

Sam  
Adams  
Mayor

Tom  
Miller  
Director

## STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

**FILE NUMBER: R/W #7371**

**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:** SW Fairview Blvd. at SW Champlain Drive

**Petitioner:** Street vacation initiated by the City of Portland, Bureau of Transportation. The petitioner's representative is David O'Longaigh, 1120 SW 5<sup>th</sup> Ave., Room 800, Portland, OR 97204, 503-823-0371, david.olongaigh@portlandoregon.gov

**Purpose:** Purpose of the vacation is to consolidate property for the construction of a retaining wall to stabilize the slope.

**Neighborhood:** Arlington Heights Neighborhood Association  
Jeff Boly, President  
2879 SW Champlain Dr.  
Portland, OR 97205  
503-223-4781  
jeff@jeffandlinda.org

Southwest Neighborhoods, Inc.  
Roger Averbeck, Transportation Chair  
7688 SW Capitol Hwy.  
Portland, OR 97219  
503-679-1447

**Quarter Section:** 3026

### II. FACTS

#### A. History and Background

Deterioration slope conditions require the construction of a retaining wall on unused Cit ROW. Portland Office of Transportation is asking to permission to vacate the right-of-way to permit the construction of a new retaining wall.

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.

PBOT Development Review: 1. Fairview is subject to Rev. Permit TR 2001-176924. 2. Vacation may not include roadway or pedestrian corridor pattern. 3. Remaining ROW must be a minimum of 25 feet from Fairview's centerline, and minimum 10 feet of pedestrian corridor (from existing curb). 4. Remaining ROW on Champlain must be a minimum of 12 ft. from centerline of road and retain existing curb.

Arlington Heights NA: How much city land is there now? How much is being given to the Steins and would there be an additional buildable lot. No objections at present but wants info to give to NA's Board.

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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.

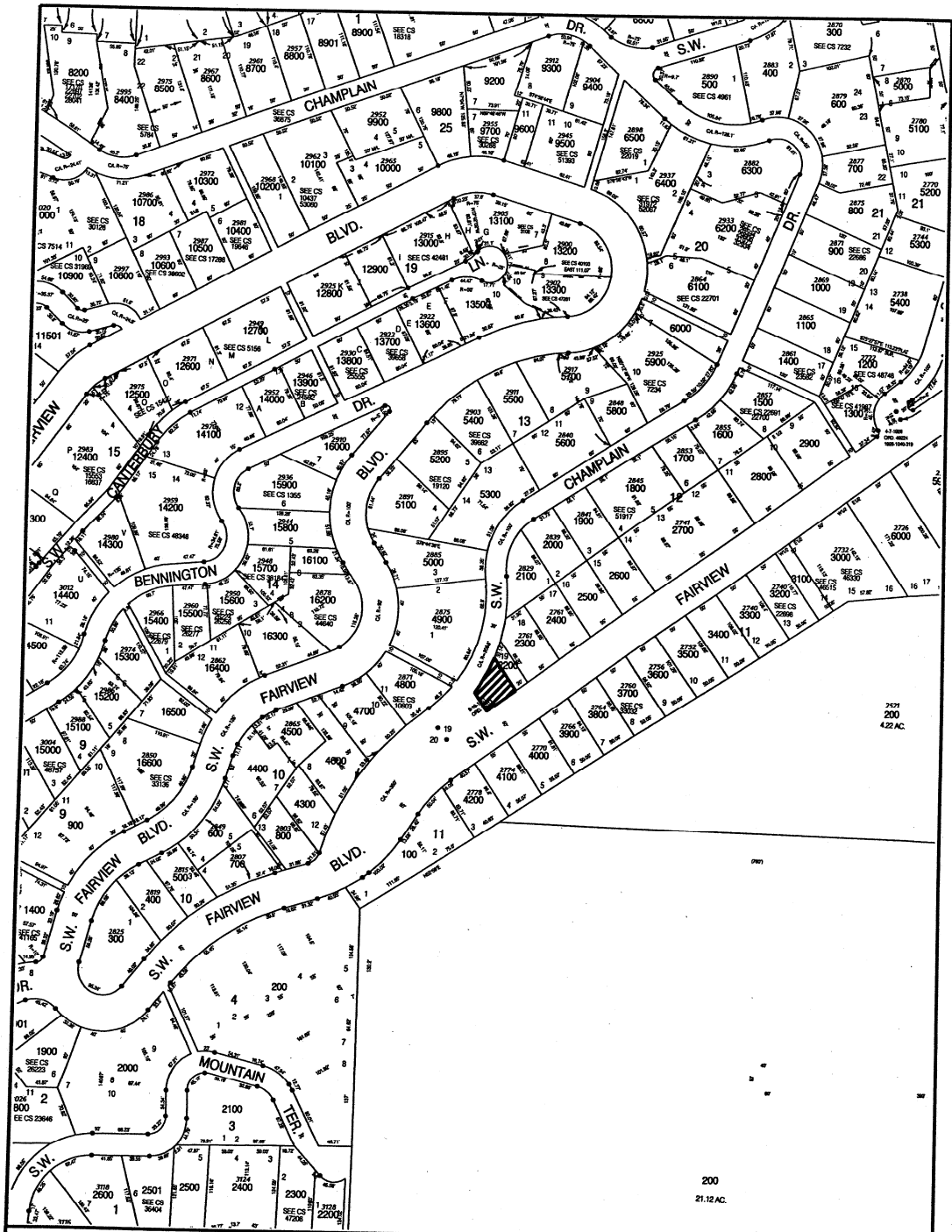
## **VI. EXHIBITS**

Exhibit 1: Area Proposed for Vacation

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


cc: Karl Arruda, Right-of-Way Case Manager  
Jeff Boly, President, Arlington Heights Neighborhood Association  
Roger Averbeck, Transportation Chair, Southwest Neighborhoods, Inc.  
Case File

**Exhibit 1:** Shown on following page.



**SW FAIRVIEW BOULEVARD AT SW CHAMPLAIN DRIVE**

Petitioner: City of Portland, Bureau of Transportation  
 ¼ Section: 3026      Section: 1N1E32DC

 Area Proposed for Vacation



Scale: 1" to 200'