



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

Amanda Fritz, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** October 17, 2013  
**To:** Interested Person  
**From:** Kate Marcello, Land Use Services  
503-823-7538 | [kate.marcello@portlandoregon.gov](mailto:kate.marcello@portlandoregon.gov)

## **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 the version located on the BDS website, via this link: <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the district coalition and then scroll to the relevant neighborhood and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

### **CASE FILE NUMBER: LU 13-199625 DZM CU**

#### **Three New Rooftop Shrouds for New Telecommunications Equipment**

#### **GENERAL INFORMATION**

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

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

**Owner:** Lori Kind, Shurgard Institutional Fund d.b.a. Public Storage  
701 Western Ave, 1<sup>st</sup> 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; Matt Bender at 503-803-4224

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

**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 a shroud containing telecom equipment from a different carrier. Each new 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 locate 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*)

## ANALYSIS

**I. Site and Vicinity:** The subject site is located on the irregularly shaped block bounded by NE Sandy Boulevard, NE 16<sup>th</sup> Avenue, NE Couch Street, and NE 17<sup>th</sup> Avenue in the Kerns neighborhood. The subject building is about 68 feet tall, with rooftop shrouds and penthouses extending another 15 feet. The building was constructed in 1923 and contains a 37,200-square-foot self-service storage facility. The building is simple and utilitarian in character, with load-bearing cast-in-place concrete walls. Based on an array of regularly spaced protruding concrete brackets on the east and north façades, it appears that the building was designed to accommodate future additions. Originally the building's main entrance was located on NE 16<sup>th</sup> Avenue.

The immediately surrounding area contains a mixture of uses. Directly across NE 16<sup>th</sup> Avenue from the site, there is a used car dealership with a paved lot. Directly across Sandy Boulevard, there is used luxury-car dealership, with all cars for sale located in a large interior showroom. On the same block, the following exist: motorcycle repair shop and motorcycle parts retail store, a combined motorcycle store and coffee shop, and several houses.

**II. Zoning:**

**General Commercial (CG) Base Zone:** The “CG” zone is intended to allow auto-accommodating commercial development in areas already predominantly built in this manner and in most newer commercial areas. The zone allows a full range of retail and service businesses with a local or regional market. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. Development is expected to be generally auto-accommodating, except where the site is adjacent to a transit street or in a Pedestrian District. The zone’s development standards promote attractive development, an open and pleasant street appearance, and compatibility with adjacent residential areas. Development is intended to be aesthetically pleasing for motorists, transit users, pedestrians, and the businesses themselves.

**Design (d) Overlay Zone:** The “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.

**Main Street Corridor (m) Overlay Zone:** The “m” overlay zone encourages higher density residential uses by allowing greater building heights, reducing required building coverage for residential development; and allowing more flexibility in site design. The intent of the zone is to provide transit-supportive levels of residential and mixed-use development along identified main streets.

- III. Land Use History:** City records indicate four prior land use reviews for the subject site:
- 1. LU 93-010578 AD (reference file number LUR 93-00579):** Approval of Adjustment to allow a 540-square-foot wall sign.
  - 2. LU 00-006712 CU (reference file number LUR 00-00157 CU):** Conditional Use approval for a radio transmission facility on an existing penthouse.
  - 3. LU 05-130148 CU:** Conditional Use approval for a radio transmission facility on an existing penthouse.
  - 4. LU 08-191192 CU DZM:** Approval of Design Review and Conditional Use for four panel antennas and two microwave dishes flush-mounted to the walls of existing penthouse structures, and a rooftop shroud containing two tripod-mounted antennas; approval of Modification to 33.130.210: Height for approximately 99 cubic feet of additional bulk above the 45-foot height limit for the General Commercial zone.
- IV. Public Notice:** A *Notice of Proposal in Your Neighborhood* was mailed on September 17, 2013.
- **Agency Review:** Other City bureaus/departments were not required to provide comments for this proposal.
  - **Neighborhood Review:** Neither the neighborhood association (Kerns Neighborhood Association) nor notified property owners submitted written comments in response to the proposal.

## ZONING CODE APPROVAL CRITERIA

### I. DESIGN REVIEW

#### **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 *Community Design Guidelines*.

*Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.*

#### **D6. Architectural Integrity.**

Respect the original character of buildings when making modifications that affect the exterior. Make additions compatible in scale, color, details, material proportion, and character with the existing building.

#### **D8. Interest, Quality, and Composition.**

All parts of a building should be interesting to view, of long-lasting quality, and designed to form a cohesive composition.

**Findings for D6 and D8:** As opposed to other commonly used telecommunications equipment installation strategies, such as installation directly on the building parapet or installation on unobscured mounting poles on the rooftop, the proposal fully conceals the proposed antennas, RRHs, AWS RRHs, and surge suppression boxes from view. These pieces of equipment will be located within radio frequency-transparent shrouds made of durable fiberglass-reinforced polymers. Per a condition of approval, the finish, texture, and color of the shrouds will match the finish, texture, and color of the building façade and existing shrouds on the building's rooftop. Each new shroud will also have a cornice-type element that runs continuously around all four sides of the shroud, which will match the condition of existing rooftop shrouds and penthouses. The new shrouds will not be any taller than existing rooftop shrouds or penthouses on the building. The building's original architectural features of visual interest, such as its original window openings, inset decorative panels, and parapet detailing, will remain unobscured. The proposal adds telecommunications equipment to the rooftop without compromising the architectural integrity or design cohesion of the building. *With the condition of approval that the shrouds be finished, textured, and painted to match the existing building and existing rooftop shrouds and penthouses, these guidelines are met.*

## **II. CONDITIONAL USE REVIEW**

### **Chapter 33.815 Conditional Uses**

#### **Section 33.815.010 Purpose**

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

#### **Section 33.815.225 Radio Frequency Transmission Facilities**

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

**A. 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:

**1. The visual impact of an antenna must be minimized.**

For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna.

**Findings for A-1:** The visual impact of the proposed antennas is minimized by placing them inside radio frequency-transparent shrouds. The finish, texture, and color of the shrouds will match the finish, texture, and color of the building façade and existing shrouds on the building's rooftop. Each new shroud will also have a cornice-type element that runs continuously around all four sides of the shroud, which will match the condition of existing rooftop shrouds and penthouses. *Therefore this criterion is met.*

**2. Accessory equipment associated with the facility must be adequately screened.** If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened.

**Findings for A-2:** The proposed RRHs, AWS RRHs, and surge suppression boxes will be located within the proposed shrouds, with the new antennas. All other accessory equipment such as racks, ports, and telecommunications board will be located on the interior of the sixth floor of the building. *Therefore this criterion is met.*

**3. The regulations of Chapter 33.274: Radio Frequency Transmission Facilities are met.**

**Findings for A-3:** The regulations of Chapter 33.274 are met as follows:

- As part of Exhibit A, the applicant has submitted an engineer's letter documenting that, with the proposed antennas, the telecommunications facility complies with the radio frequency emissions standards of Table 274-1 in Chapter 33.274. The letter also states that the facility is in compliance with the minimum siting distance to habitable areas (per Table 274-2 in Chapter 33.274).
- The visual impact of the proposed antennas is minimized by placing them inside radio frequency-transparent shrouds. The finish, texture, and color of the shrouds will match the finish, texture, and color of the building façade and existing shrouds on the building's rooftop. Each new shroud will also have a cornice-type element that runs continuously around all four sides of the shroud, which will match the condition of existing rooftop shrouds and penthouses.

*Therefore this criterion is met.*

### **III. MODIFICATION**

#### **33.825.040 Modifications That Will Better Meet Design Review Requirements**

The review body may consider modification of site-related development standards, including the sign standards of Chapters 32.32 and 32.34 of the Sign Code, as part of the design review process. These modifications are done as part of design review and are not required to go through the adjustment process. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the adjustment process. Modifications that are denied through design review may be requested as an adjustment through the adjustment process. The review body will approve requested modifications if it finds that the applicant has shown that the approval criteria below are met:

**A. Better meets design guidelines.**

The resulting development will better meet the applicable design guidelines; and

**B. Purpose of the standard.**

On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

The following Modification is requested:

The subject building is about 68 feet tall. The site is located in the General Commercial (CG) base zone, which has a building-height maximum of 45 feet (per 33.130.210: Height and Table 130-3 in the Zoning Code). Because the proposed shrouds increase the mass and scope of development above the 45-foot height limit, a Modification is required.

As stated in the Zoning Code, the purposes of 33.130.210 are as follows:

*The height limits are intended to control the overall scale of buildings. The height limits in the CN1, CN2, and CO1 discourage buildings which visually dominate adjacent residential areas. The height limits in the CO2, CM, CS, and CG zones allow for a greater building height at a scale that generally reflects Portland's commercial areas. Light, air, and the potential for privacy are intended to be preserved in adjacent residential zones. The CX zone allows the tallest buildings, consistent with its desired character.*

**Findings for Criterion A:** Placing the proposed antennas, RRUs, AWS RRHs, and surge suppression boxes within shrouds on the rooftop of the subject building has significantly less impact on the neighborhood and the building than if this equipment were placed lower on the building to comply with the 45-foot height limit per the development standards of the General Commercial (CG) base zone. Installing the equipment on the building façade instead of the rooftop would make it more visually prominent. The building is characterized by a simple utilitarian design, with a smooth concrete façade punctuated by regularized window openings and accented by inset decorative panels and a modestly detailed parapet. The proposed equipment would visually obscure these architectural details and diminish their importance. The equipment will be significantly less prominent on the rooftop, where such utilitarian objects are often placed on buildings. Thus Guidelines *D6: Architectural Integrity* and *D8: Interest, Quality, and Composition* are better met by the proposal. *Therefore Criterion A is met.*

**Findings for Criterion B:** The proposal is consistent with the purposes of the Height standard (33.130.210), as follows:

- The “overall scale” of the subject building remains controlled, per the purpose statement of the Height standard. The three new shrouds are minimal in area compared to the total area of the rooftop, and they are no taller than existing shrouds and penthouses on the rooftop.
- “Light, air, and the potential for privacy” remain preserved. As noted above, the new shrouds are minimal in area and no taller than existing rooftop shrouds or penthouses. Adjacent residential properties will continue to have access to light and air. The privacy of adjacent residents is also not affected, as the shrouds contain no habitable space.

*Therefore Criterion B is met.*

## CONCLUSIONS

The three proposed rooftop shrouds containing antennas, RRUs, AWS RRUs, and surge suppression boxes comprise a relatively minor addition to the subject building that does not detract from the building’s architectural integrity or result in visual degradation of the building or surrounding area. The proposed shrouds better meet applicable Design Guidelines and they meet the purposes of the Height standard as stated in 33.130.210 of the Zoning Code. Additionally, the proposed equipment meets the approval criteria for this type of radio-frequency transmission facility. Therefore, approval is warranted for the Design Review, Conditional Use Review and Modification.

## ADMINISTRATIVE DECISION

**Design Review** approval and **Conditional Use** approval of the following rooftop telecommunications equipment, all located fully within radio frequency-transparent shrouds no taller than approximately 13.5 feet, at 1620 NE Sandy Boulevard located in the Kerns neighborhood:

- Three panel antennas, one within each new shroud;
- Three RRHs, one within each new shroud;
- Three AWS RRHs, one within each new shroud;
- Three surge suppression boxes, one within each new shroud; and
- GPS/E-911 downlink antennas, within the shroud at the southwest corner of the rooftop.

Approval of a **Modification** to 33.130.210 to allow additional bulk above the 45-foot height limit of the General Commercial zone, in the form of three shrouds (with antennas and associated equipment inside) with the following respective dimensions: one shroud at about 17 ft long x 6 ft wide, and two shrouds each at about 17 ft long x 7 ft wide.

Approval per the approved site plans, Exhibits C-1 through C-7 signed and dated October 17, 2013, subject to the following conditions:

- A. As part of the building permit application submittal, each of the four required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-7. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 13-199625 DZM CU. No field changes allowed."
- B. The new shrouds shall be finished, textured, and painted to match the existing building and existing rooftop shrouds and penthouses.

**Staff Planner: Kate Marcello**

**Decision rendered by:**  **on October 15, 2013**

By authority of the Director of the Bureau of Development Services

**Decision mailed: October 17, 2013**

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

*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 August 30, 2013.

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. Unless extended by the applicant, **the 120 days will expire on January 13, 2013.**

**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 October 31, 2013** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, 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. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. 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 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](http://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 **November 1, 2013.**
- 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.

**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:

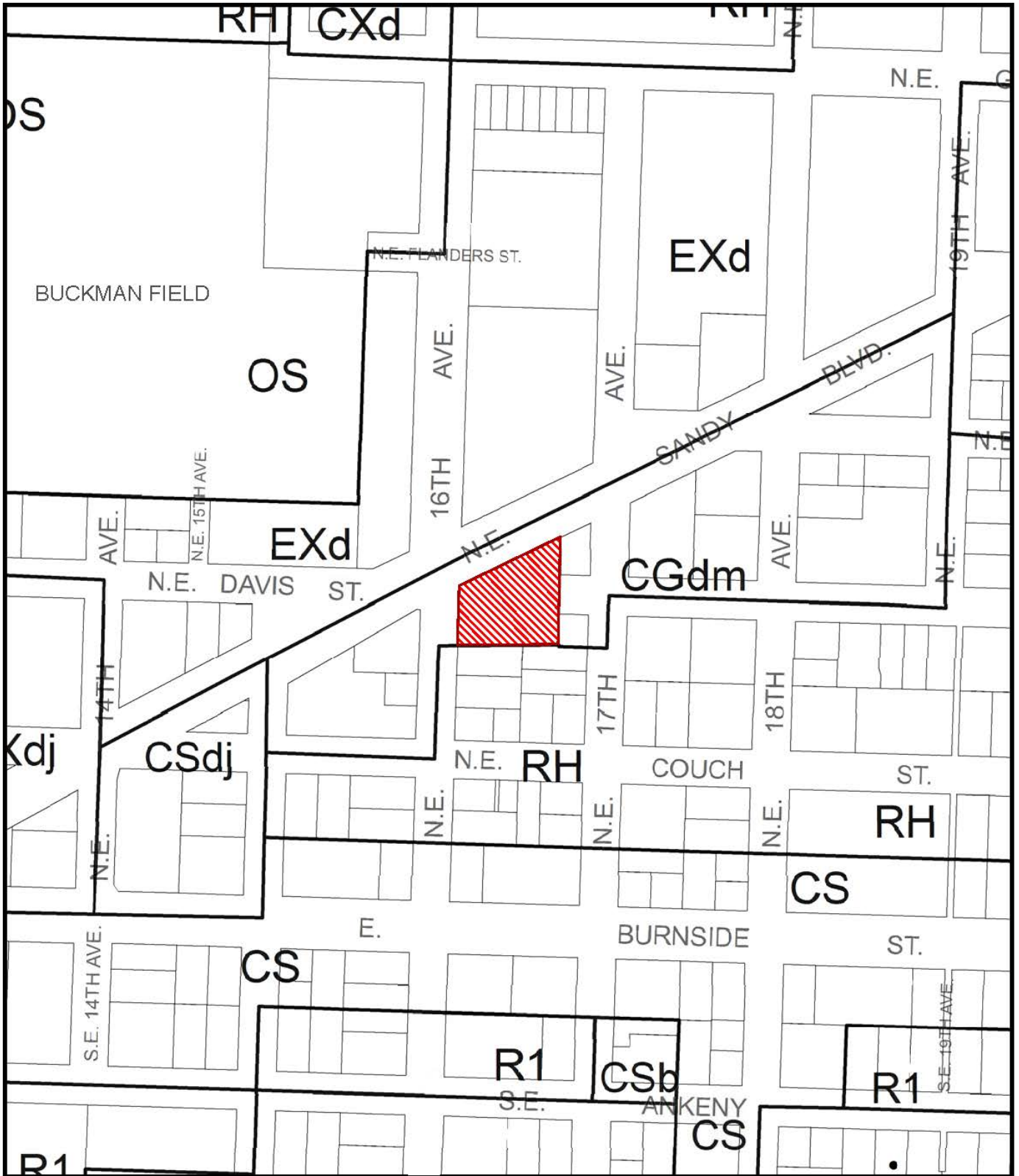
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement/Narrative
- B. Zoning Map (attached)
- C. Plans and Drawings: include 6<sup>th</sup> floor plan
  1. Site Plan (attached)
  2. Enlarged Antenna Plans
  3. Enlarged Equipment Plan for Interior of 6<sup>th</sup> Floor
  4. Building Elevation Drawings (attached)
  5. Detail Drawings for Shroud Hardware and Attachment Points
  6. Enlarged Elevations of Shrouds
  7. Fiberglass-reinforced Polymer (Shroud Material) Specifications
- D. Notification information:
  1. Mailing list
  2. Mailed notice
- E. Agency Response: None received.
- F. Correspondence: None received.
- G. Other
  1. Original Land Use Review Application
  2. Radio Frequency Transmission Facilities Registration Form
  3. Letter from Applicant Regarding Applicability of FCC "Shot Clock"
  4. Acknowledgement of Signature Authorization from Executive Officer of Public Storage
  5. Site Visit Photographs and Google Maps Street-View Photographs

**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).**



# ZONING



Site



NORTH

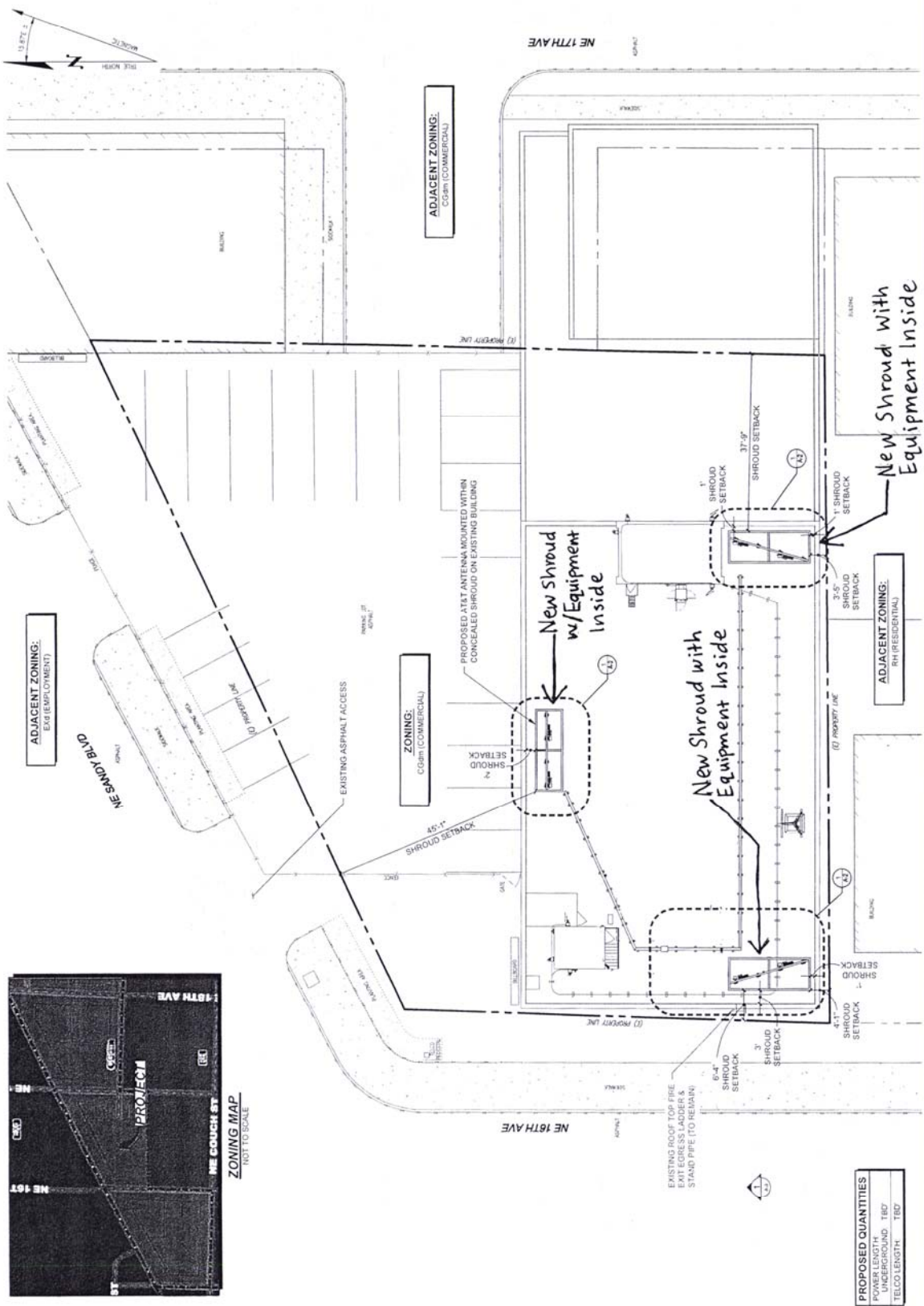
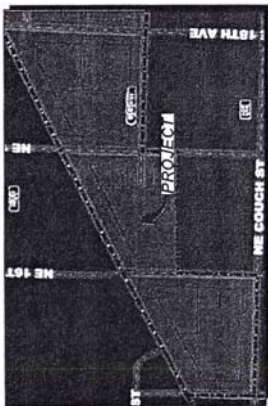
File No. LU 13-199625 DZM, CU

1/4 Section 3032

Scale 1 inch = 200 feet

State\_Id 1N1E35DB 2300

Exhibit B (Sep 04, 2013)



**SITE PLAN**  
 22'-0\"/>



**LDC**  
 Commercial  
 Infrastructure  
 Residential  
 1000 NE 20th St, 4th Fl  
 Portland, OR 97232  
 Phone: 503.253.2000  
 Fax: 503.253.2000  
 www.ldc.com

DATE: 7.17.13  
 DRAWN BY: JFO  
 CHECKED BY: RBH

REVISIONS

NO.	DATE	DESCRIPTION
1	7.17.13	ISSUED ARCH TO BE REMOVED
2	8.14.13	REVISED PER COMMENTS
3	8.14.13	REVISED PER COMMENTS
4	8.14.13	REVISED PER COMMENTS

APPROVED ARCH TO BE REMOVED  
*[Signature]*  
 STATE OF OREGON

SITE  
 PW4  
 ANKENY & 14TH  
 1620 NE SANDY BLVD  
 PORTLAND, OR 97232

SHEET TITLE  
 SITE PLAN

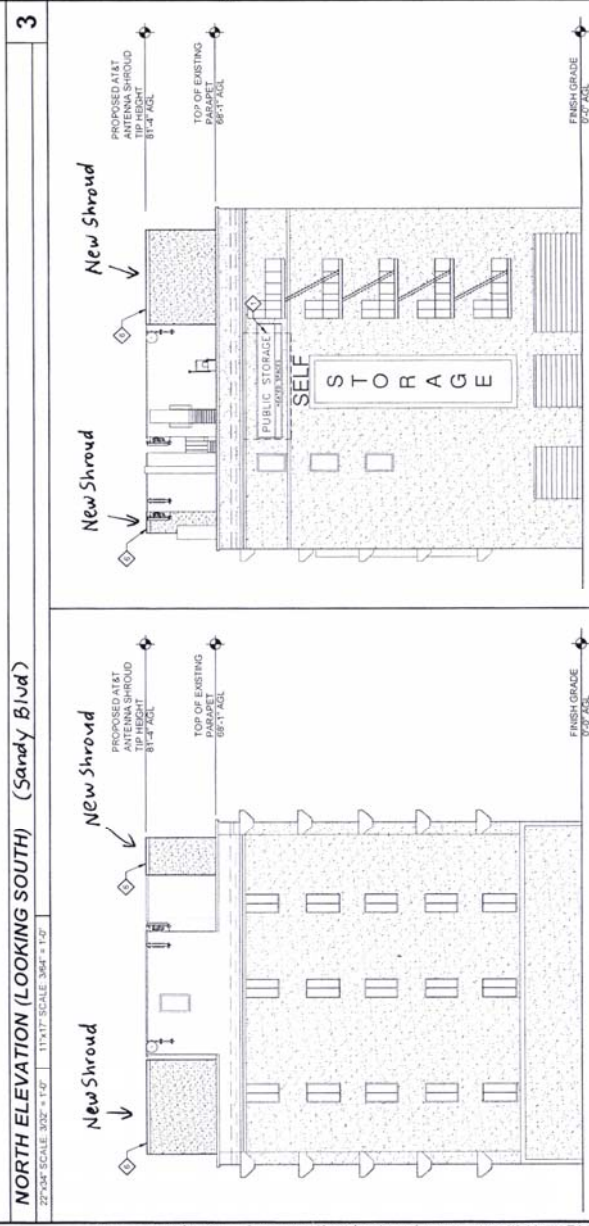
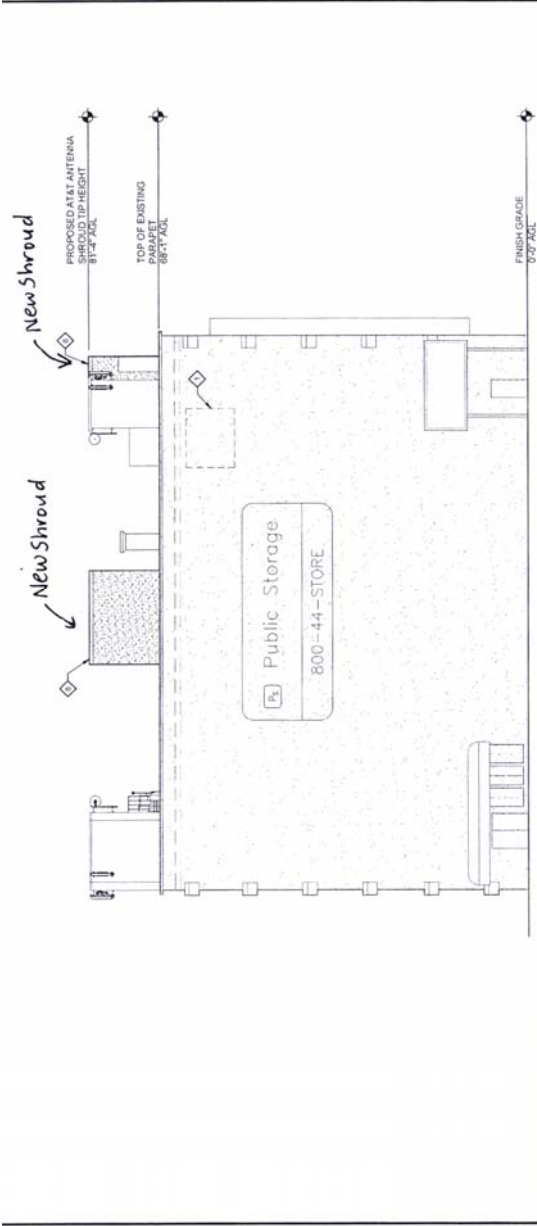
SHEET NUMBER  
 A-1

1620 NE Sandy Blvd

\*Approved\*  
 City of Portland - Bureau of Development Services  
 Planner *[Signature]* Date October 15, 2013  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

**CONSTRUCTION PLAN KEYED NOTES**

- PROPOSED AT&T EQUIPMENT ROOM LEASE AREA (R1711) LOCATED ON THE 8TH FLOOR
- PROPOSED AT&T FIRM CONCEALED ANTENNA SHROULD ASSEMBLY (SEE SITE NOTE NO. 2)



**3 NORTH ELEVATION (LOOKING SOUTH) (Sandy Blvd)**  
 27'-0\"/>

**2 EAST ELEVATION (LOOKING WEST)**  
 27'-0\"/>

**1 WEST ELEVATION (LOOKING EAST) (16th Ave)**  
 27'-0\"/>



**LDC**  
 Commercial Engineering  
 Residential  
 Transportation  
 1520 NE SANDY BLVD  
 PORTLAND, OR 97232  
 PH: 503.253.3800  
 WWW.LDCORP.COM

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

REV	DATE	DESCRIPTION
1	7-17-13	PER LDC REVISED
2	7-17-13	REVISED PER LDC
3	7-17-13	REVISED PER LDC

REVISIONS  
 1. VERIFY ANTENNA MODELING CENTER & AZIMUTH WITH LOCKDOWN  
 2. ALL ROOFTOP EQUIPMENT, ANTENNA, HARDWARE AND FIBER SHALL BE PORTED MATCHING EXISTING GUIDES

SITE  
 PW74  
 ANKENY & 14TH  
 1520 NE SANDY BLVD  
 PORTLAND, OR 97232

SHEET TITLE  
 ELEVATIONS

SHEET NUMBER  
**A-3**

1620 NE Sandy Blvd

**\*Approved\***  
 City of Portland - Bureau of Development Services  
 Planner *Kastle* Date October 15, 2013  
 \* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.