

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 #8471

COMMISSION MEETING TO BE HELD: TUESDAY, JULY 10, 2018, 12:30
PM, 1900 SW 4TH AVE, SUITE 2500

I. GENERAL INFORMATION

Street Vacation Request: N Hunt Street east of N Argyle Way

Petitioner: Prosper Portland. The representative is Chris Hagerman, the Bookin Group, 1140 SW 4th Avenue, Suite 500, Portland 97205, 503-502-8693, hagerman@bookingroup.com.

Purpose: The purpose for the vacation is to facilitate the development of the site for an affordable housing project. Development may be proposed within the vacated street area.

Neighborhood: Kenton

Quarter Sections: 2128

Designation/Zone: R1d(MU-C)



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II. FACTS

A. History and Background

N. Hunt Street is a paved dead-end roadway of approximately 50-feet in width and 60-feet in length. It is not maintained by the City of Portland. Prosper Portland is proposing to vacate this right-of-way to facilitate the development of an affordable housing project on adjacent City of Portland owned property. The development may be proposed within the vacated street area.

B. Concurrent Land Use Actions

There are no concurrent land use actions at this time.

C. The Transportation Element

In the 2035 Transportation System Plan, N. Hunt Street is designated as a local service traffic street, local emergency response, local street design class, local service bikeway, local service walkway, and local service truck street.

D. Neighborhood Plan

N. Hunt Street is located in the study area for the Kenton Neighborhood Plan (1993) and the Kenton Downtown Plan (2000). It is part of the Kenton Plan District. In the Kenton Neighborhood Plan, the area around N. Hunt Street is identified for rowhouses/garden apartments that provide a transition from higher density housing along the Interstate light rail line. Among the plan's goals that the proposed project meet is the provision of affordable housing options in the Kenton District and housing that is within proximity (one-quarter mile) to light rail.

III. APPROVAL CRITERIA FINDINGS

Title 17.84.025 Approval Criteria for Vacating Streets

A. In consideration whether the vacation will prejudice the public interest, the Council will consider the following factors, as relevant:

- 1. The area proposed to be vacated is not needed presently, and is not identified in any adopted plan, for public services, transportation functions, utility functions, stormwater functions, view corridors and or viewpoints, tree planting/retention, pedestrian amenities, or community or commercial uses.*

Comment: N. Hunt Street is presently a dead-end street that is not maintained by the City of Portland and does not function as part of the larger transportation network. Adjacent properties are accessed from N. Argyle Way, N. Brandon Ave, and N. Columbia Blvd. It is not identified in any adopted plan for future public, community, or commercial uses. This criterion is met.



- 2. The vacation does not prevent the extension of, or the retention of public services, transportation functions, utility functions, stormwater functions, view corridors and/or view points.*

Comment: With the conditions listed below in section IV., the proposed vacation does not prevent the extension of, or retention of public services and function. The vacated area is not identified as a view corridor or view point. This criterion is met.

- 3. Public services, transportation functions, or utilities can be extended in an orderly and efficient manner in an alternate location.*

Comment: The existing land use and transportation pattern in the area around the proposed street vacation supports the orderly and efficient manner of potential future extension of public services, transportation functions, and utilities. The N. Hunt Street right-of-way is not required for these purposes. Additionally, there are no existing services in the right-of-way. This criterion is met.

- 4. The vacation does not impede the future best use, development of, or access to abutting property.*

Comment: The properties abutting N. Hunt Street are accessed from N. Argyle Way, N Brandon Ave., and N. Columbia Blvd. The proposed street vacation does not impede future best use, development of, or access to these abutting properties. The proposed vacation and the planned affordable housing development are consistent with the intended land use described in the zoning code. This criterion is met.

- 5. The area of vacation is not presently, or will not in the future be, needed as part of an interconnected system of public streets that is generally consistent with the street connection and bicycle/pedestrian spacing requirements in section 17.88.040 Through Streets.*

Comment: As a dead-end street without bicycle, pedestrian, or transit facilities, N. Hunt Street presently does not serve a larger function in an interconnected system of public streets. The proposed vacation does not impact the larger bicycle, pedestrian, or transit network. Street spacing in the area meets requirements. This criterion is met.



IV. IMPROVEMENT AND UTILITY CONSIDERATIONS

As a condition of the street vacation, a blanket easement will be reserved over the entire area to be vacated for any utility company that may have facilities. Additionally, the proposed street vacation request was reviewed by the following bureaus and agencies and is subject to the identified conditions:

PBOT Development Review	No Objection subject to the following condition: Petitioner is required to complete the 30% Concept Review phase of the PW process. Bonding/contract must be in place prior to recording the vacation.
PBOT Transportation Planning	No objection
PBOT Permit Engineering	No Objection subject to the following condition: The Petitioner will permanently close the intersection of N Hunt St with curb, sidewalk and driveway. Construction or bond prior to recording of ordinance.
PBOT Transportation Systems Management	No objection
PBOT Active Transportation	No objection
PBOT Bridges and Structures	No objection
Bureau of Development Services	No Objection subject to the following condition: A Lot Consolidation is required for all lots losing street frontage as a result of the vacation. LC will be recorded prior to or concurrently with the STV Ordinance.
Portland Water Bureau	No objection
Bureau of Environmental Services	No Objection subject to the following condition: Maintain enough row where Hunt intersects with Argyle for stormwater facilities per Watershed's discretion whether by easement or remain as right-of-way.
Portland Fire and Rescue.	No objection
Urban Forestry	No objection
Portland Parks and Recreation	No objection
Bureau of Technology Services Corporate GIS	No Objection subject to the following condition: Property at 2310 N Hunt St will need to be readdressed prior to recording the vacation ordinance.
PBOT Street Lighting	No objection
PBOT Parking Control	No objection
TriMet	No objection
Pacific Power	No objection
Comcast	No Response Received
ODOT	No objection



Port of Portland	No objection
PGE	No facilities in street area
CenturyLink	No objection
Northwest Natural	No objection

V. NEIGHBORHOOD RESPONSE

Notice of this street vacation request was provided to the Kenton Neighborhood Association, North Portland Neighborhood Services, and Kenton Business 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 shown on Exhibit A, with conditions:

- Prior to recording the street vacation ordinance, the Petitioner shall comply with all conditions set forth in IV. 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

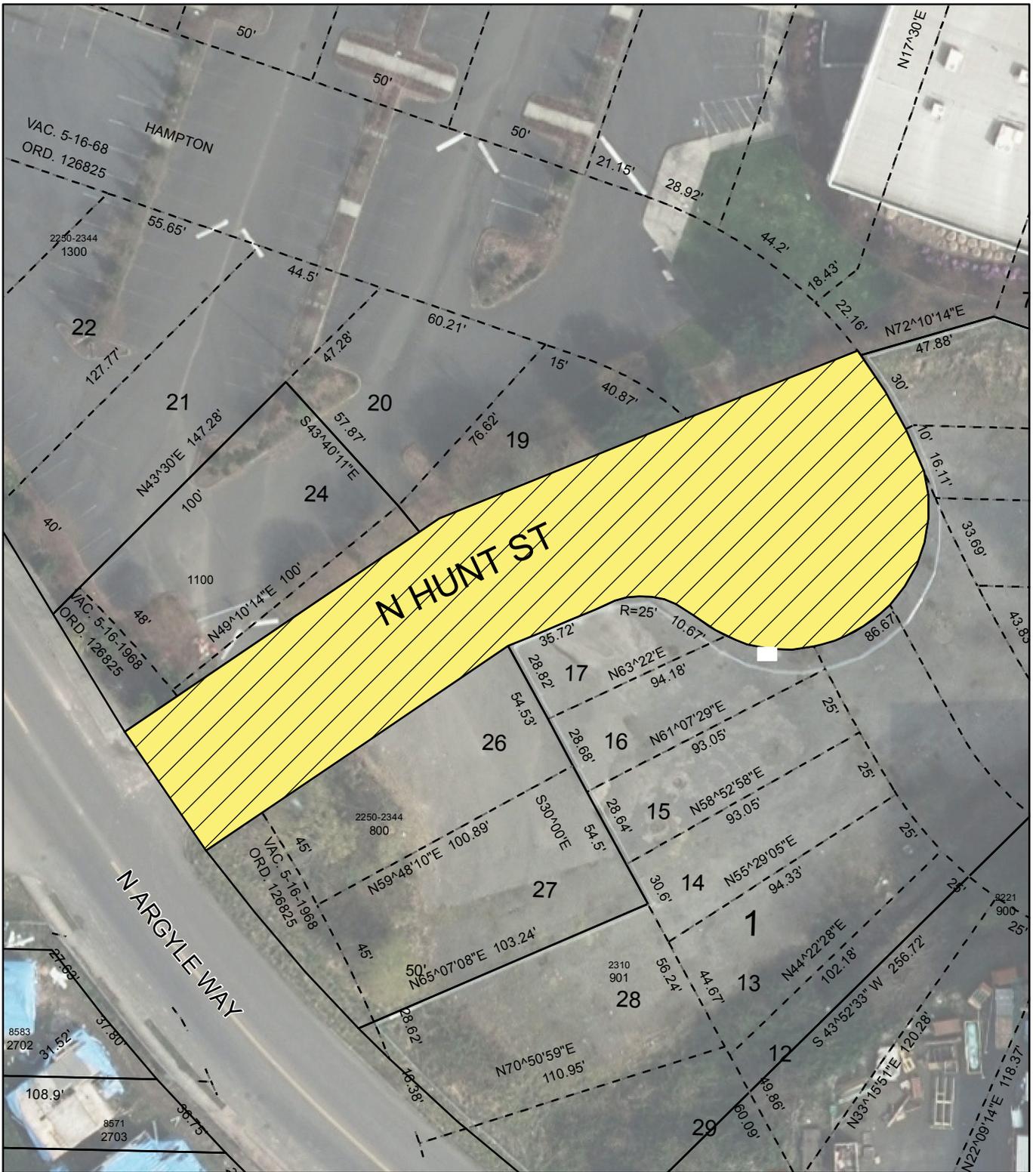
- A. Area proposed for vacation
- B. Aerial of proposed vacation and adjacent properties

Bureau of Transportation Staff Planner
 Bob Kellett
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cc: Dee Walker, Right-of-Way Case Manager



Exhibit A



N HUNT ST EAST OF N ARGYLE WAY

Petitioner: City of Portland

Section: 1N1E09AC



Area proposed for vacation



1 in = 50 ft

Exhibit B

