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**Portland Planning Commission**

1221 SW 4th Avenue  
Portland, OR 97204

Re: R/W #7942, N Lombard St between N Richmond and N Charleston Avenues

Dear Commissioners,

As a resident of the St. Johns neighborhood, I would like to express my support of the vacation of public land at the intersection of Lombard & Richmond (Ivy Island) in favor of the proposed development under the conditions included in this letter. The vacation of Ivy Island and the associated improvements related to the proposed development will meet the goals, policies, and/or objectives in documents adopted by the City and listed below.<sup>1</sup>

- ❖ The planning goals of the St. Johns/Lombard Plan ([pg 22-23](#))
- ❖ The three objectives for the Lombard & Richmond intersection stated of the St. Johns/Lombard Plan ([pg 36](#));.

The conditions of my support include the following

1. Require one of the proposed public plazas be made permanently available to the public for public use through a legally binding agreement, and that the legally binding agreement be made available to the St. Johns Neighborhood Association.
2. Require the City and/or the developer to conduct a traffic impact analysis that includes the surrounding residential area and make recommendations for transportation improvements on local streets to mitigate potential traffic impacts.
3. Require a marked crosswalk across Lombard at the intersection of Charleston and Lombard.

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<sup>1</sup> Many of the goals and policies in the City’s current and proposed Comprehensive Plan, as well as regional plans (RTFP & UGMFP), and Statewide Planning Goals are also met by the vacation of Ivy Island, but are not discussed in this letter.

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The conditions of support are focused on maximizing the value of public land to serve the general public, improving safety for all users, and mitigating traffic impacts in the surrounding neighborhoods.

The vacation of Ivy Island, a publicly owned and accessible space, provides a benefit for all members of the community regardless of their socioeconomic status. Requiring one of the proposed plazas to have a permanent public easement will ensure that the benefits of a publicly owned and accessible space will be transferred and carried forward for all members of the community.

A traffic impact analysis with recommended transportation improvements will serve to alleviate existing community concerns. The goal of a traffic impact analysis would be to provide recommendations on how to safely accommodate and integrate new vehicle traffic with the current cut-through vehicle traffic. The goal would also be to provide recommendations on how to provide improvements that will provide a traffic calming or slowing effect, so as to prevent deterioration of livability in the surrounding community.

Including a marked crosswalk across Lombard at the intersection of Charleston and Lombard, where the James John Elementary School is located, will provide a relatively immediate and simple solution for increasing pedestrian safety.

Included below are descriptions of how the vacation of Ivy Island and the proposed development will meet the goals, policies, and objectives in the St. Johns/Lombard Plan.

#### St. Johns/Lombard Plan Planning Goals

##### *Enhance the identity of the St. Johns and Lombard Area*

The proposed development will enhance the identity of and be integrated with the St. Johns Main Street area by adding two active use pedestrian plazas, supported by commercial, office, and residential spaces on the same property.

##### *Implement the Region 2040 Town Center and Main Street designations in this area*

The proposed development will include a mix of uses, including housing, shopping, and employment, that will complement the mix of existing uses, all within a walkable, pedestrian-scale area.

##### *Foster revitalized St. Johns and Lombard commercial areas*

The proposed development will provide new shops and two new additional active use pedestrian plazas at the gateway to the St. Johns Main Street area. This will help create an anchor with the existing St. Johns Plaza, encouraging people in the Main Street area to walk between the destinations, increasing opportunities to

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support businesses. In addition, the proposed development includes 89 underground parking spaces, well above the minimum requirement, which will give new residents spaces for vehicle storage and offset the on-street parking demand to allow visitors in the St. Johns Main Street area.

*Provide opportunities for new housing along the Lombard Main Street and near the St. Johns Town Center*

The proposed development will provide 106 apartments to help meet the the demand for homes in Portland as a result of the population boom. The apartments will range between studios to 2-bedroom apartments, allowing for a broad range of housing choices. The apartments will be located in the St. Johns Main Street area, a designated Town Center, where current amenities and public facilities exist.

*Provide for a balanced multimodal transportation system*

The current configuration of Ivy Island is auto-centric and does not create a safe pedestrian or bicycle environment at the intersections of Richmond & Lombard and Charleston & Lombard (as supported in the [Intersection Safety Audit](#) of North Richmond and North Jersey by ODOT, 2011). The reconfiguration of the intersection through the vacation of Ivy Island and the proposed development will reduce the traffic speed of vehicles entering the St. Johns Main Street area by replacing the “slip lane” with a dedicated hard-right turn. This, coupled with pedestrian crossing improvements at the intersection of Richmond & Lombard and Charleston & Lombard will increase pedestrian safety and use.

*Unify the community with safe, accessible, and attractive parks and open space*

The current Ivy Island configuration is not currently safe or accessible, being surrounded on all sides with traffic lanes and no supportive adjacent uses. The proposed development will include two additional open spaces, one of which should be dedicated as permanently open to the public. The two additional open spaces will be supported by the adjacent commercial spaces and residential units above. In addition the open spaces will be safer than Ivy Island, only having one side of the space exposed to traffic lanes.

*St. Johns/Lombard Plan - Lombard/Richmond Intersection Objective*

*The main objectives of the redesign were to 1) create a stronger gateway to the business district, 2) calm traffic, and 3) enhance safety for children and other pedestrians crossing Lombard*

The vacation of Ivy Island and the proposed development will meet the three objectives of the Lombard/Richmond intersection found in the St. Johns/ Lombard Plan, and are described in detail below. It should also be noted that community opposition has misrepresented these objectives to create arguments against the

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vacation of Ivy Island. Counter-arguments to the opposition are provided for in detail as well.

The vacation of Ivy Island and the proposed development will create a stronger gateway into the business district by:

- Providing traffic calming at the intersection of Richmond and Lombard through replacing the slip lane with a dedicated right-turn lane and improving pedestrian safety at the intersection through controlled crossings (which are not present on all street crossings currently).
- Buildings adjacent to the auto-centric slip lane, which are not easily visible to cars speeding through the corner, are proposed to be replaced with new storefronts with strategic setbacks that will create two new pedestrian plazas. The storefronts and pedestrian plazas will be easily visible vehicles traveling on Lombard.

The vacation of Ivy Island will calm traffic by:

- By replacing the slip lane with a dedicated right-turn lane, which will cause traffic entering the St. Johns Main Street area to slow down to perform a hard right turn instead of being able to maintain their speed through the turn.

The vacation of Ivy Island will enhance safety for children another pedestrians crossing Lombard by:

- The dedicated hard-right turn will mean that cars will be entering the Main Street area at a slower speed and will be approaching the Charleston intersection head-on. This will mean that 1) cars will not be approaching Charleston as fast as they are now and 2) they will not be forced to use their peripheral vision while navigating a curve to spot pedestrians wanting to cross.
- Removing the unprotected pedestrian crossing near the beginning of the slip lane at Lombard and Richmond. This pedestrian crossing is particularly dangerous for pedestrians wishing to cross from Ivy Island to the north side of Lombard because the pedestrians have no certainty as to whether a vehicle will be speeding through the slip lane or not.

Thank you for the opportunity to provide my comments. Should you have any questions or clarifications, I will be available to discuss the matter in more detail via phone or email.

Sincerely,

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**Clinton "CJ" Doxsee**