



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: August 11, 2016
To: Interested Person
From: Benjamin Nielsen, Land Use Services
503-823-7812 / Benjamin.Nielsen@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 mailed copy of this document is only a summary of the decision. 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 16-184028 DZ – REPLACEMENT RF
ANTENNAS ON RIVER’S EDGE HOTEL & SPA BUILDING**

GENERAL INFORMATION

Applicant: Brandon Clower
Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless
5430 NE 122nd Ave
Portland, OR 97230

**Agent/
Representative:** Brandon Clower, Black Rock Consulting
5505 SE Tolman St
Portland, Oregon 97206

Owner: Aalinio Pecillas, Urban Riverfront Hotel Compnay, LLC
0455 SW Hamilton Court
Portland, OR 97239

Owner on Record: SRE Willamette Hospitality LLC
980 N Michigan Ave #1235
Chicago, IL 60611-4531

Site Address: 0455 SW HAMILTON CT

Legal Description: TL 200 1.38 ACRES LAND & IMPS (SEE R504423-R504432 FOR AIRSPACE IN AVALON PENTHOUSES A CONDO), SECTION 15 1S 1E; A CONDOMINIUM GENERAL COMMON ELEMENTS, AVALON PENTHOUSES

Tax Account No.: R991151150, R045900010
State ID No.: 1S1E15BA 00200, 1S1E15BA 80000
Quarter Section: 3529

Neighborhood: South Portland NA., contact Jim Gardner at 503-227-2096.

Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592.

Plan District: Central City - South Waterfront; Macadam Plan District

Zoning: CXdg – Central Commercial with Design and Greenway – River General Overlays
CSdg – Central Commercial with Design and Greenway – River General Overlays

Case Type: DZ – Design Review

Procedure: Type II – an administrative decision with appeal to the Design Commission.

Proposal:

The applicant requests design review to replace 9 existing radio frequency antennas with 6 new radio frequency antennas on the roof of the River’s Edge Hotel & Spa building in the South Waterfront Subdistrict of the Central City Plan District. These antennas will be located within an existing antenna shroud that is colored a dark red to match the architecture of the building upon which they are to be mounted. The top portions of the proposed antennas will stick up above this shroud much like the existing antennas do today. All new antennas will also be painted dark red to match the shroud enclosure and the building.

The proposal has been altered since the original public notice was mailed to reduce the total number of new radio frequency antennas from 12 to 6.

Design Review is required for the installation of proposed radio frequency facilities in the design overlay zone of the Central City Plan District that do not meet the exemption in zoning code section 33.420.045.N. The proposal does not trigger South Waterfront Greenway Review since the proposal has a valuation of less than \$155,900, exempting it from the South Waterfront greenway development standards (per zoning code section 33.510.253.D.1.a), and the area of work is located more than 100’ landward of the top of bank of the Willamette River.

Finally, though the subject site lies in both the CX and CS zones and within both the Central City Plan District and the Macadam Plan District, the subject building and area of work are located entirely within the CX zone and Central City Plan District. Therefore, only those applicable guidelines and standards will be used.

Relevant Approval Criteria:

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

- 33.825 Design Review
- South Waterfront Design Guidelines
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity: The subject site is located at the south end of the South Waterfront Subdistrict of the Central City Plan District. The site is occupied by the seven-story River’s Edge Hotel (formerly Avalon Hotel). The site is located on the Willamette Greenway and Greenway Trail and is adjacent to other river-facing service and office uses. These buildings are located at the base of a steep hill below (and to the east of) SW Macadam Avenue, at between 30’ to 40’ above sea level. The same hill continues its rise west of SW Macadam and across I-5.

The site is bounded on the south by SW Hamilton Ct (a private street) [*Local Service Bikeway, Local Service Walkway, Minor Emergency Response Street*], on the west by a private street extension of SW Moody Avenue and the Shoreline Railroad/Lake Oswego Trolley Line [*Regional Transitway/Major Transit Priority Street*], on the east by the Willamette River, and on the north

by the River Forum Two office building. The regional transportation systems plan shows an off-street pedestrian and bicycle pathway cutting through the site, connecting the greenway trail to the north with a future trail along the railroad line. The entire site is also located within the North Macadam Plan District.

Zoning: 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 “d” overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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.

The Greenway Overlay Zones, designated as “g”, “i”, “n”, “q” or “r” are intended to protect, conserve, enhance, and maintain the natural, scenic, historical, economic, and recreational qualities of lands along Portland's rivers; establish criteria, standards, and procedures for the development of land, change of uses, and the intensification of uses within the greenway; increase public access to and along the Willamette River for the purpose of increasing recreational opportunities, providing emergency vehicle access, assisting in flood protection and control, providing connections to other transportation systems, and helping to create a pleasant, aesthetically pleasing urban environment; implement the City's Willamette Greenway responsibilities as required by ORS 390.310 to 390.368; and implement the water quality performance standards of Metro’s Title 3.

- The River General “g” allows for uses and development which are consistent with the base zoning, which allow for public use and enjoyment of the waterfront, and which enhance the river's natural and scenic qualities.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the South Waterfront Subdistrict of this plan district.

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

- LU 89-004960 (Ref #: DZ 62-89): Design review approval for a satellite dish.
- LU 89-005554 (Ref #: GP 15-89): Approval for a satellite dish.
- LU 93-010730 GW DZ (Ref #: LUR 93-00731): Design review and greenway review approval with conditions for restaurant remodel.
- LU 95-012173 DZ (Ref #: LUR 95-00280): Voided proposal for patio and deck addition to restaurant.
- LU 96-013899 GW DZ (Ref #: LUR 96-01012): Design review and greenway review approval for new patio area, landscaping, and exterior doorway and steps.
- LU 97-014707 DZ GW (Ref #: LUR 97-00661): Withdrawn proposal for 7-story hotel/condominium building.
- LU 97-015042 DZ GW (Ref #: LUR 97-00996): Design review and greenway review denial of proposed hotel and spa. (initially approved by Design Commission; appeal brought to City Council by Corbett/Terwilliger/Lair Hill Neighborhood Association).
- LU 98-015483 DZ (Ref #: LUR 98-00177): Design review approval with conditions for 7-story hotel and spa. (appeal brought by Corbett/Terwilliger/Lair Hill Neighborhood Association and denied by City Council.)

- LU 99-016662 DZ (Ref #: LUR 99-00257): Design review approval for modifications to the approved design of the Avalon Hotel.
- LU 00-006912 DZM (Ref #: LUR 00-00357): Design review with modifications approval for alterations to the approved design of the Avalon Hotel and access paths.
- LU 01-007606 GW (Ref #: LUR 01-00207): Greenway review approval with conditions for first phase of west side CSO improvements for SWPI sewer pipe installation.
- LU 05-160730 DZ: Approval for new wireless communication facility within a stealth enclosure.
- LU 06-178977 GW: Greenway review approval of exterior alterations to the Rivers Restaurant.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **June 29, 2016**. The following Bureaus have responded with no issues or concerns:

The Fire Bureau responded with comments requiring compliance with the fire code at the time of permitting. Please see Exhibit E-1 for additional details.

The Life Safety Section of BDS responded with general life safety comments. Please see Exhibit E-2 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on June 29, 2016. 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 a design (d) overlay zone, therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental Design Guidelines and the South Waterfront Design Guidelines, and the South Waterfront Greenway Design Guidelines for sites with a greenway [g] overlay zone.

Central City Plan Design Goals

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.

South Waterfront Design Goals

The South Waterfront Design Guidelines and the Greenway Design Guidelines for the South Waterfront supplement the Central City Fundamental Design Guidelines. These two sets of guidelines add layers of specificity to the fundamentals, addressing design issues unique to South Waterfront and its greenway.

The South Waterfront Design Guidelines apply to all development proposals in South Waterfront within the design overlay zone, identified on zoning maps with the lowercase letter “d”. These guidelines primarily focus on the design characteristics of buildings in the area, including those along Macadam Avenue, at the western edge, to those facing the greenway and river.

The Greenway Design Guidelines for the South Waterfront apply to development within the greenway overlay zone, identified on zoning maps with a lowercase “g”. These design guidelines focus on the area roughly between the facades of buildings facing the river and the water’s edge.

South Waterfront Design Guidelines and Central City Fundamental Design Guidelines

The Central City Fundamental Design and the South Waterfront Design Guidelines and the Greenway Design Guidelines for South Waterfront 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.

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

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.

C1. Enhance View Opportunities. Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

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 B2, C1, C2, C3, C5, & C11: The proposed new panel antennas, though wider than the existing antennas that will be replaced (and which were approved through previous land use reviews), will still extend the same 1’-0” above the height of the existing

antenna enclosure. The proposed replacement antennas and their respective pipe mounts are also proposed to be painted to match the existing enclosure at all points that project above the existing enclosure. These two facts begin to ensure that the new antennas will have minimal impact on the pedestrian environment, that they will be integrated and compatible with the existing architecture of the building, and that they will be well-integrated rooftop elements with minimal impacts on views in the immediate vicinity. However, these guidelines would be better met if the entirety of the replacement panel antennas, their respective pipe mounts, GIS antennas, and other associated equipment were painted to match the enclosure, since these components are all quite visible from vantage points on the hill to the west—including views from other buildings, sidewalks, and streets on the hill. Therefore, a condition of approval is required to ensure these components are completely painted to match the existing enclosure.

Additionally, since any additional height above the existing enclosures would negatively impact the architectural integrity of the building, the pedestrian environment, and views to and past the building, it is necessary to ensure that the height of the panel antennas and their pipe mounts not project more than 1’-0” above the existing enclosure though a second condition of approval. It is also necessary to ensure that no other equipment project above the existing screening enclosure. The GIS antennas may be excepted due to their diminutive size.

Therefore, with the condition of approval that the proposed replacement panel antennas, their respective pipe mounts, GIS antennas, and other associated equipment shall be completely painted to match the existing radio frequency enclosure; and,

With the condition of approval that the replacement panel antennas (the GIS antennas are excepted) and their respective pipe mounts shall not project more than 1’-0” above the existing radio frequency enclosure, and no other equipment shall project above the existing enclosure, these guidelines will be met.

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

Findings: The proposed new antennas and their pipe mounts conform to standards in the industry and are tried and tested materials and methods. The antennas, therefore, will be securely installed and will endure for their useful life.

Therefore, this guideline is 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 proposed new replacement radio frequency antennas on the River’s Edge Hotel & Spa building in the South Waterfront Subdistrict of the Central City Plan District will retain the existing views from the ground and the hills to the west as well as remaining architecturally integrated on the rooftop of the existing building with conditions of approval requiring that the new antennas, pipe mounts, and other equipment be fully painted to match the existing enclosure and that the new antennas project no higher than 1’-0” above the existing enclosure, much like the existing antennas.

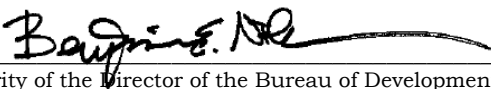
The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of 6 new panel radio frequency antennas, replacing 9 existing radio frequency antennas, on the River's Edge Hotel & Spa Building in the South Waterfront Subdistrict of the Central City Plan District and per the approved site plans, Exhibits C-1 through C-7, signed and dated 08/05/2016, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through D) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 16-184028 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The proposed replacement panel antennas, their respective pipe mounts, GIS antennas, and other associated equipment shall be completely painted to match the existing radio frequency enclosure.
- C. The replacement panel antennas (the GIS antennas are excepted) and their respective pipe mounts shall not project more than 1'-0" above the existing radio frequency enclosure, and no other equipment shall project above the existing enclosure.
- D. No field changes allowed.

Staff Planner: Benjamin Nielsen

Decision rendered by:  on August 5, 2016.
By authority of the Director of the Bureau of Development Services

Decision mailed: August 11, 2016

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 June 7, 2016, and was determined to be complete on June 24, 2016.

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 June 7, 2016.

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 requested that the 120-day review period be extended by 30 days. Please see Exhibits G-4 and G-5. Unless further extended by the applicant, **the review period will expire on: November 21, 2016.**

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 August 25, 2016**, at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 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 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 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 **August 26, 2016 – (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.

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

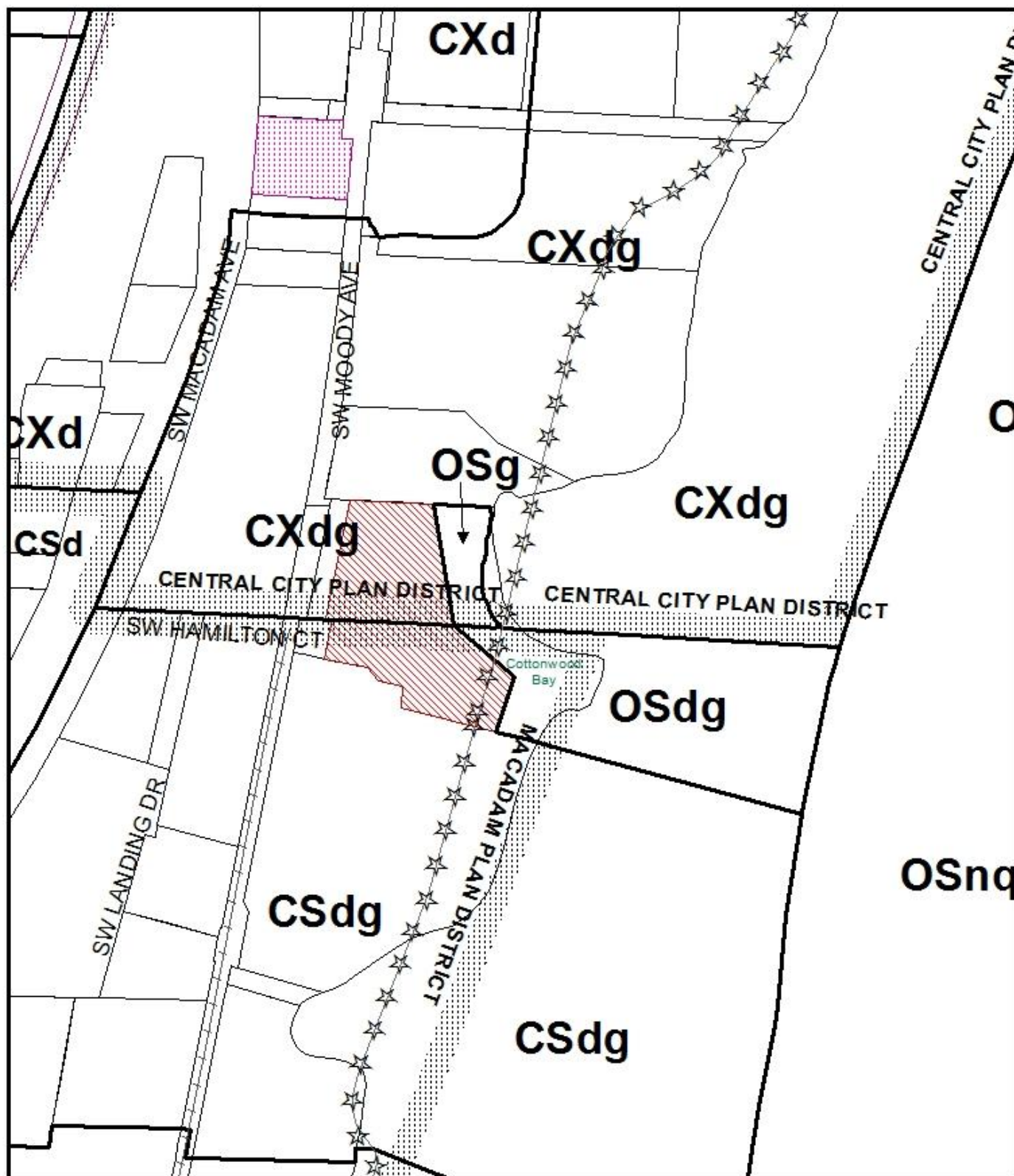
- A. Applicant’s Submittals
 - 1. Applicant’s Statement
 - 2. Original Drawing Package
 - 3. Revised Drawing Package
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Partial Roof Plan (attached)
 - 3. West Elevations (attached)
 - 4. North Elevations (attached)
 - 5. Antenna Construction Details
 - 6. Construction Details
 - 7. Antenna Configurations
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
 - 2. Life Safety Section of BDS
- F. Correspondence:

No correspondence was received.

G. Other:

1. Original LU Application
2. Special Warranty Deed
3. Site Photo
4. Request for Extension of 120-Day Review Period
5. Request for Extension of Review Period as mandated by FCC Declaratory Ruling: WT Docket No. 08-165

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



This site lies within the:
CENTRAL CITY PLAN DISTRICT
MACADAM PLAN DISTRICT
SOUTH WATERFRONT Sub District

- Site
- Also Owned Parcels
- Recreational Trails

File No. LU 16-184028 DZ
1/4 Section 3529 3530
Scale 1 inch = 200 feet
State_Id 1S1E15BA 200
Exhibit B (Jun 09, 2016)

NO MISCUE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ASK CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DIMENSIONS AND SPECIFICATIONS REMAIN THE PROPERTY OF MORRISON CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS AND CONDITIONS PRIOR TO THE PROJECT AND FOR PROVIDING CONSTRUCTION REVIEW OF THIS PROJECT.

[illegible][illegible]

Implementation Team:



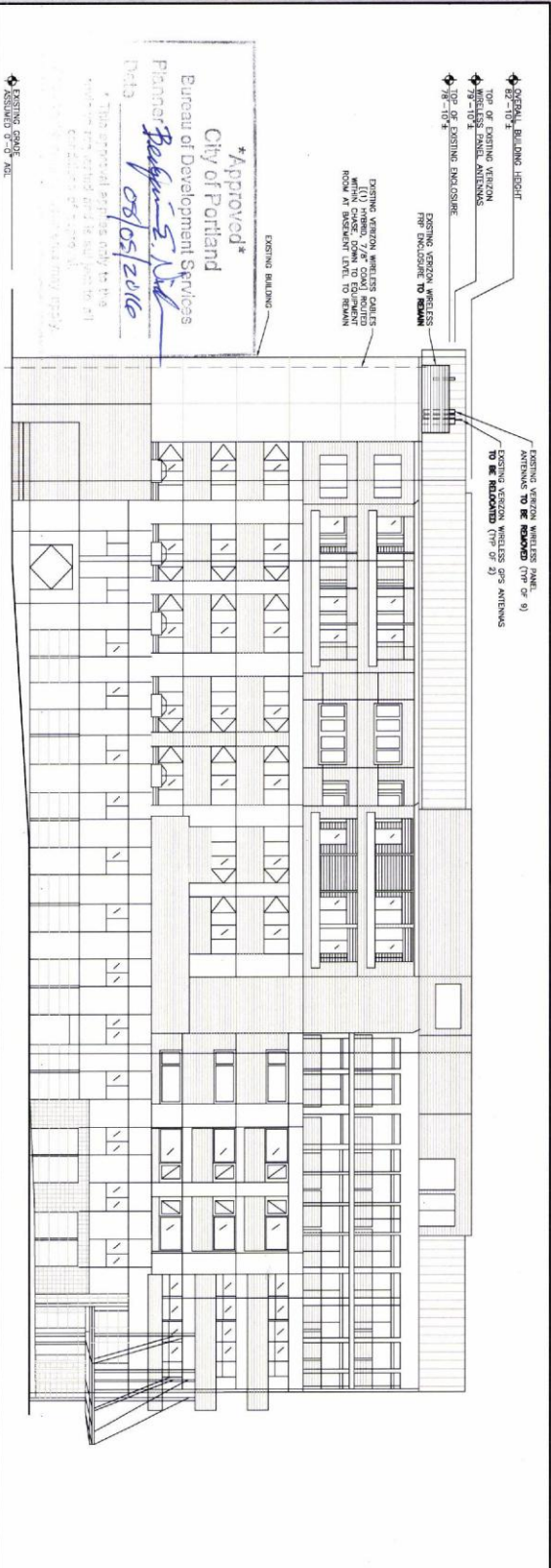
MORRISON HERSHFIELD

 600 STEWART ST, SUITE 200
 SEATTLE, WA 98101
 Tel: 206.258.7370
www.morrisonhershfield.com

POR
HAMILTON
0405 SW HAMILTON COURT
PORTLAND, OR 97239

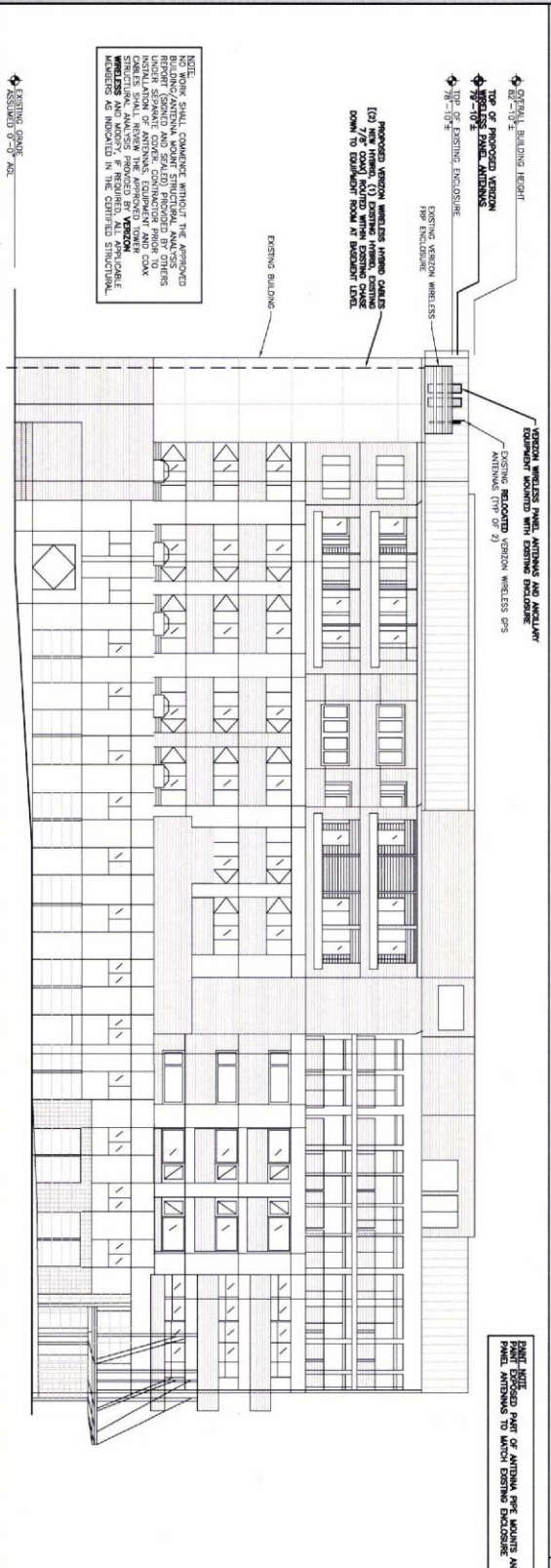
SITE PLAN

Project Number: 7180045	Start Date: 05/12/16
Draftsman: JA	Designer: SV
Project Manager: RKL	Professional of Record: RL
Revision No: E	Sheet No: A-1



CONSTRUCTION	
E	07/28/16 ISSUED FOR REVIEW
D	07/29/16 ISSUED FOR REVIEW
C	06/07/16 ISSUED FOR REVIEW
B	06/07/16 ISSUED FOR REVIEW
A	05/12/16 ISSUED FOR REVIEW

EXISTING WEST ELEVATION 2



CONSTRUCTION	
E	07/28/16 ISSUED FOR REVIEW
D	07/29/16 ISSUED FOR REVIEW
C	06/07/16 ISSUED FOR REVIEW
B	06/07/16 ISSUED FOR REVIEW
A	05/12/16 ISSUED FOR REVIEW

PROPOSED WEST ELEVATION 1

EXHIBIT C-3 1016-184628 DZ

verizon

BLACK ROCK

MORRISON HERSHFIELD

P&H

PORTLAND OFFICE

WEST ELEVATIONS

A-2

Approved
 City of Portland
 Bureau of Development Services
 Planner *Debra J. Hill*
 Date *05/03/2016*

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

NOTE:
 OWNER SHALL COMPLY WITH THE APPROVED BUILDING/ANTENNA MOUNT STRUCTURAL ANALYSIS REPORT AND ANTENNA MOUNTING PLAN. OTHERS UNDER SEPARATE COVER. CO-LOCATION FROM OTHERS IS NOT PERMITTED. ANTENNA EQUIPMENT AND COAX CABLES SHALL BE PROTECTED FROM VANDALISM BY STRUCTURAL ANALYSIS PROVIDED BY VERIZON WIRELESS AND MOBILE. IF APPROVED, ALL ANTENNAE MOUNTS AS SHOWN IN THE SUBMITTED STRUCTURAL ANALYSIS SHALL REMAIN IN THE EXISTING STRUCTURE.

PAINT NOTE:
 PAINT EXPOSED PART OF ANTENNA MOUNTS AND FASTENERS TO MATCH EXISTING EXTERIOR FINISH.

DO NOT SCALE. DIMENSIONS, CONSTRUCTION, MATERIALS, AND FINISHES ARE APPROVED AS SHOWN ON THESE PLANS. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED. ALL MATERIALS SHALL BE OF THE QUALITY AND TYPE SPECIFIED. ALL MATERIALS SHALL BE NEW UNLESS OTHERWISE NOTED.

CONSTRUCTION	
1	ISSUED FOR REVIEW
2	ISSUED FOR REVIEW
3	ISSUED FOR REVIEW
4	ISSUED FOR REVIEW
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9	ISSUED FOR REVIEW
10	ISSUED FOR REVIEW

verizon

BLACK ROCK

MORRISON HERSHFIELD

Project Info:
 POR
 HAMILTON
 0405 SW HAMILTON COURT
 PORTLAND, OR 97239

NORTH ELEVATIONS	
Project Number:	05/12/16
Revision:	05/12/16
Author:	ST
Project Manager:	Professional of Record
Revision:	Rev.
Revision No.:	Sheet No.

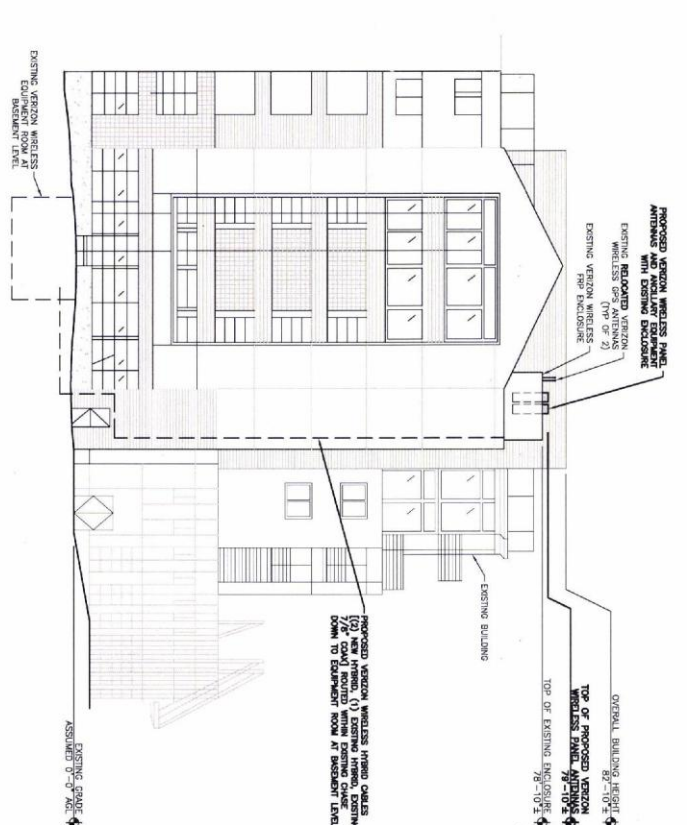
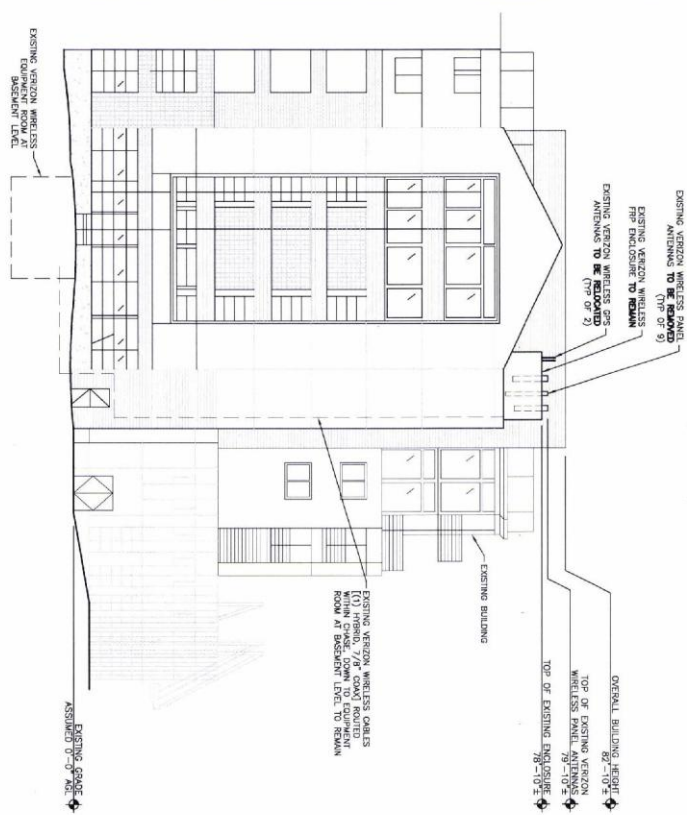


EXHIBIT C-4 LU 16-184028-D2