

Jacobsen proposes new 3-story building for vacant lot in Village

By Don Snedecor
The Southwest Portland Post

Once upon a time there was an auto repair shop in the heart of Multnomah Village. It prospered for many years until one fateful day in 1977 it burned down. The burn marks to the building next door remain to this day.

Since that time, more than 30 years have transpired and numerous proposals for the vacant lot have been battled around. But still the lot at 7837 SW Capitol Hwy remains.

Remember Eric Jacobsen's 4-story building proposal for the vacant lot between Capitol Highway and Troy Street in the heart of Multnomah Village? That was several years ago.

After battling the Multnomah Neighborhood Association, who opposed the mixed use building because of its height, and the Portland Design Commission, who allowed it with some modifications including façade changes and a landscaping requirement...but nothing ever happened.

Since then the neighborhood association has changed leadership, the permits have expired, and people in the village are still looking at a vacant lot with a wooden fence.

But all that may be about to change. Jacobsen is back (Tom Ewers of WPH Architecture is the designer) with a three-story version of his previous design. This version would have three stories facing

Capitol Highway and two stories facing Troy Street.

In his previous design, a penthouse office was planned for the 4th story. In this design, the penthouse is gone.

On the ground floor facing Capitol Highway, a retail space is created. On the second level (street level facing Troy Street) is one retail space and one residential space.

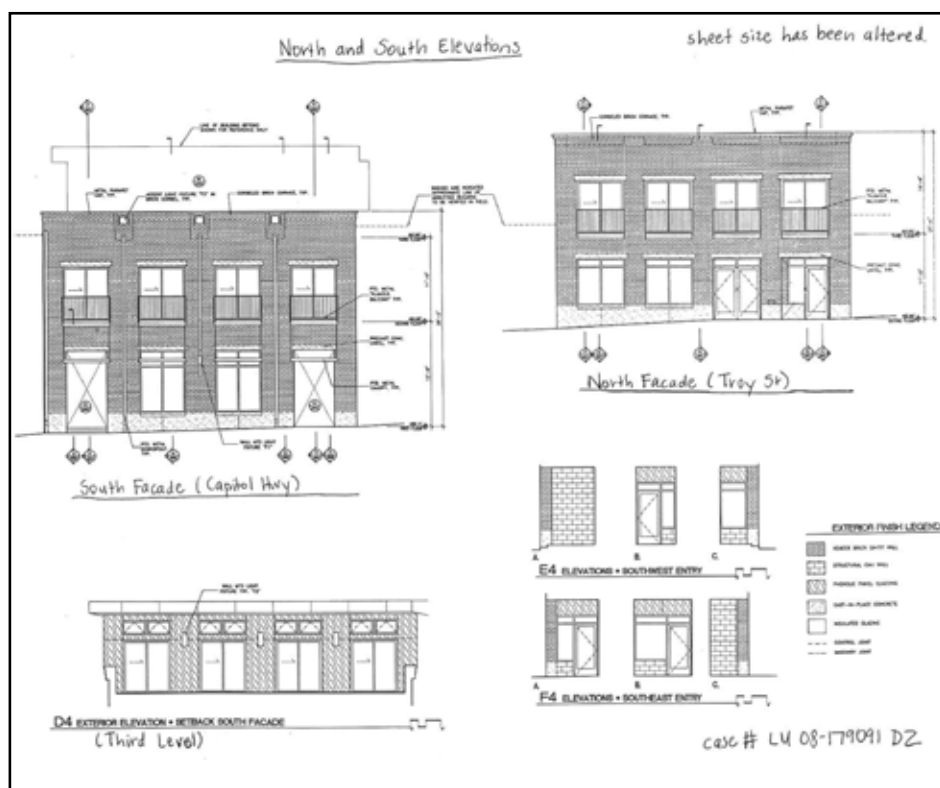
The third level facing Capitol Highway contains two more residential units. This floor is setback by about six feet, allowing for a terrace. On the roof are five mechanical units, ranging from 4-5 feet in height.

The proposed mixed-use building will be clad in brick on the Troy Street and Capitol Highway facades, with cement masonry units cladding the east and west walls.

The project is located in a design overlay zone. The project must meet the City of Portland's Community Design Standards or go through design review. Some of the applicable standards are not met in this plan, so design review is required.

The project has 3,000 square feet of commercial/retail space, 3,100 square feet of residential space, and 1,400 square feet of common space, for a total of 7,500 square feet of new construction.

Lacking a quorum at its last meeting, the Multnomah Neighborhood Association declined to take a position on this application, but encouraged individuals to comment.



Deadline for comments was December 29, but until a decision is announced I would go ahead and write your letter if you have any concerns about this project. According to Marcello, the city must publish their decision within 28 days of the application.

Comments should be addressed to Kate Marcello, Land Use Services, Bureau of Development Services, City of Portland, 1900 SW 4th Avenue, Suite 5000, Portland, OR 97201. E-mail kate.marcello@ci.portland.or.us. Or call 503-823-9162. Refer to case file number: LU 08-179091 DZ.

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