



On the Boards: Fairview Meadows

By: Alex Visser in Architecture and Engineering July 3, 2019 1:18 pm



A new apartment complex in Fairview will contain 200 units on a 4.8-acre site.
(Courtesy of Leeb Architects)

A new apartment complex coming to Fairview promises to provide views of the **Columbia River Gorge**. **Fairview Meadows**, planned for a 4.8-acre site at 22199 N.E. Sandy Blvd., will feature five separate buildings, which will hold 196 residential units and four live-work units. The buildings will be three to four stories.

West Coast Home Solutions is the project's owner, developer and contractor, and **Leeb Architects** is the designer. **TM Rippey** is providing structural consulting, with Vancouver, Washington-based **Standridge Design** contributing civil engineering.

"We're trying to add to the success of Sandy Boulevard," Leeb project architect Steve Sandstrom said. "Fairview's become a lot more attractive as far as housing."

With companies like Amazon building large warehouses in nearby Troutdale, Sandstrom said the area is gaining jobs and a greater need for housing. Plus, the Fairview City Council last year voted to provide incentives for development on vacant land, he said.

One of the logistical challenges presented by the Fairview Meadows site is its slope, Sandstrom said. To get river views for the property slightly north of Interstate 84, construction will be on a 10-percent grade. Workers performing site preparation have recently begun to smooth out a spot for the complex. Construction will begin at the end of the year at the very earliest, but possibly not until next year, Sandstrom said.

Another unique element Sandstrom pointed to is the podium-style construction for two of the five buildings. This design sees several levels of light framing stacked on top of a base of a harder material, usually concrete.

Fairview Meadows' buildings will have three to four stories of residential space atop two levels of above- or below-grade parking. The project will be one of the first in Fairview to utilize podium construction, Sandstrom said.

Fairview Meadows is expected to open in 2020.

On the Boards is a DJC feature offering a look at the projects in Oregon being tackled by local architecture firms. To have your firm's projects considered, contact DJC architecture and engineering reporter Alex Visser at 503-802-7224 or avisser@djcOregon.com.

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