

PBOT

PORTLAND BUREAU OF TRANSPORTATION

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Steve Novick Commissioner Leah Treat Director

STAFF REPORT AND RECOMMENDATION TO THE PLANNING AND SUSTAINABILITY COMMISSION

FILE NUMBER: R/W #7790

COMMISSION MEETING TO BE HELD DECEMBER 15, 2015 5:00 PM
1900 SW 4TH BUILDING, 2ND FLOOR, ROOM 2500 A

I. GENERAL INFORMATION

Street Vacation Request: R/W #7790, a portion of SE Grand Ave between SE Spokane and SE Tacoma Streets

Petitioner: Dianna J. Richardson, represented by Peter Fry. Mr. Fry can be reached at 503-703-8033.

Purpose: The purpose of the proposed vacation is to consolidate property to support the redevelopment of the adjacent site.

Neighborhood: Sellwood-Moreland Improvement League; contact is Ellen Burr, Land Use/Planning Chair (smilelanduse@gmail.com); SE Uplift, contact is Bob Kellett (bob@seuplift.org)

Quarter Sections: 3831

Designation / Zone: CS (Storefront Commercial)



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II. FACTS

A. History and Background

The Petitioner submitted a Public Works Permitting Inquiry Request form in February 2013, for a potential development consisting of up to 70 residential units with parking and associated site improvements. The portion of SE Grand that is proposed for vacation is on a slope to the west of the proposed development, currently supported by a retaining wall. Grand Ave at this location is dead-end street for motor vehicles, with a sidewalk on the west side that provides bicycle and pedestrian access to SE Tacoma Street.

B. Concurrent Land Use Actions

There are no land use actions that are concurrent with this street vacation request.

C. The Transportation Element

SE Grand is classified as a Local Service Traffic Street, Local Service Transit Street, City 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 Sellwood-Moreland Neighborhood Plan (1998) does not contain any policies or action items that are relevant to this street vacation request.

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: SE Grand at this location is a dead-end street for motor vehicles, currently functioning as a parking lot. It has a sidewalk that connects to SE Tacoma St, providing a bicycle and pedestrian connection. The proposed vacation will not affect the current function of SE Grand.

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: SE Grand at this location is a dead-end street for motor vehicles, currently functioning as a parking lot. It has a sidewalk that connects to SE Tacoma St, providing a bicycle and pedestrian connection. The proposed vacation will not affect the current function of SE Grand.

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: Per Objective D, the Sellwood Bridge approach prevents a full street connection at this location.

Per Objective E, an existing bicycle and pedestrian connection will not be affected by the proposed vacation.

Per Objective N, the area of the proposed vacation is shown on Southeast District Map 11.11.13 as meeting the street spacing standard. The proposed vacation will not affect connectivity.

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: There are no neighborhood plan considerations.

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 with no objection.

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 objections to the proposed vacation were raised.

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

- 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.
- ODOT responded with no objection.
- The Port of Portland responded with no objection.
- TriMet was notified of the proposal but did not respond.
- PGE responded with no objection.
- Pacific Power responded with no objection.
- CenturyLink responded with no objection.
- Northwest Natural responded with no objection.
- Comcast responded with no objection.

G. Neighborhood Issues

Notice of this street vacation request was provided to the Sellwood-Moreland Improvement League (SMILE) and SE Uplift. SE Uplift responded with no objection. SMILE has requested that the vacation be placed on hold until the Sellwood Bridge construction is complete and/or the Petitioner has more definite plans for the adjacent property (Exhibit 4).

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.

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. North-facing view of area proposed for vacation.
3. South facing view of SE Grand (vacation area left of retaining wall).
4. Letter from SMILE.

Bureau of Transportation Staff Planner
Grant Morehead, AICP
503/823-9707
Grant.Morehead@portlandoregon.gov

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


Exhibit 1



SE Grand Avenue north of SE Tacoma Street

Petitioner: Dianna J. Richardson

Section: 1S1E23CC 1/4 Section: 3831

 Area Proposed for Vacation



1 inch = 100 feet

Exhibit 2



Exhibit 3



Exhibit 4

S • M • I • L • E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 S.E. 13TH AVENUE • PORTLAND, OR 97202
STATION (503) 234-3570 • CHURCH (503) 233-1497

Karl Arruda
Portland Bureau of Transportation
By email: karl.arruda@portlandoregon.gov

Re: Street Vacation Request – Diana Richardson
RWA File No. 7790, SE Grand Ave between SE Spokane and SE Tacoma St.

Dear Mr. Arruda,

On July 16, 2014, The Board of SMILE, the Sellwood Moreland neighborhood association, discussed the PBOT Street Vacation request by Diana Richardson for the above reference property. The SMILE Board voted 9 to 0 (with one abstention) to ask PBOT to put this request on hold, but not to dismiss this request, until such time as the Sellwood Bridge construction is completed and/or Ms. Richardson has more definite plans for her adjacent property.

Thank you for your consideration of our comments. Please feel free to contact me if you have any questions about our request.

Sincerely,

Gail Hoffnagle
SMILE President
503-236-5692
smileghoffnagle@gmail.com