

PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Steve Novick Commissioner Leah Treat Director

FREQUENTLY ASKED QUESTIONS REGARDING THE UNION AT ST. JOHNS

1. I've heard that many residents in St. Johns opposed the current development project. Can you tell me how this project got started and approved?

A private developer purchased private land and proposed a development that was allowed by City Code (PCC Title 33.825). City Council, with the support of St. Johns Neighborhood Association (SJNA) and St. Johns Main Street, approved the vacation of public right-of-way adjacent to the development which included a traffic island (generally referred to as "Ivy Island") and a segment of street or public right-of-way between Charleston Ave and Richmond Ave (generally referred to as a "slip lane"). This slip lane connected the state highway (US-30BYP) to the St. Johns town center via Lombard St. This vacation, along with the improvements to the public right-of-way adjacent to the development allowed the Lombard/Richmond component of the St. Johns/Lombard Plan to be implemented. This component of the plan will slow (i.e., better manage) vehicle traffic, increase pedestrian safety, and improve visibility for the downtown St. Johns commercial core. Ivy Island will be repurposed to function as a plaza, and will offer an opportunity to create an enhanced gateway to the downtown business district.

The St. Johns/Lombard Plan can be found here:

<https://www.portlandoregon.gov/transportation/article/520827>

The Union at St. Johns project information can be found here:

<http://jonesarc.com/on-the-boards/st-johns-mixed-use/>

2. There was a stop work order issued for this project. What was the basis for stopping work, and will this resulted in a delay to the project and impacts to the neighborhood?

The Oregon Department of Transportation (ODOT) initially issued a stop work order to address safety concerns related to temporary traffic controls. ODOT lifted the stop work order after the pedestrian detour route and traffic barrier design was revised. As a result of the stop work order, the developer lost construction crews to other time-constrained projects. Notwithstanding the stop work order, the developer remains committed to completing the project on the original planned date in September of 2017.

3. Who can I contact to share my concerns about this project?

For temporary traffic controls during construction:

- Email pbotworkzone@portlandoregon.gov.
- Use the PDX Reporter app available on smartphones.
- Use our web form at <http://tinyurl.com/hetjvdx>.

For site construction:

- Contact R&H Construction at 971.255.4592.

For work along the State Highway:

- Use “Ask ODOT” at <http://tinyurl.com/2lparo>.

For permanent traffic controls:

- Use the web form at <http://tinyurl.com/hw2zsxq>.

For transportation planning or the St. Johns/Lombard plan:

- Use the web form at <http://tinyurl.com/jeljsuo>.

4. I am confused about who is responsible for overseeing the details of this project; from permitting to traffic control plans to noise violations. Is it ODOT, PBOT, or another bureau within the City?

There are many agencies involved with different elements of this project. For reference, please note the following:

- On-site building activity, including the actual construction of the building on private property, is regulated, permitted, and inspected by the City of Portland Bureau of Development Services (BDS, <https://www.portlandoregon.gov/bds/>).
- PBOT oversees the public improvements including the new street improvement and signal improvement. PBOT also oversees the required traffic control plan during construction.
- ODOT is involved in the review of the signal timing and any activity, including sign placement and construction alongside US-30BYP, which fronts the east side of the project.

5. I live and work in the area but never hear from anyone (the developer, the City or other government entity) about progress made or planned delays. Can you tell me who in St. Johns is receiving regular updates – and why can't you provide regular updates neighborhood-wide?

This project is a private project controlled principally by the developer under contract with a private general contractor. Because neither the City nor the State controls the schedule, neither can give regular updates on their behalf. You may contact the general contractor, R&H Construction, at 971.255.4592 to ask additional questions or to share your ongoing concerns.

PBOT will provide updates to this FAQ as needed and will share this information directly with the SJNA, the Office of the Mayor, City of Portland, the Office of Oregon State Representative Tina

Kotek, and other businesses and residents who've requested updates when available. If you'd like to get involved and share your concerns, we recommend contacting SJNA (<http://stjohnspdx.org/>) and the St. Johns Business District Boosters (<http://stjohnsboosters.org/>).

6. Pedestrians, cyclists, and motorists are all being impacted by construction. Given the City's new guidelines seeking to limit the closure of sidewalks and bike lanes during construction, why is this construction site allowed to close our much needed travel routes?

A Transportation Management Plan (TMP) was created to ensure and document conformance to PBOT's policy (<https://www.portlandoregon.gov/citycode/article/595633>) requiring accommodations for pedestrians and cyclists in and around work zones. This plan was completed after considering input from the SJNA, ODOT and the developer and identifies the most practical solutions for managing traffic in and around the active work site.

While there may be opportunities to seek adjustments or corrections in the future, the current plan includes a pedestrian path that travels through the St. Johns Library parking lot and a marked crosswalk at N. Charleston that provides a safe accessible route around the current closure.

No bike lanes were closed as part of the current plan.

7. Local businesses have been negatively impacted by the construction taking place in the St. Johns neighborhood. What is being done to compensate businesses for lost revenue and what is being done to help these businesses stay open during construction?

PBOT does not provide remuneration to businesses who indicate they lost revenue as a result of a permitted construction project that also impacts the public right-of-way.

However, to help ensure that local residents and visitors to St. Johns are aware that area businesses are open during construction of the N. Lombard Project, motorist service signs will be installed in and around the construction zone in conformance with ODOT Sign Policy, i.e., "BUSINESS ACCESS – SHOPPING, FOOD, THEATRE" with directional arrows.

PBOT is investigating other options for lessening the impacts to affected businesses, such as sidewalk café fee waiver and promotional activities to let the public know businesses are open. See <http://tinyurl.com/gtgb5y> for more information on sidewalk café permits.

8. Will there be any opportunities in the future for residents and business owners to provide additional feedback on the status and goals of this construction project?

The public process for the N. Lombard construction project is closed and construction has begun. If residents and business owners wish to communicate with the developer regarding timeline issues relating to construction, we encourage them to contact the general contractor, R&H Construction, at 971.255.4592.

9. Map showcasing jurisdictional boundaries between BDS, PBOT and ODOT.

The right-of-way not designated as being the responsibility of ODOT falls under PBOT jurisdiction.



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.