

Sam
Adams
Commissioner

Susan D.
Keil
Director

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NUMBER: R/W #7192

COMMISSION MEETING TO BE HELD 12:30 PM, OCTOBER 12, 2010

1900 SW 4TH BUILDING, 2ND FLOOR, ROOM 2500 A

I. GENERAL INFORMATION

Street Vacation Request: Alley Between 23 and 24, Arlington Heights

Petitioner: Street vacation initiated by Richard and Mary Rosenberg,
2855 SW Rutland Terrace, Portland, Oregon 97202
503-223-3477

Purpose: Purpose of vacation is to consolidate property.

Neighborhood: Arlington Heights Neihborhood Association
Jeff Boly, President
22879 SW Champlin Drive
Portland, OR 97205
503-223-3477
jeff@jeffandlinda.org

Southwest Neighborhood Inc.
Brian Russell, President
8105 SW 36th Ave.
Portland, OR 97219
brusse@hotmail.com
503-869-1632

Quarter Section: 3026

II. FACTS

- A. History and Background**
No history on this parcel.
- B. Concurrent land use actions**
There are no concurrent land use actions.
- C. The Transportation Element**
The Transportation Element is silent on cases involving local streets or alleys.

III. FINDINGS

A. Comprehensive Plan Goals and Policies Consideration

The relevant policies of the Transportation Element are:

Policy 6.20 Connectivity states:

Support development of an interconnected, multimodal transportation system to serve mixed-use areas, residential neighborhoods, and other activity centers.

Policy 6.21 Right-of-Way Opportunities states:

Preserve existing rights-of-way unless there is no existing or future need for them, established street patterns will not be significantly interrupted, and the functional purposes of nearby streets will be maintained.

Policy 12.4 Provide for Pedestrians, Objective G. states:

Retain rights for pedestrian access and circulation when considering requests for street vacations. Preserve existing pedestrian routes and protect routes needed by pedestrians in the future. Ensure that street vacations do not reduce access to light and air or the intimate scale that is so much a part of Portland's character.

Findings for Policies 6.20, 6.21 and 12.4

This vacation is in conformance with above referenced Comprehensive Plan Goals and Policies.

B. Neighborhood Plan considerations

There are no neighborhood issues with this vacation

C. Zoning Code considerations

There are no zoning issues.

D. Subdivision code considerations

There are no sub-division issues.

IV. CONCLUSIONS

Based on the above analysis, Portland Office of Transportation states that the right-of-way is not needed to provide future facilities. Additionally, approval of the street vacation will not affect the functional performance of the street system in the area.

V. STAFF RECOMMENDATION

It is recommended that the street vacation be approved as submitted.

The Portland Office of Transportation staff may revise this recommendation upon receipt of new information at any time prior to the Planning Commission's recommendation.

VI. EXHIBITS

A. Area Proposed for Vacation

Staff Planner – Stuart Gwin, Phone: 503-823-7788

cc: Shoshannah Oppenheim, Right-of-Way Case Manager
Jeff Boly, President, Arlington Heights Neighborhood Association
Brian Russell, President, Southwest Neighborhood Inc.
Case File

Exhibit A:

Map of area surrounding the proposed vacation

