industry to be highly self-congratulatory about the positioning of women," Margolis says. "I saw fewer and fewer women in leadership positions. If somebody didn't do something, we really were going to become a cautionary tale."

The Daily Journal of Commerce

When Historic Buildings Couldn't be Saved

By Josh Kulla

July 17, 2018

When the Ancient Order of United Workmen Temple was demolished last fall, many preservationists lamented the loss of the building that had stood in downtown Portland since 1892.

Formerly located at 915 S.W. Second Ave., the six-story Temple building was the first of two unreinforced masonry structures to come down to accommodate the ambitious Third and Taylor development: a 20-story hotel and a 10-story office tower. The second structure, the 112-year-old Hotel Albion, has now been razed. It previously housed the Lotus Cardroom and Café from 1924 until its closure two years ago.

Neither building was listed on the National Register of Historic Places. Also, both were removed from the city of Portland's Historic Resource Inventory at the request of the property owner in November 2015.

Initially, plans called for preservation of the Temple building and integration of it into the office tower portion of the project. But an extensive engineering study carried out by Ankrom Moisan Architects, KPFF Consulting Engineers and Turner Construction found that the cost of a retrofit would be greater than demolition and new construction.

While workers demolish the old and build the new, preservationists hope history won't repeat itself.

"I could criticize what's replacing those buildings," Restore Oregon Executive Director Peggy Moretti said. "But the bottom line is the system here in Oregon for designating and protecting and incentivizing the restoration of important historic buildings is woefully lacking. We have a system that we could definitely be fixing."

The good news for preservationists is that the Auditorium building, which is under separate ownership, will remain on the block. What that building opened in 1894, it featured a dance hall on its second level and a concert space with a balcony on the third. The building was converted into office space in the 1980s.

Next door, the Lotus Cardroom and Café had a long and colorful history as a local night spot. It apparently was the site of a 1927 bootlegging bust, and rumors are that there once was an upstairs brothel. The building regained popularity as a nightspot in the 1990s, when throngs of young people came to party and dance.

Moretti is eager to see changes that prevent losses of such spaces in the future.

"I think it requires careful planning and community engagement," she said. "You can't freeze a city in time, and we would not propose that. But we need to be able to make thoughtful

decisions. I don't know anyone who doesn't recognize that Portland is special because of the historic fabric it has maintained.”

But strong demand for new office space in the central city has opened the door for this redevelopment effort. The project team includes Third and Taylor Development – a partnership between Arthur Mutal and Onder Development – as well as Ankrom Moisan Architects and general contractor Turner Construction.

Excavation and other below-grade work is taking place on the downtown block's north half, where a 10-story office tower will rise. It will also have ground-floor retail space.

Developers even have the luxury of knowing the building will be fully occupied when it opens in 2020. According to several media reports, NW Natural has already signed a lease to occupy all 183,500 square feet of available office space.

Turner Construction crews are preparing to start pouring concrete for the foundation and the two below-grade stories of parking for the office building. A break in the site's water supply led to a delay in demolition, but that was merely a hiccup, project manager Len Anderson told the DJC.

Once demolition of the ex-Hotel Albion wraps up, excavation work for the 20-story hotel will be able to start on the south half of the block. The hotel will have a rooftop pool and bar along with a pair of restaurants.

The big question for many observers is whether similar redevelopment projects will follow. In the future, developers may have more options when working with historic buildings, said Brandon Spencer-Hartle, historic resources program manager for the city of Portland.

“We are looking to increase the incentives that would encourage a property owner to seek a (historic) designation,” he said.

Portland's new 2035 Comprehensive Plan took effect last week. It includes new rules that allow for transfers of floor area ratio involving buildings on the city's Historic Resource Inventory, which has not been updated since 1984.

Property owners of designated historic buildings could also sell that development capacity.

“The new regulations that went into effect Monday we hope will be more used by owners of existing landmarks and those who are looking at their development options,” Spencer-Hartle said.

Separately, a draft of a proposed city effort to update city code surrounding historic resource designations will be released to the public in September. Feedback will be sought.

The Portland Business Journal

Touted Tall Timber High-Rise Put on Ice

By Jon Bell

July 17, 2018

The official groundbreaking for the first new high-rise in the country made out of wood was supposed to happen in fall 2017; then it got pushed to earlier this year.

Now, market conditions and other factors have led the developer behind the Framework building to put the project on hold indefinitely.

In a release about the move, Anyeley Hallova, a developer with the Portland firm project[^], said inflation, rising construction costs and "fluctuations in the tax credit market" have dinged the project's bottom line.

"Over the last four years, the Framework team has worked with private entities and public agencies that have understood the nature of this project and have supported our efforts to bring this pioneering model to fruition," she said. "Although beset with market challenges beyond our control, we are very proud of Framework's achievements and the new standards we've established for the use of CLT in the U.S."

Willamette Week first reported the news, noting that the \$29 million project faced a \$2 million funding gap.

Late last year, the Portland Housing Bureau announced it would commit \$6 million to the 12-story project, which was planned to have ground-level retail, five floors of office space for B Corp businesses and social enterprises and five floors of workforce housing. It would have been built at the corner of Northwest 10th Avenue and Glisan Street on a quarter block that is currently home to Beneficial State Bank.

Portland's LEVER Architecture designed the building and gained notoriety in the industry for advancing work in the mass timber field. The firm had won a \$1.5 million prize in 2015 in the Tall Wood Building Prize Competition that allowed it to conduct a range of fire and seismic tests on the cross-laminated timber that would have been used in the building.

In addition to rising construction costs, the value of Low-Income Housing Tax Credits, which enable developers to build affordable housing units, has been in flux since President Trump's tax overhaul. The mere anticipation of a change in the tax law slashed the value of the tax credits by an estimated 15 percent back in November, according to Dan Valliere, chief executive director of the affordable housing developer REACH Community Development.

Though Framework has been put on ice for now, Kat Taylor, CEO of Beneficial State Bank, one of the partners involved, said in the release the project may emerge in another iteration sometime in the future.

"We look forward to the opportunity to advance a 2.0 version of the project," she said.