

NOISE CONTROL

OFFICE OF NEIGHBORHOOD
INVOLVEMENT

Appeal of Construction Noise Variance 3501908
261 NW Overton / Andersen Construction

General Background

- Orientation to Site for this permit
- How Noise Variances operate in Portland
- Noise Review Board
- Outreach leading to this appeal
- Andersen Variance



Database Search Panel

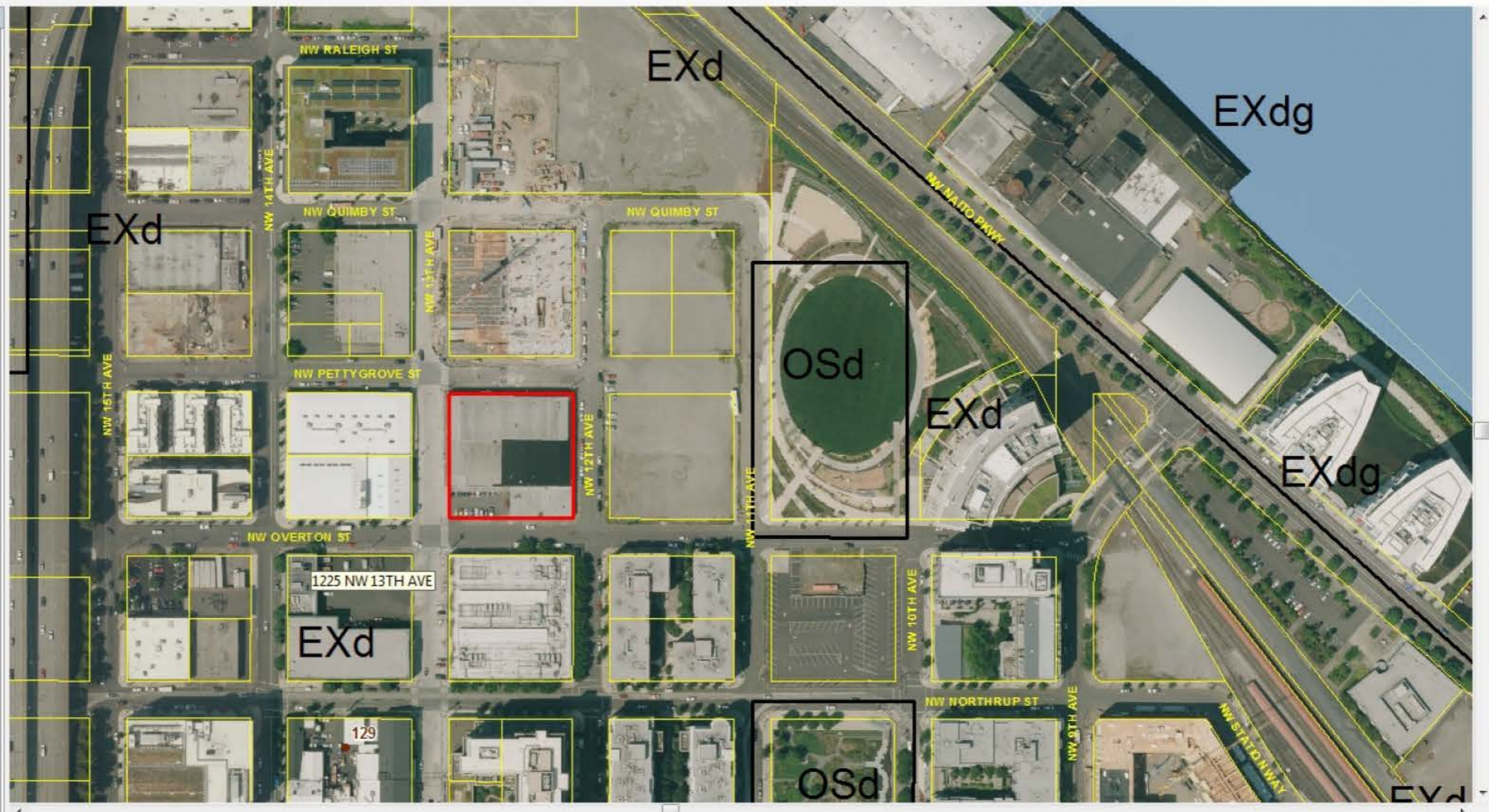
Owner Name 1261 NW OVERTON STREET APAF
SiteAddress 1333 NW 12TH AVE
State ID 1N1E33AA 1500
Account # R141029

Search Clear PortlandMaps

- Geocode Address When Taxlot Not Found
- Search is Based on Active Field Only
- Hide Personal Property Accounts
- Display Taxlot Detail Window

Navigate Query Results

Owner	Site Address	State
1261 NW OVERT...	1333 NW 12TH ...	1N1E33



Taxlot Details

Lot Size: 40000 sqft	Building Size: 35000 sqft	Map Number: 2928	Zoning Code(s): EXd	<input type="button" value="1/4 Section Map"/>	<input type="button" value="Tax Map"/>	<input type="button" value="Zoning Map"/>
Legal Description: COUCHS ADD, BLOCK 227, LOT 1 -8	Lot & Block: 1-8, 227	Historic District:	Conservation District:	Plan District: CENTRAL CITY	SubDistrict: RIVER DISTRICT	LUR Case History: (7 Cases)
Mailing Information: 1261 NW OVERTON STREET APARTMENTS INVEST PO BOX 1368	Jurisdiction: Portland			SubArea: NORTH PEARL SUBAREA	NRMP:	EA 12-203172 APPT EA 13-195667 PC EA 13-212985 DAR LU 13-233011 DZM PR 14-129001 ZCL

Draw LURs

Search Legend Add Data Selection

U.S. 30

Portland, Oregon

Street View - Aug 2014

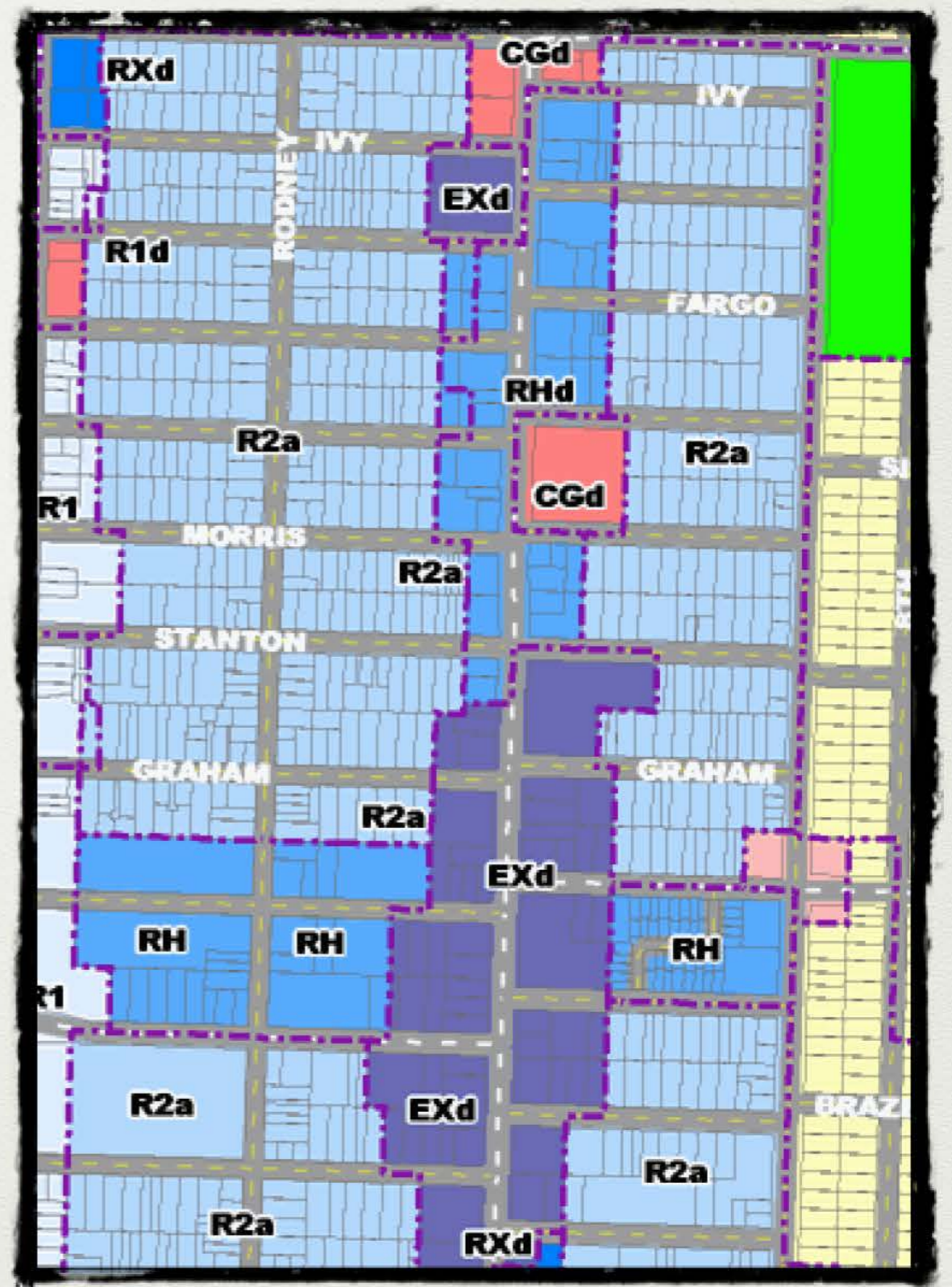


A. The sound levels established are as set forth in Figure 1 before any adjustments are applied:

FIGURE 1
PERMISSIBLE SOUND LEVELS
(7 am-10 pm, otherwise minus 5 dBA)

		Zone Categories of Receiver (measured at property line)			
		Residential	Open Space	Commercial	Industrial
Zone Categories of Source	Residential	55	55	60	65
	Open Space	55	55	60	65
	Commercial	60	60	70	70
	Industrial	65	65	70	75

BASELINE: Sound levels of Title 18



Noise Variances

- Annual we issue approximately 550 variances of a variety of types.

As an examples in 2014 to date we issues the following:

CONSTRUCTION: 62 (of which Concrete Pours =8/ Cranes=14)

HIGH NOISE IMPACT: 91

NOISE BOARD to date: 5 (about 10 Average annually)

NRB= (Music Fest NW/ Broadway Bridge Repainting / Sellwood Bridge / PIR)

OTHER ***: 398

TOTAL in 2014 to date 556

***** Other includes such events as Minor events in parks, Wedding, Non-park minor event, Concert, block party, Run, filming operations, etc

How does processing noise variances work?

- Explore the criteria in the code
- Past experience with applicant or type of event
- Discourage applicants when we know we can't approve the variance
- Discuss individual tough cases with the Noise Board Chair

Noise Review Board

Only Citizen Body of its type in the US that we are aware of involving Citizens not simply development professionals in the decision making process

- Complexity and length of time of a Construction Project
- PIR and Race variances because of distance noise carries from Auto racing and the number of citizens impacted
- Big Concerts

Noise is exploring the following changes at ONI:

- Posting a weekly list of variances received for that week to Coalition Offices, Parks, Police Bureau, Liquor Licensing partners within government, and on the ONI web site
- Construction of more than a week: Require posting of the actual noise variance and the complaint hotline numbers and NCO number. We have required this on a variety of construction projects already.
- Working toward mapping noise complaints to determine the impact of density

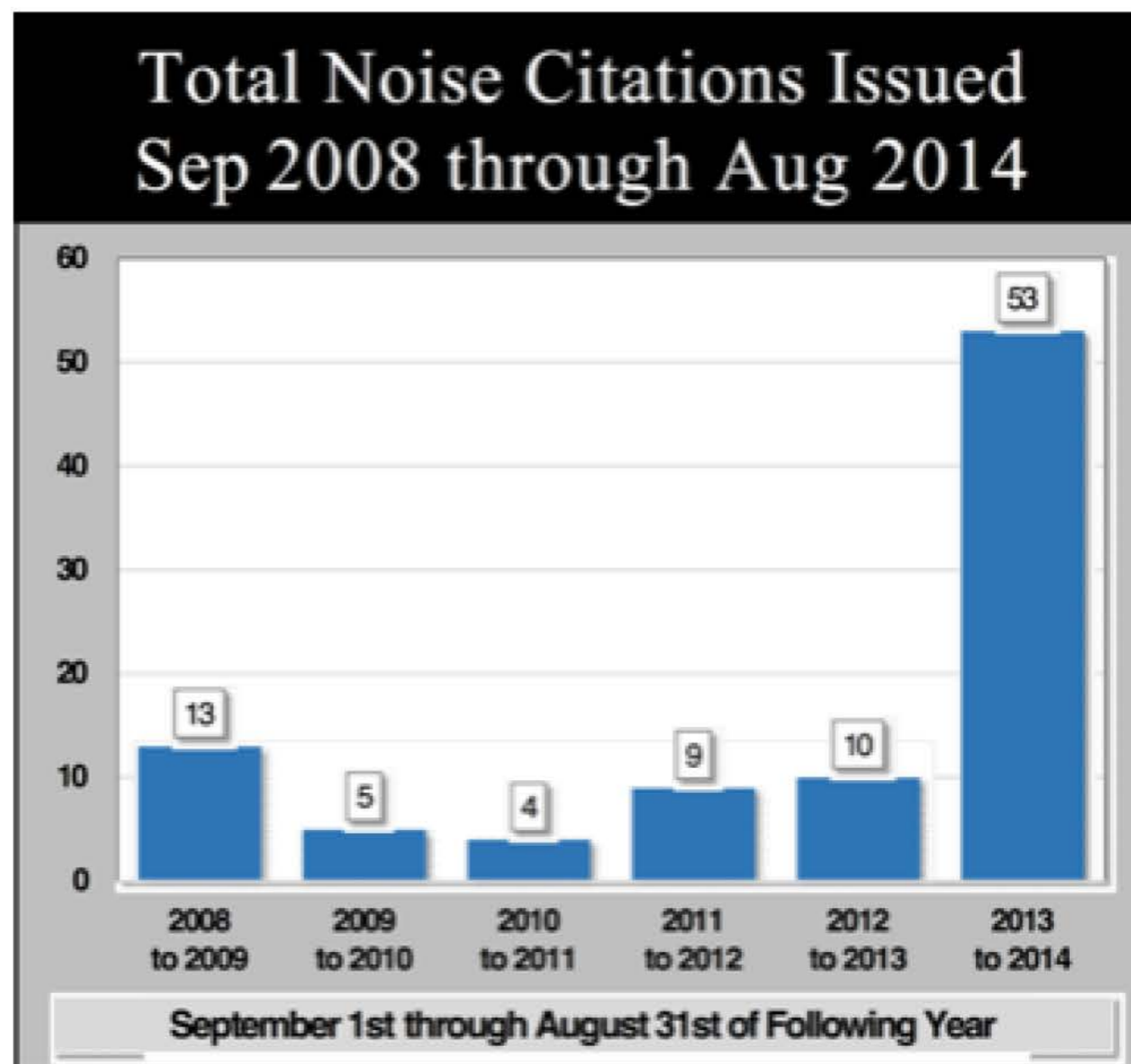
CITATIONS ISSUED 2008-2014

NOISE CONTROL

Noise Control transitioned from the Bureau of Development Services to the Office of Neighborhood Involvement (ONI) in September 2013. In the following year (September 1, 2013 to August 31, 2014,) Noise Control issued a total of 53 citations for violations, a dramatic increase to the 41 noise citations issued in total for the five years previous, as shown here.

Of the 53 citations issued within this timeframe, 47 have resulted in compliance through collection of fines. Noise Control is on track to continue its strong record of enforcement actions under ONI, with an additional 9 citations issued for noise code violations since August 31, 2014.

Repeat violators are held financially responsible for violations. Since September 1, 2013, ONI has recovered \$17,120.00 in enforcement penalties. An additional \$12,900.00 remains due on outstanding citations. Unpaid amounts can result in liens filed with the City Auditor and will accrue interest, creating a strong incentive for compliance.



OFFICE OF NEIGHBORHOOD INVOLVEMENT