John Teply 6625 N. Seneca St. Portland , OR 97203 503.286.4959 email:bigfish@ateliergallery.com

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Thank you Commissioner Novick and Members of the Commission for this opportunity to give testimony for the traffic island that St. Johns calls Ivy Island.

I LOVE Ivy Island our St. Johns Gateway and I do NOT want to see it destroyed or given away to Mr. Bolouri.

The vacation is justified by the St Johns Lombard Plan. The St Johns Lombard Plan is a thing of beauty, it has three important points that matter to this development: NUMBER ONE, in creating our Gateway, there needs to be improved visibility into the downtown business district, or at the very least, we should not block the visibility we already have; TWO, there must be improved pedestrian walkability along this east/west corridor, and NUMBER THREE, this intersection here at N. Charleston and Lombard needs to be made safe – right now it's a blind corner and we need to make it safer. Simple, elegant, and no parking or traffic impact on James John Elementary School.

Let's look over here at Mr. Bolouri's plan. His development fails on all but one count – it makes the Charleston intersection safer, but that's ALL that it does, there's not improved visibility into our downtown core, in fact there's now a tall brick building blocking our view into downtown! No improvement, an outright fail. In terms of improved east/west walkability for pedestrians, all we have is just this sidewalk that goes along the perimeter of Mr. Bolouri's development and runs right next to the traffic. The Pedestrian is exposed to the traffic on Lombard RT30. No improvement, exactly how we have it now. So it fails, on all but that one point.

On these grounds alone, Mr. Bolouri has not earned the right for us to give him our public land, our lvy Island and St. Johns Gateway. I would like to see us KEEP Ivy Island, KEEP the slip lane... Perhaps one day we will bring the STREET CAR back to downtown St Johns and on that day I would be happy to use our public lands for that reason. But right now, it's not worth it. Without doing a thing to ivy Island, we have visibility into our downtown and a unique Gateway into St Johns! In our mad dash towards progress and density, we want ST JOHNS TO STILL LOOK LIKE ST JOHNS and have a proper Gateway!

The Charleston/Lombard corner is unsafe because a building blocks sight on a curve and because cars speed as they enter the Slip Lane. But once they tear down the old Value Giant building, all it would take to fix this is to set any new building back FOUR FEET farther than current regulations. If that happens it will be safe. The problem of speed can be dealt with more conventionally: such as a pedestrian stoplight. We can put a man on the moon and a woman in the space station, we can CERTAINLY find a way to slow down traffic and make that corner safe.

Included is a growing community petition of over 400 neighbors who feel as I do. Save Ivy Island!

THANK YOU VERY MUCH.

Enclosed

1) Town Center Gateway Intersection Improvements, SJLP page 86.

Similar to Exhibit 3, but more of a stress on walkability and Gateway issues.

2) Photos of St. Johns Gateway approach from the east.

3) Gerry Howard Letter.

4) Community Petition against the vacation of Ivy Island and the Slip Lane. An incomplete, growing petition. The final version will be presented eventually to the City Council when this comes up for vote.



Town Center Gateway Intersection Improvements

There are two "front doors" or gateways to St. Johns for visitors arriving by car from outside the area: the Philadelphia/ lvanhoe and Lombard/ Richmond intersections. Both are major traffic portals as well. While previous planning efforts have improved the appearance and function of these intersections as gateways through landscaping, the current designs have also tended to obscure sight lines into the commercial core that lies behind the gateways. To help support revitalization of the business district through improving the visual as well physical connection into the commercial core, consistent with the plan objectives, the recommendations include new alignment concepts at both intersection locations.

Lombard/Richmond Gateway

Sight lines into the town center core from Lombard at Richmond are complicated by the bend in Lombard as it passes by the Lombard/Richmond gateway. Furthermore, the right-turn lane from Lombard westbound into the commercial core curves around a large radius corner that obscures sight distances with pedestrians crossing Lombard further to the west, near James John Elementary School and encourages speeding.

The new design concept shifts the island to the north and merges it with the sidewalk area, creating a more traditional right angle intersection alignment. Eastbound traffic on Lombard entering the town center core would still have a free right turn, but the turn movement would be around a tighter radius corner that will slow traffic speeds and improve sight distances down Lombard. The space occupied by the former island could be designed to allow for more active pedestrian use and improve sight lines into the commercial core for traffic approaching the intersection from the east. There are no capacity impacts anticipated with this realignment. Specific design details still need to be developed through a design engineering process with public involvement.



Recommended design for the Lombard/Richmond gateway.

St. Johns/Lombard Plan

Photos and Map

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1)Current approach to St Johns from N. Oswego, one block east of N. Richmond. The circled structures are Signal Pizza and the side of Peninsula Station, one block west of N.Richmond on the SW corner of N. Charleston.

2) Current approach to St Johns from N. Richmond. The circled structures are Signal Pizza and the side of Peninsula Station, one block west of N.Richmond on the SW corner of N. Charleston.

3) The current view from N. Richmond and N. Lombard. This is the view that would exist if the SJLP was followed. From this vantage you can see to businesses on N. John St., two blocks west of N. Richmond. The circled structures are Signal Pizza and the side of Peninsula Station, one block west of N. Richmond on the SW corner of N. Charleston. This view will not exist with the Bolouri Development for a building will be here.

4) The approach with the Bolouri Development.











Gerry Howard's Letter to the St Johns Review October 2, 2015

Published by John Daniel Teply · October 28, 2015 at 1:16pm Dear Editor,

As an original member of the Citizen Working Group (CWO) for the St. Johns/Lombard Plan, I am very interested in the discussion regarding the proposed Union at St. Johns project located at Lombard and Richmond which includes a redesign of the traffic island such that the city will allow the slip lane to be removed and the building to intrude into the vacated space. As noted by others, this will effectively construct a 4-story wall right at a strategic entrance to the business district. This was not the intent of the CWG. While the Plan itself does not discuss this intersection at length, the issue was an important topic of discussion at multiple CWG meetings. The design ultimately adopted as an element of the Plan came about due to feedback received from both St. Johns residents and businesses. At that time, the concerns revolved around excessive traffic speeds, crossing safety and the importance of the intersection as an iconic en try point into the business district. Many business owners felt that when through traffic was diverted off of Lombard and onto Ivanhoe, the business district suffered tre mendously. With entry into the slip lane being located to the east, it was opinioned that potential shoppers were already committed to the Richmond / Ivanhoe bypass before they even realized there was a business district. By eliminating the slip and installing traffic signals at the intersection, drivers would be able to see the business district while waiting for the signal to change. As I recall, the consensus of the CWG was that the slip lane would be removed, but the plaza would remain (and be enlarged). Obviously a brick wall would stymie the intent.

Please note that in addition to the Plan document itself, there were multiple studies prepared to provide background information used in the formulation of the Plan. The background work was performed by the Bureau of Planning along with contractors engaged by the City. Members of the CWG re viewed a large amount of infor mation over a 2-1/2 year period, including the various studies and reports prepared by contractors, the Portland Harbor Industrial Lands Study (Part One and Part Two), and the St. Johns Truck Study, along with feedback generated by Community Outreach efforts; Neighborhood Walks, Open Houses, Visioning Work shops, and input from the affected neighborhood and business associations.

Background information regarding the redesign of the intersection and of lvy Island can be found in the Urban Development Concept Report prepared in May2003 by Lennertz Coyle & Associates along with (among others) E. D. Hovee & Company. This report has several appendixes including a Project Memorandum prepared by E. D. Hovee with the subject line"Assessment of St. Johns Waterfront Industrial Areas." That 8-page memo itself incorporates various appendixes, including one identified as "Chapter 3: Alternatives Evaluation." On page 3-26 of that report is a more detailed discussion of the proposed re-design of the traffic island (lvy Island) with several potential alternatives. Option C is the recommended design and an illustration of that option is found on page 3-26. Note the wording of the recommendation is as follows: "The project would remove the existing traffic island and shift the travel lanes on Lombard Street to the south. The gain in property to the north should be incorporated to (sic) a large

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Paul Bunce	Paul Bune	8018 N Foss Ave 97203
Laurel Harvis	Jourd Mi	8018 N FOSS 972-03
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-heryl Wilson	CL710-	8206 N. SMITHST.
Beverly Baillie	Beverly Battie	\$206 N Smith St. 97230
Téria Wampler	Terra Wangler	9147 N. O.Swego Ave 97203
Ruth Lewelley-Dix	Roth Loveller 104	9135 N Kohowk 97203
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Pat Ramey p	Pat Rangy	9137 N. Port AVE 9136 N. Polk aue 97203
Lev Woodrit	Byound	7510 N Smith St 9722
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BIRON DUNN	Brad Dem	7605 N SMITH PORT. 972
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OREG CHADDOCK	qui	8025N. Sm. 44 97203
Jessica Chaddoork	Aluska	8025 N. Sulta 97203
Carla Sells	Californ A	9205 N. OEWEGO 97203
Jan P. Irsveld	XY 35IV	9424 NG, 150+ AL SITZ
Bianca Rytio		7227 NPhiladelphia Ave 97203
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NAME (PRINT)	NAME (SIGNATURE)	ADDRESS
Michael Saldaña Barin Saldañ	Mit	7323 N. Mohawk 7323 N. Mohawk Ave
Katié Selby	MUMMAN	7904 N Jersey St 97203
KatvinaLavili	Kannad	9316 N. Syracuse of 9720
Daw Canda		9316 N Syrachse 97203
Brent Haeseker	BA 1	9639 N Spracuse 51. 97203
JENINY SANDENS	2-	BOIL N. LEAVIT AVE 97223
Birban Rawls	Brinkingly	14986 N.W. Mill Rd, Plx 97231
Donald Mark	ymm (6657 N. Bank St Pol+ 9720
Katrin Dougherty	Kacton	9318 N Tylen Ave PDX 9720
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NAME (PRINT) NAME (SIGNATURE) ADDRESS 4720 A TRENTON 218 7527 N Phil Adelphia Piekus spert 6807 N Ca+ in 6807 i). Cathin Que Dol. A atrenier 7020N Richards St. HARRY (RAVIS 8119 N Edren 97203 Lilet Virovoney 8321 N. Hillomette Blud. 9720: Anne Simpson 7433 N NEWELL 97203 Milliam Groch 8521 N Edison St. 9724 URIDGET POLK 9208 N. IVANITOE ST 97203 ERIC SHYDER MOOG N. LECHARD ST MELISSA SNUDER 7609 N LENARDST 97203 Lean Gouden) 3914 N. Attwo 9M203 10 mie Landora Brendatt Smith BEENDAHSMITH 1040 H OSWEGO 97203 BRUCE KROKUS 7515 N. ST. WV iS AVE. 97203 MARIA KROKUS 7515 N. ST. LOUIS AUD 9700 EAWRINGE Smit 1046NOSWAGO 17203 Julene Berson 1304 SE 16th Ave #3 97214 Heather Hawley tullen 9991 NW W: Jan K Ave 97231 Becca Gerhort 7606 N Kerby Ave 972117

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NAME (PRINT) NAME (SIGNATURE) **ADDRESS** Diane Jones 753371. Bank St Peter Bronn 7925 N. Central SE Kinchn Behlo 7925 N. Contral St apra Hibbe 8026 N Mohawk Ave Mike MacDonald 8026 N Mohawk Ara CHRISTINA GYULAFIA 9471 N. Mohawk Ave. 97203 Joan Van Hoy 7755 N. Kellags St, Portland, OR 97203 Mellissa Pohlman 9008 N Charleston 97203 Traulonth Those 8319 N. Fox St. 977203 Richard Tenna 8836 N Haven AU 97203 'uhang 8836 N. Haven Ave 97203 Susan lennant Lisabettr Kon_ 9458 N. Trulill 97207 Ciccall. (Mary) 6834 N. Bark 97203 Dianue Harriveta 6842 N Sedro ST 97203 (atc 9333 N Lombard 9720 r);ana 397 NLOMBAUDH21 N Walt 97217 COLETTE VEIK 9021 N ST LOUIS AVE Cimmeron Gillesple 75 36 N. St John, Ave. 97203

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Sperty NOT be vacated.		
NAME (PRINT)	NAME (SIGNATURE)	ADDRESS
Elisabeth Michele	Cliscoleth archel	7227 N. Philadelphiaalte.
MaryEnhart	Marghit	7529 N. OSWEGO ROC #4 Buthand 97203 7624 N Willamote Blud
JOE BARON	BBANON	7624 N Willamotte Blud Porop97203
JOANNA CONNO MY	Jana Connelly	POX OR 97203
Nicosh Baldwin	NAQ 3	9027 5t-LOVIS-AVE 97203
Emily Lehr	quilclik	3950 N Kellogg #11 97203
Karem Laszewski	Kanentrapinetin	10302 N Charleston 97203
Korg, Schachtili		5820 N; IUAnhove 4 9723
Vitalphobiler (Nos	1827 N. Pecetur-ST
Matt Jewon	Aff	74411 N WI Jametile 97203
CARL HAYS	ail fays	7635 ST HAWTHERE 97215
James Attusting	9-8-	6751 NE 30th 97211
Timothy Fine	An the	6801 NV SF Helen's Rd 97210
Kandi Lasson,	Kundi teron	PRESA Dolumbia Blul #2 97203
Dana Delashmut	Van Mehmit	8925 NEdison 92203
Megan More	Mega Men	3/25 SE Van Lill M 97219
Janet Cudo	12 CAN	9112 N. HUDSON ST 97203
Johnny Autoriumy	(for many	9112 N. Hudson St 97203
CHRISTOPHER OLIVER	A CACI	8579 IN BUCHANAN 97203
Manila Maff	Hon- K Math	4720 N. trenton 97203
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NAME (PRINT)	NAME (SIGNATURE)	ADDRESS
Sanah A. Verdier - Duncon	- AA	8337 N Newman Ave,
	a the	Portiand, or 97203
Joshun Koonz	Arshver MUUNZ	8337 N NewMan Ave,
	Arato Plone	portland, on, 97203
RICK SCHLETZ	Run Schullen	8118 N. DVANHOE ST. PORTCHNS, OR 97203
Romen Wood		
DENINCA JUDOD	Amala b Klay	17132 N. ALTA PORTLAND DRE 97203
MWS	MARK (DALSI)	9216 N Calhan PTO OR 97202
		8319 N Leonard St
Michelle Fry	Duchellas/	Port OR 97203
Scort Correy	Son P Cum	8305 N Dickens Portuni, OR 97202
Elizabeth Mour	Altraha 1	8303 N Dickens
Ungaporn rubu	Novon CC	PDX OR 97203
, illian Reisenman		9.009 N (#+KL6570-) Aul- 97203
ANDY BROWN,	Acorton	9119 N CHARLESTON AVE PDX, US 97203
MARK ALLEN	Matcolle	\$72,015 97203 23/6 N SMITH 57 PORTLAND,
BRIANA FORMAN	mon	9/12 N CHARLESTON AVE PORTLAND OR 97203
		9088 N Charlent
orgen Person	mp	Pontion of 97283 8570 N CHARLESTON AUE
OHN GRISHAM	APP	PORTLAND, OR 97203
Devel Cox	Papa d	8570 NCharlestan
-//	- Hover a	
VALE BORED	Nach Im	8227 L Central B2/1 V. Bowdoin 81.
Eson Gaudraan	Ale	Partland OR
Emarca Solu	Runa V.S.	1730 N Buyart St Profland, ok 97217
A	111	6728 N. Richmond Ave. Jortland Oh 97203
e Cotta	Temp 1/1	Tortland Oh 97202

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NAME (PRINT)	NAME (SIGNATURE)	ADDRESS
		0/7203 17/10.0R
KATHERINE BREVIK	Kallonbril	8119 N. Syvacuse St. #3
Each Stokes - Avery	Euch at by	8827 N DEAVER AVE 97217
Genzupe Selles Any	antin	6627 N Denverte alziz
BETTE LONGOEN	Brette Longal	4720 N Trenton -# 105 P 97203
BAMB ERLIGI	XXXXX	-1521 N Elgewater Ave
Emmá Páce	Man	5524 N Harvard St. 97203
Bracdon Dowty	Bul A	750 E. 200 5. Apt. 3, 56(, UT 84102
Kristi Rathert	K. Ratherl	10174 N. Baw Ave 97203
auren Rosenthal		8022 N Mcberna 1720
	p Deci,	8512 N Chic 240 97203
Kelly Campbell Melanie Bissonnotk	Welanie & Bissonally	9217 N Willame He Blvd 970
umberly Boomell	US Bornun	23650 Mulhoran Rd Nirlans an
Nicholas Muthatton	Nillelton	5000 N Willamette Blud Ville Maria
Savanna Briggs	mamming	5000 N Willamette Blvd portland 97
Brenna Paumer		5000N Willamette Brud
Madison Miller	Mulyen Mottes	5000 N. Willumutte Blud
Lean Bobal	Tredlee	6945 N. MISSISSIPPI &
Brandy Benedic	+ Brandy Buelic	
Ginger Gross	Angen Am	9931 N Edison St. 97203
John Gross	Julerthan	9931 NED: son St 97203
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NAME (PRINT) NAME (SIGNATURE) **ADDRESS** 9555 N Kellogg Lobert wanhore St YICIM LAINO N Philadelp USL. 9216 N Hudson Portland, Oreyan 97203 Maplethorpe 9605 N. LEONARD ST. PORTLAND, OREGON BOBWOOD 97203 Barb Van Eeckhout IMGR POX 9720 9548 N Wanhoe JEAD Schwart 9560N-10 800 I the Honlow he 972 Robin -4015 992 Aval 9.006 97205 Vancour 3305 98 WW 1 8525 Are for 10. 110/ ptom 852S AVR Empot Drom Q13 Sth ABUZS S4. don rinta halama, WA COST Y N Burlington Aux 2nutland, 97203 7586 N. BWTington Ave Rebecca IN march Portand 02 97203 ladelphig Ave Aptabi 7227 N. Phi Michael G. Portland ontop

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NAME (PRINT)	NAME (SIGNATURE)	ADDRESS
Scott D Johnson	Satt Ofm	6435 N Jerky St. 97203
Sared Bilhorn,	9. WM	7104 N. Alta Ave 97203
Kate Horan	Kathan	9910 NW HOAR 9723
DAVIDPICKERINE	DRiken	6736 NRICHMONDAV 9720
JEANNG BUSCHAR	Junknus)	7227 N. PHILADELPHEA AVE 97203
Hovey Horsfall	Juley pr	9244 NAIlegrenz 97203
Jay Haser	April Durp	9244 NAllegheny 97203
Breds Offin,	Zh GL	7507 Al New YORK 97203
Alan Tarpinian	ah Jups.	8065 N. Ivanhoe#1 97203
1041 Dionne	Shin Deme	9122N. Allegheny Ave
Unie Talcott Fuller	40 Cato	9328 N Willamette 3/vd. 97205
Thomas Dvake	Them Sho	
Rose Jensen	Kozem. Ause	9743 N. Ivanhoe St 97203
Margan Dill	Mejur pül	9744 N. drawhar 97203
Tyler Austin	That	100/6 N Leonard Street 97203
LARRY MAGEE	Jun	9325 N. DEPATUR 97263
STEPHANIE MAGEE	Se plance hagee	8359 N. SWENSON 97203
Kimberly Stockstud	Kin Storectad	9117 N. Mohawk 97203
Susan Lindquist	Sim Zam	NJSSEUmotillast POR 97202

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NAME (PRINT) NAME (SIGNATURE) **ADDRESS** PO Box 83743 Tamara Goldsmith Portland OR 97283 7227 N. Philadelphia Virginia 7615N- (central Portland 97 -ran Z 7203 N.SA PPX. 89L 97203 9221 NLombard 20505 NW Morden 035 IM 10 Landau ligaro 9710 andan Ave. 7506 N. Curlington Hogon 250. SŁ, Honard Portland OR 97203 9413 3 N Chicago A Doutland OR habuta 1203 9365 N. Troja Are Pennin Czerties OR 97205 PDX 2035 M. Schofield 97217 Anna Thomas TMas 706 NE Prescott UStin Margo TOG NE Prescott St 97211 8516 N EXEter A 9006 N/W POAG N. W. M. Duretto

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NAME (PRINT)	NAME (SIGNATURE)	ADDRESS
BARBORA TERRY	BRIANS DANNA	18 BOX 2397 VONCOULER WA 9866
- Linda L. Tweed	Jinda P. Sweed	8958 N. Leonard Ptid, OR
Ann Mansolino	acl	8958 N. Leonard St. Portland
Janelle Sullivan	Aprelle Sugg	8522 N. ST LOUIS AVE 9720
Claricekios	Cland fue	8SID N. St. louis Aveg72
KISTH DOMINA	Lieth Donivier	8941 N. CENTRal St. 97203
Basey (Thornton	hing his this	10030 N/Lonbard 97203
CHRISTIA HOLDON	a	9216 N PIER PARK PL 97203
DOLOBES CARLOS	MOCarlos .	SOUSN. PRINCETON 97203
HILLING MUN	Allos Meh	2073 NE Gest2 977711
Jevald Caldwell	Arael Card	8901 N. Newold 97203
Libby Ustowich	2/100	6507 N. an cargo to 97203
Craig Easterly	Cring Easterly	8512 N. Chicago Ave., Portland, CR 9722
tiesheana Doctor	ns'	8528 N. Chicago Ave, POXOR
F. Nucio	AN	8557 N. Chicago Ave, Britland OR
Ravely HOWE	Rang TADUE	9003 N. Checace Portford, C
Carol Batista	Caral Batista	9043 N CHICAGO 99203
NOAHDUNDAS	Josh M Uhrh	8920N 5 Muth 27 71203
NORALEIGH CARILY	Noraleigh Carthy	8920N. Smith St 97203
SEAN C. HUGHES	Sitt	8924 N SMITH 97203
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NAME (PRINT)	NAME (SIGNATURE)	ADDRESS
Nichel Memeyer	2 Job OANTAL	7062 N. Interstate 97217
Leslie Oniz-Anepeles	XALT	9221 N. Smith St. 97203
Ian Hughe's	Ja Apples	8924 N. SMith St 97203
Toni Ibarra		11420 SW. Cindyst. 97008
Heather Bilyen	Heather Bilyen	8330 N. Edison St. Portland, 02975
Un Texander	12AAL	9457N bristol Ave #18
BU BORNUM	BurD	9019 N. WOLL PORTLOND ON
Scout Nelson. Michael Gaspred	the plan	baos N. Syracuse
	Vin Liend	7657 N willisms sur
SAFAE U. SNA		8337 N Newman AUD, Portland OF
SHITE WIJNH	Shoe Unho	6625 N. Seneca St. 9720