



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

FROM CONCEPT TO CONSTRUCTION

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www.portlandoregon.gov/bds

Date: May 6, 2014
To: Interested Person
From: Mark Walhood, City Planner (503) 823-7806
mark.walhood@portlandoregon.gov

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

The Bureau of Development Services has **approved** a proposal in your neighborhood. The reasons for the decision are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-114123 HR - - ROOFTOP WIRELESS AT 407 N. BROADWAY

GENERAL INFORMATION

Applicant: Reid Stewart / Lexcom Development (Verizon Wireless)
4015 SW Battaglia Ave / Gresham, OR 97080

Owner: Weston Investment Company/American Property Management
Attn: Robert Williams / 2154 NE Broadway / Portland, OR 97232

Site Address: 407 N Broadway

Legal Description: BLOCK 15 LOT 1-5 LOT 6 EXC PT IN ST LOT 8-12; LAND & IMPS SEE R156127 (R244901631) FOR BILLBOARD, ELIZABETH IRVINGS ADD; BLOCK 15 LOT 1-5 LOT 6 EXC PT IN ST LOT 8-12; BILLBOARD SEE R156126 (R244901630) FOR LAND & IMPS, ELIZABETH IRVINGS ADD

Tax Account No.: R244901630, R244901631, R244901630, R244901630
State ID No.: 1N1E27DC 04300, 1N1E27DC 04300A1, 1N1E27DC 04300, 1N1E27DC 04300

Quarter Section: 2930
Neighborhood: Eliot, contact Mike Warwick at 503-284-7010.
Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.
District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Other Designations: Historic Landmark pursuant to listing in the National Register of Historic Places as the Portland Van and Storage Building on February 22, 1996.

Zoning: CXd (Central Commercial base zone with Historic Resource and Design overlay zone), Central City Plan District, Historic Landmark

Case Type: HR (Historic Resource Review)
Procedure: Type II, an administrative decision with appeal to the Historic Landmarks Commission.

Proposal: The applicant has proposed alterations to an existing wireless telecommunications facility on a historic building at the east end of the Broadway Bridge. The Portland Van & Storage Building (1925) is individually listed in the National Register of Historic Places and is

therefore a Historic Landmark. Hence the proposed alterations must receive prior approval through this Type II Historic Resource Review procedure.

Currently Verizon has eleven existing panel antennas mounted on rooftop penthouses and other structures on the building rooftop. The current proposal is to add three new panel antennas to the rooftop, and to switch out eight (of eleven) existing panel antennas for new, larger antennas, for a total count of fourteen rooftop antennas. The antennas will be mounted to existing pipe mount structures on the roof, with the exception of two new antennas on the SE face of the penthouse. Replacement antennas are proposed for the same general rooftop locations as previously approved, but in some cases rise slightly above the existing uppermost point/tip of the current antennas. As part of the site upgrade, Verizon will also need to install four new Remote Radio Units (RRU's), and three new surge suppressors.

The RRU's and surge suppressors will be mounted on the same mounts as the antennas. Individual panel antennas range from 6'-0" to 8'-0" tall, and from 0'-7" to 1'-9" wide. The surge suppressor units and RRU's would be mounted below individual antennas, and are much smaller in size versus the antennas (1'-4" wide by 2'-2" tall for the suppressors, 1'-5" wide by 1'-6" tall for the RRU units).

Approval Criteria: In order to be approved, this proposal must comply with the approval criteria specified in the Portland Zoning Code (Title 33 of the Portland City Code). The criteria are:

- 33.846.060.G Other Approval Criteria; and
- The *Central City Fundamental Design Guidelines – Lloyd Subdistrict*

ANALYSIS

Site and Vicinity: The five-story reinforced concrete frame building, known as the Portland Van and Storage Building, was built in 1925. It was designed, as a warehouse structure by the noted Portland architecture firm of Claussen & Claussen, and is considered to be an excellent example of Early 20th Century Commercial/Industrial Buildings with Jacobethan detailing. It is listed in the National Register of Historic Places under both eligibility Criterion A, for association with the development of moving services, and Criterion C for its architectural expression.

The building occupies an entire city block with N. Broadway and N. Dixon Streets to the north and south, and N. Benton and N. Larrabee Avenues to the east and west. North Larabee and N. Broadway are designated City Bikeways and City Walkways. North Broadway is also a Transit Access Street.

Zoning: The commercial zones implement the commercial policies and plan map designations of the Comprehensive Plan. The zones are for areas of the City designated by the Comprehensive Plan for commercial uses. The differences in the zones reflect the diversity of commercial areas in the City. The zones are distinguished by the uses allowed and the intensity of development allowed. Some of the zones encourage commercial areas that are supportive of surrounding residential areas, while other zones allow commercial areas which have a community or regional market.

The regulations promote uses and development which will enhance the economic viability of the specific commercial district and the city as a whole. In general, a wide range of uses is allowed in each zone. Limits on the intensity of uses and the development standards promote the desired character for the commercial area. The development standards are designed to allow a large degree of development flexibility within parameters which support the intent of the specific zone. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed.

The Central Commercial (CX) zone 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 Historic Resource chapter protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

The Design Overlay Zone promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The Design Overlay Zone also promotes quality high-density development adjacent to transit facilities. 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 or compliance with the Community Design Standards. In addition, design review or compliance with the Community Design Standards ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Land Use History: City records indicate several past land use reviews at the site, including the following prior related cases:

- *LUR 00-00425 HDZ* – conditional approval for a new rooftop wireless telecommunications facility with eight antennas and related equipment;
- *LUR 00-000439* – conditional approval for a new rooftop wireless telecommunications facility with six antennas and related equipment;
- *LU 05-135032 HDZ* – conditional approval for three additional wireless antennas for the facility previously approved in *LUR 00-00425 HDZ*;
- *LU 06-128997 ZC* – approval for a Zoning Map Amendment to change the zoning on the site from EG1 to CXd; and
- *LU 12-139523 HDZ* – conditional approval for installation of a rooftop emergency generator and electrical switching equipment for the wireless telecommunications facility approved in *LUR 00-00425 DZ* and *LU 05-135032 HDZ*.

Public Notice: A “Notice of Proposal in Your Neighborhood” was mailed **June 27, 2005**.

Agency Review: No bureaus were notified for this rooftop-only facility that does not increase the floor area or impervious surface area on the site. No agency responses were received.

Neighborhood Review: 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 33.846, Historic Reviews

Purpose of Historic Resource Review

Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria

Requests for Historic Resource Review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

Findings: The site is a designated Historic Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. In addition, because the site is located within the Central City, the relevant approval criteria are the *Central City Fundamental Design Guidelines*.

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

33.846.060 G. Other Approval Criteria:

- 1. Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

Findings: The proposal is for a net increase in antennas on the roof of the subject property, from eleven to fourteen. Generally speaking rooftops and utilitarian rooftop structures are not considered character-defining features of historic resources that are listed for their architectural design, which is the case in this instance. Additional antennas that are not readily visible from nearby street levels will not have any adverse effect on the protected historic character of the building.

However, to ensure that the additional and replacement antennas are not visible, a condition of approval is necessary to reduce the uppermost or tip height of five of the replacement antennas on the northernmost penthouse structure. In all past reviews for wireless telecommunications on this building, the uppermost point of the facility has not risen above the top of the adjacent structure, and all visible components have been painted to match the (beige or green) structures to which they are mounted. If the antennas were to project up above the uppermost point of the rooftop penthouses and structures they are mounted on, they would be much more visible and impactful upon the historic character of the property. This is a taller building than most in the surrounding area and the rooftop structures are visible from adjacent streets and properties, and the unbroken horizontal line formed by the various boxy rooftop penthouse elements, as well as the abandoned water tank platform, are integral to the historic character of the building.

If the five replacement antennas that project above northernmost penthouse structure are reduced in height to be flush with or no taller than the penthouse rooftop to which they are mounted, shown on the drawings as a point 73'-0" above the street grade, the basic historic form, massing, and skyline silhouette of the building can be preserved. Similarly, painting all the antennas and visible equipment to match the adjacent surfaces can help minimize their appearance and allow the historic rooftop structures to better match their historic form and appearance, without the visual distraction of bright white or gray metal-colored elements. These parameters of staying below the top of the adjacent penthouse structure and being painted to match are consistent with how all prior rooftop wireless facilities on this historic landmark have been approved in the past. *With the noted conditions ensuring that the tip of all antennas remain at or below the uppermost point of the rooftop structure to which they are mounted, including specific reference to the 5 replacement antennas which do not fit this pattern, and with a condition ensuring that visible portions be painted to match the adjacent structure, this criterion can be met.*

- 3. Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.

Findings: The earlier cellular transmission equipment that is proposed for change has not achieved any historic significance in its own right because it is less than fifty years old and unrelated to the significance of the resource. *This criterion is met.*

- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

10. Hierarchy of compatibility. Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

Findings for 8 and 10: As discussed above under findings for criterion 1, the existing rooftop wireless facilities at the site are generally compatible with the massing, scale, and architectural features of this historic building in part by virtue of their placement on utilitarian rooftop structures. Other helpful design elements include keeping all vertical projections below the uppermost point of the structure to which they are mounted, and the painting of all visible components of the facility to match the adjacent surface on which they are mounted.

In general, the current proposal maintains these characteristics, with the exception of five replacement antennas on the northernmost penthouse sector. In addition, the plans do not clearly specify that the visible portions of the facility will be painted to match the adjacent wall surface.

If the antennas were to project up above the uppermost point of the rooftop penthouses and structures they are mounted on, they would be much more visible and impactful upon the historic character of the property. This is a taller building than most in the surrounding area and the rooftop structures are visible from adjacent streets and properties, and the unbroken horizontal line formed by the various boxy rooftop penthouse elements, as well as the abandoned water tank platform, are integral to the historic character of the building.

If the five replacement antennas that project above northernmost penthouse structure are reduced in height to be flush with or no taller than the penthouse rooftop to which they are mounted, shown on the drawings as a point 73'-0" above the street grade, the basic historic form, massing, and skyline silhouette of the building can be preserved. Similarly, painting all the antennas and visible equipment to match the adjacent surfaces can help minimize their appearance and allow the historic rooftop structures to better match their historic form and appearance, without the visual distraction of bright white or gray metal-colored elements. These parameters of staying below the top of the adjacent penthouse structure and being painted to match are consistent with how all prior rooftop wireless facilities on this historic landmark have been approved in the past. *With the noted conditions ensuring that the tip of all antennas remain at or below the uppermost point of the rooftop structure to which they are mounted, including specific reference to the 5 replacement antennas which do not fit this pattern, and with a condition ensuring that visible portions be painted to match the adjacent structure, these criteria can be met.*

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

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

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.

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 storm water management tools.

Findings A6, C3, and C11: The proposed treatment meets the general understanding of

rehabilitation because it makes the subject building useful in its modern context without compromising essential historic characteristics. Historically rooftops were the location of many utilitarian items and continuing that pattern in an orderly manner, does not diminish historic integrity. To ensure that the rooftop appearance and pattern remains orderly, architecturally integrated with the original building character, and of minimal impact in the skyline, conditions of approval are necessary.

The current proposal is generally respectful of the original building character and well-integrated with the rooftop form, with the exception of five replacement antennas on the northernmost penthouse facing east-northeast. In addition, the plans do not clearly specify that the visible portions of the facility will be painted to match the adjacent wall surface.

If the antennas were to project up above the uppermost point of the rooftop penthouses and structures they are mounted on, they would be much more visible and impactful upon the building architecture and skyline overall. This is a taller building than most in the surrounding area and the rooftop structures are visible from adjacent streets and properties, and the unbroken horizontal line formed by the various boxy rooftop penthouse elements, as well as the abandoned water tank platform, are integral to the form and character of the building.

If the five replacement antennas that project above northernmost penthouse structure are reduced in height to be flush with or no taller than the penthouse structure to which they are mounted, shown on the drawings as a point 73'-0" above the street grade, the basic form, massing, and skyline silhouette of the building can be preserved. Similarly, painting all the antennas and visible equipment to match the adjacent surfaces can help minimize their appearance and allow the historic rooftop structures to better match their intended form and appearance, without the visual distraction of bright white or gray metal-colored elements. These parameters of staying below the top of the adjacent penthouse structure and being painted to match are consistent with how all prior rooftop wireless facilities on this historic landmark have been approved since the original installation in the year 2000. *With the noted conditions ensuring that the tip of all antennas remain at or below the uppermost point of the rooftop structure to which they are mounted, including specific reference to the 5 replacement antennas which do not fit this pattern, and with a condition ensuring that visible portions be painted to match the adjacent structure, these guidelines can be met.*

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 purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. With conditions of approval ensuring that the facility is installed in a manner consistent with all past approvals on the site, including no projections breaking the uppermost vertical lines of the rooftop mounting structures, as well as a matching paint finish, the applicable criteria and guidelines can be met and the request can be approved.

ADMINISTRATIVE DECISION

Approval of Historic Review for alterations to the Historic Landmark Portland Van & Storage Building, including alterations to an existing rooftop wireless telecommunications facility with the following specific elements:

- Three new panel antennas added to the existing 11 antennas, for a total of 14 antennas;
- Eight replacement panel antennas, using the same pipe mount structures for the prior antennas in the same location;
- Individual panel antennas range from 6'-0" to 8'-0" tall, and from 0'-7" to 1'-9" wide;
- Four new Remote Radio Units, each measuring 1'-5" wide by 1'-6" tall;
- Three new surge suppressors, each measuring 1'-4" wide by 2'-2" tall; and
- Accessory cabling and conduit connections between the elements and the existing rooftop equipment cabinets and generator.

The above approval is granted based on the approved plans and drawings, Exhibits C.1 through C.20, all signed and dated April 30, 2014, and subject to the following conditions:

- A. As part of the building permit submittal, all four drawing sets must reflect the information and design as approved by this land use review as indicated in Exhibits C.1 through C.20, as well as modifications as necessary to meet conditions B and C, below. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 14-114123 HR. No field changes allowed."
- B. The five replacement antennas on the northernmost penthouse that project above the 73'-0" level defining the top of the penthouse must be reduced in height up to as much as 3'-0", so that their uppermost tip remains below the top of the rooftop penthouse to which they are mounted, consistent with the design and approval of all prior wireless telecommunications facilities on this Historic Landmark building.
- C. All visible portions of the rooftop facility must be painted to match the (currently tan/beige or green) color of the rooftop structure on which they are mounted.

Staff Planner: Mark Walhood

Decision rendered by: MARK WALHOOD on April 30, 2014.
By authority of the Director of the Bureau of Development Services

Decision mailed: May 6, 2014

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 February 5, 2014, and was determined to be complete on **March 21, 2014**.

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 February 5, 2014.

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 did not waive or extend the 120-day review period.

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 Historic Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on May 20, 2014** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 2:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 2:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, 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 Landmarks 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 Historic Landmarks 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 **May 20, 2014**.
- 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.

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 Statements
 1. Original narrative statement
 2. Radiofrequency Transmission Facilities Registration Form
 3. Original plan set – reference only/not approved
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Cover Sheet
 2. General Notes and Legend
 3. Overall Site Plan (**attached**)
 4. Enlarged Roof Plan (**attached**)
 5. Antenna Plan (**attached**)
 6. Southeast and Northeast Elevations (**attached**)
 7. Southwest Elevation
 8. Antenna Mounting Details
 9. Antenna Mounting and Configuration Details
 10. Structural Notes and Details
 11. Large/Scalable Cover Sheet
 12. Large/Scalable General Notes and Legend
 13. Large/Scalable Overall Site Plan
 14. Large/Scalable Enlarged Roof Plan
 15. Large/Scalable Antenna Plan
 16. Large/Scalable Southeast and Northeast Elevations
 17. Large/Scalable Southwest Elevation
 18. Large/Scalable Antenna Mounting Details
 19. Large/Scalable Antenna Mounting and Configuration Details
 20. Large/Scalable Structural Notes and Details

D. Notification information:

1. Mailing list
2. Mailed notice

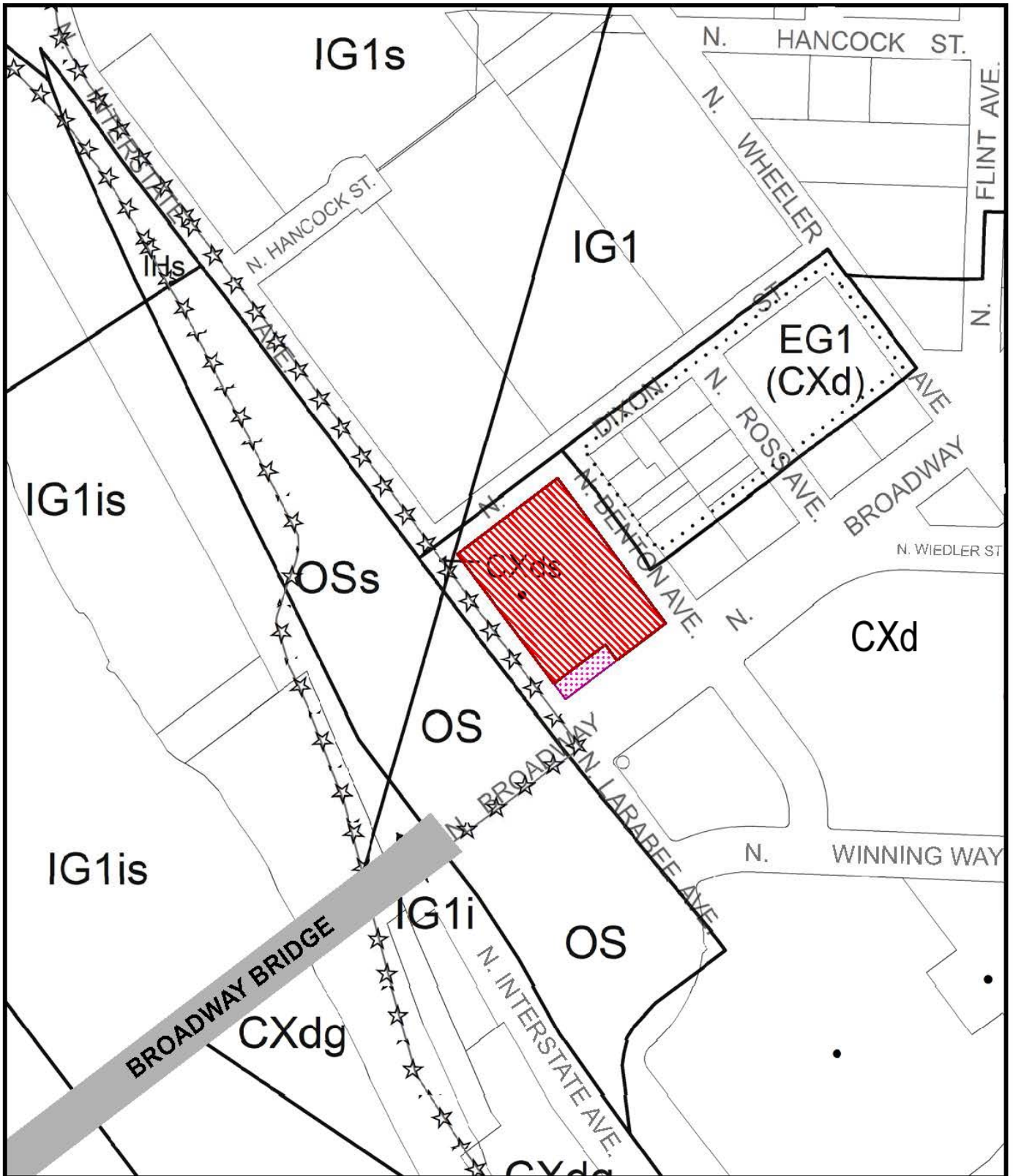
E. Agency Responses (*none received at time of decision mailing*)

F. Correspondence (*none received at time of decision mailing*):

G. Other:

1. Original LU Application
2. Incomplete letter, sent 2/26/14
3. Section 106 filing from Federal Communications Commission, rec'd. 3/4/14
4. Approved drawings from LUR 00-00425 HDZ
5. Approved drawings from LUR 00-00439 HDZ
6. Approved drawings from LU 05-135032 HDZ
7. Approved drawings from LU 12-139523 HDZ

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

-  Site
-  Also Owned
-  Historic Landmark

 Recreational Trail



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	<u>LU 14-114123 HR</u>
1/4 Section	<u>2830,2930</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E27DC 4300</u>
Exhibit	<u>B (Feb 12,2014)</u>



LEXCOM

GPA ARCHITECTS LLC
Portland, OR 97219
503-274-1800



NO.	DATE	DESCRIPTION
01	09/18/13	IFR
02	10/10/13	CD
03	11/14/13	CD
04	01/17/14	CD
05	01/17/14	CD
06	01/17/14	CD
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20	01/17/14	CD

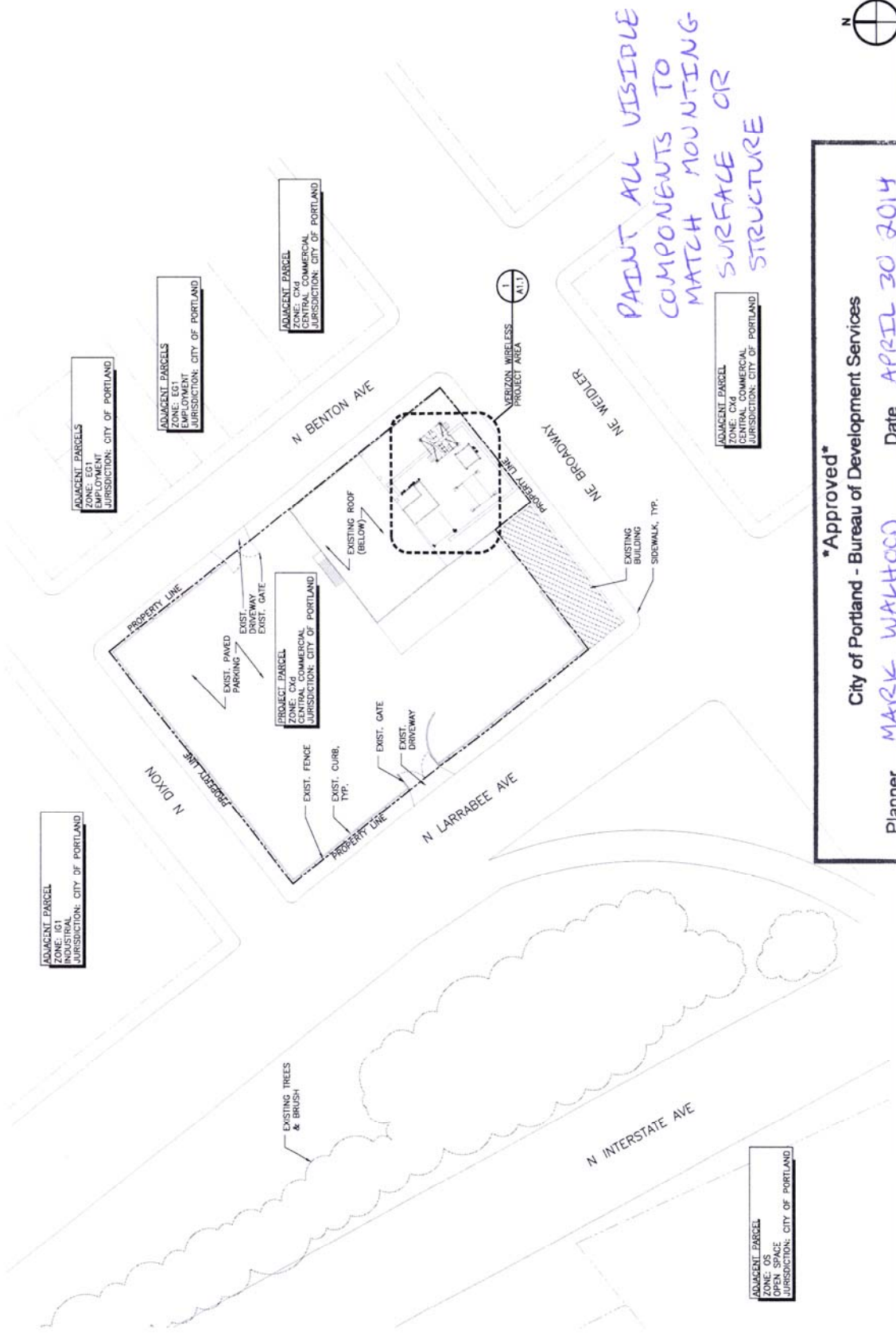
13-202
03/17/14
Designed by
Checked by
Approved by

Date issued
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Date issued for

Project title:
POR
OLD TOWNE
407 N. BROADWAY ST
PORTLAND, OR 97227

Overall
SITE PLAN

Sheet No.
A1.0



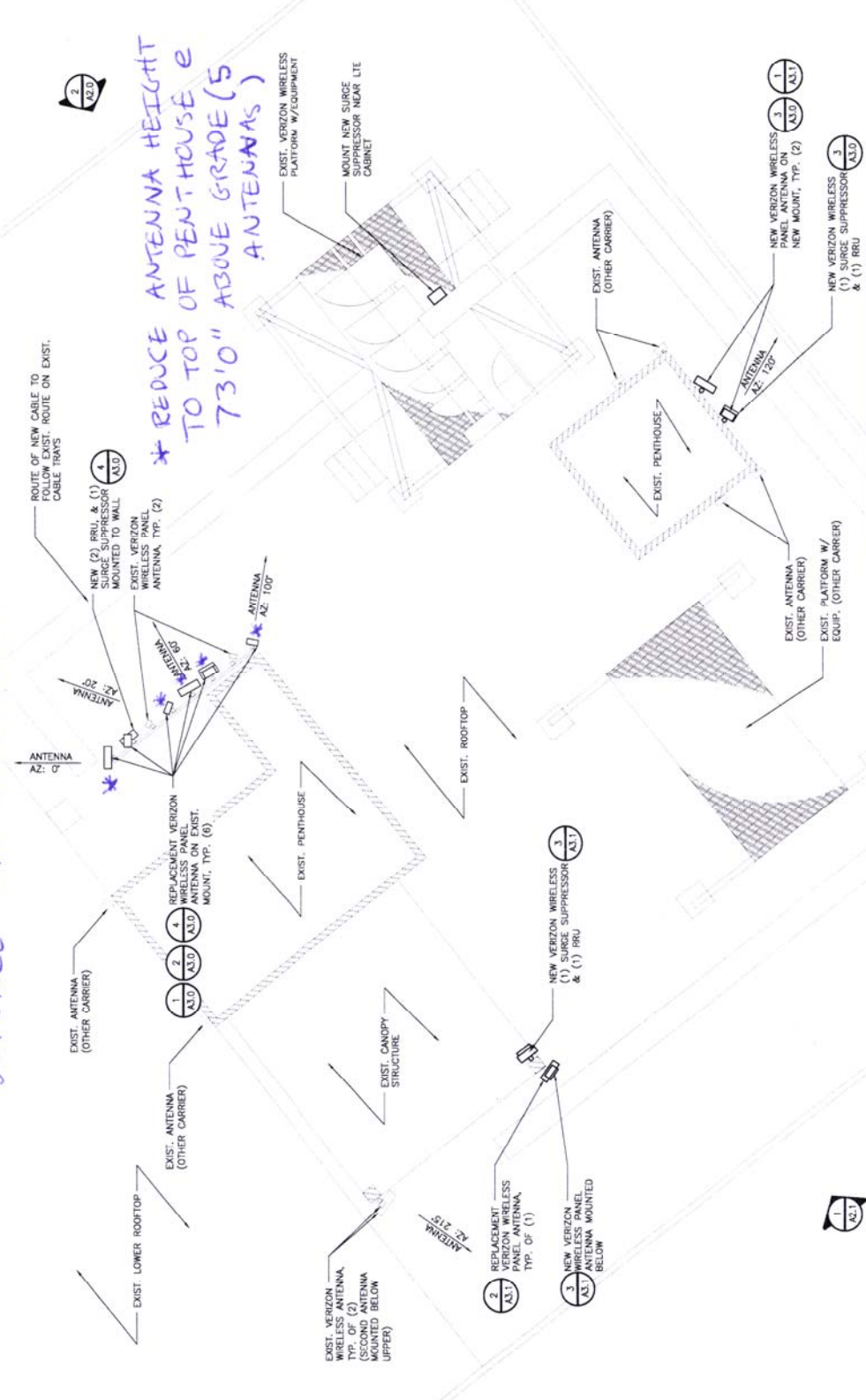
*PAINTE ALL VISIBL
COMPONENTS TO
MATCH MOUNTING
SURFACE OR
STRUCTURE*

Approved
City of Portland - Bureau of Development Services
Planner MARK WALHOCO Date APRIL 30 2014
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

OVERALL SITE PLAN 1
2014 SCALE: 1" = 30'-0"
1/17 SCALE: 1" = 60'-0"

CASE NO W 14-114123 TR
EXHIBIT C.3

PAINT ALL VISIBLE COMPONENTS TO MATCH MOUNTING SURFACE OR STRUCTURE.



verizon wireless

LEXCOM

Developed/Reviewed By:

GPA
 GROUP ARCHITECTS, LLC
 2700 NW YORK ST., SUITE 700
 PORTLAND, OR 97227
 503.274.0000

REGISTERED ARCHITECT
 STATE OF OREGON
 REG. NO. 100000000

NO.	DATE	DESCRIPTION
01	09/18/13	01
02	10/10/13	02
03	11/14/13	03
04	03/17/14	04
05		05
06		06
07		07
08		08
09		09
10		10
11		11
12		12
13		13
14		14

13-202
 Date Issued: 05/17/14
 Drawn By: DK
 Checked By: G.S.
 Approved By: GMP

Project No: 1
POR
OLD TOWNE
 407 N. BROADWAY ST
 PORTLAND, OR 97227

Scale: 1/8" = 1'-0"
 1/16" = 1'-0"

ENLARGED ROOF PLAN

A1.1

Approved
 City of Portland - Bureau of Development Services

Planner: MARK WALHOOD Date: APRIL 30, 2014

** This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.*

CASE NO. W 14-114123 HR
6.7

NO.	DATE	DESCRIPTION
09/18/12	10/10/2012	11/14/2012
REVIEW	CD	FINAL
REVISED	CD	FINAL
REVISED	CD	FINAL
REVISED	CD	FINAL
REVISED	CD	FINAL
REVISED	CD	FINAL

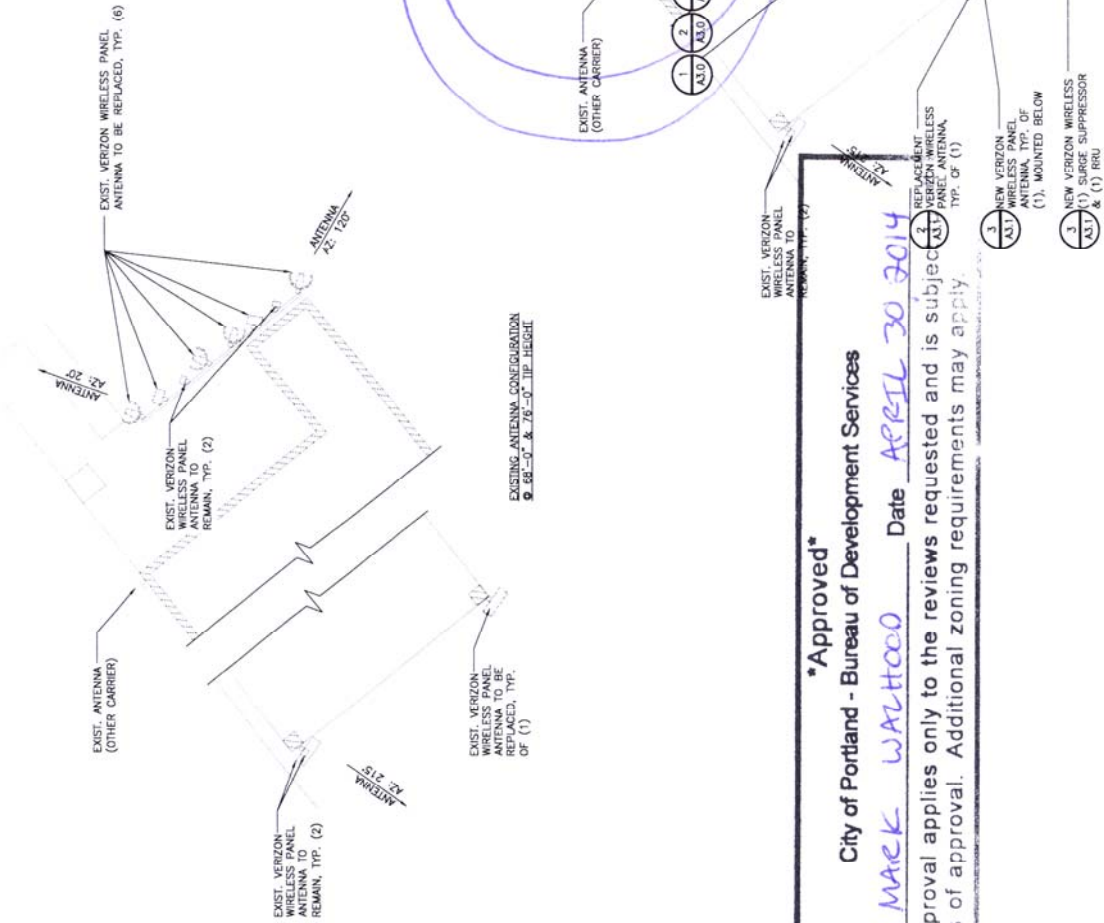
13-302
02/17/14
Designed By: DK
Drawn By: G.S.
Checked By: G.S.
Approved By: S.M.P.

Project Name: POR OLD TOWNE
407 N BROADWAY ST
PORTLAND, OR 97227
Antenna Plan
Scale: 1/8" = 1'-0"

A1.2

PAINT ALL VISIBLE COMPONENTS TO MATCH MOUNTING SURFACE OR STRUCTURE

REDUCE ANTENNA TIP HEIGHT TO MAX 73'-0" ABOVE GRADE PER CONDITION B.



* Approved*
 City of Portland - Bureau of Development Services
 Planner **MARK WALHOO** Date **APRIL 30 2014**
 This approval applies only to the reviews requested and is subject to the conditions of approval. Additional zoning requirements may apply.

W 14-114123 #R
Exhibit C.5

ANTENNA CONFIGURATION PLANS

1

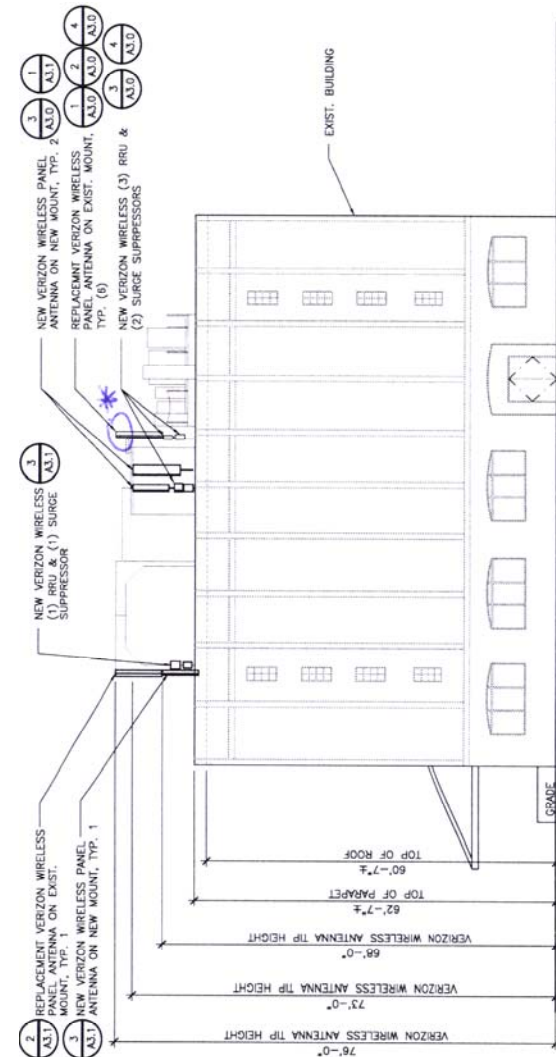


SCALE: 1/8" = 1'-0"
1/16" SCALE: 1/8" = 1'-0"

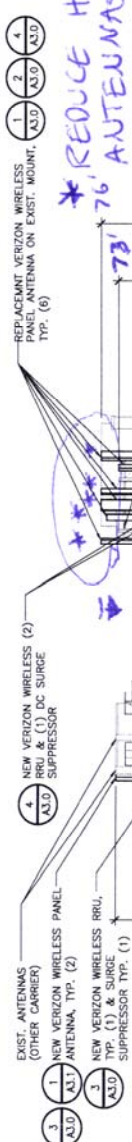


09/18/13	02/10/17	02/17/14	02/17/14
GM	JFR	CLS	CLS
CD	CD	CD	CD
REVIEW	REVIEW	REVIEW	FINAL
02/17/14	02/17/14	02/17/14	02/17/14

PAINIT ALL VISIBLE COMPONENTS TO MATCH MOUNTING SURFACE OR STRUCTURE



SOUTH EAST ELEVATION | 1



*** 76' REDUCE HEIGHT OF FIVE ANTENNAS TO AVOID PROJECTION ABOVE 73'-0" TIP OF EXISTING ANTENNAS AND PENTHOUSE MOUNTING STRUCTURE**

Project No.: 13-002
 Date: 03/17/14
 Prepared By: JFR
 Checked By: CLS
 Approved By: CLS
 Date Issued: 03/17/14
 Date Revised: 03/17/14
 Drawing Title: 02/17/14

Project Site:
POR
OLD TOWNE
 407 N. ROSSING ST.
 PORTLAND, OR 97227

ELEVATIONS

Approved
 City of Portland - Bureau of Development Services
 Planner: **MARIE WALKER** Date: **APR 29 2014 10:52 AM**
A2.0

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.