

Design Commission approves university's 325-foot Mirabella tower

By Lee Perlman
The Multnomah Village Post

After barely 20 minutes of discussion, the Portland Design Commission last month approved plans for the Mirabella, the latest skyscraper planned for the South Waterfront area. The commission had reviewed the project in July and asked for minor changes.

The building, to be built by Oregon Health and Sciences University and operated by Pacific Retirement Services, will be a 284-unit senior housing project, of which 224 units will be for independent living. The

site is bounded by Southwest Curry and Pennoyer streets, River Parkway and Bond Avenue.

It will be 325 feet high, with a floor plate of 12,400 square feet per floor, both of which are allowed in this part of the district with code modifications. Regulations stipulate that buildings of this size cannot be more than 112 feet long from north to south above 125 feet, to reduce the degree to which it blocks views of neighborhoods to the west; the Mirabella's upper floors will be no more than 82 feet 10 inches at their widest, and only 55 feet for the top six stories.

The building will include such amenities as a central dining room, a

5,500 square foot exterior courtyard, a health clinic, a fitness center and spa, library, meeting space and common areas. It will also have a café that will have an exterior entrance on Bond Avenue and be open to the public at least for breakfast and lunch, making it one of the few retail facilities in the district so far.

Landscape architect Carol Maier Reid told the commission, "If you didn't know this was a building you'd think it was a park because of all the landscaping." It will have an environmental LEED Gold rating, with hot water heated by rooftop solar panels.

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