

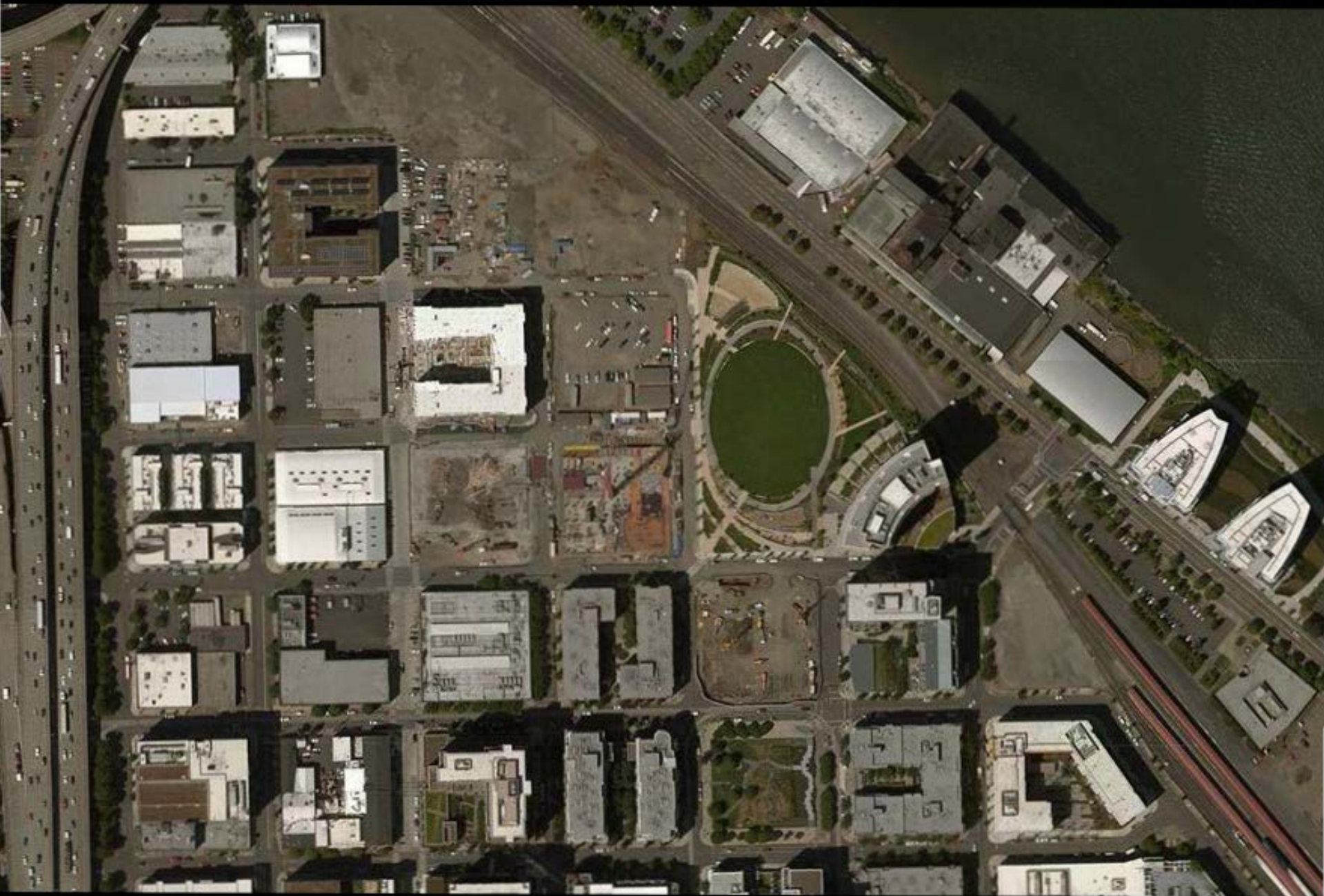
18.10.060

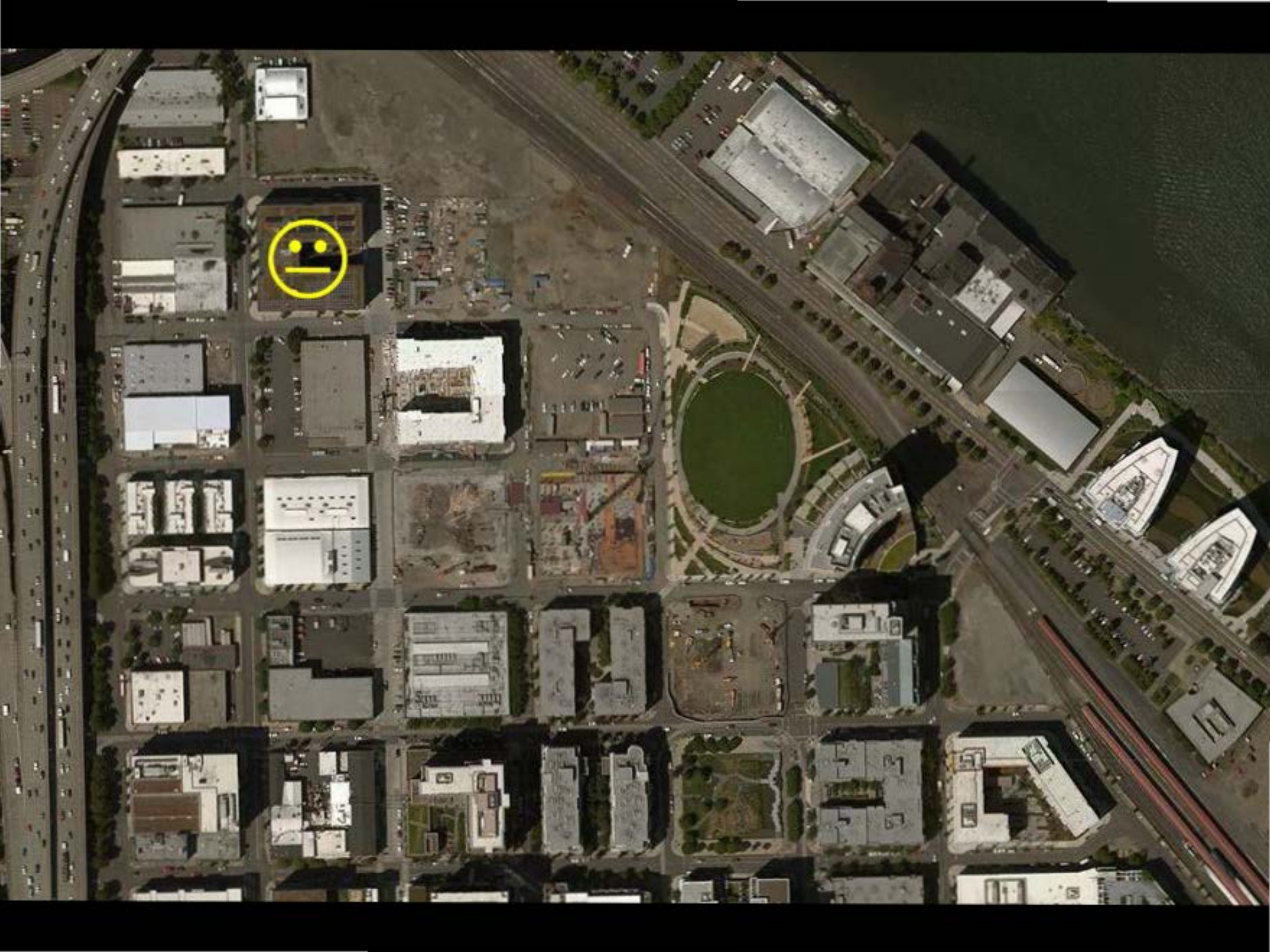
Construction Activities & Equipment.

B. Night, weekend, and legal holidays limitation: **From 6:00 p.m. to 7:00 a.m. the following morning, and 6:00 p.m. Saturday to 7:00 a.m. the following Monday**, and on legal holidays, the permissible sound levels of Section 18.10.010 shall apply to all construction activities except by variance or for reasons of emergency. The exempted equipment of Section 18.10.060 A is not exempted during these hours.

Variance #3501908, Section D.

On **Sundays work shall be permitted from 9:00 AM to 5 PM** during the duration of the variance time period and **specifically just for the erection of cranes, the jumping of cranes, or the delivery of large sized materials** that are difficult to move to the site during normal work hours. These additional activities **shall constitute 10 additional mornings of work** during the variance time frame.





Housing

RAMONA

PARKER
Opened 9/24

FREEDOM
CENTER

ENCORE

WATER
FRONT

PEARL

SITKA

PINNACLE

WYATT

BRIDGEPORT

LEXIS



Housing
Current

ABIGAIL
Broke
ground on
10/27/2014

RAMONA

PLANET
GRANITE

PARKER
Opened 9/24

FREEDOM
CENTER

OVERTON

BLOCK 17

ENCORE

WATER
FRONT

PEARL

SITKA

BLOCK 15

PINNACLE

WYATT

BRIDGEPORT

LEXIS

Housing
Current
Planned

ABIGAIL
Broke
ground on
10/27/2014



CENTENNIAL MILLS

PLANET
GRANITE

1420
APARTMENTS
Starts 3/2015

PARKER
Opened 9/24

FREEDOM
CENTER



OVERTON

BLOCK 17

ENCORE

WATER
FRONT

PEARL

SITKA

BLOCK 15

PINNACLE

OFFICES

WYATT

BRIDGEPORT

LEXIS



RAMONA

PARKER

Opened 9/24

FREEDOM
CENTER

OVERTON

ENCORE

WATER
FRONT

PEARL

SITKA

PINNACLE

WYATT

BRIDGEPORT

LEXIS



RAMONA

PARKER
Opened 9/24

FREEDOM
CENTER

ANDERSEN
CONSTRUCTION

SITKA

ENCORE

WATER
FRONT

PEARL

PINNACLE

WYATT

BRIDGEPORT

LEXIS



RAMONA

PARKER

Opened 9/24

FREEDOM
CENTER



ENCORE

WATER
FRONT

PEARL

SITKA

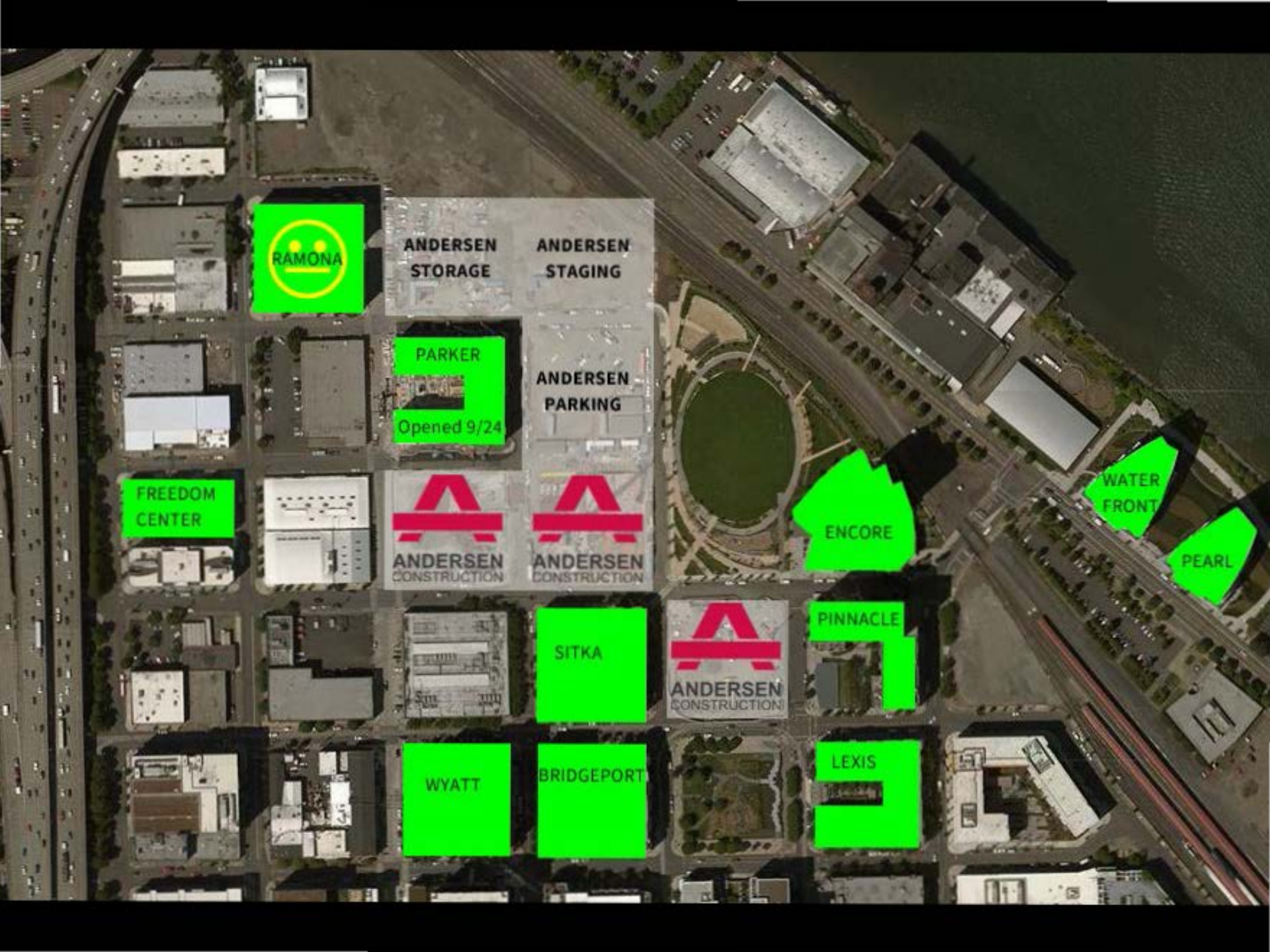


PINNACLE

WYATT

BRIDGEPORT

LEXIS



RAMONA

ANDERSEN STORAGE

ANDERSEN STAGING

PARKER
Opened 9/24

ANDERSEN PARKING

FREEDOM CENTER

ANDERSEN CONSTRUCTION

ANDERSEN CONSTRUCTION

ANDERSEN CONSTRUCTION

ENCORE

WATER FRONT

PEARL

SITKA

ANDERSEN CONSTRUCTION

SITKA

ANDERSEN CONSTRUCTION

PINNACLE

WYATT

WYATT

BRIDGEPORT

LEXIS



RAMONA

ANDERSEN
STORAGE

ANDERSEN
STAGING

PARKER

Opened 9/24

ANDERSEN
PARKING

FREEDOM
CENTER



ANDERSEN
CONSTRUCTION



ANDERSEN
CONSTRUCTION

ENCORE

WATER
FRONT

PEARL

SITKA



ANDERSEN
CONSTRUCTION

PINNACLE

WYATT

BRIDGEPORT

LEXIS

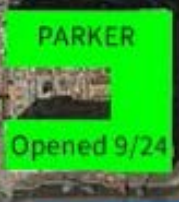
ABIGAIL
Broke
ground on
10/27/2014



ANDERSEN
STORAGE

ANDERSEN
STAGING

1420
APARTMENTS
Starts 3/2015



ANDERSEN
PARKING

FREEDOM
CENTER



SITKA



WYATT

BRIDGEPORT



LEXIS



RAMONA

PARKER
Opened 9/24

FREEDOM
CENTER

ANDERSEN
CONSTRUCTION

SITKA

WYATT

BRIDGEPORT

ENCORE

PINNACLE

LEXIS

WATER
FRONT

PEARL

Sept 2

5:30 am:

“They probably have a variance.”

“Are you a renter?”

From: Phil Kennedy
Subject: Re: Pearl District Construction
Date: September 2, 2014 5:02:47 PM PDT
To: David Vanadia

Hi David,

Thanks for your question. We take all questions and concerns about our work in the Pearl District very seriously. I hope this answers your question.

Our typical work hours are from 7:00 AM to 6:00 PM. We do however have a noise variance permit (#3410935) that allows us to work through the night. Our plan is only to use this as necessary. We have been working a few early mornings, but these are mostly for concrete pours in which we still keep noise to a minimum until 7:00 AM.

Phil Kennedy

Marketing Manager

ANDERSEN CONSTRUCTION

OFFICE 503.283.6712

www.andersen-const.com

>>> David Vanadia <storyworks@vanadia.com> 9/2/2014 7:34 AM >>>

Hi,

My name is David and I live in the Pearl District.

A construction worker from Anderson told me that your company has a noise variance for the area.

Can you tell me more about that (scheduled times, etc.) so my family knows what to expect with regard to early morning or off hours construction noise?

Thank you!

Sincerely,
David Vanadia

From: Phil Kennedy
Subject: **Re: Pearl District Construction**
Date: September 3, 2014 1:53:25 PM PDT
To: David Vanadia

David,
You can contact the City of Portland for details on the noise permit.
Do you know which block is causing the early noise?

Phil Kennedy
Marketing Manager

ANDERSEN CONSTRUCTION
OFFICE 503.283.6712
www.andersen-const.com

>>> David Vanadia <David.Vanadia@vanadia.com> 9/2/2014 5:40 PM >>>
Hi Phil,

How do I access details of the variance #3410935? Does that tell me when they'll be working off hours? For instance, this morning they started at 5:30 am. Is there a schedule posted somewhere so we can know about out-of-normal days like today?

Thanks!
David

From: Phil Kennedy
Subject: Re: Pearl District Construction
Date: September 4, 2014 8:04:13 AMPDT
To: David Vanadia

Here is the City of Portland's Noise Variances website, with contact information...
<http://www.portlandoregon.gov/oni/article/118531>

Phil Kennedy
Marketing Manager

ANDERSEN CONSTRUCTION
OFFICE 503.283.6712
www.andersen-const.com

>>> David Vanadia <David.Vanadia@vanadia.com> 9/3/2014 9:33 PM >>>

Thanks for your reply. It was the corner of 13th and Overton that began at 5:30 plus they were loading dump trucks with dirt using the backhoe with the noisy caterpillar tracks on the giant dirt pile at 11th & Quimby long before 7 am, which they do regularly.

Was/is the variance posted in the newspaper or online?

David

From: David Vanadia
Subject: **Re: Pearl District Construction**
Date: September 5, 2014 6:30:23 AM PDT
To: Phil Kennedy

Hi,

I don't see the variance there nor do I see any kind of schedule. Is there a copy on the Anderson website?

This morning they started at 6 am by loading a huge metal slab into a flatbed. There was no concrete poured as far as I can tell.

By what I'm seeing, should I just expect that they'll be starting whenever they want and I should plan to wake between 5&6 am from now until the building is done?

Thanks,
David



September 5, 2014
6:00 am

From: Phil Kennedy
Subject: Re: Pearl District Construction
Date: September 9, 2014 2:43:37 PM PDT
To: David Vanadia

▶  1 Attachment, 54.7 KB Save ▾ Quick Look

David,
Please see the attached. PDF document. This explains the City of Portland regulations on construction noise. It also includes a phone number if you have additional questions.

Phil Kennedy
Marketing Manager

ANDERSEN CONSTRUCTION
OFFICE 503.283.6712
www.andersen-const.com

>>> David Vanadia <David.Vanadia@vanadia.com> 9/8/2014 4:46 PM >>>
Hi Phil,

I searched the Internet and cannot find the variance.

Noise Control said I should check PortlandMaps.com, which I did. However, there is no evidence of the variance there.

Would you please send me the details of the variance? What does it enable the company to do, where, and when?

Thanks,
David

From: David Vanadia
Subject: **Re: Pearl District Construction**
Date: September 9, 2014 11:27:44 PM PDT
To: Phil Kennedy

Phil,

According to the document you sent me, Anderson is operating outside of legal hours.

Thus, I am again asking you to send me the details of Anderson's noise variance permit #3410935.

Thanks,
David

From: Thomas Quesenberry
Subject: **Fwd: Re: Pearl District Construction**
Date: September 10, 2014 5:35:22 PM PDT
To: David Vanadia
Cc: Phil Kennedy

David,

Hello, I am a Project Manager on the Block 17 project. This project is located at 11th & Overton (the NW corner). I would like to address your concerns. First of all, I would like to clarify that there are multiple projects going on in the Pearl District and not all of them are being constructed by Andersen Construction. Additionally, each project is working independently of one another and within their own terms as agreed upon with the City. We understand and are sympathetic to loud noises before 7AM, and because of this we try our best to communicate impacts on our project Facebook page. We reference all neighbors to this location to keep up with what is going on. The link is:

<https://www.facebook.com/Block17PDX>

Please follow us and feel free to communicate any concerns you have there; this is regularly monitored and updated. The main reason for early morning work these days is for concrete pours. We have been given a variance to start work prior to 7AM for this. Once again we communicate this on our Facebook page to try and make folks aware ahead of time. We apologize for any inconvenience this causes you.

Have a great day,

Thomas Quesenberry
Project Manager
Andersen Construction



Block 17 Construction Updates

Engineering/Construction

Timeline

About

Photos

Reviews

More ▾

PEOPLE



198 likes

15 visits

ABOUT



Check back often for updates and helpful information about Block 17, from Andersen Construction.

<http://andersen-const.com/>

PHOTOS



Block 17 Construction Updates

Yesterday

A photo from our neighbors perspective and one of the man/material hoist going in. The low-rise has Level 3 framing up with Level 4 deck going on and some framing in place. The high-rise has Level 6 deck poured with framing, form-work in place for Level 7 deck pour this week. Things are going UP!



October
2014

Week ending 10/18/14

Block 17

A weekly newsletter for
the community about
construction progress.

CONTACT INFORMATION

For emergencies please
contact:
Bob Brockamp
Project Superintendent
T: 503-793-2636

For media inquiries contact:
Todd Duwe
T: 503-283-6712

Standard Work Hours
M-F 7am – 6pm
Sat 7am – 6pm

Work plans may change due
to unforeseen conditions.
Please check the project

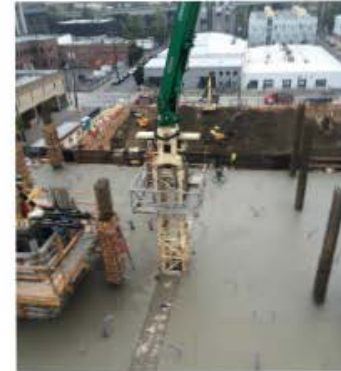
Construction Overview

Block 17 schedule look ahead:

We currently have Level 5 deck and the
columns on this level, to support
Level 6.

Low-rise structure work continues. The
L2 framing complete, and L3 deck
work has begun.

Note-Road closures listed below.



Block 17 Status Updates

Weekend Work:

There will be work most Saturday's with limited activities.

Misc. Activities and Comments for Oct 2014

Impacts to the surrounding area due to concrete pour and material deliveries will include
added noise, large equipment and trucks entering and exiting the job site.

We will continually monitor noise to make sure the project is compliant with code
and our noise variance permit (#14-106812-000-00-NV) requirements at all
times.

We thank you in advance for your understanding and patience through this project,
and know that Andersen Construction will take the necessary means to keep its
workers and the general public safe.

ROAD, PARKING & SIDEWALK CLOSURES:

The following are upcoming road, parking or street closures:

NW 11th

Closed 10/17 from 7:00am to 3:30 pm.

NW 12th

Closed through 1/30/15 between NW Overton & NW Pettygrove
NW Overton



Andersen Construction

October 24 · 🌐

A wet week in Portland gave way for a little sun. Here's a great shot of our Block 17 project.

👍 Eastside Hauling & Container Services, Dan Bott, Jason Osterburg and 10 others like this.

From: David Vanadia
Subject: **Re: Pearl District Construction**
Date: September 11, 2014 8:22:48 AM PDT
To: Thomas Quesenberry
Cc: Phil Kennedy

Hi Thomas and Phil,

Thanks for your reply.

Please send me the details of Anderson's noise variance #3410935.

I'm not inquiring about Block 17.

Have a great day,
David

SEPTEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
			12	11 Email End	12	13
14	15	16 Approved!	17 Notified	18	19	20
21	22	23	24	25 Appeal Filed	26	27
28	29 Andersen Notified	30				

18.14.020 Variances:

I.2. Appeal acceptance criteria. Notice of intent to appeal shall be in writing to the City Auditor's Office within 10 days of the effective date of the decision.

Promoting a culture of civic engagement

Noise Variance / Permit

3501908

BRIAN ANTHONY
6712 N Cutter Circle
Portland, OR 97217

banthony@andersen-Const.COM
503-969-4686 CELL 24 hrs.
503-384-2546 UPCOMING ACTIVIT
Noise Hot Line

ANDERSEN CONSTRUCTION

CRANE, FORKLIFTS, TOWER CRANE ERECTING & DISMANTLE,
CONCRETE SUPPLY, PLACING & FINISHING

1261 NW Overton Street Portland

September 17, 2014 through September 16, 2015

5:00 AM – 7:00 PM, as specified for individual operations

has been reviewed by the Noise Control Officer, City of Portland, and is hereby:

following conditions:



PARKER
Opened 9/24

FREEDOM
CENTER



SITKA

ENCORE

WATER
FRONT

PEARL

PINNACLE

WYATT

BRIDGEPORT

LEXIS



RAMONA

PARKER
Opened 9/24

FREEDOM
CENTER


ANDERSEN
CONSTRUCTION

SITKA

ENCORE

WATER
FRONT

PEARL

PINNACLE

WYATT

BRIDGEPORT

LEXIS

Oct 14, 2014, 6:39:33 AM
NW 14th Ave



Oct 14, 2014, 6:47:20 AM
NW 14th Ave



Oct 14, 2014, 6:43:31 AM
NW 14th Ave



Oct 14, 2014, 6:51:53 AM
NW 14th Ave



Oct 15

5 pm: Andersen's hoe blew its engine.
They'll remove it tomorrow at 6 am.

Oct 16, 2014, 5:04:58 AM



Oct 16, 2014, 5:05:05 AM



Oct 16, 2014, 5:05:01 AM



Oct 16, 2014, 5:38:47 AM
NW Overton St



Oct 29

“Expect a huge delivery at 5 am. It probably won’t make any noise but we’ll be closing the street.”

- Andersen Noise Hotline

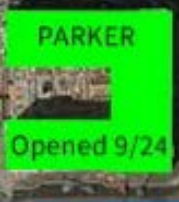
ABIGAIL
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10/27/2014



ANDERSEN
STORAGE

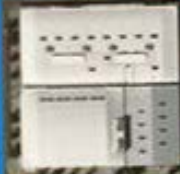
ANDERSEN
STAGING

1420
APARTMENTS
Starts 3/2015



ANDERSEN
PARKING

FREEDOM
CENTER



WATER
FRONT



SITKA



WYATT

BRIDGEPORT



LEXIS

~~Variance #3501908, Section D.~~

On **Sundays work shall be permitted from 9:00 AM to 5 PM** during the duration of the variance time period and **specifically just for the erection of cranes, the jumping of cranes, or the delivery of large sized materials** that are difficult to move to the site during normal work hours. These additional activities **shall constitute 10 additional mornings of work** during the variance time frame.