

THE PLANS Examiner

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City of Portland Office of Planning and Development Review

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Council considers revisions to stormwater quality code

City Code 17.38, "Drainage and Water Quality," the basis for the city's new Stormwater Management Manual, will get its second reading early in May. After more than three years in writing, public comment and revision, the proposed code addresses a number of issues of concern in water quality and protection of endangered and threatened fish species. If approved, the Bureau of Environmental Services plans to put the manual into effect as of July 1. The main elements of the code are described in the following paragraphs.

Stormwater must be managed as close as possible to the development site and not make a net negative impact on nearby streams, wetlands, groundwater and other water bodies.

Stormwater quality, after it leaves the development site, must be equal to or better than what it was before development.

Water quality control facilities, for new development and significant redevelopment, must be designed, installed and maintained to remove at least 70% of Total Suspended Solids (TSS) from the flow during a design storm of .83 inches in a 24-hour period.

Water quality control facilities, for redevelopment that has less than 500 sq. ft. of new impervious area and is not a residential property of less than 5,000 sq. ft., must remove 50% of TSS under the same conditions.

On parcels divided prior to the change in the code, stormwater discharge that cannot be treated on-site to the standards shown above may be treated off-site or assessed an "in-lieu of" fee to help pay for public off-site facilities. However, as much as possible must be managed on-site

before sending discharges to an off-site facility.

Parcels created after Title 17.38 is adopted will be required to treat stormwater, either on-site or within the original parcel from which the new parcel was partitioned. "In-lieu of" fees won't apply to these parcels.

When developing any parcel, plats, site plans, building permits and public works projects must show access to approved permanent stormwater quality and quantity control facilities. Certain areas of the city may be exempted by the Director of Bureau of Environmental Services.

Title 17.38 does not apply to:

- Development approved before the effective date of the ordinance;
- Development that does not increase impervious surface coverage or has minimal impact, such as fences, buried pipelines, environmental enhancement projects or cables and utility lines;
- Transportation improvements, such as pavement overlays, which won't directly increase non-point source pollution after construction is completed;
- Impervious surface created by a water quality or quantity control facility.

An advisory committee will be appointed to establish and monitor performance measures to evaluate new stormwater management policies and the manual. To ask questions, request a complete copy of the proposed code or get a copy of the Stormwater Manual, call Lana Danaher, Bureau of Environmental Services public involvement manager, (503) 823-7753, or email, lanad@bes.ci.portland.or.us.

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.



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New bureau drafts mission

On March 29, the draft mission statement for the Office of Planning and Development Review (OPDR) was presented to the new combined bureau staff. A small committee, made up of staff from the former Bureaus of Planning and Buildings, developed the draft.

The mission statement — "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" — expresses the shared goals and responsibilities of the newly combined development review staff.

Margaret Mahoney, new OPDR director, and Commissioner Charlie Hales thanked the staff for their commitment to the process and for working together on the shift to the new organizational structure. Mahoney asked for comments, which will be used to refine and finalize the mission statement.

Permit Center to close for move

In mid-August, the city's development services operations will move to their new location at 1900 SW 4th Ave., just a few blocks south of the Portland Building on the Transit Mall. The move will happen over two weekends. The first weekend will get most of the staff moved to the 4th, 5th and 6th floors of the new building; on the second weekend, the Permit Center and Document Control will make the move to the first and second floors. The Resource Center will also be on the first floor.

Moving lots of people, records, furniture and equipment will be a huge task for just two weekends, so the Permit Center will be closed for two days, during regular business hours. The Permit Center move will begin when it closes at 2:30 p.m. on Thursday — there will be no Homeowner's Night that night. The Permit Center will be closed until the following Tuesday, when it opens in the new location. We can't say the exact date, yet, but we'll announce it in the July newsletter.

In the new building, you'll find a larger paid parking area, an enhanced customer self-help area and lots more room. And you won't have to hunt for the Permit Center; you'll see it when you come through the front door. Blue-print 2000 will also go into full swing as soon as the move is completed.

TRACS up and running this fall

TRACS, a new system for tracking all building permits and land use reviews, will go online soon after the move to the new Development Services Building. In order to smooth the transition between buildings, TRACS won't actually be operating until early fall.

The new system will bring together parts of the development process that now are handled separately. All building permit approvals, land use reviews and plumbing and building-appeal records for a parcel will be accessible by computer from one location by using a property identifier. All relevant correspondence relating to permit activity on the parcel will also be computerized. And with increased use, more documents will be converted to electronic files in the future.

When using TRACS, it will be possible to access GIS maps to see the location of flood plains, zoning, E-Zones, topographical information and more, all as layers on a map. To make TRACS more accessible to all development services customers, work stations will be installed in the new building, where customers can gather information about their projects.

Future attributes of TRACS include customer access to inspection reports via touch tone phone; access to property data, ownership history and the names of construction contractors connected with the property; information on neighborhoods; and expanded tracking for Minor Labels and Facilities Program Permits.

Watch for more information about TRACS and the move to the new Development Services Building in the July issue of the Plans Examiner.

1-Hour Construction Code Guide available

The code for one-hour construction has changed, so we're updating our Code Guide on the subject. The guide, written by city staff and the Joint Code Committee, details the acceptable standards of one-hour wood frame construction. It's a handy interpretive tool when working with the new building code language.

The guide is available now. To subscribe to the Code Guide Series, call Leanne Torgerson, Office of Planning and Development Review, (503) 823-7937.

Time to break ground in Forest Heights

If you have projects in the Skyline Plan District, which includes the Balch Creek and Northwest Hills Subdistricts, now is the time to do your site grading. Restrictions on exposing soil to direct contact with stormwater are lifted from April 30 to October 1. As always, grading permits are required, as are proper erosion control measures. It may be warming up, but the rains won't stop for a while.

Proposed base zone design standards to link homes with surroundings

As Portland experiences record growth, the design of new residences has been getting a second look from current residents and city planners. Smaller lots, increased density and the desire for double garages have pushed the garage, which used to be toward the back or on an alley, to the front of the lot, often obscuring the main entrance to the dwelling. The goal of a handful of newly-proposed design standards for one- and two-family residential construction is to enhance the relationship between new homes and nearby streets and sidewalks by diminishing the prominence of the garage. The proposed standards apply to new construction and alterations to existing houses, manufactured homes and duplexes. Some regulations also apply to rowhouses.

Specific proposed regulations apply to the location of the dwelling's main entrance, the number of street-facing windows, the distance from the garage to the street and the length of any garage wall that faces the street, in proportion to the rest of the dwelling.

The proposed standards are intended to place the emphasis on the entrance to the dwelling, rather than on the garage by requiring entrances to be no more than 6 feet back from the longest street-facing wall and at no more than a 45-degree angle to the street. Fifteen percent of the side of the dwelling that faces the street should include windows and doors. Except in rowhouses, the garage can be no more than half of the dwelling's entire façade. And garage walls can be no closer to the street than the longest street-facing wall of the dwelling. In cases where the entrance to the dwelling sits behind the entrance to the garage, a covered porch can be added to compensate.

The proposed base zone design standards came out of a set of interim design standards that focused on how housing is connected to the street. By adding a porch to extend the dwelling and including more street-facing windows, the visual connection from the sidewalk to the front door is reestablished. Houses without garages or with single-car garages, tandem double-car garages or carports generally meet all the requirements of the proposed standards. The new standards also do not apply to homes on lots of 10,000 square feet or more or sloping sites.

In late March, the Planning Commission voted to recommend that the City Council adopt the base zone design standards. A public hearing is already set for June 30. Additional standards for rowhouses are still being considered.

If you would like a fact sheet that explains the proposed standards in more detail or want your name added to the project mailing list to be notified of public hearings, call Mark Bello, (503) 823-7810, or Susan Hartnett, (503) 823-7984, Bureau of Planning.

Trees are focus of proposed reg

Trees are a part of Portland's history, and to preserve the city's urban forest, proposed changes to the Zoning Code will require tree planting or preservation for all new residential dwellings. The action was spurred by public testimony. Trees that had been removed to make way for new residential development were not replaced. There was no requirement to preserve or replace trees under these conditions.

The proposed changes came from the Planning Commission and were reviewed by the public in April. Their next stop is the City Council on May 5. Changes to the code will apply to new development in single-dwelling zones and new houses, rowhouses, duplexes and manufactured homes in multi-dwelling and commercial zones.

Developers of these types of dwellings will be required to preserve or plant 2 caliper inches (the diameter just above the root ball) of tree per 1,000 sq. ft. of site area. On lots that are 3,000 sq. ft. or smaller, the minimum requirement is 3 caliper inches per lot. Developers may choose one of three ways to meet the requirements: preserve existing trees; plant new trees; or pay into a Tree Fund.

Changes to the Zoning Code will go into effect approximately 30 days after the council's final vote. If you would like a fact sheet, detailing the changes, or a copy of the Planning Commission's recommendation, call Chris Scarzello, Bureau of Planning, (503) 823-7716.

Functional Plan behind code changes

The Urban Growth Management Functional Plan has given county and municipal governments throughout the region cause to revisit many land use regulations and zoning codes. In Portland, citywide parking maximums and limitations on size and type of retail and office uses in industrial and employment zones are two Zoning Code issues that will soon go before the City Council in an effort to comply with the Functional Plan.

The Functional Plan is a specific regulatory document, which establishes the requirements for local government implementation of the Regional Urban Growth Goal and Objectives (RUGGO) and the 2040 Growth Concept. Local governments must demonstrate how they will implement the Growth Concept or show why they cannot.

City limits retail and office uses in industrial and employment zones

In April, the Portland City Council adopted changes to the city's Zoning Code, which alter the limitations on the size and type of retail and office uses in industrial and employment zones. Those changes go into effect on May 14.

Several years ago, the city identified specific industrial and employment zones which needed to be protected because of their proximity to rail lines, marine terminals and freeways. Retail and office uses were restricted in these areas. Recently, the city reexamined appropriate restrictions on non-industrial uses for these zones through part of its overall effort to comply with the region's 2040 Growth Concept Functional Plan (Functional Plan).

The Functional Plan requires that large-scale retail be prohibited in industrial zones and limited in employment zones. Portland's Zoning Code was and will remain more restrictive for retail than the Functional Plan requires. In addition, Portland's Zoning Code regulates hotels, motels, office uses and personal services in industrial and employment zones in the same manner that it regulates retail. The changes to the code will provide even more protection for industrial areas, while creating an opportunity for offices with some manufacturing

characteristics to locate in certain parts of the Central City. And a zone change from General Employment 2 (EG2) to General Commercial (CG) for part of Hayden Meadows retail development will avert the creation of a large area of non-conforming uses, as new conditional use processes are instituted for large retail operations.

Many existing regulations will remain in effect. The major changes include prohibiting retail and office uses over 25,000 sq. ft. in General Industrial 1 and 2 (IG1 and IG2) zones, with the exception of the Central City Plan District, where a conditional use process will enable businesses with both industrial and office components up to 60,000 square feet in the IG1 zone. In Heavy Industrial (IH) zones, retail and office uses larger than 12,000 sq. ft. will be prohibited. In General Employment 1 and 2 (EG1 and EG2) zones, a conditional use process and criteria will be set up for retail uses larger than 60,000 sq. ft. And in the Columbia South Shore Plan District, which includes IG2, retail uses over 60,000 square feet are prohibited.

For a fact sheet, detailing the Zoning Code changes, call Jill Grenda, Bureau of Planning, (503) 823-6876.

Citywide parking plan to change minimum/maximum standards

To comply with Metro's Functional Plan for dealing with growth, the city of Portland is in the process of changing its Zoning Code, pertaining to parking regulations. The Functional Plan requires local governments to regulate the amount of free, off-street parking, placing limits on the number of spaces based on the type of land use.

The Plan has established two different levels of standards for parking. Zone A areas are those within ¼ mile walking distance of 20-minute peak hour bus service or within a ½ mile walk of a light right station. Zone B is the rest of the region. As expected, maximum parking requirements for Zone A are lower than those for Zone B, because destinations within Zone A areas are more easily accessible without a vehicle.

The city already regulates the parking minimums for most areas and parking maximums in some special zones or districts. By establishing parking maximums throughout the city, the Plan's aim is to reduce unnecessary parking, leaving more room for land uses that are more productive.

How to change the city's existing minimum parking standards to comply with the Functional Plan, what the appropriate maximums should be

and how to distinguish between areas that are well served by mass transit and those that are not are just a few of the challenges that had to be faced when drafting the Zoning Code changes.

The draft was published in late March, and the Planning Commission is scheduled to hear public testimony on the proposal on May 4. Then its recommendations go to the City Council in July. A public hearing to consider the Planning Commission's recommendations is also set for July. If changes are adopted by the council, they will go into effect in August of this year.

To get a copy of the proposed Zoning Code changes pertaining to citywide parking ratios and for more information on the public hearing times and dates, call Karen Howard, (503) 823-7894, or Susan Hartnett, (503) 823-7984. If you want to comment on the proposed changes, you're encouraged to attend the Planning Commission meeting and/or send written comments to:

Citywide Code Change Team
Bureau of Planning
1120 SW 5th Ave. Suite 930
Portland, OR 97204-1992

Reminder:**Rose Festival means plan ahead**

Every year at this time, the City of Roses celebrates, and Portland sees a dramatic increase in visitors and traffic. To keep things moving as smoothly as possible, the Office of Transportation prohibits work that requires opening, closing or blocking roadways, parking spaces and sidewalks in certain areas of the city during normal working hours, beginning at 6:00 p.m., June 3 through June 15.

The areas are:

- Central Business District, from the river to SW 13th and from SW Market to W Burnside;
- Old Town Business District, from the river to NW Broadway and from NW Glisan to W Burnside;
- Lloyd Center area, from NE MLK Blvd. to NE 16th and from NE Broadway to NE Lloyd Blvd.;
- Routes of the Starlight Parade on June 5, the Junior Parade on June 9 and the Grand Floral Parade on June 12. Parade route maps are available in the Transportation Booth in the Permit Center.

Emergency work permits are available.

Written requests must be faxed to Jeri Jenkins, Moratorium Committee, (503) 823-7371. In extreme emergencies, contractors must contact the Central Business District Office, (503) 823-7077.

**Night meeting set to hear proposed base zone design standards**

The City Council will meet at 6:00 p.m., June 30, in the Council Chambers at City Hall to hear testimony on the proposed base zone design standards. (See related article on page 3.)

The council is considering additional night meetings in the future in order make hearings accessible to more people.

Erosion Control Manual, regs revised

If you'd like to receive a draft of the new regulations for erosion control and/or the revised and improved Erosion Control Manual, now is the time to add your name to the list. The information is expected to be ready for distribution in May or June.

The revised regulations must go into effect by December 1 to bring the city into compliance with Title 3 of Metro's Functional Plan, which relates to the environment. The proposed regulation will create a citywide erosion control program. The companion manual will address a series of best management practices (BMP) to be used in conjunction with the new regulation.

To get on the mailing list for the proposed regulation or the revised Erosion Control Manual and for more information about how to comment, call Lori Graham, Office of Planning and Development Review, (503) 823-3448.

Working longer? Noise variance needed to extend working hours

More daylight means longer hours on the job site for most construction contractors. But the noise that goes along with extended hours can irritate neighbors. That's when Paul Van Orden, City noise control officer, usually hears about it.

Van Orden says that construction noise, up to 85 dB, is allowed between 7 a.m. and 6 p.m., Monday through Saturday. If your job requires work done at other times, because of emergency or difficult conditions, or noise that exceeds normal construction levels, you'll need to notify neighbors and get a noise variance from the city.

Getting a variance takes about 10 days. To extend working hours for a week or less, the variance costs \$100. For more than a week, the cost is \$200. If you need the variance in a hurry, the cost is doubled.

The application is simple to complete. You'll need to provide the reason you're requesting a variance, the work schedule, type of equipment being used and its decibel reading (if the equipment is new or unique) and proof that neighbors have been notified. Forms are available on the 9th floor of the Portland Building or by mail. Sorry, no faxes. To request a noise variance form, call (503) 823-7350.

Last year, the city processed and granted more noise variance requests than ever before. Van Orden says many businesses are applying for variances and this helps reduce the number of noise complaints received. Neighbors are usually accommodating when they know about the noise in advance and understand that the inconvenience won't last long.

The Plans Examiner is a bi-monthly publication of the City of Portland
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 Commissioner Charlie Hales, 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.ci.portland.or.us/buildings
 and www.europa.com/pdxplan

Permit Center Information

Portland Building
 1120 SW 5th Ave.
Hours
 7:30 a.m. — 4:30 p.m.
 weekdays except Thursday.
 Thursday, the Center closes
 at 2:00 p.m. and re-opens
 from 5:00 p.m. — 7:30 p.m.
 for homeowners and
 residential contractors.



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OPDR — Administration	823-7308	TRANSPORTATION	
Building Code Questions	823-7310 (e)(press 5)	Development Requirements and/or Right-of-Way Policy	
Fire Code Questions	823-7366	Glenn Pierce	823-7079
Blueprint 2000	823-7822	Minor Partitions	
24-hour Inspection Request Recording	823-7000 (e)	Cherrie Eudaly	823-7081
Inspection Section — 1 & 2 Family Dwellings	823-7388	Local Improvement Districts	
Commercial {	Plumbing	Lola Gailey	823-7563
	Building & Mechanical	823-7303	
	Electrical	823-7304	
Permit Center	823-7310	Street Permit Engineering	
Permit Center FAX	823-3018	Jerry Markesino	823-7057
Appointment for One & Two-family Building Permits		Transportation Plan Review	
FAX request only	823-3018	Alex Bejarano	823-7575
Permit Information (how to apply & fees)		Systems Development Charge	
Combination, Building & Street Use	823-7385	Joyce Reyman	823-6108
All Others	823-7363		
Newsletter Contact — Ann Kohler	823-7886	TREES (7 a.m. - 3:30 p.m.)	
Permit Status	823-7357	Pruning/Planning/Removal Permits	
Permit Records		N / NE — Joe Hintz	823-4025
Document Control/Current Applications	823-7357 (e)	NW / SW — Charley Davis	823-4523
Microfilm Records/Issued Permits	823-7385	Southeast — Ned Sodja	823-4440
Inspection Records/Finalled Permits	823-7660	Tree Cutting Ordinance	
Building Record Center FAX	823-7994	Myles Black	823-4018
Septic Tanks/Cesspools	823-7247	Transportation Improvements	
Planning & Zoning – Information	823-7526	Joe Hintz	823-4025
		Commercial Planning and Development	
ENVIRONMENTAL SERVICES		Vincent Salomone	823-4011
Development Engineering	823-7761	WATER	
Construction & Demolition Recycling Info	823-7107	Water Service Information	823-7368
Industrial Source Control	823-7585	Hydrant Permits	823-7368
FIRE BUREAU		Plan Review — Tom Chambers	823-7477
Development Standards, Sprinklers, Alarms		Vern Freeman	823-7489
Rich Butcher	823-3802	Subdivision Planning — Hill Hampton	823-7485
Flammable Liquids, Tanks, Hazardous Processes		Backflow Valve Installation Requirements	
Doug Friant	823-3935	Dave Barrigan	823-7479

We want to hear from you!
 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.

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