

THE PLANS Examiner

Vol. 7, No. 4 City of Portland Office of Planning and Development Review

March 2001

Amended sign code now in effect

On March 1, the City's amended sign code went into effect, changing the regulations for banners, and portable and changing image signs. We outlined the proposed changes in the November 2000 issue of the Plans Examiner. Those changes were revised only slightly before the City Council voted to approve the amended Sign Code.

Here is a brief synopsis of the changes likely to have the greatest impact:

Banners

- All banners must be registered or removed within 60 days of March 1; however up to 3 small banners (maximum 32 square feet) are exempt, provided there is no more than one posted on any wall. The code allows for only one registered banner.
- Banners are restricted to commercial zones and may be no larger than 100 square feet.
- Banners in place longer than six months will be counted as part of the total sign area for the location and must meet permanent sign regulations. A sign permit must be obtained for permanent banners.
- Flags are defined differently than banners and remain exempt from the sign regulations. Most decorative "banners" typically hung at homes will be classified as flags and are therefore exempt.

A-Boards (portable signs)

- All permanent portable signs must be registered, whether they are placed in the public right-of-way or on private property, or they must be removed within six months of March 1.

- Permanent portable signs registered for the right-of-way can be up to 8 square feet in size; those on private property can be up to 12 square feet. Permanent portable signs may only be registered and displayed in non-residential zones.
- In the public right-of-way, signs must be within 6 inches of the curb and allow 6 feet unobstructed for pedestrians.
- A set of standards for small temporary portable signs limits their display to weekends and Tuesdays. While the code does not regulate the content of these signs, they are commonly used for garage sales and open houses.

Owners of banners and/or portable signs, who were listed in the City's sign inventory when it was conducted two years ago, will receive a letter about the new regulations. If you don't receive a letter and would like one, call Patty VanAntwerp, OPDR electrical program secretary, 503-823-7304.

Changing image signs

The new sign code allows a limited use of changing image features on signs. Signs which contain less than 60% changing image area may have up to 20 square feet of such features. Where the changing image features are more dominant, they are limited to 10 square feet. An adjustment process is available for sportsfields, at major entertainment events and in the Broadway Bright Lights District.

The Office of Planning and Development Review works with the community and other bureaus to preserve and shape safe, vital and well planned urban environments.



INSIDE

- 2 - INSIDE THE DSC
- 3 - MIDTOWN PARK BLOCKS
- 4 - TELCO HOTEL MORATORIUM
- 5 - NOISE TASK FORCE
- 6 - INSPECTORS' MAP
- 7 - STORMWATER; FLOOD PLAINS

(CONTINUED ON PAGE 4)

INSIDE the DSC

VISA/MasterCard coming soon to DSC

The moment you've been asking for is right around the corner. This spring, you may use your VISA, MasterCard or bank Debit Card to pay fees in the Development Services Center that you're accustomed to paying by check. We'll still accept cash and checks. We've just added some additional options.

The exact date isn't set yet, but we'll be notifying our customers as soon as it is.

The only exceptions are Water Bureau fees for new water service and meters. All other fees, administered by the Office of Planning and Development Review, Office of Transportation, the Bureau of Environmental Services and the Bureau of Parks and Recreation, may be paid with your VISA or MasterCard. Sorry, we won't be able to accept Discover or American Express.

? DID YOU KNOW ?

Most new construction projects require a Combined Systems Development Charge (SDC) Form with your permit application. Forms are available at the first screen desk inside the Development Services Center.

The form applies to all applications for:

- New residential one-and two-family dwellings;
- Additional residential dwelling units;
- New commercial construction;
- Commercial changes of use or occupancy;
- Commercial building additions or tenant improvements that change the number of units;
- Additional commercial dwelling units;
- Additional impervious surface over 500 square feet.

The Development Services Center (DSC) closes at 3:00 p.m. daily. On Tuesdays, the DSC holds staff training that starts promptly at 3:15 p.m. On other days of the week, even though our doors close at 3:00 p.m., staff will usually be able to stay with you until you complete your business with us.

It's important that all staff members are able to attend the Tuesday afternoon training sessions. You can help make this possible. If you need to bring in a large or complicated project on a Tuesday, please plan to be in the DSC by 1:00 p.m., so that you can get the service you need and staff members can get the training they need.

Fax customers must pre-register for credit card payment

Our customers who prefer to purchase permits by fax will soon be able to pay with a credit card instead of setting up a trust account. Fax customers who wish to pay by credit card will need to make a single trip to the Development Services Center to set up their accounts and provide credit card information in person.

By registering in advance, your numbers will be on file with us, and your account confidentiality is protected. Once registered, fax customers will be able to charge their permits when our credit card program goes on-line.

To pre-register for credit card payments via fax, visit the Trade Permits counter in the Development Services Center and sign up. If you have questions about fax service or the new credit card program, contact Martha Shonya, VISA/MasterCard project Coordinator, **503-823-7822**.

Lunch and Learn focuses on Stormwater Management Manual

The Development Services Center's free Lunch and Learn Series has been so well attended, we've moved it to a bigger room and changed it to the second Friday of the month. The next session is set for noon to 1:30 p.m., Friday, April 13, Room 2500, 1900 SW 4th Ave. Bring your lunch. We provide coffee and cookies.

Steve Fancher, Bureau of Environmental Services, will lead the interactive session and give an overview of the Stormwater Management Manual and how to use it. This is a quick version of a longer session for those who want to get the basics in a nutshell.

One-day stormwater manual course

For those who would like a more in-depth study of the manual, there's still space available in the last full-day session on April 3 at the City of Portland Lab, sponsored by the Urban Watershed Institute.

The cost of session is \$120 and includes a copy of the Stormwater Management Manual, lunch and Continuing Education Credit. For more information and to reserve your spot, call Beverly Pence, Urban Watershed Institute, **503-657-6958, ext. 5104**.

Future Lunch and Learn Sessions

The Lunch N' Learn series is scheduled every other month on the second Friday from noon to 1:30 p.m.

Friday, June 8

"Everything You Need To Know About Site Plans"

Midtown Blocks get expert opinion on future role in Downtown development

An Advisory Council of Experts (ACE) was assembled by the Bureau of Planning in early February to help chart a course for the future of Portland's Midtown Park Blocks. The Midtown Park Blocks are roughly bounded by SW Park and 9th Avenues and Salmon and Burnside Streets.

The ACE talked to property owners, downtown business groups and stakeholder organizations, city agencies and the general public to get input on a broad range of ideas and desires for these blocks. They then evaluated the role of the blocks in downtown Portland, the land uses that would best reinforce that role and the design criteria needed to strengthen the connection between the North and South Park Blocks.

In a presentation before the City Council at the end of their evaluation, the ACE offered its recommendations, which included:

- The design and development of South Park Block 5, a "facelift" for O'Bryant Square and improvements to SW Park and 9th Avenues being accomplished as part of a single design project;
- The possible acquisition and transformation to open space of South Park Block 4;
- The identification of a six-block key redevelopment opportunity bounded by 9th, 11th, Washington and Yamhill that would integrate community and neighborhood retail at the ground levels with market-rate and luxury housing above;
- The emphasis of larger, destination retail stores to be located around the Pioneer Place malls; and

- The identification of the Nordstrom's block as a key location for a potential civic or institutional use in Downtown Portland.

Currently, a draft recommendations report is being compiled by the Bureau of Planning and lead consultant Donald Stasnty of StastnyBrun Architects, Inc. The report is tentatively scheduled for presentation to the City Council on April 18.

If the report is accepted by City Council, the next steps will include the development of an implementation strategy by city agencies for the Midtown Park Blocks.

Upcoming Design & Landmarks Meetings

All meetings are at 3:00 p.m. in
Room 2500, 1900 SW 4th Ave.

- March 12 - Kings Hill Historic District Design Guidelines Briefing
- March 26 - Midtown Park Blocks Briefing
- April 9 - Midtown Park Blocks Briefing

For more information on these and other design and landmarks meetings, call the Bureau of Planning, **503-823-7700**.

Take part in discussion for Parks 2020 Vision Plan

For the past 18 months Portland Parks & Recreation has been holding discussions about the future of Portland's parks. A citizen and staff vision team examined current parks and facilities, considered what the future demand for certain park services and programs will be, and developed recommendations on how things can be done better in the future. A discussion draft of the Parks 2020 Vision Plan was released February 15, and a series of public meetings to discuss the draft began in late February.

Upcoming meetings are as follows:

- March 15, 6:30 to 8:30 p.m.
Alameda School, 2732 NE Fremont
- March 22, 6:30 to 8:30 p.m.
Columbia Cottage, N. Lombard & Woolsey

To see the plan, visit the Parks 2020 Web site at www.portlandparks.org/parks2020.htm, e-mail a request for a copy to parks2020plan@ci.portland.or.us, or call **503-823-5589**.



Moratorium on "telco hotels" allows time to plan for future development in NW Portland

On January 31, 2001, the Portland City Council adopted a limited moratorium on development of Electronic Equipment Facilities (EEF), or "telco hotels." The moratorium went into effect immediately and will last 120-days, with a possible six month extension. It applies only to EEF facilities in the IG1 zone, between NW 12th and NW 18th Avenues, from NW Lovejoy to NW Pettygrove Streets.

For purposes of the ordinance, EEFs are defined as:

"...any facility greater than 3,000 square feet in size, primarily occupied or intended to be occupied by electronic and computer equipment to provide electronic data switching, transmission or telecommunication functions between computers, both inside and outside the facility. Ancillary uses may include an office for equipment personnel, back-up power generators and fuel storage. The characteristics of Electronic Equipment Facilities include, but are not limited to, access to power supplies in the range of 100 to 200 watts per square foot, serviced by 480-volt power; back-up power generation; extensive cooling equipment; fiber optic connection; seismic construction beyond typical Zone 3 requirements; dry fire suppression safety systems; few or no windows; and few employees."

The moratorium will allow time for the Bureau of Planning to develop new regulations for the area that will encourage mixed use development and promote active uses near the Central City Streetcar.

If you have questions about the ordinance, contact Barry Manning, Bureau of Planning, **503-823-7965**, or e-mail, bmannings@ci.portland.or.us.



Amended sign code in effect

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Non-conforming signs

These signs are too large or too tall and don't meet current development standards. To remain in place, they must not be altered.

The code allows some flexibility in regulating these kinds of signs. On the first citation, the owner will be fined, and the sign must be returned to the size and/or shape it was on March 1. If cited a second time, the sign must be made to comply with current development standards or be removed.

The citation process for the amended code will function more like parking enforcement with violators receiving citation "tickets." The Office Of Planning and Development Review (OPDR) will issue a violation citation and a fine. The fine must be paid even though the violation is corrected. Violations may be appealed with the Director of the Office of Planning and Development Review.

Forms to register signs are available in the Development Services Center. If you need more information about the amended Sign Code, call Kermit Robinson, OPDR, **503-823-7619**.

Central City developers to get incentive for installing eco-roofs

The eco-roof is one element of Portland's green/sustainable building practices. When Portland is fully built, it is expected to include twenty square miles of rooftops, or about 40 percent of all impervious surfaces in the city. Increased runoff containing pollutants is only one of the byproducts of these impervious surfaces.

In January, the Portland City Council voted to give developers, who opt to install eco-roofs on buildings in the Central City Plan District, an incentive in the form of a floor area ratio bonus based on the total amount of eco-roof installed. The ordinance went into effect February 24.

An eco-roof is a green living roof of vegetation and soil designed to reduce stormwater

runoff and help combat Combined Sewer Overflows. The roof weighs from 10 to 25 pounds per square foot. An eco-roof system is made up of a synthetic waterproof membrane, a drainage layer, a layer of soil two to four inches thick and a covering of very low maintenance plants. It costs about 50 percent more than a conventional roof and lasts nearly twice as long.

The roof's main function is resource and habitat protection, and it can be used on new construction or on existing buildings that have been retrofitted.

To find out more about the regulations and incentives for eco-roofs, contact Brendan Finn, **503-823-3110**, or e-mail, bfinn@ci.portland.or.us.

Noise Task Force issues recommendations to tone down noise levels

In September 2000, the City Council appointed an eight-member Noise Control Task Force. It was composed of neighborhood association representatives, commercial or business representatives, a noise expert and a member of the Noise Review Board.

The task force reviewed the City's Noise Code, looked at what other cities are doing to curb urban noise and went to Portland's business community and neighborhoods for suggestions.

One of the task force's recommendations is to increase enforcement of current regulations for construction activity and add new language to the Noise Code that would limit the noise levels of pile drivers.

Paul Van Orden, OPDR noise control officer, says that pile driving can be a long-term activity, lasting from 30 to 50 days. During this time, some businesses have reported shutting down because the noise prevented them from operating.

If the recommendations are approved by the City Council, pile driver noise complaints will be

investigated and decibel levels inside neighboring buildings will be measured. If the noise exceeds acceptable levels, a noise shield may be required or a window of time will be specified, generally in the late afternoon and early evening, when pile driving is permitted.

The results of the task force's study and the complete recommendations are now available for review. To request a copy of the draft report, call the City's Noise Office, **503-823-7350**, and leave your mailing or e-mail address, or download the documents from the Web site, www.opdr.ci.portland.or.us/noise/htm.

The Task Force will hold a public hearing on the recommendations at 6:00 p.m., March 21, in Room 2500, 1900 SW 4th Ave. The Noise Review Board will give the recommendations a second public hearing in April. The final report is expected to go before the City Council on June 20.

To find out more about task force activities, call Denise Kleim, Office of Planning and Development Review, **503-823-7338**.

Development Services Center Hours

7:30 a.m. – 3:00 p.m., Monday — Friday

**5:00 – 7:30 p.m., Thursday
Residential Permit Night**

River Renaissance Vision goes to City Council for hearing this month

More than 1000 Portlanders demonstrated their commitment to the Willamette River by participating in River Renaissance events in Fall 2000. This investment of ideas and energy has generated a shared image of the Willamette River and the future of our city. Your commitment and contributions have helped to bring the future into focus.

On March 21, the Portland City Council will hold a hearing on the River Renaissance Vision. Everyone is encouraged to testify in person or provide written comments. The hearing is set for 6:00 p.m. at Portland City Hall Council Chambers, 1221 SW 4th Ave.

To review and comment on the River Renaissance Vision, visit the Web site, www.planning.ci.portland.or.us. Or contact Barbara Hart, River Renaissance Public Involvement Coordinator, **503-823-5839**, river@ci.portland.or.us.

One-and Two-Family Residential inspectors get new assignments

Recently, OPDR reassigned its residential combination inspectors to different districts. The map on the back of this page shows the reassignments.

Rather than move boundaries, inspectors had their districts changed to balance their workloads. Please check the map to determine which inspector is usually assigned to your area. During vacations or illness, an inspector from a neighboring district may fill in.

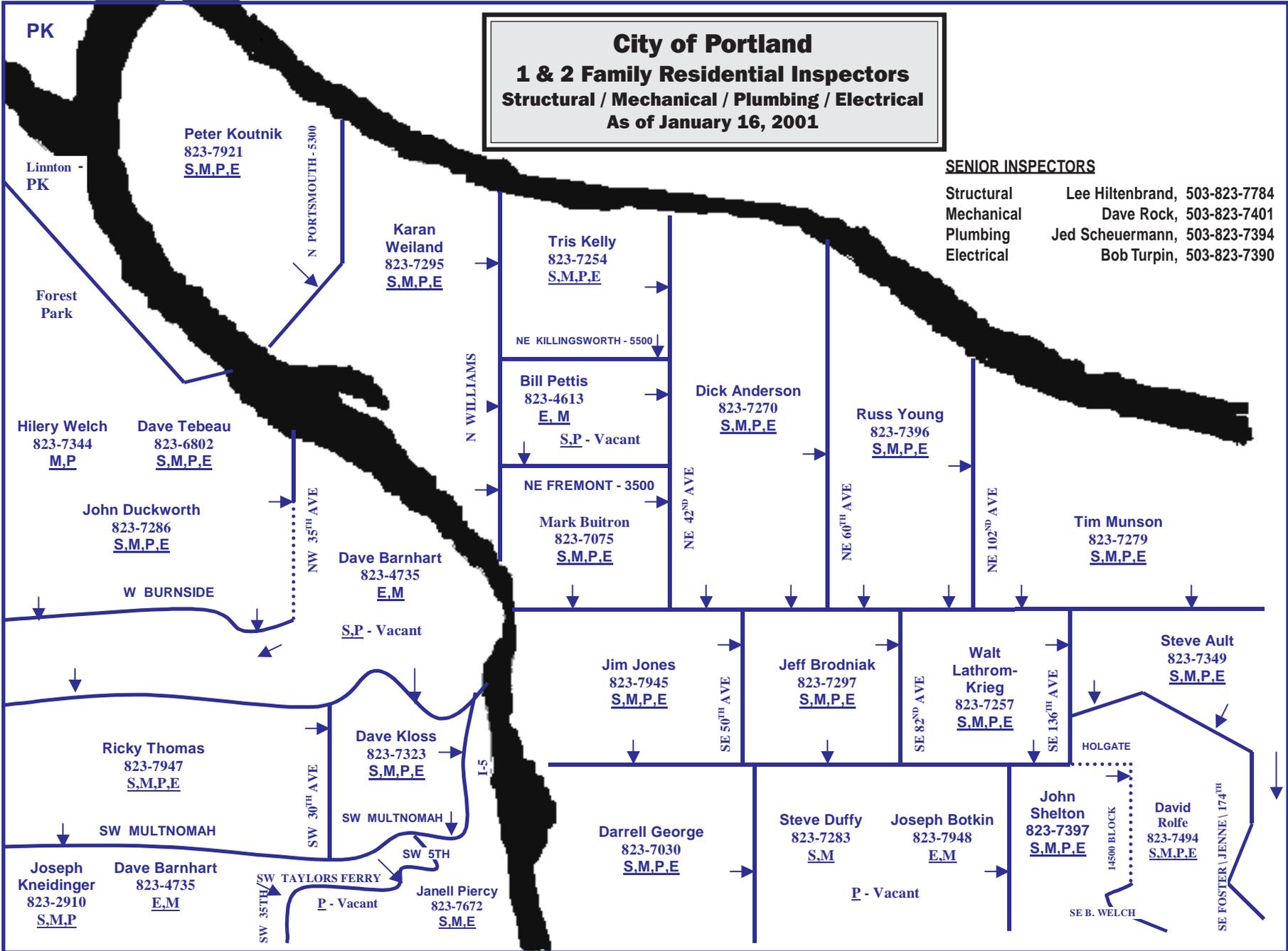
Telephone is still the best way to reach your inspector for scheduling

We're still working through the changes created by our new Interactive Voice Response System (IVR). We've discovered that, for now, inspection scheduling matters are still best conveyed by phone.

If you need to leave a message for your inspector about where to find the key, a lockbox combination, pet information or a two-to-three hour window of time that the property will be accessible, call him or her between 7:30 a.m. and 8:30 a.m., Monday through Friday.

Consult the map on the back of this page for your inspector's number.

City of Portland
1 & 2 Family Residential Inspectors
Structural / Mechanical / Plumbing / Electrical
As of January 16, 2001



SENIOR INSPECTORS

- Structural Lee Hiltenbrand, 503-823-7784
- Mechanical Dave Rock, 503-823-7401
- Plumbing Jed Scheuermann, 503-823-7394
- Electrical Bob Turpin, 503-823-7390

Peter Koutnik
823-7921
S,M,P,E

Linnton - PK

Forest Park

Hilery Welch
823-7344
M,P

Dave Tebeau
823-6802
S,M,P,E

John Duckworth
823-7286
S,M,P,E

Dave Barnhart
823-4735
E,M

W BURNSIDE

S,P - Vacant

Ricky Thomas
823-7947
S,M,P,E

Dave Kloss
823-7323
S,M,P,E

SW MULTNOMAH

Joseph Kneidinger
823-2910
S,M,P

Dave Barnhart
823-4735
E,M

SW TAYLORS FERRY
P - Vacant

Janell Piercy
823-7672
S,M,E

SW 5TH

SW MULTNOMAH

N WILLIAMS

Karan Weiland
823-7295
S,M,P,E

Tris Kelly
823-7254
S,M,P,E

NE KILLINGSWORTH - 5500

Bill Pettis
823-4613
E, M
S,P - Vacant

Dick Anderson
823-7270
S,M,P,E

NE FREMONT - 3500

Mark Buitron
823-7075
S,M,P,E

Russ Young
823-7396
S,M,P,E

Tim Munson
823-7279
S,M,P,E

Jim Jones
823-7945
S,M,P,E

Jeff Brodniak
823-7297
S,M,P,E

Walt Lathrom-Krieg
823-7257
S,M,P,E

Steve Ault
823-7349
S,M,P,E

Darrell George
823-7030
S,M,P,E

Steve Duffy
823-7283
S,M

Joseph Botkin
823-7948
E,M

John Shelton
823-7397
S,M,P,E

David Rolfe
823-7494
S,M,P,E

P - Vacant

HOLGATE

14500 BLOCK

SE B. WELCH

SE FOSTER \ JENNE \ 174TH

N WILLIAMS

NE 42ND AVE

NE 60TH AVE

NE 102ND AVE

SE 50TH AVE

SE 82ND AVE

SE 136TH AVE

I-5

SW 35TH

SW 30TH AVE

SW 30TH AVE

SW 5TH

PK

Johnson Creek Flood Plain FEMA maps revised

In December, the Federal Emergency Management Agency (FEMA) revised its maps of the Johnson Creek Flood Plain. Now, 700 properties, located in the Johnson Creek Watershed in Portland, are no longer subject to Flood Plain review when building. Properties in the flood plain, according to FEMA maps, still face a review, but the base flood elevation has been changed. This means that the required first floor height will likely be different.

On the other hand, Zoning Code requirements for the Johnson Creek Flood Plain District are still in place, regardless of changes in the FEMA maps. The Zoning Code sets restrictions on impervious surface and requirements for vegetation and tree plantings.

The changes are complex, so it's still important to evaluate your construction project in terms of the Base Flood Elevation and Floodway maps of the Johnson Creek Flood Plain.

For more information on changes to the FEMA maps, call Donna Ault, OPDR Site Development Group, 503-823-6892. With Zoning Code questions, contact Bureau of Planning staff in the Development Services Center, **503-823-PLAN**.

Portland seeks reduced flood insurance rates citywide

Because of its activities to protect against flooding, Portland has applied for and expects to get at least a 10% reduction in flood insurance rates citywide. The decision on the reduced rates is expected from the Federal Emergency Management Agency (FEMA) this summer and will go into effect in the fall.

The Community Rating System, part of the National Flood Insurance Program (NFIP), reduces flood insurance premiums, based on what a community does beyond NFIP's minimum standards for floodplain regulation. Applicants get points for floodplain activities, the most points going to higher regulatory standards and an active program to acquire frequently flooded properties from willing sellers. Outreach, open space preservation and a flood-warning program also merit points. The implementation of the Bureau of Environmental Services' Stormwater Management Manual enhanced the City's case for reduced rates.

Daniela Brod, Johnson Creek Watershed Manager, says the City should qualify for savings of between 10 and 20 percent. On an average residential insurance policy of \$615, this means savings could be from \$62 to \$184 annually.

Stormwater management: coming to a parking lot near you

On March 16, 2001, amendments to Title 33 of the Zoning Code went into effect, making requirements for parking lots more compatible with on-site stormwater management. The changes to the chapter on "Parking and Loading" call for 10 percent of the parking area to be devoted to landscaping, such as islands and planter strips. All landscaped areas must be clearly shown on site plans, with those designed for stormwater management clearly specified.

Under a draft proposal, both parking and loading areas were used to calculate the required amount of interior parking lot landscaping. In the approved version of the code, the calculation was modified for Employment and Industrial Zones to include only parking areas.

A Parking Lot Tree List has been developed. In non-residential zones, trees from the list may be planted at smaller sizes than trees that are not listed. This could amount to a cost savings and encourages the use of listed trees, which are hardier and more likely to survive in a parking lot environment.

The chapter also sets new minimum sizes for parking stalls and aisles. The "compact" space is being eliminated from the code and replaced with a new 8.5' x 16' standard space. The existing standard space is 9' x 19'. Two-way aisles are being reduced from 24' to 20'.

Existing parking lots won't have to make changes; only new development and redevelopment must comply with the new rules. Call Tom Carter, city planner, **503-823-5772**, with questions or to request a copy of the code.

Stormwater technology vendors asked for new performance test data

The City's Stormwater Management Manual contains a short list of approved vendors of manufactured stormwater treatment technologies. Vendors were listed based on testing data available prior to the publication of the updated manual in September 2000. These five vendors may be used until the list is updated next year.

The approved vendors and others, who were part of an existing list, have been notified that test data must be updated to reflect new technologies and the City's design standards. Other vendors wishing to market in Portland in the future were also invited to submit test data.

Vendors received a guidance document, specifying the information and test data they must submit by July 2002 to be listed in the next revision of the manual in September 2002.

The document indicates the tests that must be conducted to substantiate the performance of the facilities. Test results need to show that facilities will meet Portland's design standards, such as the percentage of Total Suspended Solids that must be removed under specific conditions.

If you have questions about the requirements or approved vendors, contact Steve Fancher, Bureau of Environmental Services, **503-823-7126**.

The Plans Examiner is a bi-monthly publication of the city of Portland
 Office of Planning and Development Review
 Commissioner Charlie Hales, 503-823-4682

How To Reach Us

All Area Code 503
 Monday through Friday
 8:00 a.m. – 5:00 p.m.
 (e) = Electronic Messaging System
 Please leave detailed information.
 Your call will be returned.

While browsing the internet,
 visit our home pages —
www.opdr.ci.portland.or.us and
www.planning.ci.portland.or.us/

OPDR — Administration	503-823-7308	TRANSPORTATION	
Building Code Questions	503-823-7310 (e)(4)	Development Requirements and/or Right-of-Way Policy	
Fire Code Questions	503-823-7366	Glenn Pierce	503-823-7079
Blueprint 2000	503-823-7822	Minor Partitions—Cherrie Eudaly	503-823-7081
24-hour Inspection Request Recording	503-823-7000 (e)	Local Improvement Districts	
Inspection Section — 1 & 2 Family Dwellings	503-823-7388	Matt Brown	503-823-7027
Commercial {	Plumbing	Street Permit Engineering	
	Building & Mechanical	Jerry Markesino	503-823-7057
	Electrical	Transportation Plan Review	
Development Services Center	503-823-7310	Joyce Reyman	503-823-6108
Development Services Center FAX	503-823-3018	Systems Development Charge	
Trade Permits	503-823-7363	Joyce Reyman	503-823-6108
Newsletter Contact — Ann Kohler	503-823-7886		
Permit Status via FAX	503-823-7000 (4)		
Permit Status via Voice Mail	503-823-7357		
Permit Records			
Document Control/Current Applications	503-823-7357 (e)		
Inspection Records/Finalled Permits	503-823-7660		
Building Record Center FAX	503-823-7765		
Septic Tanks/Cesspools	503-823-7247		
Planning & Zoning – Information	503-823-7526		
ENVIRONMENTAL SERVICES		TREES — Urban Forestry (7:00 a.m. - 3:30 p.m.)	
Development Engineering	503-823-7761	Pruning/Planning/Removal Permits	
Construction & Demolition Recycling Info	503-823-7107	N / NE — Luke Miller	503-823-4511
Industrial Source Control	503-823-7585	NW / SW — Charley Davis	503-823-4523
		Southeast — Ned Sodja	503-823-4440
		Tree Cutting Ordinance	
		Frank Krawczyk	503-823-4011
		Transportation Improvements	
		Joe Hintz	503-823-4025
		Commercial Planning and Development	
		Frank Krawczyk	503-823-4011
		Residential Development and Improvement	
		Myles Black	503-823-4018
		WATER	
		Water Service Information	503-823-7368
		Hydrant Permits	503-823-7368
		Plan Review — Tom Chambers	503-823-7477
		Vern Freeman	503-823-7489
		Subdivision Planning — Hill Hampton	503-823-7485
		Backflow Valve Installation Requirements	
		Dave Barrigan	503-823-7479
FIRE BUREAU			
Development Standards, Sprinklers, Alarms			
Rich Butcher	503-823-3802		
Flammable Liquids, Tanks, Hazardous Processes			
Doug Friant	503-823-3935		

Development Services Center

1900 SW 4th Ave.

Hours
 7:30 a.m. — 3:00 p.m.

The Center is also open
 Thursday from
 5:00 p.m. — 7:30 p.m.
 for Residential Permit Night.



Printed on recycled paper.

If you have comments about the Plans Examiner newsletter or have suggestions for stories you'd like to see covered in the future, please call Ann Kohler, 503-823-7886.

We want to hear from you!

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