

PSU graduate students take a 20-minute walk in West Portland Park

By Lee Perlman
The Southwest Portland Post

Five graduate students from Portland State University's School of Urban Planning decided to use West Portland Park neighborhood's town center as a study project.

The students were Ali DeMersseman, Sara Wright, Dana Dickman, Laura Spidell, and Nuin-Tara Key.

As one of the students, Ali DeMersseman, told the Southwest Neighborhoods, Inc. board in late May, the group was interested in investigating the idea of a "20-minute neighborhood"; a concept currently in vogue with City of Portland planners, it is a community where most social and commercial services can be reached in a 20-minute walk.

By their working definition, such a community should have access to institutions, healthy food, and retail. "The connections need to be safe and comfortable," DeMersseman said.

Such a community should also have opportunities for social interaction, diverse housing options and a sense of place. City planner Brian Sheehan suggested West Portland Park as a subject. The core area was designated as West Portland Town Center, a place for significant residential and commercial development, in Metro's 2040 Plan.

"It's easy to see how the 20-minute neighborhood concept could work in an older streetcar neighborhood," DeMersseman said. "It's harder in a place like West Portland Park." The class did a series of surveys in local coffee shops

and the library. They also held an open house attended by 50 people. And they worked with the neighborhood association.

The group, called Intersect Planning, came up with four major findings. First, the physical environment is not conducive to pedestrian access to destinations. Second, current commercial facilities lack diversity and quality. Third, there are a lack of characteristics that contribute to a sense of place. Fourth, the group found (on the positive side) given the diversity of residents, there is potential for increased "social capacity."

The group also offered some recommendations: improve the pedestrian access, enhance the destinations, establish a business association, explore redevelopment opportunities. Additionally they thought West Portlanders needed to build a neighborhood identity and character, through gateway elements among other things.

Jim McLaughlin, West Portland Park's SWNI board representative, said, "The most striking finding for me was how few people knew this was West Portland Park. With the exception of (the Southwest Hills Residential League), it's probably the same for your neighborhoods. I like what Hillside and Multnomah Village have done, but we need to do better outreach."

Jim Thayer of SWHRL said his neighborhood too has "an absolute dearth of retail. What there is is very separated. Strohecker's could become a shopping center." One of the students said that community groups could work to attract quality retail by "letting businesses know what you have to offer."



PSU graduate students Ali DeMersseman, Sara Wright, and Nuin-Tara Key give a presentation to the SWNI board relating to their study of West Portland Park. (Post photo by Lee Perlman)

NEIGHBORHOOD NEWS

By Lee Perlman
The Southwest Portland Post

Cedarwood Montessori School seeks expansion

Cedarwood Montessori School, housed in the former Neighborhood House building, is seeking design approval for changes in the building's annex to the north. Built in the 1920s, the building has at times been used as a community center, and contains a pool and gym. Cedarwood wants to convert these into a new gym and classrooms, architect Cory Martin and builder Ben Kaiser told the South Portland Neighborhood Association last month.

Martin said that the improvements would improve the exterior appearance of the building, which he described as "a banal entrance to the main building, a blank wall with no windows." South Portland land use chair Jim Davis said he could take issues with some details of the plan, but that in general, "It's an elegant solution to a problem."

Office of Neighborhood Involvement budgets restored

A crash savings program by City of Portland bureaus, and early economic performances that weren't as bleak as originally projected, allowed the City to restore some cuts proposed for this year.

City Council approved the so-called Right Budget for the Portland Office (Continued on Page 11)

Parker Realty, Inc.

503-977-1888

www.parkerrealtyportland.com
7830 SW 35th Ave

Jeff Parker

Your Neighborhood Realtor
Since 1980



West Hills/Hillside \$747,500



4 BR 2.5 BA w/ views. Vaulted formal living room, Family room w/ french doors to large deck. Master suite w/ built-ins & deck. Upgrades in kitchen & baths including, cherry cabinets, slab granite, marble & recessed lighting throughout.

Portland Heights \$729,000



New Listing! Charming Dutch Colonial. 5 BR, 2.5 BA, hardwood floors, 3 fireplaces. Level yard w/ fabulous patio, outdoor fireplace & garage. Quiet street & private setting. Call Stacy Hawkins-Parker.

Portland Heights \$695,000



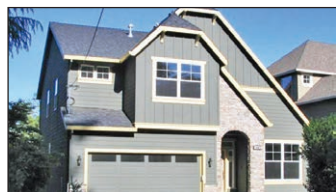
Charming Jameson Parker English Cottage in the grid of Portland Heights. 4 bedrooms, fireplace, eating nook, den, hardwoods and loads of built-ins. Partially finished basement. Call Jeff Parker.

Garden Home \$599,500



Your own private oasis on .92 acre lot! Light & bright living room with fireplace. Family room with french doors to deck. Great yard with garden space, fruit trees, detached garage & huge deck. 4+ bedrooms w/ unfinished basement.

Garden Home \$575,000



New home! 3,618 sq ft with 4 BR, 3.5 BA. Gourmet kitchen w/ SS appliances & slab granite counters. Large family room with gas fireplace. Hand hewn hardwood floors. Large master suite. Chris Malcolm 503-250-4561.

Hillside \$499,000



This 3+ BR 2.5 BA home is in better than new condition w/ only one owner! Quiet area w/ beautiful sunsets. Kitchen recently remodeled w/ slab granite & SS appliances. Large family room off kitchen w/ nook. Office/den or nursery off master suite. Yard, deck & patio.

Multnomah Village \$395,000



Duplex Townhome w/ 2 BR, 1.5 BA in each unit. Fireplace in living rooms. Deck & storage area in back. Oversized 1 car garage. Wonderful Multnomah Village location. Great investment!

Vermont Hills \$359,000



Quality 1955 classic mid century design. New vinyl windows throughout. Solid oak floors, 2 fireplaces, 3 bedrooms and 2 full baths. Forced air gas heat and air conditioning. Great location close to Gabriel Park and SW Community Center.

Multnomah Village \$339,000



View of the coast range! 3 BR, 2 BA home. 1,652 sq ft. Light & bright living room w/ woodstove & slider to large deck. 2 kitchens & oak floors. View & private deck from master bedroom. Driveway & garage below.

Vermont Hills \$319,000



Excellent value! Classic Mid-Century Day Ranch w/ sunset views. Living room w/ cozy fireplace. Large kitchen w/ eating area. Lower level offers office / den, family room w/ fireplace, laundry room & full bath. Hardwood floors under carpets.

Vermont Hills \$245,000



Light & bright living room with fireplace. French doors in dining room to back patio. Kitchen with large skylight. Updated bathroom, hardwood floors throughout, newer vinyl windows, tool shed & fully fenced back yard. Large corner lot.

Multnomah Village \$214,900



Cute cottage in Multnomah Village. 1 Bedroom, 1 bath. Skylights in vaulted living room. New tile and carpet throughout. 2 decks overlooking large back yard. Washer & dryer hookup in basement.

In my 29 years of experience there has been no better time to buy Real Estate than now!

Low interest rates and motivated sellers are the perfect combination for great values.

A donation is made to Neighborhood House, Inc., with each sale!