



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

FROM CONCEPT TO CONSTRUCTION

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

Date: Tuesday, September 17, 2013
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-7538 | kate.marcello@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 Tuesday, October 8, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the case file number, LU 13-199625 DZM CU, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 13-199625 DZM CU

Three New Rooftop Shrouds for New Telecommunications Equipment

Applicant: Geri Roper, New Cingular Wireless PCS LLC
19801 SW 72nd Ave, Suite 200 | Tualatin, OR 97062

Representative: Steve Miller, Velocitel Inc /(541) 318-7487.
4004 Kruse Way Place, Suite 200 | Lake Oswego OR 97035

Owner: Lori Kind, Shurgard Institutional Fund d.b.a. Public Storage
701 Western Ave, 1st Floor | Glendale, CA 91201
(818) 244-8080, ext. 1350

Site Address: 1620 NE Sandy Boulevard

Legal Description: TL 2300 0.46 ACRES LAND ONLY SEE R316811 (R941350291) FOR IMPS & SEE R316812 (R941350292) FOR BILLBOARD, SECTION 35 1N 1E; TL 2300 IMPS ONLY SEE R316810 (R941350290) FOR LAND, SECTION 35 1N 1E

Tax Account No.: R941350290, R941350291

State ID No.: 1N1E35DB 02300, 1N1E35DB 02300A1

Quarter Section: 3032

Neighborhood: Kerns; contact Steve Russell at 503-784-8785

Business District: East Burnside Business Association; contact Matt Bender at 503-803-4224

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010.

Plan District: None

Zoning: General Commercial (CG) base zone; Design (d) overlay zone; Main Street Corridor (m) overlay zone

Case Type: Design Review with a Modification (DZM); Conditional Use Review (CU)

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

PROPOSAL: The applicant requests Design Review approval and Conditional Use Review approval for three new shrouds containing AT&T telecommunications equipment, to be located on the rooftop of the self-service storage building located at 1620 NE Sandy Boulevard. Shrouds resemble penthouse-type structures and are made of radio frequency-transparent material. The material will be treated so that it is similar in appearance to the building façade and to existing shrouds and penthouses on the rooftop. Each shroud will be placed in a location where, until recently, there was previously a shroud containing telecom equipment. Each shroud will be about 13 feet tall.

Each shroud will contain one panel antenna, one RRH, one AWS RRH, and one surge suppression box. The shroud located at the southwest corner of the rooftop will also contain GPS/E-911 downlink antennas.

A Modification is requested as part of the Design Review. The site is located in the General Commercial (CG) base zone, which has a building height maximum of 45'-0". The subject building is about 68'-0" tall. Because the proposed shrouds increase the mass and scope of development above the height limit, a Modification is required.

Design Review approval is required prior to the issuance of building permits because the proposal is for non-exempt exterior alterations to an existing building on a site with design overlay zoning. The Modification described above is processed as part of the Design Review.

Additionally, Conditional Use Review approval is required because the proposal is for a Radio Frequency Transmission Facility within 50 feet of residentially zoned property.

[Abbreviations: RRH – remote radio head; AWS RRH – advanced wireless services remote radio head; GPS – global positioning system; E-911 – enhanced 911 (location technology enabling emergency services to location the geographic position of the caller)]

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:

- The *Community Design Guidelines*;
- 33.815: Conditional Uses;
- 33.274: Radio Frequency Transmission Facilities;
- 33.825.040: A. and B.: Modifications that will Better Meet Design Review Requirements;
- 33.815.225.A. 1.-3.: Radio Frequency Transmission Facilities (*Approval criteria for facilities operating at 1,000 watts ERP or less, proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, or I zone within 50 feet of an R zone*);

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 August 30, 2013 and determined to be complete on Friday, September 13, 2013.

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, or
- 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.

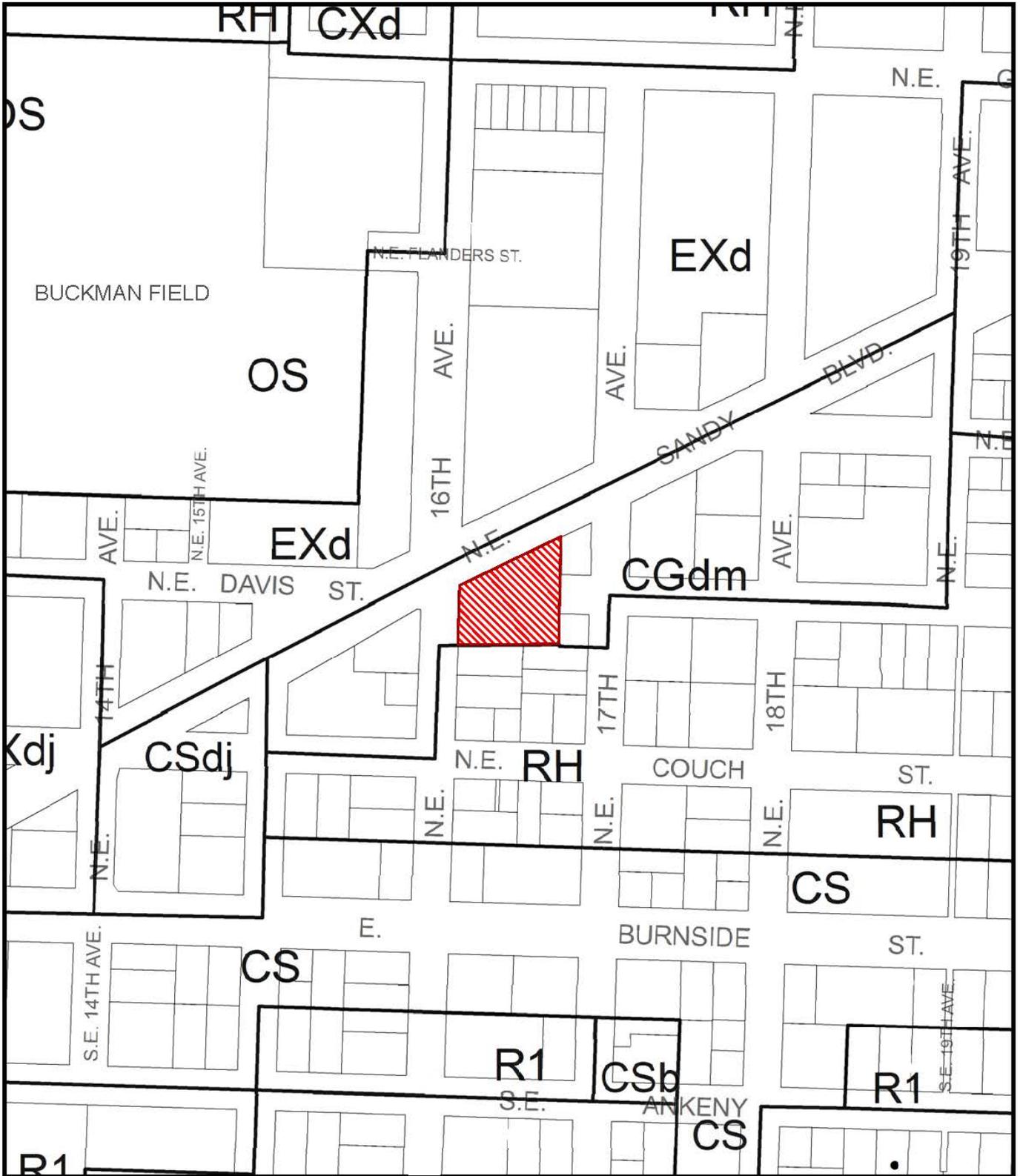
APPEAL OF THE FINAL CITY DECISION

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/Roof Plan
- Elevation Drawings



ZONING



Site



File No. LU 13-199625 DZM, CU

1/4 Section 3032

Scale 1 inch = 200 feet

State_Id 1N1E35DB 2300

Exhibit B (Sep 04, 2013)



LDC
Commercial
Residential
Telecom

DATE: 7/15/13
DRAWN BY: JFO
CHECKED BY: RBN

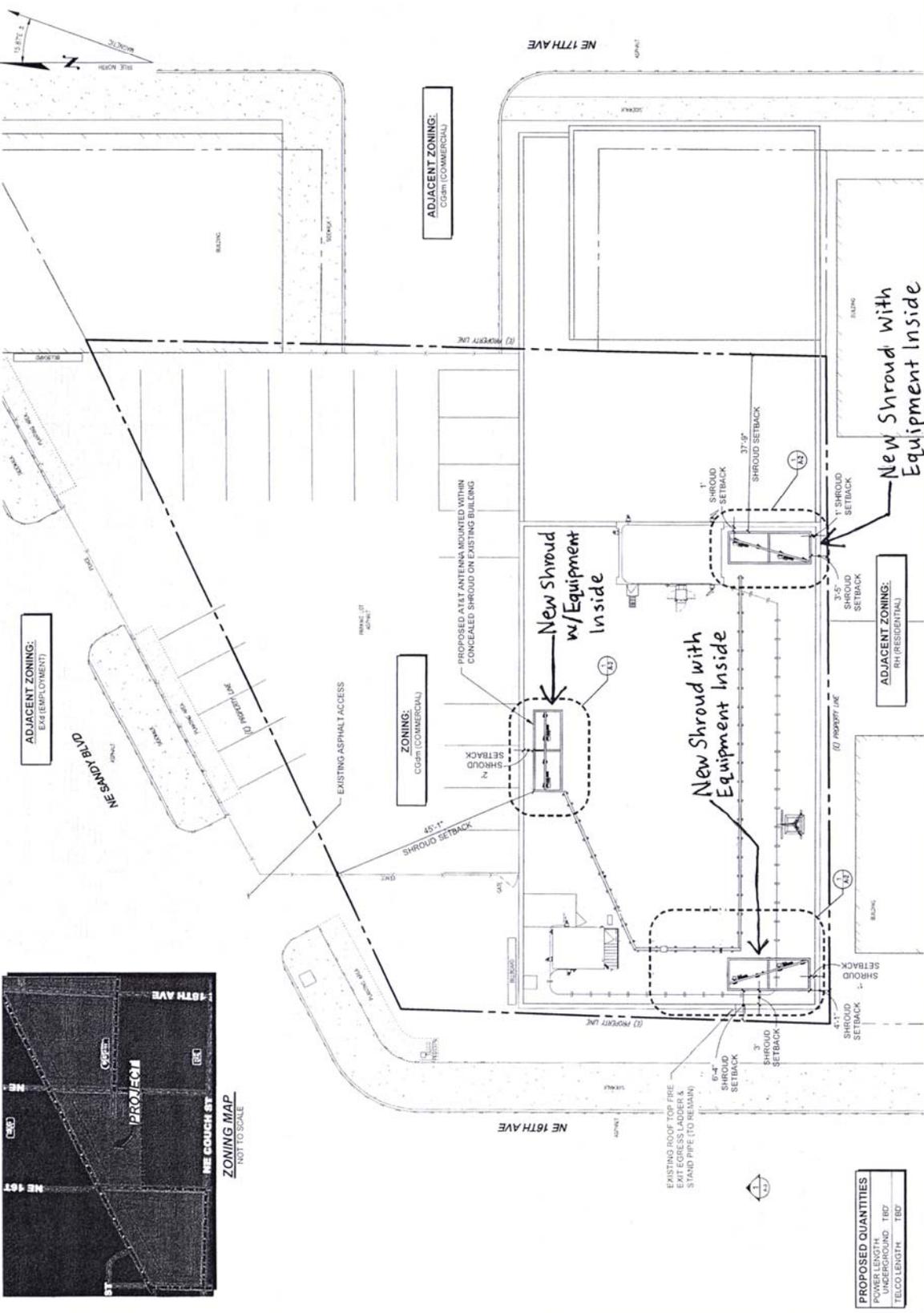
NO.	DATE	DESCRIPTION
1	7/15/13	PRELIMINARY DESIGN
2	7/15/13	FINAL DESIGN
3	7/15/13	REVISED FINAL DESIGN

REGISTERED ARCHITECT
Robert Neal
STATE OF OREGON
NO. 10000

SITE
PW74
ANKENT & 14TH
1620 NE SANDY BLVD
PORTLAND, OR 97222

SHEET TITLE
SITE PLAN

SHEET NUMBER
A-1



PROPOSED QUANTITIES

POWER LENGTH	TBD
UNDERGROUND	TBD
TELELENGTH	TBD

SITE PLAN

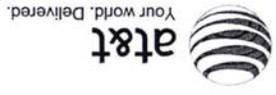
1

1620 NE Sandy Blvd

LU 13-199625 DZM CU

CONSTRUCTION PLAN KEYED NOTES

- PROPOSED AT&T EQUIPMENT ROOM LEASE AREA (AREA 201Y11), LOCATED ON THE 8TH FLOOR.
- INDICATED AT&T 800 CONCEALED ANTENNA SHROUD ASSEMBLY (SEE SITE NOTE NO. 2).



LDC
Commercial
Infrastructure
Division
1620 NE SANDY BLVD
PORTLAND, OR 97232
TEL: 503.288.3800
FAX: 503.288.3801
WWW.LDCORP.COM

DATE: 7-17-13
DRAWN BY: JFO
CHECKED BY: RBH

NO.	DATE	DESCRIPTION	BY
1	7-17-13	ISSUED FOR PERMITS	JFO
2	7-17-13	REVISED PER COMMENTS	JFO
3	7-17-13	REVISED PER COMMENTS	JFO
4	7-17-13	REVISED PER COMMENTS	JFO

REGISTERED ARCHITECT
JAMES M. JONES
STATE OF OREGON
NO. 100000000

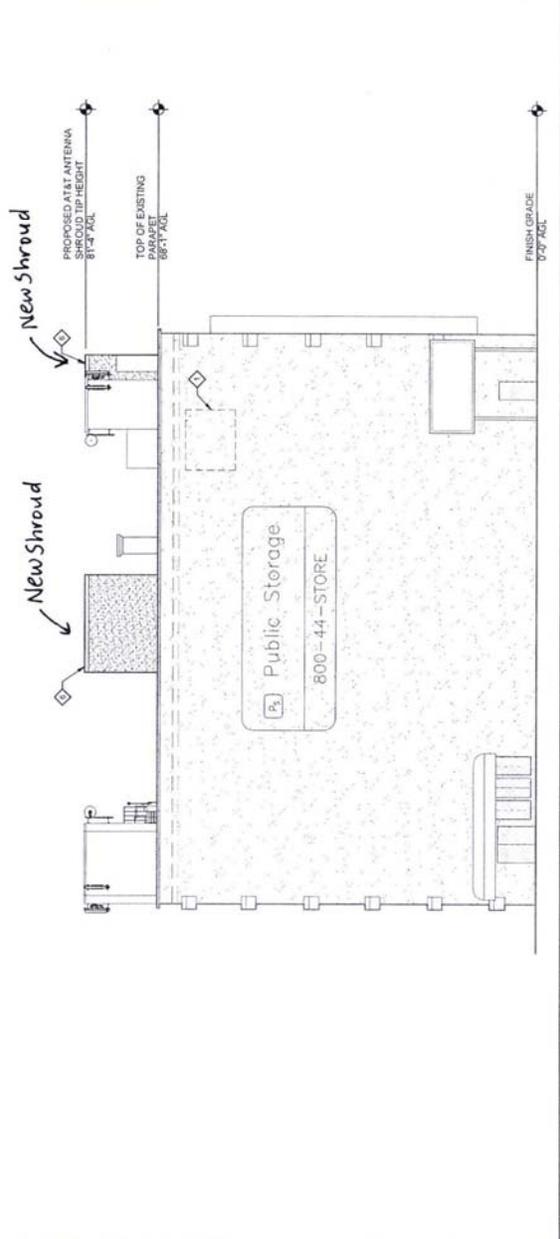
SITE
P1474
ANKENY 5.14TH
1620 NE SANDY BLVD
PORTLAND, OR 97232

SHEET TITLE
ELEVATIONS

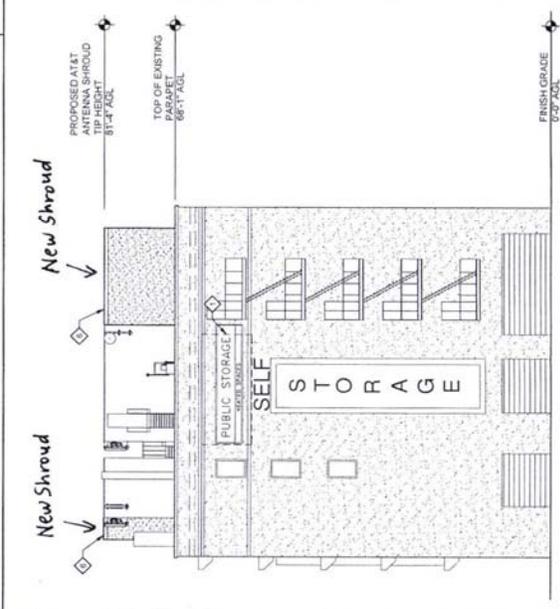
SHEET NUMBER
A-3

SITE NOTES

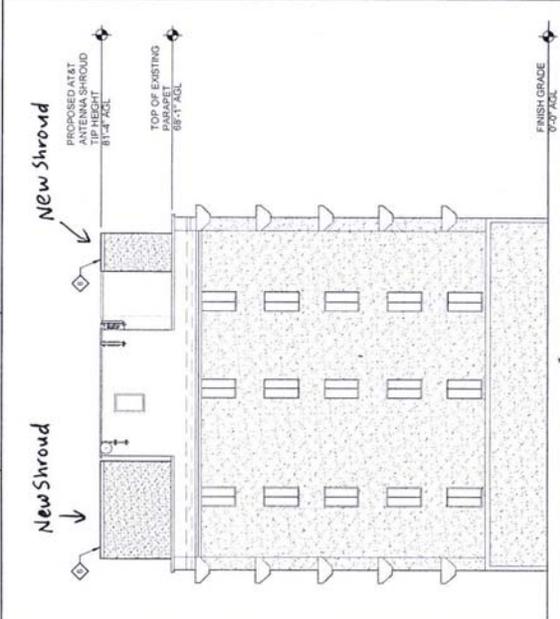
- ALL ROOF TOP EQUIPMENT ANTENNA, HARDWARE AND FIBER SHALL BE PAINTED TO MATCH EXISTING BUILDING.
- ALL ROOF TOP EQUIPMENT ANTENNA, HARDWARE AND FIBER SHALL BE PAINTED TO MATCH EXISTING BUILDING.



3 NORTH ELEVATION (LOOKING SOUTH) (Sandy Blvd)
22'-0" SCALE: 3/32" = 1'-0" 11'-1 1/2" SCALE: 3/64" = 1'-0"



1 WEST ELEVATION (LOOKING EAST) (16th Ave)
22'-0" SCALE: 3/32" = 1'-0" 11'-1 1/2" SCALE: 3/64" = 1'-0"



2 EAST ELEVATION (LOOKING WEST)
22'-0" SCALE: 3/32" = 1'-0" 11'-1 1/2" SCALE: 3/64" = 1'-0"

1620 NE Sandy Blvd

LU 13-199625 DZM CU