

Portland, Oregon

## FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT For Council Action Items

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Karl Arruda		2. Telephone No. 503-823-7067	3. Bureau/Office/Dept. PBOT/RWA
4a. To be filed (date):  June 11, 2014	4b. Calendar (Check One)  Regular    Consent    4/5ths <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		5. Date Submitted to Commissioner's office and CBO Budget Analyst: May 28, 2014
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed	

**1) Legislation Title:**

Vacate a portion of N Argyle St east of N Kerby Ave subject to certain conditions and reservations (Hearing; Ordinance; VAC-10087)

**2) Purpose of the Proposed Legislation:**

The purpose of this legislation is to vacate a portion of N Argyle Street east of N Kerby Avenue, as recommended in the Engineer's Report.

**3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?**

- |   |                                    |                                    |   |
|---|------------------------------------|------------------------------------|---|
| <input type="checkbox"/> City-wide/Regional | <input type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input checked="" type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast  | <input type="checkbox"/> Southeast | <input type="checkbox"/> Southwest | <input type="checkbox"/> East             |
| <input type="checkbox"/> Central City       |                                    |                                    |   |

**FINANCIAL IMPACT****Revenue and/or Expense:**

Is ALL the Revenue and/or Expense a part of the current year's budget? or 5-yr CIP? \_\_\_\_\_

SAP COST OBJECT No(s): 9TR000001857

All Revenue and Expense financial questions must be completed regardless of the current year's budget. Documents may be returned where the FIPIS portion has not been sufficiently completed.

**4) Revenue:** Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.

Revenue from this street vacation will cover the actual expenditures incurred by City staff for the processing of this request.

**5) Expense:** What are the costs to the City related to this legislation? What is the source of funding for the expense? (Please include costs in the current fiscal year as well as costs in future year, including Operations & Maintenance (O&M) costs, if known, and estimates, if not

known. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the **level of confidence**.)

Expenses for processing a street vacation request typically range between \$5,000 and \$20,000 depending on the complexity. This street vacation falls on the middle of the range and is estimated to be approximately \$14,000.

**6) Staffing Requirements:**

- **Will any positions be created, eliminated or re-classified in the current year as a result of this legislation?** (If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)

No

- **Will positions be created or eliminated in future years as a result of this legislation?**

No.

*(Complete the following section only if an amendment to the budget is proposed.)*

**7) Change in Appropriations** (If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate "new" in Fund Center column if new center needs to be created. Use additional space if needed.) Not applicable to this action

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

**[Proceed to Public Involvement Section — REQUIRED as of July 1, 2011]**

**PUBLIC INVOLVEMENT**

**8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:**

☒ **YES:** Please proceed to Question #9.

☐ **NO:** Please, explain why below; and proceed to Question #10.

**9) If "YES," please answer the following questions:**

**a) What impacts are anticipated in the community from this proposed Council item?**

The adjacent property owner will be able to complete the remediation of environmental contamination in the area being vacated.

The existing stormwater catch basin in the area being vacated does not function as intended. Relocating the catch basin will manage stormwater more efficiently.

**b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?**

The Planning and Sustainability Commission advertised and then held a public hearing on January 28, 2014. No one from the public came forward to testify in support or opposition of the vacation.

**c) How did public involvement shape the outcome of this Council item?**

Public involvement did not shape the outcome of this item.

**d) Who designed and implemented the public involvement related to this Council item?**

The Planning and Sustainability Commission.

**e) Primary contact for more information on this public involvement process (name, title, phone, email):**

Karl Arruda, 503-823-7067, karl.arruda@portlandoregon.gov

**10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.**

No. There is no future public involvement anticipated since this ordinance will conclude the street vacation process.

KK 5-21-14

BUREAU DIRECTOR

LEAH TREAT, Bureau of Transportation



## Background Information



Steve  
Novick  
Commissioner

April 4, 2014

Leah Treat  
Director

**CITY ENGINEER'S REPORT TO CITY COUNCIL ON THE PROPOSED VACATION OF  
N. ARGYLE STREET EAST OF N. KERBY AVENUE (R/W #7560)**

**Background**

1. **Proposed Street Vacation Area.** N. Argyle Street east of N. Kerby Avenue, said area being approximately 225 feet long by 50 feet wide, containing approximately 11,250 square feet. The area is currently unimproved, and is more specifically depicted on Exhibit 1 attached hereto.
2. **Petitioner.** The Bureau of Environmental Services (BES, or Petitioner) has initiated this proposed street vacation. D. F. Morgan and Joan L. Morgan are the owners (Owners) of the abutting property to the north and south of the proposed street vacation area.
3. **Purpose.** The street vacation is proposed in order to consolidate property to expedite remedial action required by the Department of Environmental Quality (DEQ) to restore the site.
4. **Compliance with Minimum Requirements.** Vacation proceedings have been City initiated without a petition or consent of property owners in accordance with ORS 271.130 (Vacation on council's own motion) and notice shall be given as provided by ORS 271.110 (Notice of hearing).
5. **Due Diligence Review.** Comments were solicited from City Bureaus, government agencies, public utilities and affected neighborhood associations. A summary of this due diligence effort is attached as Exhibit 2 hereto. Of particular significance were comments by the Bureau of Transportation (PBOT) which requested that certain conditions be satisfied prior to the street being vacated. Additionally, Northwest Natural and Pacific Power have requested that the street vacation ordinance reserve easements for their existing facilities.
6. **Planning and Sustainability Commission Review.** The Planning and Sustainability Commission reviewed and approved the proposed street vacation on January 28, 2014, with its Report and Recommendation attached as Exhibit 3 hereto.
7. **Costs.** The property owner has paid \$10,428 to date to reimburse the City for staff costs incurred processing the street vacation request. Based on a review of the case file, processing costs (\$10,313 as of January 30, 2014) and estimated cost forward to bring the project through City Council, total \$14,000.

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FAX 503-823-7576 • TTY 503-823-6868 • [www.portlandoregon.gov/transportation](http://www.portlandoregon.gov/transportation)

### **Bureau of Transportation Recommendation**

The Bureau of Transportation hereby finds the proposed street vacation application to be acceptable, and in the event that no substantive objections are made known to City Council at the upcoming public hearing, recommends approval of the street vacation, subject to the conditions and reservations specified below. The area to be vacated is more specifically described as follows:

A portion of N. Argyle Street east of N. Kerby Avenue, in the City of Portland, Multnomah County, Oregon, being all that portion of said N. Argyle Street lying between the west line of Parcel 1, Partition Plat 2006-13, extended northerly to the southwest corner of Parcel 2 of said Plat, and the east line of said Parcel 1, extended northerly to the southeast corner of said Parcel 2.

### **Conditions, Reservations and Releases**

1. **Conditions.** The following conditions must be satisfied by the Petitioner prior to the street vacation ordinance being recorded by the City and thereby considered effective:
  - A. **Bureau of Transportation, Permit Engineering.** The Owners agree to permanently close N. Argyle Street where it intersects with N. Kerby Avenue. To accomplish this, the Owners will pay a sum certain of \$15,000 to PBOT and authorize PBOT to use said funds to perform the necessary work, including constructing curbing, removing the existing street crown, and regrading the street in accordance with the requirements of the City Engineer. PBOT will obtain any necessary permits to complete the required improvements. To satisfy this condition, the Owners may choose instead to perform the required work themselves, but the Owners will be responsible for the full cost of work, agree to provide a performance guarantee to the City Engineer, and agree to obtain all necessary permits to complete the improvements.
  - B. **Bureau of Transportation, Development Review.** On October 8, 2013, PBOT issued Temporary Encroachment Permit No. 2013-203284 TR (Permit) to the Owners to allow environmental remedial work required by DEQ to occur in the area proposed for vacation prior to the recording of the vacation ordinance. The Owners agree to comply with the conditions of the Permit.
  - C. In accordance with Item 7 in the Background section above, the estimated administrative cost for completing the street vacation process is \$14,000, of which \$10,428 has been paid to date. The Owners will remit \$3,500 to the City prior to the scheduled City Council hearing. In the event that additional processing requirements exceed current projections, the Owners



may be required to pay additional processing costs to the City prior to the Street Vacation Ordinance being recorded.

## **2. Reservations and Release**

- A. Bureau of Environmental Services.** BES owns and maintains certain improvements within the street area to be vacated. As a condition of street vacation approval, the City will reserve a temporary public sewer easement over the existing stormwater catch basin facility and stormwater within the vacated street area until such time as BES has completed relocation of the catch basin. The easement will encumber the west 15 feet of the south 15.00 feet of the area to be vacated. If necessary, BES will issue a Quitclaim Deed to acknowledge the release of this interest at BES' expense.

This easement will be reserved to provide for the maintenance, operation, inspection, repair, reconstruction, replacement, enlargement, and relocation of the existing public sewer facility and necessary appurtenances, and is reserved on the condition that no building construction, material storage, filling, grade change or tree planting will be permitted within said easement area without the prior written consent of the Director of BES, and further that the City or its contractors will not be responsible for damage to any improvements, including landscaping existing on the easement area, if such things are damaged or destroyed by the City or its contractors in the course of reconstruction, maintenance, or relocation of the existing public sewer facility.

- B. Utilities.** In accordance with ORS 271.120 and City of Portland policy, except for 2(A), the street vacation 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, including, but not limited to those identified by Pacific Power and NW Natural.

The 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 and release of easements in the street


vacation area will require the necessary conveyance documents and possible written agreements between the Petitioner and owner(s) of the utilities.

In the case of Pacific Power's overhead electrical transmission lines, the following terms and conditions will apply:

An easement to Pacific Power for electrical transmission or distribution facilities will be reserved over the westerly twenty-five (25) feet of the vacation area together with the right of Pacific Power to access the easement area from adjacent lands of Owners for all activities in connection with the purposes for which this easement will be reserved; and together with the present and (without payment therefor) the future right to keep the easement area and adjacent lands clear of all brush, trees, structures, buildings and other hazards which might endanger Pacific Power's facilities or impede its activities.

At no time shall Owners place, use or permit any equipment or material of any kind that exceeds twelve (12) feet in height, light any fires, place or store any flammable materials under or within the reserved easement area. Subject to the foregoing limitations, the surface of the easement area may be used for purposes not inconsistent, as determined by Pacific Power, with the purposes for which this easement has been granted.

- C. City Release.** Notwithstanding 2(B) and except for 2(A), the Ordinance will serve as a full release of City interests in the street vacation 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.
3. **Repeal.** In the event the Petitioner or Owners fail to fully comply with the above conditions within one year of Council adopting the Ordinance, City Council may repeal the Ordinance at its sole discretion.
4. **Effective Date.** The street vacation will not be effective until a certified copy of the vacating Ordinance has been recorded by the City in Multnomah County Deed Records. Prerequisites to recording the vacating Ordinance are that 30 days have passed after final Council passage of the Ordinance, that all conditions of the vacating Ordinance have been met, and that all vacation costs have been paid.

  
\_\_\_\_\_  
City Engineer or designee

**TO THE COUNCIL:**

The Mayor concurs with the recommendation of the City Engineer and the Planning and Sustainability Commission and;

**RECOMMENDS:**

That the City Council accepts the City Engineer and Planning and Sustainability Commission Reports, which recommend that the proposed street area be vacated subject to conditions and reservations provided herein.

Respectfully submitted,

Commissioner Steve Novick

**Attachments:**

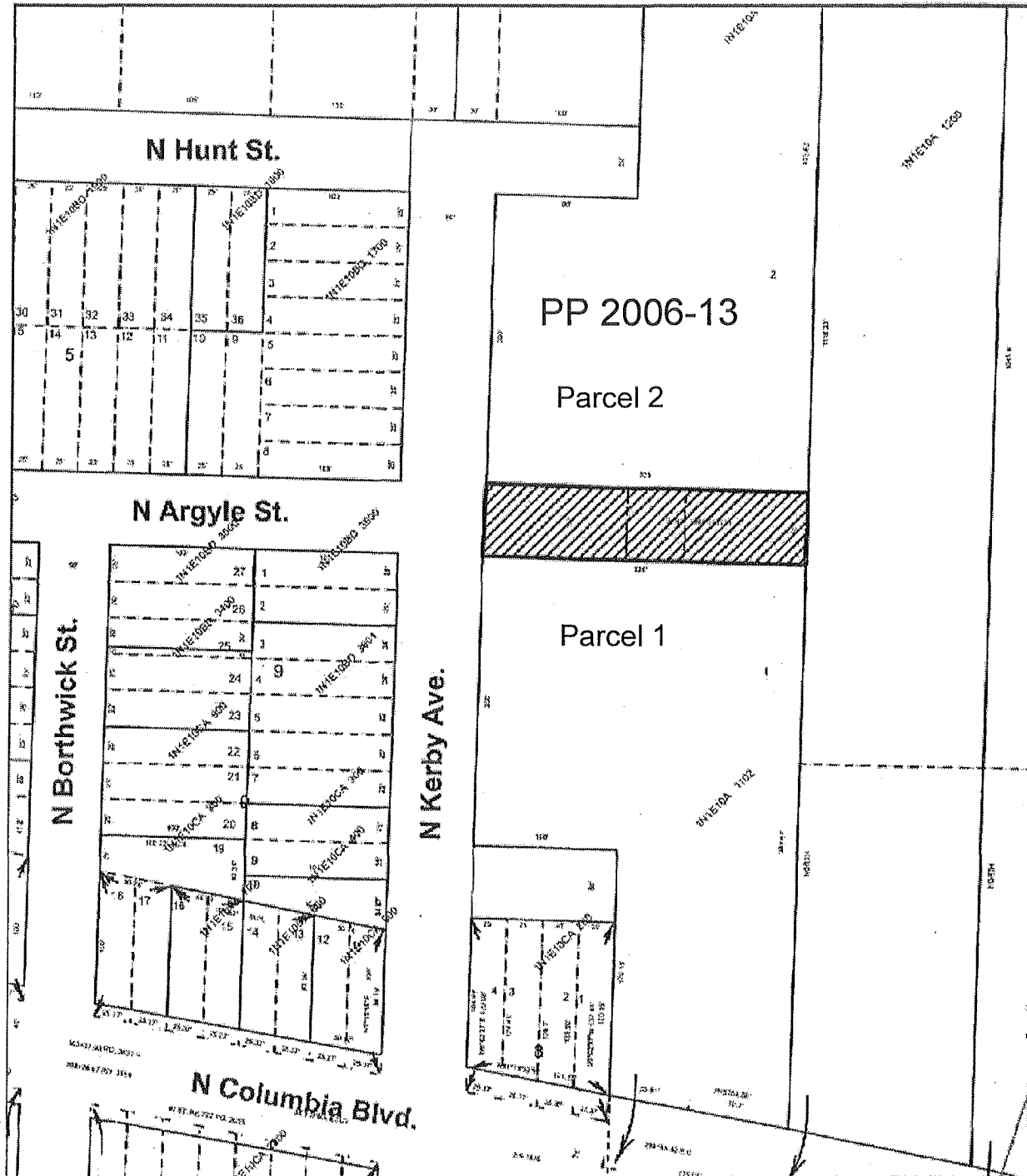
Exhibit 1, Proposed Map

Exhibit 2, Summary of Comments

Exhibit 3, Planning & Sustainability Commission Recommendation




Exhibit 1  
Area Proposed to be Vacated



N Argyle Street east of N Kerby Avenue

Petitioner: City of Portland, BES

Qtr. Section: 2130 Section: 1N1E10A

 Area Proposed to be Vacated



1 inch = 100 feet

## Exhibit 2

## Comments Summary

R/W # 7560 N. Argyle east of N. Kerby Ave.	RWA Project Manager: Karl Arruda	Petitioner/Applicant: BES (Precision Equipment) Contact: Jackie Gruber Phone: 503-501-5227
SAP Cost Object No.: 9TR000001857		
VAC-10087		
IQ #12-205615		
<b>Commenting Party</b>	<b>Response Date</b>	<b>Comments / Conditions</b>
<b>City Bureaus / Depts. Notified:</b>		
City Auditor Toni Anderson	3/8/13	City initiated street vacation.
PBOT Development Review Bob Haley 503-823-7081	12/17/12	No objections.
Transportation Planning Stuart Gwin	3/4/13	No objections.
Active Transportation Dan Bower	3/8/13	No objections.
PBOT Permit Engineering Chon Wong 503-823-7050	9/20/13	No objection subject to the following conditions: Revised conditions agreed to by City Attorney's Office and applicant: Applicant will pay \$15,000 flat fee and City will install necessary curbing to delineate abandoned right-of-way, remove street crown and regrade street.
PBOT Trans Systems Mgmt Carl Snyder	12/18/12	No objections.
PBOT Street Lighting Tod Rosinbum	3/15/13	No objections.
PBOT Project Management Kathryn Levine	11/26/12	No objections.
PBOT Bridges and Structures David Olongaigh	3/18/13	No objections.
Dev. Svcs. & Cap. Programs Rich Eisenhauer	12/7/12	No objections.
Development Services Sean Williams	11/28/12	No objections.

## Comments Summary

Commenting Party	Response Date	Comments / Conditions
Environmental Services Andre Duval 503-823-7214	10/2/13	No objections subject to the following conditions: Revised conditions agreed to by City Attorney's Office and applicant: City will abandon and relocate at its cost the existing stormwater catch basin in the N. Argyle right-of-way. If the catch basin relocation has not been completed by the time the vacation goes into effect, the City will retain a temporary easement for the catch basin until it can be abandoned.
Water Bureau Rick Nelson 503-823-7475	1/2/13	No objections.
Fire Bureau Dave Flood	3/1/13	No objections.
Park Bureau Todd Lofgren	1/8/13	No objections.
Urban Forestry Division Luke Miller	12/3/12	No objections.
Planning & Sustainability Commission	1/28/14	No objections, subject to conditions described in report, as agreed by attorneys.
<b>Neigh Assoc Notified:</b>		
East Columbia NA		No response.
Piedmont NA		No response.
Kenton NA		No response.
Sunderland NA		No response.
Woodlawn NA		No response.
N. Portland Neighborhood Svcs.		No response.
Central NE Neighbors		No response.
NE Coalition of Neighborhoods		No response.
<b>Local Agencies Notified:</b>		
ODOT Region 1 Tamara Patrick		No response.



## Comments Summary

Commenting Party	Response Date	Comments / Conditions
Port of Portland Brian Shelden		No response.
TriMet John Baker		No response.
<b>Public Utilities Notified:</b>		
PGE Ted Powell 503-464-8120		No response.
Pacific Power Kayla Carol 541-388-7138	12/5/12	Have facilities in street area; reserve easement for overhead electrical transmission line over the west 25 feet of area to be vacated. See Engineer's Report for terms and conditions.
CenturyLink Lynn M. Smith	12/13/12	No objections.
Northwest Natural Richard H. Hawkes, GIS Tech 503-226-4211 x 4321	12/5/12	Have facilities in street area; reserve easement.
Comcast Cable Coax & Fiber Design		No response.



Exhibit 3



Steve  
Novick  
Commissioner

Loah Treat  
Director

## PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL

CONSENT AGENDA ITEM HEARD ON  
TUESDAY, JANUARY 28, 2014

FILE NUMBER: R/W #7560  
IQ: #12-205615  
N. ARGYLE STREET, EAST OF N. KERBY AVE

### I. GENERAL INFORMATION

#### Street Vacation Request:

**Petitioner:** City Initiated, Bureau of Environmental Services

**Purpose:** Consolidate property for remedial actions required by the Oregon DEQ due to contamination currently existing within the public ROW.

**Neighborhood:** East Columbia Neighborhood Association

**Quarter Section:** 2130 Section 1N1E10A

**Designation/Zone:** IHh

#### Heavy Industrial zone

This zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance.

#### Aircraft Landing (h) overlay zone

The Aircraft Landing overlay zone provides safer operating conditions for aircraft in the vicinity of Portland International Airport by limiting the height of structures and vegetation.

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## II. EXECUTIVE SUMMARY & STAFF RECOMMENDATION

The purpose for the vacation is to consolidate property in order for the property owner to continue with the remedial actions required by the Oregon DEQ due to contamination currently existing within the public ROW. The property owners, the tenant, DEQ and the Bureau of Environmental Services (BES) have been working together for a number of years to clean up the property. One side of the property has been remediated to DEQ standards (cover and fill). If the property owner were to remediate the public ROW a more expensive and involved city permit process would be required. The parties all agreed that vacating the street in order to remediate the property to the private property DEQ requirements was the best course of action in order to get the property cleaned up in a timely and cost effective manner. The city has determined there is not a need for a connection at this location, and the city does not want to have a contaminated ROW/street.

There are requirements by the City related to curb construction, storm drain relocation, and payments that must be met and are detailed in the conditions.

The Planning and Sustainability Commission recommends **APPROVAL** of the street vacation request with conditions.

## III. FACTS

### A. History and Background

The property owners, the tenant, DEQ and the Bureau of Environmental Services (BES) have been working together for a number of years to clean up the property. One side of the property has been remediated to DEQ standards (cover and fill). If the property owner were to remediate the public ROW a more expensive and involved city permit process would be required. The parties all agreed that vacating the street in order to remediate the property to the private property DEQ requirements was the best course of action in order to get the property cleaned up in a timely and cost effective manner

### B. Concurrent Land Use Actions

There are no concurrent land use actions.



### **C. The Transportation Element**

The site is located in the North District of the Transportation System Plan. All of the streets are designed Local for all modes.

### **D. Neighborhood Plan**

There are no neighborhood plan considerations.

## **IV. 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 policy is met because the street proposed for vacation is in an industrial area that does not have the opportunity or connection to mixed use, residential or other activity areas. In addition, any connections would be to another contaminated site and ROW. The City does not want to connect to other contaminated sites.

#### **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 policy is met. The lack of established street patterns, the industrial nature of the area, combined with the contamination indicates that there is not an existing or future need of this ROW. Adding the curbing to the vacated portion of the ROW will allow the functional propose of the adjacent street to be maintained.

#### **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:* There are no scenic resources related to this street or street vacation.

This policy is met.

**Policy 11.11 Street Plans, Objectives D. and E. 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.

*Comment* This policy is met. This industrial area meets the connectivity policy especially with the existing industrial sites.

**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:* This policy is met. The site is not located in a pedestrian district and the street under consideration and other streets are all classified as Local for pedestrians. Adding the curb to the vacated area will delineate the existing street making it clear to pedestrians and drivers where the street ends and private property begins. The character of the area is industrial and this street vacation will not impact that character.

**B. Zoning Code Considerations**

None.

**C. Subdivision Code Considerations**

None.

#### **D. Improvement Considerations**

Under an agreement between the property owner, the City attorney and PBOT Permit Engineering, the property owner will pay a \$15,000 flat fee and the City will install the necessary curbing to delineate the abandoned ROW, remove the crown and regrade the existing street.

Under another agreement between the property owner, the City attorney, and BES, the City will abandon and relocate at its cost the existing storm water catch basin the N Argyle ROW. If the catch basin relocation has not been completed by the time the vacation goes into effect, the City will retain a temporary easement for the catch basin until it can be abandoned. The current catch basin and its location are no longer working. The City is responsible for relocating non functioning catch basins.

#### **E. Other Considerations**

Pacific Power has facilities in the street area and will reserve an easement for overhead electrical transmission lines.

Northwest Natural has facilities in the street area and will reserve an easement.

#### ***Neighborhood Issues***

None of the neighborhood associations contacted responded to the vacation proposal.

#### **V. CONCLUSIONS**

Due to the contamination in the area and the number of years the property owner, the tenant, DEQ, and other interested parties have worked together to clean up the property, vacating the street in order to continue the remediation in a timely and cost effective manner is in the best interest of the City and the property owner. Vacating the proposed area allows that to happen.

#### **VI. PLANNING AND SUSTAINABILITY COMMISSION RECOMMENDATION**

At a Consent Agenda Item at the January 28, 2014 meeting, The Planning and Sustainability Commission recommended *Approval* of the vacation of the area as shown on Exhibit A with conditions:



1. The property owner will pay a \$15,000 flat fee and the City will install the necessary curbing to delineate the abandoned ROW, remove the crown and regrade the existing street.
2. The City will abandon and relocate at its cost the existing storm water catch basin the N Argyle ROW. If the catch basin relocation has not been completed by the time the vacation goes into effect, the City will retain a temporary easement for the catch basin until it can be abandoned.
3. Reserve an easement for over head electrical transmission lines which are Pacific Power facilities.
4. Reserve an easement for Northwest Natural facilities.

#### **VII. EXHIBITS**

- A. Area proposed for vacation
- B. Aerial photo of street vacation area
- C. Zoning Map
- D. Photos
  - D.1 Catch basin to be moved
  - D.2 Vacation request area

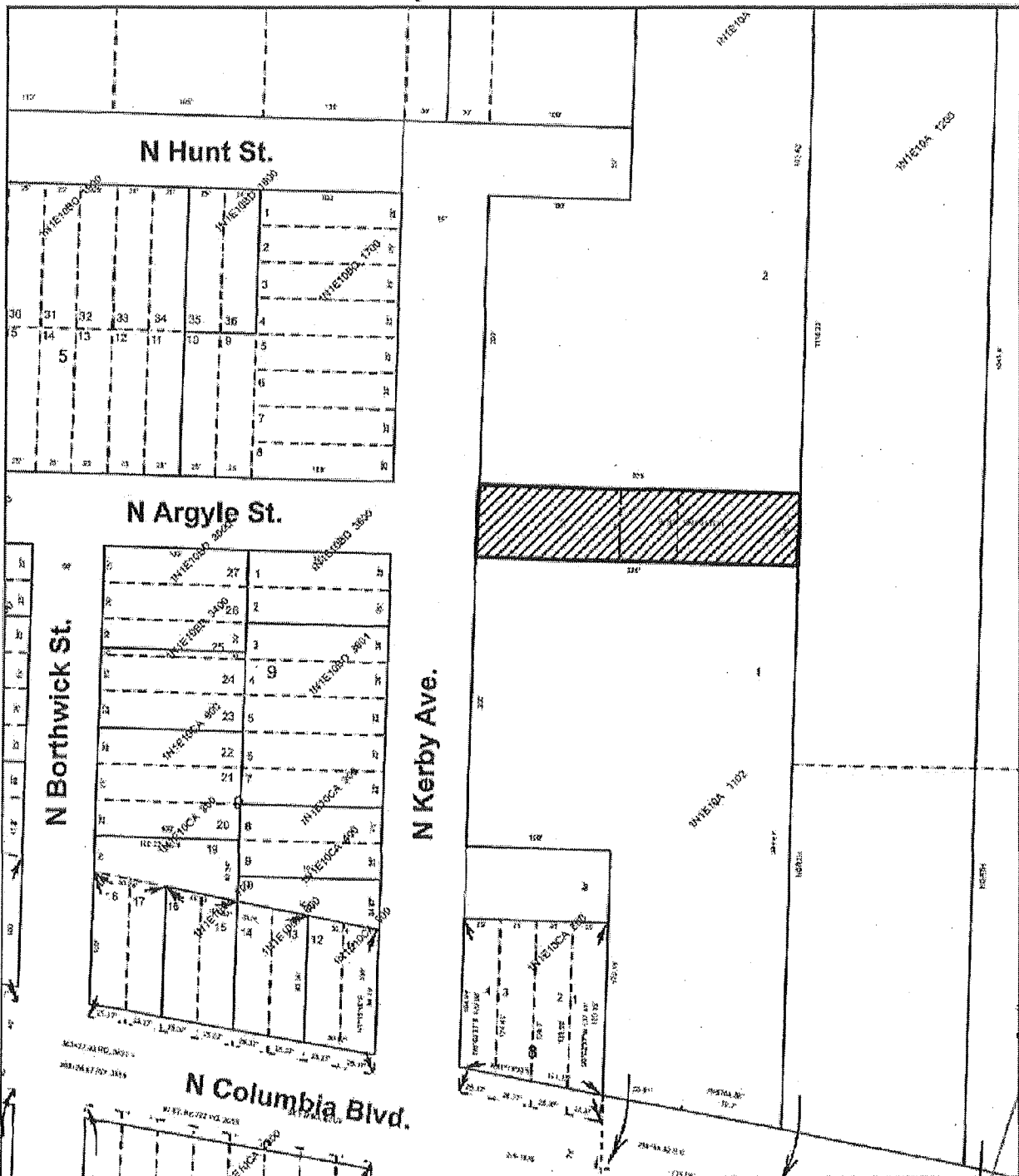
#### **Staff Planner**

Courtney Duke, Senior Transportation Planner  
phone: 503/823-7265  
email: courtney.duke@portlandoregon.gov

cc:

Karl Arruda, Right-of-Way Case Manager  
Petitioner(s) – BES  
Neighborhood Association  
District Coalition  
Other interested parties  
Case File

# Area Proposed to be Vacated



## N Argyle Street east of N Kerby Avenue

Petitioner: City of Portland, BES

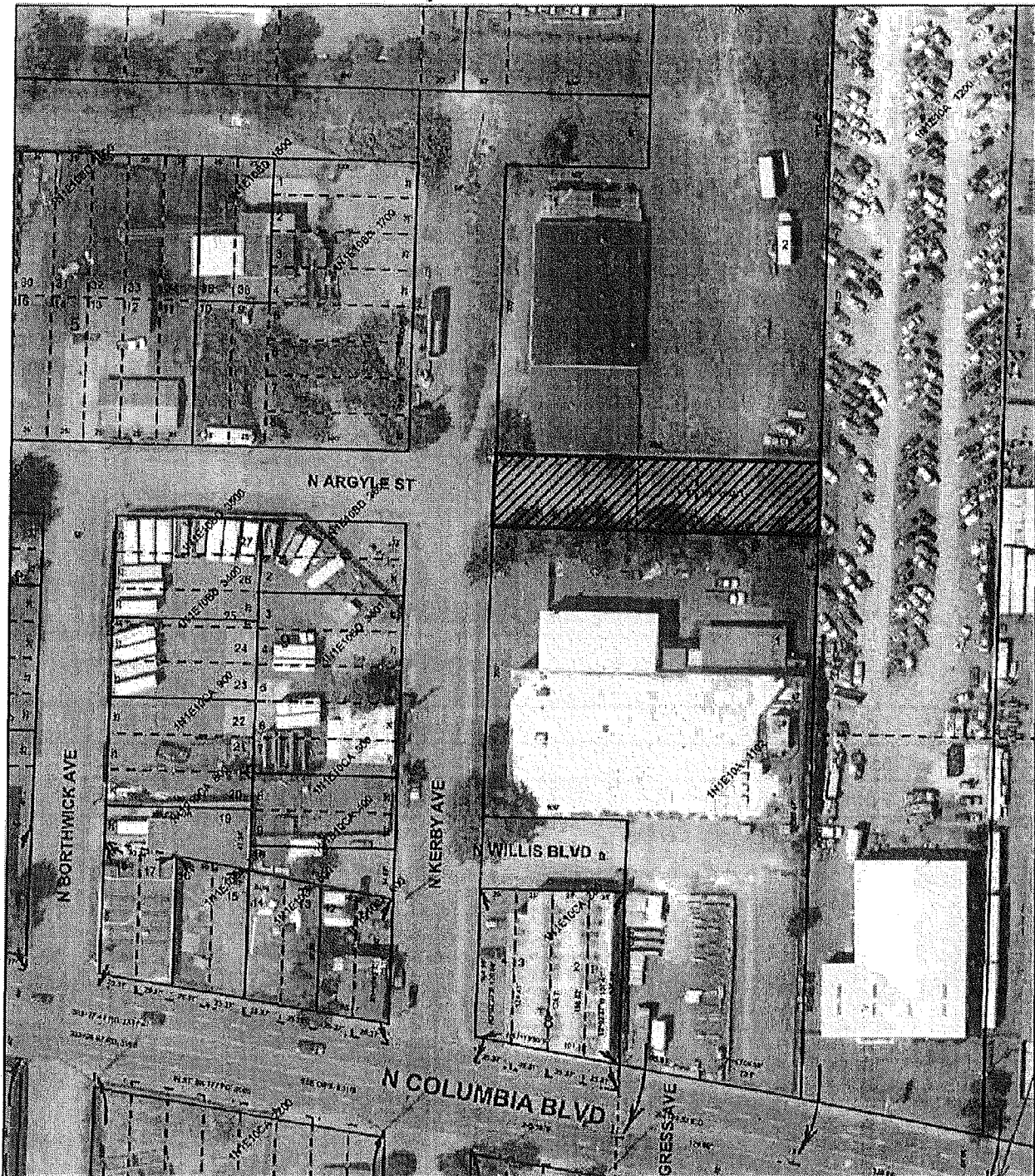
Area Proposed to be Vacated

Qtr. Section: 2130 Section: 1N1E10A



1 inch = 100 feet


# Area Proposed to be Vacated



## N Argyle Street east of N Kerby Avenue

Petitioner: City of Portland, BES









Qtr. Section: 2130 Section: 1N1E10A

 Area Proposed to be Vacated

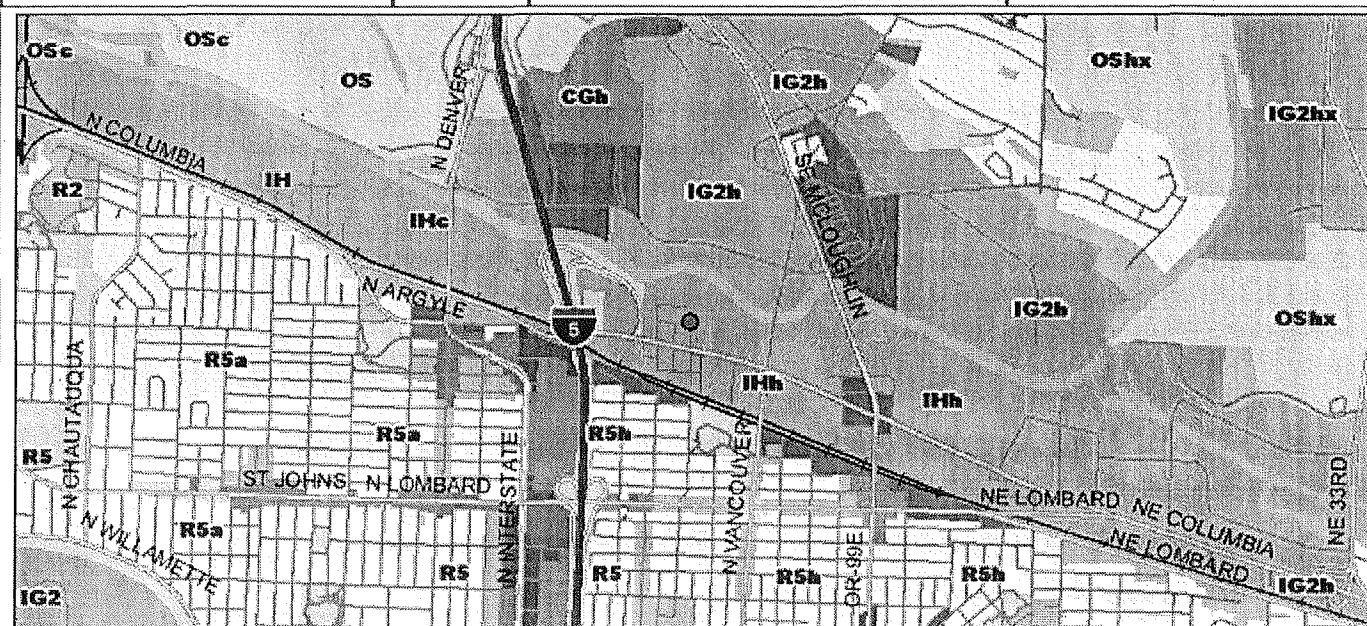


1 Inch = 100 feet



-  Commercial  
 Employment  
 Industrial  
 Open Space  
 Residential (Single)  
 Residential (Farming)  
 Residential (Multi)  
 Commercial/Residential

Zone )		Plan District	
Overlay		NRMP District	
Comp Plan		Historical Resource Type	
Comp Plan Overlay		Historic District	
Zoning Map	<u>2129</u>	Conservation District	
Urban Renewal Area		<u>Wellhead Protection Area</u>	<u>No</u>



0 |-----| 3000 FT

1/21/2014

PortlandMaps Detail Report

City of Portland, Corporate GIS

1/21/2014

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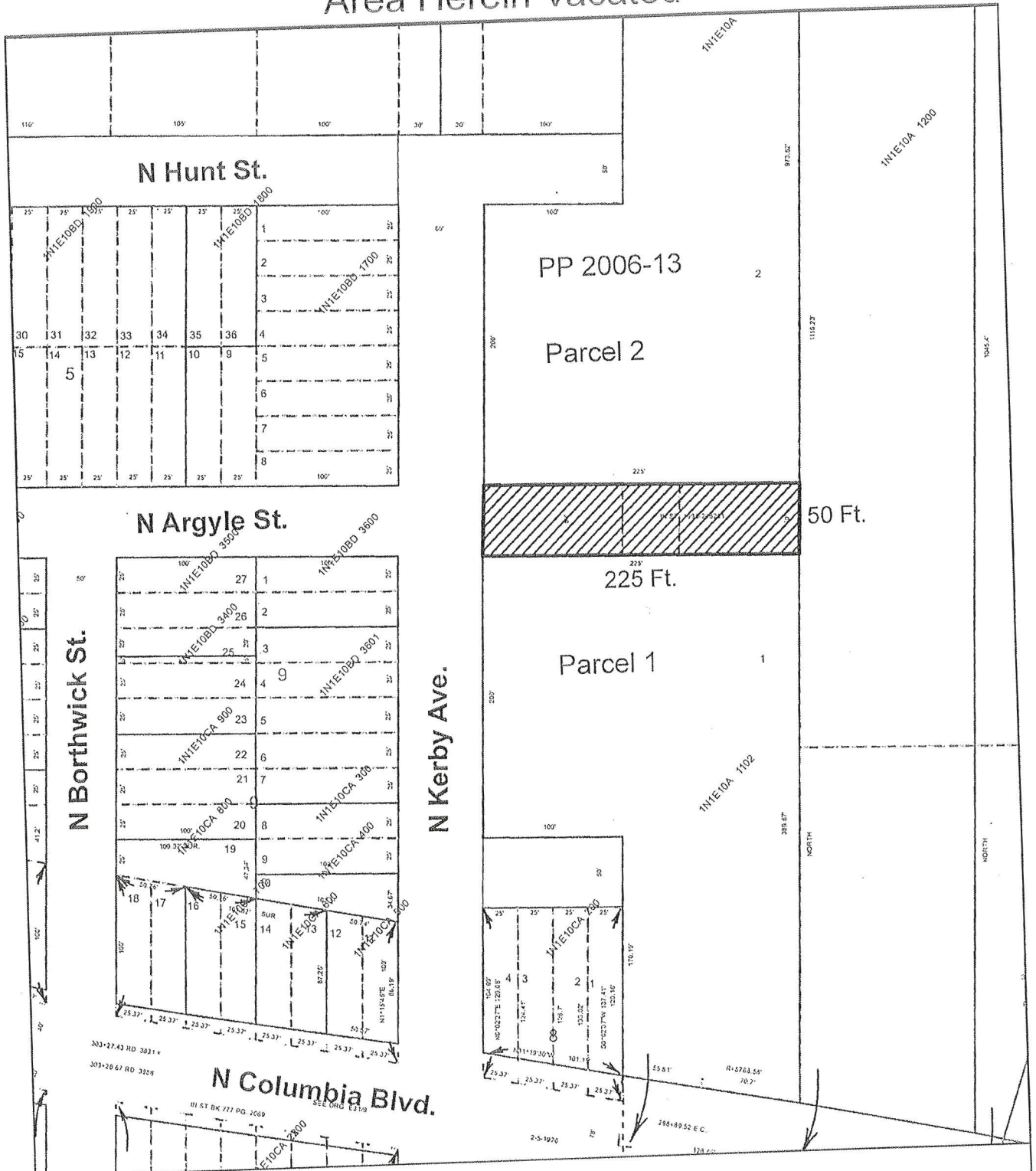
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# Area Herein Vacated



## N Argyle Street east of N Kerby Avenue

Petitioners: City of Portland, BES /  
D.F. and J.L. Morgan  
Qtr. Section: 2130 Section: 1N1E10A

 Area Herein Vacated



1 inch = 100 feet