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: February 4, 2014

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 February 25, 2014**. Please mail or deliver your comments to the address at the bottom of the page, and include the case file number, LU 13-229760 HR, in your letter. It also is helpful to address your letter to me, Kate Marcello.

CASE FILE NUMBER: LU 13-229760 HR

Telecom Equipment on Rooftop of Historic Pittock Block Building

Applicant: Reid Stewart, Lexcom Development (Verizon Wireless)
4015 SW Battaglia Avenue | Gresham, OR 97080
503-720-6526

Owner: Tom Bechtell, Alco Properties
921 SW Washington Street, Suite 100 | Portland, OR 97205
503-226-6777

Site Address: 921 SW Washington Street

Legal Description: BLOCK 215 LOT 1-8, PORTLAND
Tax Account No.: R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060, R667723060
State ID No.: 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800, 1N1E34CC 04800
Quarter Section: 3029
Neighborhood: Portland Downtown; contact Jennifer Geske at 503-750-9843
Business District: None
District Coalition: Neighbors West/Northwest; contact Mark Sieber at 503-823-4212
Plan District: Central City - Downtown, West End

Other Designations:	Historic Landmark, pursuant to listing in the National Register of Historic Places on September 8, 1987
Zoning:	Central Commercial (CX) base zone; Design (d) overlay zone
Case Type:	Historic Resource Review (HR)
Procedure:	Type II, which is an administrative decision with appeal to the Historic Landmarks Commission

PROPOSAL: The applicant requests Historic Resource Review approval for the following, located at the rooftop of the Pittock Block building, a designated Historic Landmark:

- Remove nine existing panel antennas from an existing penthouse.
- Install eight new panel antennas, five new remote radio units (RRUs), and one new diplexer on the penthouse. Each new RRU will be co-located with a new antenna. The new diplexer will be co-located with an antenna.
- Install two new cable ports on the northeast façade of the penthouse, adjacent to existing cable ports.
- Install one new surge suppressor on the southeast façade of an existing equipment room.
- Install new cabling on the rooftop to run between the penthouse and the equipment room.

Each RRU is approximately 1'-7" wide x 1'-7" tall x 0'-7" deep. The surge suppressor is approximately 2'-1½" tall x 1'-4" wide x 0'-10¼" deep. The diplexer is approximately 0-6" wide x 0'-9" tall.

Five of the new antennas are each 6'-11" tall x 1'-8½" wide x 0'-7" deep. Two of the new antennas are each 4'-2½" tall x 1'-3" wide x 0'-7" deep. One of the new antennas is 4'-0" tall x 3'-0" wide x 0'-7" deep.

The proposal is for non-exempt exterior alterations to a building designated as a Historic Landmark. Therefore, the proposal must undergo Historic Resource Review prior to the issuance of permits.

Note: The attached drawings show a new surge suppressor to be located on the existing penthouse. This particular surge suppressor will be located on the interior of the penthouse; therefore it is not subject to Historic Resource Review.

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:

- *33.846.060 G: Other Approval Criteria*; and
- The *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 November 19, 2013 and determined to be complete on January 30, 2014.

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 Landmarks 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.

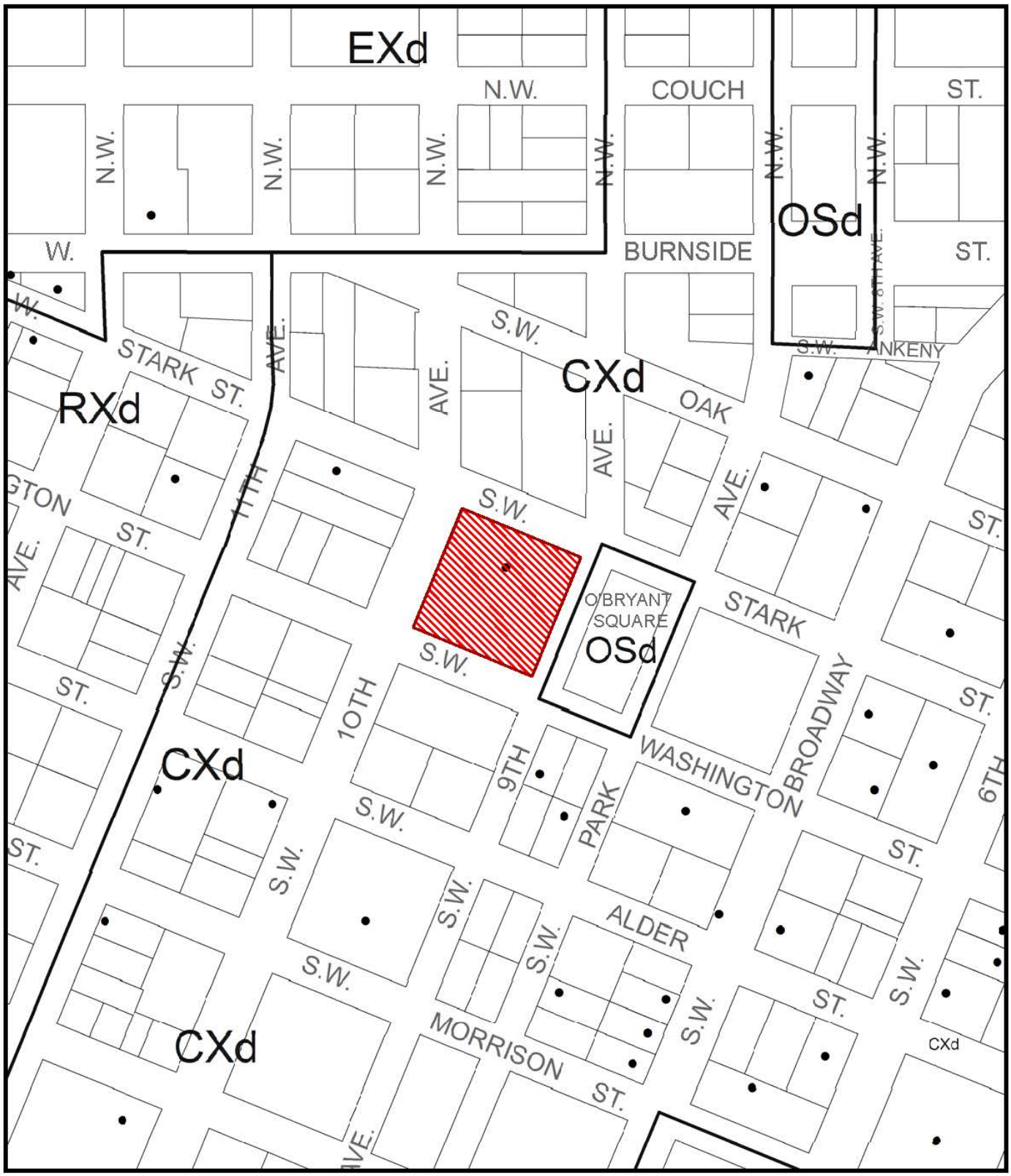
APPEAL OF THE FINAL CITY DECISION

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St. NE, Suite 330, 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 and Plan View of Penthouse
SW Elevation Drawing of Building
Penthouse Elevation Drawings



ZONING

Site

Historic Landmark

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN, WEST END

File No. LU 13-229760 HR
1/4 Section 3029
Scale 1 inch = 200 feet
State_Id 1N1E34CC 4800
Exhibit B (Nov 20, 2013)

Site/Roof Plan

Plan View of Penthouse

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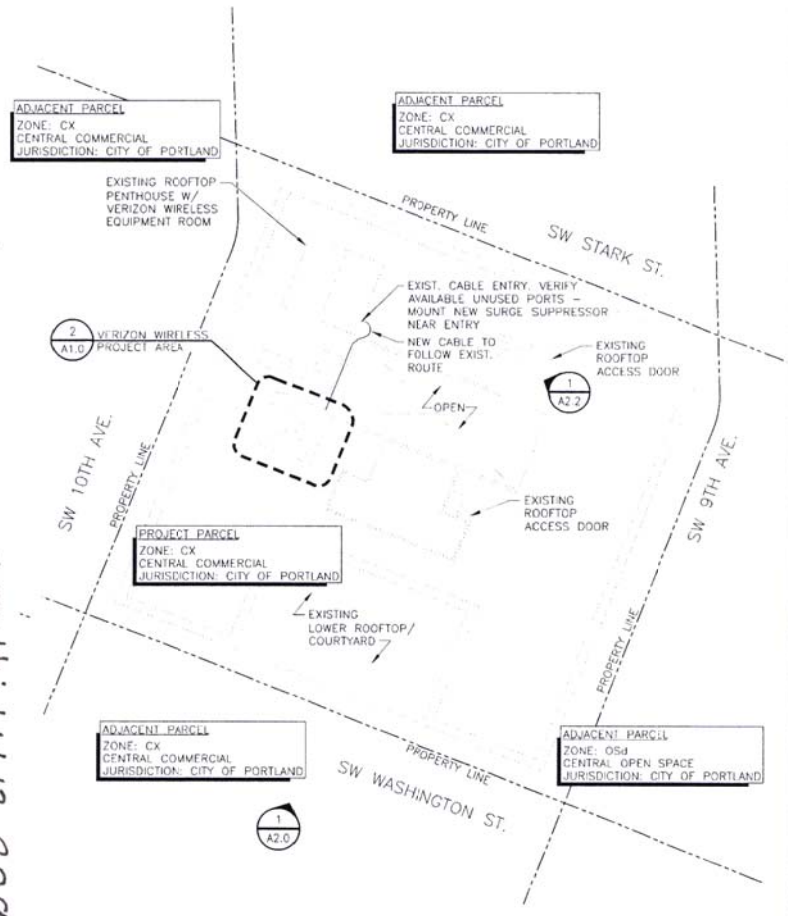
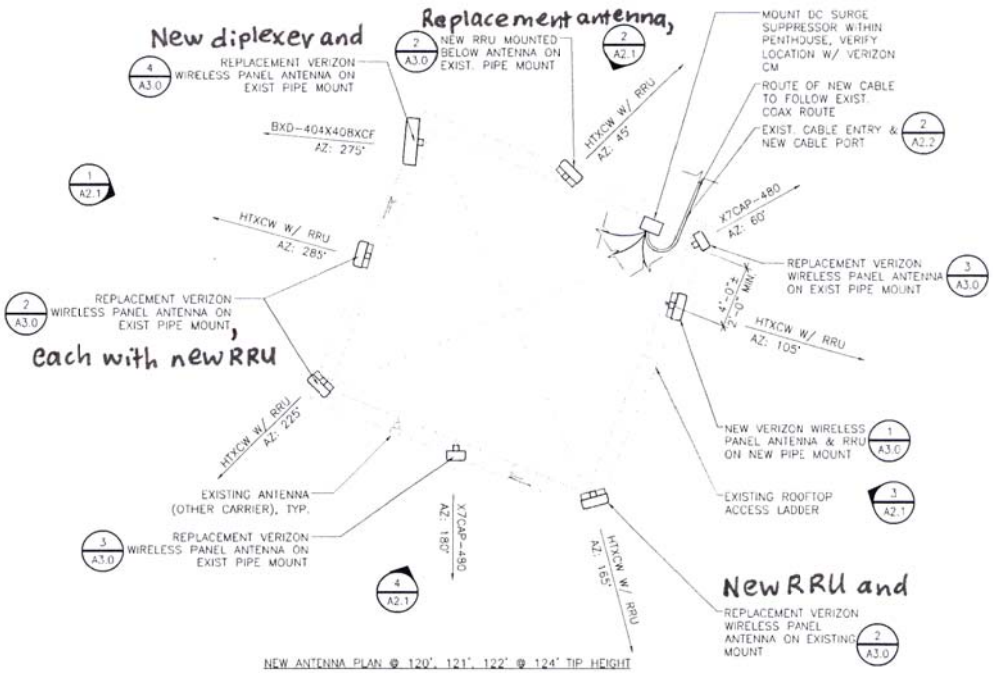


OVERALL SITE PLAN / ROOF PLAN

22x34 SCALE: 1" = 20'-0"
11x17 SCALE: 1" = 40'-0"

1

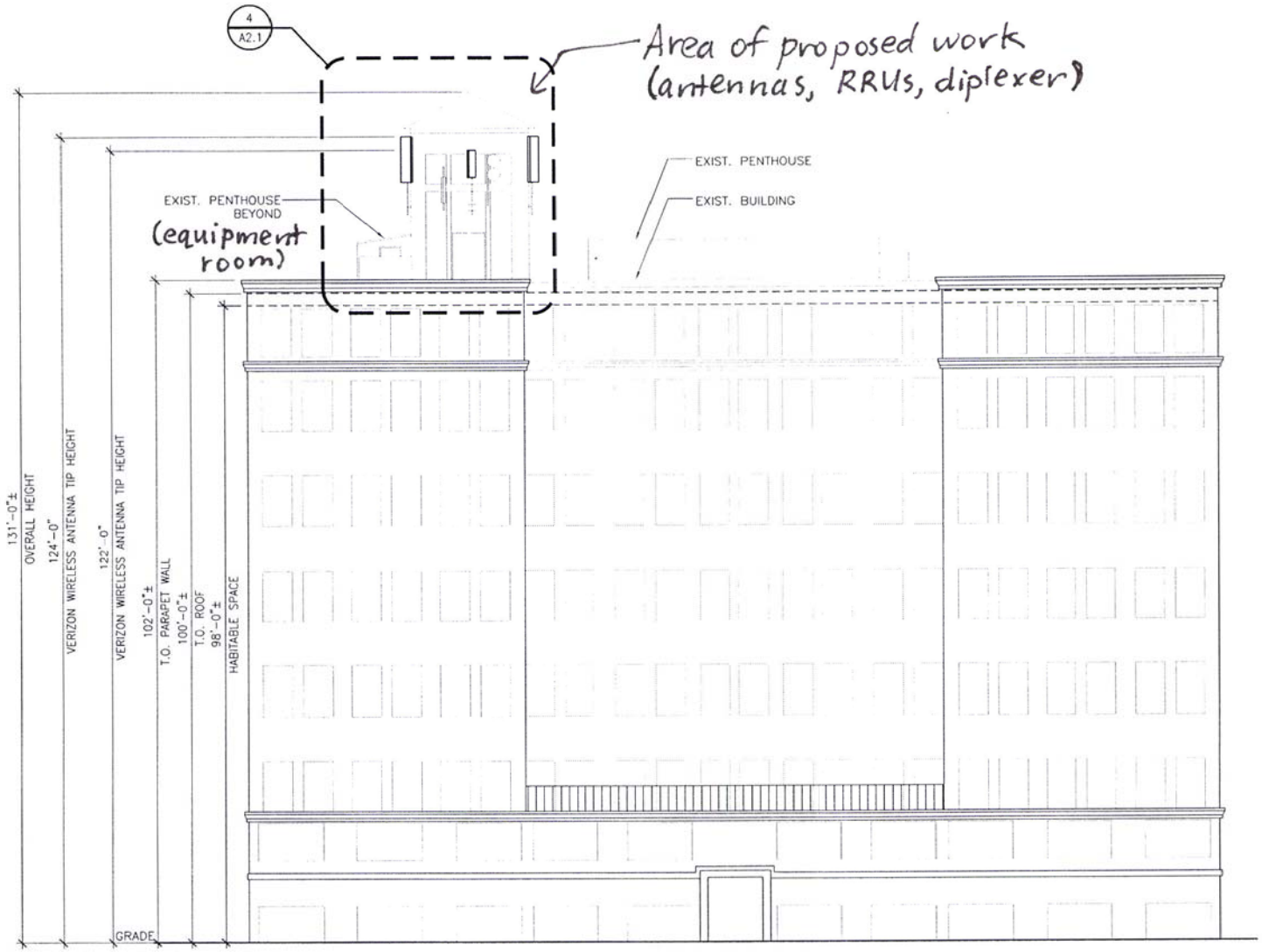


ENLARGED ANTENNA PLAN (Existing Penthouse)

22x34 SCALE: 1/4" = 1'-0"
11x17 SCALE: 1/8" = 1'-0"

2

SW Elevation of Pittock Block Building



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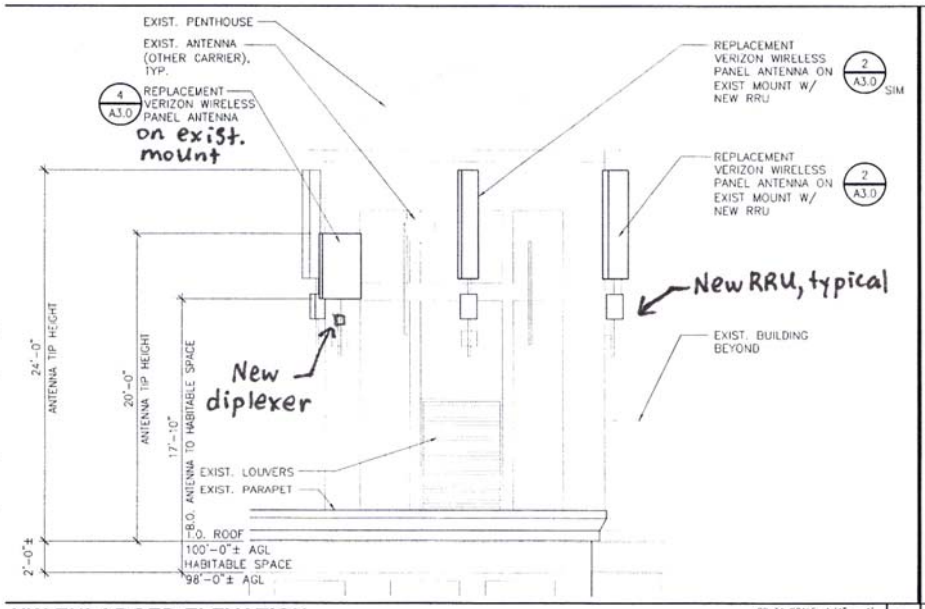
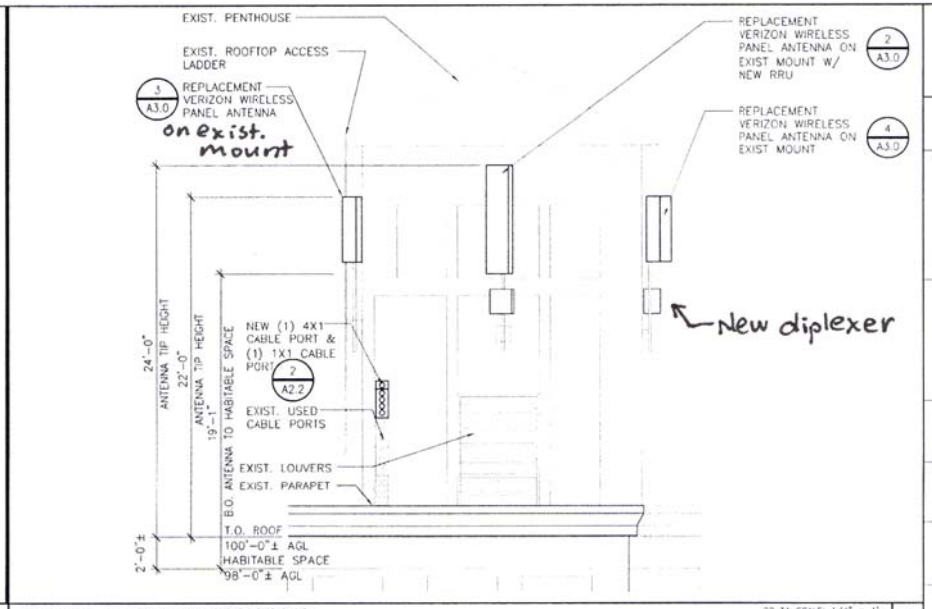
SOUTHWEST ELEVATION (SW Washington St)

22x34 SCALE: 1" = 10'-0"
11x17 SCALE: 1" = 20'-0"

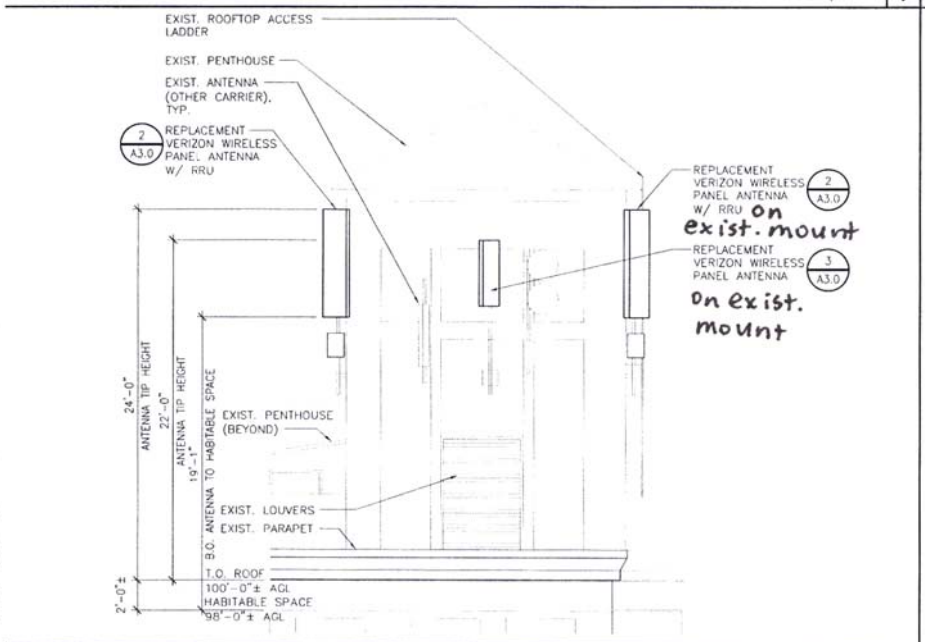
Penthouse Elevations



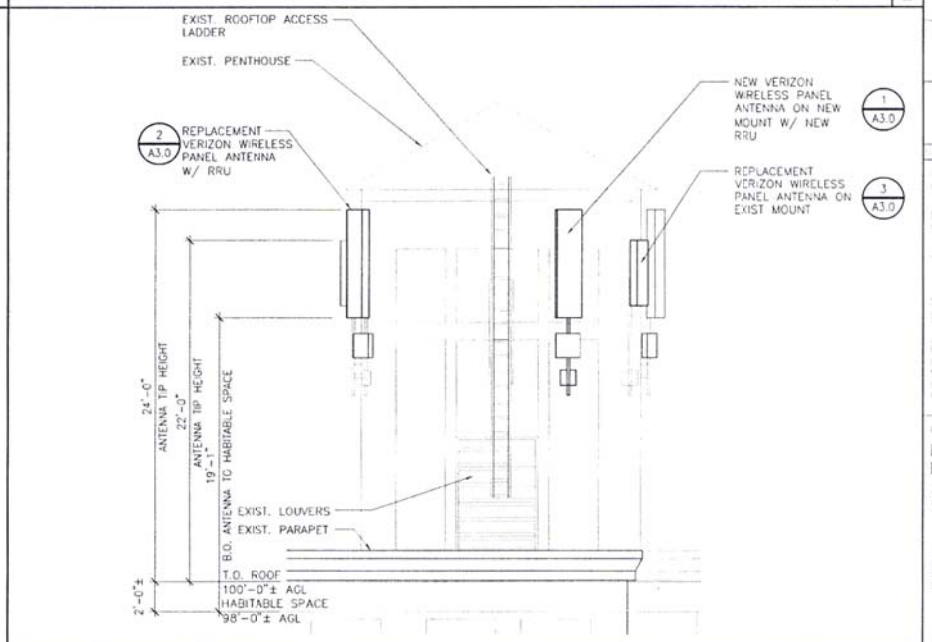
NW ENLARGED ELEVATION 22x34 SCALE: 1/4" = 1' 11x17 SCALE: 1/8" = 1' **1**



NE ENLARGED ELEVATION 22x34 SCALE: 1/4" = 1' 11x17 SCALE: 1/8" = 1' **2**



SW ENLARGED ELEVATION 22x34 SCALE: 1/4" = 1' 11x17 SCALE: 1/8" = 1' **4**



SE ENLARGED ELEVATION 22x34 SCALE: 1/4" = 1' 11x17 SCALE: 1/8" = 1' **3**

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