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SCA BOARD MEMBERS:

President: Clay Veka
503-961-3702
sabinpresident@gmail.com

VP: Diane Benson
916-402-5224
dcb1810@yahoo.com

Second VP: Michelle Ganow-Jones

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rach.c.lee@gmail.com

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Randy Ward
Bill Youngren

NEWSLETTER TEAM:

Editor: Susan Goracke
541-218-6204
susangoracke@gmail.com

Advertising: Diane Benson
916-402-5224
dcb1810@yahoo.com

Delivery: Sandy Bacharach
503-805-0950
arequita@gmail.com

Newsletter circulation:
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sabin

Community Association

www.SabinPDX.org

Our Community in Action

Six homes to go up behind Whole Foods

A stretch of three empty lots and one home site on Northeast 14th Avenue just south of Beech and behind Whole Foods market have been rezoned as R-2.5 (2,500-square-foot lots) in preparation for development into eight new single-family homes. Some could be ready for occupancy as early as fall.

Firenze Development Inc. owner and builder Peter Kusyk has met with Sabin's Land Use and Transportation Committee as well as the Sabin Community Association's Board to discuss his plans for building six homes on three of the former R-5 (5,000-square-foot) lots, which he purchased between August 2012 and September 2013. Kusyk says older homes on those lots were in "a definite state of disarray," and he had them torn down.

Kusyk's six lots will be the first phase of the eight-lot subdivision he is in the process of having platted under the proposed name of Lincoln Heights Estates. The remaining two R-2.5 lots, at the southwest corner of 14th and Beech, are occupied by a single-family home, which is being rented. The property owner also had her former R-5 lot rezoned for future development into two smaller lots.

Kusyk expects to begin building sometime this spring and may put up two homes at a time. Homes are expected to take between five and six months to complete. Exteriors will blend with the surrounding homes and should look similar to a home Kusyk recently built at 4515 N.E. 14th Ave, except the six new homes will have a narrower street frontage.

Prices for each of the six new three-level, 2,580-square-foot homes could range in the mid-\$500,000s, depending on market value at the time of sale, Kusyk explains. Homes will include a garage on the bottom floor with storage and wine cellar. The main floor will contain living areas, and the top floor will have bedrooms and baths. Rooms



Firenze Development Inc. built a similar home (above) to what is planned for Northeast 14th Ave. south of Beech.

will have detailed woodworking and built-ins consistent with the area's older homes. Hardwood, tile and stone will cover floors, and amenities will include fireplaces, stainless appliances and stone countertops. For more information on the proposed development, contact Kusyk at peter@peterkusyk.com.

"The Land Use & Transportation Committee has been very encouraged by Mr. Kusyk's willingness to talk to the SCA about his plans for the lots," says committee Chair Rachel Lee. "We supported his successful effort to rezone these lots because we believe that higher density development at this location will make efficient use of land that is close to a neighborhood commercial center, served by two bus lines, and is very compatible with pedestrian and bicycle transportation."

— Susan Goracke

Sabin Community Association



**2014 SCA
MEETING SCHEDULE**

Board meetings are open to all and are held from 7-9 p.m. on the second Monday of the month (except in July, August and December) at Whole Foods' upstairs conference room, Northeast 15th and Fremont.

February 10
March 10
April 14

EVENTS CALENDAR

WWW.SABINPDX.ORG
FOR SELECT INFORMATION ON SABIN EVENTS

Singing Books

Greta Pederson performs favorite children's songs
Feb. 15, 10:30-11:15 a.m.
Albina Library, 3605 N.E. 15th Ave.

150 Years of Library Love

Family crafts, treats
Feb 15, 1-2 p.m. p.m.
Albina Library, 3605 N.E. 15th Ave.

Work & Learn Party

Feb. 16, 2-4 p.m.
Sabin Community Orchard,
Northeast Mason between
18th and 19th avenues



This newsletter is produced with support from Northeast Coalition of Neighborhoods and Portland's Office of Neighborhood Involvement.

Sabin, King neighborhoods build partnership for sustainability projects

It's trendy to say that we want a sustainable neighborhood, but what does that really mean? We tackled this question at our first Sustainable Sabin/King meeting on Jan. 21.

While we didn't end up with a slick vision statement, we did find some common ground. We agreed that it's about working together to create a resilient, diverse and integrated community with affordable housing, access to healthy food and safe streets. It's about knowing our neighbors and being connected with each other.

We recognize that there are many non-profits and community organizations already working on issues we are concerned about. The question is, how can people living in Sabin and King partner with these organizations to help build a stronger community?

After brainstorming some ideas, we narrowed the field to three potential projects:

- Create street paintings, build an earthen bench and plant bee-friendly habitat in parking strips as part of Portland's Village Building Convergence on Beech Street from 9th to 14th avenues.
- Expand Sabin's annual cleanup day so unwanted items could be adopted and reused by other neighbors, rather than have all items taken to the city dump.
- Work with the Sabin Community Development Corporation (Sabin CDC) to increase the stock of affordable housing for families with moderate incomes through a land trust.

We're excited about all of these projects and

hope you will be, too. If you're interested in participating or just want more information, please contact Diane Benson at dcb1810@yahoo.com or Clay Veka at clayveka@yahoo.com, and we'll connect you with the leaders. Over the next few months, look for updates in this newsletter, on the Sabin website (sabinpdx.org) and on Sabin's Facebook page.

— Diane Benson

NECN offers 5 grants to improve quality of life

Northeast Coalition of Neighborhoods (NECN) is offering five grants of \$1,000 each for collaborative projects that improve the quality of life for inner North/Northeast Portland residents. Applicants are encouraged to define "quality of life" in whatever terms are relevant to them and their projects.

A workshop for prospective applicants will be held on Wednesday, Feb. 19, at 7 p.m. at the NECN offices, 4815 N.E. 7th Ave. Applications are due March 14.

Grants will support residents who pursue projects that will be meaningful to their neighborhoods, while supporting leadership by and collaboration with diverse community groups.

Application materials, including NECN's criteria for evaluating projects, will be available on NECN's website (www.necoalition.org) starting Feb. 7. For help developing your project idea, or for more information, contact Fran Ayaribil by e-mail at fran.ayaribil@necoalition.org or at 503-388-9188.

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Maranatha Church hosts MLK event

About 250 people, many of them children and teens, donated canned food and packed more than 1,300 lunch sacks during the Martin Luther King Jr. Workday and Remembrance on Jan. 20 at Maranatha Church in the Sabin Neighborhood.

Sponsored by the Northeast Portland Backpack Lunch Program, the MLK day event has grown over the past six years and was moved to Maranatha Church this January to accommodate the large number of those attending, says Program Coordinator Marilyn Mauch.

Every week during the school year, program volunteers put a weekend lunch sack in the backpacks of 167 identified at-risk students at Harvey Scott, King and Woodlawn schools and at the Tina Clegg Head Start Center. This all-volunteer nonprofit organization, which was started in 2008 by four local United Methodist congregations, relies on food



Volunteers packed about 1,300 lunch sacks for school children on Jan. 20 at the Martin Luther King Jr. Workday and Remembrance.

and financial donations from individuals, organizations, congregations and businesses.

Groups such as local scout troops, garden and cooking clubs, and neighborhood friends get involved by either donating or collecting food donations, then helping program volunteers pack lunch sacks. Whole Foods market at Northeast 15th Avenue and Fremont Street also donates fresh fruit once a week to King School.

For more information about the program or to volunteer to help, contact the Fremont United Methodist Church office at 503-284-4647 or at office@fremontumc.org.

— Susan Goracke

SCA discontinues monthly e-newsletter

Sabin Community Association will cease publishing its monthly e-newsletter as of this month. Not only will this save SCA money and free up volunteer time and effort, but the e-newsletter has become redundant.

Residents already have three excellent opportunities to keep up on Sabin area news: through the printed newsletter delivered to each residence and



PRESIDENT'S MESSAGE

by Clay Veka

I am incredibly impressed by the many Sabin residents who are busy making great things happen in our community! Several projects and partnerships that I'm particularly excited about, include:

- **Fremont Green Street Project.** This spring, families will be able to cross Fremont Street at Northeast 9th Avenue to Irving Park more easily with a marked crosswalk, curb extensions and bio-swales to prevent flooding.

- **Sabin School Field.** A community group is hoping to secure grant funding to improve Sabin School's field with a work plan that phases construction in such a way that there is limited impact on the burrowing tickle bees.

- **Sabin Community Orchard.** SCA recently supported the Portland Fruit Tree Project's grant request to continue offering neighbors educational and deliciously edible opportunities in the Sabin Community Orchard.

There are many ways to get involved with our community. Please contact me if you'd like to learn more.

— Clay

SABIN BRIEFS

Join Winter Pruning at the Sabin orchard

Everyone is invited to the season's first Work & Learn Party at the Sabin Community Orchard, N.E. Mason between 18th & 19th avenues, on Sunday, Feb. 16, from 2 to 4 p.m. Learn about pruning and put your new skills to use on the orchard trees. No experience necessary. RSVP: michael@portlandfruit.org.

Longtime Sabin resident Kelly Carpenter dies

Kelly Carpenter, who lived at 4066 N.E. 13th Ave. since 1993, died on Dec. 26. He had been diagnosed with brain cancer and he passed away in the presence of friends, says neighbor December Carson.



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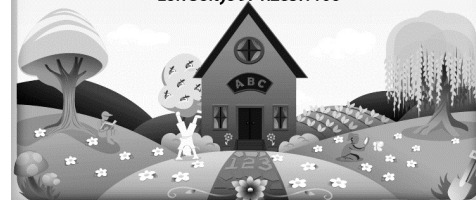
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A home-based preschool in the Sabin Neighborhood

littlegreenschoolhousepdx@gmail.com

littlegreenschoolhousepdx.com

Lori Soltys 971.285.1106



Urban Excursions: senior outings, caregiver respite

Almost three years ago, Polly Bangs moved her father, a retired physician, into her Sabin home when it became clear he no longer could live on his own. Suffering from dementia and with limited mobility, Cameron Bangs still retained his positive outlook on life and enjoyed getting out of the house and interacting with people, his daughter says.

But as Polly Bangs looked for a program to engage her father during the daytime hours she was at work, she found nothing to suit their needs. So last year, Bangs gave up ownership of Urban Opportunities, a nonprofit organization she had started in 2007 to help homeless youth find jobs. In May, she started her new venture: Urban Excursions.

Bangs purchased a 10-passenger van with room for two wheelchairs, then trained and hired "Cruise Directors" to provide door-to-door service for outings for senior adults with physical and/or cognitive disabilities. Outings have included trips to vineyards, orchards and farms, to local restaurants, museums and movies or just pleasant drives through the countryside.

Excursions provide not only a four-hour adventure to brighten a shut-in's day, but also a respite for family caregivers who find themselves exhausted and unable to provide stimulating care everyday, Bangs points out.

"It's a really new concept, an out-of-the-box solution for this growing demographic of aging parents who are living at home or with their children," Bangs says.

Depending on the type and number of outings purchased, prices can range from \$65 for a Sunday afternoon scenic drive to \$100 for a Tuesday culinary adventure at a restaurant. Outings can be purchased in packages for savings.



Urban Excursions serves clients throughout close-in Multnomah, Clackamas and Washington counties. For more information, go to www.urbanexcursionspdx.com or contact Bangs at 503-860-1655 or at polly@urbanexcursionspdx.com.

— Susan Goracke

At left, Polly Bangs and her father, Cameron Bangs, often travel together in Urban Excursions' large van.

Sabin resident writing opera libretto

When Mozart's librettist sat down to write the story and lyrics to the comic opera, "The Marriage of Figaro," the man didn't have an Apple computer. Barbara Conable does, and it's made her efforts to create the story, dialogue and aria lyrics of a new comic opera called "aMusement" a lot easier.

For the past two years, Conable, who lives in a Sabin bungalow near Whole Foods, has been collaborating with musician Lisa Marsh and director Matthew Zrebski on the project.

"It's a completely original story about the Greek god Zeus and his daughters, the nine muses," explains Conable. Encouraged by their father, the muses try to help Arthur — a man whose heart was broken after his wife and infant son died in childbirth — by appearing to him in dreams. "It's a comic opera but has very sad and serious parts," Conable adds.

A few of the opera's arias were performed in a showcase before an audience last June at Iowa State University School of Music. Conable hopes a full production will be mounted in Portland this year or next.

Conable has spent many years working in theaters and with musicians, as well as



Barbara Conable is creating the libretto of a new opera, "aMusement," at her Sabin home.

writing poetry. She studied theater and acting at the University of Illinois, and then taught the Alexander Technique and theater movement at the Cincinnati Conservatory. She later studied and taught the theory and practice of a technique called Body Mapping. Conable founded Andover Educators, a network of music teachers who concentrate on correct body movement. She's written several books and a DVD on the subject.

Now retired, Conable intends to continue writing operas, to travel and to spend more time with her three children and their families.

— Susan Goracke

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