

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 #8301

COMMISSION MEETING TO BE HELD OCTOBER 10, 2018 12:30 PM
1900 SW 4TH BUILDING, 2ND FLOOR, ROOM 2500 A

I. GENERAL INFORMATION

- Street Vacation Request:** R/W #8301, NW Roosevelt Street between NW 29th and NW 30th
- Petitioner:** Cairn Pacific Properties 7 LLC; contact is Tom DiChiara (503-345-6742, Tom@CairnPacific.com)
- Purpose:** The purpose of the proposed vacation is to consolidate the adjacent properties for development.
- Neighborhood:** Northwest District Neighborhood Association; contact is Jeanne Harrison, Transportation Committee (503-228-0457; cats@aracnet.com). Neighbors West/Northwest District Coalition; contact is Felicia Williams (503-823-4288; FLW14@hotmail.com)
- Quarter Sections:** 2826
- Designation/Zone:** EG1 (General Employment)



The Portland Bureau of Transportation fully complies with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations, complaints and information, call (503) 823-5185, City TTY (503) 823-6868, or use Oregon Relay Service: 711.

II. FACTS

A. History and Background

The petitioner has requested the proposed vacation to consolidate the adjacent properties for development. This portion of NW Roosevelt Street is currently used as a private parking area. The petitioner plans to construct three separate mixed use buildings, a standalone retail building, and fifteen townhouse units.

B. Concurrent Land Use Actions

Conditional Use review (17-113240) for a mixed use development. Three separate mixed use buildings and a standalone retail building are proposed. Approximately 350 to 400 units total are proposed and 150 to 200 parking spaces. Residential uses in the EG zone are only allowed through approval of a Conditional Use as per Chapter 33.815.130 of the Portland Zoning Code. Adjustment to height requirements for all proposed buildings. Note separate LU Case 17-113249 CU is for rowhouse development on south portion of site.

C. The Transportation Element

NW Roosevelt Street is classified as a Local Service Traffic Street, Local Service Transit Street, Local Service Bikeway, Local Service Pedestrian Street, Freight District Street, Minor Emergency Response Street, and Local Design Street in the transportation element of the Comprehensive Plan.

D. Neighborhood Plan

The proposal is consistent with the policies and objectives in the Northwest District Plan (2003).

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: NE Roosevelt Street at this location currently serves as a private parking area. The right of way is not used as a through street and does not serve the larger transportation network. Access to properties within the area is provided by NW Wilson Street and NW Nicolai Street

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: NW Roosevelt Street at this location is currently used for private parking and not as a through street. The established street patterns with NW Nicolai Street to the north and NW Wilson Street to the south will be maintained.

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 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: Per Objective D, the spacing between the full streets of NW Nicolai and NW Wilson is significantly less than 530 feet.

Per Objective E, bicycle and pedestrian connectivity and access will remain on NW Nicolai and NW Wilson.

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: Existing pedestrian access will be retained if this vacation request is approved.

B. Neighborhood Plan Considerations

Comment: The proposed vacation is intended to support development in a General Employment zone, which is consistent with the Northwest District Plan.



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

Comment: There are no other Comprehensive Plan policies or policies from other adopted plans that are relevant to this request.

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

Notice of this street vacation request was provided to the Bureau of Development Services (BDS) to determine if there are any relevant impacts to consider related to future subdivision of property in the area. BDS responded that a Lot Consolidation review will need to be completed for all lots that will lose legal street frontage as a result of the street vacation.

F. Improvement and Utility Considerations

The street vacation request was reviewed by PBOT for conformance with standards for street improvements. The following conditions will be required:

- PBOT Right-of-Way Acquisition has required the Petitioner to provide legal descriptions and exhibit maps for the following areas to be dedicated as public right-of-way: 1) That portion of parcel 1N1E29DB 4300 lying within the improved portion of NW Nicolai Street. New dedication is to include all areas located north of a line 6 inches south of an parallel to the existing sidewalk; and 2) That portion of parcel 1N1E29DB 3300 (3030 NW Nicolai Street) lying north of the face of the existing commercial building and all that portion of said parcel located east of a line located 6 inches west of and parallel to the existing sidewalk along NW 30th Avenue.
- PBOT Development Review has required the closure of the intersection of NW Roosevelt Street and NW 29th Avenue with a 12-ft sidewalk corridor. A bond and contract for the public works permit will be in place prior to the recording of the street vacation.
- PBOT Permit Engineering has required the closure of the intersection of NW Roosevelt Street and NW 29th Avenue. This closure requires a public works permit.

Other public agencies, public and private utilities were notified of this street vacation request.



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- The Bureau of Environmental Services responded with no objection.
- The Portland Water Bureau responded with no objection.
- Portland Fire and Rescue responded with no objection.
- Urban Forestry responded with no objection.
- Portland Parks and Recreation responded with no objection.
- The Bureau of Technology Services responded with no objection.
- ODOT responded with no objection.
- The Port of Portland responded with no objection.
- TriMet responded with no objection.
- PGE has facilities in vacation area and requires an easement.
- Pacific Power does not have facilities in the vacation area.
- CenturyLink has facilities in vacation area and requires an easement.
- Northwest Natural has facilities in vacation area and requires an easement.
- Comcast was notified of the proposed vacation but did not respond.

G. Neighborhood Issues

Notice of this street vacation request was provided to the Northwest District Neighborhood Association and Neighbors West/Northwest. The Northwest District Neighborhood Association's Transportation Committee responded with support for the street vacation since it will allow for a more efficient development pattern.

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**:

- Prior to recording the street vacation ordinance, the Petitioner shall comply with all conditions set forth in Section III.E and 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



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2. West-facing view of area proposed for vacation
3. Northwest District Neighborhood Association Transportation Committee Correspondence

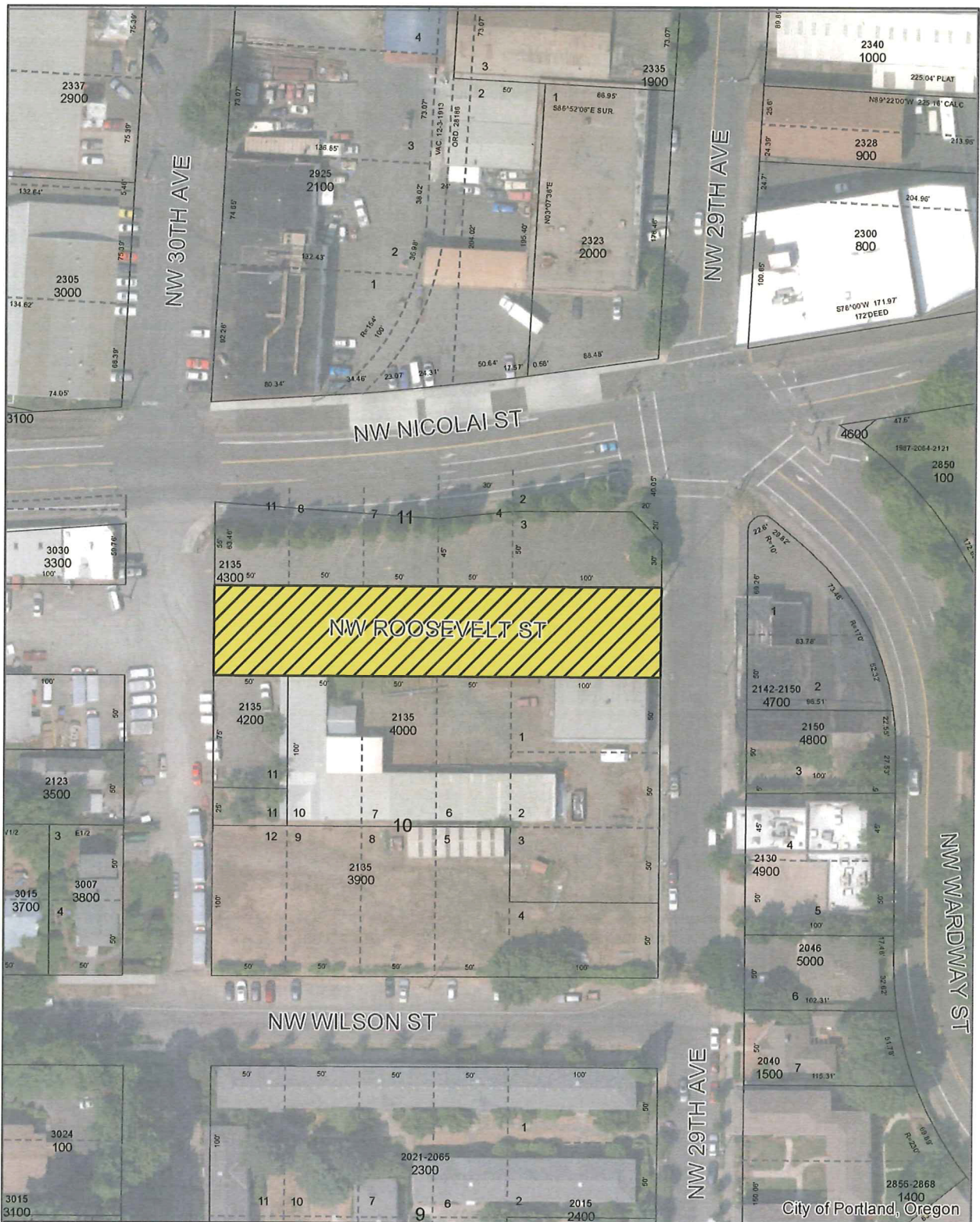
Bureau of Transportation Staff Planner
Bob Kellett
503/823-6127
Bob.Kellett@portlandoregon.gov

cc:
Lance Lindahl, Right-of-Way Case Manager
Case File



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Exhibit 1



NW Roosevelt St between NW 29th and 30th Aves

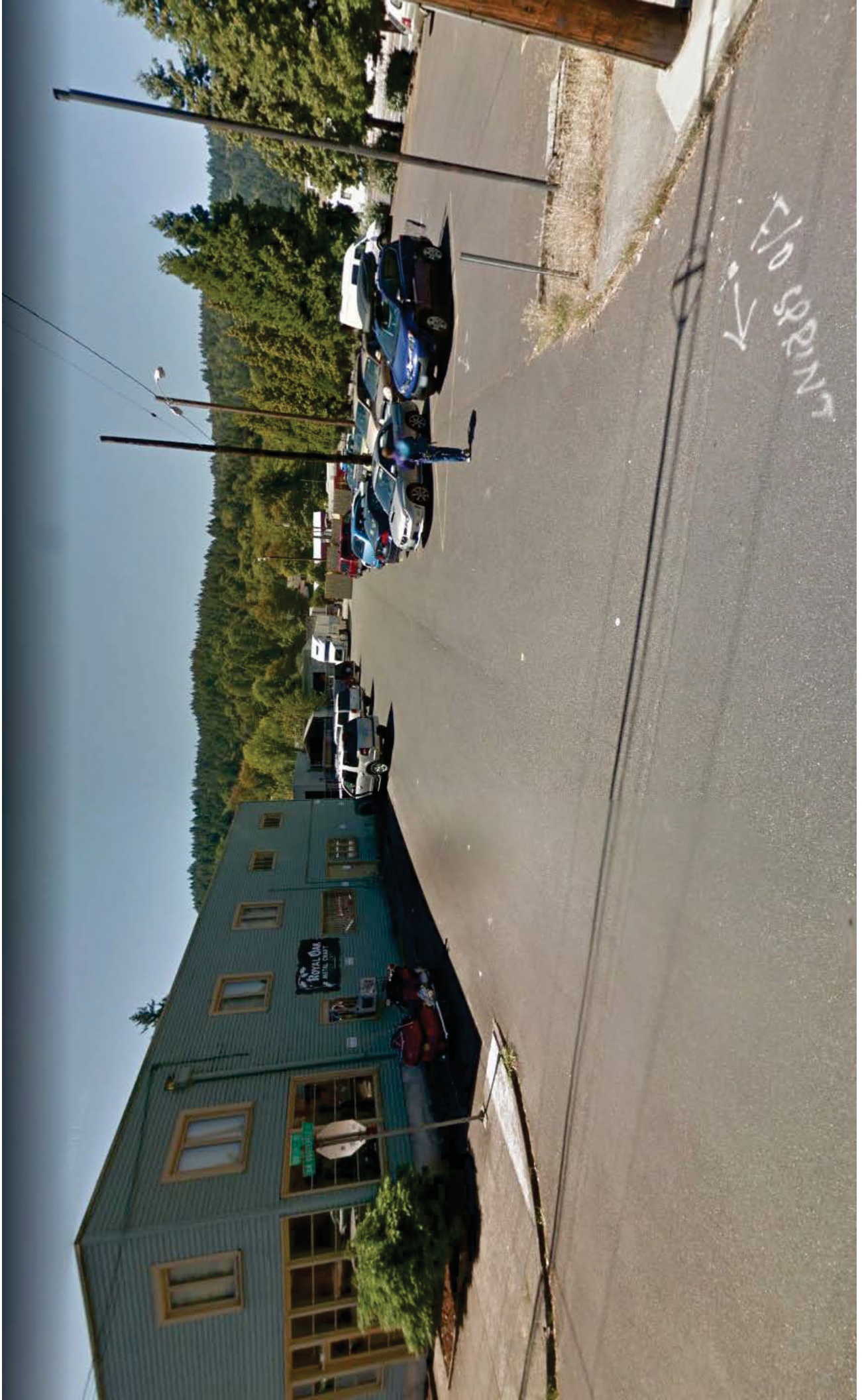
Petitioner: Cairn Pacific Properties 7 LLC

 Area proposed for vacation

1/4 Section: 2826 Section: 1N1E29DB



1 inch = 100 feet



Lindahl, Lance

From: Jeanne Harrison <cats@aracnet.com>
Sent: Wednesday, April 12, 2017 12:37 PM
To: Lindahl, Lance; flw14@hotmail.com
Cc: Walker, Dee; Murphy, Stephanie
Subject: [Approved Sender] Re: Street Vacation - NW Roosevelt St between NW 29th and 30th Aves (RWA #8301)

Follow Up Flag: Follow up
Flag Status: Flagged

Hello Ellen and Lance,

I am the chair of the Northwest District Neighborhood Association Transportation Committee. We voted on April 5 at our last meeting to support this requested street vacation. We want to be on record that we generally don't support street vacations that result in reductions in existing or future circulation for any mode. However, this segment of NW Roosevelt is redundant to NW Nicolai and NW Wilson and will allow for a more efficient development pattern.

Jeanne Harrison
Chair, NWDA Transportation Committee

On 3/30/17, 3:11 PM, "Kilmer, Ellen" <Ellen.Kilmer@portlandoregon.gov> wrote:

All:

The City of Portland has received a petition to vacate a portion of **NW Roosevelt St between NW 29th & 30th Aves**, as shown in yellow on the attached map. The stated purpose of the vacation is to consolidate adjacent properties for development.

The Bureau of Transportation is seeking comments on this request from City Bureaus, affected neighborhood and business associations, and others. Accordingly, if your association supports or objects to the proposed street vacation, please provide a clear written statement as to why the street vacation will or will not serve the best interest of the public in relation to transportation needs in the neighborhood. Please reply to this email with your comments. Replies will be automatically sent to the Project Manager, Lance Lindahl.

If no comments are received from your association within 30 days, the Bureau of Transportation will assume that the association does not object to the proposed street vacation.

After the comment period has ended, the Bureau of Transportation will forward its preliminary findings to the Planning & Sustainability Commission for consideration and will incorporate the subsequent Planning & Sustainability Commission report into a final report, recommending approval or denial of the petition. The report will be forwarded to City Council, which will make a final decision after holding a public hearing on the petition. You will be notified of times when the Planning & Sustainability Commission and City Council will meet and consider this matter.

If you need more information or have any questions, please contact Lance Lindahl at 503-823-7465 or at lance.lindahl@portlandoregon.gov.

Sincerely,

Ellen Kilmer on behalf of Lance Lindahl

Right-of-Way Acquisition

City of Portland

503.823.4506

The City of Portland complies with all non-discrimination, Civil Rights laws including Civil Rights Title VI and ADA Title II. To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-5185, TTY 503-823-6868 or Oregon Relay Service: 711 with such requests, or visit <http://bit.ly/13EWaCg> <<http://bit.ly/13EWaCg>>