

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 29, 2012

To: Interested Person

From: Dave Skilton, Land Use Services 503-823-0660

dave.skilton@portlandoregon.gov

NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development 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 site 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 20, 2012. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 12-206394 DZ, in your letter. It also is helpful to address your letter to me, Dave Skilton.

CASE FILE NUMBER: LU 12-206394 DZ – RADIO FREQUENCY TRANSMISSION EQUIPMENT

Applicant: Tom Mcauliffe 503-936-0002

T Mobile West LLC

9301 SW Sagert Street, Apt 38

Tualatin, OR 97062

Owner: H Bruce Hill

Red Lion Inns Operating LP 1000 NE Multnomah Street

Portland, OR 97232

Site Address: 1000 NE Multnomah Street

Legal Description: BLOCK 112&113&120&121 TL 300 IMPS ONLY SEE R182241

(R396216420) FOR LAND, HOLLADAYS ADD

Tax Account No.: R396206421

State ID No.: 1N1E35BA 00300A1

Quarter Section: 2931

Neighborhood: Lloyd District Community, contact Michael Jones at 503-265-1568. **Business District:** Lloyd District Community Association, contact Gary Warren at 503-

905-3318.

Plan District: Central City - Lloyd District

Zoning: CXd, Central Commercial, with Design Overlay

Case Type: DZ, Design Review

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

Commission.

Proposal:

The applicant is seeking Design Review approval for a proposal to replace five existing antennas with slightly larger ones, and add one new antenna, on existing, approved mounting hardware at two locations on the building. All equipment and mounting hardware will be painted to match the color of the building. Design Review is required because the proposal is for a non-exempt exterior alteration in the Lloyd Subdistrict of the Central City Plan District.

Relevant Approval Criteria:

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

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

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 16, 2012 and determined to be complete on November 21, 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 Design Commission. 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.

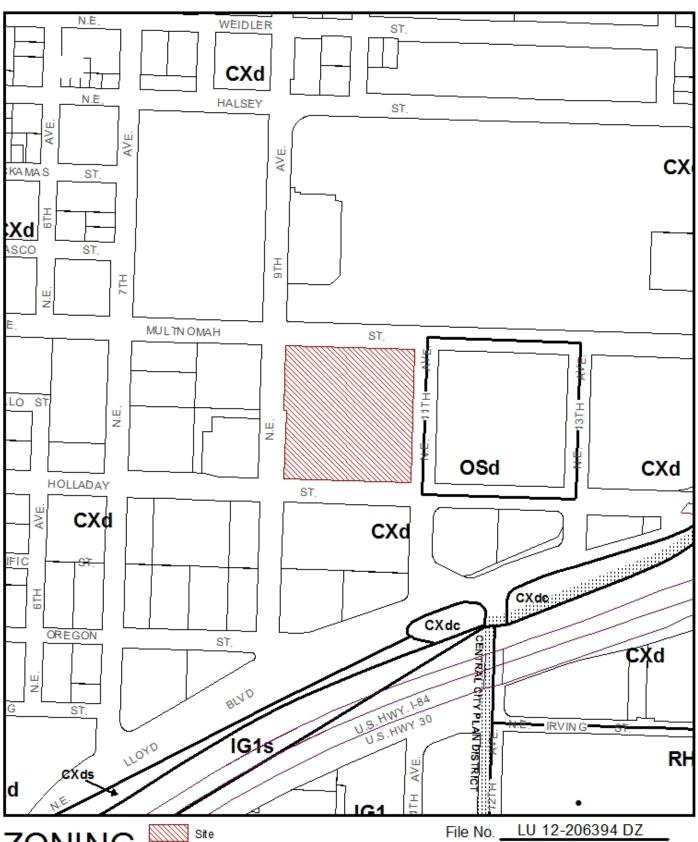
Appeal of the Final City Decision

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 Existing and Proposed East Elevations

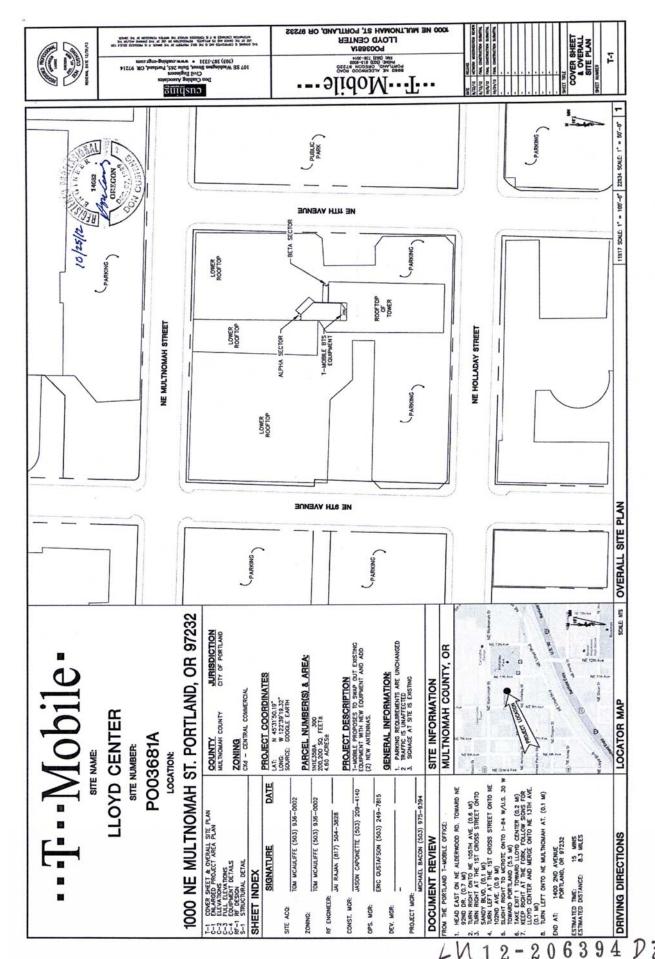


ZONING

This site lies within the: Central City Plan District Lloyd District

2931,3815 1/4 Section 1 inch = 300 feet Scale 1N1E35BA 300 State_Id В (Nov 19,2012) Exhibit





PO03681A LLOYD CENTER 1000 NE MULTNOMAH ST, PORTLAND, OR 97232 FULL BECKER ON 12/11/2 --- SIIdoM---T---CUSÉMIS Don Cushing Associator CAVII Engineera 107 SE Washingson Street, Suine 265, Forett (503) 387-5331 • www.cushing-53 REET NUMBER 11X17 SCALE: 1"-60" 2 11X17 SCALE: 1"=60" 4+01NER W CUSINIO C.01.15.9 10/25/12 CROUND LEVEL ALPHA SECTOR: (2) NEW QUAD ANTENNAS AND (1) NEW DUAL ANTENNA TOP OF ANTENNAS / ANTENNAS ACL + / ANTENNA RAD-CEN ACL + / ANTENNA RAD-CEN ACL + / ANTENNAS ACL - 6.5 ACL + / ANTENNAS ACL - 6.5 ACL + ANTENNAS ACL - 6.5 AC (2) EXISTING QUAD ANTENNAS BETA SECTOR: (3) EXISTING QUAD ANTENNAS BETA SECIOR: (1) RELOCATED QUAD ANTENNA, (1) NEW QUAD ANTENNA AND (1) NEW DUAL ANTENNA EAST ELEVATION - PROPOSED EAST ELEVATION - EXISTING