



Sam  
Adams  
Mayor

Tom  
Miller  
Director

## STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NUMBER: R/W #7191

Commission Meeting to be held June 28, 2011  
5:30 PM  
1900 SW 4<sup>TH</sup> BUILDING, 2<sup>ND</sup> FLOOR, ROOM 2500 A

### I. GENERAL INFORMATION

**Street Vacation Request:** Proposed vacation of SW 46<sup>th</sup> Ave. and SW Florida St.

**Petitioner:** St. Luke Lutheran Church  
Maripat Hensel  
6835 SW 46<sup>th</sup> Av.  
Portland, OR 97219  
503-936-5863

**Purpose:** Consolidate property for future redevelopment  
(expansion of church buildings)

**Neighborhood:** Maplewood Neighborhood Association  
Vern Krist, Transportation Chair  
7004 SW 52<sup>nd</sup> Ave.  
Portland, OR 97219  
503-293-0804  
[transportation\\_chair@maplewoodna.com](mailto:transportation_chair@maplewoodna.com)

Southwest Neighborhoods Inc.  
Brian Russell, Chair  
8105 SW 36<sup>th</sup> Ave.  
Portland, OR 97219  
503-869-1632

1120 S.W. 5th Avenue, Suite 800 • Portland, Oregon, 97204-1914 • 503-823-5185  
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Southwest Trails  
Don Baack, Chair  
6495 SW Burlingame Place  
Portland, OR 97239  
503-246-2088  
baack@q.com

**Quarter Section:** 3724

**Designation/Zone:** CN2, R7

## **II. FACTS**

### **A. History and Background**

SW 46<sup>th</sup> and SW Florida are currently unimproved ROW. St. Luke Lutheran Church would like to vacate the existing ROW to create the opportunity to expand the current church facilities. A new pedestrian, bicycle facility would be created to the east of the current SW46th St. ROW to serve as a north/south connection to replace SW 46<sup>th</sup>.

### **B. Concurrent land use actions**

There are no concurrent land use actions at this time.

### **C. The Transportation Element**

The Transportation Element of the Comprehensive Plan (Chapter 2 of the Transportation System Plan) classifies SW 46<sup>th</sup> Ave between Vermont and California as a Local Service Street for all designations. For more details:

### **D. Neighborhood Plan**

The site lies within the Maplewood Neighborhood Association. There is no adopted plan for this neighborhood.

Southwest Community Plan (2000) includes 18 southwest Portland neighborhoods, including Maplewood. Two policies contained in the plan may be inconsistent with the proposed street vacation.

Public Safety: Enhance the level of community responsibility for a secure and safe living environment through shared efforts of residents, public agencies, intuitions, and businesses. Maintain a high level of public safety and security for residents, employees and businesses.

Objective 6. Encourage the development of street patterns and standards that provide adequate emergency vehicle access and quick response times. Ensure adequate ingress and egress especially to public safety facilities, which should have alternate routes in the event that disaster blocks primary access routes. *The proposed street vacation would close one of two access streets to the Church which has over 1,300 members The property is set back from the road, with*

*privately-owned lots between the Church-owned properties and local arterials. SW California Street, which dead-ends into the St Luke's parking lot, would provide the only point of ingress and egress for emergency response vehicles.*

Transportation: Provide a balanced multimodal transportation system in Southwest Portland that encourages increases in transit use and pedestrian accessibility and connectivity, discourage non-local traffic in residential areas, manages congestion and focuses on improving and maintaining arterial and local streets.

Objective 1. Support the development of pedestrian facilities, including safe crosswalks, indentified in the Pedestrian Master Plan and the SW Trails maps on arterials and local streets, at major intersections and bus stops, on unimproved rights-of-way, and across public and private lands where appropriate to provide connections between residential areas and activity centers.

*SE 46<sup>th</sup> Ave and SW California are both local, unimproved streets which lack sidewalks. Possible conditions for the approval of this street vacation application already indicate needed pedestrian access through Church-owned properties and construction of new sidewalks along SW California.*

### **III. FINDINGS**

#### **A. Comprehensive Plan Goals and Policies Consideration**

The relevant policies of the Comprehensive Plan 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.

*Comment:*

*According to City connectivity policy that states connections needed at 530 feet and pedestrian connections every 330 feet, removing SW 46<sup>th</sup> as a public right-of-way would leave a 1,050 foot frontage along SW Vermont between SW 49<sup>th</sup> and 45<sup>th</sup> without any connection with the exception of a privately owned street that functions as a driveway for neighboring St John Fisher Church.*

*However, City connectivity policy also indicates that environmental zones and terrain constraints are possible exceptions to meeting connectivity standards. The SW Master Street Plan indicates an environmental protection zone that covers a part of SW 46<sup>th</sup> and surrounding St Luke Lutheran Church property. It is possible that because parts of SW 46<sup>th</sup> are located in an environmental zone that SW 46<sup>th</sup> is exempt from the City's connectivity standards.*

**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.

*Comment:*

*The Petitioner proposes abandoning SE 46, while replacing it with a 16' ped/bike connection to the east. See photos and maps following this report*

**Policy 8.14 Natural Resources, Objective I. States:**

Consideration of Scenic Resources in Street Vacations. Require the preservation and maintenance of existing and potential view corridors and view points when approving street vacations. Require view easements within or near street vacations where access to viewpoints or view corridors is desired.

*Comment:*

*Not applicable*

**Policy 11.11 Street Plans, Objectives D. and E. state:**

D. Provide full street connections with spacing of no more than 530 feet between connections, except where prevented by barriers such as topography, railroads, freeways, or environmental constraints.

E. Provide bike and pedestrian connections at approximately 330-foot intervals on public easements or rights-of-way when full street connections are not possible, except where prevented by barriers such as topography, railroads, freeways, or environmental constraints.

*Comment:*

*See comments related to Policy 6.20 Connectivity above.*

**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.

*Comment:*

*With the creation of a new ped/bike connection to the east of the existing SW46th St. ROW ped and bike circulation should be preserved.*

**Policy Considerations - Current and Future Need**

**B. Zoning Code considerations**

No zoning considerations

**C. Subdivision code considerations**

No subdivision considerations

**D. Improvement considerations**

The Petitioner proposes adding additions the current buildings on their site, which requires the vacation of SW 46<sup>th</sup> and the creation of a new ped/bike connection to take the place of SW 46<sup>th</sup>.

#### **E. Other Considerations**

##### ***Neighborhood issues.***

##### SW Trails

Will oppose street vacation based on adverse impact to pedestrian connectivity

#### **IV. CONCLUSIONS**

Conditions of approval from City Bureaus and other interested parties:

##### Portland Bureau of Transportation

##### **No objection subject to the following conditions:**

1. Vacations be recorded prior to issuance of building permits. Development be completed within 2 years of issuance of building permits, or as outlined in a future Master Plan. If development is not completed within this time, property owner shall dedicate the vacated street to restore public right-of-way.

2. A 16 ft. wide pedestrian access easement must be provided within or east of SW 46<sup>th</sup> Ave. to accommodate future pedestrian/bike connections and associated stormwater facilities. (Sidewalk improvements on SW 46<sup>th</sup> not required at this time.)

3. A 16 ft. wide pedestrian access easement must be provided within the existing SW Florida St. to accommodate a future pedestrian connection and associated stormwater facilities. (Sidewalk improvements on SW Florida not required at this time.)

##### Portland Bureau of Transportation Street Lighting

Street light at the end of SW California must be maintained

##### Portland Bureau of Development Services

Consolidation of any historically platted lots that will lose legal street frontage.

##### Portland Water Bureau

Water facilities in SW California must be relocated out of the vacation area at applicant's expense. This can be avoided if the vacation of SW 46<sup>th</sup> ended at the north line of SW California.

##### Portland Fire Bureau

Install a hydrant within the public right-of-way at the corner of SW46th and SW California and/or install a sprinkler system to the existing church buildings addressed as 6835 SW 46<sup>th</sup> upon final determination by the Fire Bureau.

##### Portland Bureau of Transportation Mapping

Property at 6812 SW 46<sup>th</sup> will need to be readdressed to have a SW California address.

##### SW Trails

Will oppose street vacation based on adverse impact to pedestrian connectivity

##### Portland General Electric

Have facilities in street area; reserve easement

Northwest Natural

Have facilities in street area; reserve easement

Comcast Cable

Have facilities in street area; reserve easement

**V. STAFF RECOMMENDATION**

The staff recommendation is approval of the vacation of the area as shown on Exhibit 1 ***with conditions of approval as shown above.***

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**

Exhibit 1: Area proposed for vacation

Exhibit 2: Site Map and Connections

Exhibit 3: St. Luke Redevelopment Concept Plan

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

cc:

Lance Lindahl, Right-of-Way Case Manager

Petitioner– St. Luke Lutheran Church

Maripat Hensel

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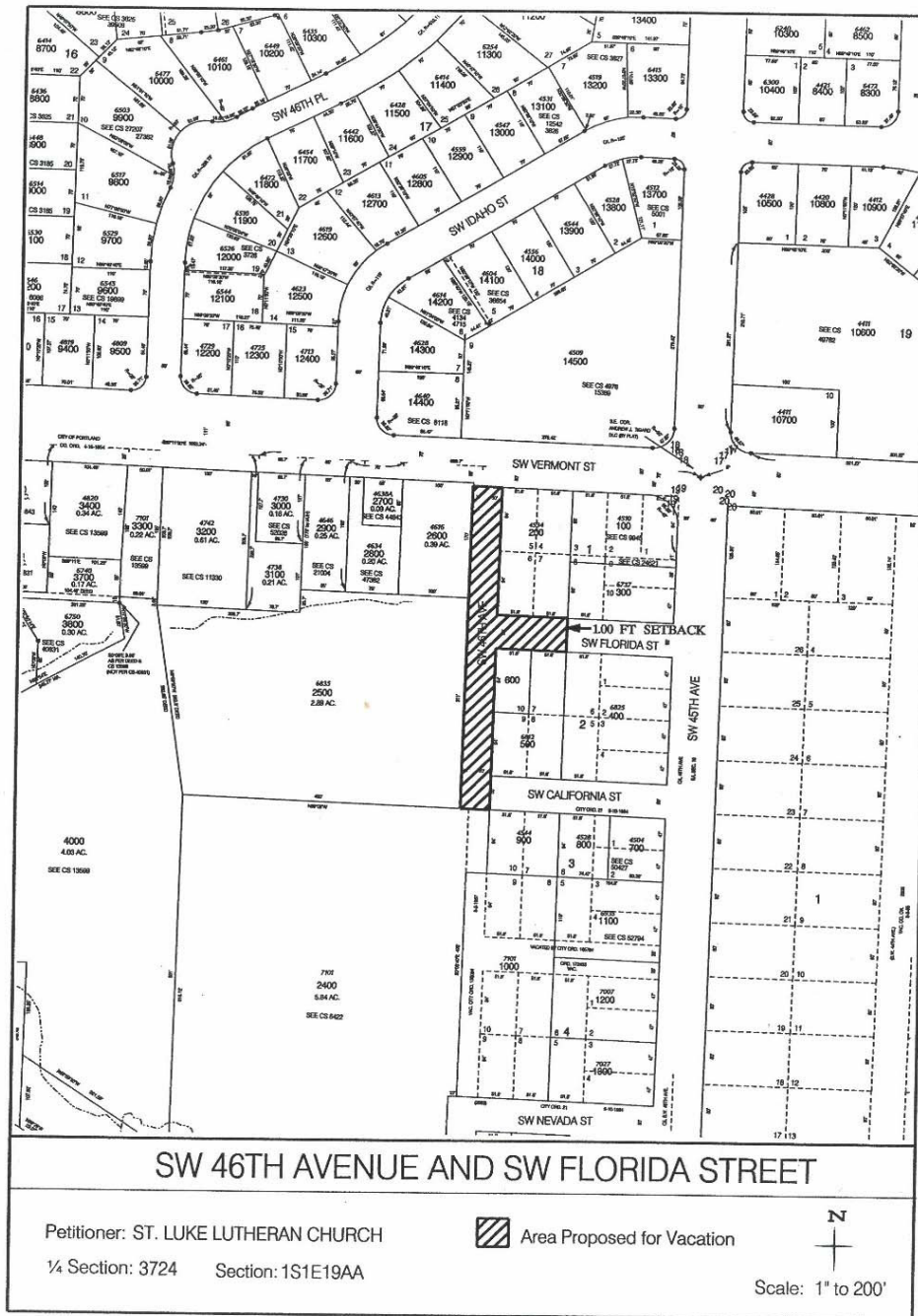
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Case File

**Exhibit 1**

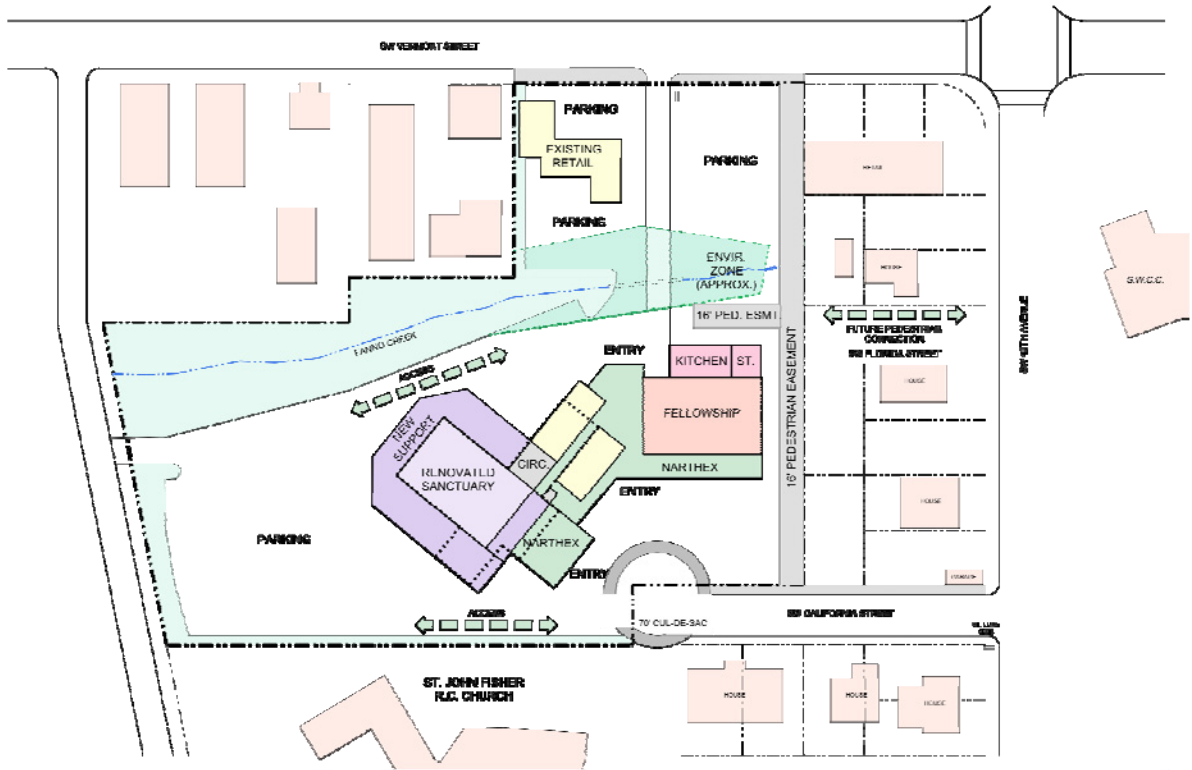




### Exhibit 2 Site Map and Connections



**Exhibit 3: St. Luke Redevelopment Concept Plan**



**SITE DIAGRAM - WITH STREET VACATION**  
NOT TO SCALE

**ST. LUKE LUTHERAN CHURCH**  
LRS PROJECT NO. 210177

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williamwilsonarchitectspc