

IMPACT STATEMENT

Legislation title: Vacate a portion of SE Gideon St east of SE Milwaukie Ave subject to certain conditions and reservations (Hearing; Ordinance; VAC-10092)

Contact name: Sarah Johnston, PBOT Right-of-Way Acquisition
Contact phone: 503-823-5067
Presenter name: Sarah Johnston

Purpose of proposed legislation and background information:

The purpose of this legislation is to vacate a portion of SE Gideon Street east of SE Milwaukie Avenue as recommended in the City Engineer's Report.

A petition to vacate a portion of SE Gideon Street east of SE Milwaukie Avenue was initiated by TriMet ("TriMet"), for the purpose of consolidating property for future development in connection with the Portland Milwaukie Light Rail.

The petition was certified by the City Auditor's Office on March 12, 2014. The proposed vacation is depicted on Exhibit 2 of the Ordinance.

Comments were solicited from City Bureaus, government agencies, public utilities and affected neighborhood associations.

The Planning and Sustainability Commission reviewed and approved the proposed street vacation on October 21, 2014. An Engineer's Report was completed on February 27, 2015, recommending approval of the street vacation, subject to certain conditions and reservations. The Report, inclusive of the Planning and Sustainability Commission's recommendation, is attached.

The ordinance complies with state law under ORS 271 and City Code, Chapter 17.84 and will complete the street vacation process.

Financial and budgetary impacts:

Street vacations are a cost recovery program, typically paid for by the Petitioner, and does not alter PBOT's budget. Expenses for processing a street vacation request typically range between \$7,000 and \$20,000, depending on the complexity. This street vacation falls in the lower part of the range and is estimated (with moderate confidence) to be approximately \$8,000.

Revenue paid by the Petitioner for this street vacation will cover the actual expenditures incurred by City staff for the processing of this request. The SAP Cost Object is 9TR000001919. The revenue and expenses are occurring in FY 2013-14 and 2014-15.

This legislation does not affect staffing levels nor result in a new or modified financial obligation or benefit now or in the future.

If City Council does not approve the ordinance, TriMet will not be able to develop their property adjacent to the new light rail.

Community impacts and community involvement:

Pursuant to ORS 271.080 the Petitioner obtained the required signatures from surrounding property owners in the 'affected area' as stated in said statute, showing support of the vacation request. As an additional requirement of the state statute, the City Auditor also published notice of the public hearing in the Daily Journal of Commerce and has posted the notice in the area proposed for vacation.

Comments were also solicited from City Bureaus, government agencies, public utilities and affected neighborhood associations in Southeast Portland. No substantive objections were received.

The Planning and Sustainability Commission (P&SC) advertised and then held a public hearing on October 21, 2014. No one from the public came forward to testify in support or opposition of the vacation and the P&SC ultimately approved the vacation request.

There do not appear to be any impacts to the community from vacating this right-of-way. No opposition to this street vacation request is expected. There is no future public involvement anticipated since this ordinance will conclude the street vacation process.

Information regarding the advertising details can be provided by Toni Anderson, City Auditor's Office, 503-823-4022, or toni.anderson@portlandoregon.gov.

Budgetary Impact Worksheet

Does this action change appropriations?

☐ YES: Please complete the information below.

☒ NO: Skip this section

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



Steve
Novick
Commissioner

Leah Treat
Director

Date February 27, 2015

**CITY ENGINEER'S REPORT TO CITY COUNCIL ON THE PROPOSED VACATION OF
A PORTION OF SE GIDEON STREET (R/W #7750)**

Background

1. **Proposed Street Vacation Area.** A portion of SE Gideon Street east of SE Milwaukie Avenue, said area being approximately 618 feet long by 1.00 foot wide, containing approximately 618 square feet. The area is currently under construction as part of the Portland-Milwaukie light rail Project and is more specifically depicted on Exhibit 1 attached hereto.
2. **Petitioner.** TriMet is the owner of the abutting property to the north of the proposed street vacation area.
3. **Purpose.** The street vacation is proposed in order to consolidate property for future development. TriMet is currently proposing to use cargo shipping container architecture to build creative work studios and small retail spaces. The development would require that they have an additional 1.00 foot of land abutting the north side of Gideon Street to be a viable development.
4. **Compliance with Minimum Requirements.** The Petitioner has secured necessary signatures of property owners in the area, as required under ORS 271.080 (Vacation in incorporated cities; petition; consent of property owners). The Office of the City Auditor approved the required petition on March 12, 2014.
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 Bob Haley with PBOT development review and Chon Wong with PBOT permit engineering who requested maintaining an 11.00 foot sidewalk / pedestrian corridor. Additionally, Bureau of Environmental Services, PGE and Century Link 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 October 21, 2014, with its Report and Recommendation on Exhibit 3 attached hereto.
7. **Costs.** The Petitioner has paid \$7,000.00 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 to date and estimated cost forward to bring the project through City Council, total \$8,000.00. The

Petitioner will be expected to submit sufficient funds to complete the vacation process as stated in the attached letter

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:

As described on Exhibits 4A and depicted on Exhibits 4B attached hereto and by this reference made a part hereof.

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, Development Review.** The Petitioner shall provide a survey in order to show that they maintain an 11' sidewalk corridor. Petitioner will pay all costs for constructing a curb and sidewalk or driveway, in accordance with the requirements of the City Engineer.
- B. **Fire Bureau.** Access and water supply for all properties in this area will comply with Chapter 5 and Appendix D of the Oregon Fire Code.
- C. **Costs.** In the event that additional processing requirements exceed current projections, Petitioner may be required to pay additional processing costs to the City prior to the Street Vacation Ordinance being recorded.

2. **Reservations and Release**

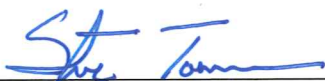
- A. **Bureau of Environmental Services.** The Bureau of Environmental Services owns and maintains certain improvements within the street area to be vacated. As a condition of street vacation approval, the Petitioner will agree to the reservation of a 20 foot wide public sewer easement centered over an existing 12 inch combined sewer facility running perpendicular through the street vacation area between MHABZ090 and MHABZ080.

This easement will be reserved to provide for the maintenance, operation, inspection, repair, reconstruction, replacement and enlargement 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 the Bureau of Environmental Services, 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 or maintenance of the existing public sewer facility.

- B. Utilities.** In accordance with ORS 271.120 and City of Portland policy, 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 Portland General Electric and Century Link. 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.
- C. City Release.** Notwithstanding 2B and except for 2A, 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 fails 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:

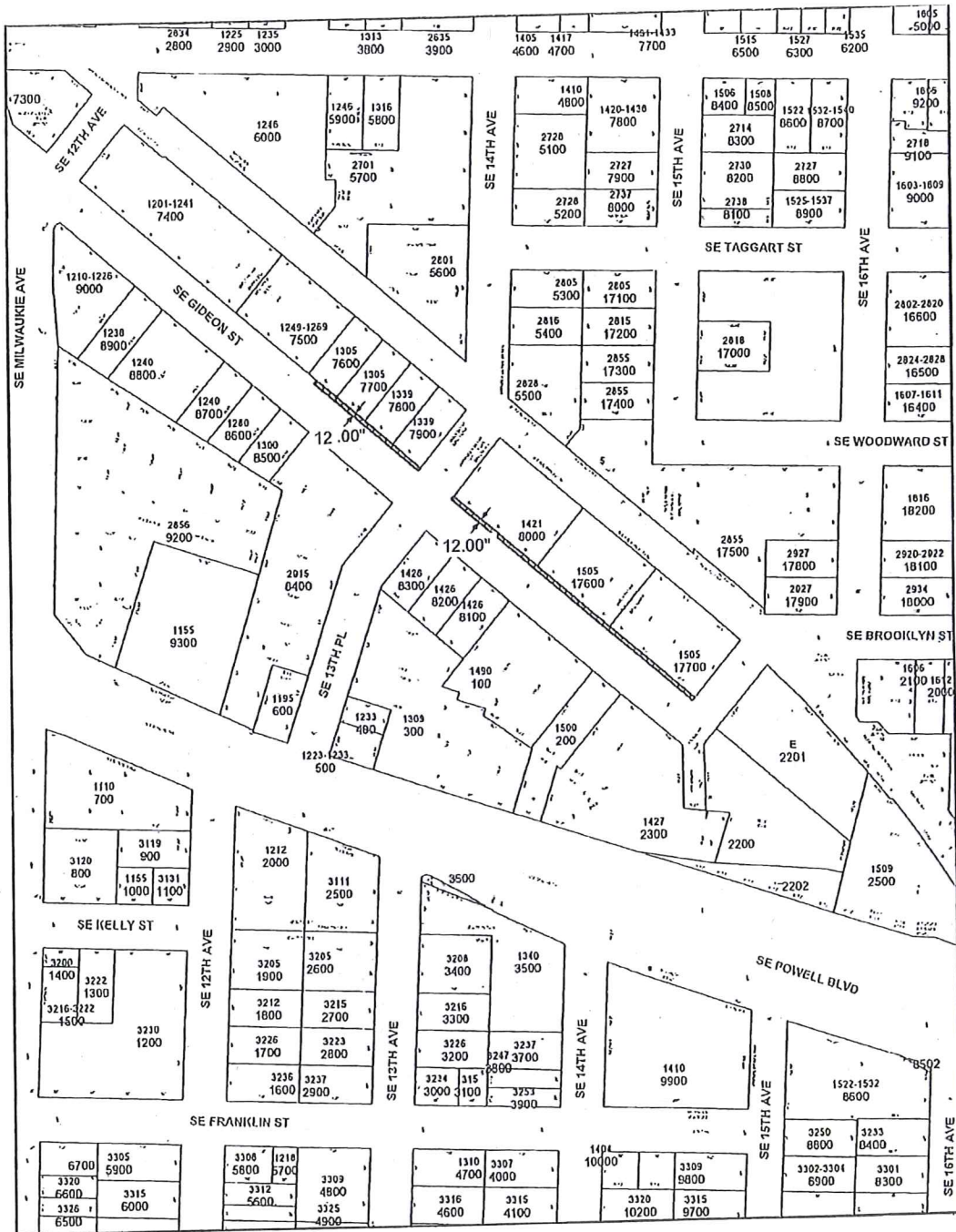
Exhibit 1, Proposed Map

Exhibit 2, Summary of Comments

Exhibit 3, Planning & Sustainability Commission Recommendation

Exhibit 4A & 4B, Legal Descriptions and Maps of Street Vacation Area


Exhibit "1"



SE GIDEON STREET EAST OF SE MILWAUKIE AVENUE

Petitioner: TriMet

Qtr. Section: 3331 Section: 1S1E11

 Area Proposed for Vacation



1 inch = 200 feet

Comments Summary

R/W #7750 SE Gideon	RWA Project Manager: Sarah Johnston	Petitioner/Applicant: Tri-Met Contact: Jay Higgins, 503-962-2189
SAP Cost Object No.: 9TR000001976		
VAC- 10092		
IQ # 13-198670		
Commenting Party	Response Date	Comments / Conditions
City Bureaus / Depts. Notified:		
City Auditor Toni Anderson	3/12/14	Petition Certified
PBOT Development Review Bob Haley 503-823-5171	5/21/14	No objection subject to the following condition: Petitioner to provide a survey in order to show that they maintain an 11' sidewalk corridor. Please see attached comments from EA-12-168825
Transportation Planning Grant Morehead	5/19/14	No objection
PBOT Active Transportation Dan Bower		No objection
PBOT Permit Engineering Chon Wong 503-823-7050		No objection Comment Only: They need to maintain the City standard of 11ft. Pedestrian corridor.
PBOT Trans Systems Mgmt Carl Snyder	6/2/14	No objection
PBOT Street Lighting Bonnie Nicholas	4/24/14	No objection
PBOT Bridges and Structures David OLongaigh	6/13/14	No objection
Development Services Sean Williams	4/24/14	No objection

Comments Summary

Commenting Party	Response Date	Comments / Conditions
Environmental Services Margaret Russell 503-823-7189	5/23/14	No objection subject to the following condition: Reservation of a (20' wide) sewer easement centered over the 12" combined sewer in the proposed vacation area is required. This section of sewer runs perpendicular through the street vacation area between MHABZ090 and MHABZ080
Water Bureau Rick Nelson	4/24/14	No objection
Fire Bureau Gary Boyles 503-823-3778	5/27/14	No objection subject to the following condition: During redevelopment, access and water supply for all properties in this area to comply with Chapter 5 and Appendix D of the Oregon Fire Code
Park Bureau Todd Lofgren	5/30/14	No objection
Urban Forestry Division Luke Miller	4/28/14	No objection
Planning & Sustainability Commission	10/21/14	Approve of the Street Vacation
Neigh Assoc Notified:		
Hosford Abernethy Neighborhood District Joann Stainbrook		No response
Local Agencies Notified:		
ODOT Region 1 Tamara Patrick		No response
Port of Portland Phil Healy		No response
TriMet Jillian Detweiler		No response
Public Utilities Notified:		
PGE Tina Tippin	4/28/14	Have facilities in street area; reserve easement

Comments Summary

Commenting Party	Response Date	Comments / Conditions
Pacific Power Right-of-Way Manager		No response
CenturyLink Alan Meins	4/30/14	Have facilities in street area; reserve easement
Northwest Natural Richard Hawkes	5/8/14	No facilities in street area
Comcast Cable Walter Banks		No response

allowance for retail/office is only for a single use of 3,000 square feet. More than those by-right amounts triggers a Conditional Use.

Going forward, I can give you a couple options:

- E-mail me the updated plans and any questions you'd like answered, and at that time we can set up a meeting time 2-3 weeks out from then. Since it's just me the times available would be more flexible than just Wednesdays, and I could probably meet with you a couple weeks after I got the information; AND/OR
- Apply in the permit center for another EA appointment, at which time a new appointment would be set up, your information would get routed to the service bureaus, etc.

Remember the purpose of the EA's is to provide general zoning information and identify major red flags with a particular proposal. The approval process happens through permitting and the land use review (if needed) itself. As with all land use reviews, we can never fully anticipate the issues to be raised by a neighborhood association or nearby residents. This is in Hosford-Abernethy or H.A.N.D., and you can find their contact info on the ONI website:
www.portlandonline.com/ONI

Let me know how you want to proceed, and we'll go forward from there.

Regards,

Mark Walhood
City Planner II, Land Use Services Division
City of Portland Bureau of Development Services
1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503.823.7806
mark.walhood@portlandoregon.gov

EA 12-168825 AGENCY COMMENTS:

WATER - Water is available from the 8" water main in SE Gideon Street. Currently several of these lots have water service to them. Tri-Met (Simon Cooper) has contacted the Water Bureau about killing these services. Applicant should talk to Simon concerning this action. The cost to kill each service is \$2727.00. the cost to install a new service is \$5390.00. If Tri-Met plans on going forward with this project they would save money by not killing the services as part of the Milwaukie Light Rail project. Mari Moore. 503.823.7364

PBOT, Bob Haley, 9/20/12 - At this location, SE Gideon is classified as a Local Service Street for all modes. It is a 60-ft wide ROW improved with a 36-ft roadway and 12-ft sidewalk corridors along both sides. Based on the zoning and street classifications, an 11-ft sidewalk corridor is needed to meet current City standards. The applicant could seek approval to vacate 1-ft of excess ROW through the street vacation process. That process typically takes between 6 months to 1 year to complete and must be reviewed by the Planning and Sustainability Commission and be approved by City Council. There are some minor encroachments allowed such as oriel windows outlined in the IBC (building code). Major Encroachments are discouraged but can be with review by the Design Commission and a lease for the air space approved by City Council. This process also takes approximately 1 year to complete. The applicant should discuss any encroachment plans with PBOT prior to filing an application. Bob Haley – 503.823.5171

BES Systems Development - Jocelyn Tunnard (10/3/12) - 503-823-5780:

SANITARY COMMENTS: There is an 8-inch vitrified clay public combined sewer that transitions to a 12-inch vitrified clay public combined sewer located in approximately the center of SE Gideon

Exhibit "3"



Steve
Novick
Commissioner

Leah Treat
Director

**CITY OF PORTLAND PLANNING AND SUSTAINABILITY COMMISSION
REPORT AND RECOMMENDATION TO THE PORTLAND CITY COUNCIL**

CONSENT AGENDA ITEM HEARD ON OCTOBER 21, 2014

FILE NUMBER: R/W #7750

I. GENERAL INFORMATION

Street Vacation Request:	A portion of SE Gideon Street east of SE Milwaukie Avenue.
Petitioner:	Street vacation initiated by TriMet. The Petitioner's contact is Jay Higgins who can be reached at 503-962-2189.
Purpose:	Purpose is to vacate a 12-inch wide portion of SE Gideon to create a developable parcel.
Neighborhood:	Hosford Abernethy Neighborhood District Joanne Stainbrook, Land Use/Planning Committee Co-Chair C/O Southeast Uplift Neighborhood Program 3534 SE Main St. Portland, OR 97214 joanne@handpdx.org Southeast Uplift Neighborhood Program Bob Kellett, Neighborhood Land Use Program Manager 3534 SE Main St. Portland, OR 97214 bob@southeastuplift.com 503-232-0010 x312
Quarter Sections:	3331, 3332
Designation/Zone:	IG1, General Industrial 1

1120 SW Fifth Avenue, Suite 800 • Portland, OR 97204 • 503-823-5185
FAX 503-823-7576 • TTY 503-823-6868 • www.portlandoregon.gov/transportation

An Equal
Opportunity
Employer

To ensure equal access, the Portland Bureau of Transportation will make accommodations in full compliance with Title VI of the Civil Rights Act of 1964, the ADA Title II, and related statutes and regulations in all programs and activities. For accommodations and additional information, and complaints, contact the Title II and Title VI Coordinator at Room 1204, 1120 SW Fifth Ave., Portland, OR 97204, or by telephone 503-823-5185, City TTY 503-823-6868, or use Oregon Relay Service: 711.

Comment: The proposal will vacate a portion of right-of-way while retaining mobility for motor vehicles, bicycles, and pedestrians (an 11-foot sidewalk will remain). This policy is met.

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: SE Gideon will remain viable for all modes under this proposal. The proposed vacation will have no impact on the transportation function of any nearby street. This policy is met.

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 site 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: The proposal will have no impact on connectivity. This policy is met.

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.

The following local agencies were notified of the proposed vacation but did not submit a response: Oregon Department of Transportation, Port of Portland, TriMet.

Portland General Electric and CenturyLink have facilities in the area and will require an access easement.

Northwest Natural Gas responded that they have no facilities in the area.

Pacific Power and Light and Comcast Cable were notified of the proposed vacation but did not submit a response.

F. Other Considerations

Neighborhood issues.

The Hosford-Abernethy Neighborhood District was notified of the street vacation process and request. No response to the proposal was submitted.

V. 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.

VI. PLANNING AND SUSTAINABILITY COMMISSION RECOMMENDATION

As a consent agenda item on October 21, 2014, the Planning and Sustainability Commission recommended **APPROVAL** of the vacation of the area as shown on Exhibit 1 with conditions:

Prior to recording of the street vacation ordinance, the Petitioner shall:

1. Provide a survey in order to show that they maintain an 11-foot sidewalk corridor per PBOT Development Review.
2. Provide a sewer easement per the Bureau of Environmental Services.
3. Demonstrate compliance with relevant portions of the Oregon Fire Code as detailed in Section III.E above.
4. Provide utility easements for Portland General Electric and CenturyLink.

Jack Carlson
Otak, Inc.
10/24/2014

RW #7750-2701

TriMet
SE Gideon Street
Partial Vacation

Exhibit "4 A"

RIGHT OF WAY VACATION - Parcel 1

A portion of S.E. Gideon Street adjacent to Lots 3, 4, 5 and 6, Block 3, TIBBETTS' HOMESTEAD, in the northwest one-quarter of Section 11, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon, to wit:

Beginning at the most southerly corner of said Lot 6; thence N.49°48'55"W. along the southwesterly line of said Block 3, a distance of 184.76 feet; thence leaving said southwesterly line, S.40°12'47"W., a distance of 1.00 feet; thence S.49°48'55"E., a distance of 184.76 feet to a point on the southwesterly extension of the southeasterly line of said Lot 6; thence N.40°11'05"E., a distance of 1.00 feet to the Point of Beginning.

The strip of land to which this description applies contains 185 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.

RIGHT OF WAY VACATION - Parcel 2

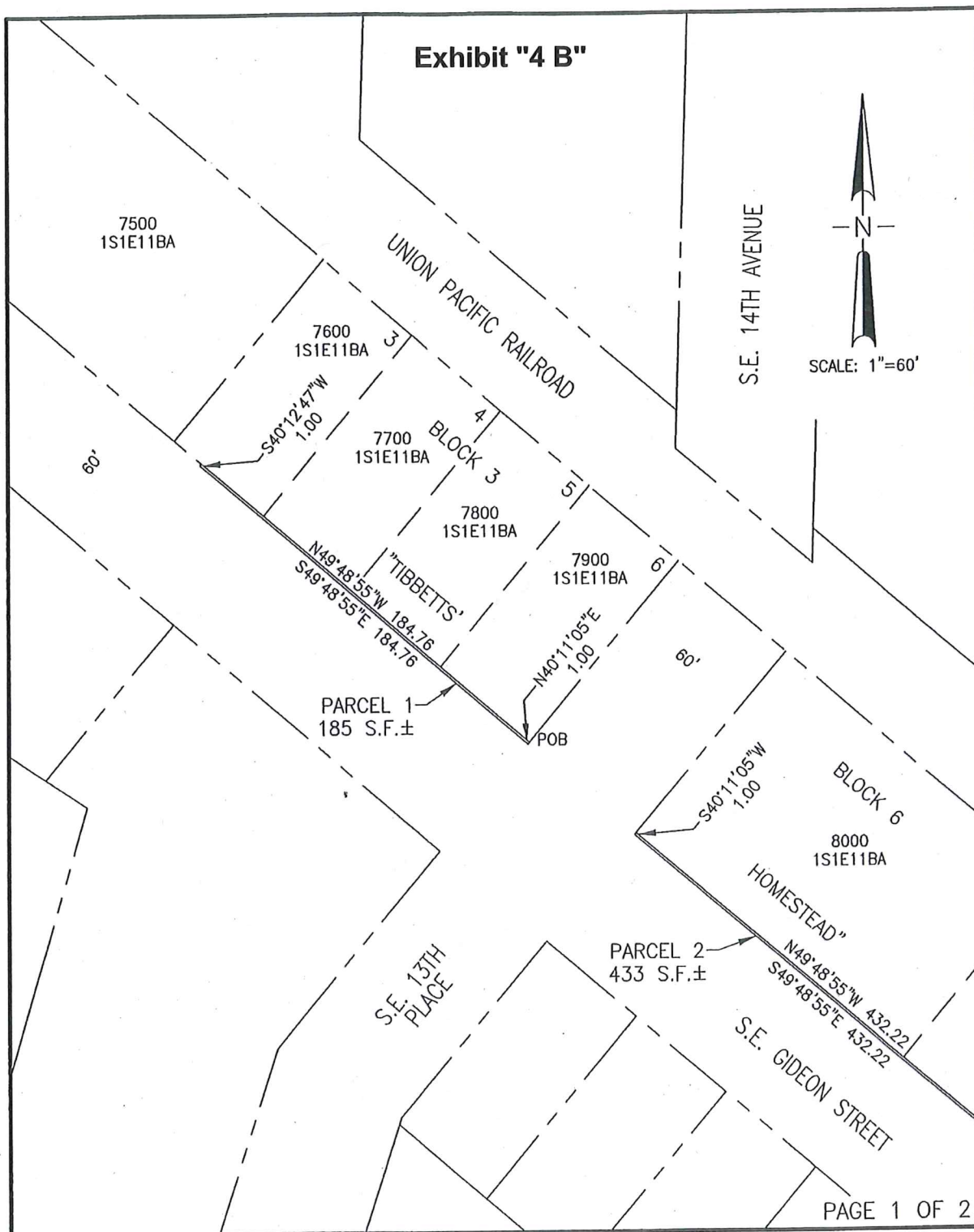
A portion of S.E. Gideon Street adjacent to Blocks 6 and 7, TIBBETTS' HOMESTEAD, in the northwest and northeast one-quarters of Section 11, Township 1 South, Range 1 East, Willamette Meridian, Multnomah County, Oregon, to wit:

Beginning at the most southerly corner of Lot 2, Block 7, TIBBETTS' HOMESTEAD; thence N.49°48'55"W. along the southwesterly lines of said Blocks 7 and 6, a distance of 432.22 feet to the southwesterly corner of Lot 1, Block 6, TIBBETTS' HOMESTEAD; thence S.40°11'05"W. along the southwesterly extension of the northwesterly line of said Lot 1, Block 6, a distance of 1.00 feet; thence S.49°48'55"E., a distance of 432.22 feet to a point on the southwesterly extension of the southeasterly line of said Lot 2, Block 7; thence N.40°11'05"E., a distance of 1.00 feet to the Point of Beginning.

The strip of land to which this description applies contains 433 square feet, more or less.

Bearings are based on the Oregon Coordinate System of 1983, north zone.





TRIMET

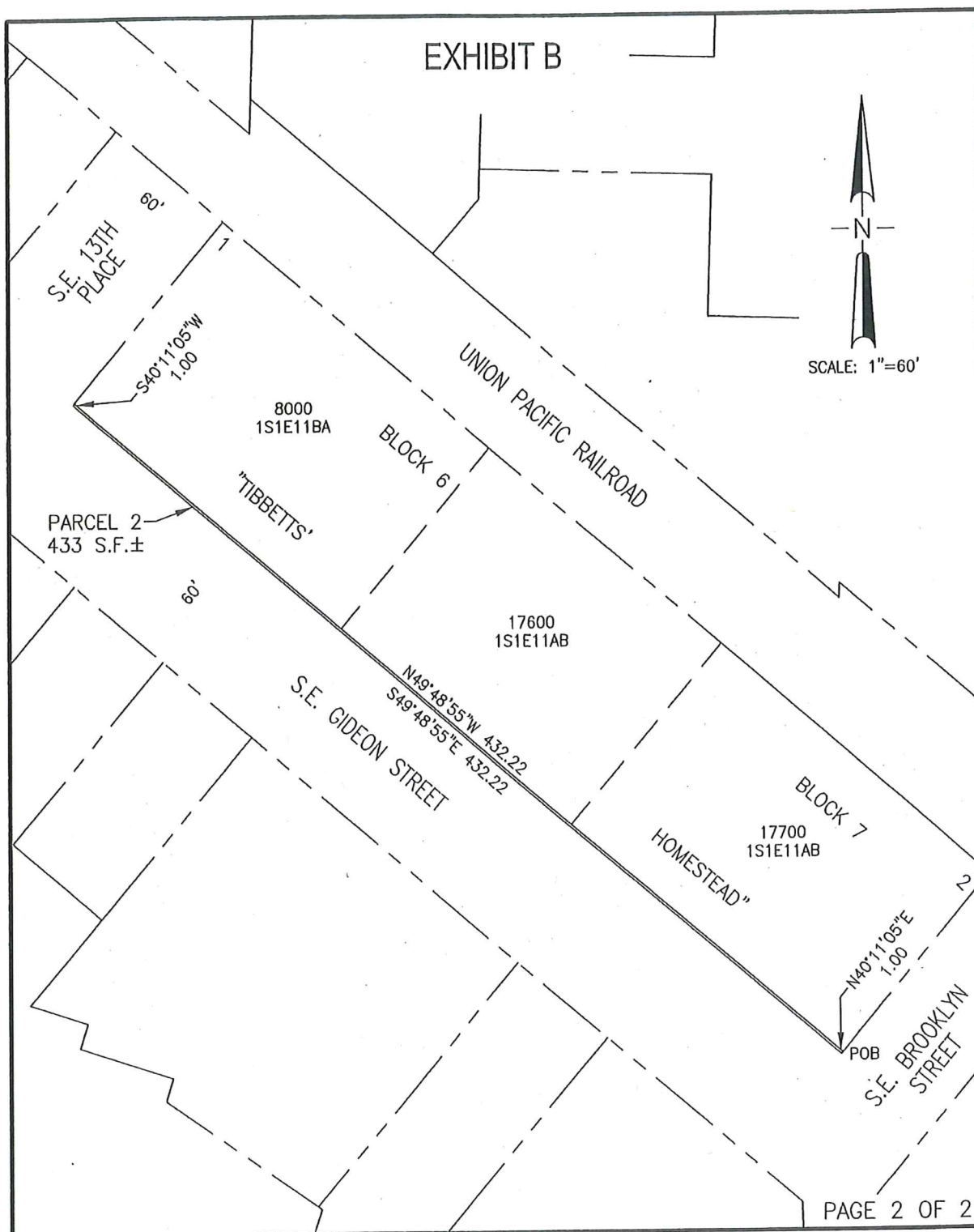
CAPITAL PROJECTS
AND
FACILITIES DIVISION
1800 SW 1ST AVENUE, SUITE 300
PORTLAND, OREGON 97232

GIDEON TOD SITE
PORTLAND TO MILWAUKIE LRT
FILE NO. 2701-STREET VACATIONS

DATE	REVISION NO.	DRAWN BY	CHECKED BY
10/27/2014	002	J. CARLSON	G. PAUL



808 SW THIRD AVENUE, SUITE 300
PORTLAND, OREGON 97204
(503)287-6825 FAX (503)415-2304



TRIMET

CAPITAL PROJECTS
AND
FACILITIES DIVISION

1800 SW 1ST AVENUE, SUITE 300
PORTLAND, OREGON 97232

GIDEON TOD SITE
PORTLAND TO MILWAUKIE LRT
FILE NO. 2701-STREET VACATIONS

DATE	REVISION NO.	DRAWN BY	CHECKED BY
10/27/2014	002	J. CARLSON	G. PAUL



808 SW THIRD AVENUE, SUITE 300
PORTLAND, OREGON 97204
(503)287-6825 FAX (503)415-2304



Steve
Novick
Commissioner

December 9, 2014

Leah Treat
Director

TriMet
C/O Jay Higgins
1800 SW 1st Avenue, Suite 300
Portland, Oregon 97204

RE: R/W #7750, SE Gideon Street east of SE Milwaukie Avenue

Dear Mr. Higgins:

Enclosed is the Draft City Engineer's report, dated November 19, 2014 for the vacation of a portion of SE Gideon Street east of SE Milwaukie, as petitioned by TriMet.

Please review the recommendation to the City Council, especially the required conditions and reservations. If you have questions about a specific condition or reservation, please contact the party that made the request (see Exhibit 2, Comments Summary).

If you are satisfied with the report, in order for the street vacation process to continue, please acknowledge acceptance of the Draft Engineer's Report and its exhibits by signing below and return the acknowledged letter to our office in the attached, self-addressed return envelope.

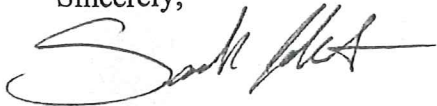
Our records indicate that administrative fees paid to date are not sufficient to complete the administrative process associated with the street vacation petition. To date, our office has received \$7,000.00 for processing your street vacation request. Per the attached accounting, \$6,646.00 has been spent on staff time. We estimate that the administrative cost to complete the process will be \$8,000.00, therefore in order to continue, please include a check for \$1,000.00. You will also be responsible for other costs resulting from conditions of approval required by other parties (e.g. street improvements, utility relocation, etc.).

After receipt of this signed letter and additional funds, a date for the public hearing before the City Council will be set, most likely within six (6) to eight (8) weeks. Notice of this hearing will be sent to you. Notice will also be posted in the area proposed for vacation and printed once a week for two consecutive weeks in the Daily Journal of Commerce.

1120 SW Fifth Avenue, Suite 800 • Portland, OR 97204 • 503-823-5185
FAX 503-823-7576 • TTY 503-823-6868 • www.portlandoregon.gov/transportation

If you have any questions, please contact me at 503-823-5067 or
sarah.johnston@portlandoregon.gov.

Sincerely,



Sarah Johnston, Right-of-Way Acquisition
Bureau of Transportation

Acknowledged and Accepted:


Petitioner

2/3/2015
Date

Enclosures;
Cost Summary w/Accounting Report
Engineers Report
Exhibits 1, 2, 3, 4 A & 4 B