



The Plans Examiner

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The City’s RFP process is complex, as is the Information Technology Advancement Project (ITAP), so quality assurance services will be engaged to evaluate the draft RFP. This quality assurance process will help ensure that the RFP meets the needs of the project and also meets all City procurement guidelines.

The ITAP RFP is scheduled for publication January 3, 2012, and will be open to vendor response for approximately 60 days. Then a team of evaluators will embark on an intensive selection process of evaluating vendors’ written proposals, demonstrations, and other criteria.

In the meantime, the ITAP Team continues working with development review services employees to map current business practices. Process maps will help to point the way for programming and configuring the new technology system.

The ITAP Team welcomes questions and feedback. Hank McDonald is the Project Manager; he can be reached at Hank.McDonald@PortlandOregon.gov or at (503) 823-9258.

Council Approves BDS IT Advancement Project Enabling Ordinance

October 12, 2011, City Council unanimously approved an ordinance authorizing the Procurement Office to facilitate a request for proposal (RFP) process for a new permit issuance, review, and inspection management technology system.

Last winter, City Council approved a resolution to create a Citizen Information Technology Oversight Committee (ITOC). ITOC received an update on the IT Advancement Project (ITAP) on October 25. ITOC is a group of five citizens outside city government who help ensure that Portland’s taxpayers receive transparency and accountability on large information technology and communications projects. Commissioner Saltzman has described this committee as a strong contingent of technology professionals that will share their expertise with Council as the City embarks on complex projects. The ITAP Team will provide periodic updates to the IT Oversight Committee.

On October 27, the BDS ITAP Customer Advisory Committee convened for its fourth monthly meeting. The Committee, which is made up of local industry and neighborhood representatives, discussed ways that the new technology system could help to simplify and streamline services. The ITAP Team also provided an update on the RFP process.

Opportunity to Join BDS ITAP Advisory Committee

The Committee is seeking additional input and feedback from surveying companies, one or two representatives from mid to large-sized construction companies, and citizens who are interested in neighborhood safety and livability issues related to new construction and remodeling projects.

The Committee meets for 90 minutes on the second Wednesday of each month at our 1900 Building. If you are interested in learning more about the Committee and its role with the IT Advancement Project, please contact Project Manager, [Hank McDonald](mailto:Hank.McDonald@PortlandOregon.gov). Hank.McDonald@PortlandOregon.gov or (503) 823-9258.

Public Works Permitting Update

In an effort to continue process improvements in public works permitting reform changes are coming to the current public works appeals and design exception process. Effective December 1, 2011 policy related design exceptions will become a public works administrative appeal. Technical design changes will continue to be processed through the design exception process.

The current public works appeal process allows an appellant to submit a public works appeal to the public works appeal panel followed by a second appeal opportunity with the Public Works Appeals Board. As of December 1, 2011 a new first level appeal will be established with the appeal to be reviewed by the Public Works Administrative Appeal Committee. Appeals submitted by 5pm on Friday will be heard the following Wednesday and a decision rendered. This is consistent with the Bureau of Development Services' Administrative Building Code appeal process. An



appeal fee of \$250 is required for the first level of appeal.

Appellants seeking an additional appeal if the first level appeal is denied may submit a second appeal to the Public Works Appeal Panel. This panel may uphold the Public Works Administrative Appeal Committee's decision or it may recommend a new decision be considered by forwarding a recommendation to the Public Works Appeals Board. An additional \$200 appeal fee is required for the second level appeal. No additional fee is required for appeals sent to the Public Works Appeals Board.

These changes are intended to provide better customer service with predictable appeal timelines and function similar to the Bureau of Development Services' Building Code appeal process.

The current Public Works Appeals Panel will begin a monthly audit of the decisions rendered by the Public Works Administrative Appeal Committee. This audit will provide a review and feedback to the infrastructure bureaus on administrative decisions.

Bureau of Development Services 2011 Holiday Closure Schedule

(Portland, OR) Recognizing our business and community partners' reliance on the services and resources we provide, the Bureau of Development Services is providing advance notice of its Holiday closure schedule. As we draw closer to some of these closure dates, additional notification will be provided.

Friday, November 11, 2011 (Veterans' Day Holiday)

The Bureau of Development Services and all City Offices will be closed.

November 24 through 25, 2011 (Thanksgiving Holiday)

The Bureau of Development Services and all City Offices will be closed.

Monday, December 26, 2011 (Christmas Day Holiday, Observed)

The Bureau of Development Services and all City Offices will be closed.

December 27 through 30, 2011 (Week between Christmas and New Year's Day Holidays)

The Development Services Center (1st Floor) and Permitting Services (2nd Floor) will be closed December 27th through 30th. **All other Bureau of Development Services Offices will be open for regular business and requested daily inspections will be performed.**

Portland Bureau of Transportation **parking permits (Temporary Use of the Public Right-of-Way)** may be obtained from the Development Services Center (Tuesday through Friday, 8:00AM to 3:00PM) during this period of time by calling 503.823.7365 for assistance.

Monday, January 2, 2012 (New Year's Day Holiday, Observed)

The Bureau of Development Services and all City Offices will be closed.

Access to the **Portland State University Underground Parking Garage** located below the Development Services Center will be limited to monthly parking pass holders only during the observed holidays listed above and the week between Christmas and New Year's Day Holidays. There are three commercial surface parking lots within a block of the 1900 Building - one directly across SW 4th Ave. and two at the intersection of SW 4th Ave. & SW Harrison St. - as well as metered on-street parking.

BDS Budget Preparation and Budget Advisory Committee (BAC)

BDS is currently preparing its budget request for Fiscal Year 2012-13 (July 2012 – June 2013). All City bureaus are required to submit their budget requests to the City Budget Office by Monday, January 30, 2012.

As in years past, we have convened a Budget Advisory Committee (BAC) composed of customers, stakeholders, community members, and BDS staff. We are also involving our bureau 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 will be 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 <http://www.portlandonline.com/bds/index.cfm?c=53730> or by contacting Mark Feters, BAC Coordinator at (503) 823-1028 or mark.feters@portlandoregon.gov.



The Fix-It Fairs are right around the corner!

The City of Portland's 25th annual Fix-It Fair season will kick off in November. Fix-It Fairs are free events where you can learn simple and effective ways to save money at home and stay healthy this winter and beyond.



Featuring exhibits from numerous community partners, these events also include an extensive schedule of workshops held throughout the day.

Experts will be available to talk with you about water and energy savings, home and personal health, food and nutrition, community resources, recycling and yard care, lead testing, bike tune-ups and more!

Special workshops taught in Spanish are offered at the Ron Russell Fair. Free professional childcare and lunch is provided at all Fairs.

The 2010 – 2011 Fix-It Fair schedule:

Saturday, November 19, 2011

Ron Russell Middle School

¡Clases en español!
3955 SE 112th Avenue
8:30 a.m. – 2 p.m.

Saturday, January 21, 2012

Rosa Parks Elementary School

8960 N Woolsey Ave
8:30 a.m. – 2 p.m.

Saturday, February 25, 2012

Jefferson High School

5210 N Kerby Avenue
8:30 a.m. – 2 p.m.

To find out more information about scheduled workshops, visit www.portlandonline.com/bps/fif (En Español: www.portlandonline.com/bps/fif/esp)

To receive information and reminders on upcoming fairs, e-mail fixitfair@portlandoregon.gov.

The Fix-It Fairs are presented by the City of Portland Bureau of Planning and Sustainability with support from the following sponsors: Energy Trust of Oregon, Pacific Power, Portland Housing Bureau and Portland General Electric.

To help ensure equal access to City programs, services and activities, the City of Portland will reasonably modify policies/procedures and provide auxiliary aids/services to persons with disabilities. Call 503-823-7700 with such requests en español.

CORNER

GREEN BUILDING

City Residential Green Programs - A Refresher

The Regional Green Building Hotline receives a lot of calls on the topic of City of Portland incentives and programs to help save money, energy and water. Our City bureaus offer several programs to help households conserve resources and embrace a lower-impact lifestyle:



The **Portland Bureau of Development Services** has an interesting fee waiver program to add an [Accessory Dwelling Units \(ADUs\)](#) to your property. These are secondary dwelling units created on a lot with a main dwelling. The ADU is auxiliary to, and smaller than, the main dwelling. These are also known as mother-in-law apartments, granny-flats or studio apartments. They can include conversion of a portion of (or addition to) an existing house, conversion of an existing garage or the construction of an entirely new, smaller structure. System development charges (SDCs) are waived until July 2013 resulting in savings of approximately \$10,000 in building permit fees. The [Alternative Technology Advisory Committee \(ATAC\)](#) reviews sustainable technologies against building code requirements, helping applicants utilize innovative products and construction methods and simplify the permit process. Call 503-823-7301.

The Treebate, Ecoroof Incentive and Clean River Rewards programs are all offered by the **Portland Bureau of Environmental Services**. The [Treebate](#) program (503-823-2263) encourages planting of eligible trees on your property to receive a credit on your city water/sewer utility bill (\$15, 25 or \$50). This annual program accepts applications Sept 1 - April 30.

The [Ecoroof Incentive](#) (503-823-7914) pays up to \$5/sq. ft. for installation of a new or retrofitted green roof. This popular program accepts applications twice a year June 1 and Dec 1. [Clean River Rewards](#) (503-823-1371) is a recurring credit activated by managing stormwater on your property. You can receive up to 100 percent credit for on-site stormwater management charges on your city water/sewer utility bill.

The **Portland Bureau of Planning and Sustainability** offers residential programs, resource guides and free technical assistance on a variety of residential topics.

[Climate Action Now!](#) Campaign - www.portlandclimateaction.org highlights best practices and resources for: Healthy Home, Getting Around, Your Stuff and Food Choices. This site includes blogs and an easy-to-understand primer on Climate 101.

[Fix-It Fairs](#) (503-823-4309) - these annual free winter events have been going strong for 25 years. Learn how to spend less at home and stay healthy through a diverse offering of quick workshops and informational booths. Three events are held in November, January and February in different Portland neighborhoods.

Regional Green Building Hotline
503-823-5431

www.buildgreen411.com

Got questions on construction strategies, materials, financial incentives?

Connect with us



Green Development
Resource Center



@greenhotline



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City Residential Green Programs

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Regional Green Building Hotline (503-823-5431) - This hotline is the main service of the Green Development Resource Center and provides comprehensive green building resources and technical information for the entire Portland Metro region.

Annual Build It Green! Home Tour and Info Fair

A popular educational event held every September since 2002, over 1,000 Build It Green! Home Tour visitors get to visit twenty private homes to gather ideas on green building materials and diverse design approaches.

Construction Waste (503-823-7202) - www.recyclingnutsandbolts.com is Portland's new construction recycling resource promoting responsible management of debris generated by residential and commercial construction projects. Here you'll learn the benefits of reclamation and recycling and access help for your project.

The Portland Water Bureau (503-823-4527) offers [free water efficiency devices and brochures](#). Their conservation program provides free education, technical assistance and home water efficiency devices (faucet aerators, low-flow showerheads, rain gauges and more).

As a demonstration project the bureau's **Water House** (503-823-3520) — the first EPA WaterSense-certified house in Oregon— is available for free tours until Spring 2012. This new contemporary northeast Portland home was built on a former well site. It uses twenty percent less water than a typical new home, making it energy efficient and friendly to nature.



SE 122nd Avenue corridor focus of zoning review to meet the needs of community

In 2010, community members and residents along the SE 122nd Avenue corridor indicated that they wanted access to more businesses and amenities, as well as more user-friendly, attractive and safe design elements in multi-family dwellings. During the SE 122nd Avenue Pilot Study, where much of this feedback was gathered, BPS staff made special efforts to engage youth and other under-represented groups in the community.

Now with the new SE 122nd Avenue Rezoning Project, the bureau will prioritize and implement land use recommendations for the area based on the following questions raised during the pilot study:

- How can SE 122nd Avenue evolve over time to create a better sense of community and identity?
- How can the design of new housing in the SE 122nd Avenue corridor be improved to make it more compatible, attractive and still accommodate growth?

- Is there a way SE 122nd Avenue can support a wider array of local retail and services to create a convenient walkable neighborhood as envisioned by the Portland Plan?
- What types of changes would create a more "healthy" and "sustainable" neighborhood?

Initial emphasis will be given to zone changes that increase the opportunities for neighborhood-scale commercial uses along the southern portion of the SE 122nd Avenue corridor. Additional consideration will be given to the Comprehensive Plan, Zoning Map, and Development Code revisions that support the SE 122nd Avenue Study recommendations for improving multi-dwelling design and compatibility within the study area.

The public will provide input on initial project priorities and advise staff on final recommendations, which will be presented to the Planning and Sustainability Commission and City Council for adoption as appropriate.

For more information about the SE 122nd Avenue Rezoning Project, please go to <http://www.portlandonline.com/bps/122ndAve>.



The Portland Plan - Proposed Draft available for community to review

Portland, ORE. - The Portland Plan presents a roadmap to help our city thrive into the future. Reflecting more than 20,000 comments from residents all over the city, the plan's three integrated strategies -- and framework for advancing equity -- were designed to help realize the vision of a prosperous, healthy and equitable Portland. The draft plan is now available for public review at www.pdxplan.com.

During the fall of 2011, the Portland Plan - Proposed Draft will come before the Planning and Sustainability Commission (PSC) for hearings and recommendation to City Council. In early 2012, the Council will review the final Portland Plan. Public comments on the draft plan are encouraged and can be submitted in writing or in person to the PSC. Instructions for the formal comment process, as well dates and locations of the hearings are available on the website: www.pdxplan.com.

A Strategic and Practical Path Forward

Developed in response to some of Portland's most pressing challenges, including income disparities, high unemployment, a low high school graduation rate and environmental concerns, the draft Portland Plan is

practical, measured and strategic.

The draft Portland Plan challenges the City and its partners (including Multnomah County, school districts, Metro, TriMet and others) to break down traditional bureaucratic silos and be innovative with new budget approaches. Collectively, the public agencies that operate within the City of Portland spend more than \$4 billion annually on activities related to prosperity, health and equity.

"We must create a better future in ways that assume there will be no new money from taxpayers," said Mayor Sam Adams. "The draft plan recognizes that single actions must produce multiple benefits; that's why it's structured around three integrated strategies. Aligning resources and working closely with our partners is the practical path to our shared success."

To get more from existing budgets, the draft plan emphasizes actions that achieve multiple objectives. Based on extensive analysis of quantitative data and information about conditions in Portland's diverse neighborhoods, it sets numerical targets and suggests ways of measuring progress toward them. It includes both 25-year policies and 5-year action plans.

Integrated Strategies Address Portlanders' Key Concerns

The draft Portland Plan reflects ideas from the community expressed in workshops, surveys, group meetings, written comments and many conversations over the past couple of years. The three integrated strategies represent Portlanders' top priorities, while the principle of equity emerged as one of the most important elements of the plan.

Each of the strategies -- Thriving Educated Youth, Economic Prosperity and Affordability, and Healthy Connected City -- reflects the facts

about Portland, best practices from cities around the world, and comments from residents and businesses about the innovations they want to see with jobs, education, health and social equity.

Staff have researched plans from across the globe -- from Sydney, Australia to Copenhagen, Denmark and Denver, Colo. to New York City -- to determine best practices and gather inspiration for the draft Portland Plan. The result is a draft plan that is aspirational and practical, strategic and community focused, with its foundation of equity and its focus on jobs, education and health.

The development of the draft plan was led by the Bureau of Planning and Sustainability (BPS). With its broader focus on economic, social and environmental sustainability, BPS provided a solid framework for problem-solving in a more integrated fashion with a broader set of tools beyond the comprehensive plan and zoning code.

1980 was the last time Portland developed a citywide comprehensive plan. That plan helped foster many of the things that are most admired about our city, including our public transit system and a revitalized downtown. Since then, our city has grown by more than 200,000 people and expanded by 23,000 acres. By 2035, Portland is expected to gain 200,000 to 300,000 more people. This growth presents challenges, but it will also bring vibrancy, diversity, opportunity and jobs.

Have Your Say

Portlanders are encouraged to read the plan and consider commenting formally to the Planning and Sustainability Commission. For more information about the PSC public hearings and to learn how to comment in person or in writing, please visit www.pdxplan.com. Questions can be directed to pdxplan@portlandoregon.gov or 503-823-1303.

Online in 2011

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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)
Fire Code Information	503-823-7300
Planning & Zoning Information.....	503-823-7526
24-hour Inspection Request Recording	503-823-7000 (e)
Inspection Section, 1 & 2 Family Dwellings	503-823-7388
Commercial, Plumbing	503-823-7302
Building & Mechanical.....	503-823-7303
Electrical	503-823-7304
Development Services Center	503-823-7310 (e)
Information, electrical, mechanical, plumbing, sewer, and sign permits.....	503-823-7363
Newsletter Contact, Colleen Poole.....	503-823-7889
Permitting Services, Fee estimate and Permit status via voice mail.....	503-823-7357 (e)
Permitting resource and records.....	503-823-7660
FAX requests for records	503-823-7765
Septic Tanks / Cesspools	503-823-6892

ENVIRONMENTAL SERVICES	
Development Assistance	503-823-7761
Industrial Source Control.....	503-823-7585

FIRE BUREAU	
Development Standards, Sprinklers, Alarms David Flood	503-823-0827
Flammable Liquids, Tanks, Hazardous Processes Bob Happel	503-823-3934

BUREAU OF PLANNING AND SUSTAINABILITY	
Regional Green Building Hotline.....	503-823-5431

TRANSPORTATION	
Development Requirements, Right-of-Way Policy, Land Divisions and Transportation Plan Review Kurt Krueger	
Local Improvement Districts, Andrew Aebi	503-823-6964
Street Permit Engineering, Chon Wong.....	503-823-7050
Systems Development Charge Richard Eisenhauer	503-823-6108

TREES - Urban Forestry (7:00 am - 3:30 pm).....	
Pruning/Planning/Removal Permits	
N, Luke Miller	503-823-4511
N, Jim Field	503-823-4011
S, Ned Sodja.....	503-823-4440
S, Dave Kahler	503-823-1691
Tree Cutting Ordinance and Commercial Planning and Development, Charley Davis	
Transportation Improvements, Joe Hintz	503-823-4025
Residential Development & Improvement Myles Black.....	
	503-823-4018

WATER	
Water Service Information.....	503-823-7368
Hydrant Permits.....	503-823-7368
Plan Review, Mari Moore.....	503-823-7368
Subdivision Planning, Rick Nelson	503-823-7475
Backflow Valve Installation Requirements, Dave Barrigan.....	
	503-823-7479