

The Portland Tribune

Polluted Site Prepped for N. Portland Affordable Housing

By Zane Sparling

April 22, 2019

Bureau of Environmental Services cleaning up brownfield, soon to be 61-units, on Williams Avenue.

A shuttered manufacturing site with a polluted past is steaming toward a future as subsidized housing, thanks to several infusions of grant funding.

The city's Bureau of Environmental Services is spending \$200,000 to help pay clean-up costs for the brownfield Wagstaff Battery Company site in North Portland's Eliot neighborhood. That's on top of \$4.5 million in urban renewal funds OK'd by City Hall in January.

The total price tag for the project, including public and private dollars, is roughly \$20 million.

"This grant is an investment in our community, helping to create healthy neighborhoods, while providing deeply affordable housing in a historically underserved neighborhood," said Commissioner Nick Fish on April 11. "It's a win-win-win."

Contaminated soil lingered on the plot long after the one-story industrial structure at 2124 N. Williams Avenue was repurposed in 2000 as a job training center for the developmentally disabled, which was run by Port City and later Albertina Kerr.

After the hazardous material is removed, the San Francisco-based nonprofit BRIDGE Housing plans to build a u-shaped 61-unit apartment complex surrounding a landscaped courtyard. Other amenities including community gardens, common space, a children's play area, chicken coops — and 32 surface parking spots.

Forty units will be reserved for households earning 30 percent of the area's median income, or about \$24,420 for a family of four, while the other 20 will be for those making 60 percent. Ten of those units will include wraparound services for people exiting homelessness. Only the on-site superintendent will pay market rates.

The land was donated by the Multnomah County Commission after a vote on Jan. 24.

"These are the units that keep our lowest-income community members stable in their housing over time, and prevent homelessness," noted Marc Jolin, director of the city-county Joint Office of Homeless Services.

While originally announced as a four-story development, the project has apparently grown a fifth floor, according to Next Portland. A majority of the units offer two or three bedrooms.

Your City Hall: Portland Wants to Hear Resident's Views on Three Issues

By Jim Redden

April 23, 2019

The Portland Bureau of Transportation, the Portland Police Bureau, and the Bureau of Planning and Sustainability are seeking comment on multiple projects.

What is happening? Three city bureaus are seeking public comments on plans that will be finalized and presented to the City Council for approval and financing. Reviewing and commenting on such proposals is one way that Portlanders can help influence future projects.

What is the Portland Bureau of Transportation doing? The transportation bureau has released a draft of Southwest in Motion, a plan for guiding transportation investments in much of Southwest Portland outside of downtown. It identifies and prioritizes walking, biking and street crossing projects that can be completed in the short term.

"By establishing a basic network for walking and biking, Southwest in Motion charts a course for a future Southwest Portland where residents have a range of safe and reliable transportation choices," PBOT says of the emerging plan.

Public comment is being accepted until May 24. You can learn more and respond at <http://www.portlandoregon.gov/transportation/article/729178>.

What is the Portland Police Bureau doing? The police bureau is seeking comment on three directives that govern how officers and other employees respond to lawsuits and claims, conduct sexual assault investigations, and interact with members of immigrant communities and individuals with diplomatic immunity. The comments are sought as part of the bureau's process for continuously updating its directives.

"The bureau is guided by more than 100-plus official documents known as directives that serve as the foundation of police operations. These directives not only govern member behavior when interacting with community members, but they also serve as an accountability measure for members' actions," the bureau says.

You can read the directives and respond at <http://www.portlandoregon.gov/police/59757>.

What is the Bureau of Planning and Sustainability doing? The planning and sustainability bureau is updating design guidelines for multifamily buildings in various parts of the city. Public comment on the Design Overlay Zone Amendments is being sought through May 1.

The bureau has posted digital animations to show the proposed standards in East, Southeast and Southwest Portland. They are intended to illustrate how they would affect various types of buildings. The goal is to improve the livability of the buildings for residents, neighbors and others in those parts of town.

You can view the videos and respond at <http://www.portlandoregon.gov/bps/article/729391>.

What else can I do? You can learn about other opportunities for comment by signing up for city email notifications at the subscription link at portlandoregon.gov.

11 Arrested for Blocking Zenith Oil Terminal Train Tracks

*By Zane Sparling
April 22, 2019*

Portland Police Bureau says no force used during arrests for criminal trespass in NW Portland.

A group of protesters who vowed to shut down Oregon's only crude oil export terminal have been arrested on trespassing charges.

The demonstration organized by Extinction Rebellion was nipped in the bud a little more than 24 hours after activists planted a "victory garden" on top of the BNSF rail spur that leads to Zenith Energy's oil terminal on Front Street in Northwest Portland early Sunday morning, April 21.

In a news release, Central Precinct officers say they arrived to "help property managers remove unwanted demonstrators" mid-day on Monday.

Police say they twice "admonished" the trespassers, including issuing individual and group warnings, to the group who had already refused to leave when asked to by the property owner.

The activists still didn't budge — and were led away in handcuffs, though police say no force was used.

"This action was taken in response to criminal activity and a summary abatement of nuisance property on a public right of way," officers say.

Each activists faces one count of second-degree criminal trespass.

The short-blossoming plant-in was sparked by the recent rise in oil trains offloading crude oil at Zenith's terminal for export to foreign and American refineries.

Zenith is also increasing capacity, which protesters say is unfair because the company is using old permits issued in 2014. A number of other companies store gasoline in the industrial area on Front Avenue, but those terminals primarily service gas stations, trucking and other local transportation uses.

Here's who Portland Police Bureau say they arrested:

- Bonnie McKinlay, 68
- Margaret H. Butler, 62
- Jan L. Zuckerman, 61
- Diane S. Meisenhelter, 63
- Michael A. Horner, 69
- Emily E. Carl, 19
- Kyler M. Liu, 30
- Susan E. Monson, 69
- Kenneth A. Ward, 62
- Daniel C. Pence, 60
- Tim O. Norgren, 42

Willamette Week

City Commissioner Jo Ann Hardesty Takes Pledge Not to Accept Fossil Fuel Money

*By Rachel Monahan
April 22, 2019*

Hardesty has led on environmental advocacy, and takes a campaign pledge on Earth Day.

Portland City Commissioner Jo Ann Hardesty today signed onto an official pledge not to take money from fossil fuel companies.

The No Fossil Fuel Money Pledge requires politicians not to accept contributions of more than \$200 from fossil fuel political action committees, industry front groups or their executives. Hardesty goes further: She says she won't take a dime from fossil fuel groups.

Other Oregon elected officials have taken the official pledge: U.S. Sen. Jeff Merkley (D-Oregon), State Rep. Karin Power (D-Milwaukie), State Rep. Alissa Keny-Guyer (D-Portland), State Rep. Tawna Sanchez (D-Portland), Multnomah County Commissioner Susheela Jayapal (Portland), State Sen. Jeff Golden (D-Ashland), State Rep. Rachel Prusak (D-West Linn), Mayor Mark Gamba (D-Milwaukie), and Metro Councilor Christine Lewis.

"We need a city where every voice matters," says Hardesty in a statement. "Fossil fuel money corrupts that and elevates the voices of dirty energy at the expense of people's health, the climate, and our democracy, something I will always reject....I ran on a platform of small donor campaign contributions, open and accountable elections, and climate justice initiatives here in the city, and I urge my colleagues and future candidates to do the same."

Hardesty has been a leader on environmental advocacy, supporting of the Portland Clean Energy Fund ballot initiative. She also sent staffers to meet with protesters at the Zenith Energy oil terminal before police made arrests.

Portland Police Arrest Protesters Blocking Oil Train Tracks With a Garden

*By Allison Place
April 22, 2019*

The arrests came on Earth Day.

Portland Police officers arrested 11 protesters this afternoon who were sitting on railroad tracks to protest Zenith Energy's rapidly expanding import of Alberta tar sands oil.

Two dozen officers arrived around 3:30 pm today—Earth Day—to remove protesters from the train tracks at Zenith's facility in Industrial Northwest Portland.

Before that, protestors spent much of the day sitting on the railroad tracks, chatting and munching on Ritz crackers. Yesterday, they had dumped a load of topsoil and planted a garden over the tracks.

"This is our second day. We came here to launch Extinction Rebellion, which is part of an international movement," said protestor Ken Ward, who became famous in 2016 for turning off a

valve to shut off the crude-oil pipeline that runs from the Alberta tar sands to Washington State for refining.

"[Zenith] is a poster child for government being unable to take effective steps on climate," Ward added. "We have a company trying to triple the [amount] of Canadian tar sands oil sent through Portland when Portland doesn't want to be expanding its fossil fuel infrastructure—and yet nobody seems to be able to do anything about it."

City Council voted in 2015 to block further expansion of fossil fuels in Portland. Zenith's oil shipments have grown rapidly since then, calling into question what the city will do about the energy plant.

Ward has been arrested 3 times previously for his activism, and he was among those arrested today.

Leah Francis, an organizer with Extinction Rebellion PDX, said she'd only slept two hours over the last two days while protesting Zenith.

"We need to move on to tactics that actually demand something of power," said Francis. "If you're an environmentalist in Mexico, you can end up with your head cut off in a ditch. Getting arrested in Multnomah County where we'll be released without bail with a minor misdemeanor charge seems like a non-issue to me."

Protestors sang "Let it Be" by John Lennon while awaiting arrest.

The Daily Journal of Commerce

Developer Backs Away From Centennial Mills

*By Chuck Slothower
April 22, 2019*

Centennial Mills has been left jilted yet again, and city leaders will have to wait for another developer to revitalize the Northwest Portland riverfront property.

Lynd Opportunity Partners, the San Antonio-based developer that had entered into exclusive negotiations with Prosper Portland to develop the Centennial Mills site, has backed out of the deal, Prosper Portland Executive Director Kimberly Branam informed city commissioners in a letter sent April 17.

Lynd's exit follows a procession of other developers – including Harsch Investment Properties, LAB Holding, Venerable Properties and Intrinsic Ventures – that have evaluated Centennial Mills for development potential before backing away. The city purchased the property in 2000. Lynd was selected from among five finalists in a 2017 search for development partners.

Prosper Portland's next step may be to check in with the other firms, Branam said.

"We haven't yet decided what our next steps are going to be, but I think we are interested in seeing whether any of the previous parties that expressed interest remain interested," she said.

The property still holds development potential despite existing obstacles, Branam said.

"We now have a lot more certainty on what it's going to take to make a development work," she said. "I'm optimistic that the next development partner will be the development partner to make it work."

Lynd's development plans and cost expectations changed during the course of negotiations, Branam wrote in her letter to commissioners. The cost of repurposing the historic flour mill was among the challenges, Branam wrote.

When Lynd was selected, an executive boasted about the waterfront views that would sell residential and retail space. Lynd engaged SERA Architects, landscape architect Mayer/Reed and law firm Stoel Rives on the project. A Lynd development executive did not return messages seeking comment about the news, which was first reported by Willamette Week.

Prosper Portland is not considering giving up on developing the 4.4-acre property, or turning it into a park or other use, officials said.

"We're not at this point contemplating reopening the future use of that property," Branam said. "I feel like City Council has been pretty clear that development is a priority here."

The site has a number of issues, including contamination around the Tanner Creek sewer line that runs through the property and site-wide industrial contamination, said Eric Jacobson, senior project manager at Prosper Portland. The contamination would require some soil removal, and then a cap and fill. The site has also flooded, including in 1996.

In March 2017, the City Council gave its blessing to Prosper Portland to pursue a full-site redevelopment and relocate the Police Bureau's Mounted Patrol unit from the property.

The site includes a flour mill that city officials seek to preserve. A feed mill was demolished to prepare for development. The City Council also directed Prosper Portland to provide affordable housing commensurate with 60 percent of area median income.

The Central City 2035 plan added another wrinkle, increasing the setback required from the Willamette River from 25 feet to 50 feet.

OPB

Protesters Arrested At Zenith Oil Terminal

By Erin Ross

April 22, 2019

Police arrested 11 people Monday, apparently ending a protest by the group Extinction Rebellion Portland, which built a small garden that blocked Zenith Energy's Portland railroad terminal.

The activists had been protesting the expansion of the oil terminal at a time when they say we should be dismantling fossil fuel infrastructure, not creating more.

Despite warnings from the company and Portland police, protesters from the group Extinction Rebellion Portland planted a small garden during the weekend between the road and the railroad tracks near 5501 NW Front Avenue. A few small mounds of soil extend onto the rail line – not much, but apparently enough to make it unusable. Activists also sat on the tracks.

A small garden and house were built at the site of Zenith Energy in Northwest Portland to protest the expansion of its petroleum terminal.

A small garden and house were built at the site of Zenith Energy in Northwest Portland to protest the expansion of its petroleum terminal.

Ken Ward was one of six protesters seen being arrested on a 12 minute long video posted to the Extinction Rebellion Portland Facebook page. In an interview prior to his arrest, Ward said that the the terminals expansion is the the single most important energy-use issue in Portland. “It’s really the poster child for the dysfunction that we see between the geophysical reality of what needs to happen on climate change, and the political realities.”

In a news release, the Portland Police Bureau said the 11 arrested people had refused to leave after being given three warnings to do so. All of them were charged with criminal trespass.

Earlier this year, OPB was the first to report that Zenith Energy had been quietly expanding its facility, preparing to more than double the number of oil trains moving into Portland. Portland’s City Council voted in 2016 to oppose any new fossil fuel infrastructure, but because Zenith is expanding existing infrastructure, city officials have few options.

Extinction Rebellion says the city could stop the expansion by rezoning the area as open space.

“Because we can’t wait, we decided to act on our own to both shut down Zenith and also begin to turn this land into open space, and in this case, a garden,” says Ward.

The group brought in a truckload of topsoil Sunday morning. Supporters have since continued to bring vegetables, flowers, and trees to the site. About 200 protesters showed up on Sunday, playing music and drawing on the sidewalk. Some stayed the night tents, and in a tiny house they’d built next to the garden, keeping watch in case Zenith or the police decided to clear the rail line.

Margaret Butler came at 6 a.m. on Sunday to spread the dirt and build the garden. She spent Sunday night in her tent.

“The night was full of light and full of noise. The generators kept the light running, and the trucks kept coming back and forth along the road.”

They awoke Monday to the Portland police at their front door, and Zenith employees with shovels. They were warned that if they stayed, they would face arrest.

“We’re defending our garden. This is our vision of the future. We have to change and have a vision of where we’re going, and that means green space, from Forest Park to the river,” said Butler.

On Monday, another truckload of dirt arrived, carrying landscaping logs and more trees, and more supporters brought food and drinks. And for most of the day, it seemed that their biggest concern was whether or not the dry weather would wilt their lettuce.

But as much as they would have liked to build a permanent garden, the protestors knew that arrest was the most likely outcome. They had lawyers’ phone numbers written in permanent ink on their arms.

The police arrest appeared to bring the protest to an end.

The Extinction Rebellion Facebook video of the arrests concluded with a woman’s voice saying: “We’re cleaning up now. Bye, bye, everybody.”