

Design Commission considers plans for 200-unit building in South Waterfront

SOUTH PORTLAND NOTEBOOK

By Lee Perlman
The Southwest Portland Post

The Portland Design Commission last month had its second hearing on a proposed development on the South Waterfront's Block 43, bounded by Southwest Abernethy and Lane streets and Moody and Bond avenues.

Here Wade Johns of Dallas, Texas, plans to build a six-story, 200-unit building.

The structure will include 199 parking spaces and storage for 304 bikes.

It will also have club and fitness rooms, an interior courtyard with a fire pit and water feature, a roof deck, and 1500 square feet of retail facing Bond.

Architect David Hensley said that spaces facing Moody, which are now designated for the fitness and club rooms, could be converted to retail when there is a stronger market for this, and the resident

facilities moved elsewhere.

At a previous session Commission members called on the design team to simplify its palette of materials and colors.

Last month they made clear the team did not go far enough; they were particularly unhappy with the use of hardi-plank, and suggested they stick to concrete, stucco and brick.

"There are many strong buildings that use one material, at most two," Commission member David Keltner said.

Commission members also called for a clearly-designated main entrance, and for use of front stoops instead of thin landscaped buffers facing the street. "Dogs will go to the bathroom on it, and it will all die anyway," Commission member Jane Hanson said.

Commission chair Gwen Millius questioned plans to have bikes stored in the living units. "It's true people get a little precious about their bikes, but taking it across the hall carpet will be a bummer unless the carpet is charcoal gray," she said.

Several Commission members pointedly said the design team

shouldn't use their nearest neighbor, the Matisse, as a positive model. "It must have been really late at night when we approved that," Millius said.

The project will have another hearing the afternoon of May 16 at 1900 S.W. Fourth Ave.

Plans revised for Lair Hill condominium development

Bruce Vincent of Consolidated Land and Cattle presented revised plans in April for five housing units at 3314 S.W. First Ave., in Lair Hill, and South Portland Neighborhood Association land use chair Jim Gardner pronounced them a "vast improvement" over the original design.

Instead of row houses, the units are now consolidated into two structures containing three and two units, rather than "one continuous wall," Gardner said.

The site was last occupied by a 19th century building that was initially a church and was last home to the Great Northwest Bookstore before being destroyed by fire in 2010.

Although Vincent submitted the proposal in early April, at press time City of Portland staff had yet to declare it "complete" and ready for review.

THE COUNTRY STORE

Riversgate Church

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team to finalize the remodeling so we'd like input as soon as possible," stated Golden.

Golden asked that readers email suggestions to ian@saltworthyrealty.com or jeff@riversgate.net.

Editor's Note: These Southwest Portland restaurants will include a "Dine Around Town" buck slip with the bill during the month of May so patrons can make a donation to Meals on Wheels People: Seasons and Regions, 6660 SW Capitol Hwy; Marco's Café, 7910 SW 35th Ave; and Salvador Molly's, 1523 SW Sunset Blvd.

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