

Multnomah County Official Records
E Murray, Deputy Clerk

2019-056807



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CITY OF PORTLAND
Office of the City Auditor
1221 SW Fourth Avenue, Room 130
Portland, OR 97204

I hereby certify this Ordinance No. 189528 to be a complete and exact copy of the original as the same appears on file and of record in my office and in my care and custody on June 3, 2019.

Mary Hull Caballero
Auditor of the City of Portland
By *[Signature]*
Deputy

ORDINANCE No. 189528

*Amend Ordinance to reference the overlapping streets of N Hampton Ave and N Kenton Blvd within the vacation area of N Hunt St (Ordinance; amend Ordinance No. 189319, VAC-10121)

The City of Portland ordains:

Section 1. The Council finds:

1. On November 17, 2017 and in accordance with ORS 271.130, the City of Portland ("City"), through Prosper Portland ("Petitioner"), owner of abutting property to the south, initiated the vacation of N Hunt Street east of N Argyle Way ("Street Area").
2. The Petitioner is selling their property to Transition Projects, Inc ("TPI") for an affordable housing project ("Project").
3. The vacation of the Street Area passed City Council on December 19, 2018 in Ordinance No. 189319 ("Ordinance").
4. N Hampton Avenue runs in an east-west direction through a portion of N Hunt Street and was vacated in 1985 in Ordinance No. 134527. The Ordinance No. 134527 exempted the portion of N Hampton overlapping N Hunt St as depicted on **Revised Exhibit A** to Ordinance No. 189319.
5. N Kenton Boulevard runs in a north-south direction through a portion of N Hunt Street and was vacated in 1968 in Ordinance No. 126825. Ordinance No. 126825 rededicated a portion of N Kenton Boulevard which overlaps with the southwesterly portion of N Hunt Street as depicted on **Revised Exhibit A** to Ordinance 189319
6. This amendment will eliminate confusion as to the ownership status of N Hampton Avenue and N Kenton Boulevard, which will assist the Project.

NOW, THEREFORE, the Council directs:

- a. That Ordinance No. 189319 is amended as shown in **Exhibit 1**.
- b. All other items and provisions of the Ordinance No. 189319 shall remain unchanged and all conditions thereof shall remain in full force and effect.

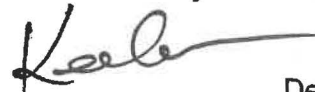
Section 2. The Council declares that an emergency exists because any further delay in the vacation of the Street Area will delay construction of the Project and as a result, will have a negative impact on the schedule of the Project resulting in higher project-related costs; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

Passed by the Council, MAY 29 2019

Commissioner Chloe Eudaly
Prepared by: Dee A. Walker:cb
Date Prepared:5/14/2019

Mary Hull Caballero
Auditor of the City of Portland

By

A handwritten signature in dark ink, appearing to read 'Keele', written over a horizontal line.

Deputy

EXHIBIT 1

ORDINANCE No. 18 9 31 9

Vacate N Hunt St east of N Argyle Wy along with the overlapping streets of N Hampton Ave and N Kenton Blvd, subject to certain conditions and reservations (Hearing; Ordinance; VAC-10121)

The City of Portland ordains:

Section 1. The Council finds:

1. In accordance with ORS 271.130 (Vacation on Council's own motion), the City of Portland ("City") through Portland Development Commission, also known as Prosper Portland, initiated the vacation of N Hunt Street along with the overlapping streets of N Hampton Avenue and N Kenton Boulevard, east of N Argyle Way (the "Street Area") on November 17, 2017. For purposes of this street vacation ordinance (this "Ordinance"), the Petitioner is defined as Prosper Portland or its successors and assigns.
2. City, by and through Prosper Portland, owns property abutting the southerly side of Street Area and is planning to sell the property to Transition Projects, Inc. ("TPI") at the end of the year. Once funding has been secured, an affordable housing project (the "Project") is expected to be constructed and the Street Area will be needed for the Project.
3. Ferguson Enterprises, Inc. ("Ferguson") owns property abutting the Street Area to the north. In anticipation of the Project, Ferguson has conveyed its underlying fee interest in the Street Area to TPI in Document No. 2018-024568 recorded March 6, 2018, Multnomah County Deed Records.
4. The vacation is in conformance with the City's Comprehensive Plan and is consistent with recommendations made by the Director of the Bureau of Transportation ("PBOT") and Planning and Sustainability Commission, as provided in the Bureau Director's Report, dated August 13, 2018 and on file with the Office of the City Auditor (the "Auditor") and PBOT.
5. In accordance with ORS 271.100, the Portland City Council (the "Council") fixed a time and place for public hearing before the Council; the Auditor published notice thereof and posted notice in the areas proposed for vacation.
6. In accordance with ORS 271.190, since the area to be vacated lies within 5,000 feet of the harbor line, approval in writing of the proposed vacation has been secured from the Port of Portland.
7. Other procedural requirements of ORS 271 have been complied with, and the Council having held a public hearing, finds no objections were made or filed hereto, and it is in the public interest to vacate the Street Area.

189319

NOW, THEREFORE, the Council directs:

- a. The Street Area, more particularly described in Book 1831, Page 1301, recorded June 19, 1985, and Book 642, Page 1342, recorded September 30, 1968, Multnomah County Deed Records and depicted on **Revised Exhibit A** as attached and incorporated by reference, is hereby vacated.
- b. The vacation of the above-described Street Area which is granted subject to the following conditions:
 1. The Petitioner will permanently close the intersection of N Hunt Street, at N Argyle Way which includes that portion that overlaps with N Kenton Boulevard, and pay all costs for constructing a curb and sidewalk or driveway, in accordance with the requirements of the City Engineer.
 - i) To ensure the completion of the required street improvements, the Petitioner shall provide to the City Engineer, a *Performance Guarantee. The Petitioner acknowledges that the Performance Guarantee indicated is a preliminary estimate subject to change and agrees to provide additional guarantee and/or fees as required by the City Engineer.

**the Petitioner will need to apply for a public works permit in order to provide the City with a Performance Guarantee.*
 - ii) The Petitioner agrees to authorize the City to complete the required street improvements at the Petitioner's cost, whether by using the Performance Guarantee or by other means of payment, in the event that the City Engineer, at his sole discretion, determines that the improvements are not being made as required in a reasonable time.
 - iii) The Petitioner agrees to obtain the necessary permits to complete the required improvements.
 2. The Petitioner is required to complete the 30% Concept Review phase of the Publics Works process. Bonding or contract must be completed prior to recording of this Ordinance.
 3. The Petitioner will complete a Type 1x Lot Consolidation for all platted lots losing street frontage as a result of the vacation as required by the Bureau of Development Services.
 4. TPI is the underlying fee owner of a portion of Street Area. A sewer easement is needed for future storm water facilities within said portion; therefore, TPI will grant a Sewer Easement to the City, in substantially the same form as attached **Exhibit B** and incorporated by reference. Said easement will be recorded concurrently with this Ordinance.
 5. In accordance with ORS 271.120 and City policy, this Ordinance, shall not cause or require the removal or abandonment of any sewer, water or gas main,

conduit of any kind, wire, pole or thing used, or intended to be used, for any public service. Subject to Paragraph 7 below, this Ordinance will reserve an easement for the owner of any such utility or thing to maintain, continue, repair, reconstruct, renew, replace, rebuild, and/or enlarge any and all such thing; that no building or structure of any kind shall be built or erected within a distance of ten (10) feet from the centerline of any such utility, except with the prior written consent of the City Engineer and the owner of the utility and that any and all contemplated building plans in said vacated area shall be submitted for approval to the City Engineer and to the Director of the Bureau of Development Services, to the end that such construction may be so adjusted with reference to all public utilities in said areas as to cause a minimum of danger or inconvenience to the public and to the owner of such utility and to protect and preserve the same as presently constructed or hereinafter reconstructed, renewed, replaced and/or enlarged. Removal or relocation of existing utilities in the street vacation area will require written agreements between the Petitioner and owner(s) of the utilities.

6. Notwithstanding Condition 5 and except for Condition 4, this Ordinance will serve as a full release of City interests in the Street Area and will provide City Bureaus with the authority necessary to take all other legal actions as may be reasonably necessary (including the issuance of quitclaim deeds acknowledging the release of any interests) to achieve this intent.
7. If any property, encumbered by an easement reserved in this Ordinance, is ever rededicated as public right-of-way, that portion of the easement located in the rededicated right-of-way shall automatically be terminated.
8. City costs associated with processing the street vacation petition shall be paid in full before the City records this Ordinance.
9. In the event the Petitioner fails to fully comply with the above conditions within one year of Council adopting this Ordinance, Council may repeal this Ordinance at its sole discretion.

Section 2. Petitioner shall file with the Auditor, in form approved by the City Attorney, a document in writing, accepting the terms and conditions of this Ordinance.

Section 3. Notice is given that the street vacation will not be effective until a certified copy of this Ordinance has been recorded by the City in Multnomah County Deed Records. Prerequisites to recording this Ordinance are that 30 days have passed after final Council passage of this Ordinance, that all conditions of this Ordinance have been met, and that all vacation costs have been paid.

Section 4. After the prerequisites to recording this Ordinance have been met, the Auditor shall return a certified copy of this Ordinance and the acceptance thereof, to the Right-of-

Way Acquisition ("RWA") Section, PBOT, which shall, at the expense of the Petitioner, file with the recorder, the assessor, and the surveyor of the county in which said property is located, the certified copy of this Ordinance and the acceptance, and any map, plat or other record which may be required by law. The RWA Section shall return a copy of the recorded ordinance to the Auditor and retain the original recorded ordinance in RWA File No. 8471.

Passed by the Council, *DEC 19 2018*

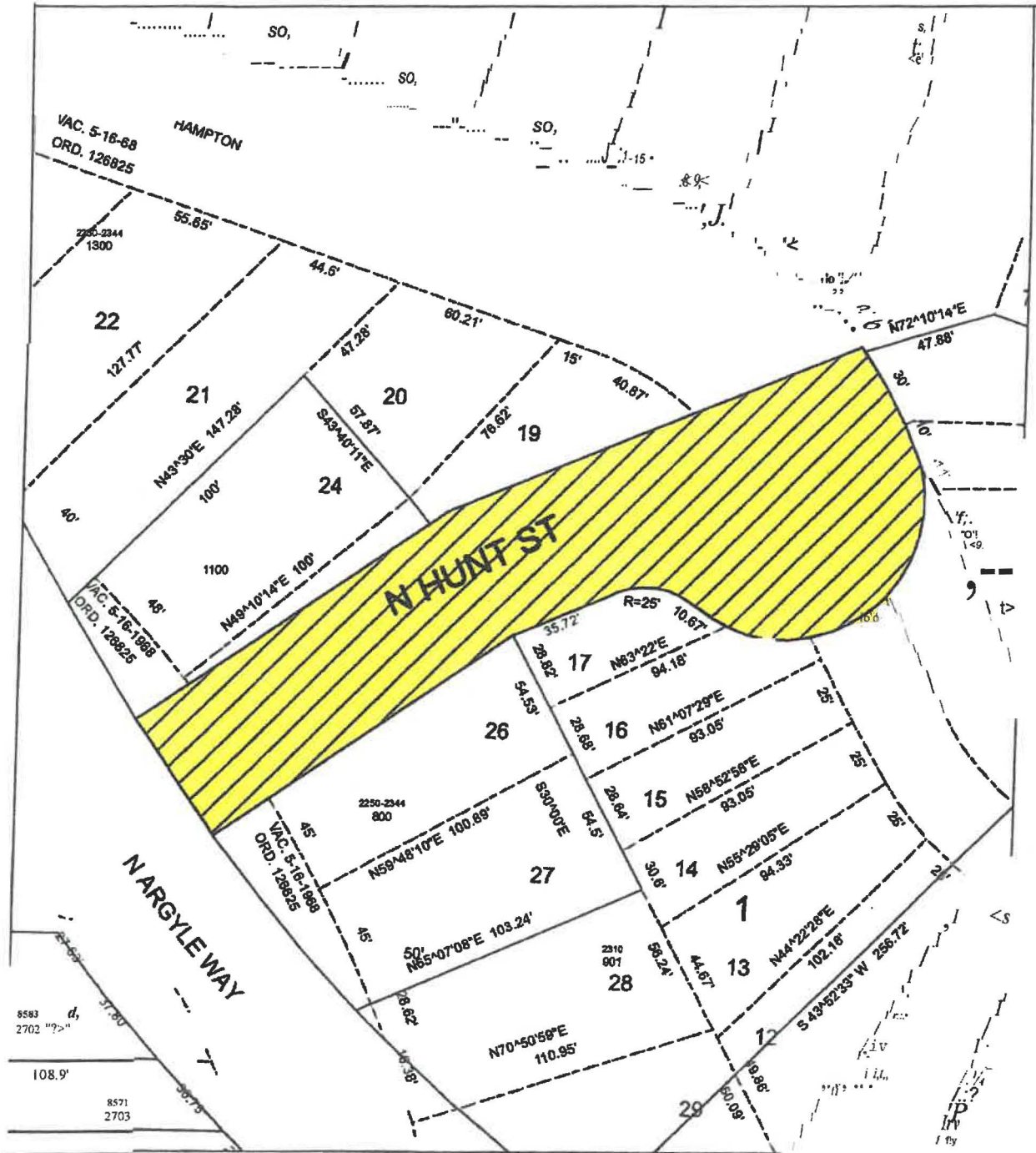
Commissioner Chloe Eudaly
Prepared by: Dee A Walker:CB
Date Prepared: 11/9/2018

Mary Hull Caballero
Auditor of the City of Portland

By / a.-r-
., Deputy

EXHIBIT 1
Exhibit A

189528



N HUNT ST EAST OF N ARGYLE WAY

Petitioner: City of Portland

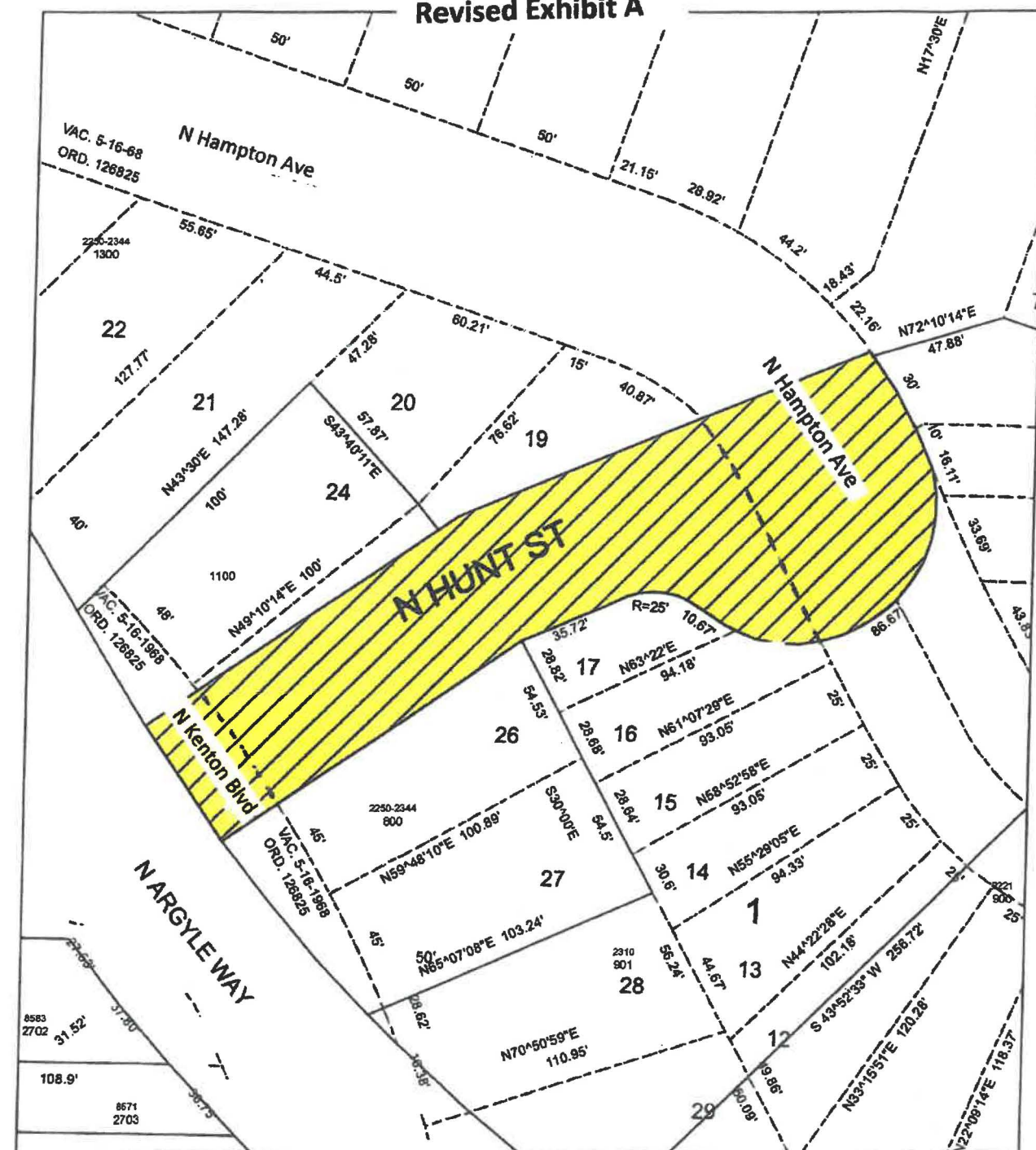
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Area herein vacated

N
A

1 in= 50 ft

Revised Exhibit A



N HUNT ST EAST OF N ARGYLE WAY

Petitioner: City of Portland

Section: 1N1E09AC



Area herein vacated

N
1 in = 50 ft