



CITY OF
PORTLAND, OREGON

OFFICE OF NEIGHBORHOOD INVOLVEMENT

AMANDA FRITZ, COMMISSIONER

Amalia Alarcón de Morris, Bureau Director

Noise Control Program

1221 SW 4th Avenue, Room 110

Portland, Oregon 97204

Promoting a culture of civic engagement

Noise Review Board
Minutes
August 10, 2016

Present: Kerrie Standlee, Paul van Orden, Carol Gossett, Melissa Stewart, Ryan Hyke (Jamie Hurd, new NRB member, not sworn in)

Absent: N/A

Minutes: Nicholas Carroll

Call to Order

Carol Gossett calls meeting to order at 6:04 p.m.

Open Public Testimony – Jim Mahar

Request from Jim Mahar, JBA-ACCO, for a 2-year duration construction project within a 2 city block area, consisting of 3 mixed-use buildings on the previous Conway site located between NW Thurman, NW 21st Ave, NW Raleigh St, and NW 22nd Ave. The request is for a total of 80 concrete pours, erecting and dismantling 2 tower cranes, some smaller mobile crane usage, and roofing activities on 2 of the low-rise buildings. The requested time is between August 31, 2016 and July 30, 2018, the requested extended hours are between 5:00 am – 8:00 pm

Mike Carrigg: 3 overall buildings: 294 North block is 14-story high rise with first floor retail / office / gym, 295 East is an apartment block 6-story with first floor retail, 4 east is tiered from 1-story to 3-story to 8-story to 14-story L-shaped building. 4 and 5 east share underground parking deck, 2 stories deep. Going down 30 feet deep. NW Savier is currently blocked off. Savier will continue all the way through when the construction is completed. Directly north of block 296 with New Seasons and El Hawkins building. Open court, lots of space. Conventional construction techniques.

Jim Mahar: Silent pile driving has been going on for a month now. Hydraulic press. Tough to get a noise reading on it. 60 dBA from 20 feet away. 30 feet down for sheet pile. 40 to 45 feet on average.

Mike: Sheet pile shoring is used. Have tiebacks, at the first bench 10 feet down. Drill injected.

PVO: NW Neighborhood Association, Page Stockwell brought a concern about the construction project and probably not a great idea to approve a variance permit tonight before a meeting with the Neighborhood Association to clarify the work being done at the construction project.

Mike: On 15th week of weekly update that is emailed to people in the neighborhood. 1st week was a meet and greet introductions with handshakes and handing out business cards. Follow-ups have been emails on Fridays. Good relationship with NW district.

PVO: This project is pretty isolated and easy to contain the noise elements, but association needs to understand more detail about the project.

Carol: What do you need for the next 30 days?

Jim: Construction crews won't be working every day. Won't be doing any concrete pours. Getting prepped. Done with sheet piles within the next week or two. Nothing outside of normal working hours. Footing going in on the 13th of the next month. Size and scope is so much, they'll need to start early just to complete the work each day.

Carol: Is board okay with setting aside for a month?

PVO: Get things started with limited conditions.

Jim: Emailed variance application to Kathy around June 10th.

Jim: 2 tower crane erections: one in September on the north, one in October on the South side.

PVO: For September NRB, we need neighborhood notification letter. Okay to give letters to concierge / property managers of the apartment or condo complex. Allow people directly impacted by construction to comment on the notification.

Jim: Constructed a sound wall on the south side of the project.

PVO: Recommending holding off until next month. Neighborhood Association made a legal right to appeal, so it is better to get the neighborhood notification before issuing a full variance.

Jim: Explains the concrete pours on NW 21st. Sound wall is on the south side of the project. 1 day for a large pour. Another pour 3 days later or a week after.

Mike: Pump truck on NW 21st needs to be able to reach 250 feet across the property to the far west of the excavation. No reason to have a pump truck on NW Raleigh.

Carol: Recommendation to put this aside until next month in order to get the neighborhood notification.

PVO: Table it until next month.

Kerrie: Requests noise meter readings of pump trucks.

Jim: Can get noise meter readings of pump trucks at another construction site.

Request from Dan Hebert, Bureau of Environmental Services, to rebuild the sewage pump station in the Hayden Island Safeway parking lot. The project will also include repairs to manholes in the area and the installation in N Jantzen Drive. The requested time is between January 2, 2017 and March 31, 2019, and the requested hours are between 6:00 pm – 7:00 am.

Rhetta: Pump stations are small and not meeting needs and requires constant maintenance. A larger pump station is needed. All staging will be at the site. Transportation does not want them working them during the day because of traffic patterns, and Jantzen being a major thoroughfare. This project would be a 365 day project, but just 18 nights of work.

The closest bedroom is Oxford Inn Suites over 500 feet away.

Saw cutting would not be done at night. Early evening at the latest, before 10 p.m.

Kerrie: Looked at conditions. Did some wordsmithing. “Noise Variance Permit shall be issued for up to 18 days of construction between the hours of 6 p.m. and 7 a.m. the following days between January 2nd and March 31st.”

(36:50)

“From 6 p.m. until 10 p.m. during any variance period the applicant will be required to use smart alarm.” (37:05)

“From 10 p.m. until 7 a.m. during any variance period—“ (37:13)

Kerrie will send PVO input on the conditions language.

Sawcutting. Wants to have noise reduction enclosures.

“At midnight shall include the use of portable sound barriers placed to decrease the noise radiating to any nearby residential, motel or hotel building.” (37:55)

Kerrie wants to reduce the number of buildings to look at since Safeway likely would not be affected by the late night noise.

Kerrie gives the gasoline conditions: “Gasoline or diesel generators or other stationary equipment will be placed away from residential neighbors when possible if equipment is required and at all times the equipment will be isolated from any residential neighbors with the safe use of a ¾ inch plywood enclosure that does not impact the proper ventilation of the unit.” (39:30)

“BES inspector will be on site.” (40:20)

Clarifying when the logs would be emailed to the Noise Officer. “Must be sent to the Noise Control Officer within 3 days of the complaint.” (40:36)

Rhetta: Has policy of 24 hours for complaints, with 48 hours as the latest.

Kerrie: Morning after any day, keep a tally of number of variance days used.

Melissa: Staging language is needed.

Kerrie adds: “The applicant will notify the Noise Control Officer on the morning after any day when the variance was needed for work outside the normal City of Portland permitted construction hours. The applicant will keep a running tally of the number of variance days used.” (41:18)

PVO: “Staging of equipment will be on Safeway parking lot in the north and west of the construction area.” (42:20)

Ryan: Clarification on the date to 2018, not 2019 as indicated on the variance.

Rhetta: Date should actually be 2018 as conclusion of project.

Melissa: Makes motion to approve the request for variance from January 2017 to March 2018 with the conditions that Kerrie specified and will send by email. (45:38)

Ryan: Second it.

Carol: All in favor?

“Aye”

Carol: Opposed? Abstain?

None.

Carol: Welcome new board members Ryan Hyke and Jamie Hurd.

Carol: Motion to approve minutes of April 13, 2016.

Carol: All in favor to approve.

Melissa: Motion to approve the May minutes.

Kerrie: Second it.

All approved.

Melissa: Motion to approve the June minutes.

Kerrie: Second it.

All approved.

Kerrie: Move to approve July minutes.

Melissa: Second it.

All approved.

PVO: Passes out budget / fee increase recommendation, dated August 24, 2016.

Carol: Looks like a 15% increase across the board for variance permit fees.

Ryan: Are citations being increased as well?

PVO: We are looking at increasing citation fines.

Kerrie: Propose change in fee schedule: \$425 for high impact, \$590 for basic construction, and \$2950 for NRB.

PVO: Can round the numbers off. Numbers are based on percentage increase, which is why they are uneven.

PVO: Next month, invite BPS to NRB to discuss the garbage / recycling collection services.

Melissa: Makes motion to accept the new numbers.

Kerrie: Second.

All in favor of Kerrie's new numbers for recommendation of fee schedule increase.

Meeting adjourned at 7:44 p.m.