

# PBOT

PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201 503.823.5185  
Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner Leah Treat Director

TO: PBOT Development Review Staff  
FROM: Kurt Krueger, Development Review Division Manager *KDK*  
DATE: June 26, 2017  
SUBJECT: DRP 1.02 - Significant Alterations

## Purpose Statement:

To clarify PBOT requirements related to significant alterations.

## Background:

Portland City Code (PCC) 17.88.020.A outlines two thresholds which result in the need for standard frontage improvements and property dedication requirements if necessary to accommodate those improvements. One of the thresholds is when a development includes significant alterations.<sup>1</sup>

## DR Policy:

### ***Property Dedication***

Dedication is not required in relation to a significant alteration, unless it also results in an increase in occupancy<sup>2</sup>. When there is only a significant alteration, frontage improvements are required as described below.

### ***Frontage Improvements***

No frontage improvements are required if the frontage already meets current City standards<sup>3</sup>.

No frontage improvements are required if the property is subject to the Local Transportation Infrastructure Charge.<sup>4</sup>

For Commercial Permits of any type and for Residential Permits to construct single-family replacement homes<sup>5</sup>, standard frontage improvements are required if there is adequate existing right-of-way (ROW) to accommodate them. Otherwise, frontage improvements are required to the extent feasible within the existing ROW regardless of the type of ROW permit needed to implement the improvements. If a practical improvement which complies with the standards of the *Americans with Disabilities Act* (ADA) cannot be obtained within the existing ROW, no improvements are required.



With Residential Permits for alterations<sup>6</sup>, frontage improvements are required to the extent feasible within the existing ROW unless a Public Works Permit is required to implement the improvements. If a Public Works Permit is needed or if a practical improvement which meets ADA standards cannot be obtained within the existing ROW, no improvements are required.

***Additional Information***

The practicality or feasibility of improvements is determined by PBOT.

Driveways are not considered frontage improvements and must be rebuilt, relocated or closed as necessary to conform with PCC 17.28.110 and/or the ADA.

Refer to DRP 1.03 – “Accessory Dwelling Units (ADUs)” for requirements related to ADUs.

<sup>1</sup> As defined in PCC 17.88.010.C

<sup>2</sup> See DRP 1.01 for more information.

<sup>3</sup> Per the *Portland Pedestrian Design Guide*, PBOT’s *Creating Public Streets and Pedestrian Connections through the Land Use and Building Permit Process* publication, PBOT Administrative Rule TRN-1.22 and/or any applicable streetscape plan district.

<sup>4</sup> Per PBOT Administrative Rule TRN-1.26

<sup>5</sup> As defined by PBOT Administrative Rule TRN-1.22

<sup>6</sup> As defined by Portland Zoning Code 33.910