

# THE UNION AT ST JOHNS

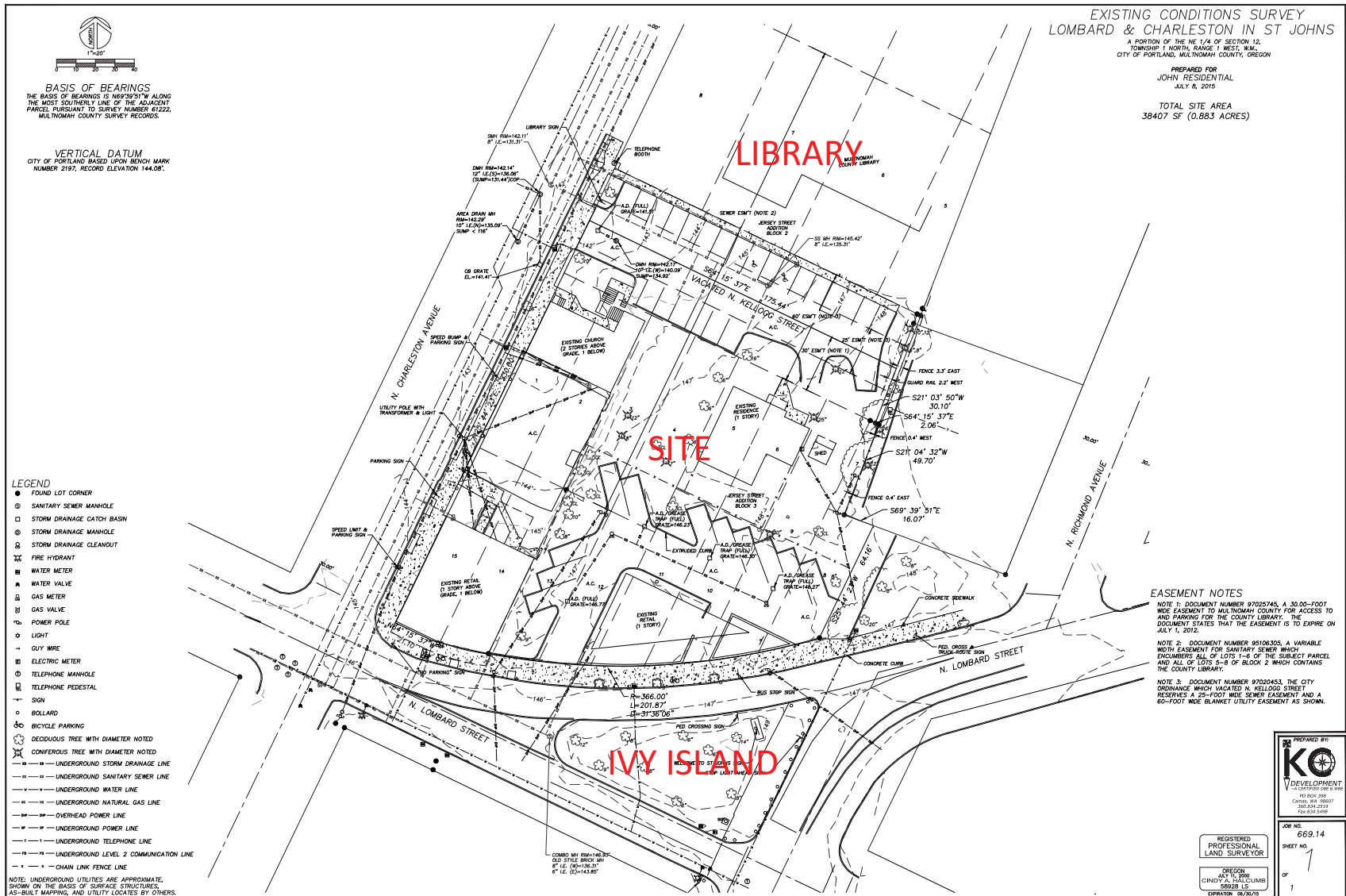
**JONES** ARCHITECTURE



# SITE PLAN



# EXISTING SURVEY



EXISTING CONDITIONS SURVEY  
 LOMBARD & CHARLESTON IN ST JOHNS  
 A PORTION OF THE NE 1/4 OF SECTION 13,  
 TOWNSHIP 1 NORTH, RANGE 1 WEST, MAIL  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 PREPARED FOR  
 JOHN RESIDENTIAL  
 JULY 8, 2015  
 TOTAL SITE AREA  
 38407 SF (0.883 ACRES)

**BASIS OF BEARINGS**  
 THE BASIS OF BEARINGS IS N69°39'51"W ALONG  
 THE MOST SOUTHERLY LINE OF THE ADJACENT  
 PARCEL PURSUANT TO SURVEY NUMBER 61222,  
 MULTNOMAH COUNTY SURVEY RECORDS.

**VERTICAL DATUM**  
 CITY OF PORTLAND BASED UPON BENCH MARK  
 NUMBER 2197, RECORD ELEVATION 144.08'

- LEGEND**
- FOUND LOT CORNER
  - ⊙ SANITARY SEWER MANHOLE
  - STORM DRAINAGE CATCH BASIN
  - ⊙ STORM DRAINAGE MANHOLE
  - ⊙ STORM DRAINAGE CLEANOUT
  - ⊙ FIRE HYDRANT
  - WATER METER
  - WATER VALVE
  - GAS METER
  - GAS VALVE
  - ⊙ POWER POLE
  - ⊙ LIGHT
  - GUY WIRE
  - ⊙ ELECTRIC METER
  - ⊙ TELEPHONE MANHOLE
  - ⊙ TELEPHONE PEDESTAL
  - ⊙ SIGN
  - ⊙ BOLLARD
  - ⊙ BICYCLE PARKING
  - ⊙ DECIDUOUS TREE WITH DIAMETER NOTED
  - ⊙ CONIFEROUS TREE WITH DIAMETER NOTED
  - UNDERGROUND STORM DRAINAGE LINE
  - UNDERGROUND SANITARY SEWER LINE
  - UNDERGROUND WATER LINE
  - UNDERGROUND NATURAL GAS LINE
  - OVERHEAD POWER LINE
  - UNDERGROUND POWER LINE
  - UNDERGROUND TELEPHONE LINE
  - UNDERGROUND LEVEL 2 COMMUNICATION LINE
  - CHAIN LINK FENCE LINE

**EASEMENT NOTES**

NOTE 1: DOCUMENT NUMBER 97022745, A 30.00-FOOT WIDE EASEMENT TO MULTNOMAH COUNTY FOR ACCESS TO AND PARKING FOR THE COUNTY LIBRARY. THE DOCUMENT STATES THAT THE EASEMENT IS TO EXPIRE ON JULY 5, 2012.

NOTE 2: DOCUMENT NUMBER 95106305, A VARIABLE WIDTH EASEMENT FOR SANITARY SEWER WHICH ENCOMPASSES ALL OF LOTS 1-6 OF THE SUBJECT PARCEL AND ALL OF LOTS 7-8 OF BLOCK 2 WHICH CONTAINS THE COUNTY LIBRARY.

NOTE 3: DOCUMENT NUMBER 97020453, THE CITY ORDINANCE WHICH VACATED N. KELLOGG STREET RESERVES A 25-FOOT WIDE SEWER EASEMENT AND A 60-FOOT WIDE BLANKET UTILITY EASEMENT AS SHOWN.

PREPARED BY  
**KO**  
 DEVELOPMENT  
 10000 NE 28th Ave  
 Portland, OR 97218  
 503.254.2110  
 Fax: 503.254.0905

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON  
 CINDY A. HALCLUMB  
 08828 LS  
 EXPIRATION: 02/20/15

JOB NO. 669.14  
 SHEET NO. 1  
 OF 1

# EXISTING SITE PHOTOS



# HOW DID WE GET HERE?

FEB. 4, 2015

EARLY ASSISTANCE MEETING FOR ORIGINAL BUILDING DESIGN

MARCH 4, 2015

PBOT AND DEVELOPMENT TEAM PROPOSE VACATION TO  
NEIGHBORHOOD ASSOCIATIONS

APRIL 2015

EARLY ASSISTANCE MEETING FOR VACATION WITH NEW  
BUILDING DESIGN

MARCH + APRIL 2015

JONES ARCHITECTURE MEETS WITH NEIGHBORHOOD  
ASSOCIATIONS

SEPTEMBER 2015

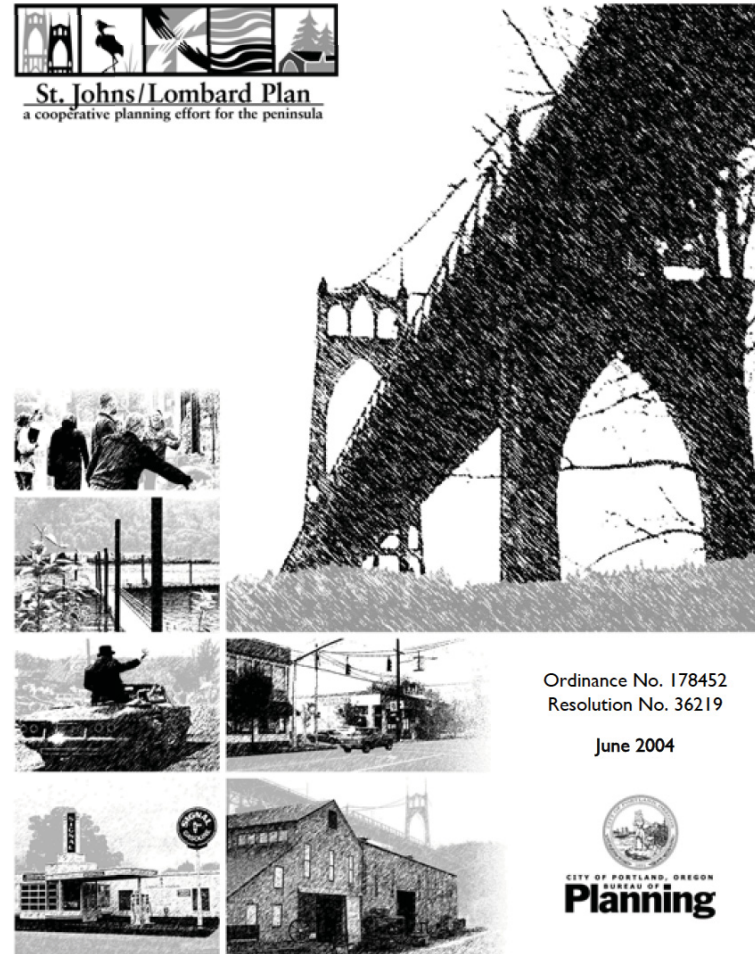
ST JOHNS NEIGHBORHOOD ASSOCIATION AND ST JOHNS MAIN  
STREET PROVIDE LETTERS OF SUPPORT

# St. Johns/Lombard Plan

Adopted by City Council  
May 26, 2004

Ordinance No. 178452  
Resolution No. 36219

Effective Date:  
July 10, 2004



Ordinance No. 178452  
Resolution No. 36219  
June 2004



# ST. JOHNS LOMBARD PLAN

## **ACKNOWLEDGEMENTS**

- PORTLAND CITY COUNCIL
- CITY OF PORTLAND PLANNING COMMISSION
- CITY OF PORTLAND BUREAU OF PLANNING
- BUREAU OF PLANNING PROJECT STAFF
- OFFICE OF TRANSPORTATION PROJECT STAFF
- ST. JOHNS/LOMBARD PLAN CITIZEN WORKING GROUP
- ST. JOHNS/LOMBARD PLAN TECHNICAL ADVISORY COMMITTEE
- ST. JOHNS/LOMBARD PLAN CONSULTANT TEAM



# LOMBARD PLAN OBJECTIVES

1. Create distinctive, identifiable places for pedestrian-oriented retailing, neighborhood-scaled retail and mixed use, and areas that accommodate automobiles.
2. Improve the design quality of new development around the St. Johns town center to build upon the existing small town character of the community, and strengthen its relationship with the Willamette River.
3. Provide places for additional housing and mixed-use development in downtown St. Johns, near the river, and along the main street to help support community-serving businesses and further the plan's housing goals.
4. Retain places for employment and industrial land uses that contribute to the regional economy and provide jobs.

# LOMBARD / RICHMOND INTERSECTION



## **OBJECTIVES:**

1. STRONGER GATEWAY TO BUSINESS DISTRICT
2. CALM TRAFFIC
3. ENHANCE SAFETY FOR PEDESTRIANS CROSSING LOMBARD

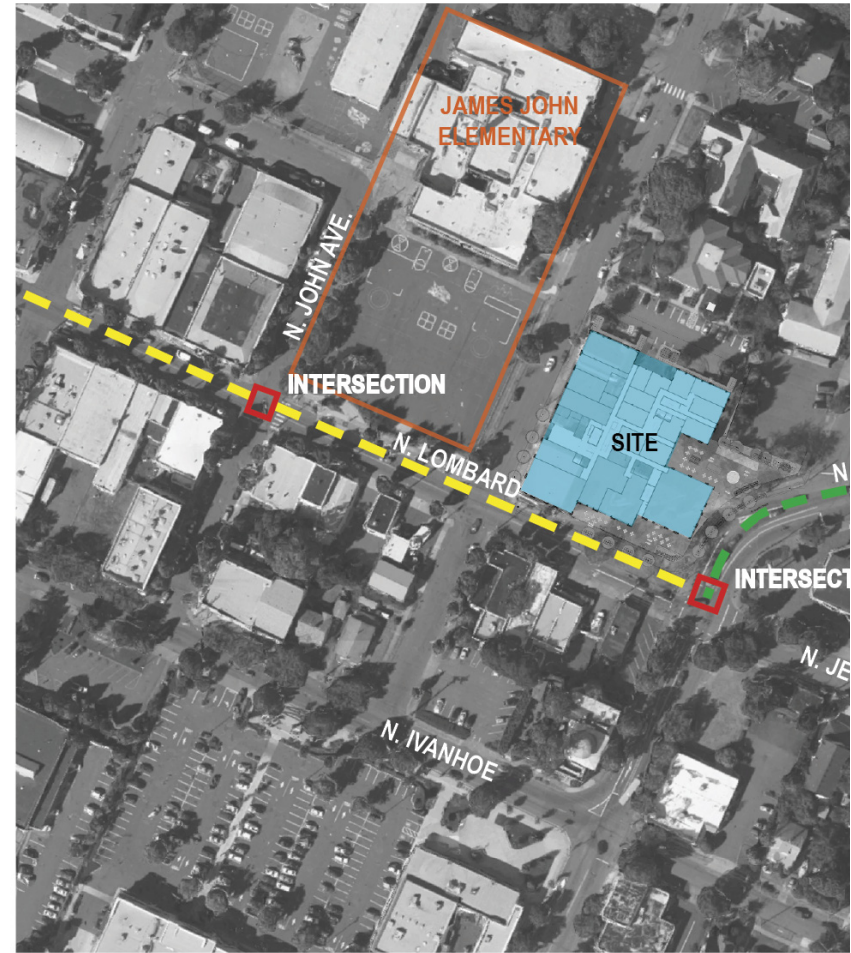
## **PLAN PROPOSED:**

- A. NEW INTERSECTION
- B. NEW PLAZA

# TRAFFIC DIAGRAM



**EXISTING**



**PROPOSED**

**TRAFFIC SPEED**



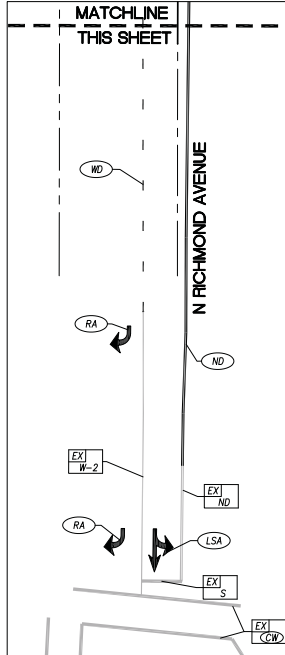
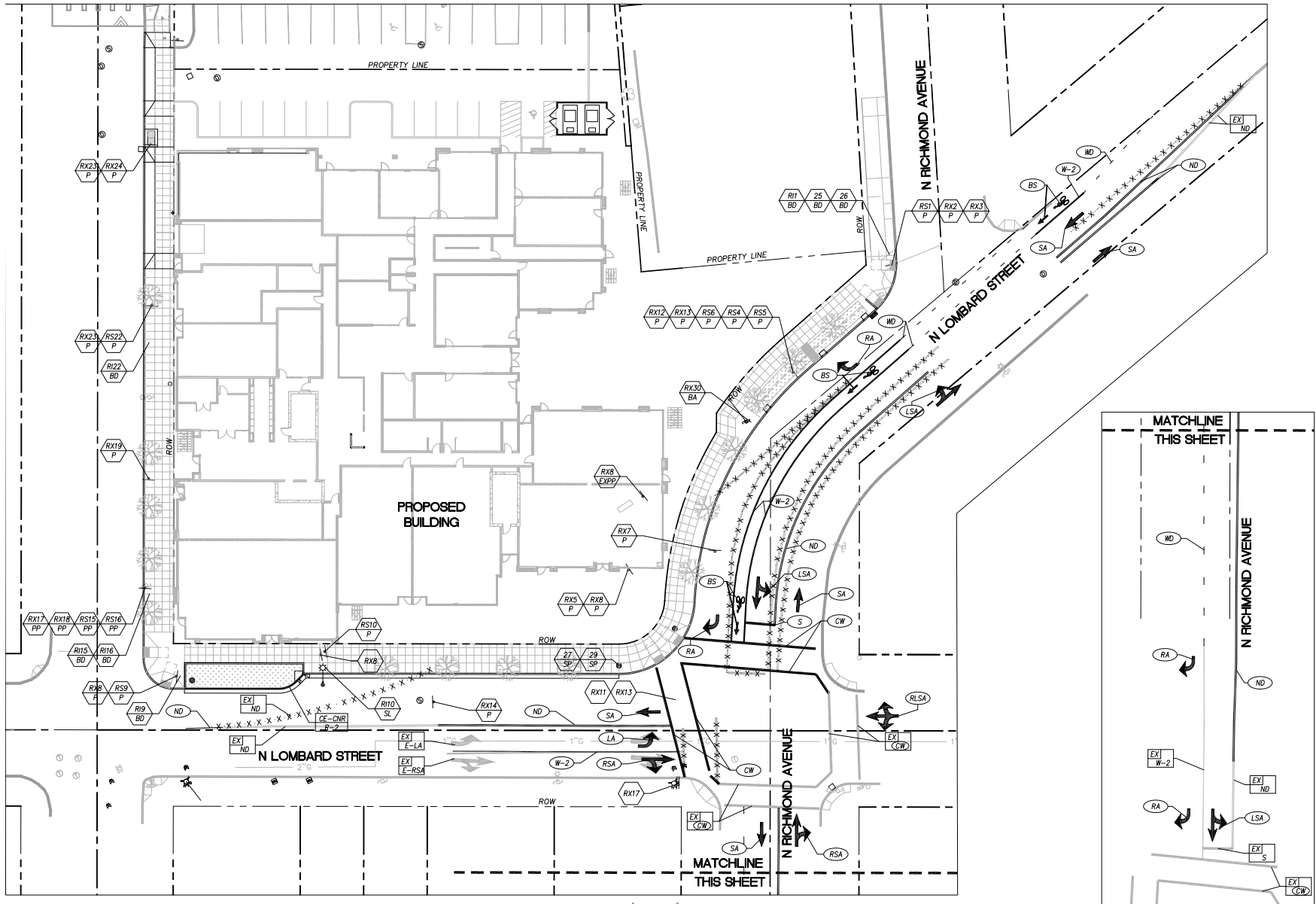
INTERSECTION



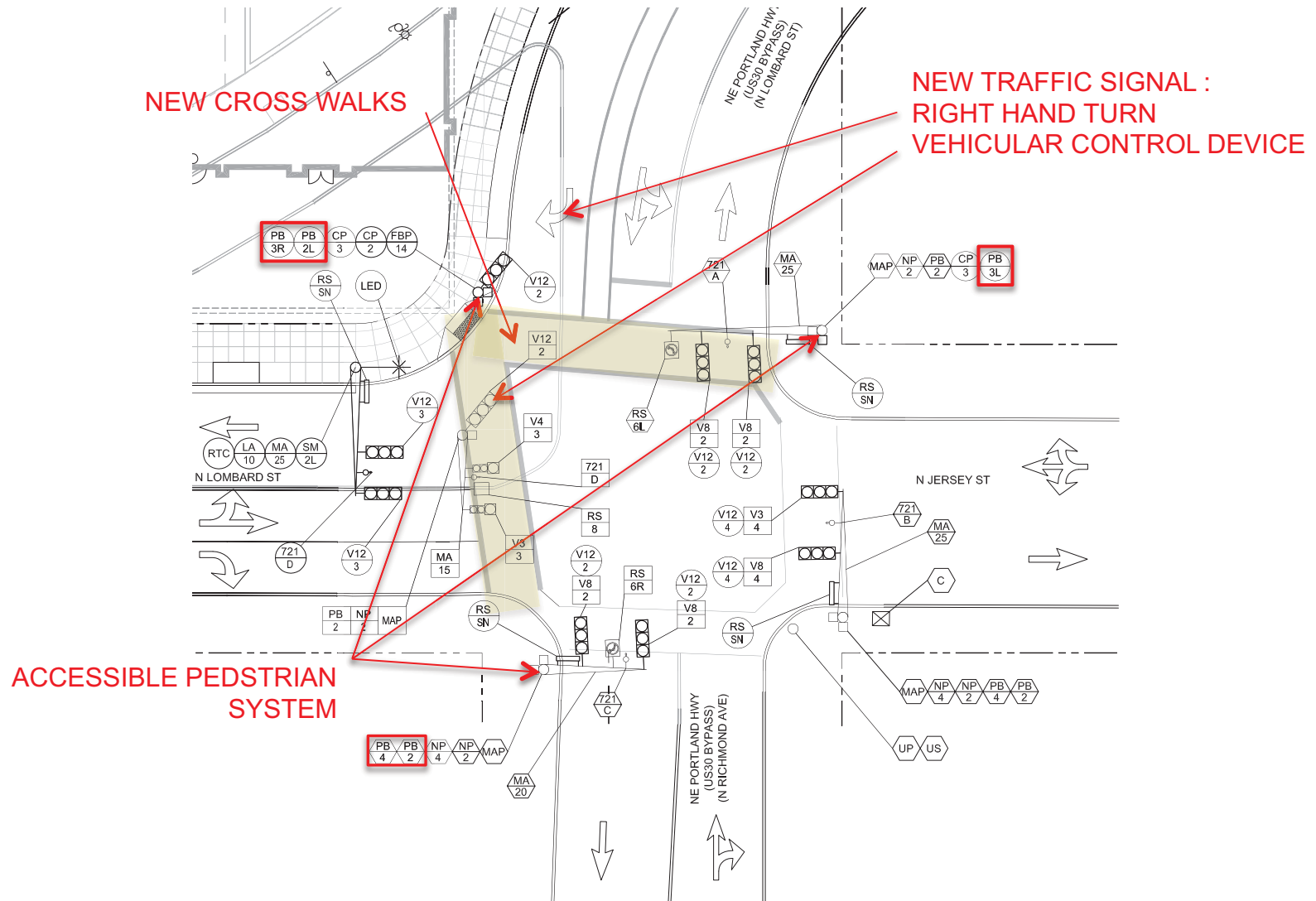
# NEIGHBORHOOD OUTREACH

- ST JOHNS MAIN STREET
- ST JOHNS NEIGHBORHOOD ASSOCIATION
- ST JOHNS BOOSTERS
- INDIVIDUAL NEIGHBORHOOD REPRESENTATIVES
- GROUPS OF BUSINESS OWNERS
- MULTNOMAH COUNTY LIBRARY
- PORTLAND PUBLIC SCHOOLS
- ADJACENT PROPERTY OWNERS
- PBOT
- ODOT
- BDS
- BES
- WATER BUREAU
- FIRE BUREAU

# SITE PLAN



# INTERSECTION SIGNAL DIAGRAM



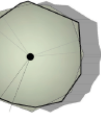
# GROUND STORY PLAN



N LOMBARD ST.

# SOUTHEAST PLAZA

## PLANT SCHEDULE SOUTH OUTDOOR PLAZA

TREES	CODE	COMMON NAME	CONT	CAL	SIZE
	EW	EDDIE'S WHITE WONDER DOGWOOD <i>Cornus x 'Eddie's White Wonder'</i>	B & B	2.5' CAL	15' - 16' HGT.
	SP	JAPANESE STEWARTIA <i>Stewartia pseudocamellia</i>	B & B	2' CAL	8-10' HT
GROUND COVERS	CODE	COMMON NAME	CONT	SIZE	
	PEN	HAMELN DWARF FOUNTAIN GRASS <i>Pennisetum alopecuroides 'Hameln'</i>	1 GAL		
	TRA	STAR JASMINE <i>Trachelospermum jasminoides 'Confederate'</i>	1 GAL		
GROUND COVERS	CODE	COMMON NAME	CONT		
	CAR	ICE DANCE SEDGE <i>Carex x 'Ice Dance'</i>	1 GAL		



EW- EDDIE'S WHITE WONDER DOGWOOD



CAR- ICE DANCE SEDGE



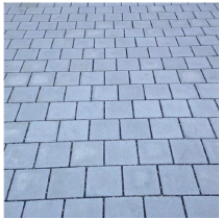
SP- JAPANESE STEWARTIA



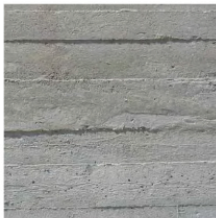
PEN- HAMELN DWARF FOUNTAIN GRASS



TRA- STAR JASMINE



1 PERMEABLE PAVER



2 CONCRETE PLANTER WALL



6 BENCH SEATING MOUNTED ON CONCRETE LOW WALL

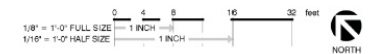


SOUTH OUTDOOR PLAZA PLANTING PLAN



SITE KEY  
GROUND LEVEL

## LANDSCAPE SOUTHEAST PLAZA

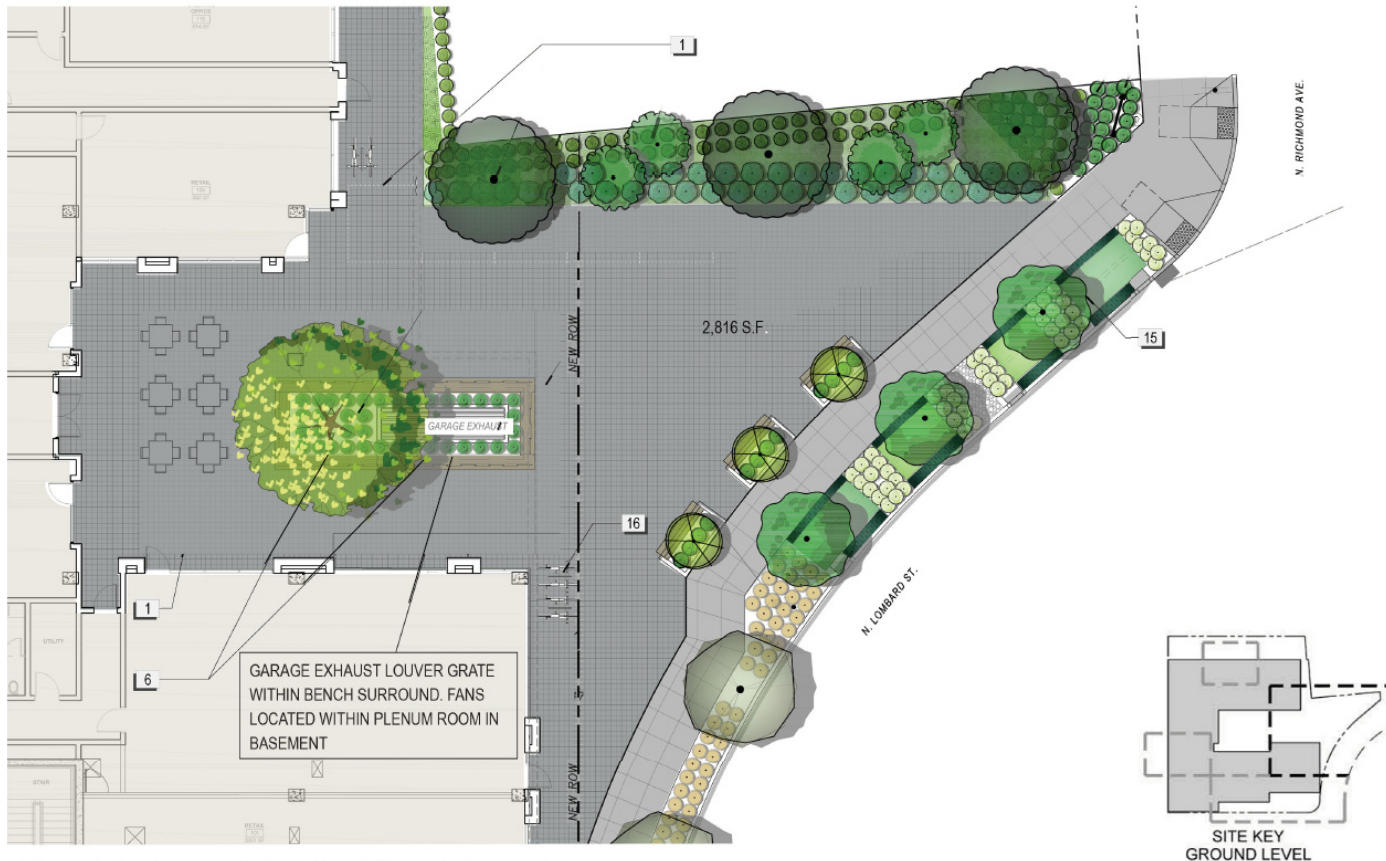




# SOUTHEAST PLAZA

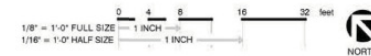


# EAST PLAZA



CENTRAL OUTDOOR PLAZA LAYOUT AND MATERIALS

11 / 17 / 15



# EAST PLAZA



# REQUEST

OPTION 1. VACATE BOTH PARCELS, WITH THE INTENT OF WORKING OUT AN ARRANGEMENT WITH THE ADJACENT PROPERTY OWNER PRIOR TO CITY COUNSEL HEARING IN EARLY FEBRUARY

OPTION 2. PROCEED WITH DEVELOPMENT OF EAST PLAZA WITH AN ENCROACHMENT

# EAST PLAZA





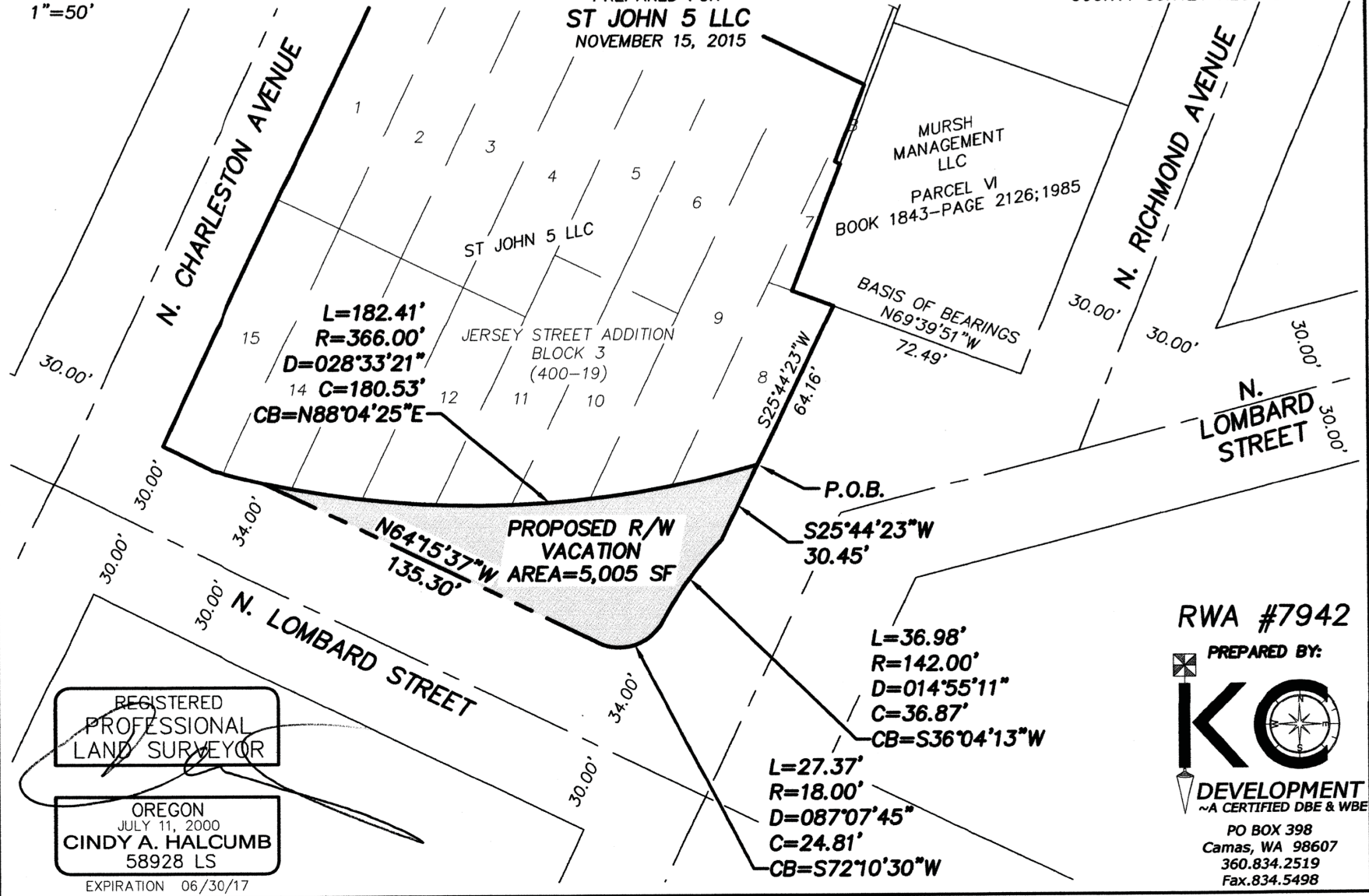
1"=50'

# STREET VACATION EXHIBIT

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 12,  
TOWNSHIP 1 NORTH, RANGE 1 WEST, W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED FOR  
**ST JOHN 5 LLC**  
NOVEMBER 15, 2015

**BASIS OF BEARINGS**  
THE BASIS OF BEARINGS IS S69°39'51"E  
ALONG THE MOST SOUTHERLY LINE OF  
THE ADJACENT PARCEL PURSUANT TO  
SURVEY NUMBER 61222, MULTNOMAH  
COUNTY SURVEY RECORDS.



REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 11, 2000  
**CINDY A. HALCUMB**  
58928 LS

EXPIRATION 06/30/17

**RWA #7942**

PREPARED BY:



**DEVELOPMENT**  
~A CERTIFIED DBE & WBE

PO BOX 398  
Camas, WA 98607  
360.834.2519  
Fax.834.5498

# THE UNION AT ST JOHNS

**JONES** ARCHITECTURE



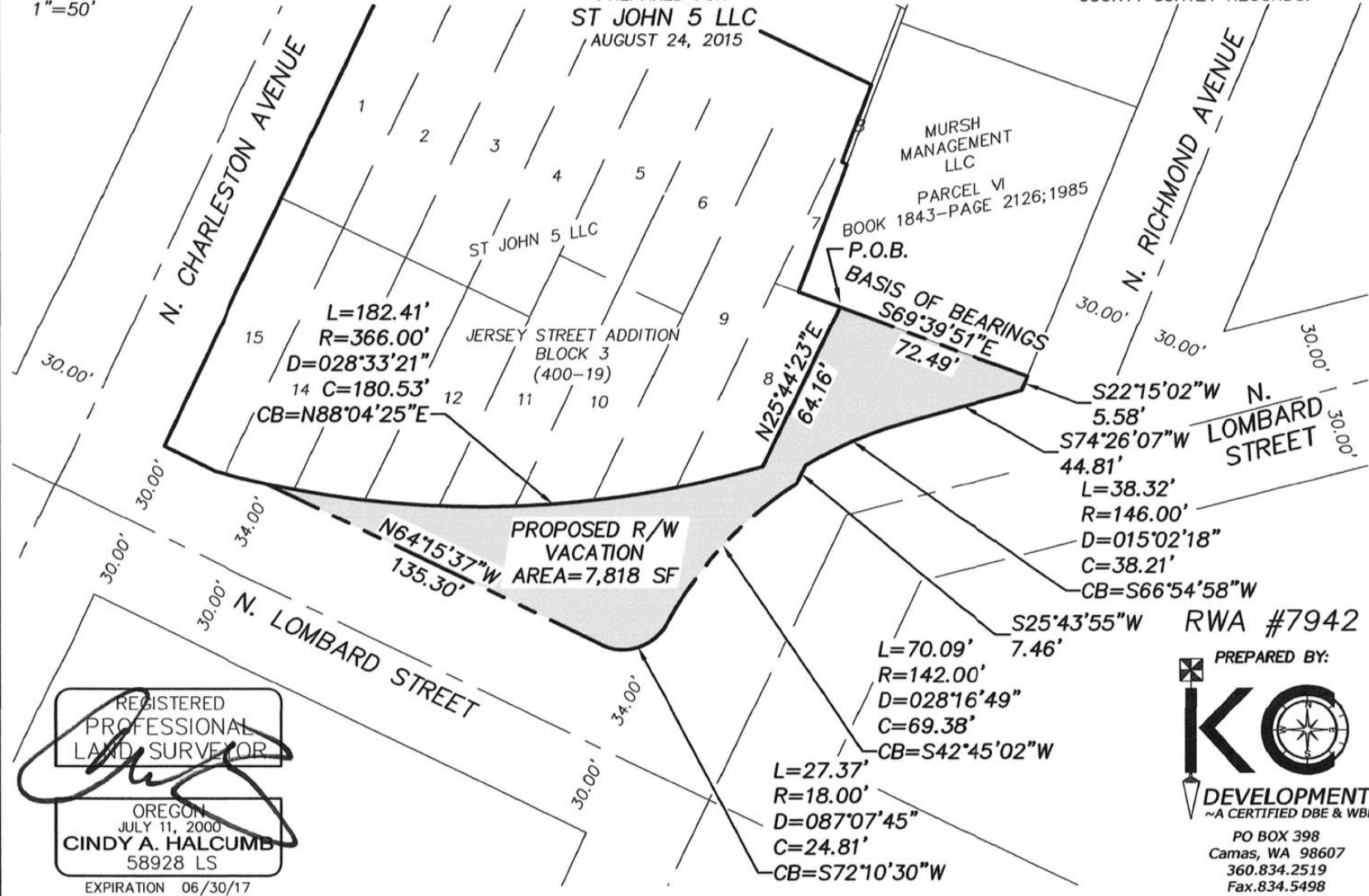
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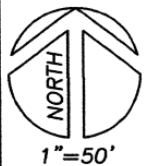
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PREPARED FOR  
**ST JOHN 5 LLC**  
AUGUST 24, 2015

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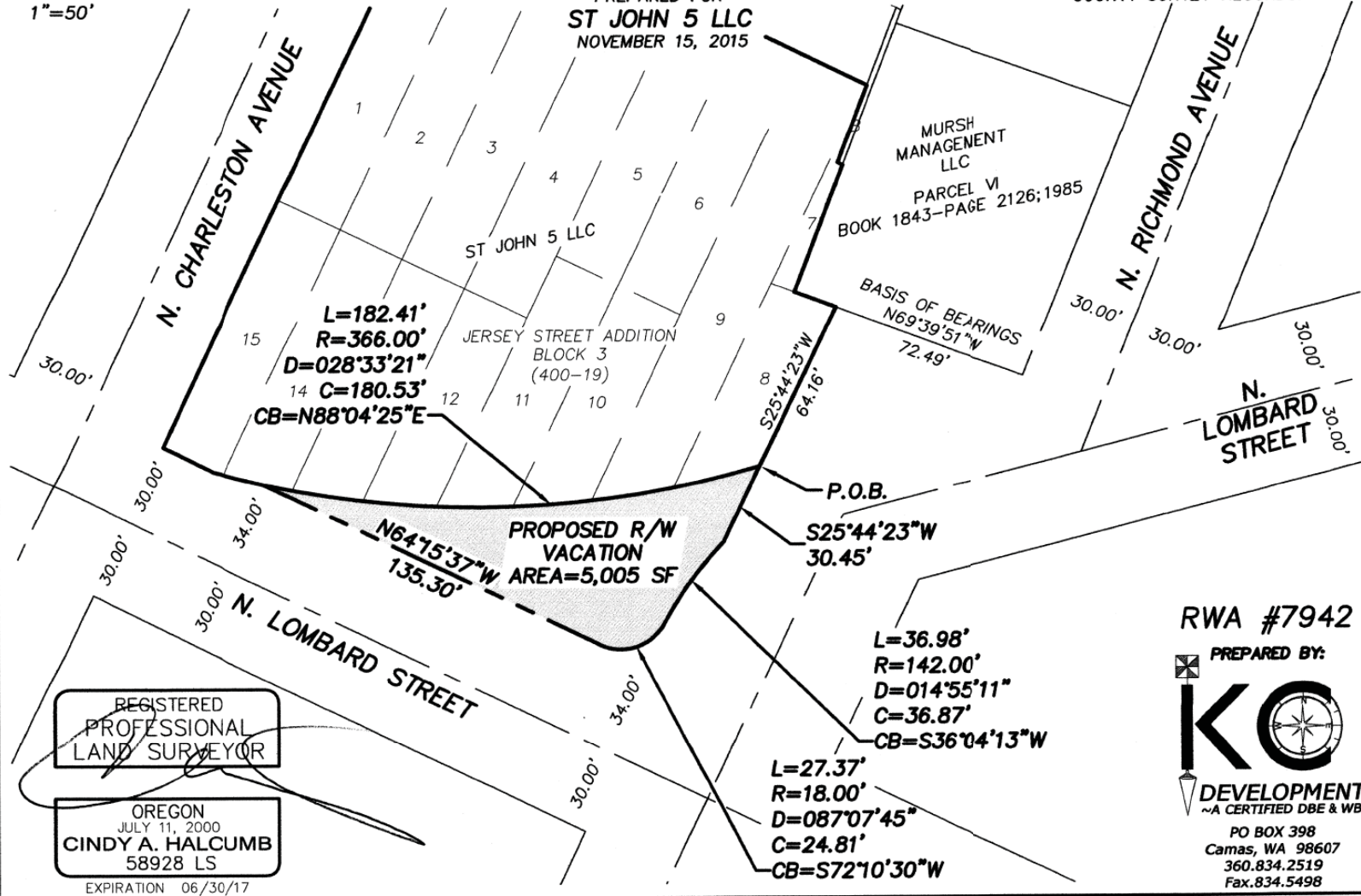
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NOVEMBER 15, 2015

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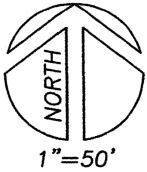
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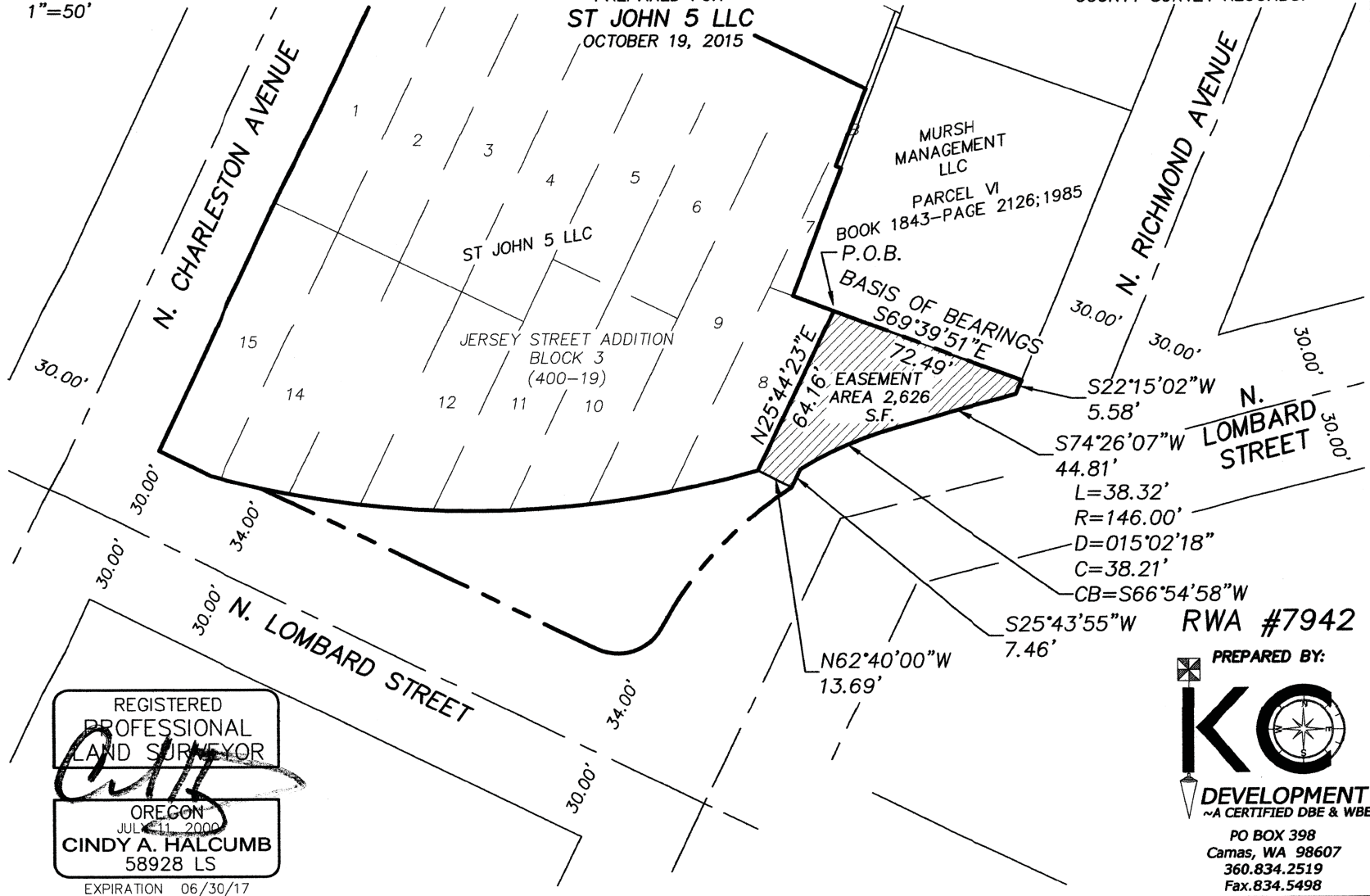


# EASEMENT EXHIBIT

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TOWNSHIP 1 NORTH, RANGE 1 WEST, W.M.,  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

PREPARED FOR  
**ST JOHN 5 LLC**  
OCTOBER 19, 2015

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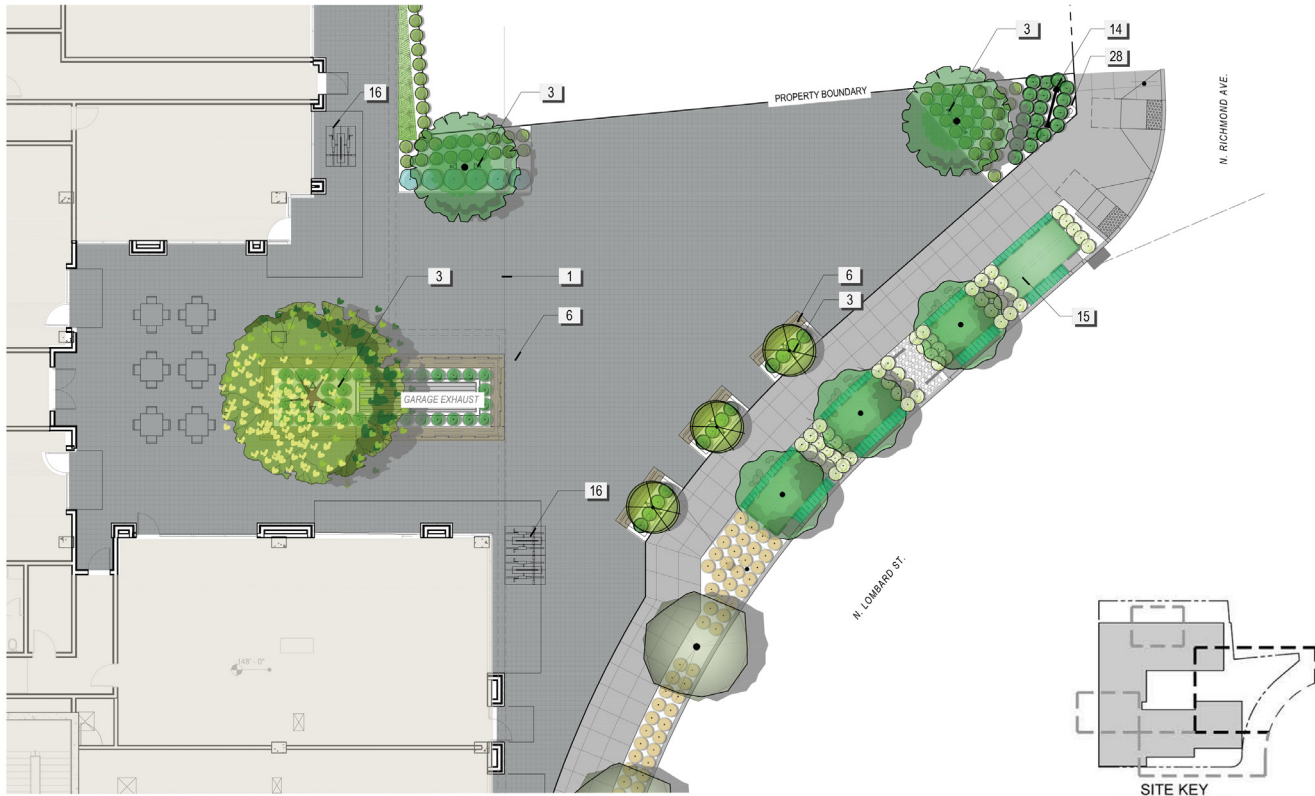
REGISTERED  
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LAND SURVEYOR  
*C.A.H.*  
OREGON  
JULY 11, 2000  
**CINDY A. HALCUMB**  
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EXPIRATION 06/30/17

PREPARED BY:  
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1 PERMEABLE PAVERS      14 EXISTING ST. JOHNS SIGN TO BE RELOCATED HERE      6 BENCH SEATING MOUNTED ON CONCRETE LOW WALL      15 STORMWATER PLANTER      16 BIKE RACK



CENTRAL OUTDOOR PLAZA LAYOUT AND MATERIALS

