

PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Dan Saltzman Commissioner Leah Treat Director

STAFF REPORT AND RECOMMENDATION TO THE PLANNING AND SUSTAINABILITY COMMISSION

FILE NUMBER: R/W #7927

COMMISSION MEETING TO BE HELD FEBRUARY 14, 2017
1900 SW 4TH BUILDING, 2ND FLOOR, ROOM 2500 A

I. GENERAL INFORMATION

- Street Vacation Request:** R/W #7927, NE Couch St. East of NE 3rd Ave
- Petitioner:** Street vacation initiated by Beam Development
Representative is
Jonathan Malsin
75 SE Yamhill St. #201
Portland OR 97214
503/542-8422
- Purpose:** The purpose of the proposed vacation is to deal
with excess right of way as part of local
improvement district in the area and new
development
- Neighborhood:** Kerns Neighborhood
Central Eastside Industrial Council
SE Uplift
- Designation/Zone:** Central Employment Base Zone, Design Overlay
Zone, Central City Plan District, Central City
Subdistrict



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II. FACTS

A. History and Background

The proposed street vacation was initiated by Block 75 LLC. The stated purpose for the vacation is to consolidate property for development and to support the NE Couch Court LID.

The proposed street vacation would allow for a realignment of NE Couch Court and reestablish a street connection from NE Couch Street to NE 3rd Avenue. This would serve both traffic flow and businesses within the proximity. Currently, the right-of-way is a dead-end stub that does not serve the larger transportation network.

During the LID process it was determined that the best design for safety was to build and operate NE Couch Court as a 2-way bicycle and pedestrian street with no through motor vehicle traffic.

B. Concurrent Land Use Actions

There are no concurrent land use actions at this time. The Bureau of Development services indicated that a design review is needed for improvements on the vacated ROW.

C. The Transportation Element

NE Couch Court is classified as a **Local Street** for **all Classifications** (Traffic, Transit, Pedestrian, Bicycle, Freight, Emergency Response and Street Design).

D. Neighborhood Plan

The Kerns Neighborhood Action Plan was adopted in July 1987. Vacating this portion of NE Couch Ct is in compliance with transportation goals and policies in the Action Plan and supports an action for safe pedestrian and bicycle movement.

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: The proposal will vacate a portion of right-of-way no longer used for a motor vehicle transportation function.

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 NE Couch remnant right-of-way is no longer used for a motor vehicle transportation function. The proposed vacation will have no impact on the transportation function of any nearby street.

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: No existing or potential view corridors have been identified in the review of the street vacation request.

Policy 11.11 Street Plans, Objectives D, E and N 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.

N. Preserve street connectivity in areas of the City that meet the standards of this policy and its objective as shown on Maps 11.11.9 through 11.11.16.

Comment: The NE Couch remnant right-of-way is no longer used for a motor vehicle transportation function. The proposed vacation will have no impact on the transportation function of any nearby street.

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: The right-of-way proposed for vacation is adjacent to a fully improved street, and is no longer used for motor vehicle transportation purposes.

B. Neighborhood Plan Considerations

The Kerns Neighborhood Action Plan was adopted in July 1987. Vacating this portion of NE Couch Ct is in compliance with transportation goals and policies in the Action Plan and supports an action for safe pedestrian and bicycle movement.

C. Other Relevant Comprehensive Plan Policies (and/or Plans)

Comment: There are no other Comprehensive Plan considerations.

D. Zoning Code Considerations

Other zoning code designations that could apply and that should be considered during review of a street vacation request include environmental zoning or designation as a recreational greenway trail.

Comment: There are no zoning code considerations.

E. Subdivision Code Considerations

Comment: There are no subdivision code issues.

F. Improvement and Utility Considerations

The street vacation request was reviewed by Portland Bureau of Transportation (PBOT) for conformance with standards for street improvements. No conditions of approval.

The Bureau of Environmental Services requires the following condition of approval:

- 15 foot wide public sewer easement over an existing facility.

Northwest Natural responded that they have facilities in the area and will require an easement within 10 feet of an existing facility.

The Bureau of Development Services responded that a Design Review will be required for improvements in the vacated ROW.

Urban Forestry responded with no objection.

Portland Parks and Recreation responded with no objection.

Water Bureau responded with no objection.

The Bureau of Technology Services responded with no objection.

ODOT and the Port of Portland responded with no objection.

TriMet was notified but did not respond.

PGE, Comcast, Pacific Power were notified but did not respond.

Century Link responded that they have no facilities in the area.

G. Neighborhood Issues

Notice of this street vacation request was provided to the Central Eastside Industrial Council, SE Uplift and Kerns Neighborhood Association. No responses were received.

IV. CONCLUSIONS

Based on the above analysis, Portland Bureau 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. TENTATIVE STAFF RECOMMENDATION

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

1. Prior to recording the street vacation ordinance, the Petitioner shall comply with all conditions set forth in Section III.F above.

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

VI. EXHIBITS

1. Area proposed for vacation, north side of NE Couch Ct
2. Area proposed for vacation, south side of NE Couch Ct

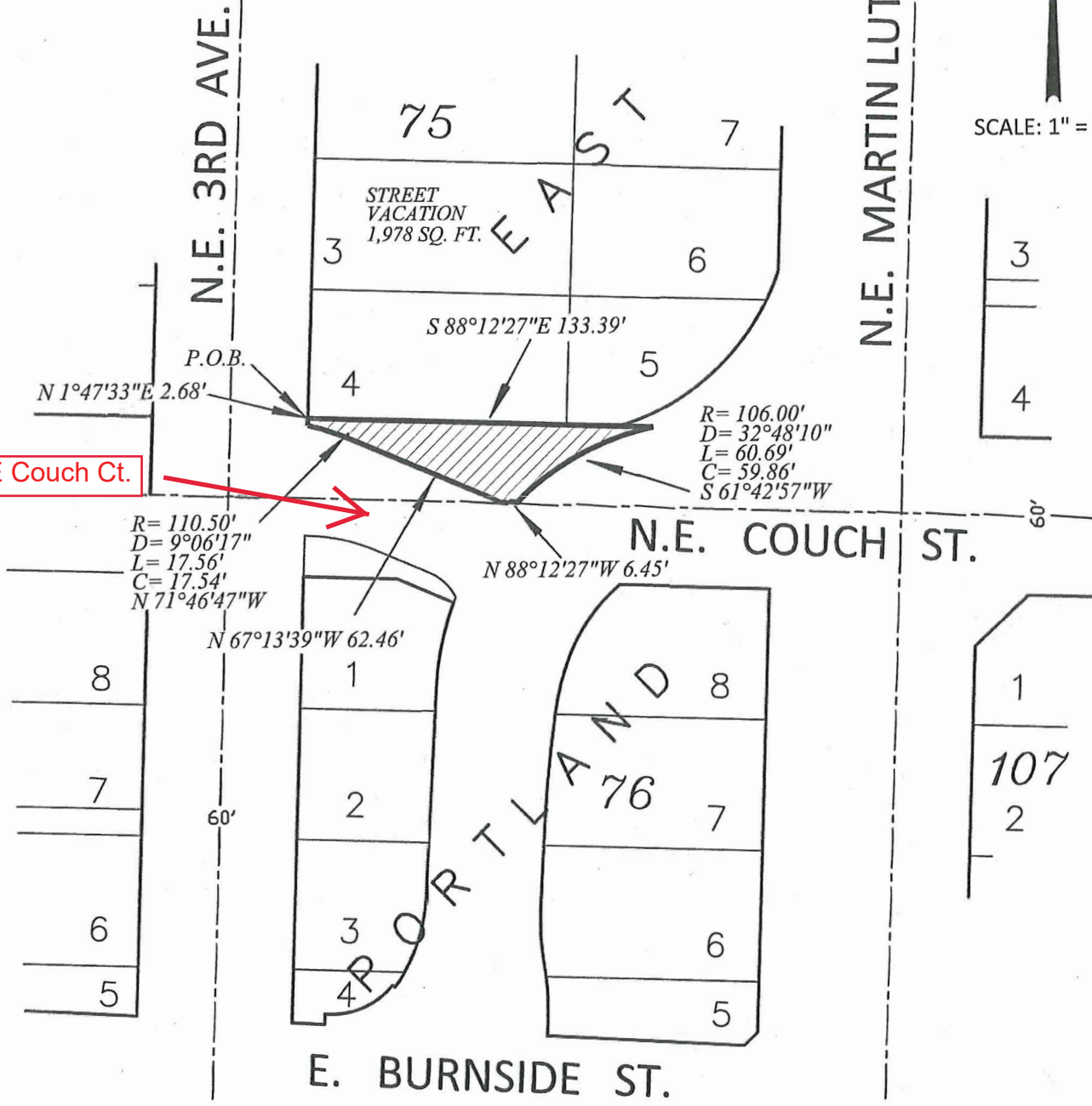
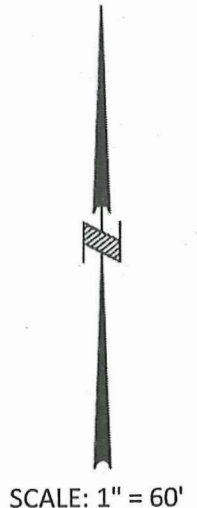
Bureau of Transportation Staff Planner
Courtney Duke, Senior Transportation Planner
503/823-7265
Courtney.duked@portlandoregon.gov

cc:
Karl Arruda, Right-of-Way Case Manager
Case File

EXHIBIT 1

PARCEL - 1
N.E. COUCH COURT L.I.D.
1N1E34DA
STREET VACATION

N.E. MARTIN LUTHER KING BLVD.



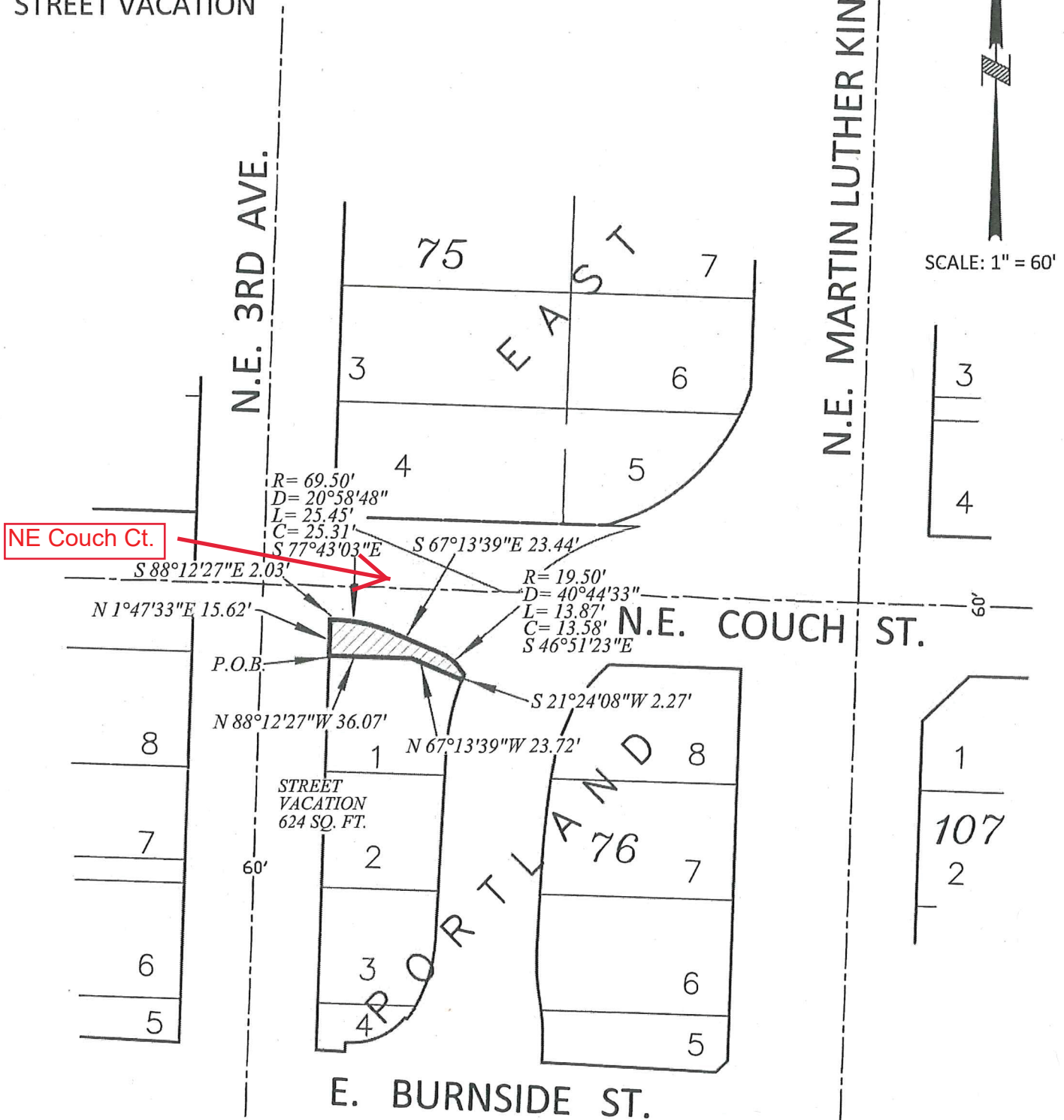
NE Couch Ct.



SURVEY DEPARTMENT,
1120 SW 5TH AVE., SUITE 800
PORTLAND, OREGON 97204
PHONE 503-823-7150

JOB #40360
SEPTEMBER 20, 2016

EXHIBIT 2
 PARCEL 2
 NE COUCH COURT L.I.D.
 1N1E34DA
 STREET VACATION

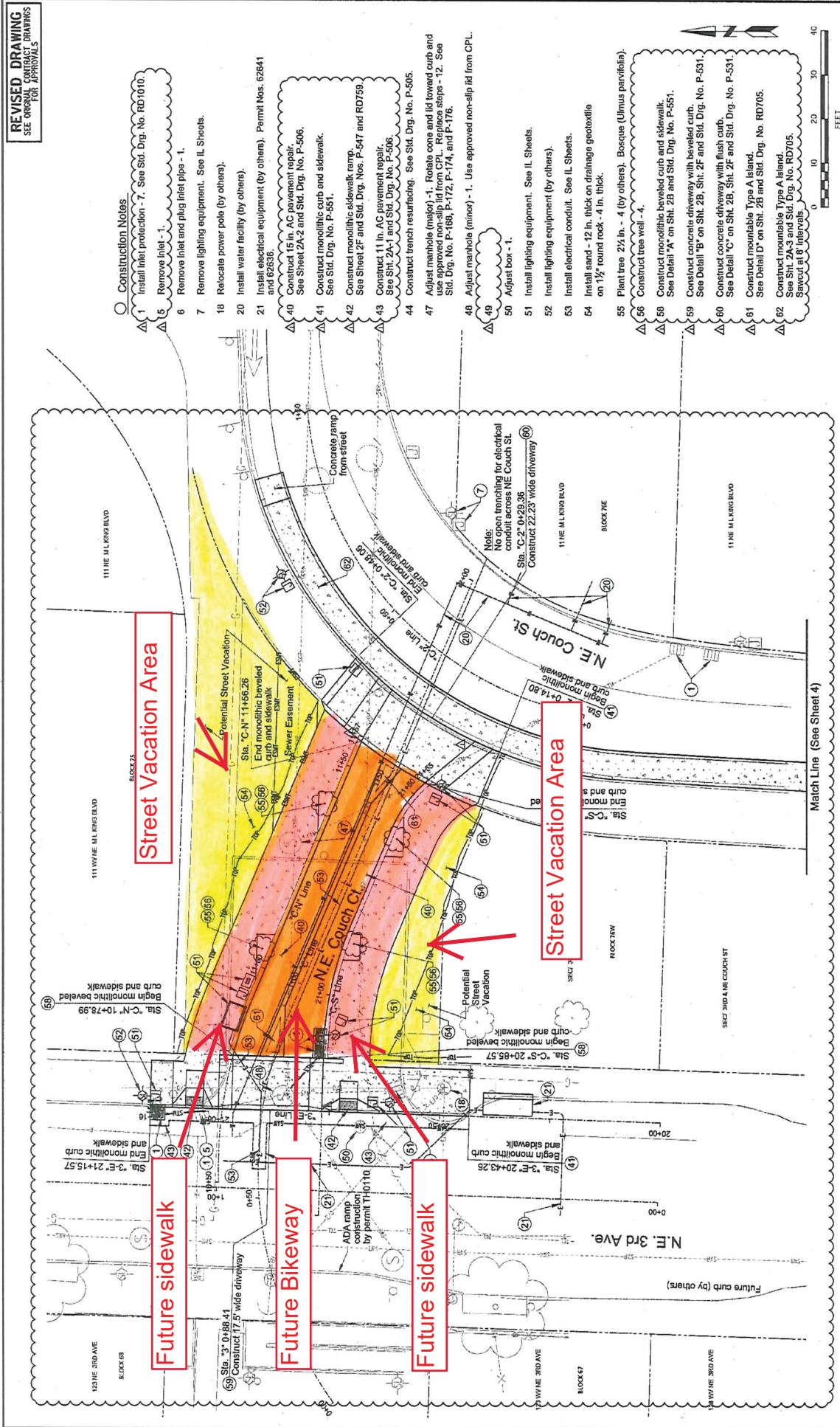


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Addendum: Annotated Plan Sheet

REVISED DRAWING
SEE ORIGINAL CONTRACT DRAWINGS FOR AMENDMENTS



NO.	DATE	REVISION
1	7/15	Revised 'C' and 'C-2' lines. Added '3'E' line and raised Slo. base. Revised notes.
2		
3		

DESIGNED BY	DATE APPROVED	APPROVED BY
C. SHAW	Nov. 2015	[Signature]
CHECKED BY	DATE APPROVED	APPROVED BY
S. THOMPSON		
DESIGNED BY	DATE APPROVED	APPROVED BY
J. LAM		

PROJECT NO.	3000
PROJECT NAME	NE Couch Ct. NE 3rd Ave - NE Couch St LID
DATE	7/15/15
SCALE	AS SHOWN

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PBOT
PORTLAND BUREAU OF TRANSPORTATION
STEVE MORROW, COMMISSIONER
STEVE WARDEN, CITY ENGINEER

City of Portland
OR

Street Plan



15
M.P.H.

ANDERSEN
CONSTRUCTION
BUILT PER OF CHOICE

LEASE SOON



ANDERSEN
CONSTRUCTION
BUILT PER OF CHOICE