

**BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON**

RESOLUTION NO. 2011-145

Accepting the Surplus Property Report for the Wikman Building, 4420 SE 64th Avenue, Portland, Oregon.

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 04-185, dated December 9, 2004, the Multnomah County Board of Commissioners adopted a policy for declaring real property owned by the County as surplus ("Surplus Property Process").
- b. By Resolution 2011-106, the Wikman Building ("Property"), was declared "Surplus" by the Board, commencing the Surplus Property Process. Facilities and Property Management Division (FPM), in conjunction with the Communications Office, was directed to prepare a report to the Board not later than 45 days from public input deadline of November 7, 2011.
- c. The Surplus Property Process included notice, signage, electronic notification, public meetings, and other channels for publicizing the surplus declaration and soliciting public comment, as documented in the attached Surplus Report ("Report").
- d. As detailed in the Report (Attachment), public comment was overwhelmingly in support of a concept for the acquisition and redevelopment of the Property as a neighborhood center by ROSE Community Development, Southeast Uplift, Foster Area Business Association, and Foster-Powell Neighborhood Association ("Coalition"). As presented, the Coalition concept includes preservation of the building's historic character and property acquisition at market value, while supporting recognized County values. The Coalition indicated that it needed more time for full development of a proposal.
- e. The public interest would be best served by FPM working with District 3 Commissioner Judy Shiprack, the Communications Office, and the Economic Development Director on implementing the following plan:
 1. Negotiate exclusively with the Coalition on an Acquisition and Re-development Proposal ("Proposal") for the Property that preserves its historic character, requires its use as a neighborhood center, and provides fair market value to the County;
 2. Ensure that the Proposal includes a business plan with a re-development pro forma and an operations schedule for the successful re-purposing of the Property as a neighborhood center;
 3. Provide due diligence information on operations, capital investment, deferred maintenance and related aspects to fully inform the Proposal;

4. Support the inclusion, recruitment, and participation of other stakeholders and continue working with community groups, neighbors, and interested parties in support of a Proposal; and,
5. Submit to the County Board for its consideration the Proposal at a regular Board Meeting, on a date not later than 180 days from the date of this Resolution.

The Multnomah County Board of Commissioners Resolves:

1. To accept the attached Surplus Property Report.
2. District 3 Commissioner Judy Shiprack, the Communications Office, the Economic Development Director, and FPM are directed on behalf of the County to enter into exclusive negotiations with the Coalition on an Acquisition and Re-development Proposal for the Property as set forth herein, provided that any such Proposal shall be subject to County Board approval.
3. District 3 Commissioner Judy Shiprack and FPM are further directed to submit to the Board for consideration a Proposal at a regular Board Meeting on a date not later than 180 days from the date of this Resolution.

ADOPTED this 22nd day of December, 2011.



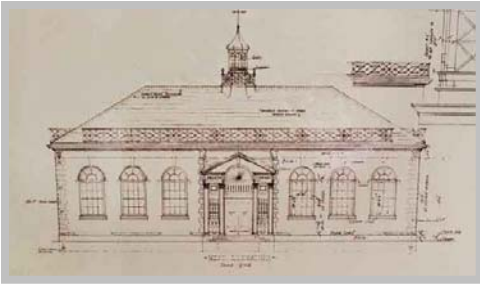
BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:
JENNY M. MORF, ACTING COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By _____
Jenny M. Morf, Acting County Attorney

SUBMITTED BY: Commissioner Judy Shiprack, District 3.



The Wikman Building/
Arleta Library
Surplus Report
December 2011

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1. Surplus Process

By Resolution 2011-106, adopted September 8, 2011, the Multnomah County Board of Commissioners declared The Wikman Building, 4420 SE 64th Avenue, Portland, Oregon, as *Surplus Property*. The Resolution authorized Multnomah County's Facilities and Property Management Division, along with the Communications Office, to commence the Surplus Property Process. The purpose of the Surplus Property Process is to solicit public comment and suggestions prior to any disposition recommendation. The public comment period commenced September 20, 2011, and ended November 7, 2011. A report to the Board is to be presented no more than 45 days after the end of the public comment period. The channels used to solicit public comment are detailed below in Section 4, *Public Involvement*.

The Facilities Director has reviewed the prior recommendation and declaration of Surplus. As of December 1, 2011, the Director reiterates the findings that the property is no longer required for County use. The County has no practical, efficient, or appropriate use for the property, and the County will have no use for the Wikman Building in the near future.

The Board of County Commissioners will receive this Surplus Property Report, including public comment received during the surplus property process, at the regularly scheduled Board Meeting on Thursday, December 22, 2011, at a time certain of 9:30 a.m. The hearing will take place at the Multnomah Building, 501 SE Hawthorne, in Board Room 100, immediately off the lobby.



2. Building History

(with credit to The Oregonian archives, Multnomah County Library, Multnomah County Records, and the Department of Community Justice.)

At the beginning of the twentieth century, Andrew Carnegie donated funds for public libraries across the country. While the Mt. Scott/Arleta branch was not in the original grant, Carnegie came through with funds for two additional Portland branches. "Arletans" raised \$1,800 to secure the property for the Arleta library. Citizens presented a deed for the lot to the Library Association of Portland on December 20, 1917. After many delays — caused by wartime shortages of materials and workmen — Arleta Library opened at 4420 S.E. 64th Street in early September

1918. The new building was larger than the Lents Library it supplemented, with a capacity for 9,000 books and room for adult and children's programs.

The building was modeled after the recently completed St. Johns Branch and designed by noted Portland architect Folgers Johnson. It was a fast success and was praised in 1921 for the growth in its circulation.

As Portland recovered from the Depression, Arleta Library was one of many libraries that offered additional neighborhood services, such as a preschool clinic run by visiting nurses, vaccination campaigns, and well-baby clinics.

The highlight for Arleta Library staff in 1948 was getting an oil furnace to replace the wood-burning furnace. Staff no longer had to stoke the wood fire as part of their daily work.

ARLETA LIBRARY PRAISED

Growth in Book Circulation Has Been Large During Year.

Arleta Library is receiving praise from officials of the Portland Library association because of the growth of its book circulation during the last 12 months. The records show that there was a gain of 7425 in the circulation during the year. The previous year 51,574 volumes were circulated, while this year the circulation has been 68,999. A circulation of 28,074 volumes for the year is shown by the Lents branch library.

A shift in the personnel at east side libraries includes the transfer of Miss Maud Covington from the Lents branch library to the St. Johns branch, and Miss Ruth Hayes of the central library will be stationed at the Lents branch.

FEBRUARY 10, 1918.

ARLETA WILL HAVE CARNEGIE LIBRARY

Building to Be Erected at
45th Avenue and 64th
Street Southeast.

COST ESTIMATED \$20,000

Funds Provided For in Appropriation of \$60,000 Made 5 Years Ago, From Which St. Johns, Gresham Libraries Were Built.

Arleta is to have a Carnegie library, according to an announcement made during the past week. The building,

which will cost between \$15,000 and \$20,000, will be erected at Forty-fifth avenue and Sixty-fourth street Southeast. Plans for the structure are being prepared by Folger Johnson, architect, and the contract for construction has been awarded to McHolland Bros.

The funds with which this building will be erected are part of an appropriation of \$60,000 made two years ago by the Carnegie Institute. From this appropriation the St. Johns and Gresham branch libraries have already been constructed. The books will be supplied by the Multnomah County Library Association.

The library will be of the Virginian colonial type of architecture.

The principal material used in its construction will be red brick, and the trimmings will be of cast stone. In size it will be the same as the St. Johns Library, covering two-thirds of a lot 80x100 feet in dimensions. The arrangement of the rooms within, however, will be different. The building will contain a main reading-room, a children's reading-room, a story-hour room, a librarian's room, a kitchenette and the usual accessories.

The land upon which the new library is to be built was given to the library association by the residents of Arleta, who, by subscription in their own community, raised a fund of \$1800 with which to purchase it.

The committee of Arletans by whom this fund was raised consists of A. E. Spier, chairman; H. W. Gillis, J. K. Ross, J. R. Leach, W. D. Lockwood and William Woodham.

The date for the beginning of construction has not been announced.



The library continued to thrive in the 1950's, though Foster was no longer the shopping destination it had been.



In the early 1960s, Library Association of Portland staff took a close look at library services, comparing existing library locations to the most recent population changes and development throughout Multnomah County. The model of providing many small branches, sub-branches and deposit stations had worked well earlier in the century — when few people drove — but the public now preferred to access broader collections in larger buildings that could be spaced farther apart.



In 1971, the new (present) Holgate Branch opened and in 1973, the Library Association of Portland transferred the property to Multnomah County (\$0).



In 1971, Holgate Library replaced Arleta and Lents libraries.



After an interior remodel, including the addition of the current mezzanine, the building served as the headquarters of the Multnomah County Community Action Agency from 1973 to 1988.

Poverty agency head Virpi Wikman, 58, dies

Virpi Lea Wikman, chairwoman of Multnomah County Community Action Agency since January 1980, died Thursday in her East Multnomah County home. She was 58.

The Multnomah County Medical Examiner's Office said cause of death was either cerebral vascular disease or coronary artery disease. A memorial service will be at 10:30 a.m. Monday in Gethsemane Lutheran Church, 11560 S.E. Market St. The body was cremated.

Mrs. Wikman was born in Finland, in the eastern city of Kakisalmi, district of Karelia, and moved to Portland in 1952. She had lived most of the time since in the East County. She worked the past five years in deliveries for Crown Dental Laboratory.

The community action agency of which Mrs. Wikman was chairwoman provides assistance to low-income and elderly persons in East Multnomah County. Its director for the past three

years, Mary Lou Jacobs, said of Mrs. Wikman:

"She was totally committed to ensuring that the activities of the agency address the needs of poor people (and) spent countless hours ... working to ensure that the agency's priorities were appropriate to what's happening today."

Mrs. Wikman was chairwoman of Powellhurst Neighborhood Association, a member of East County Coordinating Organization, and a member of Gethsemane Lutheran Church.

She was active with the American-Scandinavian Association, and Mrs. Wikman's daughter, Ann Wikman of Portland, said her mother had worked the past year teaching the Finnish language to Finnish descendants.

Survivors include her sons, Ray and Carl H. of Portland; daughter, Ann; brother, Lauri J. Koistinen of Finland; and two grandchildren.

LEND YOUR VOICE TO THE POOR

• Help Make Decisions On Anti-Poverty Programs!

Become a candidate for the Multnomah County Community Action Agency's Administering Board and voice your views on programming which affects you and your neighbor.

You can declare your candidacy for a volunteer position on the Administering Board if you are interested in low income issues of East Multnomah County by writing or phoning Norma Hammack at MCCA, 4420 SE 64th, Portland, Oregon 97206. (Telephone number 777-4761, extension 44).

The deadline for becoming a candidate is May 23, 1980. New members of the Administering Board will be elected at a special election held on June 16th, 1980.

The Multnomah County Department of Human Services offers equal opportunity in services and employment. Buildings are accessible to the handicapped.

MCCAA was an anti-poverty program administered by the County. It was during this time that the MCCA Chair passed away prematurely. Per a proclamation made by the Multnomah County Board on October 21, 1982, the "Old Arleta Heights Library Building" was

dedicated to the memory of Lea Wikman, giving the building its current name. The formal presentation was made by County Commissioner Earl Blumenauer on October 23, 1982. In 1988, MCCAA move to consolidated offices at the South Powellhurst Building on SE 122nd.

In 1988, Multnomah County's Department of Community Justice (DCJ) opened its Southeast Office in the Wikman Building. It was the site of many innovations in juvenile justice, including the PCP Probation Orientation Program, the Skill Group concept, Family Empowerment, and Graffiti Abatement. DCJ Staff recall a "heat problem" different from the librarians' wood stove from the first half of the century. Central air conditioning was finally installed in the building to their relief.



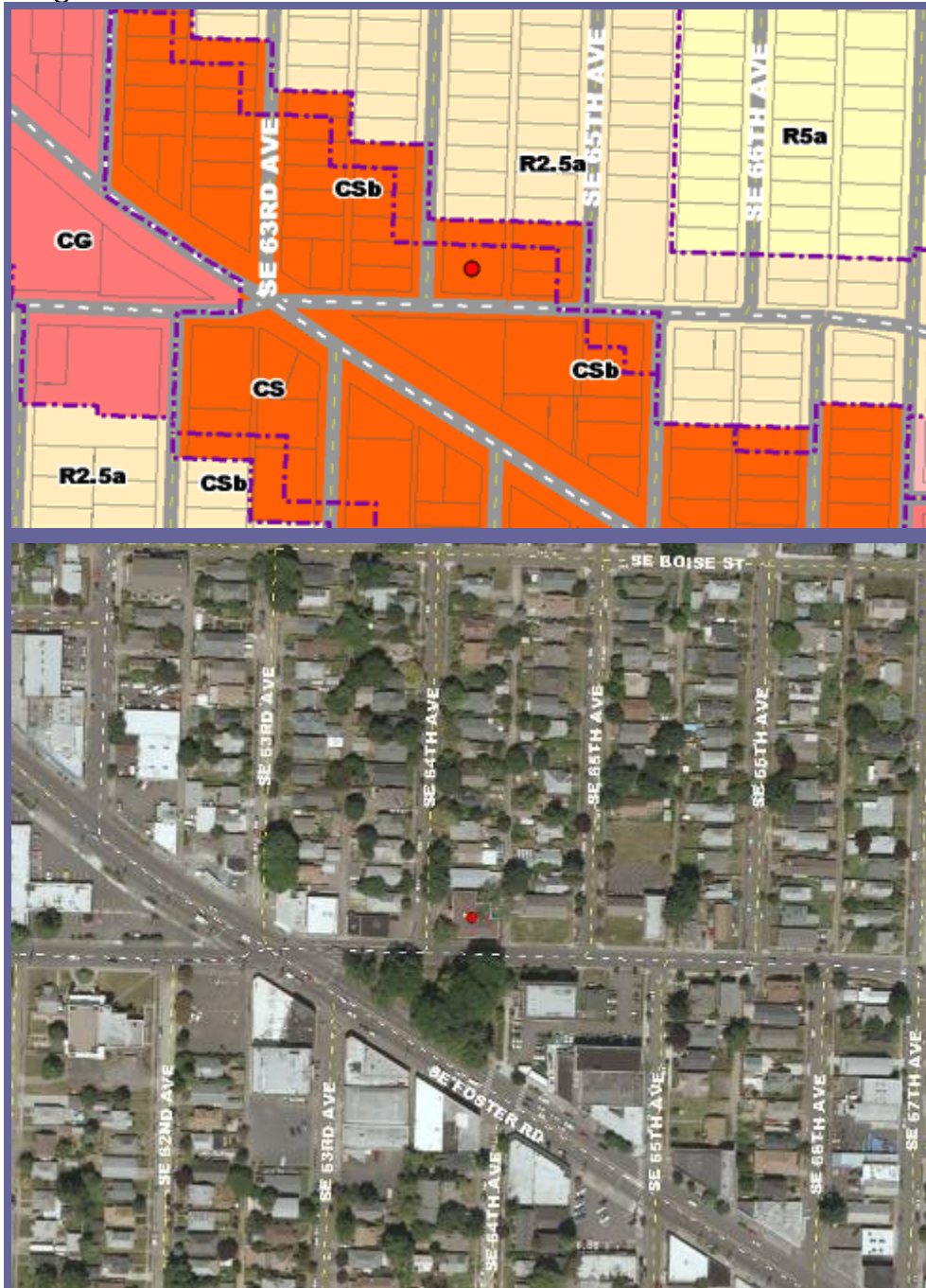
As more DCJ work focused in homes and schools, it made little sense to retain the facility. In June 2011, DCJ relocated staff and programs from the Wikman Building, primarily to the Juvenile Justice Complex. The Wikman has been vacant since July 2011.

In 2011, DCJ consolidated into the Juvenile Justice Center.



LOCATION:

The Wikman Building is located at 4420 SE 64th Avenue, Portland Oregon. (Property ID#R204593). The abbreviated legal description is Laurelwood, Block 8, Lots 14 & 15. The zoning is Storefront Commercial (CS), in the Buffer Overlay Zone (b), and it is located in the Lents Town Center Urban Renewal District. It is located within the boundaries of the Foster-Powell Neighborhood Association.





BUILDING:

The lot is 8,000 square feet and the property is served by City water and sewer and all urban utility services are available. The rentable building area is 5,187 square feet.

The building was completed in 1919, designed by noted Portland architect Folgers Johnson in the Twentieth Century Colonial style. It features a hip roof with cupola, a red brick exterior (unreinforced), and round arched windows. The interior was remodeled in 1973, with the addition of a mezzanine. The furnace is natural gas and the building has central air conditioning. The building is impeded by a lack of parking, with just two sub-standard spaces on the alley to the east of the site.





Kitchen First Floor.



Main Room First Floor.

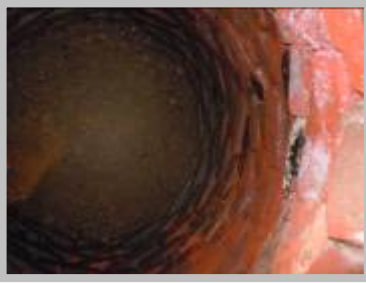


First Floor Restroom. (Below standard second restroom in Basement.)



First Floor Typical Office.





The cost of recent repair of the storm drain system at Wikman in June 2011 was approximately \$29,000 and included replacing the original brick dry wells with two new concrete vaults as is required by code, connecting the four roof drains to the new vaults by about 200 feet of underground drain



pipes, and re-caulking the joints of the metal gutter liner at the cornice level. There had been minor basement seepage in this area in prior winters and it is assumed this will mitigate that condition. There was additional painting of critical areas incidental to the drainage work.

Building Floor Plans are located in the Attachments.

VALUATION:

In February 2006, the County commissioned an independent appraisal of the property with a valuation conclusion of \$750,000 February 2006. This value assumed an "Owner-User" as most likely and was based on a Sales Comparables Approach. (The Income Approach appraised the property at \$730,000 using a 7.5% capitalization rate.) The 2011-2012 Assessed Value: is \$505,340, though the property is currently exempt from property taxes due to the County ownership. There are no encumbrances or debt on the property. Replacement cost would most likely exceed assessed value due to the quality of the construction materials employed.



1973 Vesting document from Library Association to Multnomah County.

KNOW ALL MEN BY THESE PRESENTS, that "The Directors of the Library Association of Portland," a corporation duly organized and existing under the laws of the State of Oregon, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Multnomah County, a political subdivision of the State of Oregon, hereinafter called grantee, all of lots numbered fourteen (14) and fifteen (15) in Block numbered eight (8) in Laurelwood, within the corporate limits of the City of Portland, Oregon, together with the interests, hereditaments and appurtenances thereto belonging or pertaining, situated in the County of Multnomah and State of Oregon, described as follows, to-wit:

all of lots numbered fourteen (14) and fifteen (15) in Block numbered eight (8) in Laurelwood, within the corporate limits of the City of Portland, Oregon.

IN SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE SIDE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. However, the actual consideration consists of or includes other property or value given or promised which is described as follows (indicate which):

In witnessing this deed the singular includes the plural as the circumstances may require.

Done by order of the grantor's board of directors with its corporate seal affixed, this 27th day of September, 1973.

(CORPORATE SEAL)

By James H. Burghardt President
By James H. Burghardt Secretary

STATE OF OREGON, County of Multnomah,) ss: September 27, 1973.
Personally appeared Warren W. Braley and James H. Burghardt who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of the Library Association of Portland, a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.

Before me: Kathryn R. Thompson
Notary Public for Oregon
My commission expires: Sept. 7, 1975.

NOTE:—The optional statement for recording (1), if not applicable, should be deleted. See OES 93.020.

Bargain and Sale Deed
Corporation
"The Directors of the Library Association of Portland"
TO
Multnomah County, a political subdivision of the State of Oregon
WHEN RECORDED RETURN TO
Mr. K. R. ...
605 County Court House
Portland Oregon

DEED
STATE OF OREGON
Multnomah County
I, JOHN D. RICE, Director of Administration, do hereby certify that this instrument is a true and correct copy of the original as recorded in the office of the County Clerk of Multnomah County, Oregon, and is subject to the provisions of the Oregon Deed Act, Chapter 93, O.S.

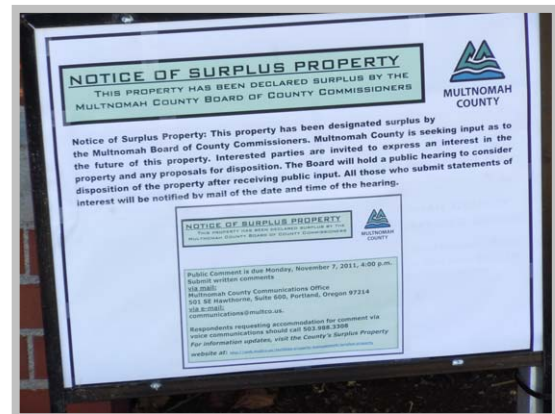
951 1598
JOHN D. RICE, Director of Administration
Department of Administration
State of Oregon
Witness my hand and seal of office this 27th day of September, 1973.
Rec-17

4. Public Involvement

The Surplus Property Process employs multiple channels to publicize the property designation and to solicit public input:

SIGNAGE:

The Property was posted on September 20, 2011:



INTERNET:

The County Surplus website is continuously updated with announcements:

<http://web.multco.us/facilities-property-management/surplus-property>

MEETINGS:

A roundtable was convened by District 3 Commissioner Judy Shiprack on September 29, 2011, to explore potential new uses for the Wikman. Leaders from area neighborhood and business associations, non-profit services and businesses close to the building were invited to tour and share their ideas for the building's future use.

An open house was hosted by Multnomah County and District 3 Commissioner Judy Shiprack as part of the public process to solicit potential new uses for the Wikman Building, on November 1, 2011.

The event allowed full access to the building interior to better inform public comment.

E-MAIL:

Key stakeholders (neighborhood and business coalitions, adjoining properties, agencies etc.) were directly e-mailed the Surplus Notice and Open House announcement. Moreover, over 400 area real estate professionals were informed through the commercial service, Vertical E-Mail.



MEDIA:

A press release resulted in feature stories in *The Oregonian* and *East PDX News*. The property was featured prominently on the websites of *Southeast Uplift* and the *Foster-Powell Neighborhood Association*. The Notice of Hearing was run in *The Oregonian* Notices for three consecutive weeks prior to the December 22, 2011, Board Meeting. (Attachments)

The Communications Office, under County procedures, is the contact point for the public on this surplus property. The office received 18 emails (three with attachments), one written response (which also was duplicated in the emails), and no phone calls by the deadline. One comment was received after the November 7, 2011 deadline. The majority of the responses favored using the Wikman Building as a neighborhood center.



5. Disposition Recommendation

The Wikman Building/Arleta Library has been at public purpose since it opened in 1918. As it enters its 94th year, it has served the community in library, social, and public safety services. As a County facility, it was recommended for Surplus declaration because it had become functionally and economically obsolete for further County use.

The Surplus Property process broadly solicited comment from organizations, residents, and businesses. The public involvement process raised some important issues with respect to the property. The historic character of the structure and its architecture were noted, in addition to its record of continuous service to the community. The limits of the building (e.g., age, insufficient parking) were also noted in the comments.

The process elicited one re-development concept that would appear to merit further exploration. A neighborhood center concept (termed a “Grange Hall” in the submission) “re-envision[s] this institution to meet the challenges and take advantage of the opportunities facing twenty-first century Portland.” It was submitted by a “Coalition” of recognized community groups: ROSE Community Development; Southeast Uplift; Foster Area Business Association; and, Foster-Powell Neighborhood Association. This concept has the potential to satisfy important County values in consideration of disposition options:

Stewardship – The Coalition proposes to “pay market value for the property, as determined by an appraisal”;

Health – The concept envisions a “grocery co-op” and “farmers market”, aligning with the Multnomah Food Initiative;

Social Justice – The concept includes a “multi-cultural community center” and the Coalition members have a record of outreach and inclusiveness;

Public Safety – A neighborhood center may have longer than standard hours of operation, serving as the “eyes on the block” promoting area safety;

Integrity – The public Coalition members operate under the high standards of the Office of Neighborhood Involvement for transparency and fair access;

Creativity and Innovation – This 21st century update on an old institution could foster economic development through a “business incubator”; and,

Sustainability- The neighborhood center would be “highly accessible; within walking distance for many” thus reducing car dependence and the environmental footprint as a local resource, while preserving the building’s historic character as a neighborhood asset.

Past dispositions have tried to balance County proceeds with neighborhood and community support and a fitting legacy for the past County use. The



neighborhood center concept appears to have this potential. Although it was submitted during the public comment period and not a formal proposal solicitation, based on the strength of the Coalition and the soundness of the concept, it would be in the County's best interests to target this disposition outcome. Therefore, Facilities and Property Management Division, in conjunction with District Three Commissioner Judy Shiprack, recommends that along with the Communications Office and the Economic Development Director, they be authorized to work on the following plan:

- 1. Negotiate exclusively with the Coalition on an Acquisition and Re-development Proposal ("Proposal") for the Property that preserves its historic character, serves as a neighborhood center, and provides fair market value to the County;*
- 2. Ensure that the Proposal includes a business plan with a re-development pro forma and an operations schedule for the successful re-purposing of the Property as a neighborhood center;*
- 3. Provide due diligence information on operations, capital investment, deferred maintenance and related to fully inform the Proposal;*
- 4. Support the inclusion, recruitment, and participation of other stakeholders and continue working with community groups, neighbors, and interested parties in support of a Proposal; and,*
- 5. Submit to the Board for consideration a Proposal at a regular Board Meeting on a date not later than 180 days from the date of the directing Resolution.*



- Attachment A: Resolution 2011-106**
- Attachment B: Surplus Property Notice**
- Attachment C: Surplus Property Ad**
- Attachment D: Floor Plans**
- Attachment E: Media**



BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

RESOLUTION NO. 2011-106

Declaring the Wikman Building, 4420 SE 64th Avenue, Portland, Oregon, as Surplus Property and Authorizing Facilities and Property Management Division to Commence the Surplus Property Process

The Multnomah County Board of Commissioners Finds:

- a. By Resolution 04-185 dated December 9, 2004, the Multnomah County Board of Commissioners adopted a policy for declaring real property owned by the County as surplus ("Surplus Property Process").
- b. The Wikman Building ("Property"), located at 4420 SE 64th, Portland, Oregon, is a 5,600 square foot commercial property. The sole County use, a Department of Community Justice Juvenile Division Office, relocated programs and staff as of June 30, 2011, leaving the building vacant.
- c. The Interim Director of Facilities and Property Management Division ("Director") has determined that the Property is no longer required for County use. The County will soon have no practical, efficient, or appropriate use for the Property, and will have no use for the property in the near future. The Director recommends that the Property be declared surplus.

The Multnomah County Board of Commissioners Resolves:

1. The Property is declared surplus. Facilities and Property Management Division, in conjunction with the Office of Communications, is directed to commence the public notification requirements of the Surplus Property Process.
2. Facilities and Property Management Division, in conjunction with the Office of Communications, is directed to prepare a report to the Board, as specified under the Surplus Property Process, not later than 45 days from the date public input is due.

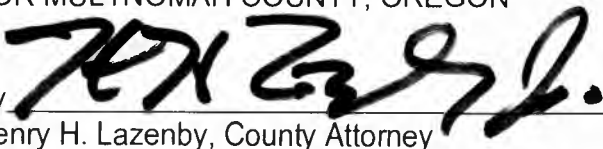
ADOPTED this 8th day of September, 2011.



BOARD OF COUNTY COMMISSIONERS
FOR MULTNOMAH COUNTY, OREGON

Jeff Cogen, Chair

REVIEWED:
HENRY H. LAZENBY, JR., COUNTY ATTORNEY
FOR MULTNOMAH COUNTY, OREGON

By 
Henry H. Lazenby, County Attorney

SUBMITTED BY: Sherry J. Swackhamer, Director, Department of County Assets.

SURPLUS PROPERTY

**The Wikman Building
4420 SE 64th Avenue
Portland, OR 97206-3631**



**MULTNOMAH
COUNTY**

Multnomah County is seeking public comment on the future of this property. Interested parties are invited to express an interest in the property and to submit input or proposals for disposition. *This is not a sales offering.*



The Board will hold a public hearing to consider disposition of the property after receiving public input. All those who submit statements of interest will be notified of the date and time of the hearing.

Public Comment is due Monday, November 7, 2011, 4:00 p.m. Submit written comments via mail: Multnomah County Communications Office, 501 SE Hawthorne, Suite 600, Portland, Oregon 97214, or, via e-mail: communications@multco.us. Respondents requesting accommodation for comment via voice communications should call 503.988.3308

For information updates, visit the County's Surplus Property website at:
<http://web.multco.us/facilities-property-management/surplus-property>

Notice of Surplus Property

The Wikman Building

The Multnomah County Board of Commissioners, by Resolution Number 2011-106, dated September 8, 2011, has declared this property surplus. The disposition of this property is open for Public Comment until 4:00 pm, November 7, 2011.

Address:	4420 SE 64th Avenue
Property ID#:	R204593
Legal:	Laurelwood, Block 8, Lots 14 & 15

Planning Information

Zone:	Storefront Commercial (CS) Map 3437
Overlay:	Buffer Overlay Zone (b)
Urban Renewal District	Lents Town Center
Comprehensive Plan	Urban Commercial (UC)
Conservation District:	n/a

Property Information

Lot Area:	Acres = .18	Sq. Ft. = 8,000
Improvements:	<ul style="list-style-type: none">• 1 Story with basement and mezzanine space<ul style="list-style-type: none">○ Built in 1919○ Building Area = 5,187 Rentable Sq. Ft.	
Services	All urban services are available	

Community Contacts

Neighborhood Association:	Foster-Powell Neighborhood Association
Neighborhood Coalition:	Southeast Uplift (SEUL)
Business Association:	Foster Area Business Association, Nancy Chapin, 503.774.2832; 503.313.1665
Portland District Planner:	Matt Wickstrom, 503.823.2834 matt.wickstrom@portlandoregon.gov

Public Comment

Individuals and groups may provide statements of their interest in this property and any actions that are desired as to its future use. Submit written comments via mail: Multnomah County Communications Office, 501 SE Hawthorne, Suite 600, Portland, Oregon 97214, or, via e-mail: communications@multco.us. Respondents requesting accommodation for comment via voice communications should call 503.988.3308. For property information, please contact Michael Sublett, Multnomah County Facilities and Property Management, 401 N Dixon St., Portland, Oregon, 97227 michael.a.sublett@multco.us.





MULTNOMAH
COUNTY

Surplus Property Notice

By Resolution 2011-106, dated September 8, 2011, the Board declared the Wikman Building, 4420 SE 64th Avenue, Portland, OR, 97206, as Surplus.

The Board of County Commissioners will receive a report on the property, including public comment received during the surplus property process, at the regularly scheduled Board Meeting on Thursday, December 22, 2011, at a time certain of 9:30 a.m. The hearing will take place at the Multnomah Building, 501 SE Hawthorne, in Board Room 100, immediately off the lobby. This room is ADA-accessible. Assisted Listening Devices are available on request. There will be an opportunity for public comment and testimony at the Board meeting.

Further information via e-mail:
communications@multco.us

Surplus Property Information updates
are available:

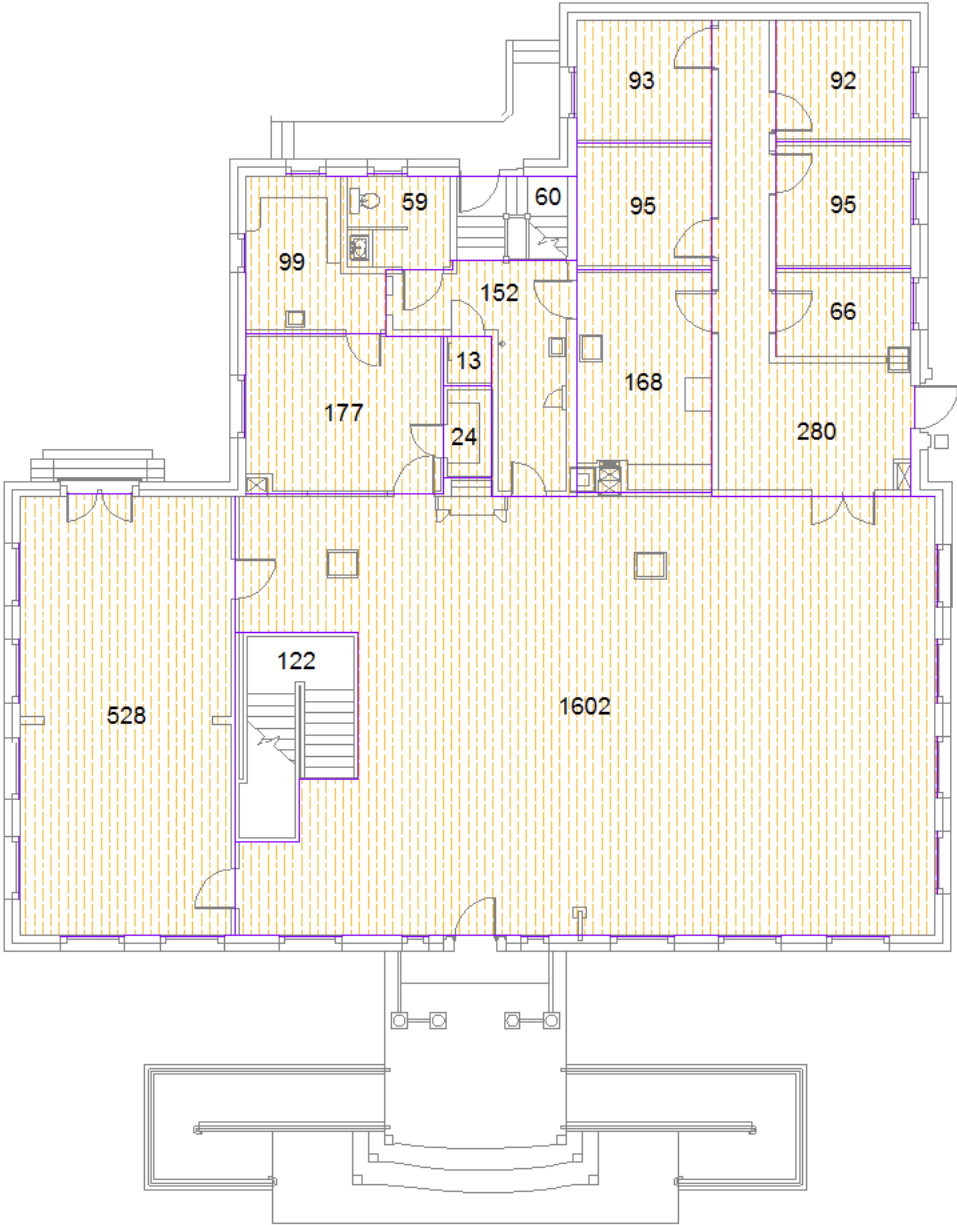
[http://web.multco.us/facilities -
property-management/surplus-
property](http://web.multco.us/facilities-property-management/surplus-property)

Occupant Information

902570 - GU-72
DCM-Facilities-Vacant Space
3543 SF

Floor Information

GBA: 4,056 SF
GMA: 3,725 SF
MVP: 182 SF
FCA: 0 SF
BCA: 0 SF



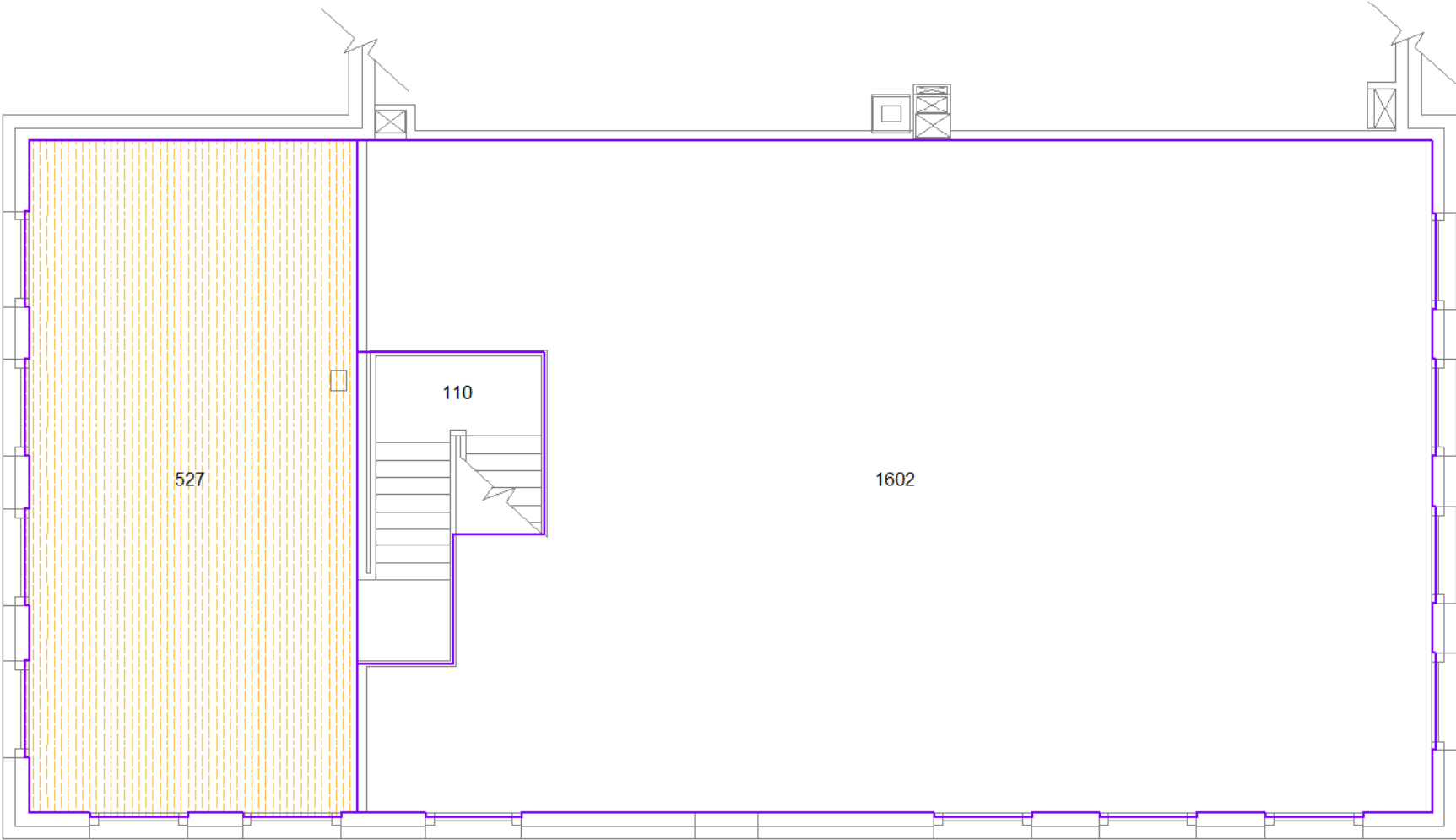
Rentable Area
3,543 SF
Control Number:
O-12-001

Occupant Information

902570 - GU-72
DCM-Facilities-Vacant Space
527 SF

Floor Information

GBA: 2,451 SF
GMA: 2,239 SF
MVP: 1,712 SF
FCA: 0 SF
BCA: 0 SF



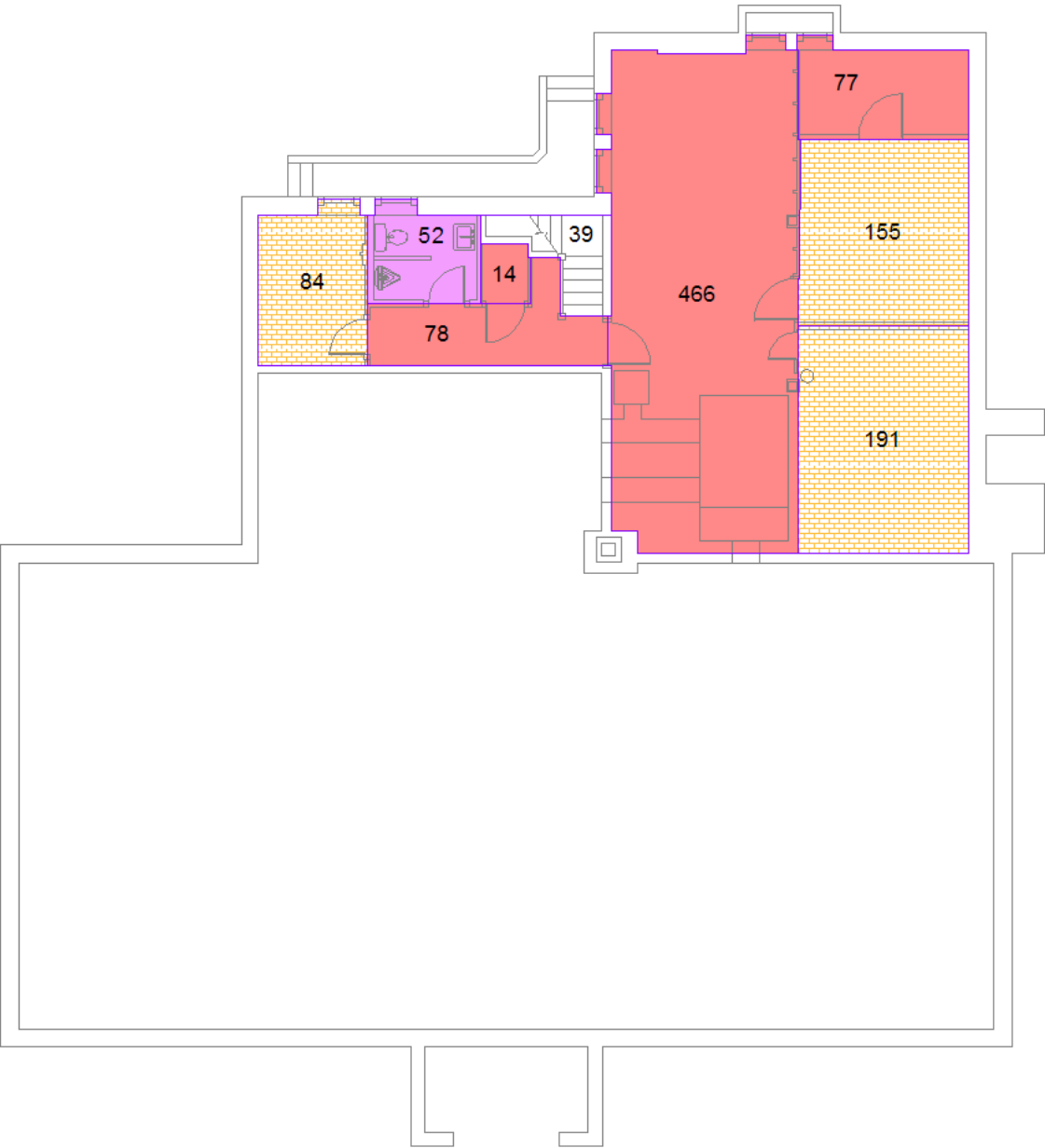
Rentable Area
527 SF
Control Number:
O-12-001

Occupant Information

- 902570 - WH
DCM-Facilities-Vacant Space
430 SF
- BCA - BCA
Building Common Area
635 SF
- FCA - FCA
Floor Common Area
52 SF

Floor Information

GBA: 1,365 SF
GMA: 1,156 SF
MVP: 39 SF
FCA: 52 SF
BCA: 635 SF



Rentable Area
1,117 SF
Control Number:
O-12-001



← FoPo a Culinary Wonderland?

Meet Your Neighbors: Jaime Schmidt →

Vacant Building Proposed for Community Use

Posted on [October 29, 2011](#)

Foster-Powell will soon be inheriting property slated for community use. The Wikman Building, located on SE 64th at Holgate, and just across the street from Laurelwood Park, was declared surplus property by Multnomah County in September, leaving potential uses for the site open to public input until November 7, 2011.



What was once the Arleta Library, built in 1919, and most recently a juvenile justice service center, the Wikman Building has a long history of serving the neighborhood. And with its historical significance, the County and its commissioners would like to see future use of the building continue in the tradition of benefiting the community. Specifically, District 3 Commissioner, Judy Shiprack, sees the Wikman potential as “an

asset to the community.” With that in mind, she’s hosting an open house on November 1, from 3:30 to 5, designed to solicit ideas for future use from local businesses, community groups and non-profits. As stated on the County’s website, potential uses “range from a business incubator, a daycare and cultural center to a neighborhood meeting space.”

With the goals and visions stated above, [Rose Community Development](#) will be submitting a proposal that seeks to turn the Wikman Building into a neighborhood grange. Rose, which stands for Revitalize Outer South East, has a demonstrated history of strengthening the community by providing affordable housing for families, as well as various supportive services and economic resources. Their proposal seeks to restore the building for community use.

The Rose plan calls for the restoration and future use as a multi-cultural community center, grocery co-op, farmers market, and business incubator. Also included in Rose’s proposal for the site is a commercial kitchen, internet cafe, and space for community



Welcome Friend

In the heart of SE Portland lies a little ole road called Foster and they have a sweet little community that rules. This is their story. Share your story... contact us at fosterpowellpdx@gmail.com



The commentary

- [Kathleen Lansing](#) on [Bob White Theater finds a buye...](#)
- [Ruben](#) on [Bob White Theater finds a buye...](#)
- [Karen Quinn](#) on [Bob White Theater finds a buye...](#)

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meetings, classes, and events. In its purest form, the proposal fits Rose's vision for the building as a neighborhood grange, where communities come together to grow and benefit each other. And as stated in their plan, Rose takes the grange concept from farming communities, where people "band together for their economic and political well-being."

With its historical significance and tie to the community, as well as architectural preservation, the Wikman Building creates a wonderful opportunity for the neighborhood. The Rose proposal seeks to ensure Foster-Powell and neighboring communities capture the full potential of the site.

As part of the process for turning the property over, the county is seeking public comment until Monday, November 7, at which point county staff will convene to draft a report and plans to work with the community. The county staff will submit their draft, as well as possible recommendations, to the Board on December 22.

To support Rose and their Wikman Grange proposal, you can get involved in any of the following ways:

1. Sign up for the list serve; email nick@rosecdc.org. [Twitter, Facebook?]
2. Tell Multnomah County about your support for the Wikman Building Neighborhood Grange. Public comments will be taken through Monday, November 7. Submit written comments via mail to: Multnomah County Communications Office, 501 SE Hawthorne, Suite 600, Portland, OR 97214; via email to communications@multco.us; or call 503-988-3308.
3. Tell your friends and neighbors.
4. Contact Nick Sauvie at ROSE Community Development with your questions and comments: 503-788-8052 x16 or nick@rosecdc.org.

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This entry was posted in [Community](#), [Uncategorized](#) and tagged [Arleta Library](#), [FoPo](#), [Foster Powell](#), [Jeffrey Lynott](#), [Multnomah County](#), [Neighborhood Grange](#), [Rose CDC](#), [Surplus Property](#), [Wikman Building](#). Bookmark the [permalink](#).

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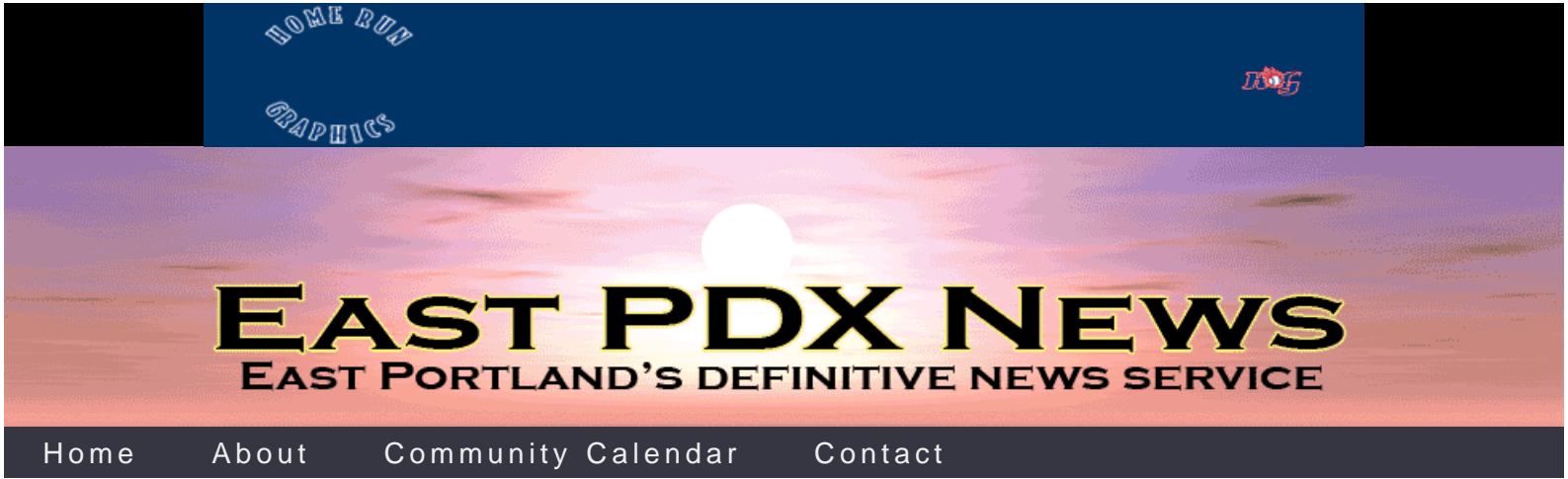
One Response to *Vacant Building Proposed for Community Use*

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'Grange' concept pitched for surplus County building

Although the historic building and property are available for sale to any qualified buyer, see which organizations have worked together to make a bid to take over this former "Carnegie Library" ...



Considering its age, this stately building near SE Holgate Blvd. and SE Foster Rd. looks to be in great condition – and it's for sale.

Story and photos by David F. Ashton

On November 1, Multnomah County District 3 Commissioner Judy Shiprack invited out prospective buyers and neighbors to tour of the Wikman Building, located in the Foster-Powell neighborhood.

The 93-year-old, red-brick-faced building at 4420 SE 64th Avenue may not ring a bell – but it's the classic one-story structure just off SE Holgate Blvd. that was formerly called the "Carnegie Library", and was later known as the Arleta Library.

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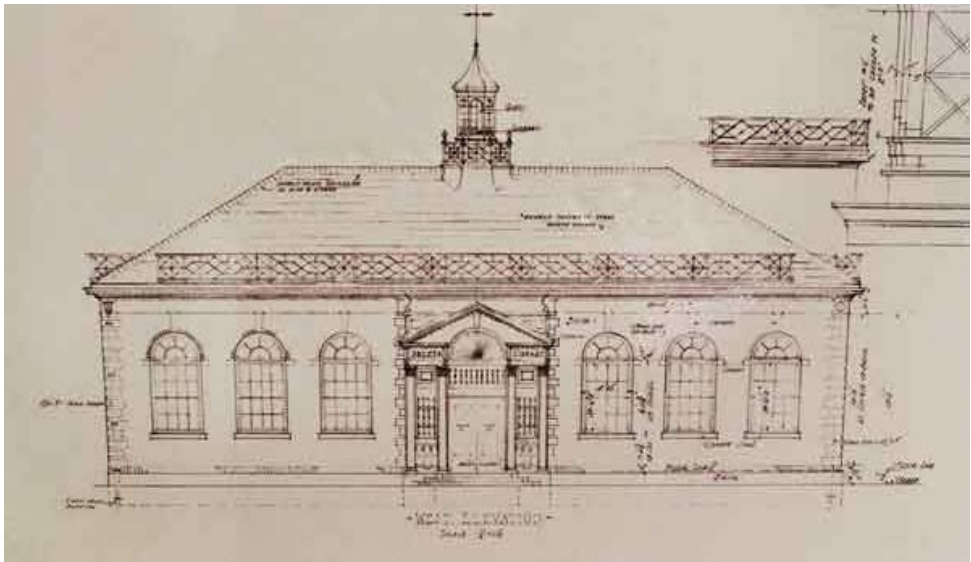
+1 0

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The classic design of this building was created by noted Portland architect Folger Johnson, nearly 100 years ago.

Although the building hasn’t served as a library for four decades, Multnomah County has used the 5,200-square-foot building for a variety of purposes, most recently as a service center for county juvenile justice programs.

“No description that I can give you of these towering ceilings and arched windows and all the light that floods into this room would do it justice,” exclaimed County Commissioner Judy Shiprack, as she welcomed visitors into the building’s great room.

“One can almost see shelves full of books, and people browsing the shelves, or sitting at tables reading,” Shiprack enthused.

“This building is now for sale,” the Commissioner added. “It is surplus property; and we are having public comment, and sending out a notice to commercial brokers of real estate. I am out collecting thoughts about his sale here in the neighborhood.”



Multnomah County Commissioner Judy Shiprack talks with a neighbors who came by to see the building.

The neighborhood is concerned about some uses that might not be quite as family friendly as others, she said. Neighbors who stopped by for a look said they hoped it wouldn’t be

turned into a mini-mart, or worse – a “gentleman’s club”.

“We are hoping that there is a use for this building that will be an asset to the community, one that would retain the beautiful, historic look of a Carnegie Library.”

Shiprack referred to the area as a “really gifted neighborhood”, since SE Foster Road is thought to be on its way to being an up-and-coming area. “The building has on-street parking, and there are bus lines here. The neighborhood has lots of younger families, and has affordable housing.”

The structure is zoned “storefront commercial”, and has an assessed value, with the property, of \$505,340, according to Mike Sublett of Multnomah County Facilities, who was at the building to answer questions. “The appraised value in 2006 was \$750,000.”



The high ceilings and windows make what was once the main room of the library an open and inviting space.

Our tour of the facility showed that it does have a modern HVAC plant, up- to-date wiring, and it has been well maintained.

A non-profit organization, ROSE Community Development Corporation, partnering with the Southeast Uplift Neighborhood Coalition, the Foster Area Business Association (FABA), and the Foster-Powell Neighborhood Association, made it clear in a November 2 joint letter to the County Commissioners that they were interested in acquiring the property, with an eye to turning it into a “grange”.

“The ‘Neighborhood Grange’ re-envisions [the historic county grange organizations] meeting the challenges and taking advantage of the opportunities facing twenty-first century Portland,” the document states.

ROSE’s Executive Director, Nick Sauvie, was out of town at a conference at press time, and was unavailable to comment on the proposal.



Perhaps this building will become a modern “grange”, if the plans of a consortium of nonprofit groups materialize.

Nancy Chapin, FABAs Executive Director, told us, “Anything that creates a space for people to gather is a positive for the Foster area. It will help create a ‘sense of place’, and create a stronger connection between neighbors and Foster-area businesses – as well as attract folks from around the greater Portland area to Foster Road.”

Although the public comment period was open only for a week, there were indications that the Multnomah County Board of Commissioners would consider comments after November 7, since the staff wont be reporting back to the Board until December 22.

Submit any written communications to Multnomah County Communications Office, 501 S.E. Hawthorne, Suite 600, Portland 97214 – or e-mail to communications@multco.co.us

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Since 1968, the SE Uplift Neighborhood Coalition, a 501(c)3 nonprofit organization, has provided critical staff and organizational support to thousands of volunteers fostering safe, vibrant and diverse neighborhoods within our coalition. SE Uplift empowers citizens to effectively resolve challenges and uplift communities through a variety of skill-building techniques and resources.

Our community programs include Solarize SE, Neighborhood Small Grants, Graffiti Abatement Community Grants and [Land Use](#) and [Sustainability](#).

[USER LOGIN](#)

Support the Wikman Neighborhood Grange Hall!

[Support the Wikman Building](#)

Neighborhood Grange Hall
4420 SE 64th

A coalition of community organizations is collaborating to acquire the Wikman Building - originally built in 1919 as the Arleta Library - and restore it for community use. The partners envision a combination of entrepreneurial and community-building activities such as a multi-cultural community center, grocery co-op, farmers market, business incubator, commercial kitchen and internet café, which would also offer multi-purpose rooms for meetings, classes and events.

How you can help:

Tell Multnomah County about your support for the Wikman Building Neighborhood Grange. Public comments will be taken through Monday, November 7. Submit written comments via mail to: Multnomah County Communications Office, 501 SE Hawthorne, Suite 600, Portland, OR 97214; via email to communications@multco.us ; or call 503-988-3308.



Southeast Uplift | 503 232-0010 | 3534 SE Main St. Portland, OR 97214

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As Multnomah County weighs its options for the Wikman Building, one group hopes to create a community hub

Published: Thursday, November 10, 2011, 8:00 AM Updated: Thursday, November 10, 2011, 11:55 AM



By **Steve Beaven**, *The Oregonian*



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STEPHEN BEAVEN/ The Oregonian

The Wikman Building on Southeast 64th Avenue was previously the Arleta Library. The building is vacant now and its owner, Multnomah County, is weighing public input before deciding the building's future.

In October 1917, a group of Portland residents launched a campaign to raise \$1,800 to buy a lot on Southeast 64th Avenue, where they hoped to build a library with help from philanthropist Andrew Carnegie.

The Arleta Library was constructed not long after and served for decades as a neighborhood landmark and architectural gem, about a block from the heavy traffic on Southeast Foster Road.

But the building has not been used as a library for 40 years and its owner, Multnomah County, is trying to decide **what to do with the facility that has since been renamed the Wikman Building.**

The county has listed the building as surplus property and sought public input on its future. The deadline for public comments was Monday. By Dec. 22, county commissioners

will review proposals from the public and later decide how the property will be used.

"I would love to see it reflect something idealistic and high-minded that is worthy of the Carnegie library's past," said Commissioner Judy Shiprack, whose district includes the Wikman Building.

But Shiprack acknowledged that a community-centered project would likely require financial help that the cash-strapped county is unable to provide.

The **Rose Community Development Corp.** and Southeast Portland community groups want to buy the building and turn it into a community center.

In a letter to the county, the groups said they envision a facility that could house a grocery co-op, farmers market, business incubator and Internet cafe, with room for meetings and events.

Rose CDC, which was created 19 years ago and has developed affordable housing and parks, is considering a funding proposal in which a pool of investors from surrounding neighborhoods would buy shares of the property.

"It's a very beautiful building," said Rose CDC Executive Director Nick Sauvie. "One of the oldest buildings in the neighborhood. It has a lot of historic character."

The one-story brick building is in the Foster-Powell neighborhood. It's nearly 5,200 square feet and features tall windows, high ceilings and natural wood trim.

It served as the Arleta Library until 1971, when it was replaced by the new Holgate branch. The county acquired the property in 1973 and used it to house an anti-poverty agency. Until June, the building was used by the county's department of community justice.

The assessed value of the property is \$505,340, and the zoning is storefront commercial.

The community center proposal has widespread support in Southeast Portland, where it has been endorsed by Southeast Uplift, the Foster Area Business Association and the Foster-Powell Neighborhood Association.

"It takes an unused and basically unwanted building and turns it into a community asset," said Christian Smith, chairman of the neighborhood association.

--**Stephen Beaven**

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THE BEE

“Grange” concept pitched for surplus County building on Holgate

By David F. Ashton

The Bee, Nov 24, 2011

David F. Ashton / THE BEE



Considering its age, this stately building near S.E. Holgate Boulevard and Foster Road looks to be in great condition – and it's for sale. The classic design of the former library building was created by noted Portland architect Folger Johnson, nearly 100 years ago.

On November 1st, Multnomah County District 3 Commissioner Judy Shiprack invited prospective buyers and neighbors to tour the Wikman Building, located in the Foster-Powell neighborhood.

The 93-year-old red-brick-faced building at 4420 S.E. 64th Avenue may not ring a bell — but it's that classic one-story structure just off S.E. Holgate Boulevard that was formerly called the “Carnegie Library”, and was later known as the “Arleta Library”.

Although the building hasn't served as a library for four decades, Multnomah County has used the 5,200-square-foot building for a variety of purposes, most recently as a service center for county juvenile justice programs.

“No description that I can give you, of these towering ceilings and arched windows and all the light that floods into this room, would do it justice,” exclaimed County Commissioner Judy Shiprack, as she welcomed visitors into the building's great room.

“One can almost see shelves full of books, and people browsing the shelves, or sitting at tables reading,” Shiprack enthused.

“This building is now for sale,” the Commissioner explained. “It is surplus property; and we are having public comment, and sending out a notice to commercial brokers of real estate. I am out here today collecting thoughts about this sale, here in the neighborhood.”

The neighbors are concerned about some uses that might not be quite as family-friendly as others, she said. Those who stopped by for a look said they hoped it wouldn't be turned into a mini-mart, or worse — a “gentleman's club”.

“We are hoping that there is a use for this building that will make it an asset to the community, one that would retain the beautiful, historic look of a Carnegie Library.”

Shiprack referred to the area as a “really gifted neighborhood”, since S.E Foster Road is thought to be on its way to being an up-and-coming area. “The building has on-street parking, and there are bus lines here. The neighborhood has lots of younger families, and has affordable housing.”

The structure is zoned “storefront commercial”, and has an assessed value, with the property, of \$505,340, according to Mike Sublett of Multnomah County Facilities — who was at the building to answer questions. “The appraised value in 2006 was \$750,000.”

Our tour of the facility showed that it does have a modern HVAC plant, up- to-date wiring, and it has been well maintained.

A Woodstock-based nonprofit organization, ROSE Community Development Corporation, partnered with the Southeast Uplift neighborhood coalition, the Foster Area Business Association (FABA), and the Foster-Powell Neighborhood Association, to make it clear in a November 2nd joint letter to the County Commissioners that they were interested in acquiring the property, with an eye to turning it into a “grange”.

“The ‘Neighborhood Grange’ re-envisions [the historic county grange organizations] meeting the challenges and taking advantage of the opportunities facing twenty-first century Portland,” the document states.

ROSE's Executive Director, Nick Sauvie, was out of town at a conference at press time, and was unavailable to comment on the proposal.

Nancy Chapin, FABA's Executive Director, told us, “Anything that creates a space for people to gather is a positive for the Foster area. It will help create a ‘sense of place’, and create a stronger connection between neighbors and Foster-area businesses — as well as attract folks from around the greater Portland area to Foster Road.”

Although the public comment period was open only for a week, there were indications that the Multnomah County Board of Commissioners would consider comments made after November 7, since staff won't be reporting back to the Board until December 22.

Submit any written communications to Multnomah County Communications Office, 501 S.E. Hawthorne, Suite 600, Portland 97214 — or e-mail then to: communications@multco.co.us .

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Attachment F: Public Comment

*THE FOLLOWING COMMENT WAS RECEIVED AFTER THE DEADLINE
FOR PUBLIC COMMENT:*

From: **Dr. Pathe Sambe** <psambe@psaweb.net>
Date: Sat, Dec 3, 2011 at 4:54 PM
Subject: The Wikman Building
To: communications@multco.us
Cc: district2@multco.us

Attention: Ms Judy Shiprack, Commissioner
Multnomah County

Dear Ms Shiprack:

Subject: The Wikman Building

As the founder and CEO of the World Foundation for Deaf Children (WFDC) an international non governmental organization, incorporated in the State of Washington, it a pleasure to present our ONG who is very interested in the Wikman Building.

About the WFDC

The WFDC was organized exclusively for charitable , educational and scientific purposes. Specifically, the WFDC is engaged to help directly deaf and hard hearing children, adolescents and adults, including their parents. We train various specialist on deafness in developing countries as well as developed nations.

Scope of WFDC's Activities

In brief the scope of our activities and programs in projects are following

- WFDC's Educational and Lifelong Learning Opportunities
- WFDC's Inclusive Education and Vocational Rehab. Programs and Services
- WFDC's Regional Institutes for Research and Training on Deafness (Africa, Europe, Caribbean/South America)
- WFDC's GoodHear Stores (collect and repair hearing aids for low income people)
- WFDC's Integrated Workforce Programs (helping hearing impaired people for an effective social integration)

- Much more.....

About the Wikman Building

Since two years, after moving from Kirkland, WA, the WFDC needs a space for its activities and hiring more staff and volunteers in Portland. We will need to visit the Wikman Building and discuss how the Multnomah County will help our non profit and charitable corporation with a surplus property. Thank you very much for your attention on this matter.

Kind regards,

Dr. Pathe Sambe

Founder/President & CEO
World Foundation for Deaf Children (WFDC)
3911 SE Milwaukie Avenue #318
Portland, OR 97202
Fax: [1-888-391-0429](tel:1-888-391-0429)
E-mail: psambe@psaweb.net
Website: under construction

CC: Ms. Carol Smith, Commissioner District II



Attachment F: Public Comment

Received by November 7, 2011 Deadline

Amber Wierck <wiercka@care2.com>

Mon, Nov 7, 2011 at 9:55 AM

To: communications@multco.us

Good morning. I am a property owner in the Foster Powell Neighborhood and really interested in our local community organizations gaining ownership of the Wickman Building. Based on the material I have read, some potential ideas are a Grocery Co-op, cafe, and meeting rooms for classes. I think this is a great opportunity to transform this building into a community asset and I am excited and proud this effort is happening in my community.

Please let me know if you have any other questions or would like any more feedback about this.

Sincerely,

Amber Wierck

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Feed a child by searching the web! Learn how <http://www.care2.com/toolbar>

ML Ott <ottzero@gmail.com>

Sat, Nov 5, 2011 at 5:13 PM

To: communications@multco.us

Cc: judy.shiprack@multco.us

I have attached my three pages of comments regarding the future of the Wikman Building - Arleta Library to this email. Please let me know if there is any problem opening the document.

Thank you,
MaryLouise Ott
2818 SE 65th Avenue
Portland, OR 97206
[503 774-8697](tel:5037748697)

Greg Ewer <gpewer@hotmail.com>

Sat, Nov 5, 2011 at 12:17 AM

To: communications@multco.us

I was recently made aware of a proposal for the Wikman building, on SE 64th at Holgate, being submitted by Rose Community Development. The potential uses in the proposal include a grocery co-op, farmers market, business incubator, commercial kitchen, internet cafe and community meeting space. I live in the Foster Powell neighborhood, and own two houses within a few blocks of the Wikman building. The Rose proposal seems like it could be a much needed boost to a neighborhood that is just beginning to come into it's own. Please consider this email a vote of support for the Rose Community Development proposal.

Sincerely,
Greg Ewer

Nick Sauvie <nick@rosecdc.org>

Fri, Nov 4, 2011 at 5:10 PM

To: communications@multco.us

Cc: Christian Smith <christianbsmith@comcast.net>, Nancy Chapin <nchapin@tsgpdx.com>, anne@southeastuplift.org

Please see the attached letter of interest regarding the Wikman Building. Thank you for your consideration.

<<wikman county proposal 11-11.docx>>

Nick Sauvie

Executive Director

[503-788-8052](tel:503-788-8052) x16

Christian <christianbsmith@me.com>

Fri, Nov 4, 2011 at 2:30 PM

To: communications@multco.us

Hi there,

The Foster-Powell Neighborhood Association would like to express our strong support for Rose Community Development's acquisition of the Wikman Building and development of the Wikman Neighborhood Grange.

The attached PDF contains official correspondence to this effect.

The residents of Foster-Powell thank you all so very much for the chance to weigh in on such an exciting opportunity for the neighborhood.

Best regards,

Christian Smith
Chair, FPNA

cat _ <grumpybear17@hotmail.com>

Thu, Nov 3, 2011 at 3:48 PM

To: communications@multco.us

Hello, I just want to throw in my opinion that the Neighborhood Association's Grange Hall proposal sounds really great to me. I was not at their meeting and don't know specifically what they are submitting but I heard through a neighbor that this is what was decided and I wanted to support that by commenting with you. I am really excited about this idea and would like to attend the public hearing.

Thank you,
Cat Davila

Luke Bonham <luke.bonham@yahoo.com>

Thu, Nov 3, 2011 at 10:12 AM

Reply-To: Luke Bonham <luke.bonham@yahoo.com>

To: "communications@multco.us" <communications@multco.us>

To whom it may concern,
Regarding the Wikman Building

I love the history of the Wikman building! As it was originally a community space- a library- I

would love to see it return to become a tool for community engagement and education. I think that corner is so full of opportunities, as an up and coming area in Portland, the idea of a grange is one that I can get behind. I work for ROSE CDC as a Resident Assets Coordinator, and can see it used as a coffee shop, a place for craft fairs, community meetings, educational events, and many other ways that the community can benefit from. I could imagine a shop like Trillium Artisans locating there, or be used in a similar way that the SE Multicultural Center is used by Impact NW on Belmont.

thanks for taking the time to hear the community speak!

Luke Bonham

"When we are really honest with ourselves, we must admit that our lives are all that really belong to us. So it is how we use our lives that determines what kind of men we are. It is my deepest belief that only by giving our lives do we find life." - Cesar Chavez

Sara Carmona <scarmona@pdx.edu>

Thu, Nov 3, 2011 at 7:49 AM

To: communications@multco.us

Good morning, I am a neighbor of the Wickman Building. My concerns/desires for the building are as follows:

- 1) The building was originally built as a neighborhood resource. I would like to see it returned to a use that serves the immediate community.
- 2) Traffic and a plan for parking. The Wickman Building has no on-site parking - cars must share street parking with residents on 64th. Most of the neighbors between SE Boise and Holgate Ave on 64th Ave have no off-street parking (no driveways). Any proposal must address traffic congestion and parking. A plan that brings many cars to the neighborhood would have a severe, negative impact on the neighboring residents. Additionally, many children cross the street at 64th and Holgate to attend Arleta School. I am concerned about the additional traffic that will come to the neighborhood as a result of a project that brings commuters in many cars.
- 3) There has been a significant increase in families with young children in our neighborhood. I would love to see something along the lines of a community center, school, or some other resource that will serve these young families.

Thank you for your time,
Sara Carmona
4022 SE 64th Ave

Hazel Whitaker <acanofgasandamatch@yahoo.com>

**Tue, Nov 1, 2011 at
12:00 PM**

To: "communications@multco.us" <communications@multco.us>

**Hello,
I am a homeowner and a business owner in
the Foster-Powell area, and I just wanted to**

**tske a moment to say that I support the
Wikman Building
Neighborhood Grange Hall concept at 4420 SE
64th.
Thanks!
Hazel Whitaker
Sneaky Kitty llc**

Mark Borrayo <mark32467@yahoo.com>

Tue, Nov 1, 2011 at 11:22 AM

Reply-To: Mark Borrayo <mark32467@yahoo.com>

To: "communications@multco.us" <communications@multco.us>

To Whom It May Concern -

I recently received the following information from the Foster-Powell Neighborhood Association -

"A coalition of community organizations is collaborating to acquire the Wikman Building - originally built in 1919 as the Arleta Library - and restore it for community use. The partners envision a combination of entrepreneurial and community-building activities such as a multi-cultural community center, grocery co-op, farmers market, business incubator, commercial kitchen and internet café, which would also offer multi-purpose rooms for meetings, classes and events."

What a great opportunity for our neighborhood! A space such as this would be a welcome addition - a neighborhood hub where neighbors could gather, meet, share, and learn from each other.

Please consider this an enthusiastic endorsement of the project.

Wikman Building Neighborhood Grange - YES!!!

Thank you,

Mark, Nicole, Claire, & Steven Borrayo
4148 SE 63RD AVE

Tim Gottgetreu <tsgottgetreu@yahoo.com>

Mon, Oct 31, 2011 at 10:28 AM

Reply-To: Tim Gottgetreu <tsgottgetreu@yahoo.com>

To: "communications@multco.us" <communications@multco.us>

Dear,
The Fine Folks at the Multnomah County Communications Office,

I would like to express my support for the Wickman Building Neighborhood Grange. I am a resident of the neighborhood and I couldn't imagine a better use of this surplus property. Converting the Wickman building into a grange

would offer a much needed center for community involvement, as well as help Foster-Powell on its continued development from "feloney flats" to an exceptional Portland neighborhood. I am specifically attracted to the food co-op part of the plan and am prepared to offer financial backing and volunteer hours to help form a co-op. If the Wickman Building became a neighborhood Grange, it would help make the heart of Foster not only the commercial hub of FoPo, but also the focal point of community involvement. My wife and I moved into the neighborhood a few months ago with the beileve that Foster-Powell could become as great a neighborhood as any in the southeast. I strongly believe having the Wickman Building as a Neighborhood Grange will go a long way into providing the kinds of services necessary to help FoPo become the neighborhood all of us are trying to create. When you are considering all the possible options for the future use of this building, please put community over profits and help make Foster-Powell the vibrant neighborhood is it destined to become.

Thank you for your time,

Tim Gottgetreu

4223 SE 65th Ave
Portland, OR 97206
[971-322-8494](tel:971-322-8494)

Aubrey Pagenstecher <aubreytatomer@hotmail.com>

Sat, Oct 29, 2011 at 7:13 PM

To: communications@multco.us

To Whom it May Concern,

I am writing to express my support for the proposal to create a Neighborhood Grange as a multi-use community space in the Wikman Building. My husband and I are homeowners in the Foster-Powell neighborhood, and during the three years we've lived here, we've often wished there was a community center or "hub" for the area. Having a centrally-located space for meetings, classes and (fingers crossed) a farmer's market would be a much-needed and valuable addition to the neighborhood. Additionally, it would preserve and breathe life into an historic space.

I hope you'll consider the proposal and find that it is the best use of the Wikman building!

Sincerely,
Aubrey Pagenstecher
SE Lafayette
[503-703-8160](tel:503-703-8160)

mary vanzant <hornervanzant@yahoo.com>

Sun, Oct 30, 2011 at 10:00 PM

To: communications@multco.us

As a member of the Foster-Powell Neighborhood Association I would like to weigh in on the future of the Wikman Building at the corner of Holgate and 64th. There are a number of neighborhood groups interested in forming a grange style community center and I would like to encourage you to consider this proposal seriously. I know the word is just getting out about the availability of the building and there will be meetings and discussions all around. I, for one, would like you to know the neighborhood is serious about this possibility.

Thanks for your consideration.

Sincerely,

Mike Horner
4329 SE 64th Ave
Portland

jan mooyman <jcmooyman@msn.com>
To: communications@multco.us

Sun, Oct 30, 2011 at 2:45 PM

To whom it may concern,
My name is Johannes Mooyman, long-time resident of the Arleta neighborhood.
I am writing to you to let you that I definitely support to keep the old Wikman Building. I have lived in the neighborhood for many years.
It would be great to have this historic building used for community activities to bring our neighborhood together.
Thank you for your consideration.

Johannes Mooyman

Jan Mooyman 3548 SE 74th Ave Portland, Oregon 97206 U.S.A [\(503\) 777-8471](tel:5037778471) jcmooyman@msn.com

Nicole Borrayo <nicole_borrayo@yahoo.com>

Sat, Oct 29, 2011 at 9:35 PM

Reply-To: Nicole Borrayo <nicole_borrayo@yahoo.com>
To: "communications@multco.us" <communications@multco.us>

Hello,
I live in the Foster-Powell neighborhood and would like to let you know how great it would be to have something like the ROSE Plan has envisioned for the Wikman building. I pass by the building every day and think it's a shame it is not being utilized for the neighborhood. It would be wonderful to have a meeting place/grocery co-op/farmer's market (etc) here!
Thanks for reading,
Nicole Borrayo

Elaine Badger <ecbadgee@aol.com>
To: communications@multco.us

Sat, Oct 29, 2011 at 6:40 PM

Please allow this incredible building to be used to enhance our wonderful neighborhood. We need it.

Elaine Badger
3604 SE 66th Ave
Portland, Or 97206

Rebecca Lavelle <rebeccalavelle@gmail.com>

Fri, Oct 28, 2011 at 9:08 PM

To: communications@multco.us

Hello,

I would like to voice my support for the Wikman Building community grange in the Foster/Powell neighborhood. We just purchased a house in this neighborhood this year and I have already grown to love the community spirit. The neighborhood events, National Night Out and Fun on Foster, really show that this neighborhood loves to come together and celebrate where they live. The addition of a community space will help bring the people in this neighborhood together. The people of Foster/Powell are just waiting for an opportunity like this!

Thank you for your consideration,
Rebecca Lavelle
4827 SE 70th Ave.
Portland, OR 97206

Clare Argast <clare.argast@gmail.com>

Wed, Oct 19, 2011 at 6:57 PM

To: communications@multco.us

I support The Wickman Building Neighborhood Grange.
I own a home at 75th and Long and a home at 55th and Long.

Clare Argast

Public Comment to Multnomah County Commissioners from MaryLouise Ott (ottzero@gmail.com)
Regarding the Wikman Building – Arleta Library
November 7, 2011

I am a resident of the South Tabor neighborhood writing in support of a plan that will return the Wikman Building – Arleta Carnegie Library to a use that will benefit Southeast Portland neighbors. The neighborhood grange proposal put forward by ROSE seems appropriate given the history of the building in this community.

Carnegie Grant

The Arleta Library, opened in 1919, was one of seven libraries in Multnomah County funded by a Carnegie grant. To receive a grant the community had to demonstrate a need, provide a site, commit an annual amount equal to 10% of the original construction cost for operation, and offer free service for all.

“Carnegie had two main reasons for donating money to the founding of libraries. First, he believed that libraries added to the meritocratic nature of America. Anyone with the right inclination and desire could educate himself. Second, Carnegie believed that immigrants like himself needed to acquire cultural knowledge of America, which the library allowed immigrants to do.”

Deconstructing the Carnegie Libraries: The Sociological Reasons Behind Carnegie's Millions to Public Libraries by Michael Lorenzen, page 75

A Carnegie library was often the most imposing structure in the community and this is certainly true for the Arleta Library. The neighborhood grange proposal is in keeping with the spirit of the original grant that funded construction.



Neighborhood Legacy

The Wikman Building – Arleta Library is not only a jewel of a building with recognized historical significance, it represents a legacy handed down to us by forward thinking citizens who donated their hard earned nickels and dimes to provide free access to knowledge in this historically undervalued and underserved Southeast Portland community.

“The Carnegie library fund having set aside \$15,000 for a modern library building, the residents of the Mount Scott district, embracing a large and populous district in the southeast part of the city, have started a campaign to raise the necessary \$1800 with which to buy a lot . . . If each family of the district would pledge from 50 cents to \$1 the site could be bought.”

Oregonian – October 29, 1917

The land upon which the new library will be built was given to the library association by the residents of Arleta, who by subscription in their own community raised a fund of \$1800 with which to purchase it.”

Oregonian – February 10, 1918

During the 53 years the building served as a library, thousands of adults and children passed through the doors seeking knowledge or respite. In addition to the usual library programs such as story time, in the 1930s a well baby clinic was offered on Mondays and Fridays. Libraries have long served as community centers. It is time we return this building to public use to provide a gathering place for programs that benefit the neighborhood.



Architectural Significance

The Arleta Library designed by noted Portland architect Folger Johnson, was modeled after a similar Carnegie grant library he designed in 1913 for St. Johns. Johnson is responsible for at least five Carnegie libraries in Oregon. He was a civic-minded individual who served on the arts commission and was twice president of the local AIA. From 1940 to 1950 he was the director of the Federal Housing Administration.

The Wikman Buidling – Arleta Library is one of only a few structures in this part of the city with architectural significance. Any future use must honor the historic character of the building and preserve it for future generations.

My Story

This was my childhood library and it served my grandparents, parents, aunts, uncles, and friends from 1933 until in closed in 1971. I spent many happy hours there in the 1950s and 1960s. I remember the space as a warm and comforting respite from the world even if some of the librarians were a bit too serious. The dark shelving, colorful book spines, and dark wooden library furniture balanced by the light streaming through those gracious windows created a welcoming atmosphere. When the building is opened again to the public, I can imagine tromp l'oeil bookshelves full of interesting titles or other public art painted on the walls to welcome a new generation of neighbors.



After 93 years the Wickman Building – Arleta Library has a soul. It is Multnomah County's sacred duty to support a meaningful neighborhood use for this charming historic building.

MaryLouise Ott
2818 SE 65th Avenue
Portland, OR 97206



4 November 2011

The Foster-Powell Neighborhood Association would like to express our strong support for Rose Community Development's acquisition of the Wikman Building and development of the Wikman Neighborhood Grange.

ROSE has always been a great neighbor and partner to the neighborhoods of Southeast Portland, and after hear details of their plans we believe that this project would be a great benefit to our area.

Foster-Powell is an up-and-coming neighborhood, and recent years have seen a major influx of young families and homeowners in recent years. This project would provide the first co-operative community space of any kind within the borders of Foster-Powell, but its central location will provide easy accessibility to serve residents of the Mt. Scott-Arleta Neighborhood, as well.

FPNA strongly supports efforts by ROSE CDC to expand community and economic development initiatives in Southeast Portland, and asks Multnomah County to support ROSE in their development of the Wikman Neighborhood Grange.

On behalf of the Foster-Powell Neighborhood Association,

Christian Smith
Chair, FPNA

November 2, 2011

Communications Office
Multnomah County
501 SE Hawthorne #600
Portland, OR 97214

RE: The Wikman Building

The Coalition is prepared to purchase the Wikman Building from Multnomah County for redevelopment and public use. We propose to adapt the building as a Neighborhood Grange Hall. This use would preserve the former Arleta Library for public use and maximize community benefit.

We expect to pay market value for the property, as determined by an appraisal. It may take time to complete a capital campaign, building rehabilitation and relocation of prospective occupants, so we would appreciate flexibility on the part of Multnomah County in the acquisition process.

The partners envision a combination of entrepreneurial and community-building activities such as a multi-cultural community center, grocery co-op, farmers market, business incubator, commercial kitchen and internet café, which would also offer multi-purpose rooms for meetings, classes and events. If the Coalition is awarded the property, we intend to conduct a thorough community involvement and feasibility process to arrive at the ideal program.

The Grange concept is borrowed from small towns all over the country, where these buildings are the heart of the community. The Grange movement emerged after the Civil War as a way for American farmers to band together for their economic and political well-being. The Neighborhood Grange re-envision this institution to meet the challenges and take advantage of the opportunities facing twenty-first century Portland.

The “third place” is a term used to describe the social surroundings separate from the two usual social environments of home and the workplace. In his influential book *The Great Good Place*, Ray Oldenberg argues that third places are important for civil society, democracy civic engagement and establishing feelings of a sense of place. Oldenberg suggests that the hallmarks of a true third place are that it is free or inexpensive; welcoming; offers food and drink; highly accessible; within walking distance for many; and a place for regulars to congregate.

A capable team of organizations that is well-qualified to redevelop the Wikman Building has already been assembled. These include:

ROSE Community Development, which was created by outer southeast residents in 1992 to revitalize our neighborhood. ROSE has developed and operated more than \$40 million worth of affordable housing and organized a variety of other neighborhood improvements such as the Lents Homeownership Initiative, a collaboration of more than 50 organizations that created 320 new homeowners in five years; construction of Marysville and Harney Parks; and the Child Care Neighbor Network.

Since 1968, the **Southeast Uplift** Neighborhood Coalition, a 501(c)(3) nonprofit organization, has provided critical staff and organizational support to thousands of volunteers fostering safe, vibrant and diverse neighborhoods within our coalition boundaries. Southeast Uplift empowers citizens to effectively resolve challenges and uplift communities through a variety of skill-building techniques and resources. Its community programs include fiscal sponsorship for twenty neighborhood's programs and other small nonprofit organizations working in mission-aligned areas, Solarize SE, Neighborhood Small Grants, Graffiti Abatement Community Grants and Land Use and Sustainability support. Among its core beliefs are that organized neighbors can shape the future of our communities, including envisioning and enacting positive change. Through collaboration, we co-create the communities we want to inhabit.

Southeast Uplift is headquartered in inner SE, in a multi-tenant building which it owns and manages. It also own another building, purchased by the community, restored and re-purposed to become a nonprofit coffee and neighborhood gathering place with a special emphasis on parenting support. It was the fiscal sponsor throughout the remodeling process for the nonprofit now running that program, "Cafe au Play".

Foster Area Business Association is dedicated to assisting in the creation of a business district that provides accessible products and services for the neighbors, business owners, employees and visitors as well as a cohesive group that assists in changing the community's vision of the Foster Road area through sponsoring community events and supporting projects such as this one.

Foster-Powell Neighborhood Association consists of neighbors working together to help improve our neighborhood, get to know each other, and to help other

neighbors learn how our city works. They provide a forum where people can share their concerns about livability in our neighborhood, learn about resources, connect to broader issues that affect our community, and meet their neighbors! Everyone who lives in the area bounded by Foster Road on the south, Powell Boulevard on the north, 82nd Avenue on the east, and 52nd Avenue on the west is a member of this association.

The short timeline for public comment has limited the opportunity to collaborate with other partners, but we believe that other organizations potentially interested in the Wikman Building include the Foster Green Eco District, Mercy Corps Northwest, Oregon Solutions and NAYA Youth and Family Center and the Portland Development Commission.

Thank you for the opportunity to extend the life of the Wikman Building as a beautiful, historic neighborhood asset. The Foster Road business district continues to blossom and the Neighborhood Grange Hall will contribute valuable economic and social capital to our community. Please contact Nick Sauvie at ROSE – 503-788-8052 x16 or nick@rosecdc.org for more information.

Signed,

Nancy Chapin

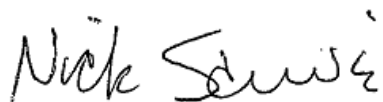
Nancy Chapin

Foster Area Business Association
Association

A handwritten signature in black ink, appearing to read 'CS' followed by a stylized flourish.

Christian Smith

Foster-Powell Neighborhood



Nick Sauvie

ROSE Community Development



Anne Dufay

Southeast Uplift