

ST. JOHNS REVIEW

North Portland's Community Newspaper - Bi-Weekly - PO Box 83068, Port. OR 97283 503-283-5086 reviewnewspaper@gmail.com WEB: www.stjohnsreview.com

New development proposed at St. Johns east gateway

By Barbara Quinn
The Review

Alan Jones, of Jones Architecture, presented a new building project proposed for the east entrance of St. Johns town center on July 13 at the St. Johns Neighborhood Association (SJNA) meeting. Approximately 80 people were in attendance to hear Jones give the presentation for a four-story development to be located on Lombard between Charleston and Richmond. It would encompass several buildings, including the former Huk Lab. Farid Bolouri owns the land.

The project is based on the St. Johns Plan, 2004, that lays out a blueprint for the desired look and feel of N. Lombard St.

One major aspect of the Plan is a reconfiguration of the blind curve in front of the former Huk Lab (the old Weir's Cyclery) that currently makes pedestrian crossing at Charleston and Lombard unsafe. Problematic is the curve's location adjacent to James John Elementary School where students are likely to cross. The St. Johns Plan calls for the removal of the curve and the creation of a plaza encompassing the traffic island known as Ivy Island. The new plaza



would allow sight lines into the town center while the lane replacing the curve would slow traffic with a right hand turn lane. Pedestrian crossings would be added to Charleston and Richmond Streets at Lombard.

In exchange for the expense of the street improvement, the City has offered the developer ownership of two plazas created by the curve's removal. Both plazas would be open to the public and Jones suggested the community

decide how they would like it to be used such as the addition of a water fountain or art from a St. Johns artist. The plazas could also house outdoor tables for restaurants or cafes that might locate in the ground floor mixed use spaces.

The largest retail space would be 2500 sq. feet though most would be smaller and ideal for offices or affordable artist spaces.

The proposed four-story building would be set back from the street and form a step pattern with three distinct facades rather than one large wall. Each of the three smaller facades will have a different brick color. The architect described how modulating the building would help it fit in with the surrounding streetcar era architecture.

It was also suggested that plants recently planted on Ivy Island should be preserved and reused in the new configuration, to which the architect agreed he would if at all possible. He also agreed to re-use of the trees on the island when feasible. The lighted sign could be moved to the Fixin' To property.

The developer has been made very aware of the problem of construction or road detours harming small businesses especially during the holiday season and said he will provide signage to help alleviate impacts.

It was agreed by all that it would be good to keep as many positive aspects of the gateway site as possible such as existing trees and other qualities that contribute to



The building will have 106 living units, some with balconies looking down on the plazas, and there will be underground parking for 80 vehicles. There will also be parking in half the lot between the structure and the Library.

During the question and answer period at the meeting concern was raised about the entrance to parking being too close to where students are picked up and dropped off at James John School. The architect responded that he would look into that more carefully.

a positive impression of the St. Johns town center and work to retain the small town feel of the community.

SJNA Land Use Chair Josh Leslie said, "On the whole, I think the meeting went well, and that the plans were fairly well received by the folks in the room."

The final application has not yet been turned into the city but ground breaking is planned for early 2016 with construction taking approximately 15 months.

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SEND YOUR BRIDGE PICTURES

Send your unique (and personally taken) photos of the **St. Johns Bridge** to the Review.

You could win \$100.

See page two for full details

This week's winner is Melissa Bartoszewski
Her picture is displayed in the above Masthead

Community of Hope receives contributions allowing needed improvements

The Community of Hope (COH), a Christ centered association created to help homeless families in North Portland, recently received a grant from Portland's Rotary Charitable Trust for \$6,500. These funds will be used for furnishing COH's bedrooms, paying for materials to build bunk beds, add curtain rods, mattresses, and wardrobes.

Community of Hope recently signed a lease for the use of a building owned by Red Sea Church, 7535 N. Chicago Ave., and received permission from the City of Portland to use it full time on a temporary basis. Previously, they were using this facility during the day and sleeping at Red Sea Church at night. Now the homeless single mothers and their children can live in one building.

COH has applied to the city for permission to double their capacity from four to eight families and plans to renovate the building to add shower and laundry facilities, build walls to make more bedroom and meeting room space, and bring it up to code.

Rotary Club of Portland is an organization of local business and professional leaders dedicated to humanitarian service in everyday life, with high ethical standards in business and professions, and promoting understanding and goodwill through community programs. Rotary has an extensive network of volunteers working locally, regionally, and internationally under the motto "Service Above Self." They found that Community of Hope

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