



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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Portland, Oregon 97201
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www.portlandonline.com/bds

Date: July 9, 2009
To: Interested Person
From: Chris Beanes, Land Use Services
503-823-7983 / chris.beanes@ci.portland.or.us

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN
YOUR NEIGHBORHOOD**

The Bureau of Development Services has partially approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 09-105706 DZ, ROOFTOP ANTENNAE AND
MICROWAVE DISHES**

GENERAL INFORMATION

Applicant: Steven Topp 503-708-7337
12566 SW Bridgeview Ct
Tigard, OR 97223

Kevin Maki,
Clearwire Us LLC
4400 Carillon Point
Kirkland WA 98033

Owner: LEH Portland LLC
121 SW Salmon St, Suite 1350
Portland, OR 97204-2901

Site Address: 26 SW SALMON ST

Legal Description: LOT 1-8 BLOCK 6, PORTLAND
Tax Account No.: R667700970
State ID No.: 1S1E03BD 00200
Quarter Section: 3129
Neighborhood: Downtown Cmty Assoc., contact Jennifer Geske at 503-750-9843.
Business District: Downtown Retail Council, contact Stephen Pirkel at 503-274-7682.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd, Central Commercial with Design Overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant proposes installation of six panel antennae with approximate dimensions of 45" long by 6" wide and 3" deep along the parapet of the World Trade 3 Center. The antennae, which are similar to existing antennae on the parapet, are to be installed as follows:

- 2 Panel antennae on the North parapet; and
- 2 Panel antennae on the South parapet; and
- 2 Panel antennae on the West parapet.

In addition 2 microwave dishes with a 2 foot circumference are to be installed on the northeast corner of the existing penthouse.

Because the proposal involves an alteration to an existing building within a Design Overlay, Design Review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The relevant criteria are:

- Central City Fundamental Design Guidelines

ANALYSIS**Site and Vicinity:**

The site is a 152,701 sq. foot office building in Portland's Downtown, known as Building 3 of the World Trade Center. It occupies an entire city block, bounded by SW Salmon Street to the north, SW Main Street to the south, SW 1st Avenue to the west, and SW Naito Parkway to the east. SW 1st Avenue is a designated Central City Transit /Pedestrian Street and a Transit Access Street. SW Taylor, SW Salmon, and SW Naito Parkway are designated Traffic Access Streets. The site is within the Downtown Pedestrian District and is across the street from Governor Tom McCall Waterfront Park and the Willamette River.

Zoning:

The Central Commercial Zone (CX) is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate that prior land use reviews include the following:

LUR 05-137747 DZ: Design Review case to install 12 PCS antennas and associated equipment cabinets on the building.

LUR 03-173216 DZ: Pending Design Review case to install 12 PCS antennas and associated equipment cabinets on the building.

LUR 02-146158 DZ: Design review for bicycle parking enclosure. Deemed an unnecessary review.

LUR 96-00230 DZ: Design Review approval with conditions to mount 3 antenna arrays to the roof parapet, to be painted to match the building's color.

LUR 95-00240 DZ: Design review approval of new signage program.

DZ 6-85: Design review approval for two microwave dish antennas.

DZ 5-74: Design review approval for new building complex.

CU 030-82: Conditional Use approval with conditions for parking

SR 33-69: Sign approval.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 13, 2009**. The following Bureaus have responded with no issues or concerns:

- Site Development Section of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 13, 2009. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City. The Central City Fundamental Design Guidelines focus on four general categories. **(A)**

Portland Personality, addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;

8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

A1. Integrate the River. Orient architectural and landscape elements including, but not limited to lobbies, entries, balconies, terraces, and outdoor areas to the Willamette River and greenway. Develop access ways for pedestrians that provide connections to the Willamette River and Greenway.

A2. Emphasize Portland Themes. When provided, integrate Portland-related themes with the development's overall design concept.

A3. Respect the Portland Block Structures. Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment.

Findings for A1, A2, & A3: The proposal is for a relatively minor addition to the rooftop, therefore these guidelines do not apply.

A5. Enhance, Embellish and Identify Areas. Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

A6. Reuse/Rehabilitate/Restore Buildings. Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

A7. Establish and Maintain a Sense of Urban Enclosure. Define public rights-of-way by creating and maintaining a sense of urban enclosure.

Findings for A5, A6, & A7: The proposal is for a relatively minor addition to the rooftop, therefore these guidelines do not apply.

A8. Contribute to the Cityscape, Stage and the Action. Integrate building setbacks with adjacent sidewalks to increase the space for potential public use. Develop visual and physical connections into buildings' active interior spaces from adjacent sidewalks. Use architectural elements such as atriums, grand entries and large ground-level windows to reveal important interior spaces and activities.

A9. Strengthen Gateways. Develop and/or strengthen gateway locations.

Findings for A8 & A9: The proposal is for a relatively minor addition to the rooftop, therefore these guidelines do not apply.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

Findings for B1: The proposal is for a relatively minor addition to the rooftop, therefore these guidelines do not apply.

B2. Protect the Pedestrian. Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings: Located on SW Naito Parkway, and within a Pedestrian District, the six-story World Trade Three building is located in a highly visible block within the Central City. Waterfront Park, directly to the east, affords expansive views of the city skyline, while the westbound sidewalk offramp from the Hawthorne Bridge provides additional views from the pedestrian and cyclist level. The site is across the street from a non-gridded portion of downtown to the east, and is not confined to the 200-foot block structure of greater downtown due to its location along the waterfront, leaving greater sightlines from different pedestrian vantage points along the waterfront looking westward. As such views are impacted east of the site, from the Waterfront Park, Naito Parkway sidewalk, and offramp of the Hawthorne Bridge.

Existing panel antennae are visible and can easily be discerned from the building's walls as a foreign object, and unintentional as they are not easily unified in the composition of the façade. The panels, set apart a foot from the wall presents shadow lines, creating an irregular, undulating plane along the parapet. Chipped paint from the panels reveals the metallic surface underneath as well, adding to the irregular appearance of the object. Two additional panel antennae on the north, south, and west elevations would present additional proliferation, thus impacting the pedestrian experience and interrupting the integrity of the façade. The proposed microwave dishes would be mounted on the existing penthouse, within a discreet location along the west and north elevations. The microwave antennae would not be visible from the pedestrian level due to sightlines which show no visibility from adjacent sidewalks and open space.

If another solution were found in which the panel antennae were adequately set back from the edges of the building and screened by appropriately sized shroud enclosures, or were integrated with the building by attaching to the building's existing penthouse at a reasonable height, this guideline could be met. The shrouding method should demonstrate a blending with the architecture as closely as possible, in regards to color, materiality, size, and massing. The applicant must show how this will be achieved with appropriate sample materials, drawings, and details. ***As currently proposed, this guideline is met for the microwave dishes, however it is not met for the panel antennae. With further study of antenna locations and shroud methods, this guideline could be met for the panel antennae.***

B3. Bridge Pedestrian Obstacles. Bridge across barriers and obstacles to pedestrian movement by connecting the pedestrian system with innovative, well-marked crossings and consistent sidewalk designs.

B4. Provide Stopping and Viewing Places. Provide safe, comfortable places where people can stop, view, socialize and rest. Ensure that these places do not conflict with other sidewalk uses.

B5. Make Plazas, Parks and Open Space Successful. Orient building elements such as main entries, lobbies, windows, and balconies to face public parks, plazas, and open spaces. Where provided, integrate water features and/or public art to enhance the public open space. Develop locally oriented pocket parks that incorporate amenities for nearby patrons.

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B7. Integrate Barrier-Free Design. Integrate access systems for all people with the building's overall design concept.

Findings for B3 & B4, B5, B6, & B7: The proposal is for a relatively minor addition to the rooftop, therefore these guidelines do not apply.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

C6. Develop Transitions between Buildings and Public Spaces. Develop transitions between private development and public open space. Use site design features such as movement zones, landscape elements, gathering places, and seating opportunities to develop transition areas where private development directly abuts a dedicated public open space.

C7. Design Corners that Build Active Intersections. Use design elements including, but not limited to, varying building heights, changes in façade plane, large windows, awnings, canopies, marquees, signs and pedestrian entrances to highlight building corners. Locate flexible sidewalk-level retail opportunities at building corners. Locate stairs, elevators, and other upper floor building access points toward the middle of the block.

C8. Differentiate the Sidewalk-Level of Buildings. Differentiate the sidewalk-level of the building from the middle and top by using elements including, but not limited to, different exterior materials, awnings, signs, and large windows.

C9. Develop Flexible Sidewalk-Level Spaces. Develop flexible spaces at the sidewalk-level of buildings to accommodate a variety of active uses.

C10. Integrate Encroachments. Size and place encroachments in the public right-of-way to visually and physically enhance the pedestrian environment. Locate permitted skybridges toward the middle of the block, and where they will be physically unobtrusive. Design skybridges to be visually level and transparent.

C12. Integrate Exterior Lighting. Integrate exterior lighting and its staging or structural components with the building's overall design concept. Use exterior lighting to highlight the building's architecture, being sensitive to its impacts on the skyline at night.

C13. Integrate Signs. Integrate signs and their associated structural components with the building's overall design concept. Size, place, design, and light signs to not dominate the skyline. Signs should have only a minimal presence in the Portland skyline.

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

D3. Broadway Unique Sign District. Provide opportunities for the development of large, vertically-oriented, bright, and flamboyant signs that add to the unique character of this Broadway environment. Size and place signs and their structural support systems so that significant architectural or historic features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.

D4. New China/Japantown Unique Sign District. Provide opportunities for the development of suitably ornate signs, using motifs, symbols, bright colors, and celebrative forms that add to

the atmosphere and character of New China/Japantown. Size and place signs and their structural support systems so that significant architectural or historical features of the building are not concealed or disfigured. Ensure that all signs receive proper maintenance.

Findings for C2, C6, C7, C8, C9, C10, C12, C13, D1, D3, and D4: The proposal is for a relatively minor addition to the rooftop, and does not include parking or signage, nor is it located within the Park Blocks, the Broadway Unique Sign District, nor the New China/Japantown Unique Sign District, therefore these guidelines do not apply.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

C3. Respect Architectural Integrity. Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C5. Design for Coherency. Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C11. Integrate Roofs and Use Rooftops. Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for Guidelines A4, C3, C5, and C11: The subject six-story building includes a granite veneer skin, with joint lines which provide visual interest to the building's unadorned walls. The modernist building is part of an ensemble of three buildings which comprise the World Trade Center in a prominent location along SW Naito Parkway, along the waterfront. A key characteristic of the architecture of the building is its smooth, minimalist, planar quality. Windows, mullions, walls, and score lines are integrated, planar and flush to one another, to form a cohesive composition. Built as a unit, there is strong consistency in materiality and form between the three buildings which comprise the World Trade Center.

Each of the six proposed panel antennae measure approximately 45" long by 6" wide, by 2-1/2" deep. In addition, the mounting hardware for each panel antenna measures approximately 5'-6" long by 3" wide. The attachment bracket would be set away from the wall by 3". The face of the panel antennae would be approximately one foot away from the wall. A total of six panel antennae are proposed: two antennae would be located respectively on the north, south, and west parapets. The parapet on the building includes previously-approved rooftop panel antennae matching those proposed by the applicant. In addition, 2 microwave dishes are proposed to be placed on the existing mechanical roof penthouse.

Upon viewing the existing panel antennae on the parapet, there is noticeable shadow lines due to the raised nature of the panels. The previous attempt to place parapet antennae to coincide with vertical material joint lines to mitigate for the appearance of the equipment does not represent a successful outcome, due to relief and shadow lines caused by the projection from the wall plane which interrupts the smooth, minimal wall and parapet qualities. In addition, the parapet currently includes 12 panel antennae; the proposal to add an additional 6 panel antennae to the parapet would provide further distraction to the smooth, planar architectural quality of the building, resulting in diminished integrity and cohesiveness of the building composition. The panel antennae proposed, and existing, is limited to the subject building within the ensemble. Although panel antennae exist on other buildings within the Central City Plan District, the prominence and location of the waterfront building on which the panel antennae are to be attached warrant further consideration.

*North Elevation*

A majority of the antennae reviewed by staff include rooftop mounted equipment. Certain mitigation measures allow unobtrusiveness, including the use of shrouds, location, height, or the employment of existing architectural features such as penthouses. A key mitigation measure is placement of the antennae away from the visible parapet edge, and from sight lines as viewed from the sidewalk level. The proposed location of the panel antennae does not allow similar mitigation measures in order for the equipment to blend into the existing architecture. The score lines and location on the building do not provide a significant measure of mitigation. In addition, due to lack of maintenance of the existing panel antennae, the paint layer which allowed some blending into the skin of the architecture has been lost, resulting in a contrast between the exposed, shiny metal and the granite veneer. The microwave dishes proposed will be placed on an existing penthouse, which is centrally located approximately 30'-0" away from the north elevation wall and 45'-0" away from the east elevation wall. The dishes will be painted to match the existing penthouse, and will not interfere with any major architectural features of the building.

If another solution were found in which the panel antennae were adequately set back from the edges of the building and screened by appropriately sized shroud enclosures, or were integrated with the building by attaching to the building's existing penthouse at a reasonable height, this guideline could be met. The shrouding method should demonstrate a blending with the architecture as closely as possible, in regards to color, materiality, size, and massing. The applicant must show how this will be achieved with appropriate sample materials, drawings, and details. ***As currently proposed, this guideline is met for the microwave dishes, however this guideline is not met for the panel antennae. With further study of antenna locations and shroud methods, this guideline could be met for the panel antennae.***

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS


The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The integration of the proposed panel antennae on the building parapet presents an interruption to the integrity of the building façade. Through the course of this review, the applicant and City Staff investigated alternate solutions to place and screen new equipment, but due to constraints identified by the applicant an alternative solution was not found. If sufficient evidence were submitted that the proposed panel antennae were moved to another location and a method of screening the equipment with a high level of detail to satisfy meeting applicable design guidelines, then approval may be warranted. **Based on the current evidence, the proposal does not meet the approval criteria of the Central City Fundamental Design Guidelines B2, C2, C3, C4, C5, and C11, and therefore does not warrant approval.**

ADMINISTRATIVE DECISION

Approval of 2 microwave dishes with a 2 foot circumference to be installed on the northeast corner of the existing penthouse, per Exhibits C.1-C.4

Denial of 6 new panel antennae on the parapet located at 26 SW Salmon Street, in the Central City Plan District.

Staff Planner: Chris Beanes

Decision rendered by:  **on June 26, 2009**

By authority of the Director of the Bureau of Development Services

Decision mailed: July 9, 2009

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on January 30, 2009, and was determined to be complete on **February 11, 2009**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on January 30, 2009.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit G.3.

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the decision of the Bureau of Development Services with input from other City and public agencies.

Conditions of Approval. If approved, this project may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the

permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on July 23, 2009** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. Please see the appeal form for additional information.

The file and all evidence on this case are available for your review by appointment only. Please contact the receptionist at 503-823-7967 to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at www.portlandonline.com.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **July 24, 2009 – (the day following the last day to appeal).**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. North/South Elevations (attached)
 - 3. East/West Elevations (attached)
 - 4. Details (attached)
 - 5. Parcel Plan-11x17 Full Size Set
 - 6. Architectural Site Plan-11x17 Full Size Set
 - 7. Architectural Floor Plan-11x17 Full Size Set
 - 8. Antenna Details-11x17 Full Size Set
 - 9. South Elevation-11x17 Full Size Set
 - 10. East Elevation-11x17 Full Size Set
 - 11. North Elevation-11x17 Full Size Set
 - 12. West Elevation--11x17 Full Size Set
 - 13. Cabinet Details-11x17 Full Size Set
 - 14. Antenna and Microwave Mounting Details-11x17 Full Size Set
 - 15. BTS Specifications-11x17 Full Size Set

- 16. Grounding Details-11x17 Full Size Set
- 17. Photo Simulations

D. Notification information:

- 1. Mailing list
- 2. Mailed notice

E. Agency Responses:

- 1. Site Development Review Section of BDS

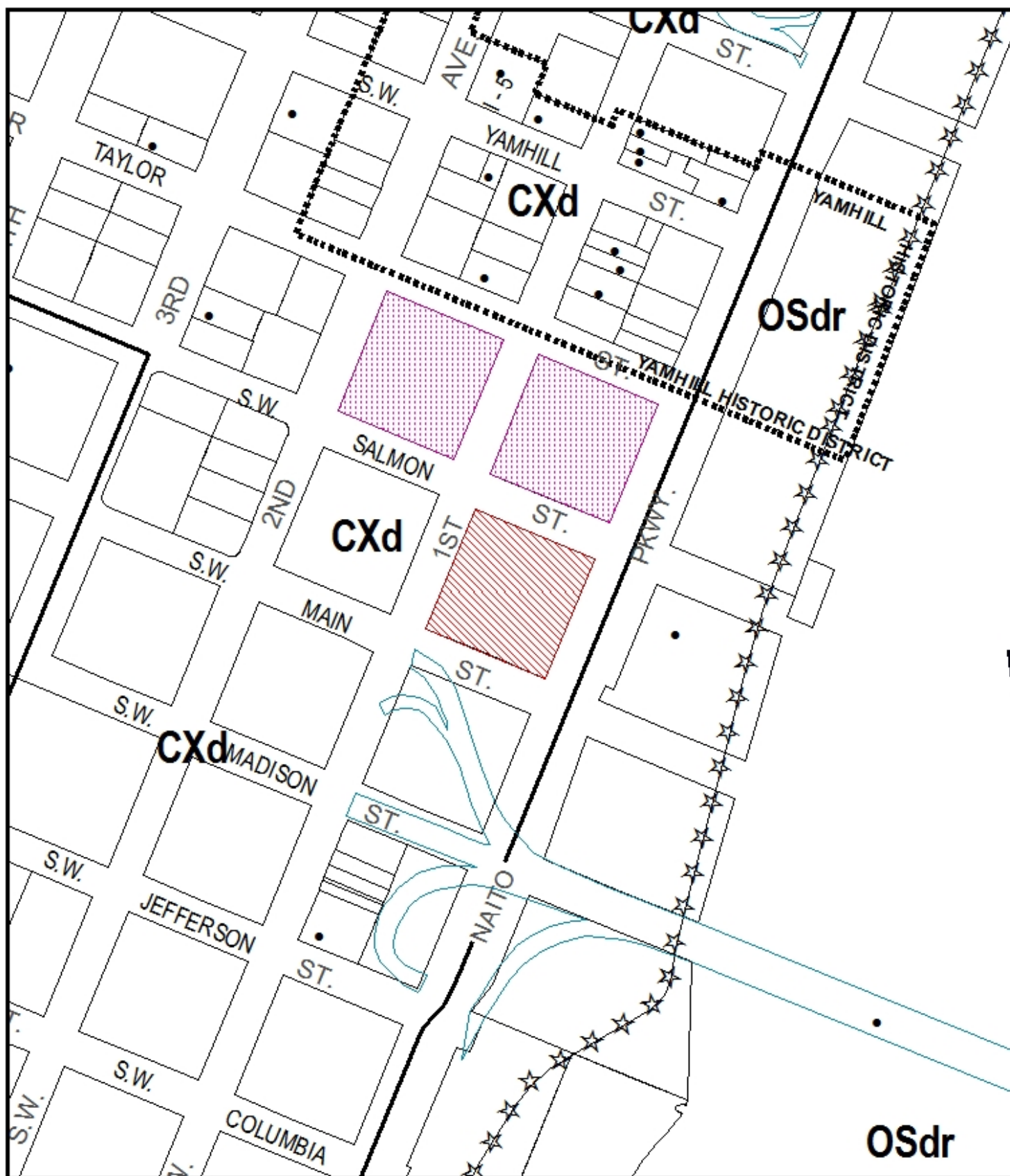
F. Correspondence:

- 1. none

G. Other:

- 1. Original LU Application
- 2. Site History Research
- 3. 120 Day Waiver
- 4. Alternative Solutions

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).



ZONING

- Site
- Also Owned
- Historic Landmark

This site lies within the:
CENTRAL CITY PLAN DISTRICT

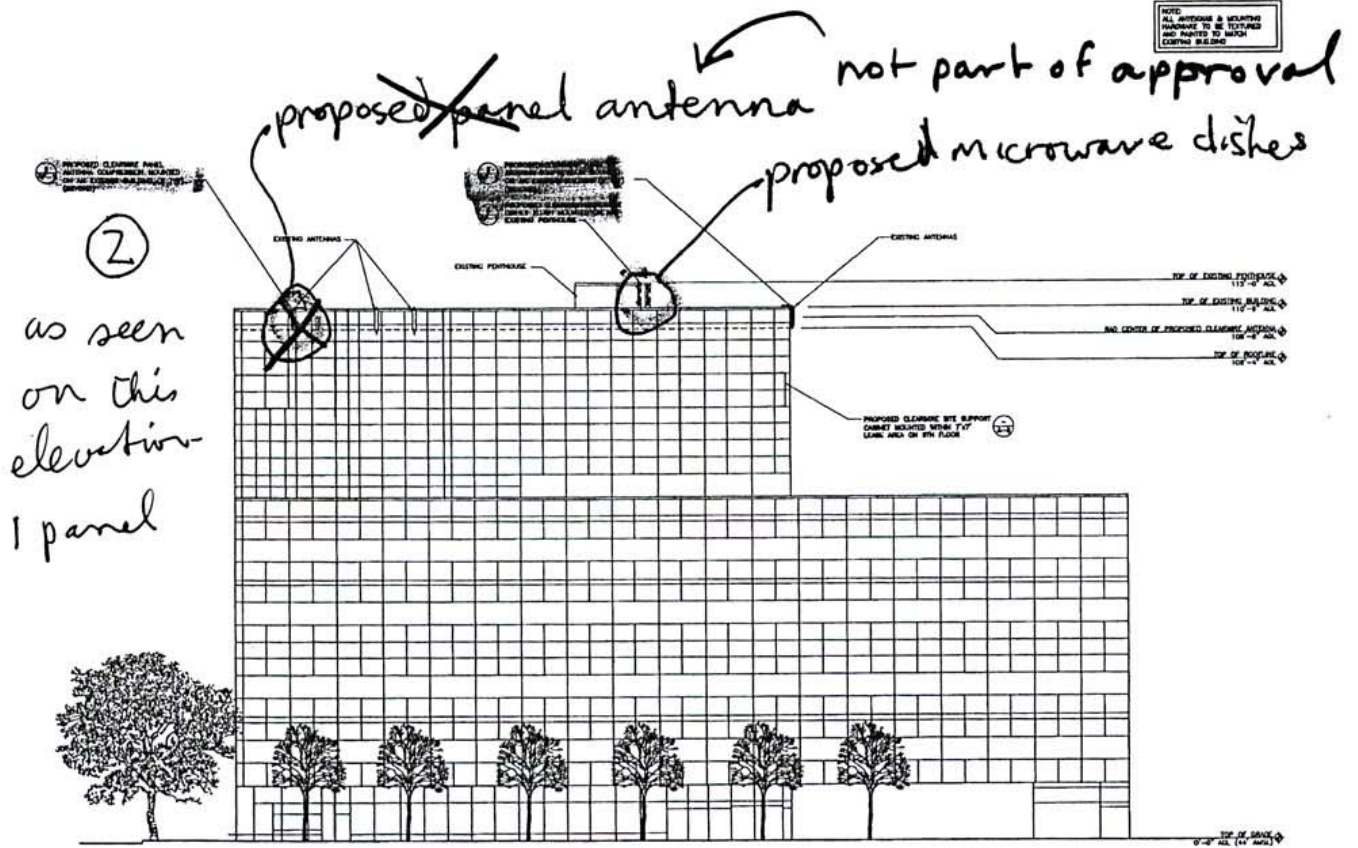
File No. LU 09-105706 DZ

1/4 Section 3129

Scale 1 inch = 200 feet

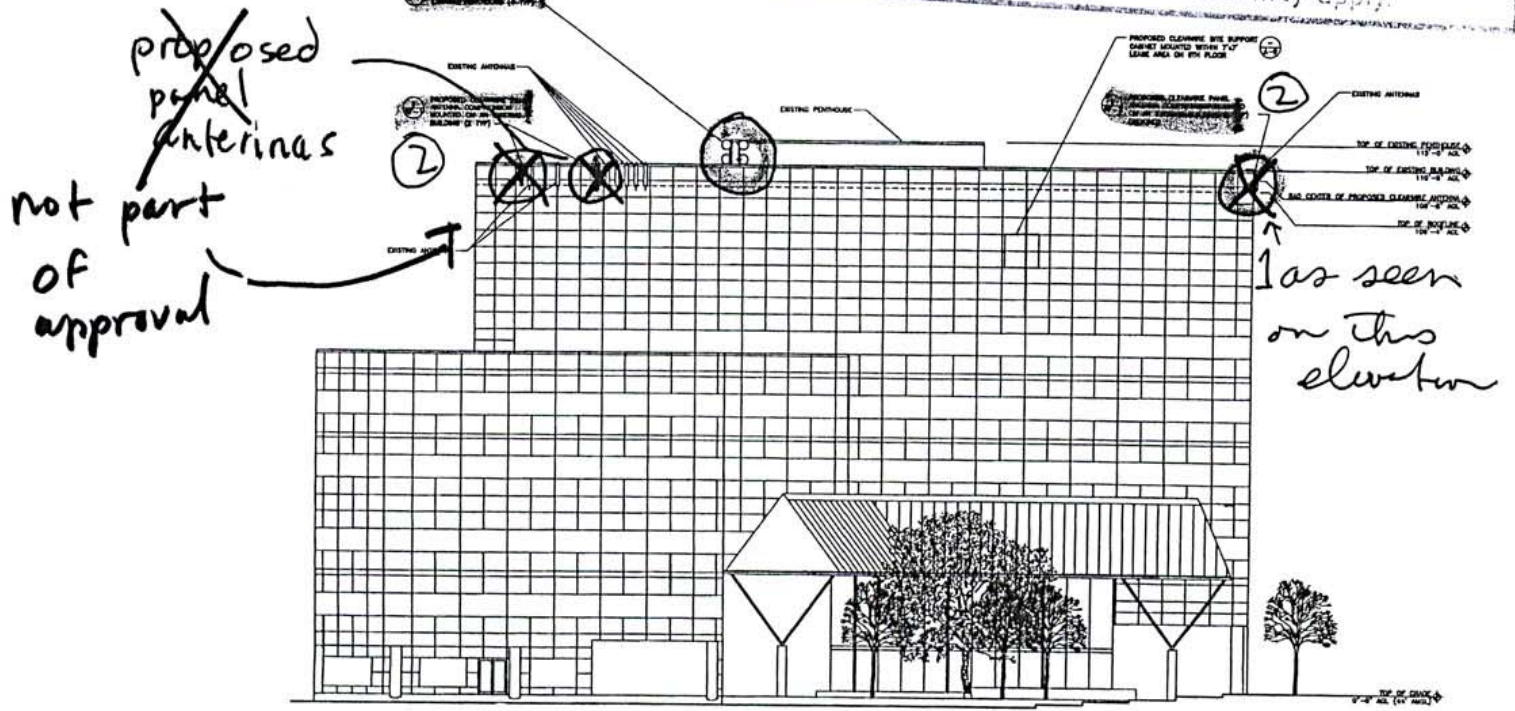
State_Id 1S1E03BD 200

Exhibit B (Feb 02,2009)



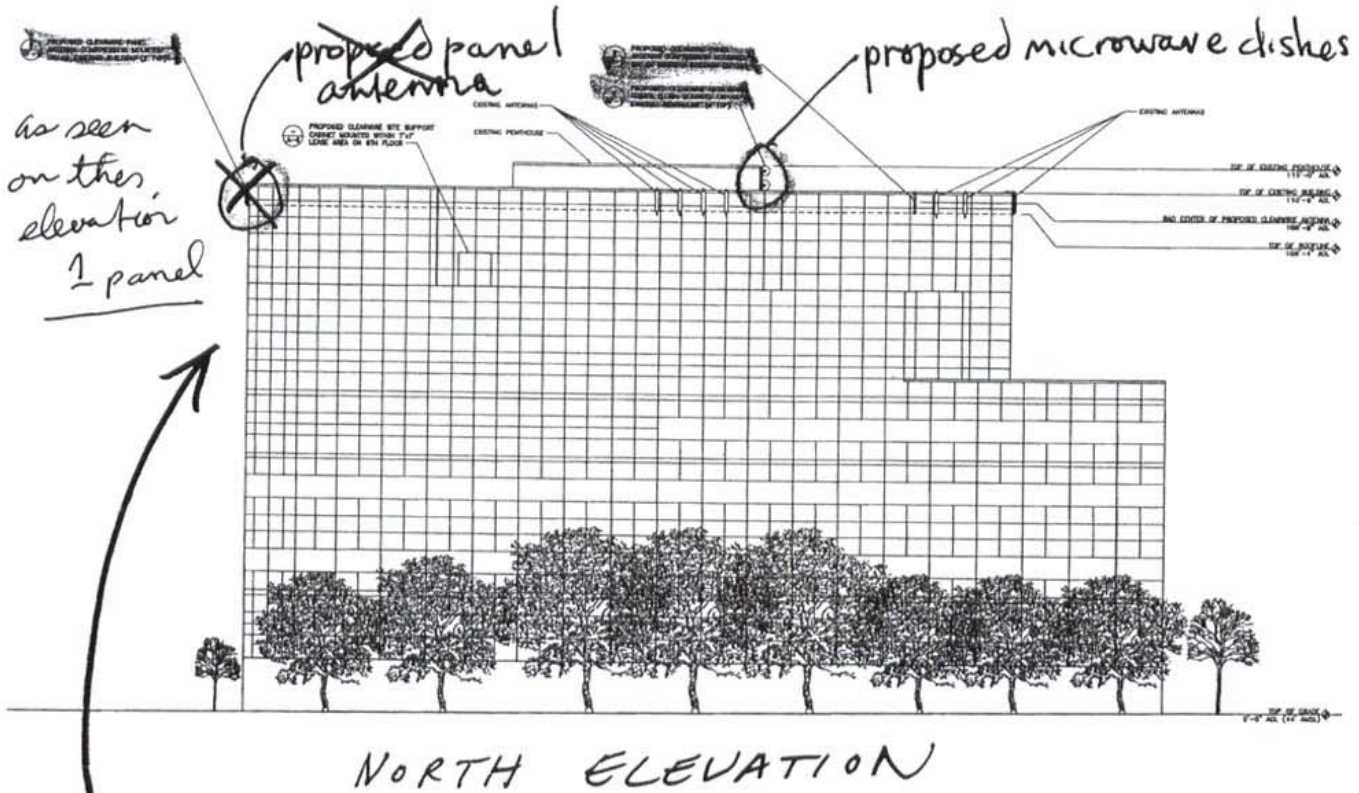
EAST ELEVATION

Approved
City of Portland - Bureau of Development Services
Planner [Signature] Date 7/7/09
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



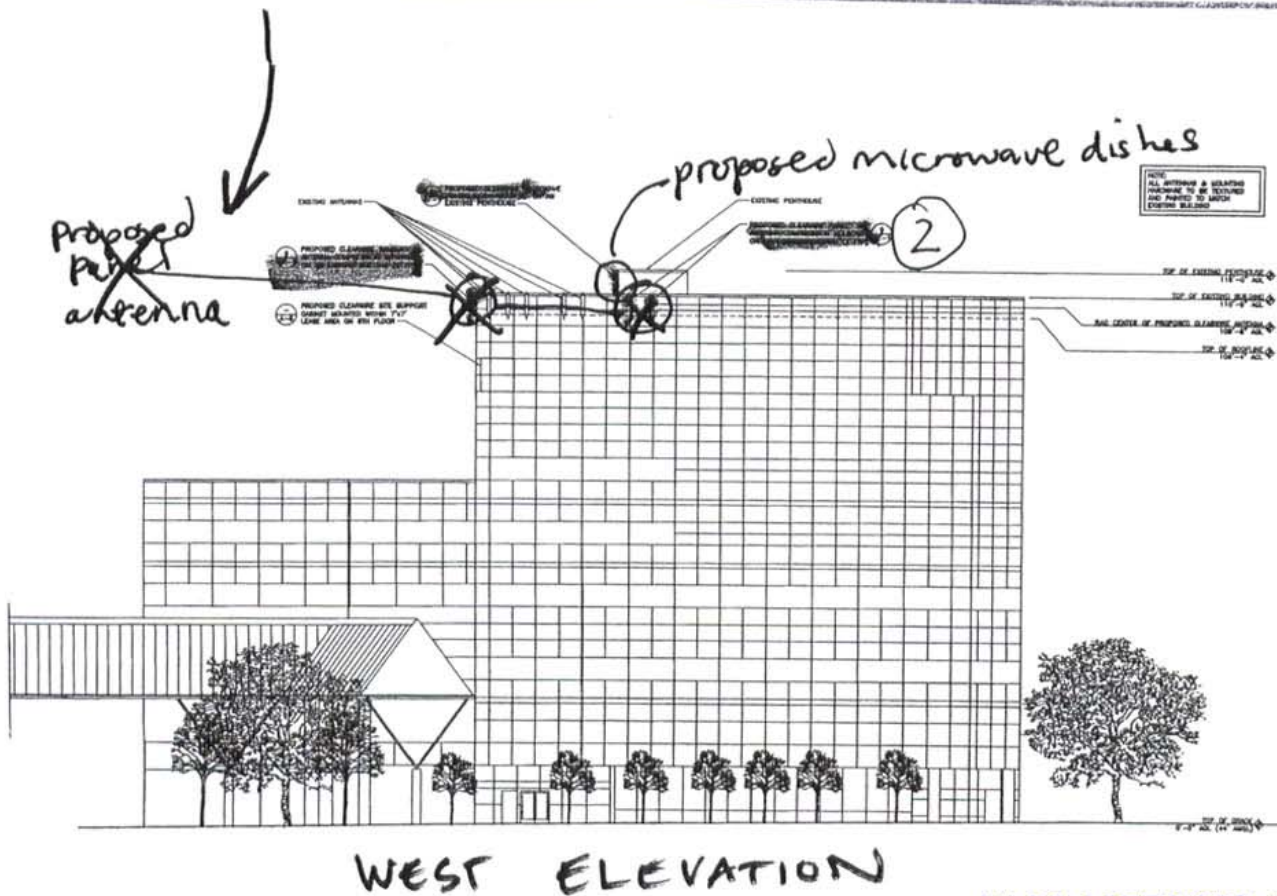
SOUTH ELEVATION

NOTE:
ALL ANTENNAS & MOUNTING
HARDWARE TO BE TEXTURED
AND PAINTED TO MATCH
EXISTING BUILDING



not part of approval

Approved
City of Portland - Bureau of Development Services
Planner: [Signature] Date: 7/7/07
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



REVISIONS				
NO	DATE	DESCRIPTION	BY	APP'D
1	3-24	PRELIMINARY D.D.	AS	
2	3-24	FINAL D.D.	MS	

NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE
ANTENNA DETAILS

SHEET NUMBER
A-10

Approved

City of Portland Date _____

I have the reviews requested and I will apply.

NOTE: ALL CONCRETE PARTS AND UNITS TO BE GALVANIZED

UNISTRUT CUP-CLIP CONDUIT CLAMP (VARIABLE) / WITH CONDUIT SIZE

CONDUITS IN NUMBER AND SIZE AS DIRECTED BY CONSTRUCTION WORK.

CONCRETE $\times 12"$ U
STRUCT TO SLEEPER
LACES

—MITS MT-F1637 1/2" RUBBER MATS
CUT INTO 8" x 16" SECTIONS

—MITS MT-F1688 4" SQ PVC
SLEEPER CUT TO 12" LENGTHS

CONDUIT ATTACHMENT 9

antenna plan

MICROWAVE SPECIFICATION 6

$$\frac{1}{\sqrt{2}}$$

BTS SPECIFICATION	1	NOT USED	4
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ANTENNA & MICROWAVE MOUNTING DETAIL

MOUNTING DETAIL
24"x36" SCALE: 1-1/2" = 1'-0"

1

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.