

Sam  
Adams  
Mayor

Tom  
Miller  
Director

**STAFF REPORT AND RECOMMENDATION  
TO THE PLANNING COMMISSION**

**FILE NUMBER: R/W #7300**

***Commission Meeting to be held 12:30 PM, February 14, 2012***

**1900 SW 4<sup>TH</sup> BUILDING, 2<sup>ND</sup> FLOOR, ROOM 2500 A**

**I. GENERAL INFORMATION**

**Street Vacation Request:** NE Sumner Street west of NE 14<sup>th</sup> Place

**Petitioner:** Street vacation initiated by Guy Steele, 5205 NE 14<sup>th</sup> Place, Portland, OR 97211, 503-516-8323

**Purpose:** Purpose of vacation is to consolidate property.

**Neighborhood:** Vernon Neighborhood Association  
Larry Holmes, President  
c/o Northeast Coalition of Neighborhoods  
4815 NE 7<sup>th</sup> Ave.  
jalaho@gmail.com

Northeast Coalition of Neighborhoods  
Paige Coleman, Executive Director  
4815 NE 7<sup>th</sup> Ave.  
503-823-3151  
paige@necoalition.org

**Quarter Section:** 2532

**II. FACTS**

**A. History and Background**

The excess vacant right of way has become a dumping ground for debris and garbage. The adjacent property owner would like to acquire the property through the vacation process to construct improvements, which would prevent indiscriminant dumping. Improvements could include fencing or other actions which would prevent public access for inappropriate purposes.

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**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 with the following conditions.

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PBOT Development Review: Reconstruct curb and sidewalk to match existing improvements on NE 14<sup>th</sup> Place.

PBOT Permit Engineering: Remove sidewalk and curb from south property line of Sumner to north property line of Sumner to north property line of street; construct standard curb and sidewalk; reconstruct asphalt pavement to establish a straight gutter grade (Inlet elevation may require adjustment). Remove Stop and Dead End signs and posts and return to Bureau of Maintenance.

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.

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

cc: Lance Lindahl, Right-of-Way Case Manager  
Northeast Coalition of Neighborhoods  
Paige Coleman, Executive Director  
Richard Bixby, Director, East Portland Neighborhood Office  
Case File

## **VI. EXHIBITS**

Exhibit 1: Area Proposed for Vacation

### **Exhibit 1:**

Map of area surrounding the proposed vacation ( see following page)



NE SUMNER STREET WEST OF NE 14TH PLACE

Petitioner: Guy Skeele

¼ Section: 2532 Section: 1N1E23AB

 Area Proposed for Vacation



Scale: 1" to 200'