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 26, 2013

To: Interested Person

From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@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 October 17, 2013**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-196240 CU, in your letter. It also is helpful to address your letter to me, Sylvia Cate.

CASE FILE NUMBER: LU 13-196240 CU

Applicant: Michael Bacon / T-Mobile West LLC
8960 NE Alderwood Rd / Portland, OR 97220

Property Owner: 25th And Lovejoy LLC
648 SW Maplecrest Ct / Portland, OR 97219

Charlotte Joshi / 25th And Lovejoy LLC
2525 NW Lovejoy St / Portland OR 97210

Representative: Allen Greene, Main contact / Securasite LLC / 503-866-5111
6233 SW Orchid Dr / Portland, OR 97219-4982

Site Address: 2525 NW LOVEJOY ST

Legal Description: BLOCK 15 TL 200, GOLDSMITHS ADD
Tax Account No.: R331302610
State ID No.: 1N1E32AD 00200
Quarter Section: 2926, 2927
Neighborhood: Northwest District, contact John Bradley at 503-313-7574.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Zoning: RH, High Density Residential
Case Type: CU, Conditional Use
Procedure: Type II, an administrative decision with appeal to the Hearings Officer.

Proposal:
T-Mobile proposes to add 2 new panel antennas to an existing wireless facility mounted on the roof top of the Lovejoy Medical Building. The applicant also proposes to replace 3 existing

antennas of the 7 that comprise the facility. The applicant proposes that all new antennas and electronic devices be painted to match the existing antennas and new antennas mounted on the penthouse wall be painted to match the wall color. The attached zoning map and site plans depict the proposal.

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

- 33.815.225 A. 1-3, Conditional Use Criteria
- 33.274.040 C, Mandatory Development Standards

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 22, 2013 and determined to be complete on September 22, 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.
- 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 Hearings Officer. 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.

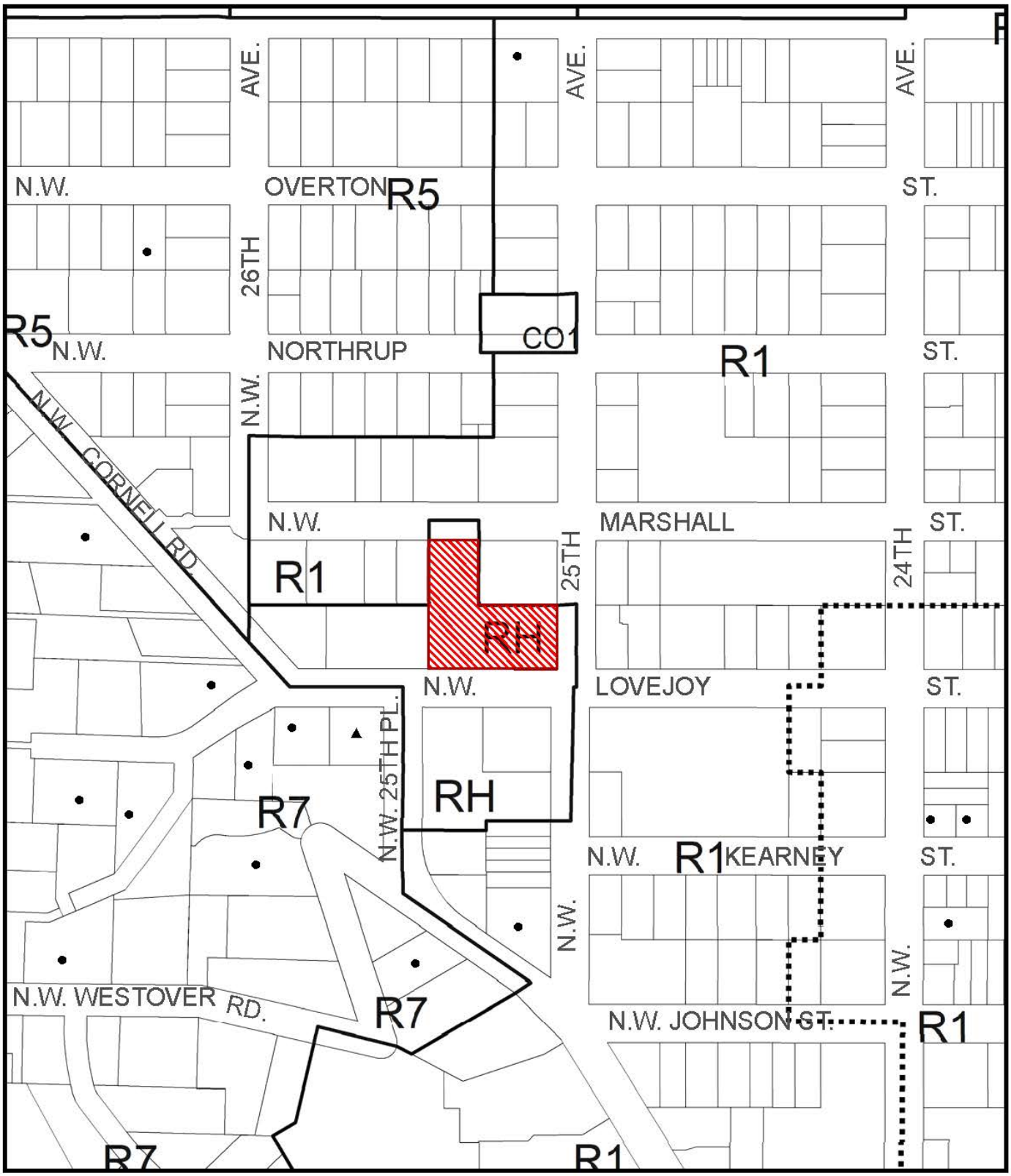
There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

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 97301-1283. 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, Elevations



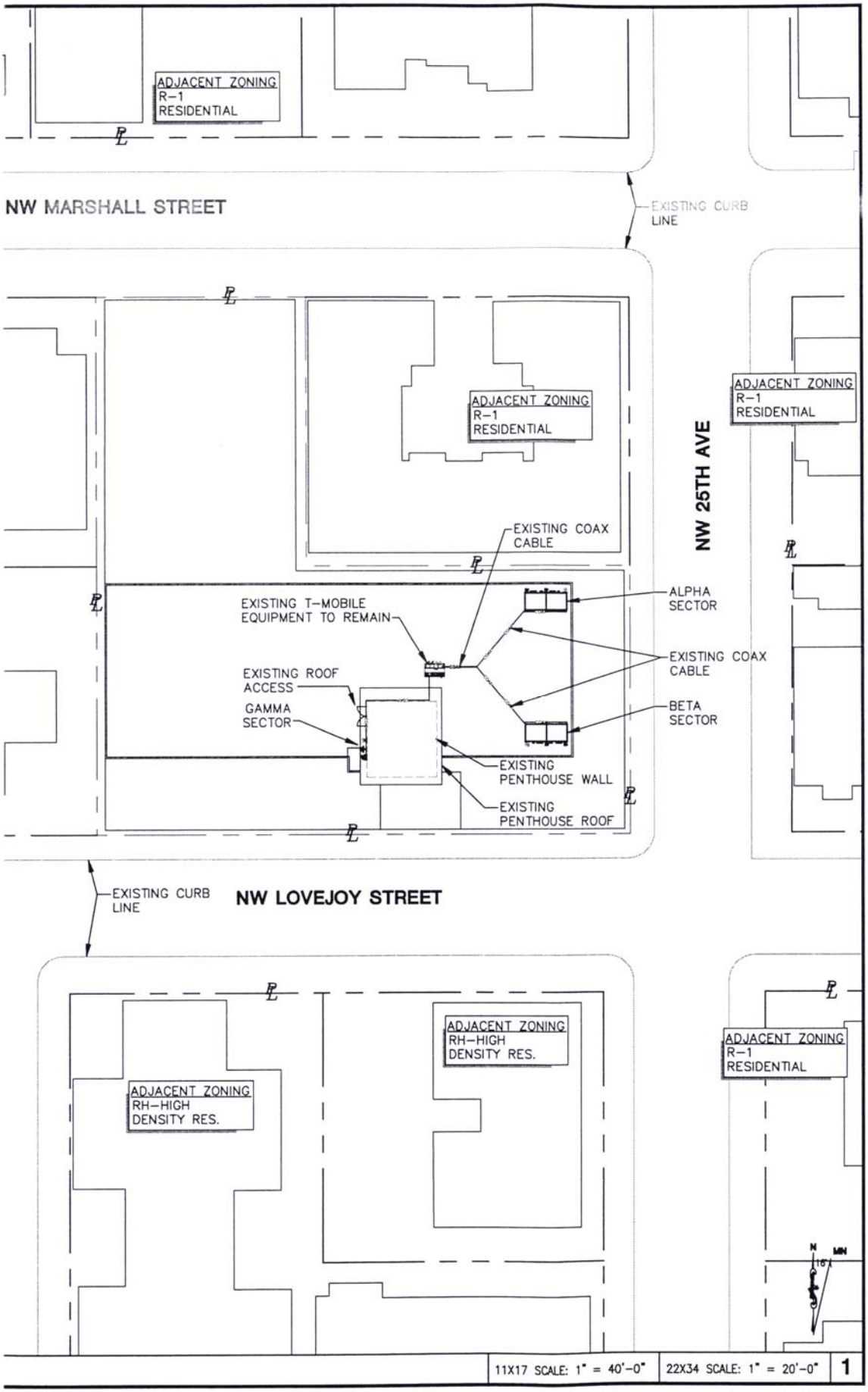
ZONING

Site

Historic Landmark

NORTH

File No. LU 13-196240 CU
1/4 Section 2926,2927
Scale 1 inch = 200 feet
State_Id 1N1E32AD 200
Exhibit B (Aug 26,2013)



11X17 SCALE: 1" = 40'-0" | 22X34 SCALE: 1" = 20'-0" | 1

REGISTERED PROFESSIONAL ENGINEER 14662 OREGON DEC. 07, 1983 DON CUSHING

RENEWAL DATE 12/31/13

cushing
Don Cushing Associates
Civil Engineers
107 SE Washington Street, Suite 265, Portland, OR 97214
(503) 387-5331 • www.cushing-engr.com

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T-Mobile

8960 NE ALDERWOOD ROAD
PORTLAND, OREGON 97220
PHONE: (503) 813-9000
FAX: (503) 736-3014

P001204A
KING HEIGHTS
2525 NW LOVEJOY STREET, PORTLAND, OR 97210

DATE	RELEASE
7/2/12	NETWORK MODERNIZATION REVIEW
7/11/12	FINAL CONSTRUCTION SUBMITTAL
10/5/12	FINAL CONSTRUCTION SUBMITTAL
3/21/13	LAND-USE SUBMITTALL
3/26/13	LAND-USE SUBMITAL
5/15/13	1 UPDATED S-2 SHEET
5/28/13	2 STRUCTURAL REVISIONS
7/12/13	3 LANDLORD REVISIONS
-	-
-	-
-	-
-	-
-	-
-	-

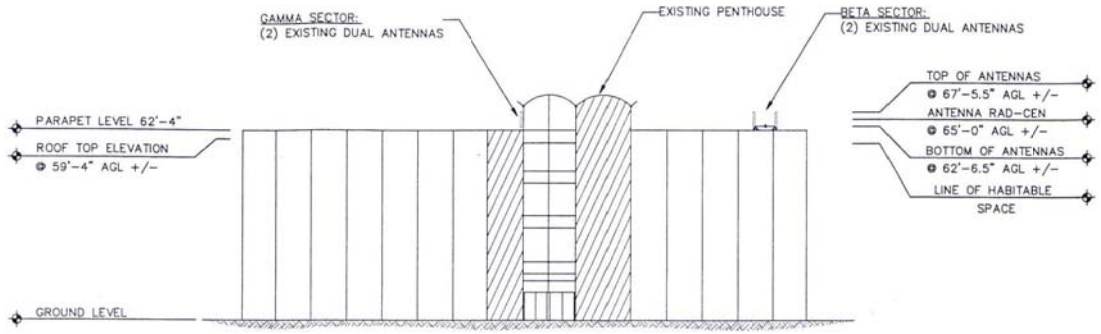
SHEET TITLE

COVER SHEET & OVERALL SITE PLAN

SHEET NUMBER

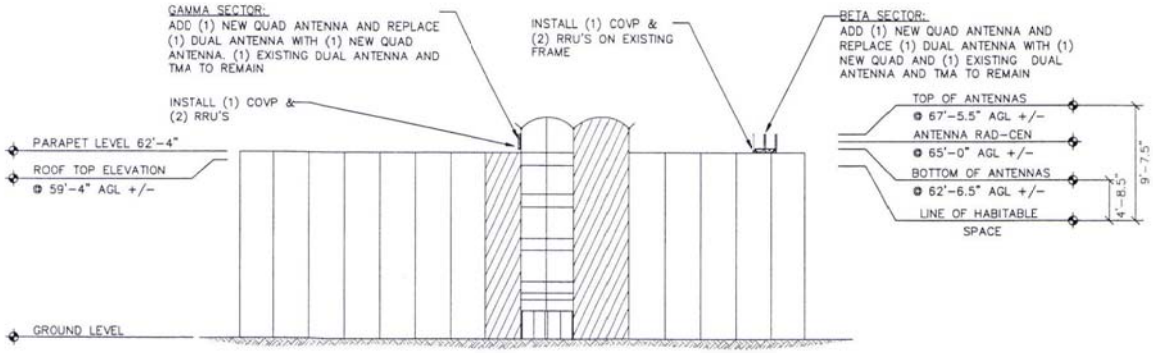
T-1

LU 13-196240 CU



SOUTH ELEVATION - EXISTING

11X17 SCALE: 1"=40' | 1



SOUTH ELEVATION - PROPOSED

11X17 SCALE: 1"=40' | 2

REGISTERED PROFESSIONAL ENGINEER 14882 OREGON DEC. 07, 1989 DON CUSHING

RENEWAL DATE 12/31/13

cushing
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Civil Engineers
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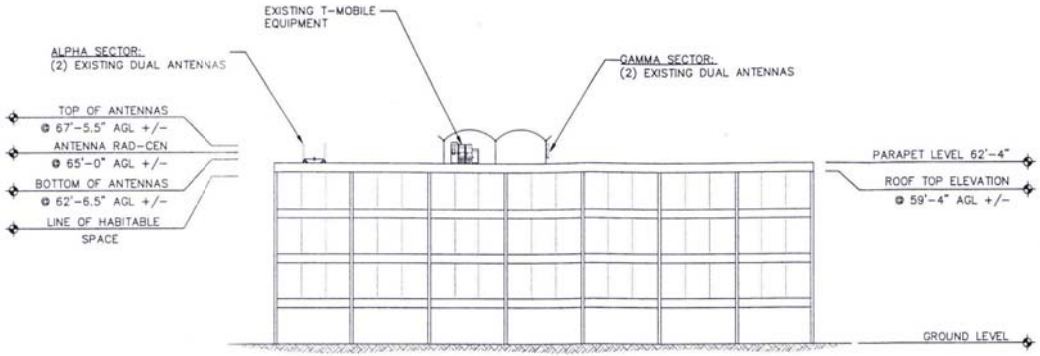
SHEET TITLE

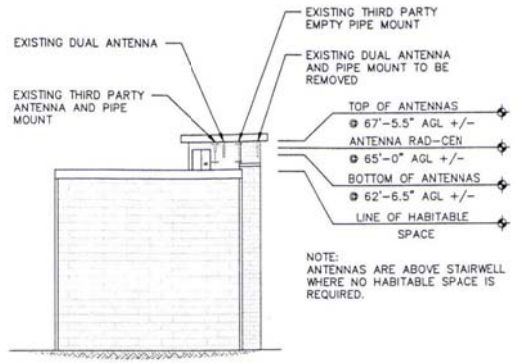
FULL ELEVATIONS

SHEET NUMBER

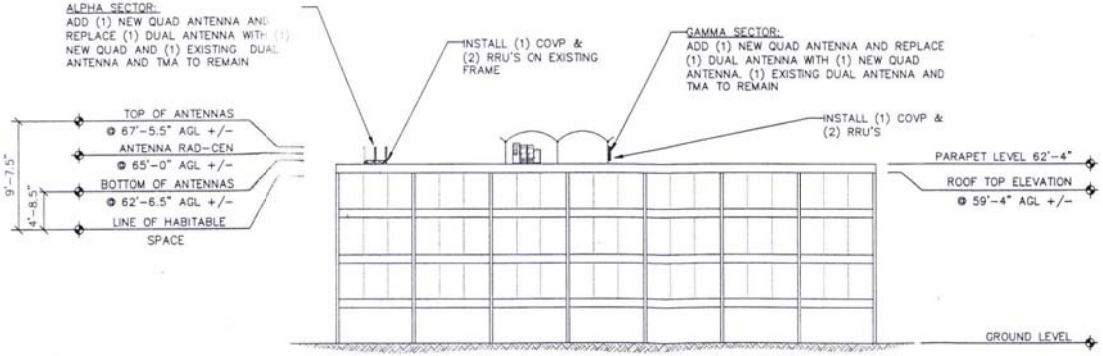
C-3



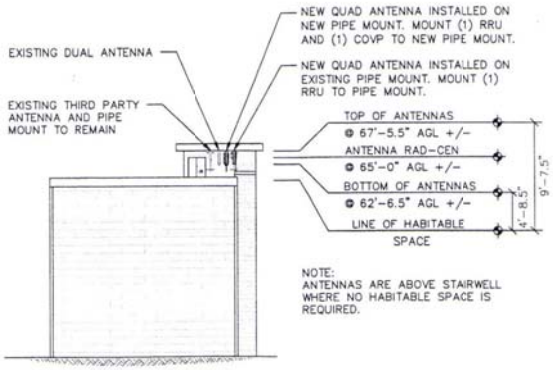
NORTH ELEVATION - EXISTING 11X17 SCALE: 1"=40' | 1



WEST ELEVATION - EXISTING 11X17 SCALE: 1"=40' | 3



NORTH ELEVATION - PROPOSED 11X17 SCALE: 1"=40' | 2



WEST ELEVATION - PROPOSED 11X17 SCALE: 1"=40' | 4

REGISTERED PROFESSIONAL ENGINEER 14498 OREGON DON CUSHING

RENEWAL DATE 12/31/13

cushing
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SHEET TITLE

FULL ELEVATIONS

SHEET NUMBER

C-4