



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
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www.portlandoregon.gov/bds

BDS – Early Assistance Summary Memo

Date: April 13, 2017

To: DAVID MULLENS, URBAN DEVELOPMENT GROUP
735 SW 158TH AVENUE
BEAVERTON, OR 97006

From: Mary Butenschoen, Development Services Technician

Case File: **EA 17-124307**
Early Assistance Application for Project Site Located at 1717 SE TENINO ST
(R267790 & R267791)

Please find attached project specific comments related to your Early Assistance application for the property identified above.

This Early Assistance Summary is neither a land use review nor a final decision regarding the proposed project. The information has not been supplemented or independently verified. Additionally, no site visit was conducted, notice was not provided to neighbors, and a full plan check of applicable development standards was not completed.

If you have questions about comments included in the attached memo(s), please contact the representative identified in the memo. Please note that these comments are based on the information submitted at the time of application. If you have questions regarding the proposal beyond those covered in this summary report, or if your proposal changes in scope or configuration and you have additional questions, an additional early assistance application and review must be requested in order to get responses.

Please note that the included comments do not address building code issues per the Oregon Structural Specialty Code. This code may have an impact on your proposed design, especially regarding windows or projections that are close to property lines that are not along a public right of way. For early assistance with building code related items, you may request a separate Life Safety Preliminary Meeting. Additional information is included in the request packet located online at <https://www.portlandoregon.gov/bds/article/94545>.

The Portland Housing Bureau provides financial assistance for various development phases to both nonprofit and for-profit affordable housing developers (typically multi-dwelling rental housing). For more information, go to the following link: <http://www.portlandoregon.gov/bds/article/558746>.

Please visit www.portlandoregon.gov/trees/earlyassistance for requirements for street trees, heritage trees, and trees on City-owned or City-managed sites.



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BDS – Early Assistance Land Use Planner Response

Date: April 10, 2017
To: DAVID MULLENS,
URBAN DEVELOPMENT GROUP
735 SW 158TH AVENUE
BEAVERTON, OR 97006
From: Tyler Mann, City Planner
503-823-5062, Tyler.Mann@portlandoregon.gov
Case File: EA 17-124307
Location: 1717 SE TENINO ST
Property ID: R267790, R267791
Proposal: New 4-story apartment building (98 units total).

Limitation

This letter serves as a summary of the information we discussed at the Early Assistance appointment on March 30, 2017, and is intended to highlight preliminary requirements and next steps. This summary is advisory and preliminary in nature, and is neither a complete land use review nor a final decision regarding the project. This summary is based on the preliminary information you provided BDS staff. I have not supplemented or independently verified this information. Additionally, no site visit was conducted, notice was not provided to neighbors, and a full plan check of applicable development standards was not completed. Any future land use review application for your proposed project must include the necessary plans, elevations, detail drawings, a narrative addressing the approval criteria, and fees.

The information provided at your appointment was based on the current Zoning Code. It is possible that the code could change before you apply and those changes could affect your proposal. Your land use review application will be reviewed based on the Zoning Code in effect when you submit your application.

Summary of Proposal: The proposed project is a new four-story apartment building on a 15,000 square-foot site located on the northeast corner of SE 17th Avenue and SE Tenino Street within the Storefront Commercial (CS) zone. The project includes 98 units located in the basement and four above grade levels.

Zoning: CS Storefront Commercial

Relevant Land Use History: There is no relevant land use history related to this project, but there is an active building permit (17-112446 CO) for a 79-unit apartment building that is currently vested in the zoning regulations prior to the effective date of the inclusionary housing requirements.

Key Issues Applicable to this Project/Site:

- **Note:** The following is not a full review of the project against all applicable development standards, but is a summary of instances identified in my review where, based on the level of detail provided, the project did not meet a standard, or where clarification is needed to confirm compliance with a standard. Compliance with all applicable development standards will be determined at the time of permit or land use review. **Unless noted below, variations from each standard discussed could be considered through an Adjustment Review, which is a Type II land use review process.** See [Adjustment Review](#).
- **Development Standards**
The project is located in the CS (Storefront Commercial) zone. The development standards that will apply to the potential project include, but are not necessarily limited to, those from the following chapters of the Portland Zoning Code (PCC):
 - [33.130 Commercial Zones](#)
 - [33.266. Parking and Loading](#)
 - [33.245 Inclusionary Housing](#)
 - Zoning code chapters are available online at <http://www.portlandoregon.gov/zoningcode>.
- **Inclusionary Housing (§33.245)**

New buildings with 20 or more dwelling units are required to provide affordable housing units. The affordable units may be provided onsite, off-site, or by fee in lieu payment pursuant to 33.245.040. The current proposal is for 98 dwelling units. Therefore, the project is subject to 33.245.

In this case, you propose to provide affordable units off-site at 1645 SE Nehalem St. When the required affordable dwelling units are new units to be provided off-site, affordable dwelling units must be provided at one of the following rates:

- 10 percent of the total number of dwelling units in the new building or the alteration must be affordable to those earning no more than 30 percent of the area median family income (AMI); or
- 20 percent of the total number of dwelling units in the new building or the alteration must be affordable to those earning no more than 60 percent of the AMI.

Your proposal is to provide 20 units off-site, to be affordable to those earning no more than 60 percent of the AMI. This meets the requirement above to provide 20 percent of the total number of units.

This is part of a larger proposal that includes three sites, two of which would send affordable housing units to the third site at 1645 SE Nehalem St, where the affordable housing requirements for all three sites would be met in one building. Each of the sites involved in this proposal will receive its own early assistance memo summarizing zoning standards for each location, but because the three sites are all part of a larger proposal to meet inclusionary housing requirements, it's appropriate to include a summary of the overall proposal here.

- **5965 SE Milwaukie:** 54 total units proposed. 11 off-site units affordable to those earning no more than 60 percent of the AMI are proposed to be provided at the SE Nehalem site.
- **1717 SE Tenino:** 98 total units proposed. 20 off-site units affordable to those earning no more than 60 percent of the AMI are proposed to be provided at the SE Nehalem site.
- **1645 SE Nehalem:** 58 total units proposed. 4 on-site units affordable to those earning no more than 80 percent of the AMI are proposed in addition to the 31 units proposed to be affordable to those earning no more than 60 percent of the AMI (sent from SE Milwaukie and SE Tenino sites).

The inclusionary housing requirements appear to be met for the SE Milwaukie and SE Tenino sites. At the SE Nehalem site, the inclusionary housing requirement applies to all units being built on the site – the 31 units being sent from the other sites are not exempt from this requirement. Therefore, 9 units

affordable to those earning no more than 80 percent of the AMI are required to meet the on-site inclusionary housing requirement for the SE Nehalem site. In summary, to meet the inclusionary housing requirements for all three sites, based on the 58 units proposed at the SE Nehalem site, 31 units would be affordable to those earning no more than 60 percent of the AMI, 9 units would be affordable to those earning no more than 80 percent of the AMI, and the remaining 18 units would be market-rate.

Prior to permit approval, you must provide a letter from the Portland Housing Bureau certifying that the development meets the standards stated in 33.245 and any administrative requirements. If affordable dwelling units will be provided, the property owner must execute a covenant with the City that complies with the requirements of 33.700.060. The covenant must ensure that the affordable dwelling units will remain affordable to households meeting the income restriction, and meet the administrative requirements of the Portland Housing Bureau.

For more information about income restrictions, unit comparability requirements, calculation of the applicable fee-in-lieu, or the administrative requirements of the Portland Housing Bureau, contact Dory Van Bockel at the Portland Housing Bureau at 503-823-4469, or the Housing Bureau reviewer assigned to your project (Cassie Graves, 503-823-9042). Note that the covenant must be completed and recorded prior to approval of your building permit. Additional information regarding the City's Inclusionary Housing program is available online at the following link: <https://www.portlandoregon.gov/phb/72291>.

- **Floor Area Ratio (§33.140.205 and Table 140-3)**

The maximum floor area ratio is 4:1. For this site, the maximum floor area is 60,000 square feet. Floor area is measured to the exterior faces of a building. Floor area does not include areas where the floor elevation is 4 feet or more below grade, and does not include roofed porches or balconies unless they are enclosed by walls more than 42 inches in height for more than 50 percent of their perimeter.

Staff Note: *It appears that the FAR limitation will be met, but additional information is requested as part of the building permit application. Only areas 4-feet or more below grade are not counted towards FAR. This means there may be portions of the basement that count towards FAR but I was unable to verify without additional section drawings. Please include section drawings and a diagram to show how much of the area basement floor is 4 feet or more below grade, in order to verify the maximum FAR is met.*

- **Height (§33.130.210 and Table 130-3)**

The height limit in this zone is 45 feet. Height measurements are taken from a base point on the ground surface that varies depending on the slope of the site. This site appears to qualify for the "base point 1," measurement technique described in the Measurements chapter of the Zoning Code: [33.930 Measurements](#).

Staff Note: *The drawings did not include building corner elevations or site elevation contours and I was unable to verify if the height limit is met. Please be sure to include the base point elevation on the site plan and use this elevation point as the basis for measuring the height of the building. Please note that certain exceptions to height are allowed for rooftop mechanical equipment, stairwell enclosures but that safety railings are not included in the height exceptions listed in Chapter 33.130.210.*

- **Exceptions to Maximum Height (§33.130.210.B.2)**

All rooftop mechanical equipment and enclosures of stairwells that provide access must be setback at least 15-feet from all roof edges that are parallel to street lot lines. Rooftop elevator mechanical equipment may extend up to 16-feet above the height limit. Stairwell enclosures and other rooftop mechanical equipment, which cumulatively covers no more than 10percentof the roof area, may not extend 10-feet above the height limit.

Staff Note: *Rooftop mechanical equipment or enclosures were not shown on the provided building section drawings. As part of the building permit application, please include all rooftop mechanical equipment and enclosures on the building elevations and roof plan. Please ensure that the equipment and enclosures comply with the height limitation or meet this exception. In addition, screening from*

adjacent residential zones is required for rooftop mechanical equipment as required in PCC §33.130.235, Screening.

- **Setbacks (§33.130.215 and Table 130-3 & 130-4)**

There are no minimum building setbacks in commercial zones from the street lot line. However, there is maximum building setback along both street lot lines. At least 50 percent of the length of the ground level street-facing façade of buildings must be within 10-feet of the street lot line.

In Commercial, Industrial, and Employment Zones, there are special setbacks required from adjacent residential zones, which are based on the height of the building wall that faces the adjacent zone. See Table 130-4 or Table 140-4. From the plans submitted, it appears that the building height adjacent to the east property line will require a setback of 11'.

In addition to the setback distances, a landscaping buffer that is 5' deep is required in the setbacks from adjacent residential lots. The landscaping required must meet the L3 standard (see below).

Staff Note: *Without scaled building elevations I am unable to determine if the setback is met along the east property line. Please include a detailed landscape plan that shows the required 5-foot deep L3 landscaping within the required 11-foot building setback.*

- **Building Coverage (§33.130.220 and Table 130-3)**

The minimum building coverage for this site is 50% of the site area or 7,500 square feet.

Staff Note: *The building coverage proposed for this project is 14,029 square feet, which meets the minimum building coverage for the site.*

- **Ground Floor Windows (§33.130.230)**

This standard requires that the "ground floor," (measured from grade to 9' above grade) of street-facing facades that are within 20' of the street have a minimum amount of glazed area, which can be windows and main entry doors. The windows must provide views into lobbies, working areas, pedestrian areas, or must be display cases set into the wall. The walls of residential units are exempt from the requirement, and the walls of parking structures that are setback 5' from the street and landscaped to the L2 standard are also exempt. However, openings or doors into structured parking are not exempt from the area that will be required to meet the overall percentage of required glazing.

The general standard requires glazing on at least 50% of the length and 25% of the area of the ground floor. The general standard must be met on the façade of the building that faces the street with the highest transit classification.

Half the general standard requires glazing on at least 25% of the length and 12.5% of the area of the ground floor. Half the general standard must be met on the street facing facades that do not meet the general standard.

Staff Note: *This site must meet the general standard along SE 17th Avenue frontage because this street has the highest transit street classification. Half the general standard must be met on SE Tenino. I am unable to determine if this standard is met without scaled building elevations. **It appears that both street frontages may not meet this standard because of the active ground floor window requirement.** Please note, that the views into the building must be active ground floor areas or pedestrian entrances or lobbies. Views into mechanical rooms, fire riser rooms, or other storage or service rooms cannot be used to meet this standard. Only the portions of the building that are the walls of individual residential units are exempt from this standard.*

- **Screening (§33.130.235)**

Garbage and recycling collection areas. All exterior garbage cans, garbage collection areas, and recycling collection areas must be screened from the street and any adjacent properties. Trash

receptacles for pedestrian use are exempt. Screening must comply with at least the L3 or F2 standards of Chapter 33.248, Landscaping and Screening (see below).

Mechanical equipment. Mechanical equipment placed on roofs must be screened in one of the following ways, if the equipment is within 50 feet of an R zone:

1. A parapet along facades facing the R zone that is as tall as the tallest part of the equipment;
2. A screen around the equipment that is as tall as the tallest part of the equipment; or
3. The equipment is set back from roof edges facing the R zone 3 feet for each foot of height of the equipment.

Staff Note: *It appears that garbage and recycling collection will occur within the building and no notes for ground mounted equipment were indicated on the floor plan or site plan. Please provide a cross section detail and roof plan that indicates the location of roof mounted equipment and their height.*

- **Pedestrian Standards (§33.130.240)**

This standard requires pedestrian connections from main entrances of buildings to adjacent street, and between buildings on sites and other areas such as parking and amenities. Specifically, a straight-line pedestrian connection is required from the main entrance of the building to the adjacent street. The pedestrian system must be 6' wide and hard-surfaced. The pedestrian standard also requires that the area between the building and the street be hard-surfaced for pedestrian use or be landscaped to the L1 standard.

Staff Note: *Window wells between the building and the street can be approved if these window wells do not extend further toward the street than the building wall above. **Based on the provided building elevations and floor plan it appears the window wells extend closer towards the street than the building wall above and would not meet this standard. Please revise the building plans so that the building wall above the window wells is no further from the street than the window well below.***

- **Vehicle Parking (§33.266.220)**

Vehicle parking is required at this site, per tables 266-1 and 266-2. The parking requirements for residential units within the CS zone is based on Table 266-1, which requires 0.33 spaces per unit when there are 51 or more units on site. The unit ratio also does not include the amount of required affordable housing units, whether provided on-site or sent off site. Your proposal will require to park a total of 78-units after removing the required amount of inclusionary housing units (20 units). Per Table 266-1 a minimum of 26 parking spaces will be required.

Staff Note: *The proposal did not include any on-site vehicle parking. **Because the site is not located within 500-feet of a transit street with "Peak Hour Service" the site is required to provide at least 26 parking spaces on site or receive an Adjustment to the parking requirements.** Peak Hour Service is defined in Chapter 33.910 as, "Service provided by public transit to a site, measured on weekdays between 7:00 AM and 8:30 AM and between 4:00 PM and 6:00 PM. The service is measured in one direction of travel, and counts bus lines, streetcars and light rail lines. Please revise the building plans to provide a minimum of 26 vehicle parking spaces or apply for and receive an approved Adjustment to the parking requirement. You may also reduce the required on-site parking by up to 50% through the use of exceptions listed in subsection 33.266.110.D. TriMet can change their schedules at any time, there is the possibility that the TriMet timetables for bus routes within 500-feet of the site may change to meet the definition of "Peak Hour Service" above. If TriMet does change the schedules near this site to meet the definition of "Peak Hour Service", you will be required to provide a timetable for the route or routes used to meet the parking exemption at the time of building permit submittal in order for the parking exemption to be granted.*

- **Bike Parking (§33.266.220)**

This section requires both long-term and short-term bicycle parking, calculated per the number of dwelling units on site. Short-term spaces must meet the standards of 33.266.220.A and C. Long-term

spaces must meet the standards of 33.266.220.B and C. In this case, based on the primary use of 98 units, 108 long-term and 5 short-term spaces are required.

Staff Note: The propose drawings included two (2) bicycle locker rooms with a total of 61 bicycle parking spaces. **Please include an additional 47 bicycle parking racks within other bicycle storage rooms or within the individual units to count towards the required long-term bicycle parking requirement.** Please also note that for wall-hung bicycle racks, the 2' x 6' dimensional requirement for each space is on the wall. In plan view, your clear space for required maneuvering aisle behind the bicycle parking space will need to allow 44" for the height of bike (average bike height), plus the 5' maneuvering room behind the 44". No short-term bicycle parking racks were indicated. **Only sites that are designed in a manner that does not allow for the installation of bicycle parking racks that meet the standards for short-term bicycle parking in PCC §33.266.220.A.2.b, may elect to pay into the short-term bicycle parking fund.** Sites that have plazas, exterior courtyards, or other open areas on site and where those open areas are large enough, separately or in combination, to accommodate all required short-term bicycle parking that meets the standards of PCC §33.266.220.A.2.b, may not elect to pay into the short-term bicycle parking fund.

- **Loading (§33.266.310)**

One loading space meeting Standard B (9 feet wide by 18 feet long, with 10-foot vertical clearance) is required for this site. At the time of the early assistance meeting, all loading spaces outside of the Central City were required to enter and leave the site in a forward motion, and the submitted plans show a turntable system to meet this standard. The RICAP 8 code improvement package went into effect on April 1, however, and removed this requirement for loading spaces meeting Standard B and accessed from a local service street.

Staff Note: Please label the loading space on the floor plans. The proposed loading space must meet Standard B and if proposed off of SE Tenino Street, a local service street, the loading space does not have to provide entering and exiting in a forward motion. Please include the loading space on the floor plan or site plan that meets the dimension requirement. Please also provide a section drawing to demonstrate that the proposed loading space meets the 10-foot vertical clearance requirement.

Landscaped Areas (§33.248.020)

Portland's Tree and Landscaping Manual contains plant lists that have trees, shrubs, and groundcover that can fulfill these standards already organized into sizes at maturity. This resource can be found online at: [Plant Materials and Suggested Plant Lists](#). All landscaping must meet the requirements of 33.248.030 Plant Materials, and 33.248.040 Installation and Maintenance.

The following landscaping standards were specified above and apply to this proposal:

L3: The L3 standard is a landscape treatment which uses screening to provide the physical and visual separation between uses or development. The L3 standard requires enough high shrubs to form a continuous screen 6 feet high at maturity. The shrubs must be evergreen. In addition, one large tree is required per 30 linear feet of landscaped area, one medium tree per 22 linear feet of landscaped area, or one small tree per 15 linear feet of landscaped area. Trees of different sizes may be combined to meet the standard. Ground cover plants must fully cover the remainder of the landscaped area.

F2: The F2 fence standard provides a tall and complete visual separation. Fences must be 6 feet high and 100 percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials. See [Figure 248-2](#).

B. Responses to Additional Questions You Asked:

- You asked questions about the window wells in relation to the pedestrian standard requirement. Please see the pedestrian standard section of this summary above, for a detailed description of those requirements.

When you are ready to submit an application you may do so in the Development Service Center. Please see the BDS Website at <http://www.portlandoregon.gov/bds/37988> for hours of operation.

Please contact me with questions regarding this letter, or if I can be of further assistance as you move forward with your proposal.

Sincerely,



Tyler Mann (503) 823-5062

Handouts and Additional Information:

- Zone Map
- Zoning Code (found at www.portlandonline.com/zoningcode)
- Additional information and application forms are also available on-line at <http://www.portlandoregon.gov/bds/35881>.
- Land Use Services Fee Schedule (found at <http://www.portlandoregon.gov/bds/article/67127>)
- Electric Service Requirements. Information on electric service requirements for properties served by PGE can be found at the following link: http://www.portlandgeneral.com/business/builders_developers/electrical_service_requirements.aspx; and information on electric service requirements for properties served by Pacific Power can be found at the following link: <http://www.pacificpower.net/con/esr.html>.

Please note that the service requirements included in these links may not cover all requirements associated with your project. Applicants should contact the PGE Service Coordinator at 503-736-5450 or the Pacific Power Business Center at 888-221-7070 to identify issues that are specific to your project and to coordinate electric service requirements.

PGE requires minimum clearances from electric wires, conductors and cables. Please be aware of these clearances by calling PGE at 503-736-5450. For more information, go to the following link: [PGE Minimum Clearance Requirements](#).



CITY OF
PORTLAND, OREGON

PORTLAND HOUSING BUREAU

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portlandoregon.gov/PHB

PHB- Housing Program Specialist Response
Early Assistance Conference

Date: April 4, 2017

To: David Mullens (Urban Development Group)

From: Cassie Graves, Housing Program Specialist cassie.graves@portlandoregon.gov

Case File: 17-124307

Location: 1717 SE Tenino Street

Property ID: R267790

Proposal: New 4-story apartment building (89 units total). Please note - there is already an existing building permit for the project, but he wants to add the affordable housing aspect to forgo the parking requirement. See CO 17-112446. If he finds he can proceed with the project as proposed for this EA, he will cancel the previously applied-for CO permit and get a new one, with the parking removed.

Section I: Inclusionary Housing Code Overview

Pursuant to Inclusionary Housing Code Section [30.01.120](#) and Code Chapter [33.245](#), effective February 1, 2017, all residential buildings proposing 20 or more units must provide a percentage of the new units at rents affordable to households at 80% of the Area Median Income (AMI). The City has defined four different options for meeting the Inclusionary Housing (IH) requirements. All permit applications must include one of these options in their proposal or pay a fee-in-lieu.

The IH affordability period is 99 years and the property owner must enter into a Regulatory Agreement with Portland Housing Bureau (PHB), the details of which are specific to the IH option chosen, and must submit to annual monitoring by PHB Asset Management team, including the submission of annual rents and tenant income.

PHB has reviewed the materials submitted as well as the input from the meeting to determine the minimum requirements of the proposed building and provide the following comments.

Section II: Property Specifics

A. Subjectivity to Inclusionary Housing

The applicant was informed that this project, in its current configuration, triggers the IH requirements.

The applicant's development proposal includes 98 housing units with the following designations:

- 18 studio unit(s)
- 80 one-bedroom unit(s)

The options discussed below specifically correlate to the information provided. PHB asks the applicant to be aware that any change in the building plans detailing the number of units, types, and sizes will require additional PHB review.

B. IH Options Discussed in Early Assistance Meeting

Option 3: Build Off-Site

The applicant noted that they are considering Option 3 which would require that the applicant designate Inclusionary Housing Units ("IH Units") from the project (sending site) off-site in another new development (receiving site). The receiving site would have two options to fulfill the sending site's responsibility:

- At least 20% of the total number of residential units in the sending site affordable at 60% AMI in a building to be constructed; or
- At least 10% of the total number of residential units in the sending site affordable at 30% AMI in a building to be constructed.

Reasonable Equivalency:

As per Inclusionary Housing Administrative Rules, applicants are required to make IH Units reasonably equivalent to market rate units. PHB will assess reasonable equivalency using the following criteria:

- **Bedroom Distribution and Unit Count:** IH Units must be provided at the same ratio within the development as market rate units
- **Unit Sizes:** IH Units must be at least 90% the size of the average of the total units with the same bedroom count, as measured in square feet.
- **Unit Distribution:** No more than 25% of the total units on any floor shall be designated as IH Units, excluding the top floor of a development.
- **Unit Amenities:** IH Units must have like or equal performing finishes and appliances as far as durability and sustainability to the market rate units, which will be certified by a development's architect prior to receiving its final certificate of occupancy.

To meet the Reasonable Equivalency standard of Bedroom Distribution and Unit Count, the building must provide 20% of each unit type as IH Units. With the currently proposed plans, this equates to a total of 20 IH Units, distributed as follows:

- 4 studio unit(s)
- 16 one-bedroom unit(s)

Additional Receiving Site Requirements:

- The IH Units built on the receiving site must be reasonably equivalent to the market rate units in the sending site.
- The receiving site remains subject to any additional IH Program requirements.
- The receiving site must be identified and approved by PHB prior to building permit issuance for the sending site, specifying the following information:
 - Location;
 - Number of IH Units and total units proposed; and
 - Development schedule
- The receiving site must be located within a ½ mile radius of the sending site, unless the receiving site is in an area with an equal or higher Combined Opportunity Map Score.
- The general contractor for the receiving site will enter into agreement with third party technical assistance provider (approved by PHB prior to opening bids for construction).
- At least 5% of the affordable units must be built to Type A as defined by the Oregon Structural Specialty Code.

The eligibility of the receiving site, its own regulatory obligations, and the impact of the proposed sending site's unit obligations will be further discussed in the response for the proposed receiving site.

Incentives:

As proposed above, the project would be eligible to receive:

- FAR density bonus (sending site only) as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.
- SDC exemptions for receiving site's IH Units
 - *System Development Charge Exemption Program website:*
<https://www.portlandoregon.gov/bds/article/166412>
- Full or partial exemption (sending site only) from parking requirements as detailed in Portland Zoning Code, administered by Bureau of Development Services, Planning and Zoning.
- Construction Excise Tax exemption for the receiving site's IH Units
 - *Construction Excise Tax FAQ: Construction Excise Tax FAQ:*
<https://www.portlandoregon.gov/bds/article/584417>
 - *Affordable Housing Construction Excise Tax Exemption application:*
<https://www.portlandoregon.gov/bds/article/584608>

For more information, you may refer to the Inclusionary Housing Program Administrative Rules: <https://www.portlandoregon.gov/citycode/article/626683> or visit the Inclusionary Housing website at <https://www.portlandoregon.gov/phb/72291>. To reach PHB's Inclusionary Housing staff, please call 503-823-9042 or email Inclusionary-Housing@portlandoregon.gov.

PBOT – Development Review

Early Assistance Appointment Response

Date: March 20, 2017
To: Kristin Cooper, BDS Land Use Services
503-823-7547, NONE
From: Robert Haley, PBOT Development Review
503-823-5171, Robert.Haley@portlandoregon.gov
Case File: EA 17-124307
Location: 1717 SE TENINO ST
R#: R267790, R267791
Proposal: New 4-story apartment building (89 units total). Please note - there is already an existing building permit for the project, but he wants to add the affordable housing aspect to forgo the parking requirement. See CO 17-112446. If he finds he can proceed with the project as proposed for this EA, he will cancel the previously applied-for CO permit and get a new one, with the parking removed.

Portland Transportation/Development Review staff has reviewed the pre-application conference materials to identify potential issues and requirements.

The street improvements of SE Tenino and SE 17th identified in the previous early assistance meeting will continue to apply (16-243186 EA).

- It does not appear that any dedications are required. Applicant must provide a current survey that documents there is a minimum of 12-ft of ROW along SE 17th measured from the face of the curb to the property line. If there is less than 12-ft, a dedication will be required.
- The applicant will be required to reconstruct both frontages and upgrade the corner ramp to current ADA standards.
- On-site loading must meet the standards of Title 33.266.

At this location, SE 17th Ave is classified as a Neighborhood Collector, Transit Access Street, City Bikeway, City Walkway, Truck Access Street and a Major Emergency Response Street. City GIS shows the frontage improved with a 12-ft sidewalk corridor with a 4-6-2 configuration. Reconstruction of the sidewalk corridor with a 4.5-6-1.5 configuration will be a condition of building permit approval.

SE Tenino Street is classified as a Local Service Street for all modes. It is improved with an 18-ft wide sidewalk corridor with a 10-6-2 configuration. Reconstruction with the same configuration will be required. The furnishing zone must be concrete with tree wells. Larger tree wells will be acceptable in this wide furnishing zone.

The frontage improvements must be constructed under a separate public works permit to City standards per the requirements of the City Engineer.

The applicant is advised that the City cannot guarantee the accuracy of location of utilities in the street, and that the information used by the City and furnished to the applicant or their representatives may be

incorrect. Verification of private and public utility locations, as well as the responsibility for any and all damage caused by work in the right-of-way, will be the responsibility of the permittee at the time of performing work and right-of-way improvements associated with their project.

BUILDING PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of building permits by contacting Rich Eisenhauer at (503) 823-6108.
2. Curb cuts and driveway construction must meet the requirements in Title 17. The Title 17 driveway requirements will be enforced during the review of building permits.
3. If there are required right-of-way improvements, the required improvements must be designed by an Oregon licensed civil engineer and constructed under a permit issued by Portland Transportation separate from the building permit process. Applicant's engineer should contact Chris Wier at (503) 823-7227 to discuss the public works permit process.
4. Plans, fees, a contract (called the application for permit) and a performance guarantee for the estimated value of the improvement must be submitted prior to (Final Plat approval). The performance guarantee may be in the form of a surety bond, irrevocable letter of credit, set-aside account, or cash deposit. Applicant should contact Mark Fischer at (503) 823-7072 for appropriate forms and additional information.
5. Encroachments in the right-of-way must be approved through the encroachment permit process prior to PBOT approval of the building permit. For more information, go to: <http://www.portlandoregon.gov/transportation/encroachments>

A. SUBMITTAL REQUIREMENTS FOR LAND USE

This list identifies Portland Transportation submittal requirements. Please see the Conference Summary Memo for all of the materials you must submit for your application to be considered complete.

1. Written narrative adequately addressing all transportation related approval criteria.
2. Preliminary plans showing necessary dedication(s) and right-of-way improvements.

All submittal requirements should be provided with the application.



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Room 1000, Portland, Oregon 97204 ■ Nick Fish, Commissioner ■ Michael Jordan, Director

Early Assistance Comments

Date: April 11, 2017

To: URBAN DEVELOPMENT GROUP *DAVID MULLENS*, Applicant

From: Emma Kohlsmith, BES Systems Development
503-823-7195, Emma.Kohlsmith@portlandoregon.gov

Case File: EA 17-124307

Location: 1707 SE TENINO ST

The following comments are provided in response to the Early Assistance materials, and are intended to identify potential issues and requirements related to the proposal. Contact identified Bureau of Environmental Services (BES) staff with questions. Some references to Portland City Code (PCC) are included below; the applicant may also refer to the Auditor's Office [Online Charter and Code page](#).

A. SANITARY SERVICE

1. *Existing Sanitary Infrastructure:* According to best available GIS data, the following public sewer infrastructure is located in the vicinity of the project site:
 - a. 10-inch VSP combined gravity main in SE Tenino Street (BES as-built # 0038).
 - b. 8-inch VSP combined gravity main in SE 17th Avenue (BES as-built #0038).
2. *Combined Sewer:* BES models predict that the 8-inch combined sewer in SE 17th Avenue may surcharge during the 25-year storm event. BES will allow sanitary connections, but stormwater discharges will be restricted according to the Stormwater Management Manual's Infiltration and Discharge Hierarchy, as well as flow and volume control standards. Reducing the volume of post-development stormwater runoff to the combined system is a priority for BES, therefore onsite infiltration will be required to the maximum extent feasible. See the *Stormwater Management* section, below, for a discussion about the project's stormwater management approach.
3. *Connection Requirements:* Connection to public sewers must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#). New laterals required to serve the project must be constructed to the public main at the developer's expense during site development.

B. STORMWATER MANAGEMENT

1. *Existing Stormwater Infrastructure:* According to best available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property.
2. *General Stormwater Management Requirements:* Development and redevelopment sites that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.1), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site falls under a specific exemption described in Section 1.3.3 of the SWMM. Note that maximum building coverage

allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Section 1.3.3 of the SWMM). The Hierarchy also includes impervious area reduction techniques (ecorooft, pervious paving and trees), which can mimic the passive treatment of pre-development conditions and help reduce the area of new development requiring stormwater management.

3. *Onsite Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
 - a. *Storm Report:* With the building permit application, the applicant must submit a Presumptive or Performance Approach stormwater report and a preliminary utility plan showing stormwater management facilities sized according to SWMM standards. The report must follow the outline included in Section 2.4.4 of the SWMM and be stamped by an Oregon registered engineer. Required elements of the report include:
 - 1) Results of infiltration test(s) on the subject site performed by a professional engineer (PE), certified engineering geologist (CEG), or registered geologist (RG) in accordance with Section 2.3.6 (page 2-220) of the SWMM. To best assess the feasibility of onsite infiltration, the design team must test infiltration rates at depths that appear conducive to infiltration using field-based decisions and by referencing available soil information, geotechnical analyses and/or boring logs. To the extent feasible, proposed infiltration facilities must correspond with the location and depth of the completed infiltration testing. Indicate on a plan the approximate location of the test(s).
 - 2) Calculations prepared by an engineer using the [Presumptive Approach Calculator \(PAC\)](#). If using other software under the Performance Approach, the principles of Section 2.2.3 must be followed.
 - 3) If BES approves offsite discharge to the combined sewer, PCC 17.38 and the SWMM require stormwater discharge to be controlled so that the post-development 25-year peak flow rate is limited to the pre-development 10-year peak flow rate. The applicant must show through the Presumptive or Performance Approach stormwater report how flow and volume control standards that apply to the proposed discharge point will be met.
 - 4) Determination of the seasonal high depth to groundwater per Section 2.3.6 (page 2-212) of the SWMM prepared by an Oregon registered professional engineer, certified engineering geologist or registered geologist.
 - 5) Note that infiltration facilities must be set back 5 feet from property lines and 10 feet from structures, as measured to the low point of vegetated facilities, the middle of drywells, and the edge of soakage trenches. Other required minimum setback distances that should be taken into account are summarized in Table 2-1 of the SWMM. BES will enforce these setbacks unless an alternative is approved through the [BDS plumbing code appeal process](#). Note that if a drywell is proposed under the structure, the proposal must be reviewed through a BDS appeal prior to approval of the building permit, as approval for such a configuration is not guaranteed. At a minimum, the appeal application must address potential structural impacts to the building, provide a geotechnical site evaluation including infiltration rates, describe how on-going maintenance can occur, and indicate where emergency overflows will be directed (i.e. the SWMM's escape route requirement). The project engineer must design the drywell(s) to at least the 100-year design storm. The applicant should note that overflow connections are not allowed to connect to public combination sewers.

4. *Site Contamination:* This site is adjacent to a site that contains contaminated soils and/or groundwater, listed in DEQ's Leaking Underground Storage Tank (LUST) database as LUST #26-14-0675. Research indicates that the neighboring site has residual contamination and it is unclear if this may have impacted the project site. Please provide BES Pollution Prevention with any existing environmental reports including but not limited to: tank decommissioning reports, Phase I and Phase II environmental site assessments, and/or other soil and groundwater characterization reports. These reports will help BES determine if additional soil and/or groundwater data is needed in the areas of stormwater infiltration. For your reference, soil and groundwater characterization data may be required before onsite infiltration can be approved ([PCC 17.38](#) and [Section 1.12](#)). The minimum test parameters for soil and groundwater analyses are listed in SCM section 1.4.5, but other constituents of concern for the specific area or site must be added to the suite of analytes. The applicant must demonstrate to the City and to DEQ using collected data and any necessary modeling that contamination will not be further mobilized on or off site. For both surface and subsurface facilities, soil and groundwater contamination may not be further exacerbated via mounding of groundwater, and leaching of contaminants from soils cannot occur. Surface facilities must include a 60 mil HDPE liner if infiltration is deemed infeasible due to contamination.
5. *Below Grade Development:* The applicant should be aware that proposed below grade development does not provide sufficient justification to rule out onsite infiltration of stormwater and does not exempt the development from meeting the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.1) of the SWMM.
6. *Escape Route:* Based on the proposed site and stormwater management plan, BES has concerns regarding a safe escape route for the proposed drywells. The applicant must demonstrate that in the event the stormwater facility fails or rainfall exceeds the facility design capacity, that flows will be routed to maintain public safety and avoid property damage. Depending on site conditions, this may include an overflow structure or storage in a parking lot, street, or in landscaped areas. The applicant must describe where the flow will be routed in a stormwater report and/or on a site plan to illustrate where overflow or ponding is expected to occur.

C. DEVELOPMENT ENGINEERING (PUBLIC IMPROVEMENTS)

Contact Andre Duval at (503)823-7214 or andre.duval@portlandoregon.gov with questions.

1. Information on the City's public works permit (PWP) process is available at www.portlandoregon.gov/publicworks. Information about submittal requirements and review timelines is available through the website.
2. Public combination sewers are available in both frontages to serve this property, and a public sewer extension is not required. When sewer is available and a main extension is not required, the lateral connection may be reviewed and permitted through the building permit. BES Development Review (503-823-7761) reviews private lateral connections to the public sewer.
3. A public storm sewer is not available in the project vicinity to serve this property and/or public street improvements, and a public sewer extension is not required. Street drainage currently flows to existing curb inlets.
4. PBOT is requiring reconstruction of the existing sidewalk corridors to current standard. When curb and sidewalk exist, reconstruction of sidewalk corridors will not trigger SWMM requirements and BES will not require public stormwater management.
5. The City's Hazardous Substances Code ([PCC 17.24.067](#)) requires the excavation and removal of disturbed contaminated soils from right-of-way access areas and utility corridors. The soils must be replaced with clean fill at a minimum depth of 5 feet. A demarcation/contaminant barrier is also required when it has been determined the soils are contaminated at depth. Erosion control measures for contaminated soils ([Section 4.11](#)) must

also be met. Soil stockpiles must be covered and contained with a barrier on all four sides, with an impervious layer underneath the stockpile to inhibit contaminants from leaching back into the soil.

D. POLLUTION PREVENTION SERVICES (SOURCE CONTROLS, CONTAMINATION)

Contact Abigail Cermak (503-823-7577, abigail.cermak@portlandoregon.gov) with questions.

1. *1200-C NPDES Permit*: A National Pollutant Discharge Elimination System (NPDES) 1200 Construction (1200-C) permit is required when the development disturbance area (including street/frontage improvements) will equal or exceed one acre and there is a potential to discharge to surface waters and/or combined sewers. More information, including application materials, can be found on [DEQ's website](#).
2. *Source Control Manual Requirements*: Design requirements from the Source Control Manual ([SCM](#)) that may be pertinent to this project are briefly described as follows with the corresponding SCM section noted. BES recommends the applicant review the SCM to help recognize other requirements that may apply to this project at the building permit review stage. BES recommends that requirements related to site contamination, if applicable, be addressed prior to submitting for building permit review to help avoid potentially long delays.
 - a. Temporary dewatering ([Section 1.5](#) and PCC [17.34](#), [17.36](#), & [17.39](#))
 - b. Solid waste and recycling ([Section 1.6](#))
 - c. Remote fueling for generators ([Section 1.8](#))
 - d. Vehicle washing areas ([Section 1.10](#)): Bike wash areas require an oil/water separator to meet the intent of this section.
 - e. Requirements related to site contamination ([Section 1.12](#))
 - f. Catch basins in covered parking areas ([Section 1.13](#))
3. *Cooling Towers/Boilers* ([PCC 17.34 & 17.39](#)): Discharge (blowdown) from cooling towers with a re-circulating system, some HVAC systems, and industrial boilers must discharge to a sanitary waste line.
4. *Pet Relief Areas* ([PCC 17.32](#)): Any liquid wastes generated from an area that will be built specifically for, or used as, a pet relief area must discharge to the sanitary sewer system. Pet relief areas must also be covered and protected from stormwater coming in contact with that area.

Urban Forestry

Early Assistance Response

Date: March 29, 2017
From: Andrew Gallahan
503-823-4511, Andrew.Gallahan@portlandoregon.gov
Case File: EA 17-124307
Location: 1717 SE TENINO ST
Proposal: New 4-story apartment building (89 units total). Please note - there is already an existing building permit for the project, but he wants to add the affordable housing aspect to forgo the parking requirement. See CO 17-112446. If he finds he can proceed with the project as proposed for this EA, he will cancel the previously applied-for CO permit and get a new one, with the parking removed.

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.

A. KEY ISSUES AND REQUIREMENTS

1. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was not submitted with the EA application. The plan must include the following information for street trees:

- The size and location of street trees adjacent to the subject property.
- Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- Tree(s) proposed for removal.
- Tree planting plan (tree species and location(s)).

2. Right-of-Way Improvements

- SE Tenino St: The site has approximately 150 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, sidewalks. There are overhead power lines. There are five street trees.

1. 9" Maple is in fair condition
2. 8" Maple is in fair condition
3. 10" Hinoki Cypress is in good condition
4. 7" Maple is in fair condition
5. 13" Black Locust is in fair condition

- SE 17th Ave: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, sidewalks. There are no overhead power lines. There is one street tree.

1. 9" Plum is in fair condition

3. Proposed Street Tree Removal and Required Mitigation (11.50.040)

Based on the proposed development it appears that existing trees may be impacted. Development proposals shall be configured to avoid street trees.

All of the trees that can be approved for removal. Describe required mitigation. Each healthy tree approved for removal must be replanted with one 2.5" caliper tree. Planting shall occur on the site, in the street planter strip, or in the same watershed either by planting or a payment into the Tree Planting and Preservation Fund. Street tree planting standards must also be met in accordance with 11.50.060.C. The fee in lieu will be \$750.00 for each tree not planted.

4. Street Tree Planting (11.50.060.C)

One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1).

- SE Tenino St: There are approximately 150 feet of street frontage at this location, the existing utilities, and driveways will reduce the required number of trees by two, requiring four trees to be planted or preserved. Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

- SE 17th Ave: There are approximately 100 feet of street frontage at this location, the existing utilities and driveway will reduce the required number of trees by three requiring one tree to be planted or preserved. Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

B. OTHER REQUIREMENTS

Species Requirements (11.60.020.D)

- When planting between 8 and 24 trees no more than 40 percent can be of one species.
- When planting more than 24 trees no more than 24 percent can be of the same species.
- Trees listed in the “Nuisance Plants list” are prohibited for proposed planting or required replacement.
- Any street trees planted in environmental, greenway, scenic corridors, or Pleasant Valley Natural Resource overlay zones shall be native species unless the City Forester (US) makes an exception due to planting constraints.
- Street trees shall be selected from an approved planting list. Contact Urban Forestry for planting alternate or unlisted species.

URBAN FORESTRY TREE REQUIREMENTS

Early Assistance and Land Use Review

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- ☐ existing improvements;
- ☐ proposed alterations;
- ☐ existing street trees $\geq 3"$ DBH including size and location;
- ☐ existing on-site trees $\geq 6"$ DBH within 15' of the limits of disturbance;
- ☐ trees proposed for removal;
- ☐ tree planting proposal, including tree size, species and location; and
- ☐ trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

Tree Mitigation (11.50.040.C.2)

Healthy street trees $\geq 6"$ DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees $\geq 12"$ DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees $\geq 6"$ DBH that are approved for removal shall be replanted according to the Administrative Rule for tree replacement standards, below:

Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

Table 60-1 Broadleaf Tree Size Requirements

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5" = \$450	1.5" = \$450
Multi Dwelling Residential	1.5" = \$450	2" = \$600
All others	1.5" = \$450	2.5" = \$750

Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City’s final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.



Nick Fish, Commissioner
Michael Stuhr, P.E., Administrator
1120 SW 5th Avenue, Room 600
Portland, Oregon 97204-1926
Information: 503-823-7404
www.portlandoregon.gov/water



An Equal Opportunity Employer

Water Bureau

Early Assistance Appointment Response

Date: March 24, 2017

To: Kristin Cooper
503-823-7547, NONE

From: Mari Moore, 503-823-7364, Mari.Moore@portlandoregon.gov

Case File: EA 17-124307

Location: 1717 SE TENINO ST

Property ID: R267790, R267791

Proposal: New 4-story apartment building (89 units total). Please note - there is already an existing building permit for the project, but he wants to add the affordable housing aspect to forgo the parking requirement. See CO 17-112446. If he finds he can proceed with the project as proposed for this EA, he will cancel the previously applied-for CO permit and get a new one, with the parking removed.

A. WATER AVAILABILITY

1. Water is available from the 6" main in SE 17th Avenue and 8" main in SE Tenino Street. The static water pressure is estimated as 68 – 78 psi.
2. The site has 2 – 5/8" metered domestic services. If the services are not used for the new development, they must be removed at the time new services are installed.

B. OTHER CATEGORY

1. Per Title 21 water lines may not cross property lines. The two tax accounts must be consolidated into one tax account through the Multnomah County Tax Assessor's Office prior to the purchase of new services. For additional information please contact the County at 503-988-3326.
2. To obtain fire flow information fill out a "Fire Flow Request Form" found at our website, <http://www.portlandonline.com/water/index.cfm?c=55128&> or by calling 503-823-1408.

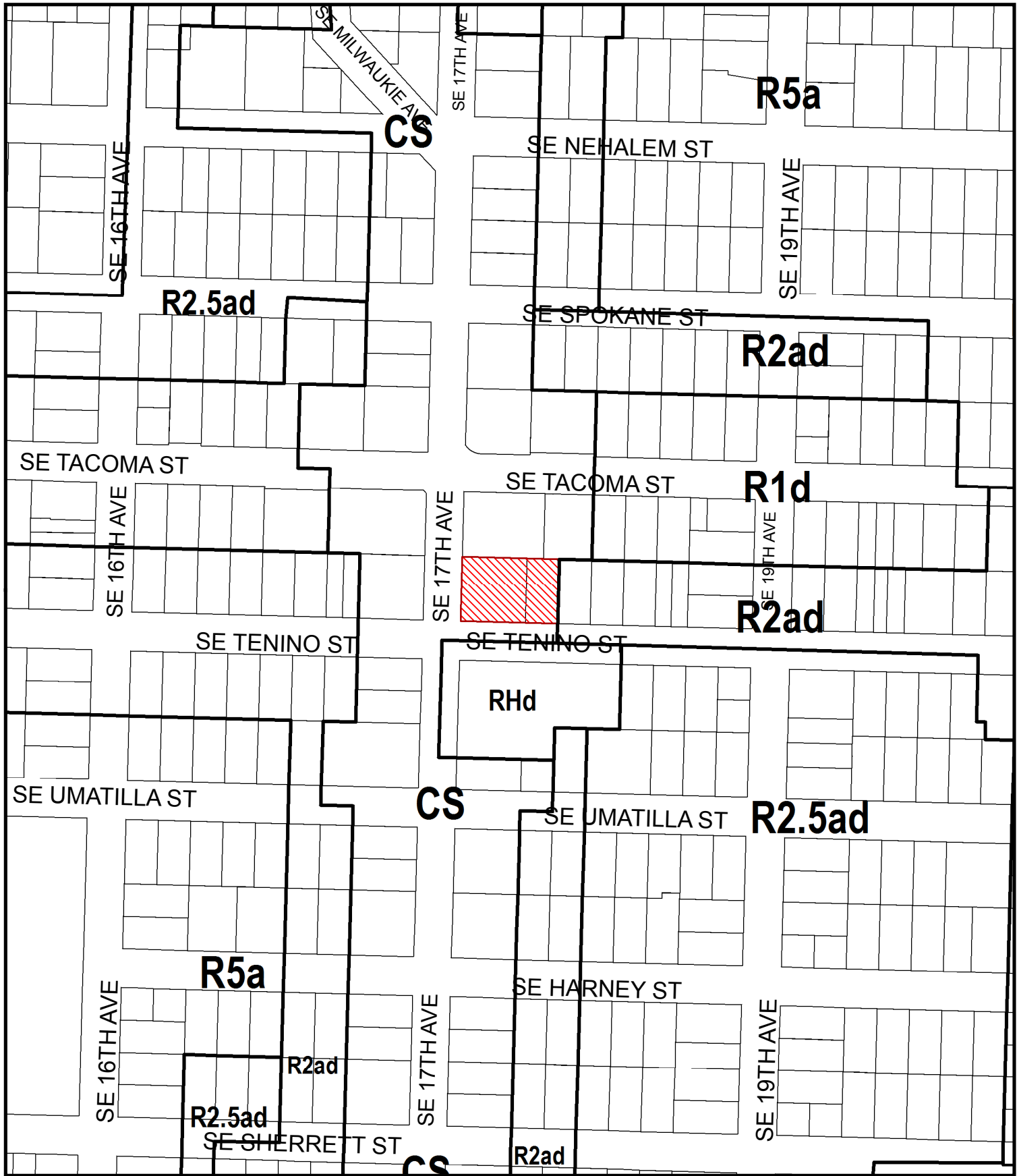
C. WATER CODE REQUIREMENTS

Topic	Code and Comments	Code Citation & Link
Title 21	City Water Code	Title 21 Water

D. PERMIT INFORMATION

At the time of permit review (following the land use review) you should be aware of the following:

1. All new domestic service taps will be assessed a [System Development Charge](#) (SDC). Fee is based on meter size. Meters will be sized during the building permit process. Sizing is based on total fixture unit count for the structure, there will be no reduction in meter size based on grey water usage or the installation of low-flow fixtures. Fire lines are excluded from the SDC fee. SDC credit will be given for services that are permanently removed. SDC credit is applied towards services within the same lot and is not transferrable.



ZONING

 Site

File No. EA 17-124307 APPT
 1/4 Section 3832
 Scale 1 inch = 200 feet
 State_Id 1S1E23DC 1300
 Exhibit B (Feb 24, 2017)

