



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

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Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: March 4, 2009
To: Interested Person
From: Noelle Elliott, Land Use Services
503-823-7812 / Noelle.Elliott@ci.portland.or.us

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 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 09-103965 DZ – CELLULAR EQUIPMENT ON THE SITKA APARTMENT BUILDING

GENERAL INFORMATION

Applicant: Block 14 Limited Partnership
907 NE Thompson
Portland, OR 97212

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

Representative: Steven Topp, AICP, 503-708-7337
12566 SW Bridgeview Court
Tigard, OR 97223

Site Address: 1221 NW 11th Avenue

Legal Description: LOT 16 IMPS EXEMPT 10 YRS 2006 POTENTIAL ADDITIONAL TAX, HOYT STREET YARDS NO.2

Tax Account No.: R405840850, R05840800

State ID No.: 1N1E34BB 02619, 1N1E34BB 02618

Quarter Section: 2928

Neighborhood: Pearl District, contact Patricia Gardner at 503-228-3273.

Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - River District

Zoning: EXd: Central Employment zone with a design overlay

Case Type: DZ: Design Review

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

Proposal:

The applicant seeks Design Review approval for the installation of six new panel antennas and three new microwave dishes to an existing rooftop mechanical penthouse located at the southern end of the eastern wing of the Sitka Apartment Building. The two-building complex comprises a full-block development located between NW Overton Street and NW Northrup Street, and NW 12th and 11th Avenues. Specifically, two panel antennas and one microwave dish will be placed on the west elevation of the penthouse, two panel antennas and one microwave dish will be placed on the south elevation of the penthouse, and two panel antennas and one microwave dish will be placed on the east elevation of the penthouse. The existing penthouse measures 11'-1" tall, 13'-6" wide and 13'-6" long, and is located approximately 30'-0" from the edge of the building's western parapet, 35'-0" from the eastern parapet, 35'-0" from the southern parapet, and 140'-0" from the northern parapet. The new equipment will not project above the penthouse, and the bottom of the antennas will be placed 7'-0" above the roof. The panel antennas measure 3'-6" tall and approximately 0'-3" wide. The microwave dishes measure 2'-0" in diameter. In addition, one site support cabinet will be installed to the south of the existing penthouse, 44'-0" from the edge of the building's southern parapet, 46'-6" from the eastern parapet, and 18'-0" from the southern parapet. The site support cabinet measures 4'-0" wide, 4'-0" long and 5'-7" tall.

Because the proposal is for a site with a design overlay zone and exterior alterations are proposed, 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 approval criteria are:

- Chapter 33.825 Design Review
- *Central City Fundamental Design Guidelines*
- River Sub-District Design Guidelines

ANALYSIS

Site and Vicinity: The full-block site is bounded by NW Overton Street to the north, NW 11th Avenue to the east, NW Northrup Street to the south, and NW 12th Avenue to the west. The site is developed with two six-story buildings, the Sitka Apartments. The site is within the North Pearl Sub-Area of the River District and the Pearl District Neighborhood. Over the last decade this area has been transformed from a former railyard to a vibrant mixed-use community.

Portland's *Transportation System Plan* classifies NW Northrup Avenue as a Community Main Street, Transit Access Street and City Walkway. NW Overton Street is a Traffic Access Street and City Bikeway. NW 11th Avenue is a Local Service Bikeway and Walkway, and NW 12th Avenue is also classified as a Local Service Walkway. The site is within the Northwest Triangle Pedestrian District.

Zoning: The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area.

The design (d) overlay zone 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 92-009917 MS (reference file #92-00798): Late Acceptance of the Zone Change and Central City Master Plan approval.
- LUR 93-010818 DZ (reference file #93-00819): Approval of Design Review for open space improvements within the vacated portion of NW Irving St between NW 10th Ave and NW 12th Ave.
- LUR 99-016946 MS (reference file #99-00541): Withdrawn on 7/8/99 & combined with LUR 99-00542 SU
- LUR 99-016947 SU, MS (reference file #99-00542): Approval of amendment to the Central City Master Plan. Approval of a 43-lot subdivision in five phases.
- LUR 99-017302 DZ (reference file #99-00897): Design Review approval for a new five-story apartment building with ground floor retail and parking.
- LUR 99-017344 DZ (reference file #99-00939): Approval of totems to enclose 4 streetcar catenary poles and non-standard improvements in the right of way.
- LUR 00-006576 DZM, MS (reference file #00-00021): Approval to construct a new full block, mixed-use development. Approval is recommended with a request for a Central City Master Plan Amendment.
- LUR 00-006772 DZ (reference file #00-00217): Approval of alterations to the façade, and Approval of a Modification to reduce the required ground floor window area.
- LU 03-100642 DZM: Approval of a 14-story, mixed-use commercial-residential development with Modifications.
- LU 03-158491 DZ: Approval of minor changes to the previously approved design for the Pinnacle Condominiums.
- LU 03-168997 DZM: Approval of two 6-story mixed-use building with Modifications.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **February 6, 2009**. The following Bureaus have responded with no issues or concerns:

- Portland Fire & Rescue;
- Bureau of Environmental Services;
- Urban Forestry Division of Portland Parks & Recreation;
- Development Review Section of the Bureau of Transportation;
- Site Development Section of the Bureau of Development Services;

The Life Safety (Building Code) Section of the Bureau of Development Services responded with the following comment: “A separate Building Permit is required for the work proposed and the proposal must be designed to meet all applicable building codes and ordinances”. *Please see Exhibit E-1 for additional details.*

The Water Bureau responded with the following comment: “The Water Bureau has no objections to the panel antennas and microwave dishes.” *Please see Exhibit E-2 for additional details.*

Neighborhood Review: A “Notice of Proposal in Your Neighborhood” was mailed on February 6, 2009. A total of two written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

- Patricia Tarzian, a property owner and resident of the Pearl District Neighborhood, responded on February 23, 2009, in opposition to the proposal. She expressed concern with the number of cellular devices being installed in the neighborhood due to health concerns associated with the technology. She requests that the proposal is denied, and further research completed that explores the health risks associated with cellular technology before approving more cellular equipment in residential portions of the City.
- John Lawrence, a resident of the Pearl District Neighborhood, responded on February 25, 2009, in opposition to the proposal. He noted the following two objections: The potential

health hazards associated with the equipment, and the negative visual impact on adjacent, existing, and future buildings.

Staff Note: Regarding the health concerns associated with the equipment, the location of the proposed equipment is in compliance with the City's standards for cellular equipment as described in 33.274 Radio Frequency Transmission Facilities. This chapter of the Zoning Code includes standards regarding the required distance of telecommunications equipment from habitable space. Staff is aware that some studies suggest possible links between telecommunications equipment and health problems. However, the land-use decision must be based on the applicable guidelines, in this case the *Central City Fundamental Design Guidelines* and the *River Sub-District Design Guidelines*, both of which do not include health related considerations. Furthermore, federal law prohibits the City of Portland from considering health effects in the siting of telecommunications equipment. The Federal Telecommunications Act of 1996 prohibits a local government from denying a request to construct such facilities based on "harmful radio frequency emissions" as long as the wireless telecommunications facility meets the standards set by the FCC. Furthermore, the Act required the FCC to adopt standards for radio frequency emissions from wireless telecommunications by August 1996. Because this land use review was submitted after those standards took effect, this review cannot be denied solely on the issue of harmful radio frequency emission levels.

Regarding the potential negative visual impact of the proposed equipment, the majority of the equipment is installed on the walls of an existing penthouse that is set back a significant distance from the edges of the roof, and is painted to match the penthouse. The new equipment does not project above the height of the existing penthouse, nor necessitate the installation of additional structures on the roof, other than the site support cabinet itself. If the proposal were altered so that the site support cabinet were to be moved to within 2'-0" of the mechanical penthouse, the proposal would be exempt from Design Review per subsection 33.420.045.N of the Portland Zoning Code.

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 and River District Guidelines.

River District Design Guidelines and Central City Fundamental Design Guidelines

The River District is a remarkable place within the region. The area is rich with special and diverse qualities that are characteristic of Portland. Further, the River District accommodates a significant portion of the region's population growth. This area emphasizes the joy of the river, connections to it, and creates a strong sense of community. The goals frame the urban design direction for Central City and River District development.

The Central City Fundamental Design Guidelines and the River District 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.

River District Design Goals

1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

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.

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

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

Findings: The well-integrated installation of the new cellular equipment on the roof of the Sitka Apartment Building promotes the quality and permanence of the building's rooftop environment. The new equipment is carefully installed to limit its visual impact on the surrounding environment, and is attached to the existing mechanical penthouse, thereby avoiding the need to construct a new screen or mounting structure. By attaching the equipment to the sides of the existing penthouse, the equipment is grouped together and partially screened by the penthouse structure from neighboring buildings and the street. While the site support cabinet is not directly attached to the penthouse, it is centered on the south elevation of the penthouse structure and placed only 15'-6" to the south of the penthouse, thereby presenting an ordered organization on the roof. The organized placement, and reliance on an existing structure for the attachment of the majority of the new items, suggests that the new elements will be long lasting additions to the building's rooftop environment. *This guideline is therefore met.*

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.

Findings for C3 and C5: The addition of new roof-mounted cellular equipment to the Sitka Apartment Building takes advantage of the building's existing form by attaching to one of the two mechanical penthouses on the roof of the building, and is set back a significant distance from roof edges, thus limiting its visual impact on the street and surrounding buildings. By utilizing the existing penthouse and thus avoiding the need to add new structures to the roof, the original design intent of the building is maintained. The existing penthouse is one of two penthouses that exists on the two-building complex, and reflects a mirrored design with its sister building. By grouping the new antennas and microwave dishes on the sides of the penthouse, and placing the site support cabinet in an organized relationship close to the penthouse, the new additions form an ordered composition on the roof, with the added benefit of appearing integrated with the existing rooftop structure. The proposal clearly supports the building's architectural integrity, as opposed to one that added new and conflicting structures to the roof. In addition, the new antennas and microwave dishes will be painted to match the mechanical penthouse, helping the additions visually blend with the existing structure. *Therefore, with the condition of approval that the new antennas and microwave dishes, and their attachment devices, be painted to match the existing penthouse, the guidelines are met.*

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.

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 and C11: By utilizing the six-story building's roof for the addition of new cellular equipment and carefully locating the equipment to minimize views from the street and neighboring buildings, the pedestrian zone of the sidewalk is protected from visual clutter and the rooftop is effectively utilized without diminishing the visual integrity of the building. The setback of the new additions from the roof edges, approximately 35'-0" from the west, south and east edges, and 145'-0" from the northern edge, suggests that the new equipment will have limited visibility from the street, thereby protecting the pedestrian environment from the visual impact of the additions. The cohesive organization of the new equipment, grouped around the existing penthouse structure, respects the building design and expresses an integrated approach that is complementary to the rooftop environment. *These guidelines are therefore 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.

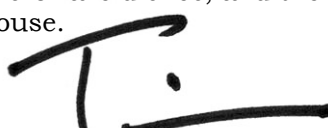
CONCLUSIONS

The 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. The addition of six new panel antennas, three new microwave dishes, and a site support cabinet to the rooftop of the Sitka Apartment Building is carefully undertaken to complement the building's existing rooftop environment and limit views of the additions from the street and neighboring buildings. The new equipment is set back a significant distance from the edges of the parapet and is placed, for the most part, on the sides of an existing penthouse structure, thus maximizing the building's sense of order and the clarity of the building's original design.

ADMINISTRATIVE DECISION

Approval of the addition of six new panel antennas (and associated DAP units), three new microwave dishes, and a site support cabinet to the roof of the building, per the approved drawings, Exhibits C-1 through C-14, signed and dated March 2, 2009, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions B must be noted on each of the 4 required drawings 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 09-103965 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The new antennas and microwave dishes, and their attachment devices, must be painted to match the existing penthouse.

Decision rendered by:  on March 2, 2009
By authority of the Director of the Bureau of Development Services

Decision mailed: March 4, 2009

Staff Planner: Noelle Elliott

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 22, 2009, and was determined to be complete on February 3, 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 22, 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 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 Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 18, 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 **March 19, 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.

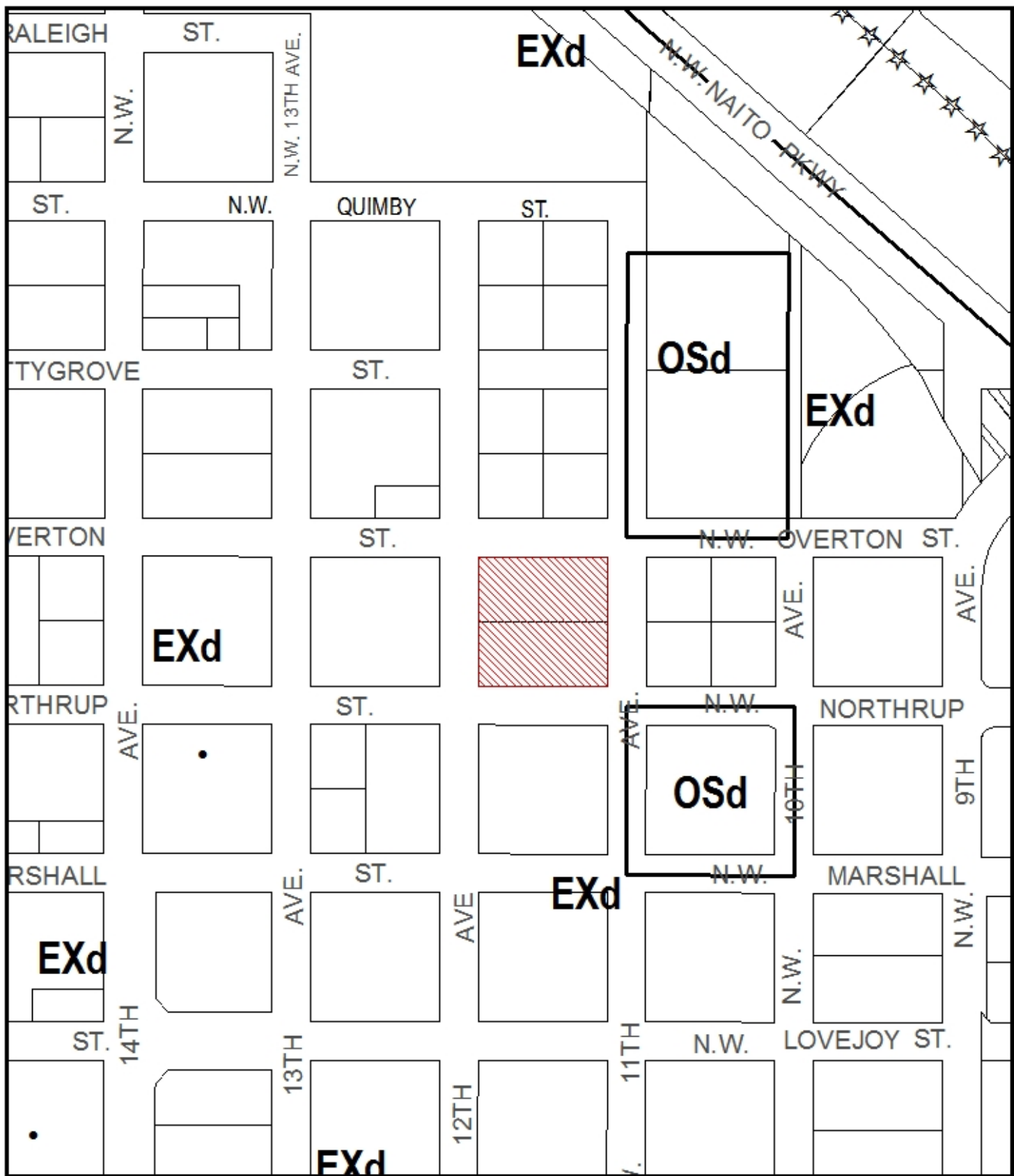
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Statement and Drawings
 - 2. Additional Information
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Vicinity Map
 - 2. Project Notes
 - 3. Site Plan (attached)
 - 4. Roof Plan
 - 5. Enlarged Roof Plan
 - 6. South Elevation (facing NW Northrup Street) (attached)

7. East Elevation (facing neighboring building) (attached)
 8. North Elevation (facing NW Overton Street)
 9. West Elevation (facing NW 11th Avenue)
 10. Partial Elevations
 11. Cabinet Details
 12. Antenna & Conduit Details
 13. Antenna & Microwave Elevations & Enlarged Penthouse Plan
 14. Electrical Details
- D. Notification information:
1. Mailing list
 2. Mailed notice
- E. Agency Responses:
1. Life-Safety Plans Examiner of BDS
 2. Water Bureau
- F. Correspondence:
1. Patricia Tarzian, a property owner and resident of the Pearl District, responded on February 23, 2009, in opposition to the proposal.
 2. John Lawrence, a resident of the Pearl District, responded on February 25, 2009 in opposition to the proposal.
- G. Other:
1. Original LU Application
 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 09-103965 DZ

1/4 Section 2928

Scale 1 inch = 200 feet

State_Id 1N1E34BB 2619

Exhibit B (Jan 23, 2009)

LU09-103965DZ
Exhibit C.3

clear wire®
4400 CARLSON POINT
KIRKLAND, WA 98033



REGISTERED ARCHITECT
RICHARD B. HALL
SEATTLE, WA
5008
BLDG OF
OREGON

SITKA APTS
OR-POR405-A
1221 NW 11TH AVENUE
PORTLAND, OR 97209

NO.	DATE	DESCRIPTION	BY
1	10-18-18	PRELIMINARY 2D & 3D	JPH
2	10-24-18	FINAL 2D & 3D	JPH

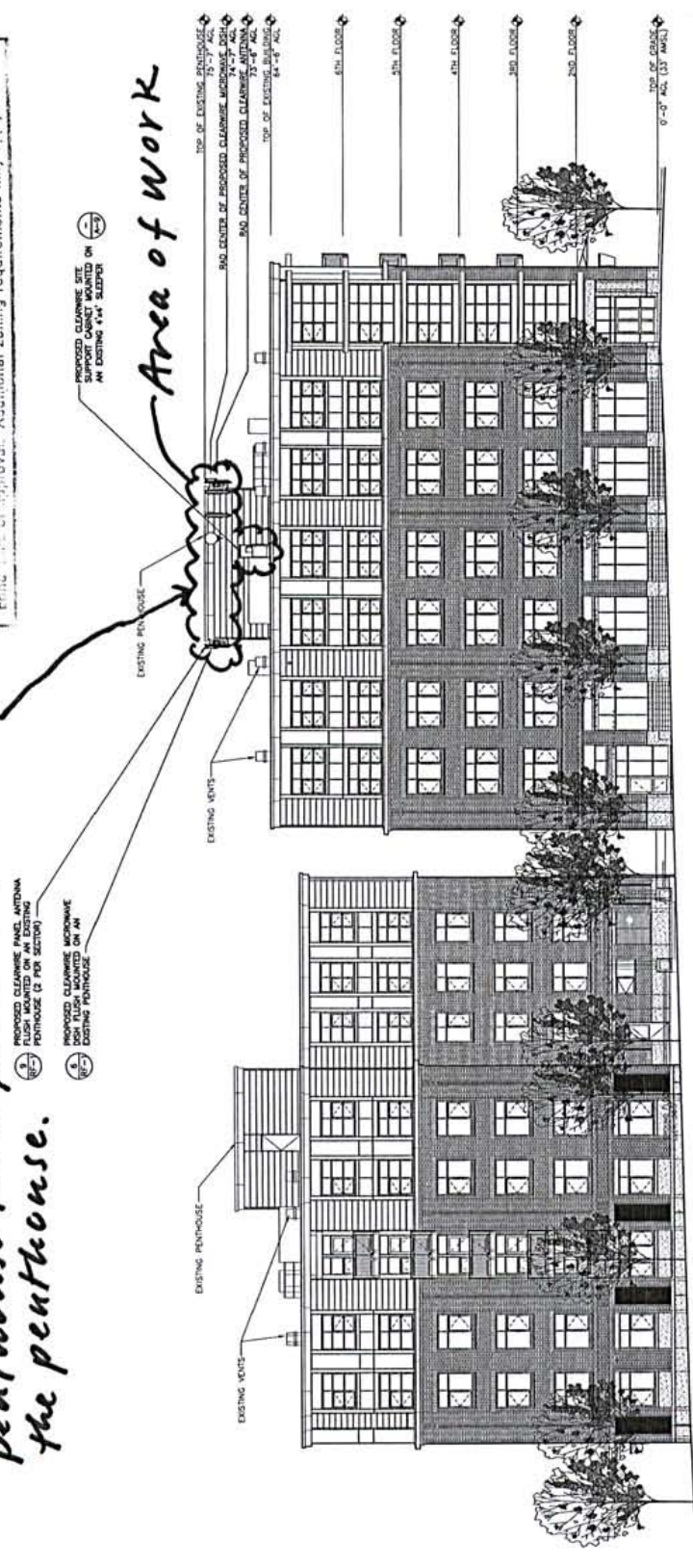
NOT FOR CONSTRUCTION UNLESS
APPROVED BY THE CITY OF PORTLAND
SHEET TITLE
SOUTH ELEVATION

SHEET NUMBER
A-4

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

**Note: Per condition of Approval B,
All equipment mounted on the
penthouse to be painted to match
the penthouse.**

Approved
City of Portland - Bureau of Development Services
Planner: *[Signature]* Date: *3-2-09*
* This approval applies only to the reviews requested and is subject to final review of approval. Additional zoning requirements may apply.

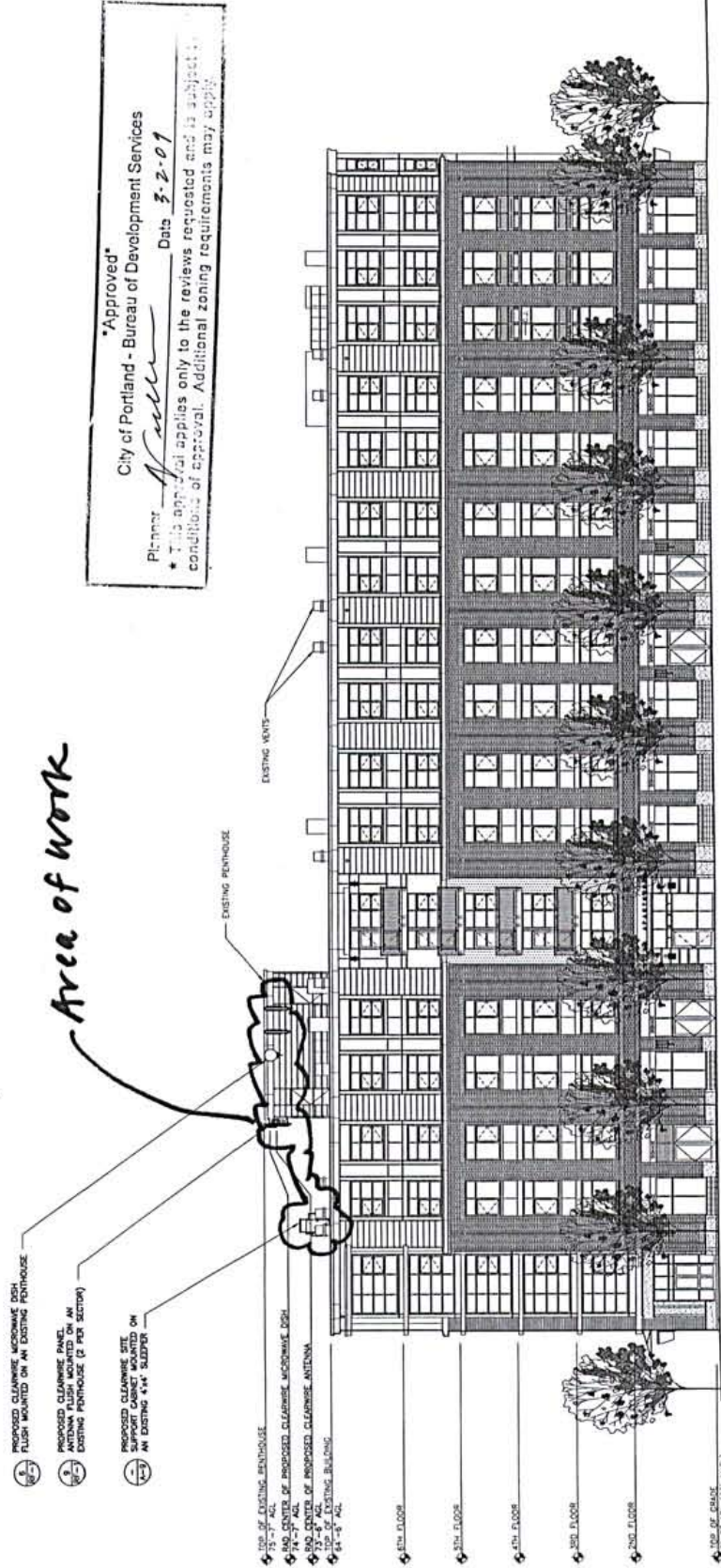


South Elevation (facing NW Northrup Street)

Exhibit C-6
LU 09 - 103965 DZ

LU 09-103965 DZ
Exhibit C.6

*Note: per condition of Approval B,
all equipment mounted on the penthouse
to be painted to match the penthouse*



East Elevation (facing NW 11th Avenue)

Exhibit C.7
LU09 - 103965 DZ

EAST ELEVATION

clear wire®
4400 CARLETON POINT
KIRKLAND, WA 98033

POWDER RIVER
Development Services, LLC

REGISTERED ARCHITECT
RICHARD B. HALL
SEATTLE, WA
5008
OF OREGON

SITKA APTS
OR-POR405-A
1221 NW 11TH AVENUE
PORTLAND, OR 97209

NO.	DATE	DESCRIPTION	INITIAL
1	10-24-18	PRELIMINARY 2D S. DZ	
2	03-28-19	FINAL 2D S. DZ	
3			
4			
5			
6			
7			
8			
9			
10			

NOT FOR CONSTRUCTION UNLESS
LABELLED AS CONSTRUCTION SET

SHEET TITLE
EAST ELEVATION

SHEET NUMBER
A-5

LU09-103965 DZ
Exhibit C.7