

# Vacate a portion of NE 42<sup>nd</sup> Ave south of NE Halsey St subject to certain conditions and reservations (Hearing; Ordinance, VAC-10134)



*Street Vacation Process*

*May 3, 2023 - Agenda Item #354*

*Staff presenting: Lance Lindahl, Right-of-Way Agent III*



**PBOT**  
PORTLAND BUREAU OF TRANSPORTATION

# Aerial Photo of Site Today



# Current Conditions

- Area zoned CM3dm (Commercial Mixed Use 3 with design main street overlay) and currently has mostly commercial uses.
- The portion of NE 42<sup>nd</sup> Avenue connects to NE Halsey Street to the north, but is disconnected from the rest of the street grid.

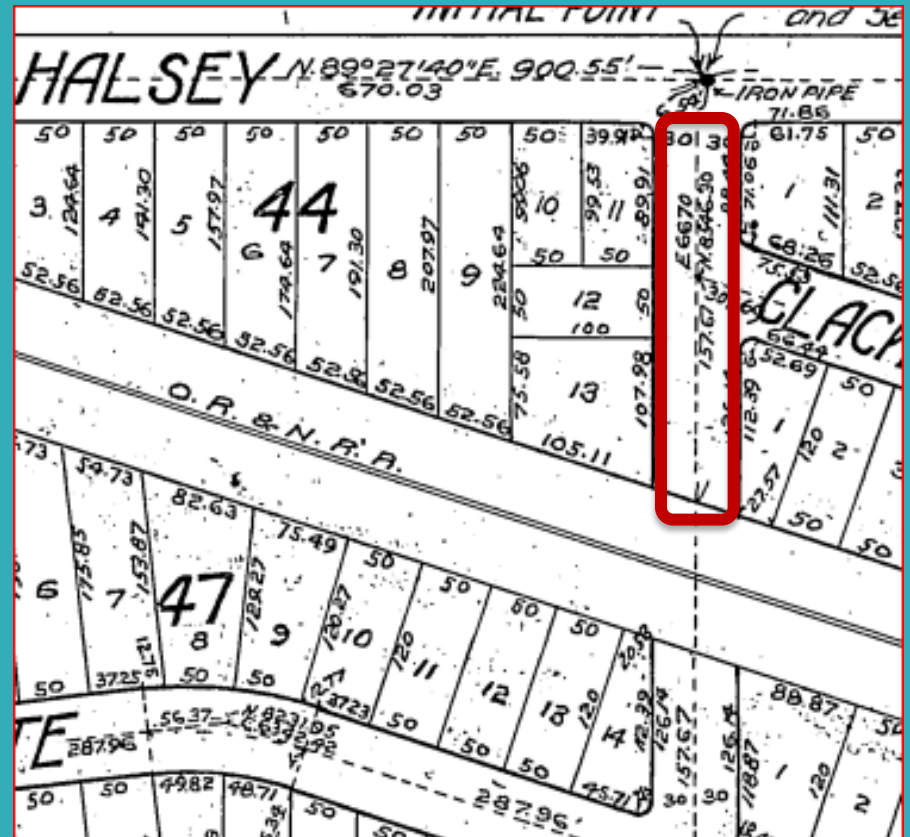


# Area History

1910 – NE 42<sup>ND</sup> Avenue created by Plat of Blocks Laurelhurst. Limited access to the rest of Laurelhurst due to the Union Pacific Railroad tracks and the I-84 Freeway.

1986 – Area used for access to Hollywood MAX station.

2021 – PBOT and the Office of the Mayor initiated a Street Vacation at the request of TriMet.



# PBOT Conditions of Approval

PBOT Development Review, PBOT Transportation Planning, PBOT Active Transportation – A Public Walkway Easement will be granted over the entire vacation area. Easement area may be reduced in size at a later date upon PBOT review and approval of development plans.

PBOT Signals, Street Lighting, and ITS – Vacation area has been reduced in size to allow existing PBOT signal infrastructure to remain within the NE Halsey Street right-of-way.

# Other Conditions of Approval

**Bureau of Environmental Services – A 20-foot-wide Sewer Easement will be granted for an existing 48-inch line. Easement may be relocated in the future with BES Director approval.**

**Water Bureau– Water main in NE 42<sup>nd</sup> Avenue must be abandoned. Water service to 4110 NE Halsey must be relocated or abandoned. Existing fire hydrant in NE 42<sup>nd</sup> Avenue must be relocated to NE Halsey Street.**

# Other Conditions of Approval

Bureau of Development Services, Land Use Services – TriMet is required to complete a replat through a Type 1x land use review in order to remove the historic lot lines.

Urban Forestry – Any future landscape plans for the Street Area will be reviewed for tree related issues and approved by the Urban Forestry Division.

BTS Corporate GIS – TriMet will contact CenturyLink to have the address updated to 4110 NE Halsey Street. Removal of the pay phone may be used as an alternative to this condition.

# Redevelopment of Street Area

Transit vehicles to be relocated to NE Halsey Street. Pedestrian and bike oriented "paseo" to replace current street area.





# Redevelopment of TriMet Parcel

Final design work is now wrapping up. Plans call for approximately 220 units of affordable housing in a transit-oriented development.



