

PBOT

PORTLAND BUREAU OF TRANSPORTATION

1120 SW Fifth Avenue, Suite 800 Portland, OR 97204 503.823.5185
Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner Leah Treat Director

STAFF REPORT AND RECOMMENDATION TO THE PLANNING AND SUSTAINABILITY COMMISSION

FILE NUMBER: R/W #7890

COMMISSION MEETING TO BE HELD JANUARY 9, 2018 12:30 PM
1900 SW 4TH BUILDING, 2ND FLOOR, ROOM 2500 A

I. GENERAL INFORMATION

- Street Vacation Request:** R/W #7890, SW Falcon Street east of SW Barbur Blvd.
- Petitioner:** Gary Garyfallou. The petitioner's representative is Matthew Lawton, matt@sextonlawton.com, (303) 358-4122
- Purpose:** The purpose of the proposed vacation is to consolidate property for future development and to create uninterrupted frontage along SW Barbur Blvd consistent with the Barbur Concept Plan.
- Neighborhood:** Hillsdale Neighborhood Association; Southwest Neighborhoods, Inc.
- Quarter Sections:** 3827
- Designation/Zone:** GC (General Commercial).



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II. FACTS

A. History and Background

The petitioner has requested the proposed vacation to consolidate the adjacent properties for development. This portion of SW Falcon Street is currently unimproved. The petitioner plans to construct a mixed residential and commercial use project with surface and structured parking.

B. Concurrent Land Use Actions

There are no concurrent land use actions at this time.

C. The Transportation Element

SW Falcon Street is classified as a Local Service Traffic Street, Local Service Transit Street, Local Service Bikeway, Local Service Pedestrian Street, Local Service Truck Street, Minor Emergency Response Street, and Local Design Street in the transportation element of the Comprehensive Plan.

D. Neighborhood Plan

The Barbur Concept Plan (2013) includes visions for the future land use and transportation along the Barbur corridor. The site of the proposed street vacation is located in the plan's Capitol Hill Focus Area where the vision is for SW Barbur Blvd. to function as a main street flanked by office, retail and residential uses. Additionally, the plan envisions improved and uninterrupted frontages along SW Barbur Blvd. The proposed street vacation and development are consistent with these land use and transportation visions.

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: SW Falcon Street at this location is currently unimproved and does not connect between SW Barbur Blvd. and SW 17th Ave. The right of way is not used as a through street and does not serve the larger transportation network.

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.



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Comment: SW Falcon Street at this location is currently unimproved and not used as a through street. The established street patterns with SW Barbur Blvd. and SE Multnomah Blvd. will not be significantly interrupted by the proposed street vacation.

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 proposed street vacation does not impact full street connections spacing.

Per Objective E, the proposed street vacation does not impact bicycle and pedestrian connectivity and access.

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 not be impacted if this vacation request is approved.

B. Neighborhood Plan Considerations



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Comment: The proposed vacation is intended to support development in a General Commercial zone, which is consistent with the Barbur Concept Plan.

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 as a condition of approval there must be the lot consolidation of Tax Parcel R126899 (8124 SW Barbur).

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 Development Review has required construction of a turn-around at the new end of SW Falcon Street, unless PBOT approves a Public Works Alternative Review.
- PBOT Planning has required the westerly end of SW Falcon remain as right-of-way for future SW Corridor transit improvements. (This condition has been met).

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

- The Bureau of Environmental Services has required a sewer easement over the entire vacation area for an existing facility.
- PGE has required an easement for existing facilities in the area to be vacated.
- Comcast has required an easement for existing facilities in the area to be vacated.
- The Portland Water Bureau responded with no objection.
- Portland Fire and Rescue responded with no objection.



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- 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.
- CenturyLink responded with no objection.
- Northwest Natural responded with no objection.
- Pacific Power was notified but did not respond.

Please note that a blanket easement will be reserved over the entire area to be vacated for any other utility company that may have facilities.

G. Neighborhood Issues

Notice of this street vacation request was provided to the Hillsdale Neighborhood Association, Southwest Neighborhoods, Inc., and SW Trails PDX. Hillsdale Neighborhood Association responded with no objection to the proposed street vacation and general support for the project's direction.

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
2. West-facing view of area proposed for vacation
3. Hillsdale Neighborhood Association Communication



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

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



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SW Falcon Street east of SW Barbur Boulevard

Petitioner: Gary Garyfallou

 Area proposed for vacation

State ID: 1S1E21CA 1/4 Section: 3827



1 in = 100 ft

Arruda, Karl

From: Eric Wilhelm <ewilhelm@pobox.com>
Sent: Wednesday, October 04, 2017 11:34 PM
To: Arruda, Karl
Cc: hillsdale-board-group@swni.org
Subject: Re: [Contact HNA] Street Vacation Notice - SW Falcon Street-(RW 7890)

Hi Karl,

No objections from HNA on this vacation, and we're supportive of the project's direction. Thank you for the chance to review this.

Thanks,
Eric

On Tuesday 03 October 2017 11:51:09 am you wrote:

> Eric,
>
> I can wait a few more days if that would be helpful. Is Friday enough
> time for you to let me know if the group has any comments?
>
> Karl Arruda
> Right of Way Agent II
> City of Portland Bureau of Transportation
> karl.arruda@portlandoregon.gov
> (503) 823-7067
>
> 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>
>
>
> -----Original Message-----
> From: Eric Wilhelm [mailto:ewilhelm@pobox.com]
> Sent: Tuesday, October 03, 2017 11:28 AM
> To: hillsdale-members-group@swni.org
> Cc: Arruda, Karl <Karl.Arruda@portlandoregon.gov>
> Subject: Fwd: [Contact HNA] Street Vacation Notice - SW Falcon
> Street-(RW
> 7890)
>
> Hi Karl,
>
> As our monthly meeting is tonight, I'm not sure if anyone has had a
> chance to review this by now.

>
> Thanks,
> Eric
> ----- Forwarded Message -----
>
> Subject: [Contact HNA] Street Vacation Notice - SW Falcon Street-(RW
> 7890)
> Date: Tuesday 19 September 2017
> From: "Arruda, Karl" <Karl.Arruda@portlandoregon.gov>
> To: "contact-hillsdale@swni.org" <contact-hillsdale@swni.org>,
> "Bogert, Sylvia" <sylvia@swni.org>
>
> Hello, all,
>
> In 2015, we sent notices for a street vacation proposed for a portion
> of SW Falcon Street between SW Barbur and SW 17th Ave. The petitioners
> considered changes to the proposal, but they've now decided to stick
> with their original plan. See attached "7890 New STV Map." The gray
> shaded area is the proposed vacation area. The orange shaded piece
> will remain as right-of-way. Also, on "7890 New Site plan," the blue
> area will remain or be dedicated as right-of-way to allow for the
> potential SW Corridor light rail.
>
> We are re-sending this information to see if there are any additional
> comments. Please review the documents, let me know if you have
> questions, and complete the Response form if you have new comments. If
> we don't receive a response by Wednesday, October 4, 2017, we will
> presume you have no additional comments and we will be moving forward with the petitioners'
> proposal. (If you need an extension of time, please let me know.)
>
> Thanks for your time.
>
> Sincerely,
>
> Karl Arruda
> Right of Way Agent II
> City of Portland Bureau of Transportation
> karl.arruda@portlandoregon.gov<mailto:karl.arruda@portlandoregon.gov>
> (503)
> 823-7067
>
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> City of Portland will reasonably modify policies/procedures and
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> 503-823-5185, TTY 503-823-6868 or Oregon Relay Service: 711 with such
> requests, or visit <http://bit.ly/13EWaCg>
>
>
> --

> If you no longer wish to receive City of Portland outreach and
> notifications for Hillsdale Neighborhood Association, you may update
> your settings by selecting 'leave this group' on the group webpage
> (link below), or forward this email to staff@swni.org with your
> request to be removed from this list or call the Southwest
> Neighborhoods office at (503) 823-4592 for assistance. --- You
> received this message because you are subscribed to the Google Groups
> "Contact Hillsdale NA" group. To unsubscribe from this group and stop
> receiving emails from it, send an email to
> contact-hillsdale+unsubscribe@swni.org. Visit this group at
> <https://groups.google.com/a/swni.org/group/contact-hillsdale/>.
>
> -----

