

Planning report calls for parallel main street at 26th, Dolph, and Spring Garden

BARBUR CONCEPT PLAN

By Lee Perlman
The Southwest Portland Post

As this issue went to press, the Bureau of Planning and Sustainability had scheduled a public open house for November 29 to review recommendations of the Barbur Concept Plan. These include targeting what are now side streets, parallel to the boulevard, as potential development areas.

The Plan is an effort to determine the desired type and level of new development on Barbur Boulevard, identify obstacles to such development, and identify improvements to overcome such obstacles. It is a complement to a wider study by Metro, the Southwest Corridor Study, which is looking at a major transit project for the area.

This study recently narrowed the choice of mode to a new MAX light rail line, enhanced bus service, or No Build. The study covers the area from Downtown Portland to Sherwood, but it has concluded that if a light rail line is selected, it should go only as far as Tualatin.

Planners found that land along the boulevard consisted mainly of single-story, car-oriented commercial and multi-family residential buildings dating to the 1950s.

The commercial structures currently have vacancy rates higher, and rental prices lower, than the citywide average.

Residential areas nearby are home to people with above-average incomes and education-levels compared to the rest of the city. Based on public input, the Plan calls for mixed-use development in buildings three to four stories tall.

The public previously rejected a higher level of density. The Plan divided Barbur Boulevard into a series of segments and focus areas. It gave the most attention to the northernmost segments, Kelly and Hamilton.

Not surprisingly, the report found that a major issue in the Kelly segment is the internal transportation access problems in the area, while a benefit is its proximity not only to downtown but to the Portland State University, Oregon Health and Sciences University, and National College of Natural Medicine campuses.

It proposed to put high-capacity transit, whether rail or bus, on Southwest Naito Parkway rather than Barbur Boulevard, and to simplify the “spaghetti maze” of Ross Island Bridge access ramps.

At the Hamilton segment, the Plan foresees development taking place primarily on Southwest Corbett Avenue. However, it does call for reconfiguring the Hamilton-Barbur intersection.

Immediately south of Hamilton-Barbur is the segment known as the Woods, which consists largely of wooded frontages of property oriented toward interior streets. The Plan doesn’t anticipate much redevelopment here, but does call for making bike and pedestrian improvements continuous.

South towards Terwilliger Boulevard and beyond is what the report calls the Historic Highway. Two focus areas are served by Fred Meyer, the anchor of Southwest 13th Avenue, and a Safeway under construction at Capitol Hill Road.

The biggest problem near 13th, the report said, is the fact that the land is largely in the hands of absentee owners seen as less likely to “reinvest.” There is relatively good infrastructure, the report says, but it calls for a new traffic



A recent view of Barbur Boulevard looking north at 13th Avenue. (Photo courtesy of Portland Bureau of Planning and Sustainability)

signal at 13th.

The Capitol Hill area has seen some new rowhouse development, and has some “large parcels with a potential for redevelopment.”

A problem is a lack of continuity of bike and pedestrian facilities, and the existing bridge over Southwest Multnomah Boulevard “precludes bike lanes and standard sidewalks.” The report calls for new roadway connections that don’t currently exist.

Near Southwest 26th Avenue, the report calls for a “parallel main street” along Southwest Dolph and Spring Garden streets and 30th Avenue for new development. It also calls for a new freeway on-ramp at 26th Avenue.

The Far Southwest segment takes in the Crossroads at Southwest Capitol Highway and everything else to the city limits.

According to the report, “There is no way to solve the transportation circulation of the Crossroads one intersection at a time.”

South of the Crossroads to the Washington County line, the report says, Barbur Boulevard is relatively isolated, and retail would have to compete with more established areas in Tigard.

The report does see potential services for students north and south along Barbur Boulevard on their way to the Portland Community College Sylvania campus.

POST A TO Z BUSINESS CARD DIRECTORY 503-244-6933

“WE MAKE HOUSES HAPPY!”
Sarah Anderson, 10

Stan Anderson Builders, LLC
SPECIALIZING IN KITCHENS, BATHROOMS & ROOM ADDITIONS.
Call today for an appointment:
503-901-1009

STAN ANDERSON BUILDERS, LLC
WWW.STANANDERSONBUILDERS.COM
STANANDERSONBUILDERS@MSN.COM

CZ BECKER COMPANY
WOOD FLOORS
A Family Owned Business Since 1982

- Restoration Repairs & Refinishing
- State of the Art Dust Containment
- Installation of New Wood Floors
- Environmentally Friendly Finishes

503.282.0623
czbecker.com

Your Fall Leaf and Yard Cleanup Service

Average lawn mowing less than \$20 per week. Anywhere in the Portland metro area. Free estimates. No contracts required.

Clean Cut
of SouthWest Portland

(503) 244-2314
info@cleancut1.com
www.cleancut1.com Lic # 370189-91 Fully Insured

KEITH DAVIS CONSTRUCTION, LLC Over 30 years experience

- KITCHEN & BATHROOM REMODEL
- HISTORIC & WHOLE HOUSE RENOVATION
- DECKS, WINDOWS, MAINTENANCE & MORE

503.329.9212 | kdcllc@mac.com
keithdavisconstruction.com | CCB#173455

Julia Fitzgerald
phone: 503-244-6905
fax: 503-244-4569
julia@juliafitzgeraldcpa.com
www.juliafitzgeraldcpa.com
6663 SW Beaverton-Hillsdale Hwy #52, Portland, OR 97225

Julia Fitzgerald, CPA, PC

A professional resource for your home business or small business.
QuickBooks® • Taxes • Business Development

Decks • Stairs • Rails • Trellises • Screens • Benches

DECKS

I live in the neighborhood. CCB#173192
Davis Hart • 503-888-4342 • DecksbyDavisHart.com

Mary McGill LLC, MA, LPC, LMT
Counseling
The Way of the Heart™ Training

2929 SW Multnomah Blvd., #104
Portland, OR 97219
503.771.1789
heartscall@spiritone.com
www.heartscall.com

HILLSDALE EYE CARE

Ann Slocum-Edmond
Optometric Physician

Heather Dudzik
Optician

Annie Wolf
Optometric Physician

1522 SW SUNSET BLVD
PORTLAND OREGON 97239
PH 503 - 473 - 8039
FAX 503 - 473 - 8952
WWW.HILLSDALEEYE.COM

Heidi L. Jackson
Certified Creative Grief Coach

Supporting your life journey after loss ~

503-351-5937
HLJackson2@aol.com
www.heidijackson.net