

# Construction plans discussed for Neighborhood House, Spring Garden Park



According to Rick Nitti of Neighborhood House, "Attached is a rendering of what it could look like on Capitol Highway with commercial rental space on the first floor and apartments on floors 2 and 3."

By Erik Vidstrand  
The Southwest Portland Post

Community projects undergoing more study this year include a new

headquarters and affordable housing complex for Neighborhood House, and a city of Portland fueling station at the former Sears Armory.

Rick Nitti, executive director of Neighborhood House, explained that construction on a proposed two-building complex with approximately 32 affordable housing units was delayed in 2016.

The building would house the organization's main offices and emergency food box program proposed at Southwest 35th Avenue and Moss Street in Multnomah Village.

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"Due to the recent merging with the north Portland nonprofit Peninsula Children's Learning Center last fall," Nitti told *The Post*, "we have been involved with restructuring but plan on getting our [project] planning committee together early this year."

"We hope to begin construction in summer 2018."

Nitti estimates that the roughly 450 to 600 square-foot units might rent for around \$600-\$750. Parking could be included underneath the lower building near Southwest Moss Street.

### Sears fuel facility on hold

In response to two budget notes from City Council, the project team is working with Portland Fire and Rescue to obtain professional services to perform a scenario planning study to assess whether the former Sears Armory site can meet the fire department's needs and serve as a Westside emergency coordination center.

According to the Portland Office of Management & Finance, the lead on this project contract was awarded last

year to MCA Architects for \$357,877 to prepare all necessary documents for the fueling station part of the project.

Due to potential design conflicts resulting from the study, Facilities Services' Strategic Planning and Development has suspended the design of the new fuel station at the property until comprehensive site impacts are known.

At that time, MCA's contract may be amended to incorporate any significant design impacts as well as any cost of living adjustments to the consultant's fee schedule if necessary.

"We know studies were done on the Sears site by the military before the property was handed off to the city," stated Diane Seaton, contracts manager for the Office of Management and Finance, "but it is our understanding these are about contamination, not impacts of proposed uses."

Seaton was asked if there would be any public meetings by city budget staff.

"No, we do not anticipate the need for public meetings with this phase of the process," she replied. "The results

*(Continued on page 7)*



Ken Boltz, who lives directly across the street from Spring Garden Park points out the proposed amphitheater area set for development. Story on Page 7. (Post file photo by Erik Vidstrand)

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