



The Plans Examiner

BDS Budget Preparation and Budget Advisory Committee (BAC)

BDS is currently preparing its budget request for Fiscal Year 2011-12 (July 2011 – June 2012). All City bureaus are required to submit their budget requests by Monday, January 31, 2011.

As in years past, we have convened a Budget Advisory Committee (BAC) composed of stakeholders, community members, and BDS staff. We are also involving our Labor Management Committee (LMC), the Development Review Advisory Committee (DRAC), and employees in our budget development process. These groups are reviewing our financial information and giving us recommendations on budget decisions.

You can find more information about the bureau’s budget and the BAC, including meeting agendas and minutes at www.portlandonline.com/bds/index.cfm?c=53730 or by contacting Mark Feters, BAC Coordinator at (503) 823-1028 or mark.feters@portlandoregon.gov.

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Development Services Holiday Closures

Be sure to come in early to get your PBOT Street Use permits and Trade permits, and to submit plans. Be sure to ask us all your other general questions prior to our holiday closures.

The BDS office will be closed on the following days:

- Monday, January 17, 2011 - Martin Luther King Jr. Day
- Monday, February 21, 2011 - Presidents Day

TIME SAVER SUGGESTIONS:

Double-check the Hours of Service before heading-out to the Development Services Center.

CLOSED MONDAYS

- To allow staff time to perform plan review functions.

OPEN TUESDAY THROUGH FRIDAY

- The Development Services Center staff serves customers on a first-come, first-served basis.
- **Note:** Tuesdays are generally our busiest days.

8:00 a.m. to 12:00 p.m. Tuesday through Friday

- Land Use Review and building permit application review and intake.
- We work with customers Tuesday through Friday on a first-come, first-served basis **until 12:00 PM**, at which time we stop processing application intakes and permit reviews.

12:00 p.m. - 3:00 p.m. Tuesday through Friday General Customer Questions and Inquiries

- General Customer Questions and Inquiries apply to staff from Planning & Zoning, Life Safety Plan Review, Engineering and Site Development.
- For more information, please see the [Service Level Update: DSC Service Availability Changes](#) on our website.

8:00 a.m. - 3:00 p.m. Tuesday through Friday

- Trade Permits are processed Tuesday through Friday 8:00 a.m.- 3:00 p.m. and are also available online at: www.portlandonline.com/bds/index.cfm?c=42781.
- Portland Bureau of Transportation **PARKING PERMITS (Temporary Use of the Public Right-of-Way)** may be obtained from the Development Services Center by calling **503.823.7365** for assistance.

Update on Upcoming Changes to Zoning Regulations

In the November/December issue of *The Plans Examiner*, we reported on several upcoming significant changes to the Zoning Code. One of these changes involves new zoning regulations for properties along the Willamette River, generally north of the Fremont Bridge. These regulations, adopted by City Council in 2010 as part of the North Reach River Plan, update the 1987 Willamette Greenway Plan, zoning code, and design guidelines. The second zoning package, the Citywide Tree Project, proposes new regulations for tree preservation, tree cutting and pruning, minimum tree density, and tree permits.

Since our last issue, City Council voted to delay the effective date of the **North Reach River Plan** regulations to **July 1, 2011**. Also, the public hearing before City Council on the proposed **Citywide Tree Project** regulations has been scheduled for **February 2, 2011, at 6:00 pm**.

- For more information on the North Reach River Plan, go to: www.portlandonline.com/bps/index.cfm?c=42542.
- For more information on the Citywide Tree Project, go to: www.portlandonline.com/bps/index.cfm?c=46921.

Citywide Tree Project

The **Citywide Tree Project Recommended Draft** is posted on the project website. www.portlandonline.com/bps/treeproject (click on Documents and Resources). This link takes you directly to the draft documents www.portlandonline.com/bps/index.cfm?c=47008.

The Portland City Council will hold a public hearing on the Citywide Tree Project, Wednesday, February 2nd, 6:00 p.m.

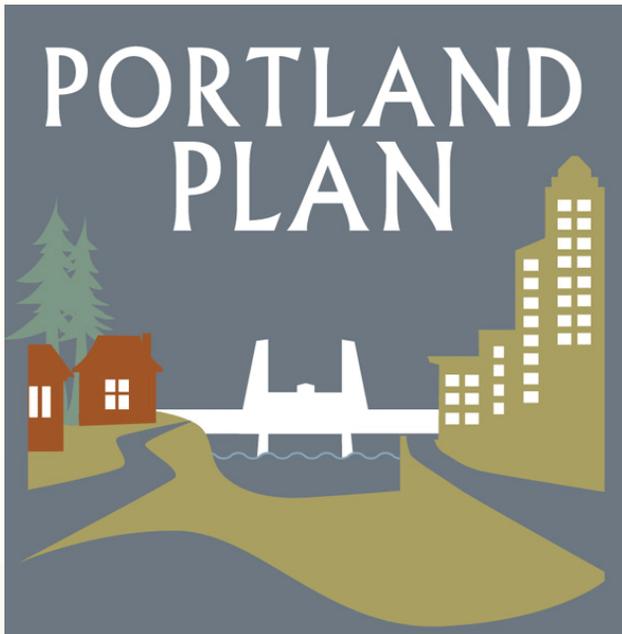
We hope you will share your views with the City Council on February 2nd. You can also submit written testimony, as follows:

Testify at the City Council hearing. The hearing, on February 2nd at 6 p.m., will be in Council Chambers at City Hall (1221 SW Fourth Avenue). Metered and pay parking is available in the vicinity. For transit info call TriMet at 503-238-7433 or check their Internet site at <http://www.trimet.org/schedule/> for routes and schedules.

Write to City Council. Send written testimony to the Council Clerk at 1221 SW Fourth Avenue, Room 140, Portland, OR 97204, or FAX comments to 503-823-4571. **Written testimony must be received by the time of the hearing and must include your name and address.**

Additional information about the project is provided after this email. Please call or email the project staff at BPSCTP@portlandoregon.gov if you would like a CD or draft reports, or if you have questions.

National experts on urban living offer inspiration to Portlanders



This summer, at events all over town, Portlanders shared their '[Big Ideas](#)' about how to make the city a better place for everyone. Now, the Portland Plan is offering a series of presentations by nationally recognized "big thinkers" on issues of education, economic development, healthy communities, equity and nature in the urban environment.

The Portland Plan – Inspiring Communities Series kicked off on December 1, 2010, with a keynote from Dr. Robert Ogilvie from Public Health Law and Policy in Oakland, California. His presentation included facts about access to parks and healthy food and their effect on human health — ideas Portlanders discussed during Phases One and Two of the Portland Plan. He also presented statistics about the benefits of more compact neighborhoods and showed how more households per acre mean increased transit service and amenities and fewer gallons of gas and water consumed. He offered compelling ideas on how to design and build communities so that the healthy choice is the easy choice. Dr. Ogilvie's presentation can be viewed [here](#).

Ogilvie was joined by local panelists who are working on issues of health in the community, including Lee P. Cha (Immigrant, Refugee, Community Organization),

Noelle Dobson (Oregon Public Health Institute) and Margaret Neal (Portland State University). The audience of about 100 Portlanders at Kaiser Town Hall on N. Interstate offered up some challenging questions for both the panelists and Dr. Ogilvie.

The following week on December 8, Judith Bell from PolicyLink spoke about fostering student achievement by providing "wraparound" services through an initiative she helped start called Promise Neighborhoods. The panel discussion following her presentation included PSU President Wim Wiewel, Parkrose School District Board Member Alesia Reece, Partnership Development Director for Portland Public Schools Lorenzo Poe, and Self Enhancement Inc., President and CEO Tony Hopson. Watch the video of that event [here](#).

Dr. Julian Agyeman from Tufts University talked about spatial justice and inter-culturalism on December 15 at the Hollywood Theatre. Dr. Agyeman's presentation will be followed by University of British Columbia Professors Cynthia Girling and Ronald Kellett, who will discuss designing for environment and the community (January 12, 2011). The series will conclude with Bob Weissbourd of RW Ventures talking about economic development (January 17, 2011). View more event details [here](#).

The Portland Plan – Inspiring Communities Series is sponsored by the Bureau of Planning and Sustainability, the City Club of Portland and Portland State University. Presenting sponsors include the Bureaus of Environmental Services and Parks and Recreation, Oregon Public Health Institute, The Standard, IBM, Kaiser Permanente, Multnomah County Health Department and the Portland Business Alliance.

Channel 30 is broadcasting the series. [Watch a live stream](#) of the remaining events. View more information about the series, the speakers and the panelists [here](#).

Stay tuned as we finalize dates for the Portland Plan Phase Three workshops in early 2011!

The Portland Plan – Inspiring Communities series will make reasonable accommodation for people with disabilities. Please notify us no fewer than five (5) business days prior to the event by phone at 503-823-7700, by the TTY line at 503-823-6868 or by the Oregon Relay Service at 1-800-735-2900.

CORNER

GREEN BUILDING

Sustainable Preservation

Old buildings work very well. They are rich, working reminders of the past that shaped us and also provide unique opportunities for innovative preservation and retrofit. We can preserve our region's architectural heritage by adapting and rehabilitating for today's needs and future uses. Looking through lenses of sustainability, reuse, conservation and historic preservation, we now see a natural stage for reusing aged structures, conserving precious resources and creating jobs for skilled workers.



Here are some of the benefits from preserving and adapting old buildings to contemporary business and household needs.

Waste Minimization, Reclamation and Reuse

What is embodied energy? Embodied energy is the sum total of all the energy required to grow, harvest, extract, manufacture, refine, process, package, transport, install and dispose of a particular product or building material. When a building is demolished with no plans for recycling or reclamation, this energy that was paid for by past generations is lost. Reusing an existing building or its components, having a working recycling plan in place and educating subs on the job site to recycle and minimize waste all contribute to a successful waste reduction and reuse goal. A few large local rehabilitation projects have successfully recycled 98 percent or more of their construction waste.



Living Wage Jobs

According to Donovan Rypkema, a nationally known historian and economic development consultant, "Here in Oregon for every million dollars of production by the average manufacturing firm 24.5 jobs are created. But that same million dollars in the rehabilitation of an historic building? 36.1 jobs. A million dollars of manufacturing output in Oregon will add, on average about \$536,000 to local household incomes. But a million dollars of rehabilitation? \$783,000."



Living wage construction preservation jobs require training and skills and cannot be outsourced; they are "boots on the ground." They involve deconstruction, restoration, salvage, period reproduction, manufacturing, adaptive reuse (adapting an old outdated structure to be functional in the present), as well as more traditional construction jobs like carpentry, plumbing and weatherization.

LEARN MORE

Regional Green Building Hotline

503-823-5431

Got questions on construction strategies, materials, financial incentives?

www.buildgreen411.com



Green Development Resource Center



Greenhotline

City of Portland Construction Waste Specialist

503-823-5468

City of Portland Historic Resources Specialist

503-823-7666

Architectural Heritage Center

www.visitahc.org/content/resource-directory

For a business directory of local preservation professionals.

National Trust for Historic Preservation

www.savethewindows.org

The benefits of window repair over replacement.

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Sustainable Preservation

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Livability and Complete Neighborhoods

Complete neighborhoods, also known as “20-minute neighborhoods”; compact schools, places of worship, retail and other amenities so that they are all accessible within a 20-minute walk. These 20-minute neighborhoods are a component of Smart Growth. Older neighborhoods that were developed before automobiles are diverse and dense,



and they include various types of small businesses and community resources. Retail storefronts in low-scale buildings are interwoven alongside homes, apartments, schools and libraries. Portland planners are researching ways to develop and enhance existing Portland neighborhoods to recreate the compact urban patterns established in the streetcar era. Some vibrant examples include Hawthorne-Belmont, Alberta Arts, Woodstock, the Pearl, St. Johns, Kenton, Multnomah Village and North Mississippi.

The Oregon Main Street Program was created with the National Trust for Historic Preservation to leverage the “unique assets, character and heritage” of small communities for economic and cultural revitalization. To date, 63 Oregon communities are utilizing these resources as part of a nationwide network of 2,500 communities. These towns are successfully using their architectural heritage and community partnerships to drive tourism, provide employment and enhance the livability and pride of community. They include The Dalles, McMinnville, La Grande and Roseburg.



Historic homes and commercial structures were often built with materials and detailing that are not economically feasible to build with today, or with manufacturing and construction skills that have since been lost. Some examples are old growth fir, cast iron storefronts, terracotta façade detailing, massive solid wood beams, and wavy window

Craftsmanship and Architectural Character

glass, among others. Respecting and celebrating these materials and craftsmanship ensures diverse streetscapes, creates living architectural laboratories and contributes to the liability and beauty of a place.

Stewardship for Our Built History

Most of Portland’s building inventory is existing building stock. In terms of carbon footprint, embodied energy, waste minimization, historical stewardship and diversity of neighborhood fabric, it makes good economic sense to preserve, rehabilitate and adapt these aged homes, commercial and industrial buildings. Insulation and weatherization can be easily added to an old home for immediate energy savings. This trumps window replacement, since most of a building’s energy is lost through uninsulated walls and attics.



Currently Portland showcases several commercial buildings that have been adapted and sustainably restored, enabling them to charge high rents. Some of these buildings are in demand for event spaces, such as Jean Vollum Natural Capital Center (Ecotrust), Mercy Corps Global Headquarters, Left-Bank, Gerding Theater at the Armory, the Morgan Building and the White Stag Block.

Environmentally, culturally and economically sustainable preservation has become a powerful tool as we move into a time of resource scarcity that demands creative solutions.

For historic building case studies, historic homes and solar, technical assistance, training programs, tax credits and more, check out our new Sustainable Preservation page here: www.portlandonline.com/tps/greenpres.

Online in 2011

To receive the Paperless Plans Examiner:

1. Go online to www.portlandoregon.gov/bds
2. On the left side of the BDS Home Page, under Quick Links, click on Join Our Mailing Lists

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The Plans Examiner is a bi-monthly online publication of the City of Portland - Bureau of Development Services

How to Reach Us

Visit us in person at
1900 SW 4th Avenue
Portland, OR 97201

BDS Main Office

Monday - Friday
8:00 am to 5:00 pm
(503) 823-7300
(503) 823-6868 TTY

Development Services Center

Tuesday - Friday
8:00 am to 3:00 pm
Closed Mondays

On the Internet visit:

www.portlandoregon.gov/bds

Building Code Information 503-823-1456 (e)	BUREAU OF PLANNING AND SUSTAINABILITY
Fire Code Information 503-823-7300	Regional Green Building Hotline..... 503-823-5431
Planning & Zoning Information..... 503-823-7526	TRANSPORTATION
24-hour Inspection Request Recording 503-823-7000 (e)	Development Requirements, Right-of-Way Policy, Land Divisions and Transportation Plan Review
Inspection Section, 1 & 2 Family Dwellings 503-823-7388	Kurt Krueger 503-823-6964
Commercial, Plumbing 503-823-7302	Local Improvement Districts, Andrew Aebi 503-823-5648
Building & Mechanical..... 503-823-7303	Street Permit Engineering, Chon Wong..... 503-823-7050
Electrical 503-823-7304	Systems Development Charge
Development Services Center 503-823-7310 (e)	Richard Eisenhauer 503-823-6108
Development Services Center FAX..... 503-823-3018	TREES - Urban Forestry (7:00 am - 3:30 pm)..... 503-823-4489
Information, electrical, mechanical, plumbing, sewer, and sign permits..... 503-823-7363	Pruning/Planning/Removal Permits
Newsletter Contact, Colleen Poole..... 503-823-7889	N, Luke Miller 503-823-4511
Permitting Services, Fee estimate and	N, Jim Field 503-823-4011
Permit status via voice mail..... 503-823-7357 (e)	S, Ned Sodja..... 503-823-4440
Permitting resource and records..... 503-823-7660	S, Dave Kahler..... 503-823-1691
FAX requests for records 503-823-7765	Tree Cutting Ordinance and Commercial Planning and Development, Charley Davis 503-823-4523
Septic Tanks / Cesspools 503-823-6892	Transportation Improvements, Joe Hintz 503-823-4025
ENVIRONMENTAL SERVICES	Residential Development & Improvement
Development Assistance 503-823-7761	Myles Black..... 503-823-4018
Industrial Source Control..... 503-823-7585	WATER
FIRE BUREAU	Water Service Information..... 503-823-7368
Development Standards, Sprinklers, Alarms	Hydrant Permits..... 503-823-7368
Nate Takara 503-823-3810	Plan Review, Mari Moore..... 503-823-7368
Flammable Liquids, Tanks, Hazardous Processes	Subdivision Planning, Rick Nelson 503-823-7475
Bob Happel 503-823-3934	Backflow Valve Installation Requirements, Dave Barrigan..... 503-823-7479