

► **Multnomah Days street fair to include parade, vendors, music, and art sale**  
– Page 8



► **Should future light rail line run along Barbur Boulevard or Interstate 5?**  
– Page 4



► **EarthTalk: Should Yellowstone Park grizzly bears be on the endangered species list?** – Page 7



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## Neighbors who live in Capitol Highway's Basin 3 face stormwater flooding

### MULTNOMAH NOTEBOOK

By Erik Vidstrand  
*The Southwest Portland Post*

Portland's bureaus of Transportation and Environmental Services are working in coordination on street and stormwater improvements on Southwest Capitol Highway to ensure successful outcomes for residents and people who use the thoroughfare.

According to Becky Tillson, Environmental Services is looking for opportunities to improve drainage issues in neighborhoods within four basins in the project area. These basins are located along Capitol Highway between Taylors Ferry Road and Garden Home Road.

Projects, which are in the early design stage, include features such as stormwater facilities, green streets, ditch enhancements, and underground infrastructure. Stormwater moves through this

patchwork of infrastructure towards creeks in Tyron Creek and Fanno Creek watersheds.

"Environmental Services has started a new planning initiative to address stormwater problems," said Tillson. "The Stormwater System Plan will provide a citywide strategy that will define improvements to Portland's stormwater system."

These include protecting public and environmental health.

"The Capitol Highway project is an opportunity to test the tools developed in the plan and identify the most appropriate solutions for stormwater challenges," Tillson said.

But neighbors who live in the Basin 3 zone are not content. This zone lies along Capitol Highway beginning at Alice Street, includes Dolph Court, and ends at Spring Garden Street.

"There has been new construction in the area causing even more flooding than ever before," said Angela Clark, a resident in the Basin 3 zone. She attended the Multnomah



Extreme flooding this past spring prompted local residents in Capitol Highway's Basin 3 zone to form an ad hoc committee and confront the city.

(Photo courtesy of Beverly Shields)

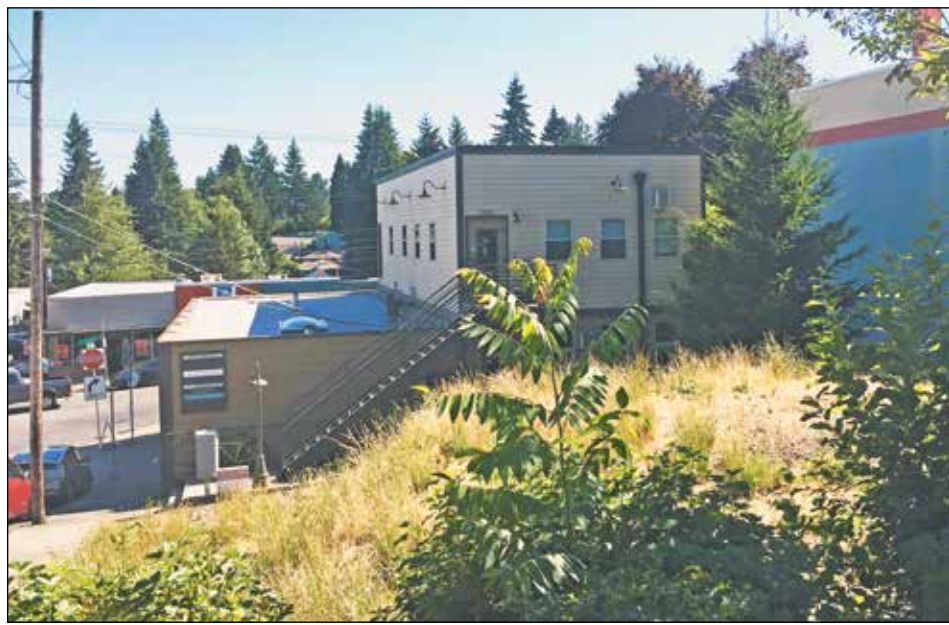
Neighborhood Association meeting in July.

"We formed a neighborhood group and presented at the March SWNI

Watershed Committee meeting," Clark said. "A lot of water is collected in Basin 3."

(Continued on Page 3)

## Multnomah Village on track to see new apartments, more development



An empty lot at the corner of Southwest 36th Avenue and Troy Street is slated for a four-story apartment building with retail and offices. (Photo by Erik Vidstrand)

By Erik Vidstrand  
*The Southwest Portland Post*

According to Multnomah Neighborhood Association land-use chair Jim Peterson, and the city, several commercial properties in the heart of Multnomah Village are for sale. Potential developers have already submitted early assistance requests to the Bureau of Development Services.

One potential project is located at Southwest 36th Avenue and Troy Street. A proposed four-story mixed-use building would be built on the sloping vacant lot which is adjacent to the pet store. The first two stories would be retail and offices and the top two stories will have four to eight apartments.

Quilici Architecture & Design, Inc. has requested early assistance for a project at 6825 SW 45th Ave., a new 65-unit apartment building with underground parking. This is located right across the street from the Southwest Community Center at Gabriel Park.

The biggest potential project, located at 7628 SW 32nd Ave., is located between Lucky Labrador Public House and Village Hut. The applicant proposes demolishing the old filling station and garage, with the gas station attendant mural, and replacing it with a four-story mixed-use building. It would include ground floor retail, parking, and approximately 40-50 apartment units.

Local neighborhood leaders are already dubbing it "The Tower II" in

connection with the larger apartment building a block away. That complex will have 72 apartments and three retail stores. Many, at least those living in its shadow, have simply called it "The Tower".

"The project is designed for a CS (Commercial Storefront) zone and community design standards," states the city's website.

"I talked to a reporter from the Daily Journal of Commerce," Multnomah chair Martie Sucec said, "and he said that the project is a feasibility study by Urban Assets Advisors. What more needs to be said?"

Urban Assets is leasing out the 72-unit complex which many have said does not fit the quaint scale of the Village. One neighbor called it the "Death Star." But others, including business owners, are in favor of development as they believe it will attract more customers.

Ed Lilly, the current gas station property owner, has held this property for over 25 years and is now ready to sell and move on. When asked if the

historic gas station could be saved, Lilly said it's up to the new owners.

Converting it into a viable retail space such as a café or pub would face numerous hurdles and costs, according to city bureaus. After a property is sold, new plans for development must bring all the buildings up to code.

The Village Hut, next door, will be left untouched; owner J. Harris isn't going anywhere.

The property has had its share of retailers in the past. Judy Tormey, owner of Multnomah Antiques, remembers when Keith's Auto Service was located at the filling station site before moving to property now occupied by the French Quarter.

Tormey said she is anticipating the day when Neighborhood House begins construction on its four-story, low income senior housing building right next to her 40-year-old business.

"I worry about my china and crystal breaking from construction vibrations," she said.

(Continued on Page 6)

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