



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

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

Date: March 24, 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 09-105708 DZ – CELLULAR EQUIPMENT ON THE HOTEL MODERA BUILDING

GENERAL INFORMATION

Applicant: Kevin Maki, Clearwire US LLC
4400 Carillon Point
Kirkland Wa 98033

Posh Ventures LLC
515 SW Clay St
Portland, OR 97201-5407

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

Site Address: 515 SW Clay Street

Legal Description: LOT 1-4 BLOCK 165 LOT 6-8 BLOCK 165, PORTLAND
Tax Account No.: R667716850
State ID No.: 1S1E03BC 02800
Quarter Section: 3129
Neighborhood: Downtown Cmty Assoc., contact Jennifer Geske at 503-750-9843.
Business District: Downtown Retail Council, contact Stephen Pirkel at 503-274-7682.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd: Central Commercial 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 to install new cellular equipment on the roof of the Hotel Modera Building in Downtown Portland. The new equipment includes six (6) panel

antennas, two (2) microwave dishes, and one (1) site support cabinet, to be mounted to the roof of the building. The equipment will be placed in the following locations:

- Six panel antennas measuring 3'-9 ¼" tall, 0'-6" wide and approximately 0'-3" deep will be placed on the north, west and south elevations of an existing rooftop penthouse that is located approximately 26'-0" from the northern edge of the building's upper roof, 104'-0" from the western edge of the roof, 72'-0" from the eastern edge of the roof, and 150'-0" from the southern edge of the roof.
- One site support cabinet measuring approximately 6'-8" tall, 3'-0" wide and 2'-0" deep will be attached to the northern face of the existing penthouse.
- One microwave dish measuring 2'-0" in diameter will be located within a screen enclosure that measures 6'-0" long by 3'-0" wide by 8'-0" tall and projects above the parapet approximately 5'-3". The screen enclosure is located 23'-3" from the northern edge of the upper roof and 37'-6" from the western edge of the upper roof.
- One microwave dish measuring 2'-0" in diameter will be located in a rectangular screen enclosure that measures 5'-0" long by 3'-0" wide by 7'-0" tall and projects approximately 4'-3" above the parapet. The screen enclosure is located 10'-0" from the southern edge of the roof and 6'-0" to the west of an existing stair tower on the northeast corner of the building.

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 criteria are:

- Chapter 33.825 Design Review
- Central City Fundamental Design Guidelines

ANALYSIS

Site and Vicinity:

The site is located on the block bounded by SW 5th Avenue, Clay Street, 6th Avenue, and Columbia Street in Downtown Portland. The existing six-story building was constructed in 1962, measures 83,378 square feet in size, and has a hotel use. The structure is designed in the early Modern style, with expressed concrete floor plates, infill window bays, and concrete stair towers at the ends of its modified "L" shaped floor plate. The building surrounds an ample courtyard that opens to the south and west. The block also contains a 3,475-square-foot two-story office building with a ground-floor retail space, constructed in 1937. The surrounding area contains offices, restaurants, retail shops, condominiums and apartments, Portland State University buildings, a high school, churches, governmental buildings, and arts & culture venues. The South Park Blocks are located two blocks to the west. The southern end of the Tom McCall Waterfront Park is located five blocks to the east. When Transit Mall re-construction is completed in 2009, several bus lines and the MAX light-rail train along SW 5th and 6th Avenues will serve the site. Currently, frequent bus service is provided along SW Columbia Street and SW Clay Street. SW Clay Street is designated a Traffic and Transit Access Street, and a Community Corridor by the Transportation System Plan, while SW 6th and 5th Avenues are designated Regional Transitway/Major Transit Priority Streets, Central City Transit/Pedestrian Streets, and Community Main Streets. All four surrounding streets are designated Local Service Bikeways and Enhanced Pedestrian Streets.

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.

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 prior land use reviews:

- DZ 122-84: Design Review for a new boiler.
- DZ 61-85: Design Review approval to repaint the building and install new signage and awnings.
- LU 07-111311 DZ: Design Review approval to re-locate a driveway, construct a new driveway, remove a landscape wall, construct a new landscape wall, and re-configure parking stalls.
- LU 07-150908 DZM: Design Review approval for alterations to the building and parking lot, to convert to Hotel Modera.
- LU 08-118345 DZ: Design Review approval for new wall-mounted signage on the south, east, and west façades. Each sign is composed of approximately 3"-thick high-density polyurethane dimensional letters, with two floodlight fixtures equipped with barn doors; floodlights are mounted on canopies below each sign
- LU 08-177252 DZ: Approval of new rooftop mechanical equipment and a wood screen enclosure.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed on February 25, 2009. The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services
- Bureau of Transportation Engineering
- Water Bureau
- Site Development Section of BDS
- Bureau of Parks-Forestry Division
- Fire Bureau
- Life-Safety Plans Examiner of BDS

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 25, 2009. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

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

Section 33.825.055 Design Review Approval Criteria

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

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

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

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

Central City Plan Design Goals

This set of goals has been developed to guide development throughout the Central City. The goals apply within the eight Central City sub-districts, or policy areas. The nine goals for design review within the Central City and its sub-districts are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City that is safe, humane and prosperous; and
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.

A4. Use Unifying Elements.

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

A5. Enhance, Embellish, and Identify Areas.

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

C4. Complement the Context of Existing Buildings.

Complement the context of existing buildings by using and adding to the local design vocabulary.

Findings for A4, A5, C4: The addition of new cellular equipment to the Hotel Modera Building supports Downtown Portland's architectural integrity by being carefully located and screened to minimize its visibility. Portland's architectural identity includes architecture with a sense of permanence and clarity, and a visually appealing pedestrian environment. The maintenance of these defining characteristics rests on many factors, including the appropriate location and screening of cellular equipment placed on rooftops.

The proposal calls for six (6) panel antennas, two (2) microwave dishes, and one (1) site support cabinet to be installed on the Hotel Modera Building, an existing 5-story structure in the southern part of downtown. The antennas and the site support cabinet are attached to an existing penthouse located in the approximate center of the building's upper roof area, with the two microwave dishes located in the western and eastern ends of the upper roof. The equipment is set back a significant distance from the building's parapet, which measures approximately 2'-6" tall. The microwave dish and associated screening enclosure at the western end of the roof is set back 23'-3" from the northern

edge of the roof, and the enclosure at the eastern edge is set back 10'-0" from the southern edge of the roof. Their setback, the height of the screen enclosure, and the building's existing parapet, make the additions difficult to view by passersby.

Furthermore, the nature of the surrounding area makes it difficult to view elements on the upper rooftop of the subject building. The surrounding area has considerable topographic variation and is characterized by dense urban development with most buildings built to the property line. Additionally, the screen enclosures are painted to match the beige color of the building façade and the roof, and the antennas and site support cabinet attached to the existing penthouse are painted to match the penthouse. This ensures that even if a passerby manages to catch a glimpse of the rooftop equipment, it would visually blend with its surroundings. In order to ensure that this is achieved, a condition of approval requiring that the units and screen enclosures be painted to match their surroundings is added to the decision.

Through proper location and treatment of the proposed mechanical units, the sense of place and identity of Downtown Portland is protected and preserved. *Therefore, with the Condition of Approval that the site support cabinet and the antennas that are attached to the existing penthouse are painted a dark brown to match the color of the penthouse, and the enclosures that screen the microwave dishes are painted a light beige color to match the color of the building's parapet, these guidelines are met.*

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.

Findings for A6, C3: The building was originally constructed in 1962 as a hotel that exhibited the simple Modern design aesthetic prevalent at the time. A recent renovation approved through land-use review LU 07-150908 DZM restored much the building's original Modern character that had been partially obscured by prior renovations and additions. The current proposal strives to retain the building's newfound architectural clarity by placing new cellular equipment in locations on the roof that allow for very little visibility of the new equipment. The new cellular equipment on the upper rooftop is placed away from the roof edges and should be difficult to view from any points in the surrounding streetscape, thus ensuring that the building's simple, orderly appearance is retained. The proposal protects and reinforces the building's original Modern design, contributing to its architectural restoration and continued re-use. *Therefore, these 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.

Findings: The new cellular equipment is incorporated in a manner that does not visually detract from the pedestrian environment. By placing the equipment in locations that are pulled back from the edges of the roof, and screening the equipment closest to the street with two new screen enclosures of modest proportions, the equipment should have little visibility from the sidewalk. The equipment placed on the existing penthouse should be fully screened from the pedestrian realm due to its location in the middle of the roof. The placement and height of the new screen enclosures similarly limits their visibility. The screen at the eastern end of the roof projects approximately 4'-3" above the parapet, and

is set back 10'-0" from the roof edge. The screen at the western end of the roof projects approximately 5'-3" above the parapet and is set back 23'-3" from the northern roof edge. In addition, the new screen enclosures and equipment are painted to match the surrounding environment. In the case of the screen enclosures, they are painted a light beige color that matches the color of the building's parapet. The antennas and site support cabinet are painted a dark brown to match the color of the penthouse to which they are attached. Their color helps the new additions blend with the rooftop environment, thereby further limiting their impact on the pedestrian realm. *Therefore, with the Condition of Approval that the site support cabinet and the antennas that are attached to the existing penthouse are painted a dark brown to match the color of the penthouse, and the enclosures that screen the microwave dishes are painted a light beige color to match the color of the building's parapet, this guideline is met.*

C2. Promote Quality and Permanence in Development.

Use design principles and building materials that promote quality and permanence.

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 C2, C5, C11: The proposal protects the building's architectural clarity, thereby promoting a sense of building permanence by limiting the visual impact of the new cellular equipment on the building. This is accomplished by placing the majority of the equipment on an existing, centrally located penthouse structure that has limited visibility from the surrounding streets, and by painting the equipment to match the penthouse. The new antennas and site support cabinet are pulled back from the edges of the penthouse structure, which helps retain the visual coherency of the penthouse form. Similarly, views of the new enclosures that screen the microwave dishes is minimized by their modest height and width, neutral color to match the parapet, and location pulled back from the edges of the roof. The new screen enclosures are horizontally proportioned to appear like mechanical penthouse structures, rather than a more vertical and alien element on the roof. The limited quantity of the new structures (two), and the use of an existing penthouse, ensures that the new additions complement the rooftop environment and retain the building's sense of order, hierarchy and coherency.

Therefore, with the condition of approval that the site support cabinet and the antennas that are attached to the existing penthouse are painted a dark brown to match the color of the penthouse, and that the enclosures that screen the microwave dishes are painted a light beige color to match the color of the building's parapet, these guidelines are 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 careful placement and screening of the new cellular equipment on the Hotel Modera Building should limit the visual impact of the equipment on the surrounding pedestrian environment and from views from neighboring buildings. The majority of the equipment is placed on an existing centrally located penthouse with little or no visibility from the surrounding sidewalks, and will be painted to match the penthouse. Two new screen enclosures, proportioned to appear like new mechanical penthouses, are placed on the eastern and western ends of the roof and are modestly scaled and pulled back from the roof edges to limit their visibility from the street. The proposal retains the building's architectural rigor by limiting the visual clutter often times associated with rooftop equipment. The proposal meets the applicable design guidelines and therefore warrants approval.


ADMINISTRATIVE DECISION

Approval of:

- Six panel antennas measuring 3'-9 1/4" tall, 0'-6" wide and approximately 0'-3" deep will be placed on the north, west and south elevations of an existing rooftop penthouse that is located approximately 26'-0" from the northern edge of the building's upper roof, 104'-0" from the western edge of the roof, 72'-0" from the eastern edge of the roof, and 150'-0" from the southern edge of the roof.
- One site support cabinet measuring approximately 6'-8" tall, 3'-0" wide and 2'-0" deep will be attached to the northern face of the existing penthouse.
- One microwave dish measuring 2'-0" in diameter will be located within a screen enclosure that measures 6'-0" long by 3'-0" wide by 8'-0" tall and projects above the parapet approximately 5'-6". The screen enclosure is located 23'-3" from the northern edge of the upper roof and 37'-6" from the western edge of the upper roof.
- One microwave dish measuring 2'-0" in diameter will be located in a rectangular screen enclosure that measures 5'-0" long by 3'-0" wide by 7'-0" tall and projects approximately 4'-6" above the parapet. The screen enclosure is located 10'-0" from the southern edge of the roof and 6'-0" to the west of an existing stair tower on the northeast corner of the building.

Per the approved drawings, Exhibits C-1 through C-14, signed and dated March 20, 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 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 09-105708 DZ ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The site support cabinet and the antennas that are attached to the existing penthouse must be painted a dark brown to match the color of the penthouse, and the enclosures that screen the microwave dishes must be painted a light beige color to match the color of the building's parapet.

Decision rendered by:  on March 20, 2009
By authority of the Director of the Bureau of Development Services

Decision mailed: March 24, 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 30, 2009, and was determined to be complete on **February 20, 2009**.

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

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant 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 April 7, 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 **April 8, 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;

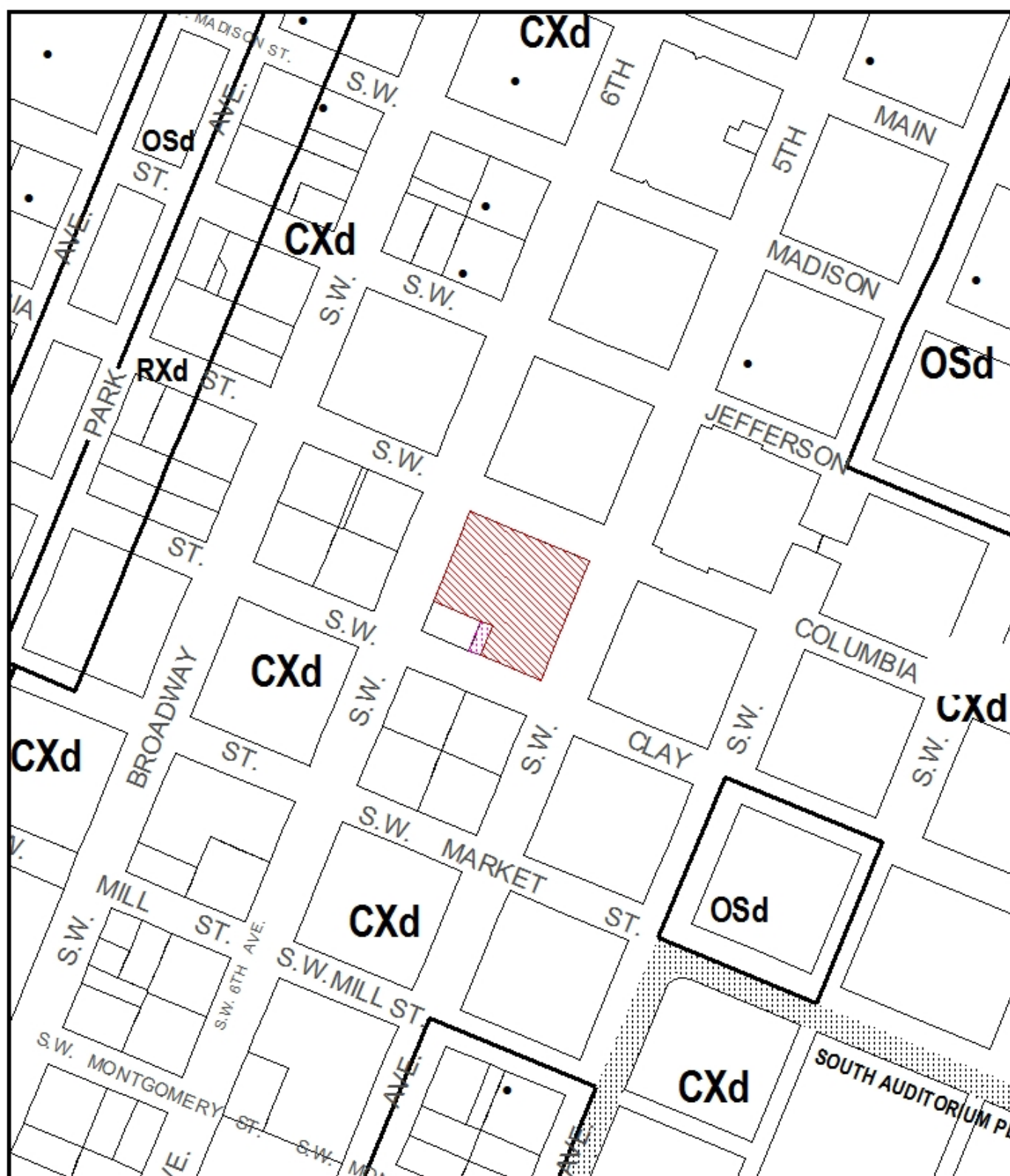
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS




NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Statement and Drawings
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Vicinity Map
 - 2. Notes
 - 3. Site Plan
 - 4. Enlarged Site Plan (attached)
 - 5. Partial Enlarged Site Plan
 - 6. South Elevation (facing SW Clay Street) (attached)
 - 7. North Elevation (facing SW Columbia Street) (attached)
 - 8. East Elevation (facing SW 5th Avenue)
 - 9. West Elevation (facing SW 6th Avenue)
 - 10. Partial West Elevation – Penthouse
 - 11. Site Support Cabinet Details
 - 12. Antenna and Screen Enclosure Details
 - 13. Cellular Equipment Details
 - 14. Electrical Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None
- F. Correspondence: None
- 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
-  Also Owned
-  Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 09-105708 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BC 2800
Exhibit	B (Feb 02,2009)

clear w're®

4400 CANNON POINT
KIRKLAND, WA 98033

POWDER RIVER

Development Services, LLC

REGISTERED ARCHITECT

RICHARD B. HALL

SEATTLE WA 98108

STATE OF OREGON

HOTEL MODERA

OR-POR410-A

515 SW CLAY ST
PORTLAND, OR 97201

NO.	DATE	DESCRIPTION	INITIALS
1	10-2-18	ISSUED FOR PERMIT	
2	10-2-18	REVISED ZONING SET	
3	10-2-18	REVISED ZONING SET	
4	10-2-18	REVISED ZONING SET	
5	10-2-18	REVISED ZONING SET	
6	10-2-18	REVISED ZONING SET	
7	10-2-18	REVISED ZONING SET	
8	10-2-18	REVISED ZONING SET	
9	10-2-18	REVISED ZONING SET	
10	10-2-18	REVISED ZONING SET	

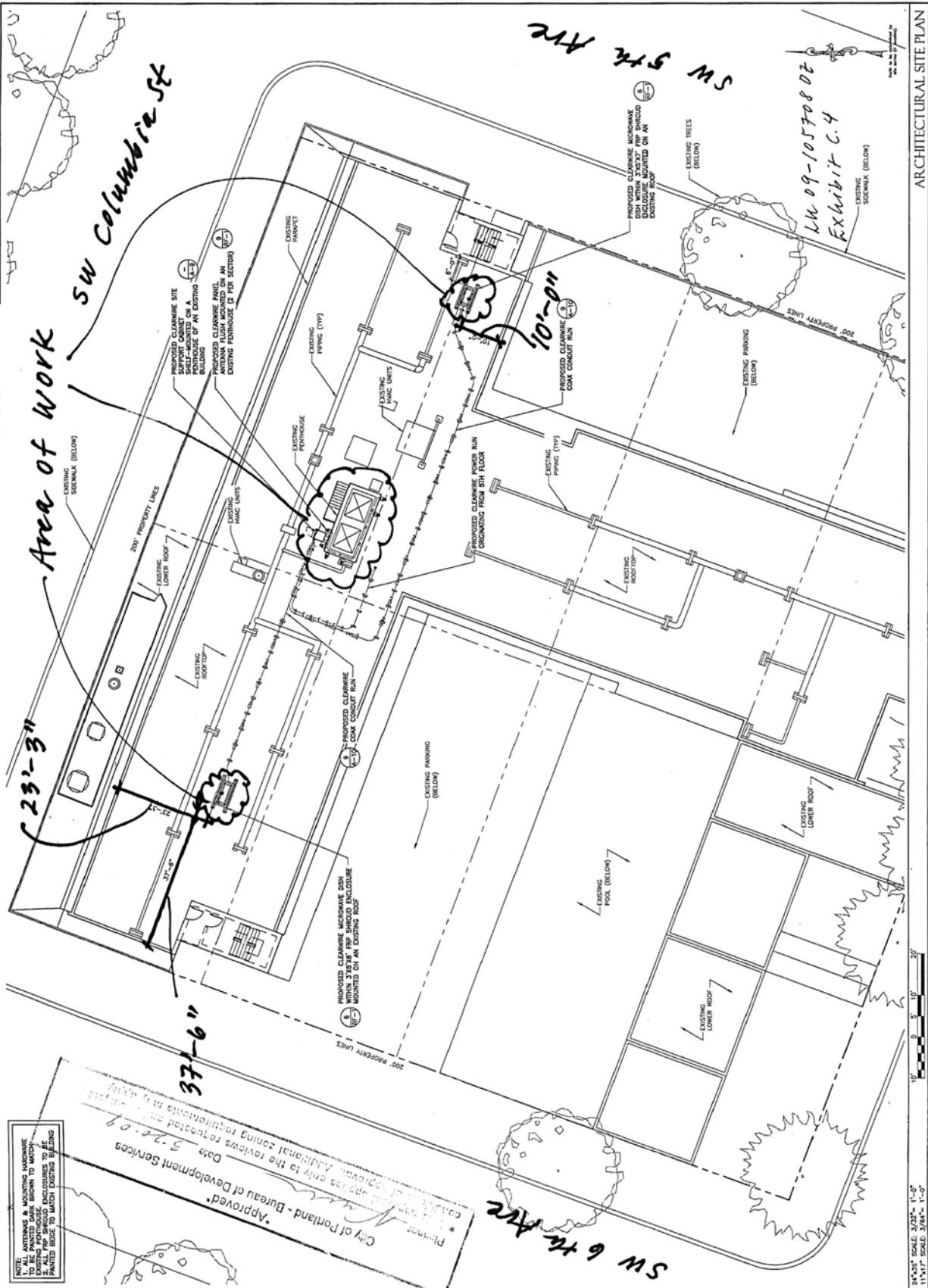
NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE

ARCHITECTURAL SITE PLAN

SHEET NUMBER

A-2



NOTE: ANTENNA & MAINFRAME ENCLOSURE TO BE PAINTED DARK BROWN TO MATCH EXISTING BUILDING. ALL OTHER ENCLOSURES TO BE PAINTED BEIGE TO MATCH EXISTING BUILDING.

Approved:

Date: 5-20-18

City of Portland - Bureau of Development Services

24"x36" SCALE: 3/32" = 1'-0"

11"x17" SCALE: 3/64" = 1'-0"

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

ARCHITECTURAL SITE PLAN

LW 09-105708 DE

Exhibit C.3

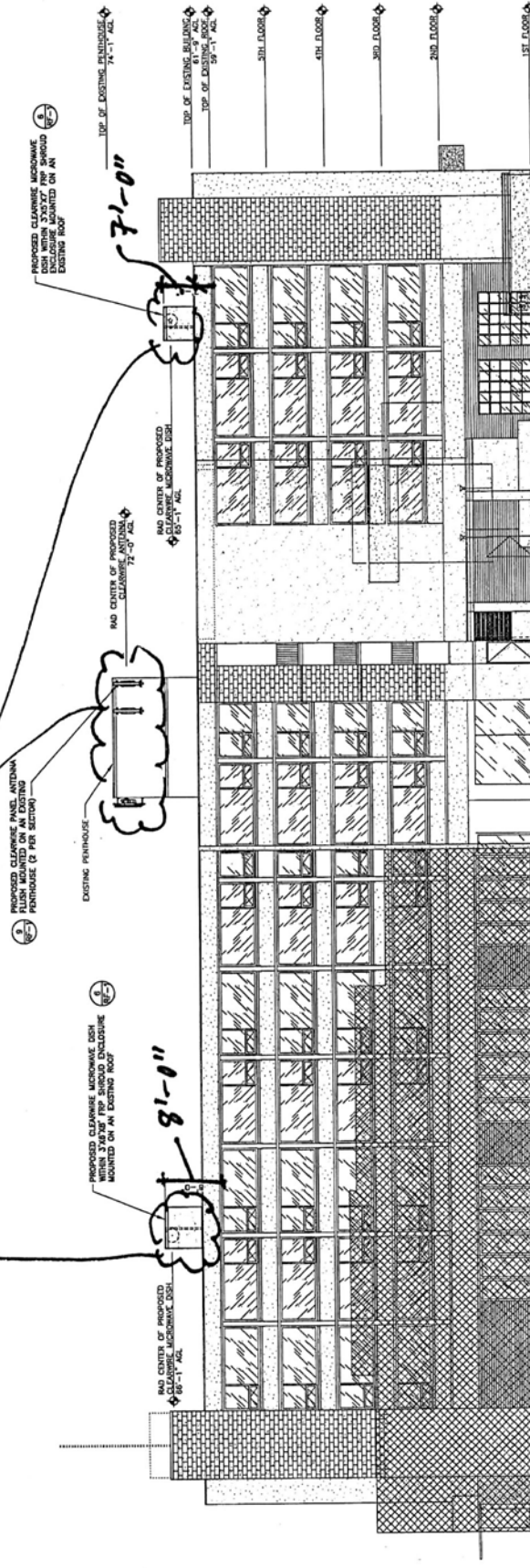
Site Plan

NOTES:
 1. ANTENNAS & MOUNTING HARDWARE TO BE PAINTED DARK BROWN TO MATCH EXISTING PENTHOUSE ENCLOSURES TO BE PAINTED BEIGE TO MATCH EXISTING BUILDING

Area of Work

Note: per condition of approval "B" equip. on penthouse to be painted dark brown to match penthouse & shroud enclosures to be painted beige to match.

Approved
 City of Portland - Bureau of Development Services
 Planner: *[Signature]* Date: 3.20.09
 *This approval applies only to the reviews requested and to specific conditions of approval. Additional zoning requirements may apply.



South Elevation (facing SW Clay St)

LK 09-105708 DZ
 Exhibit C.6

1/8"=1'-0" SCALE
 1/16"=1'-0" SCALE
 1/32"=1'-0" SCALE

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

SOUTH ELEVATION

SHEET NUMBER
 A-4

SHEET TITLE
 SOUTH ELEVATION

NOT FOR CONSTRUCTION UNLESS
 LABELED AS CONSTRUCTION SET

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10-20-08	REVISED EXHIBIT SET	PKB	
2	10-20-08	REVISED EXHIBIT SET	PKB	
3	10-20-08	REVISED EXHIBIT SET	PKB	

HOTEL MODERA

OR-PORT410-A
 515 SW CLAY ST
 PORTLAND, OR 97201

REGISTERED ARCHITECT
 RICHARD B. HALL
 SEATTLE, WA
 98108
 ALYSSA OF OREGON

POWDER RIVER
 Development Services, LLC

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 4400 CARLETON POINT
 MERIDALE, WA 98533

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KINGSTON, WA 98333



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RICHARD B. HALL
SEATTLE, WA
5008
STATE OF OREGON

HOTEL MODERA
OR-POR-410-A
515 SW CLAY ST
PORTLAND, OR 97201

NO.	DATE	REVISIONS
1	10-2-09	PRELIMINARY CD'S
2	10-2-09	REVISED ZONING SET FILE
3	10-2-09	REVISED ZONING SET FILE

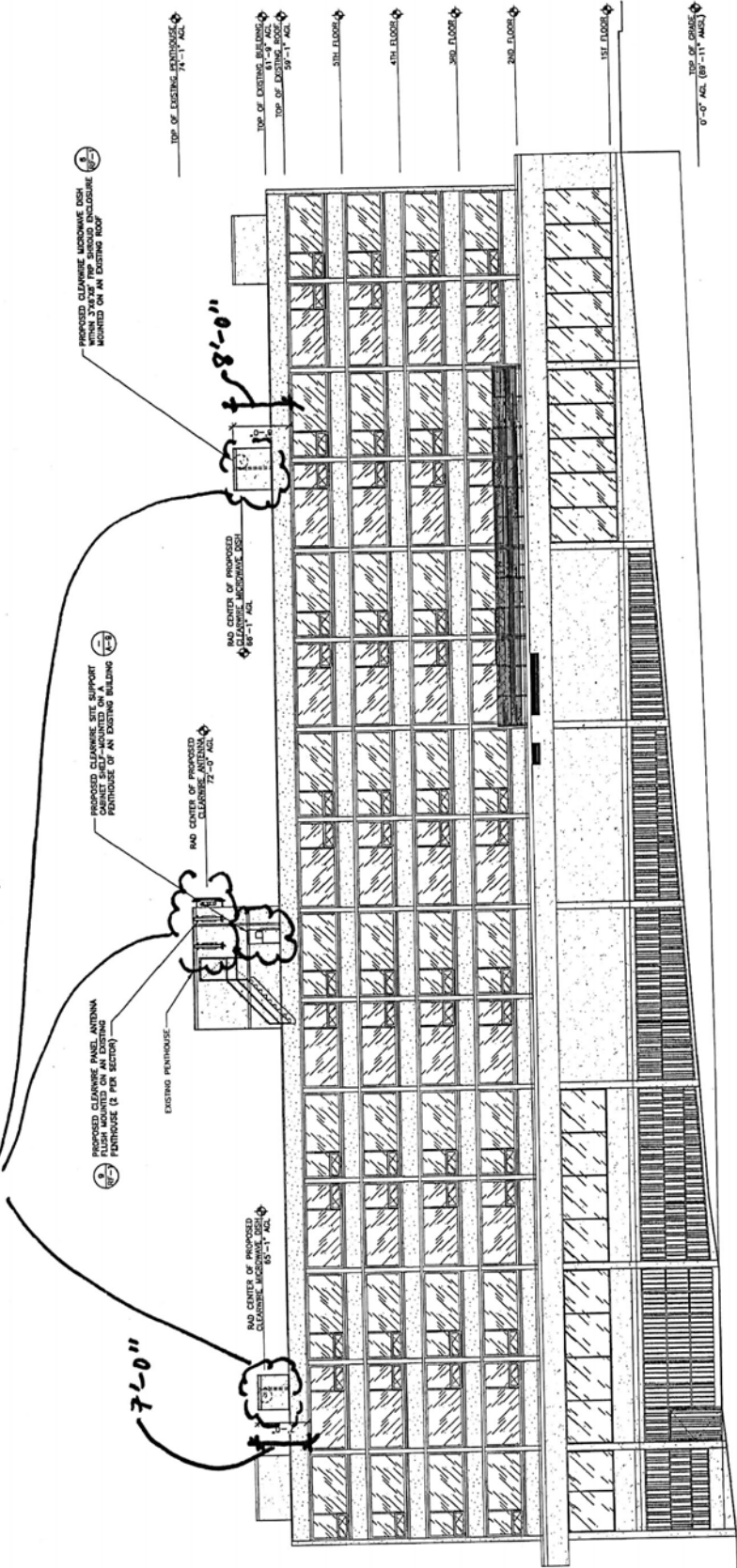
NOT FOR CONSTRUCTION UNLESS
LABELLED AS CONSTRUCTION SET

SHEET TITLE
NORTH ELEVATION

SHEET NUMBER
A-6

Note: per condition of Approval "B" equipment on penthouse
to be painted dark brown to match penthouse & shroud
enclosures to be painted beige
to match
Area of work parapet

Approved
City of Portland - Bureau of Development Services
Planner *[Signature]* Date 3.20.09
* This approval applies only to the reviews requested and is subject to
conditions of approval. Additional zoning requirements may apply.



North Elevation (facing SW Columbia St)

LW 09-105708 DE
Exhibit C.7

NORTH ELEVATION

24"x36" SCALE 1/8" = 1'-0"
11"x17" SCALE 1/16" = 1'-0"
THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED.

LW 09-105708 DE
Exhibit C.7