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: September 3, 2013

To: Interested Person

From: Amanda Rhoads, Land Use Services
503-823-7837 / Amanda.Rhoads@portlandoregon.gov

NOTICE OF A TYPE Ix 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 45 days, **we need to receive your written comments by 5 p.m. on October 3, 2013** . Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-197152 HR, in your letter. It also is helpful to address your letter to me, Amanda Rhoads.

CASE FILE NUMBER: LU 13-197152 HR

Applicant: Alan Christoffersen
Sprint Quantum Contracting NW
14940a NE 95th St
Redmond, Wa 98052

Site Address: Marshall-Wells Lofts, 1420 NW Lovejoy St. Portland, OR 97209

Legal Description: GENERAL COMMON ELEMENTS HISTORIC PROPERTY 15 YR 2001 POTENTIAL ADDITIONAL TAX, MARSHALL-WELLS LOFTS CONDOMINIUMS; LOT F1 FLEX UNIT HISTORIC PROPERTY 15 YR 2001 POTENTIAL ADDITIONAL TAX, MARSHALL-WELLS LOFTS CONDOMINIUMS

Tax Account No.: R542200010, R542205070
State ID No.: 1N1E33AD 70000, 1N1E33AD 70152
Quarter Section: 2928
Neighborhood: Pearl District, contact Patricia Gardner at 503-243-2628.
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 with Design Overlay Zone
Case Type: HR - Historic Resource Review
Procedure: Type Ix, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:
Applicant is seeking Historic Resource Review approval for a proposal to construct a catwalk on the Historic Marshall-Wells Warehouse #2 building, now called the Marshall-Wells Lofts. The catwalk would be attached to the existing water tower on the northeast corner of the roof. The installation would provide safe access for Sprint technicians to existing telecommunications equipment.

Historic Resource Review is required because the property is a Portland Historic Landmark and alterations are proposed.

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

- Zoning Code 33.846.060 G. 1.-10 Historic Resource Review, Other Approval Criteria
- River District Design Guidelines
- Central City Fundamental Design Guidelines

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 23, 2013 and determined to be complete on August 30, 2013.

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

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

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

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.

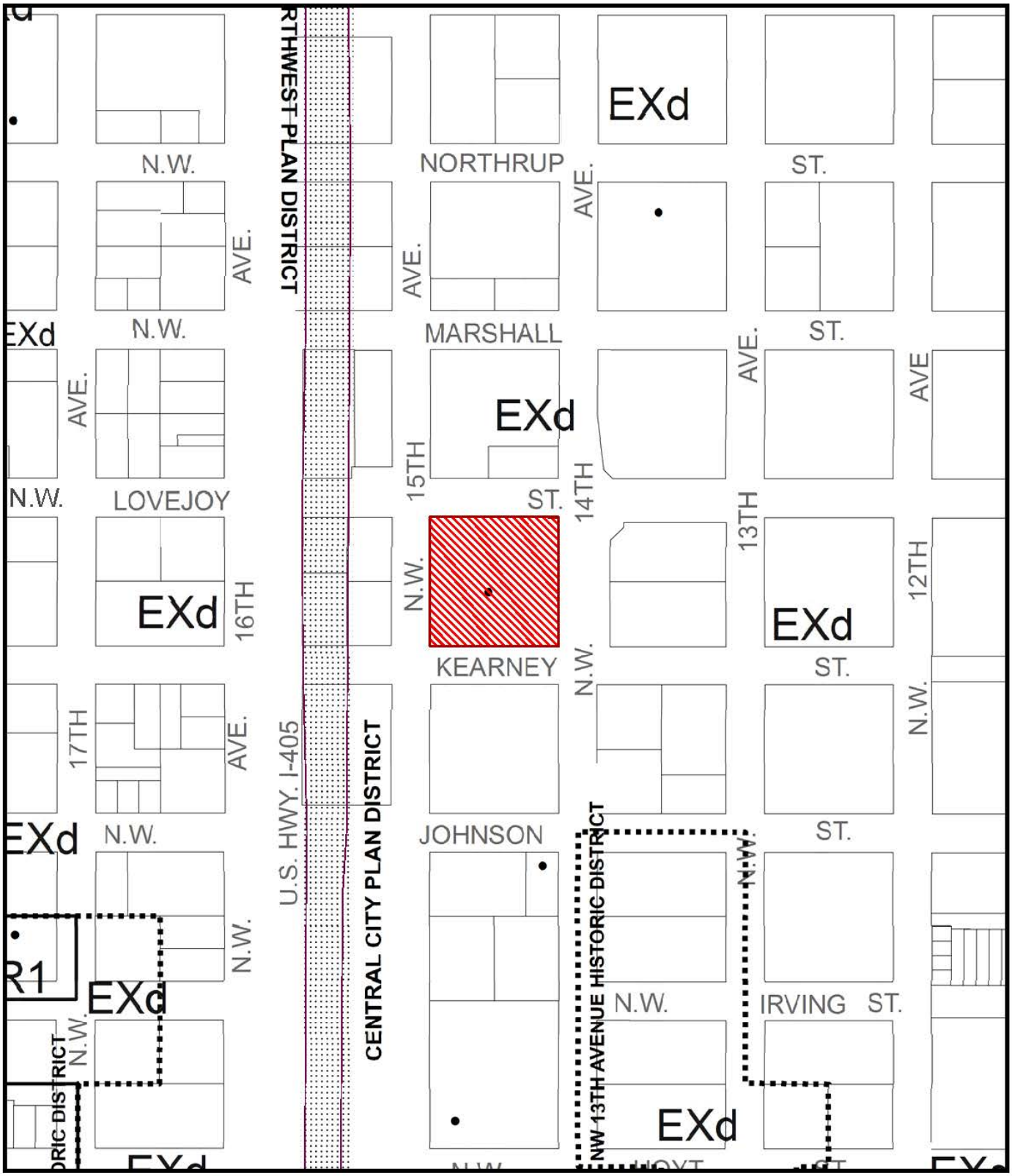
The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

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.

APPEAL PROCESS
If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision 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 which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may 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
Catwalk Elevation
Catwalk Plan



ZONING

Site

Historic Landmark

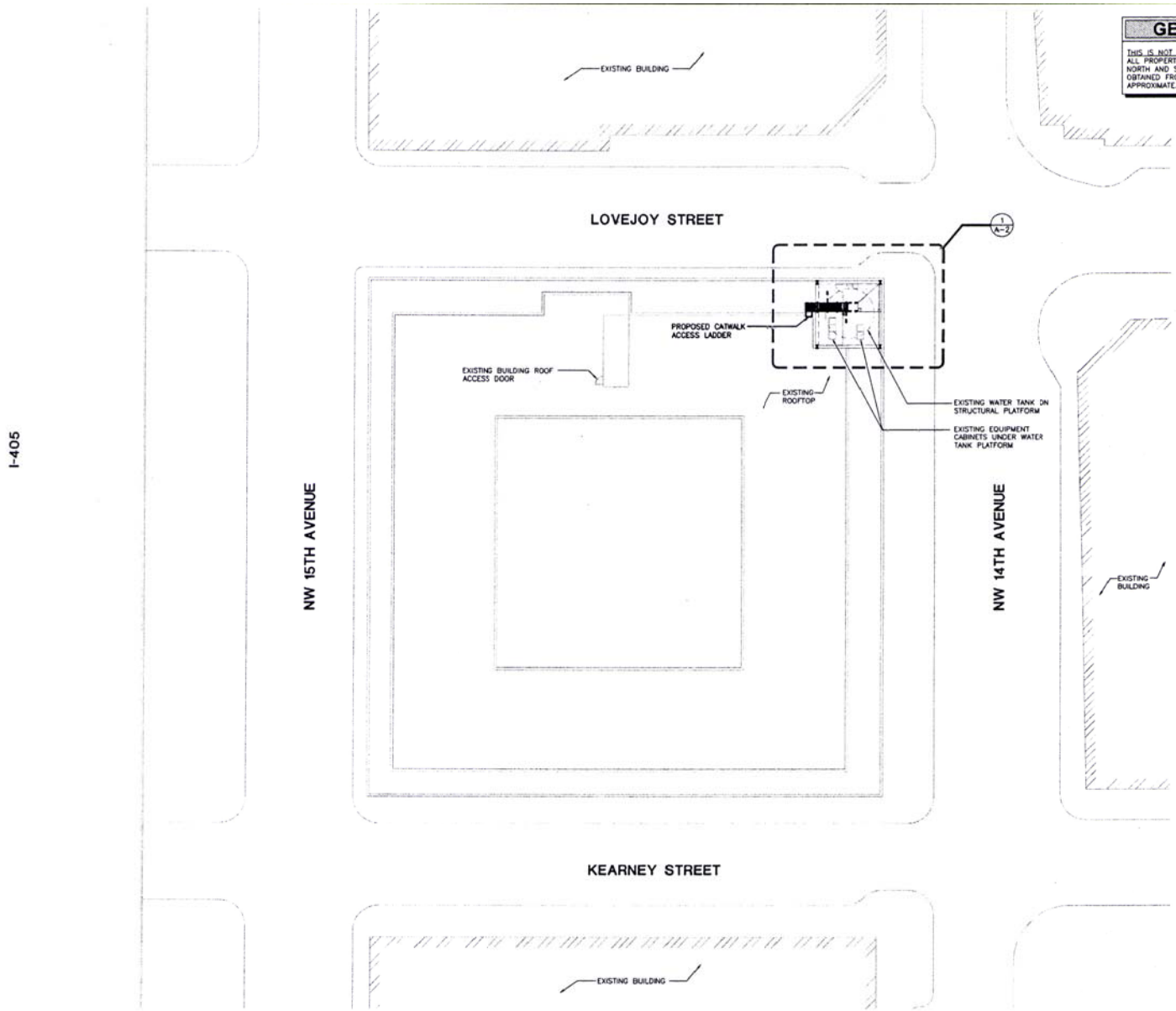
NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 13-197152 HR
1/4 Section 2928
Scale 1 inch = 200 feet
State_Id 1N1E33AD 70000
Exhibit B (Aug 27,2013)

GENERAL NOTES

THIS IS NOT A SITE SURVEY:
ALL PROPERTY BOUNDARIES, ORIENTATION OF TRUE NORTH AND STREET HALF-WIDTHS HAVE BEEN OBTAINED FROM A TAX PARCEL MAP AND ARE APPROXIMATE.



x34" SCALE: 1" = 20'-0"
x17" SCALE: 1" = 40'-0"
20' 10' 0' 20'

OVERALL SITE PLAN | 1

Sprint

QUANTUM

CAMP+ASSOCIATES

PROJECT INFORMATION:

EXISTING SITE ACCESS ISSUES

NW PORTLAND

PO03XC056

1420 NW LOVEJOY STREET
PORTLAND, OR 97209
MULTNOMAH COUNTY

ISSUE DATE: 07-22-13

ISSUED FOR: CONSTRUCTION DWGS

REVISIONS

REV.	DATE	DESCRIPTION	INITIALS
A	02-28-13	ISSUED FOR PRELIMINARY PERMIT	AIO
B	03-6-13	ISSUED FOR PRELIMINARY PERMIT	AIO
C	03-19-13	ISSUED FOR PRELIMINARY PERMIT	AIO
D	07-22-13	ISSUED FOR PERMIT	AIO

NOT FOR CONSTRUCTION UNLESS LABELED AS CONSTRUCTION SET

LICENSURE:

REGISTERED ARCHITECT
JAY Y. SEO
4407
EDMONDS, WA
STATE OF OREGON
07-22-13

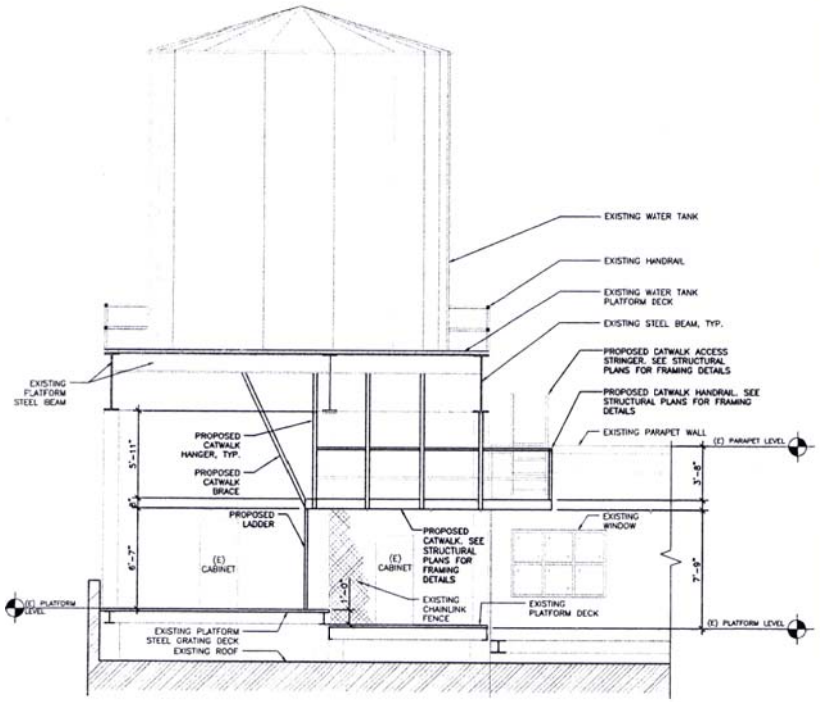
SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER: **A-1**

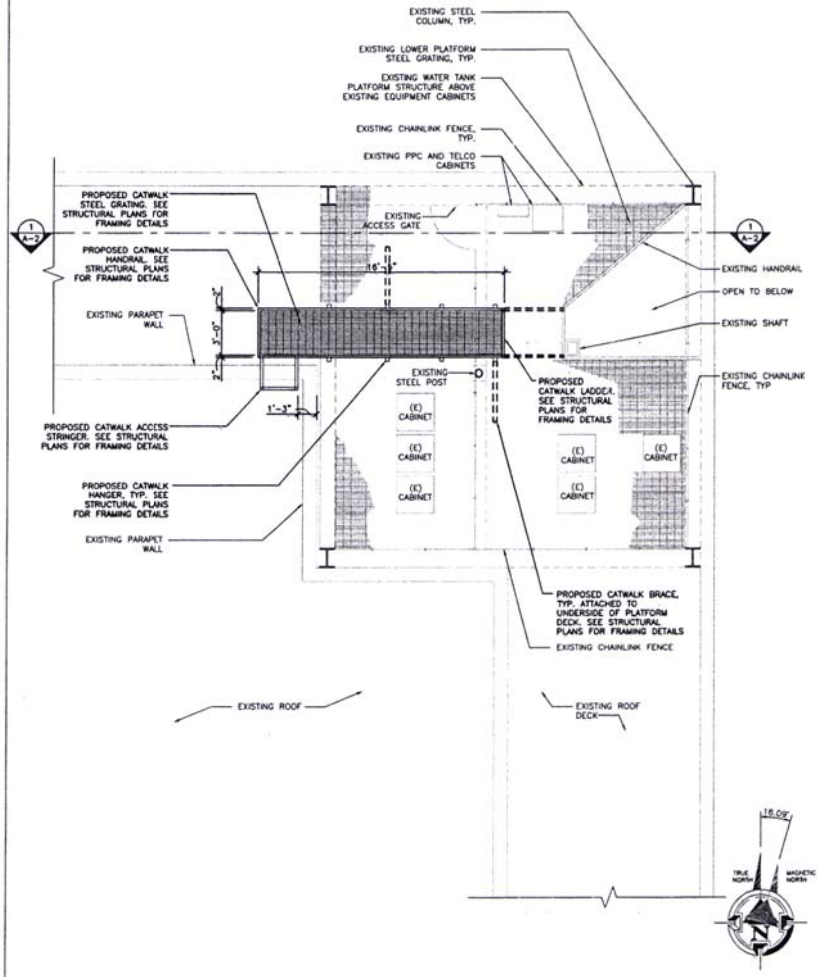
REVISION: D

PROJECT #



"x34" SCALE: 1/4" = 1'-0"
"x17" SCALE: 1/8" = 1'-0"

CATWALK ELEVATION | 1



CATWALK PLAN | 2

Sprint

QUANTUM

CAMP+ASSOCIATES

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PO03XC056

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LICENSURE:

REGISTERED ARCHITECT
JAY Y. SEO
4407
EDMONDS, WA
STATE OF OREGON
07-22-13

SHEET TITLE:

CATWALK PLAN & ELEVATION DETAIL

SHEET NUMBER: **A-2**

REVISION: D

PROJECT #