

# Southwest residential development projects advance

By Lee Perlman  
The Southwest Portland Post

Two major development projects in inner southwest Portland moved forward last month.

The Broadway Drive Heights Condominiums, a 44-unit structure proposed for an undeveloped hillside between Southwest Broadway Drive and Sam Jackson Road, had its third advisory session before the Portland Design Commission last month.

The original proposal called for placing the three-story structure 70 feet above Broadway Drive, prompting the commission to declare it an unsuitable "flatland project on stilts." Architect

Bob Evansen then moved the buildings much lower and closer to the street, creating a conventional streetscape complete with sidewalks and on-street parking.

The project will have its own garage, partially underground, beneath two levels of units. To visually break up the building's long façade – another early commission peeve – the structure will be separated into three parts connected by stair towers. Another feature, one applauded by both the commission and the Homestead Neighborhood Association, will be a public trail connecting Broadway Drive, Sam Jackson and the Marquam Nature Trail.

Encouraged by highly favorable commission comments at the last of the

three informal sessions, the developer has submitted a formal application. The Design Commission will hold a formal hearing on the proposal the afternoon of April 17 at 1900 S.W. Fourth Ave.

In the South Waterfront, the commission gave an informal review to the latest proposal of the Prometheus Corporation, which owns six acres of land near the south end of the district.

Their project is a 31-story, 320-foot residential tower, and a smaller 74-foot structure, between Southwest Bond Avenue and River Parkway at Abernethy Street. Architect Isaac Johnson said that the tower would be only 110 feet wide from north to south with a floor plate of 10,000 square feet, minimizing the extent to which it would impede views

from neighborhoods to the west. The building will have "live-work" units at the ground floor, he said.

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