



THE UNION AT ST JOHNS

JONES ARCHITECTURE

MY NAME IS FARID BOLOURI. I AM THE OWNER AND DEVELOPER.

WE WENT TO THE CITY'S EARLY ASSISTANCE MEETING WITH A PLAN THAT DID NOT INCLUDE THE PUBLIC IMPROVEMENTS OR TRAFFIC IMPROVEMENTS.

THE CITY ASKED ME TO DELAY MY PROJECT FOR 1 YEAR IN ORDER TO MAKE PUBLIC SAFETY AND PUBLIC SPACE IMPROVEMENTS ASSOCIATED WITH THE ST JOHNS PLAN.

I SAID YES AND WENT BACK TO THE DRAWING BOARD.

IN COLLABORATION WITH PBOT, WE RECONFIGURED THE BUILDING, INCLUDED THE DESIRED PLAZAS, REALIGNED THE STREET AND ADD TRAFFIC SIGNALS AND PEDESTRIAN CROSSINGS

ALL OF THIS AT MY SOLE COST AND EXPENSE.

THE PROJECT IS BETTER AND NEIGHBORHOOD ASSOCIATION AGREES.

WE HELD 4 NEIGHBORHOOD MEETINGS AND INCORPORATED MANY GREAT SUGGESTIONS.

AT EVERY MEETING WE EARNED THEIR SUPPORT AND HAVE 2 LETTERS INTO THE RECORD WITH THE ASSOCIATIONS ENDORSEMENTS.

THE PROJECT HAS BEEN APPROVED BY DESIGN REVIEW. NO PARTY CONTESTED THE DESIGN OF THE PROJECT. THAT DECISION IS NOW FINAL AND ALL APPEAL DEADLINES HAVE PASSED.

WE ARE NOW ASKING YOU TO AFFIRM THE PLANNING COMMISSION'S UNANIMOUS APPROVAL OF THIS STREET VACATION ALLOWING US TO GET THIS GREAT PROJECT UNDERWAY.

SITE PLAN



ST JOHNS LOMBARD PLAN

ADOPTED BY CITY COUNCIL

ORDINANCE NO. 178452

RESOLUTION NO. 36219

OBJECTIVES:

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



PUBLIC SPACE:
PEDESTRIAN PLAZAS

PUBLIC SAFETY:
NEW INTERSECTION AND
PEDESTRIAN CROSSING

A Vision for the St. Johns Lombard Street Area

*Lombard is defined by **pedestrian-oriented retail centers, linked by tree lined segments featuring attractive housing** and land uses that serve the peninsula.*

*It is a place where **people are comfortable walking the streets and spending time in public places**; they have a sense of knowing and caring for each other.*

*Its appealing sidewalk environment is accentuated by **small community gathering places, and an array of retailers, restaurants, and services** for the surrounding neighborhoods.*



A concept drawing of the Lombard main street

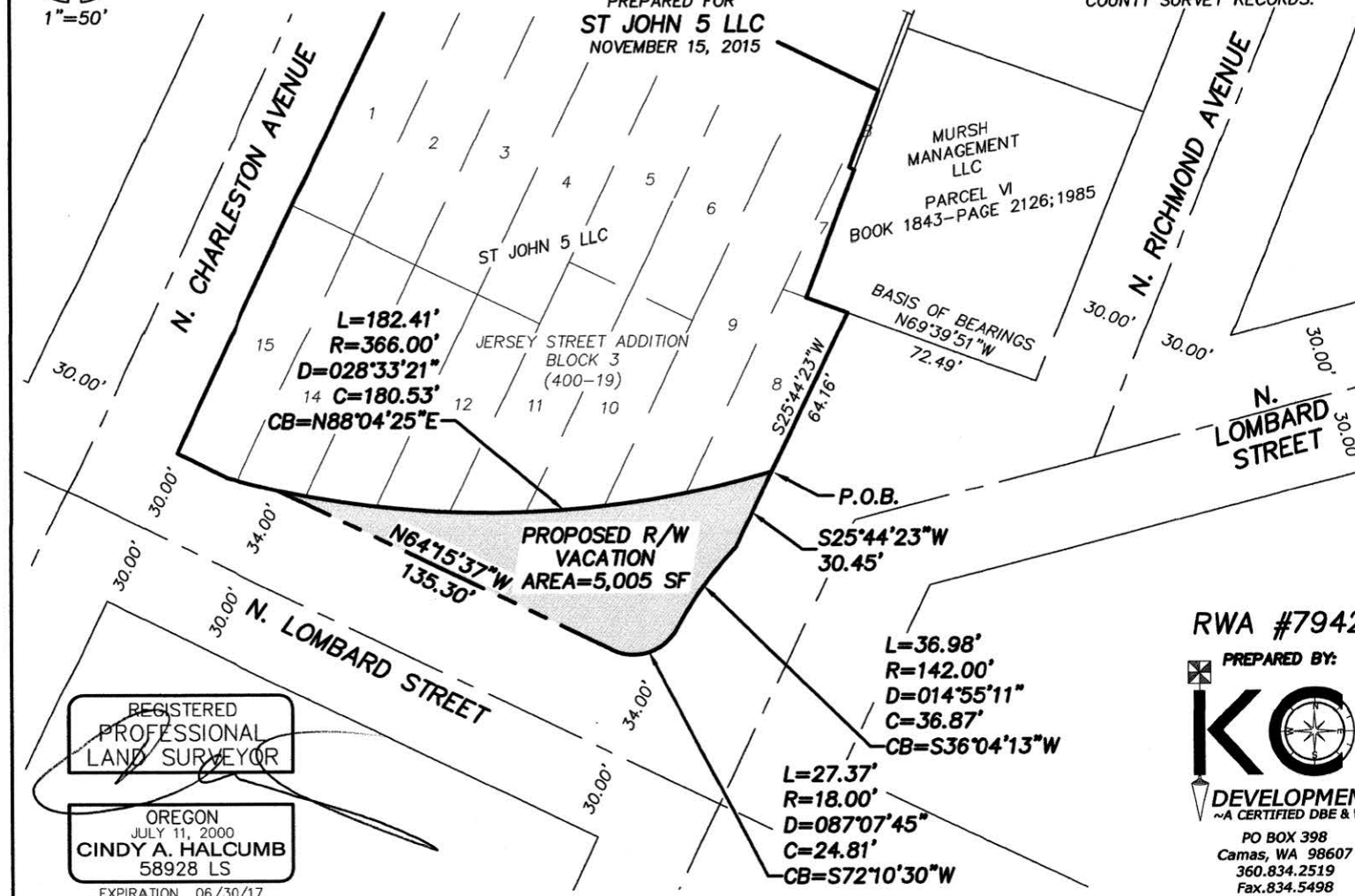
*Mayor Hales will continue to direct bureaus to prioritize creation of **complete neighborhoods** — those with walkable and bikable access to parks and community centers, public transportation, grocery stores and other goods and services, a range of housing options, and quality public schools. The Portland Plan identifies a goal of 55 percent people living in complete neighborhoods by 2017.*

Mayor Hales' Priorities, 2015-16

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

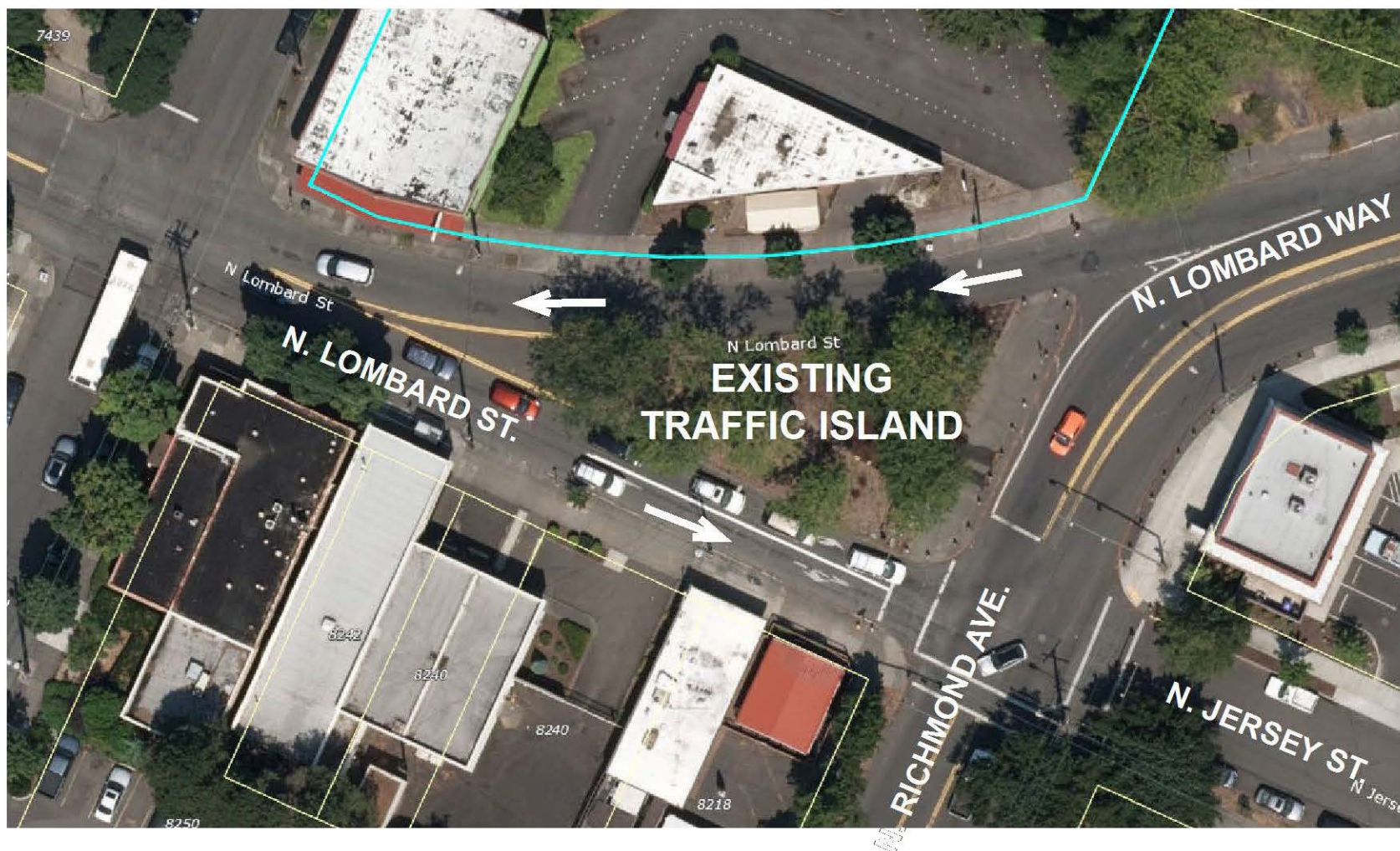
THE BASIS OF BEARINGS IS S69°39'51"E
ALONG THE MOST SOUTHERLY LINE OF
THE ADJACENT PARCEL PURSUANT TO
SURVEY NUMBER 61222, MULTNOMAH
COUNTY SURVEY RECORDS.



LEGAL DESCRIPTION OF VACATION

PUBLIC SAFETY

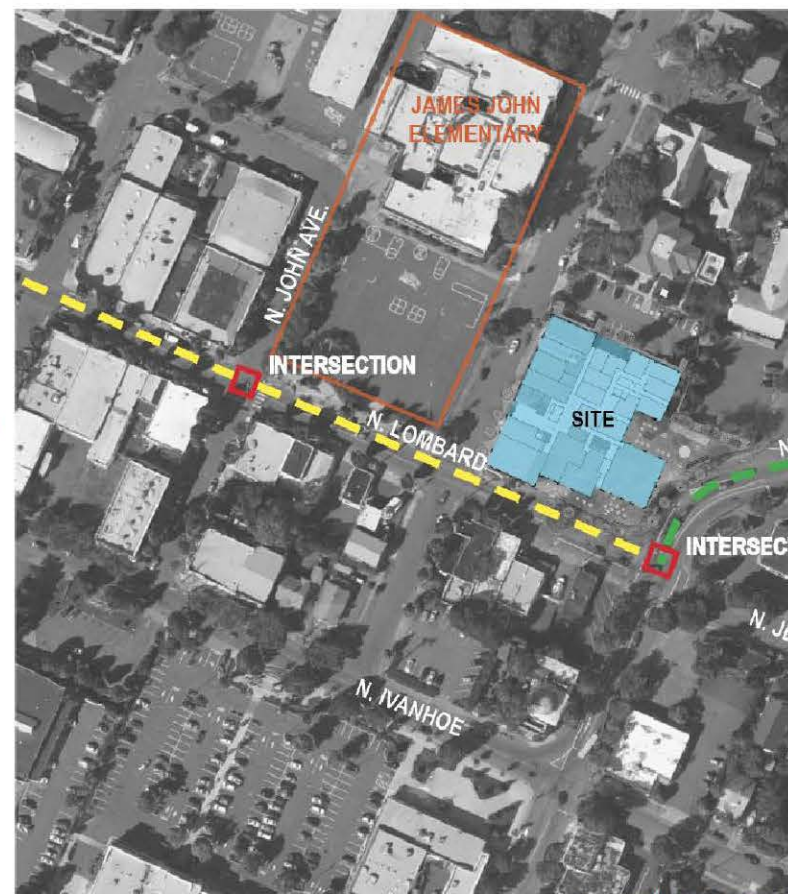
EXISTING TRAFFIC



TRAFFIC DIAGRAMS



EXISTING



PROPOSED

TRAFFIC SPEED

FAST



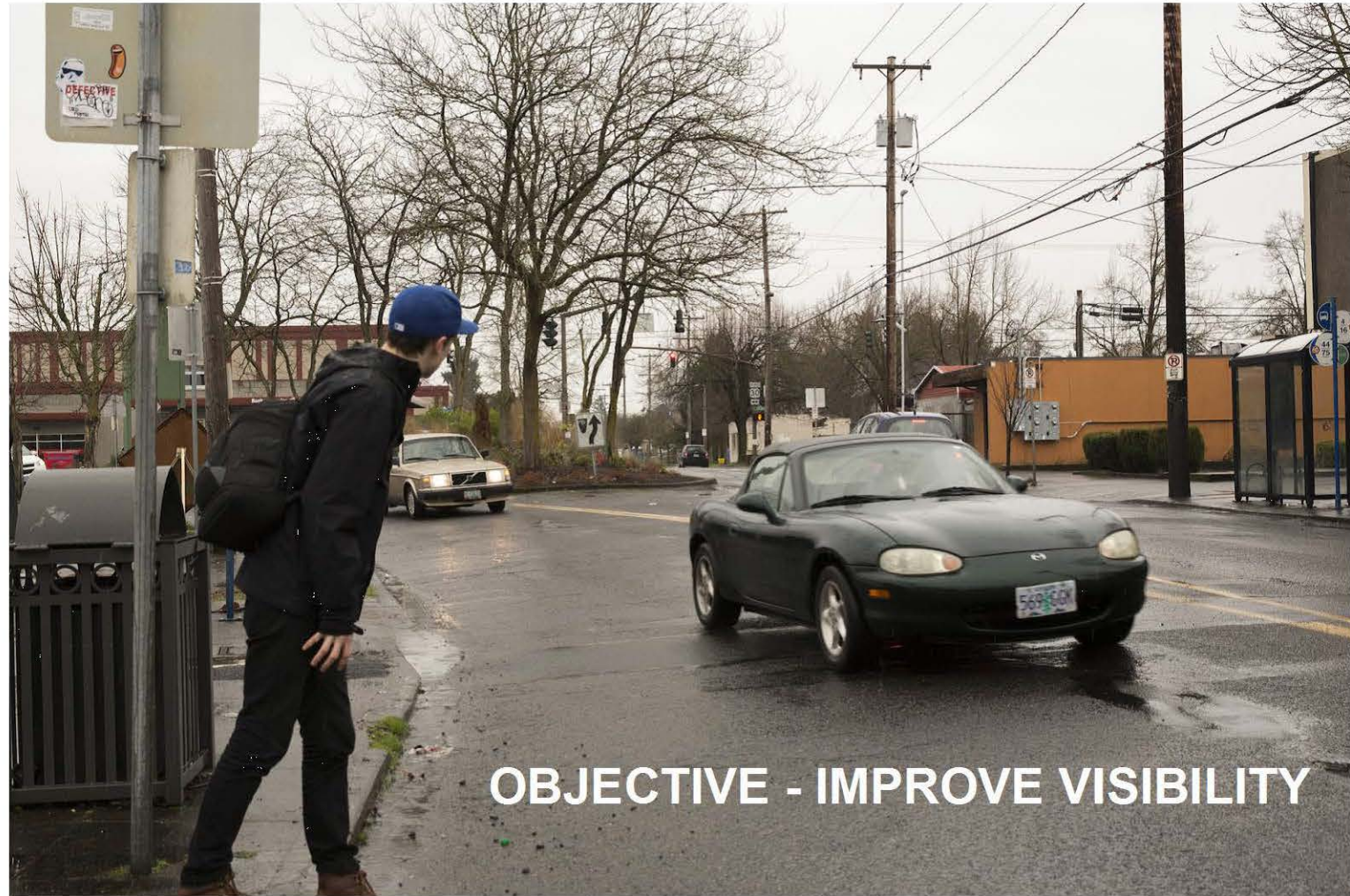
SLOW



INTERSECTION



EXISTING LOMBARD STREET CROSSING



OBJECTIVE - IMPROVE VISIBILITY

EXISTING LOMBARD STREET CROSSING

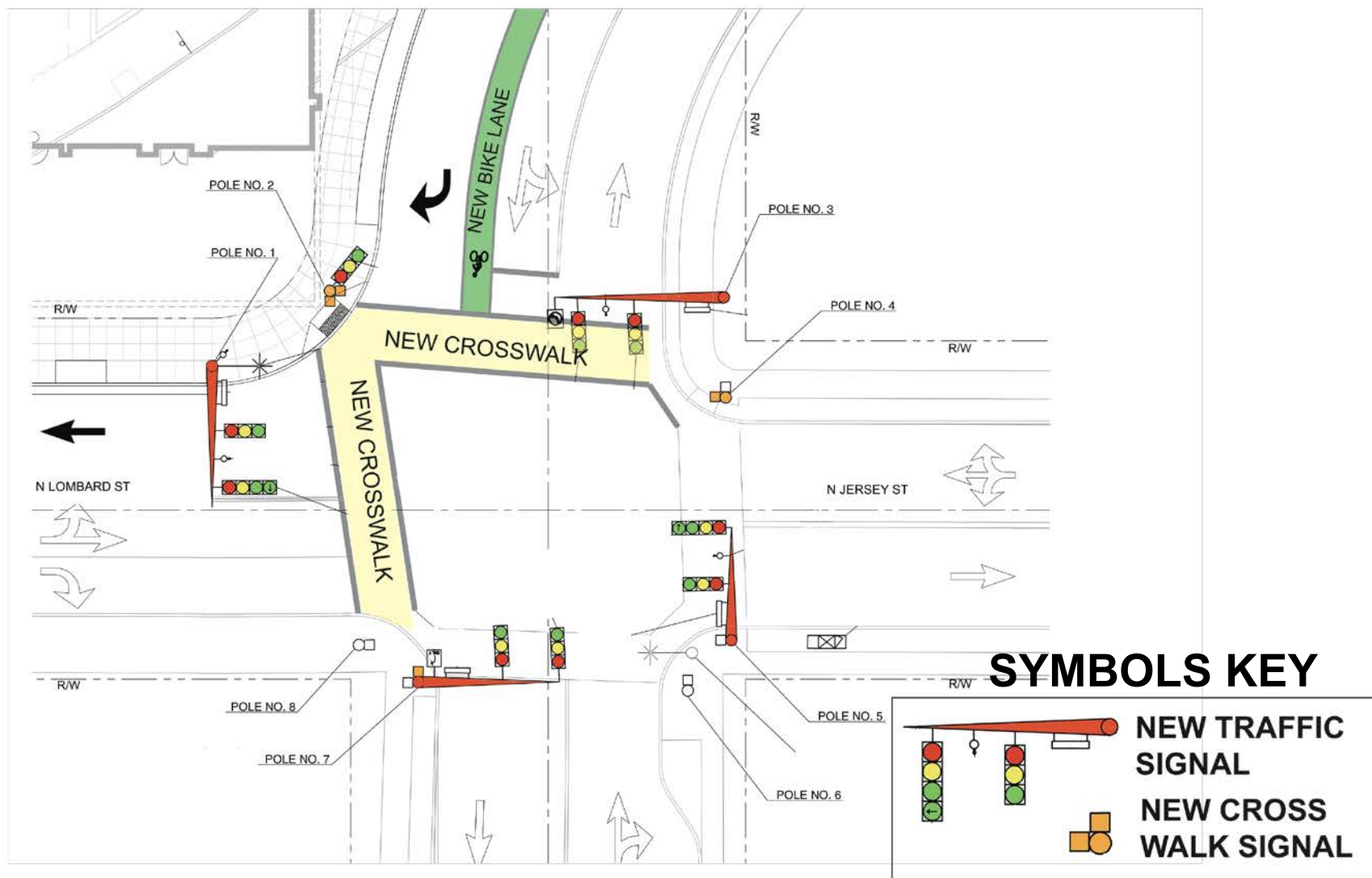


OBJECTIVE - INCREASE PEDESTRIAN SAFETY

EXISTING LOMBARD STREET CROSSING



NEW TRAFFIC SIGNALS & PEDESTRIAN CROSSING



PUBLIC SPACE

PROPOSED SITE PLAN



BUILDING DATA

4 STORY MIXED-USE BUILDING

HIGH QUALITY MATERIALS

TIMELESS DESIGN

103 APARTMENTS

20,000 SF OF FLEXIBLE SPACE

89 PARKING STALLS

126 BIKE PARKING STALLS

9,535 SF OF PLAZA AREA

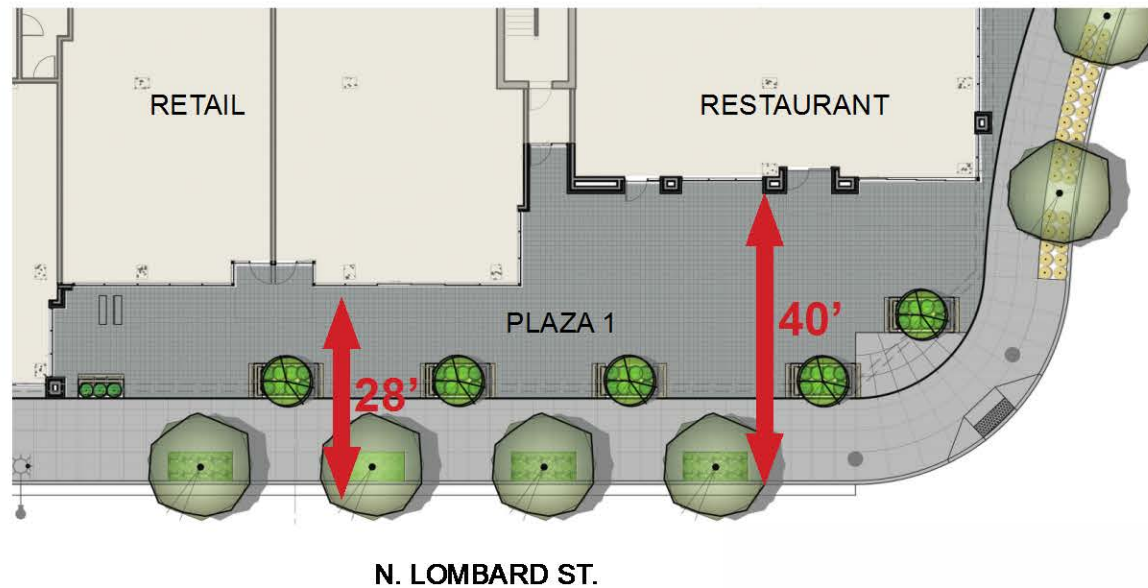
PLAZA 1

3,190 SF PLAZA SPACE

NEW STREET TREES

BUILDING SETBACKS TO PROVIDE
PUBLIC SPACE

SETBACK PROVIDES VISIBILITY TO
BUSINESS DISTRICT



PLAZA 1



COURTYARD PLAZA + PLAZA 2

COURTYARD PLAZA

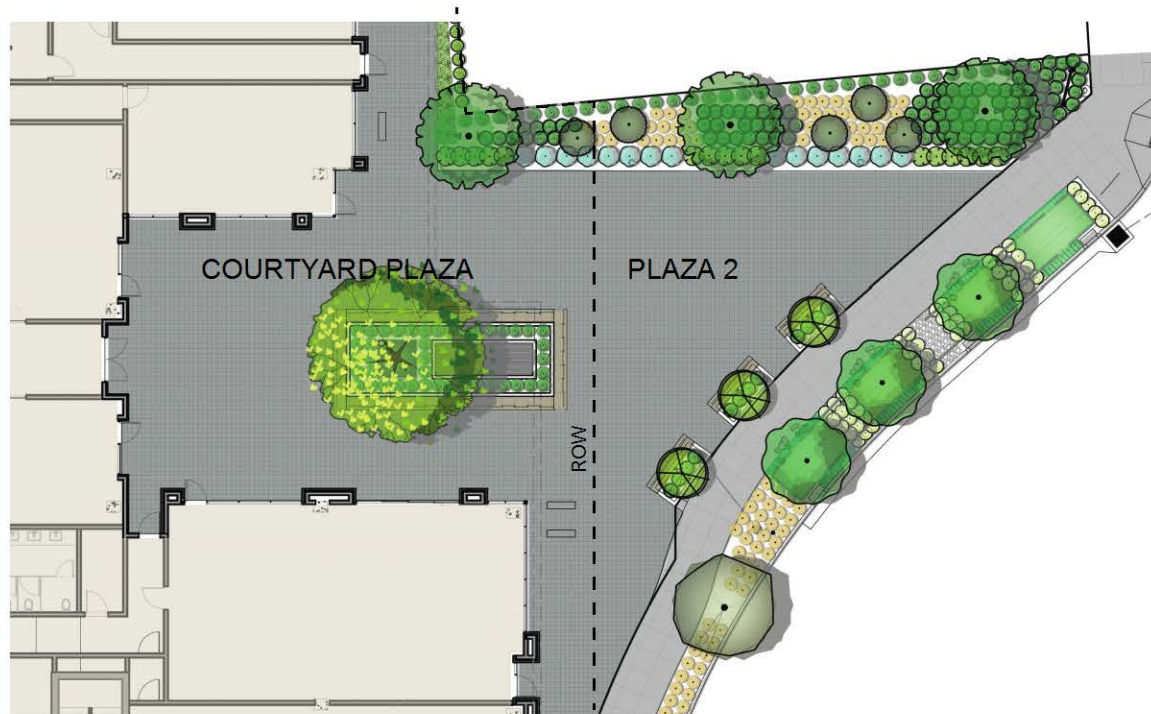
3,530 SF PLAZA SPACE

COURTYARD PLAZA ON PRIVATE
PROPERTY FOR USE BY PUBLIC &
BUILDING OCCUPANTS

PLAZA 2

2,815 SF PLAZA SPACE

PRIVATELY DEVELOPING A PUBLIC
PLAZA ON CITY ROW. THROUGH A
PBOT ENCROACHMENT PERMIT





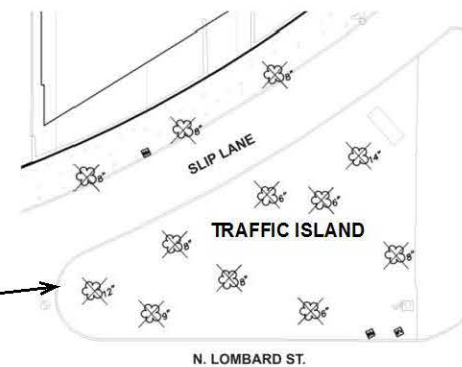
LANDSCAPE PLAN



EXISTING TRAFFIC BERM TREES
(9) TOTAL TREES

PROPOSED SITE TREES
(32) TOTAL TREES

TRAFFIC ISLAND

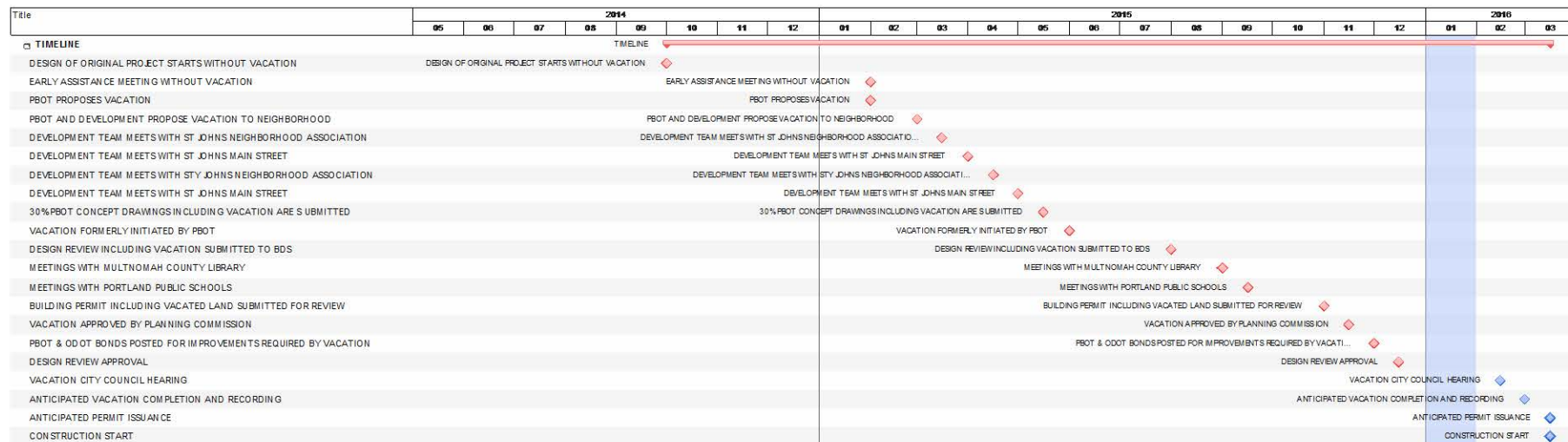




END OF PRESENTATION

REBUTTAL

PROJECT TIMELINE



LETTERS OF SUPPORT



8250 N. Lombard St.
Portland, OR 97203
www.stjohnsmainstreet.org

Mayor Hales and Commissioners Fish, Fritz, Novick, and Saltzman:

The St. Johns Neighborhood Association (SJNA) is writing in support of the Portland Bureau of Transportation's proposed street vacation of the traffic island at the intersection of N Lombard and N Richmond in the St. Johns neighborhood of Portland (RWA #7942).

Over a decade ago, the neighbors of St. Johns worked with the (then) Portland Planning Commission and Bureau of Transportation to create the St. Johns Lombard Plan. The goal of that plan was to create a more vibrant, pedestrian-friendly town center in St. Johns. To that end, the Plan recommends (pg 36, St. Johns Lombard Plan) that the "slip lane" at N Richmond and N Lombard be eliminated, squaring up that intersection and making that entire stretch of Lombard safer for pedestrians. This is particularly important, as the James John Elementary School is located at N Lombard and N Charleston.

There has been a deep history of public outreach associated with the reconfiguration of the intersection of N Lombard and N Richmond. The original St. Johns Lombard Plan process involved many public meetings and reflects hours of hard work from neighbors who served on that advisory committee. There have also been at least four public SJNA general meetings, with attendance ranging from ~35 to ~90 people at each, at which the current development was discussed in detail. The community members in attendance showed overwhelming support for the proposed intersection improvements. In fact, as recently as January 11th, 2016, a group of neighbors who vocally oppose the street vacation were only able to garner four votes for their motion to officially oppose the vacation.

The current proposal to vacate "Ivy Island" to fix the intersection of N Lombard and N Richmond is good policy for several reasons:

- These are safety improvements that the community asked for;
- The developers of the Union at St Johns will pay for the safety improvements;
- The safety improvements are consistent with the city's "Vision Zero" priorities;
- The developer will create - and maintain! - two public plazas to the south and the east of the development, which will create an attractive gateway to our downtown.

For these reasons, the SJNA asks the Portland City Council to support the Portland Bureau of Transportation's proposed street vacation of the traffic island at the intersection of N Lombard and N Richmond.

Thank you,

St. Johns Neighborhood Association Board
James (Shamus) Lynsky, Vice Chair
Crystal Rose-Warner, Treasurer
Denis Theriault, Secretary
Josh Leslie, Land Use Chair
Melissa A. Bartoszewski, DC, Member-at-large

Scott Bricker, Member-at-large
Rachel Hill, Member-at-large
Jennifer Levy, Member-at-large
Travis Parker, Member-at-large
Emilie Saks-Webb, Member-at-large
Justin Sundling, Member-at-large

September 15, 2015

To Whom It May Concern:

On behalf of St. Johns Main Street, I am writing this letter in support of Farid Bolouri's development - the Union at St. Johns. We have been very pleased with the level of feedback Mr. Bolouri has sought from the neighborhood and, overall, feel like this will be a positive addition to the St. Johns Business District.

There are a few concerns that St. Johns Main Street and the St. Johns Neighborhood Association would like to see addressed, and will be working with Farid and his team over the coming months on the following initiatives:

- Having Farid sit down with the Housing Development Center and/or Portland Housing Bureau to learn about potential affordable housing resources or potential partners. We are committed to bringing more affordable housing into the neighborhood and consider this to be a top priority for St. Johns.
- Ensuring that our iconic St. Johns marquee is preserved and placed somewhere visible on Farid's property (ideally in the public plaza)
- Having Farid and his team incorporate native greenery into both of the plaza spaces to help offset the loss of greenery from the traffic island
- Investing in a marketing campaign for the business district during construction to ensure that customers know that business is open as usual
- Ensuring that a memorandum of understanding is developed and signed between the public library and the Union at St. Johns regarding the use of the shared parking lot
- Working with PBOT to have speed bumps and/or diverters installed on Charleston Street (between Lombard and Central) to manage cut-throughs and fast-moving traffic in front of the elementary school

We are confident that these initiatives can easily be achieved and look forward to Mr. Bolouri's support. In turn, we will showcase all of the community investments the Union at St. Johns has made.

Please feel free to reach out if you have any questions or would like additional information.

Warm Regards,

Lindsay Jensen, Executive Director
lindsay@stjohnsmainstreet.org

NEIGHBORHOOD MEETINGS

1. MEETING AT PBOT WITH NEIGHBORHOOD REPRESENTATIVES (MARCH 4TH, 2015)
2. ST JOHNS NEIGHBORHOOD ASSOCIATION MEETING #1 (APRIL 13TH, 2015)
3. ST JOHNS MAIN STREET MEETING #1 (APRIL 15TH, 2015)
4. ST JOHNS MAIN STREET ASSOCIATION MEETING #2 (JULY 7TH, 2015)
5. ST JOHNS MAIN STREET MEETING #2 (JULY 13TH, 2015)

FULL SUPPORT

ALTERNATE ENCROACHMENT PERMIT DESIGN

