City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: November 13, 2012

To: Interested Person

From: Stacey Castleberry, Land Use Services
503-823-7586 / Stacey.Castleberry@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

A greenway review to continue a non-river related use is proposed in your neighborhood. No new development is proposed but the non-river related use requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the existing conditions plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on December 4, 2012**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-201520 GW, in your letter. It also is helpful to address your letter to me, Stacey Castleberry.

CASE FILE NUMBER: LU 12-201520 GW

Representative: Folawn Alterman & Richardson LLP
Attn: Dean Alterman,
805 SW Broadway, Suite 2750
Portland, OR 97205

Applicant: Tenex Management Ltd
c/o Millbank Materials Corp.
323 S Main Street
Zelienople, PA 16063

Owner: Port of Portland
Po Box 3529
Portland, OR 97208

Lessee: Alcatel Submarine Networks
600-700 Mountain Ave
Murray Hill, NJ 07974

Site Address: 15540 N LOMBARD ST

Legal Description: BLOCK 10&12&E TL 500 IMPS ONLY ALSO SEE LAND ACCTS R256254 (R708881910) & R532327 (R708881912), RIVERGATE INDUSTRIAL DIS
Tax Account No.: R708881911
State ID No.: 2N1W23D 00500A1
Quarter Section: 1419, 1420
Neighborhood: St. Johns, contact Clinton Doxsee at 503-741-9859.
Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892.

District Coalition:	North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.
Plan District:	None
Other Designations:	100-year Floodplain
Zoning:	IHh, i—Heavy Industrial base zone with Aircraft Landing Zone and Greenway River Industrial overlay zones.
Case Type:	GW—Greenway Review
Procedure:	Type II, an administrative decision with appeal to the Hearings Officer.

Proposal: No new development or exterior alteration is proposed on this site. The applicant recently purchased a lease of this site (15540 N Lombard Street) from the Port of Portland, and proposes to continue its importing and distribution activities there, although river and rail access to the site does not allow importing bulk cargo directly from the river or existing rail lines.

The site is in the River Industrial Greenway overlay zone. Zoning Code section 33.440.100 B. 2 allows primary uses that are not river-dependent or river-related, on sites that front the river if they are approved through greenway review. They must comply with the approval criteria of 33.440.350.B: "...In the River Industrial zone, uses that are not river-dependent or river-related may locate on river frontage lots when the site is found to be unsuitable for river-dependent or river-related uses. Considerations include such constraints as the size or dimensions of the site, distance or isolation from other river-dependent or river-related uses, and inadequate river access for river-dependent uses."

The applicant requests approval of a Greenway Review to allow continued importing, warehousing, packaging, processing, and distribution of primarily minerals and raw materials for the steel industry, at this site. The existing structures were previously approved by the city and the applicant does not propose any changes to existing development.

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

- Greenway Review Approval Criterion **33.440.350 B**

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. This application was submitted on November 2, 2012 and determined to be complete on November 7, 2012.

DECISION MAKING PROCESS
The Bureau of Development Services will make a decision on this proposal.
We will consider your comments, and

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Hearings Officer. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

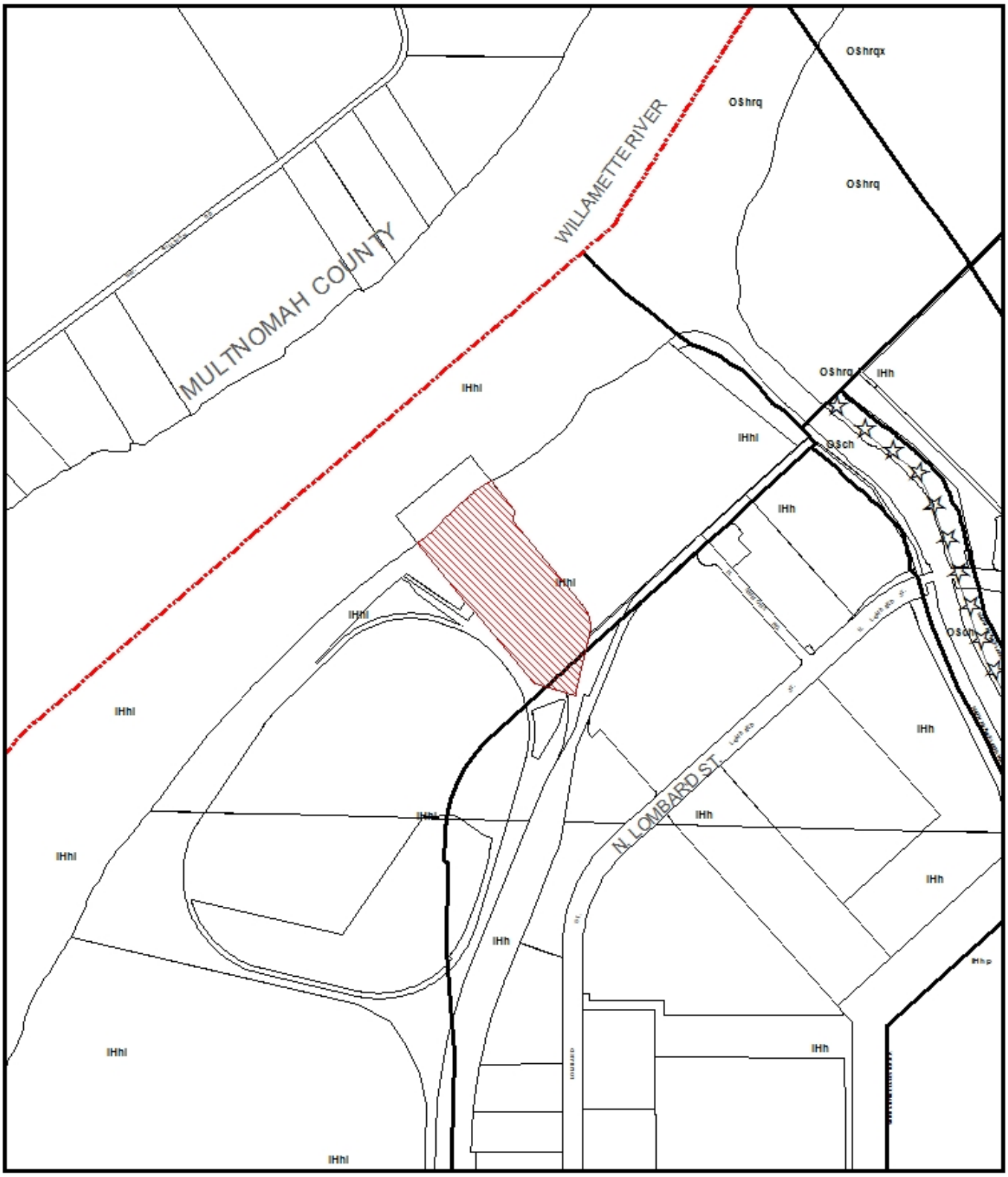
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

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).

Enclosures:
Zoning Map
Site Plan



ZONING

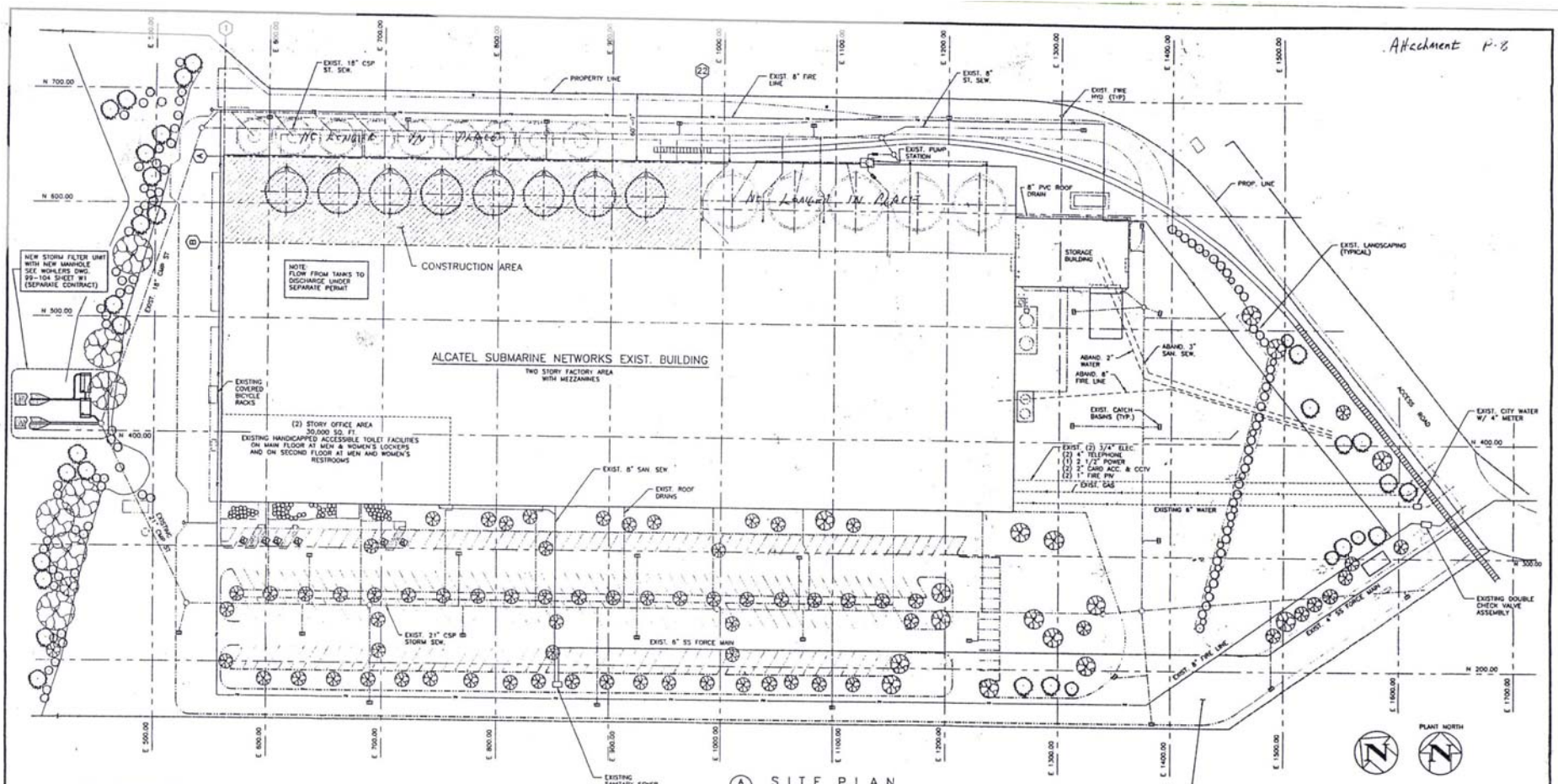
Site

NORTH

File No.	LU 12-201520 GW
1/4 Section	1419,1420
Scale	1 inch = 800 feet
State_Id	2N1W23D 500
Exhibit	B (Nov 05,2012)

N UNNAMED RD
N UNNAMED RD
I4hi
IHh
EXISTING CONDITIONS
No New Development Proposed

Attachment P-8



A 03 SITE PLAN
1" = 40'-0"

GENERAL NOTES AND SPECIFICATIONS

1.0 DESIGN CRITERIA
1.1 General: State of Oregon, 1998 Edition, Structural Specialty Code, Based on the 1997 edition of the Uniform Building Code (UBC).
1.2 UBC Building Occupancy: F-1
1.3 UBC Building Construction: Type II-N
1.4 Floor Area:

Two-Story Office:	30,000 square feet
Factory Ground Floor:	218,000 square feet
S.A.T. Second Floor:	21,000 square feet
Total	267,000 square feet
New S.A.T. Second Floor:	31,500 square feet
Total Aggregate Building Area:	298,500 square feet

1.5 Wind Load: UBC 80 mph, Exposure C.
1.6 Seismic Load: UBC Zone 3, Standard Occupancy.
1.7 Snow Roof Load: 25 psf basic roof load with drift considerations adjacent to the existing building wall according to the 1997 UBC.
1.8 S.A.T. Second Floor Live Load:
300 psf to allow for distribution of mobile process equipment and temporary staging of cable repeaters.
Post five load according to UBC Section 1607.3.5.
1.9 Cableway Platforms Live Load:
50 psf or equipment loads where heavier.

2.0 REFERENCE DOCUMENTS
2.1 Harris Group Inc. drawings for "STC Manufacturing Building" project number 598, dated 1988. Civil, structural, mechanical and electrical drawings.
2.2 Geotechnical Resources, Inc. soils report "Final Report, Geotechnical Investigation, STC Main Manufacturing Building, N. Rivergate Industrial Park, Portland, Oregon", dated July 11, 1988.
2.3 Refer to project construction "Technical Specifications" for more details.

3.0 INSPECTIONS AND TESTING
3.1 Inspection and testing is regulated by the City of Portland according to UBC Section 108 and Chapter 17.
3.2 The Owner shall employ Special Inspectors for the following areas of work:
A. Reinforcing steel prior to the closing of forms or the delivery of concrete.
B. During the taking of test specimens and placing of reinforced concrete.
C. Prior to and during the placement of concrete around embedded anchor bolts and other embedded steel.
D. During the welding of members and connections of the building frame.
E. High-strength bolting.
3.3 Prefabricated structural components shall be supplied by fabricators certified and approved by the City of Portland Bureau of Buildings, or inspected and tested by a City of Portland approved welding inspector.
3.4 Testing and inspection reports shall be submitted to the Owner, Contractor, Engineer and the City of Portland Bureau of Buildings.

4.0 SITE STORMWATER
4.1 Site Areas:
TOTAL SITE AREA APPROXIMATELY - 570,000 sf
(Landward of Greenway Setback)
IMPERVIOUS SURFACES ---------- 420,000 sf
(Buildings, Parking, Pavement, etc.)
PERVIOUS SURFACES ---------- 150,000 sf
(Lawns, Landscaping, etc.)
4.2 See previous City of Portland Permit #BLD99-04724.

5.0 BUILDING SEPARATION
5.1 Provide 4 1/2" structural separation between the new floor framing and the existing building structures at Grids A & B.
5.2 Provide 1" structural separation between the new floor framing and the existing building structure at Grid 1.

EXISTING CONDITIONS
NO NEW DEVELOPMENT
JUL 17 2000

SEE SPECIFICATIONS FOR NOTES & ADDITIONAL INFORMATION

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SYM.	REVISIONS	BY	DATE	CHK'D
1	ADDED SECTION "3" TO GENERAL NOTES	AJP	3/19/00	
0	RELEASED FOR BID	AJP	3/21/00	

SMITH & MONROE & GRAY ENGINEERS, INC.
PARK PLAZA WEST, SUITE 210
10700 S.W. BEAVERTON HWY.
BEAVERTON, OREGON 97005
PHONE: (503) 643-8595
FAX: (503) 643-8610

ALCATEL SUBMARINE NETWORKS, INC.
WEST SAT UPGRADE — PORTLAND, OREGON

SITE PLAN

DRAWN BY	DATE	CHKD BY	DATE	SCALE	DWG. NO.	REV.
A.J.PLUMB	1/17/2000			1" = 40'-0"	99-109B-03	1

LU 12-201520 GW