

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 #8051

CONSENT AGENDA ITEM TO BE CONSIDERED JUNE 14, 2016, 12:00 PM
1900 SW 4TH BUILDING, 2ND FLOOR, ROOM 2500 A

I. GENERAL INFORMATION

Street Vacation Request: R/W #8051, Unnamed Alley between N Midway Ave. and N Columbia Blvd

Petitioner: Frank Maduzia, 360-789-5627 or f.maduzia@gmail.com.

Purpose: The purpose of the vacation is to consolidate the street area with the abutting property.

Neighborhood: St. Johns; contact is Josh Leslie (ddminifanAgmail.com)

Quarter Sections: 2023

Designation / Zone: R5 (Residential 5,000)



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II. FACTS

A. History and Background

This unnamed alley is unmaintained right-of-way that does not contribute to the larger transportation network. It provides access only to the abutting property owner.

B. Concurrent Land Use Actions

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

C. The Transportation Element

This alley is classified as Local Service for all modes in the transportation element of the Comprehensive Plan.

D. Neighborhood Plan

There is no Neighborhood Plan.

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: This alley is unimproved and provides only local access to adjacent properties. It does not provide a connectivity 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: This alley is unimproved and provides only local access to adjacent properties. The proposed vacation will not affect the function of nearby streets.

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 Objectives D and E, full street connections at N Columbia Blvd (to the north) and N Olympia St (to the south) are approximately 250 feet apart.

Per Objective N, the area of the proposed vacation is shown on North District Map 11.11.10 as meeting the street spacing standard.

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 provides local access only. There are no existing or potential pedestrian routes at this location.

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 that the owner of 6945 N. Olympia St. shall be restricted from secondary street access where property will abut new frontage along N. Columbia Blvd.

F. Improvement and Utility Considerations

The street vacation request was reviewed by Portland Bureau of Transportation (PBOT) for conformance with standards for street improvements. PBOT has the following conditions:

- Close the alley approaches on N. Midway St. and N. Columbia Blvd.
- Keep 12 feet of right-of-way (from face of curb) along Midway and Columbia as a pedestrian corridor.
- On Midway, extend sidewalk across alley approach.
- On Columbia, construct curb across alley approach.

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.
- 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 the area and will require an easement.
- Pacific Power responded with no objection.
- CenturyLink was notified and did not respond.
- Northwest Natural responded with no objection.
- Comcast was notified and did not respond.

G. Neighborhood Issues

Notice of this street vacation request was provided to the St Johns Neighborhood Association and North Portland Neighborhood Services. 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 detailed in Section III E and 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

- A. Area proposed for vacation
- B. Northeast-facing view of area proposed for vacation.

Bureau of Transportation Staff Planner
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cc:
Karl Arruda, Right-of-Way Case Manager
Case File

Exhibit A



Unnamed Alley east of N Midway Avenue

Petitioner: Francis Maduzia

 Area proposed for vacation

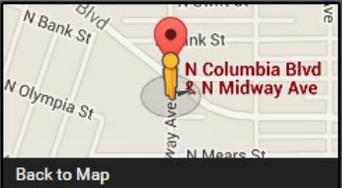
State ID: 1N1E06CA 1/4 Section: 2023



1 inch = 50 feet

Exhibit B

N Midway Ave
Portland, Oregon
Street View - Jun 2012



Google