

Sam  
Adams  
Mayor

Tom  
Miller  
Director

## STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NUMBER: R/W #7321

**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:** NW Vaughn St. west of NW 33<sup>rd</sup> Ave.

**Petitioner:** Street vacation initiated by Paul and Christyne Marten. The Petitioner's representative is Dave Giulietti, Giulietti/Schouten AIA architects PC, 2800 NW Thurman St., Portland, OR 97210, 503-223-0325, daveg@gsarchitects.net

**Purpose:** Purpose of the vacation is to consolidate property for future development

**Neighborhood:** Northwest District Association  
John Bradley, Land Use/Planning Chairperson  
c/o Neighbors West/NorthWest  
2257 NW Raleigh St.  
Portland, OR 97210  
503-313-7574  
bradleyj@ohsu.edu

Neighbors West/Northwest  
Mark Sieber, Executive Director  
2257 NW Raleigh St.  
Portland, OR 97210  
503-823-4288  
mark@nwnw.org

**Quarter Section:** 2825

### II. FACTS

#### A. History and Background

Applicant would like to consolidate property for future development

1120 S.W. 5th Avenue, Suite 800 • Portland, Oregon, 97204-1914 • 503-823-5185  
FAX 503-823-7576 or 503-823-7371 • TTY 503-823-6868 • www.portlandoregon.gov

**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 with the following conditions.

PDOT Engineering: Vacation area must be delineated by curb or driveway or other marker approved by the City Engineer.

Water Bureau: The applicant will be required to pay for relocation of public water facilities (main, meter, blow-off, etc.) out of the vacation area. Also if the applicant owns the irrigation in the street median, a utility plan needs to indicate its location and point of connection. The point of connection must be behind the water meter (on the property side of the meter) with a backflow device and control box on private property to conform to city code.

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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.

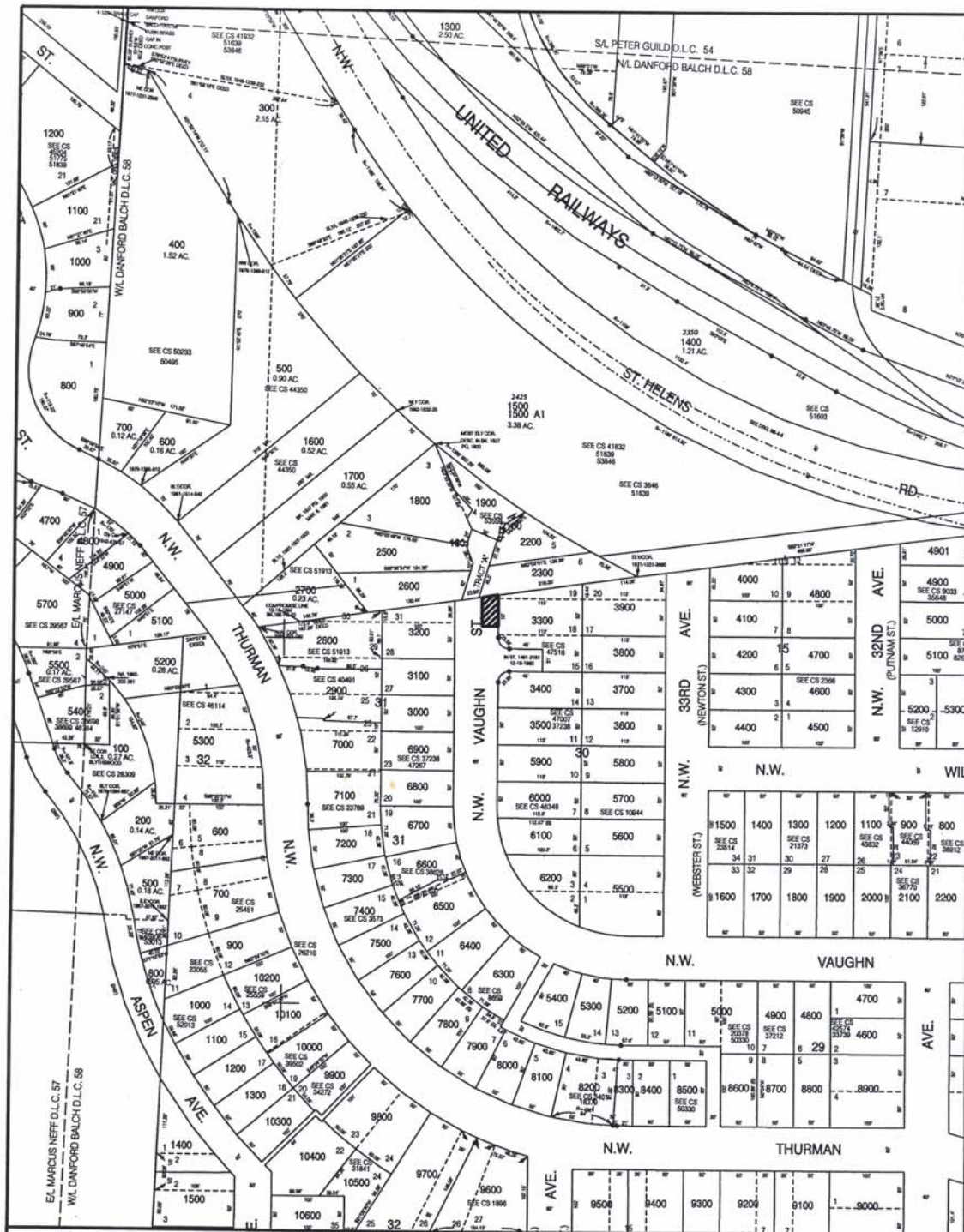
## **VI. EXHIBITS**

Exhibit 1: Area Proposed for Vacation

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

cc: Karl Arruda, Right-of-Way Case Manager  
John Bradley, Land Use/Planning, Chairperson, Neighbors West/Northwest  
Mark Sieber, Executive Director, Neighbors West/Northwest  
Case File

**Exhibit 1:** Shown on following page



# NW VAUGHN STREET

Petitioner: Paul and Christy Marten  
 ¼ Section: 2825    Section: 1N1E29CA

 Area Proposed for Vacation



Scale: 1" to 200'