



City of Portland
Bureau of Development Services
Land Use Services Division

1900 SW Fourth Ave. Suite 5000
Portland, Oregon 97201
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FAX: 503-823-5630
www.portlandonline.com/bds

Date: August 21, 2008
To: Interested Person
From: Kate Marcello, Land Use Services
503-823-9162 / kate.marcello@ci.portland.or.us

**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 this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

**CASE FILE NUMBER: LU 07-163319 DZ
TELECOMMUNICATIONS EQUIPMENT ON PARKING GARAGE**

GENERAL INFORMATION

Applicant: Kevin Martin, Clearwire US LLC
2495 NW 121st Pl / Portland, OR 97229
(503) 469-0234

Owner: Pioneer Place LP (Leasee)
City Of Portland (Leased)
P.O. Box 617905 / Chicago, IL 60661-7905

Site Address: 330 SW YAMHILL ST

Legal Description: BLOCK 51 LOT 1-3 6-8, PORTLAND
Tax Account No.: R667706230
State ID No.: 1S1E03BA 07100
Quarter Section: 3129
Neighborhood: Downtown Cmty Assoc., contact Jennifer Geske at 503-750-9843.
Business District: Downtown Retail Council, contact Portland Business Alliance at 503-224-8684.

District Coalition: None
Plan District: Central City - Downtown
Zoning: Central Commercial with design overlay (CXd)
Case Type: Design Review (DZ)
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal: The applicant requests Design Review approval for new wireless internet communications equipment at an existing parking garage.

- Two panel antennas paired with two base transceiver (BTS) units will be installed within existing window-type openings on the SW 4th avenue façade, at parking level 7. They will be located in the two northernmost openings on the façade.

- One panel antenna paired with a BTS unit will be installed within an existing window-type opening on the SW Yamhill Street façade, at parking level 7. They will be located in the easternmost opening on the façade.
- Two microwave dishes, one panel antenna, and one global positioning (GPS) unit will be placed within a new radio frequency-transparent stealth enclosure atop the existing stair over-run at the southeast corner of the parking garage (on SW 3rd Ave façade).
- Equipment cabinets will be placed on parking level 7. The equipment cabinets are not part of this Design Review because they will be on the interior of the garage.

The proposal is for exterior alterations to an existing building in the Central City; therefore Design Review is required.

Relevant Approval Criteria:

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

- 33.825 Design Review
- 33.274 Radio Frequency Transmission Facilities
- *Central City Fundamental Design Guidelines*

ANALYSIS

Site and Vicinity: The site is a Smart Park parking garage that occupies the eastern half of the block bounded by SW Yamhill Street, 3rd Avenue, Taylor Street, and 4th Avenue. The garage was constructed in 1990 with five above-ground levels. Two additional levels were later added to the garage, per LUR 96-00254 PR. Exterior materials for the original structure are brick; the two additional levels are composed of pre-cast concrete. The elevator shaft, which is located mid-block on the SW 3rd Avenue façade, features a vertical expanse of slightly tinted glazing that allows views of the elevator in operation. Driveway entrances to the garage are located on the SW 3rd Avenue façade at the southeast corner of the garage. There are two ground-floor retail spaces in the garage – a Tiffany & Co. jewelry store at the northwest corner and a Romano’s Macaroni Grill restaurant at the northeast corner. The building directly adjacent to the south is known as the Gilbert Building and is listed on the National Register of Historic Places. The Metropolitan Area Express (MAX) light rail alignment borders the site on SW Yamhill Street. Due to temporary re-location of the transit mall to SW 3rd and 4th Avenues, the site is currently well-served by several Tri-Met bus routes.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together.

The design overlay zone [d] 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.

Land Use History: City records indicate that prior land use reviews since 1994 include the following:

- LUR 94-011592 DZ (reference file # 94-00690): Approval for new awnings.
- LUR 96-013141 PR (reference file # 96-00254): Approval with conditions to add two new levels to existing parking garage.
- LUR 96-013394 DZ (reference file # 96-00507): Approval for change to decision LUR 96-013141) to allow exterior material to be pre-cast concrete rather than brick.

- LUR 00-006761 DZM (reference file # 00-00206): Approval for alterations to ground-floor tenant space at northwest corner of building, for new Tiffany & Co. store; approval for modification to 33.130.230, Ground Floor Windows.
- LUR 01-007512 DZ (reference file # 01-00113): Approval with conditions to construct a concrete masonry unit (CMU) wall.
- LU 03-168696 DZ: Approval with conditions for alterations to ground-floor tenant space at northeast corner of building, for new Romano's Macaroni Grill restaurant; approval for modification to Title 32, Table 32.32-3, to allow curved corner projecting sign to be over 30 square feet in area.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed on October 2, 2007. The following Bureaus have responded with no issues or concerns:

- Fire Bureau;
- Water Bureau;
- Bureau of Environmental Services;
- Bureau of Transportation Engineering;
- Urban Forestry Division of Portland Parks & Recreation;
- Site Development Section of the Bureau of Development Services; and
- Life Safety (Building Code) Section of the Bureau of Development Services.

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on October 2, 2008. No written comments in response to the proposal have been received from the neighborhood association (Downtown Community Association) or notified property owners.

ZONING CODE APPROVAL CRITERIA

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 Central City Fundamental Design Guidelines.

Central City Fundamental Design Guidelines

These guidelines provide the constitutional framework for all design review areas in the Central City.

The Central City Fundamental Design Guidelines focus on four general categories. **(A) Portland Personality** addresses design issues and elements that reinforce and enhance Portland's character. **(B) Pedestrian Emphasis** addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design** addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas** provides design guidelines for the four special areas of the Central City.

Central City Plan Design Goals

This set of goals has been developed to guide development throughout the Central City. The goals apply within the eight Central City sub-districts, or policy areas. The nine goals for design review within the Central City and its sub-districts are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City that is safe, humane and prosperous; and
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

A4. Use Unifying Elements.

Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

A5. Enhance, Embellish, and Identify Areas.

Enhance an area by reflecting the local character within the right-of-way. Embellish an area by integrating elements in new development that build on the area's character. Identify an area's special features or qualities by integrating them into new development.

B2. Protect the Pedestrian.

Protect the pedestrian environment from vehicular movement. Develop integrated identification, sign, and sidewalk-oriented night-lighting systems that offer safety, interest, and diversity to the pedestrian. Incorporate building equipment, mechanical exhaust routing systems, and/or service areas in a manner that does not detract from the pedestrian environment.

Findings for A4, A5, B2: Downtown Portland's sense of place includes high-quality architecture and a visually appealing pedestrian environment. The maintenance of these defining characteristics rests on many factors, one of which is the appropriate location of telecom equipment. When telecom equipment is not located properly, there is potential for visual clutter that detracts from the aforementioned characteristics.

The proposal calls for new wireless internet equipment to be located on an existing parking garage. The only equipment that will be visible from adjacent sidewalks are the two pipe-mounted panel antennas paired with BTS units located in the two northernmost window-type openings on the SW 4th Avenue façade and the panel antenna paired with a BTS unit located in the easternmost window-type opening on the SW Yamhill Street façade. Even so, this equipment will be located sufficiently far away, at the 7th parking level, approximately 72 feet above the sidewalk. Secondly, each pair of panel antennas and BTS units will be recessed into the window-type opening by eight and a half inches, and located against the side of the opening (as opposed to being placed within the void of the opening), minimizing its appearance. Thirdly, each BTS unit will be located behind its associated panel antenna, and will protrude toward the interior of the garage, rather than outward toward the building's exterior. Fourthly, each panel antenna is 6.1 inches wide, and each BTS unit is 11 inches wide, so the width of the BTS unit beyond the edges of the panel antenna is 2.5 inches on each side of the panel, making for a modest massing overall. Lastly, the panel antennas, BTS units, and their mounting pipes, and the associated hardware and cabling will be painted to match the color of the parking garage. In order to ensure that this is achieved, a condition of approval requiring such is being added to the decision.

All of the other proposed equipment – two microwave dishes, one panel antenna, one BTS unit, and one GPS unit – will be located within a stealth enclosure constructed atop the existing stair over-run at the southeast corner of the parking garage (on the SW 3rd Avenue façade). The enclosure will completely conceal the equipment from view.

Through proper location and treatment of the proposed equipment, the sense of place and identity of downtown Portland are protected and maintained. *As conditioned, the proposal meets these guidelines.*

C2. Promote Quality and Permanence in Development.

Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity.

Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C5. Design for Coherency.

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

C11. Integrate Roofs and Use Rooftops.

Integrate roof function, shape, surface materials, and colors with the building's overall design concept. Size and place rooftop mechanical equipment, penthouses, other components, and related screening elements to enhance views of the Central City's skyline, as well as views from other buildings or vantage points. Develop rooftop terraces, gardens, and associated landscaped areas to be effective stormwater management tools.

Findings for C2, C3, C5, C11: The proposal follows the principle of maintaining design coherency and architectural integrity by integrating new telecom equipment to the extent practicable. This integration is achieved in three principal ways. Firstly, it is achieved through careful location of the equipment. About half of the equipment will be located within a stealth enclosure on an existing stair over-run, about 90 feet above the surrounding pedestrian streetscape. The other equipment – panel antennas paired with BTS units on mounting pipes – will be located within window-type openings at the seventh parking level, about 72 feet above the surrounding streetscape. Each pair of pipe-mounted equipment will be recessed into the opening by eight and a half inches, and located against the side of the opening (as opposed to being placed within the void of the opening, which would be more visually obtrusive).

Secondly, the treatment of the proposed equipment helps to achieve design integration and respect for architectural integrity. The stealth enclosure is made of radio frequency-transparent fiberglass. The material will be painted and textured to resemble the appearance of the existing stair over-run. Four-inch metal trim will be placed along the upper edges of the enclosure. It will be painted light teal green to match the existing light teal green trim cap located along the upper edges of the stair and elevator over-runs on the parking garage. The enclosure will be set back by six inches from the edges of the stair over-run, which will distinguish it as an additive feature, rather than an original design element of the parking garage. The pairs of panel antennas and BTS units located in the window-type openings and their mounting pipes and associated hardware and cabling will be painted to match the color of the parking garage. The matching paint color will enable the equipment to visually blend with the walls of the window-type openings. In order to ensure that the stealth enclosure is painted and textured to match the existing stair over-run, and that the panel antennas, BTS units, and mounting pipes within the window-type openings and their cabling and hardware are painted to match the parking garage, conditions of approval requiring such will be added to the decision.

Lastly, the equipment sizes are relatively small, compared to other available telecom equipment sizes. The panel antennas to be mounted within the window-type openings are each 3'-6" long x 0'-6.1" wide x 0'-2.7" thick, and the BTS units are each 1'-8" long x 0'-11" wide x 0'-5" thick. Each mounting pipe is about 0'-3" in diameter.

The thoughtful location, treatment, and sizing of the proposed equipment promote quality and permanence in development. The equipment respects the original character of the

parking garage and allows it to remain a coherent composition. *As conditioned, the proposal meets these guidelines.*

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all development standards of Title 33 can be met, or have received an Adjustment or Modification via a land use review prior to the approval of a building or zoning permit.

CONCLUSIONS


The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposed telecom equipment will be located as far as possible from the sidewalk-level environment. The stealth enclosure will completely conceal about half of the proposed equipment from view. The remainder of telecom equipment will be located at the second-highest parking level, within existing window-type openings, and will not protrude from the building face at all. The architectural integrity of the parking garage will be maintained. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of two panel antennas with BTS units behind them on the SW 4th Avenue façade at parking level 7, in the two northernmost window-type openings; one panel antenna with a BTS unit behind it on the SW Yamhill Street façade at parking level 7, in the easternmost window-type opening; and one radio frequency-transparent stealth enclosure containing two microwave dishes, one panel antenna, and one GPS unit, on top of the existing stair over-run at the southeast corner of the garage.

Approval per the approved site plans, Exhibits C-1 through C-5, signed and dated 07/19/08, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 07-163319 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. The panel antennas, BTS units, and mounting pipes located in the existing window-type openings, and the associated cabling and hardware, will be painted to match the color of the walls of the openings.
- C. The stealth enclosure will be detailed and painted to match the detailing and color of the existing stair over-run.

Decision rendered by:  on August 19, 2008
By authority of the Director of the Bureau of Development Services

Decision mailed: August 21, 2008

Staff Planner: Kate Marcello

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 September 18, 2007, and was determined to be complete on **September 28, 2007**.

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 September 18, 2007.

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 waived the 120-day review period, as stated with Exhibit A-2.

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 September 4, 2008** at 1900 SW Fourth Ave. Appeals can be filed on the first floor in the Development Services Center until 3 p.m. After 3 p.m., appeals must be submitted to the receptionist at the front desk on the fourth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. Recognized neighborhood associations are not subject to the appeal fee. Low-income individuals appealing a decision for their personal residence that they own in whole or in part may qualify for an appeal fee waiver. In addition, an appeal fee may be waived for a low income individual if the individual resides within the required notification area for the review, and the individual has resided at that address for at least 60 days. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Fee waivers for low-income individuals must be approved prior to filing the appeal; please allow 3 working days for fee waiver approval. 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 contact the receptionist at 503-823-7967 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.

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 **September 5, 2008 – (the day following the last day to appeal)**.
- 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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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;

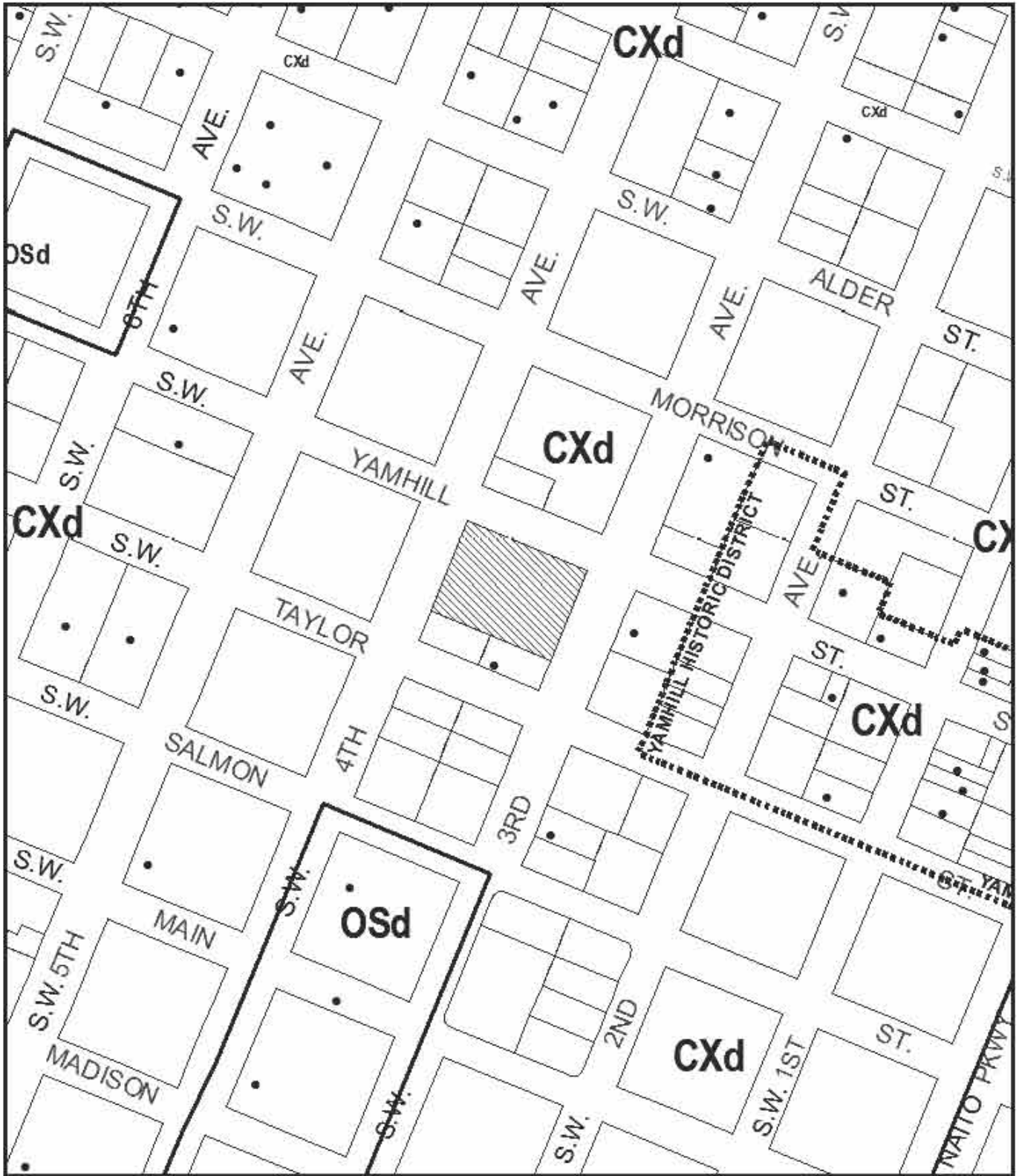
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Narrative
 - 2. Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days
- B. Zoning Map *(attached)*
- C. Plans & Drawings:
 - 1. Site Plan & Enlarged Site Plan *(attached)*
 - 2. Building Elevation Drawings *(attached)*
 - 3. Plan Views of Stealth Enclosure and Panel Antennas and BTS Units in Window-type Openings *(attached)*
 - 4. Section Drawing of Stealth Enclosure *(attached)*
 - 5. Detail Drawings for GPS Unit, BTS Unit, Panel Antenna, Microwave Dish, Cabling, Conduit Support, Panel Antenna and BTS Unit in Window-Type Opening *(attached)*
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: None received.
- F. Correspondence: None received.
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-0625 (TTY 503-823-6868).



ZONING



Site



Historic Landmark



NORTH

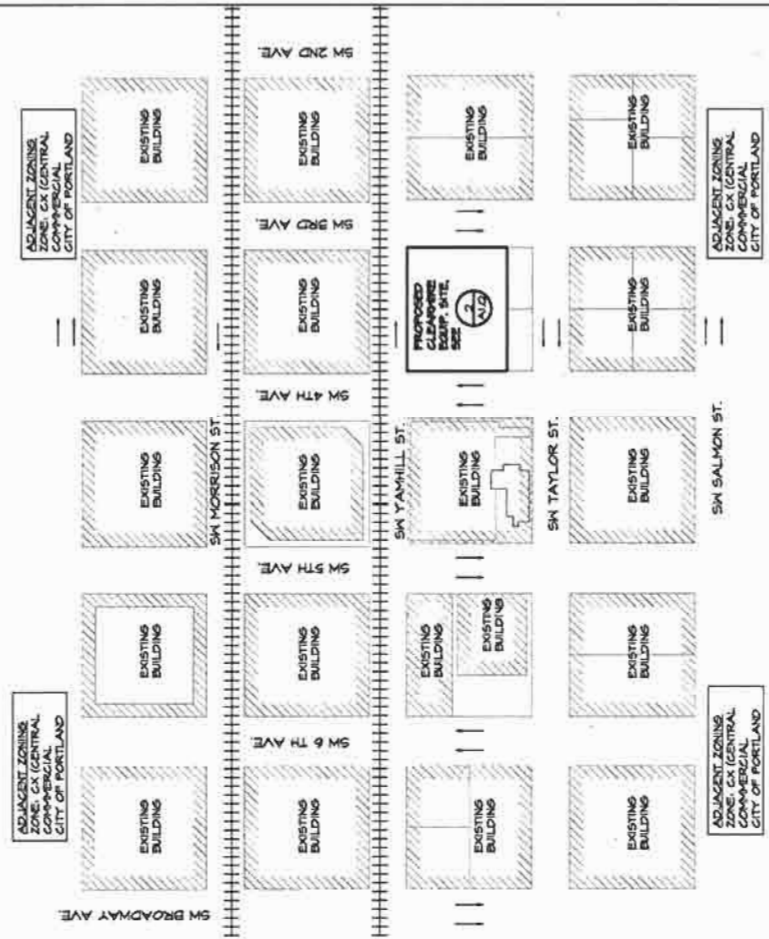
This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 07-163319 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State Id	1S1E03BA 7100
Exhibit	B (Sep 28, 2007)

Approved
 City of Portland - Bureau of Development Services

Planner Latanda Date 8-19-08

* This approval applies only to the reviews requested and is subject to conditions of approval. Additional zoning requirements may apply.



SITE PLAN
 SCALE: 3/8" = 1'-0"
 SCALE: 1/4" = 1'-0"

GAZLEY FLOWMAN ARCHITECTS
 2700 SW Taylor St.
 Portland, OR 97204
 503.274.8800 Fax

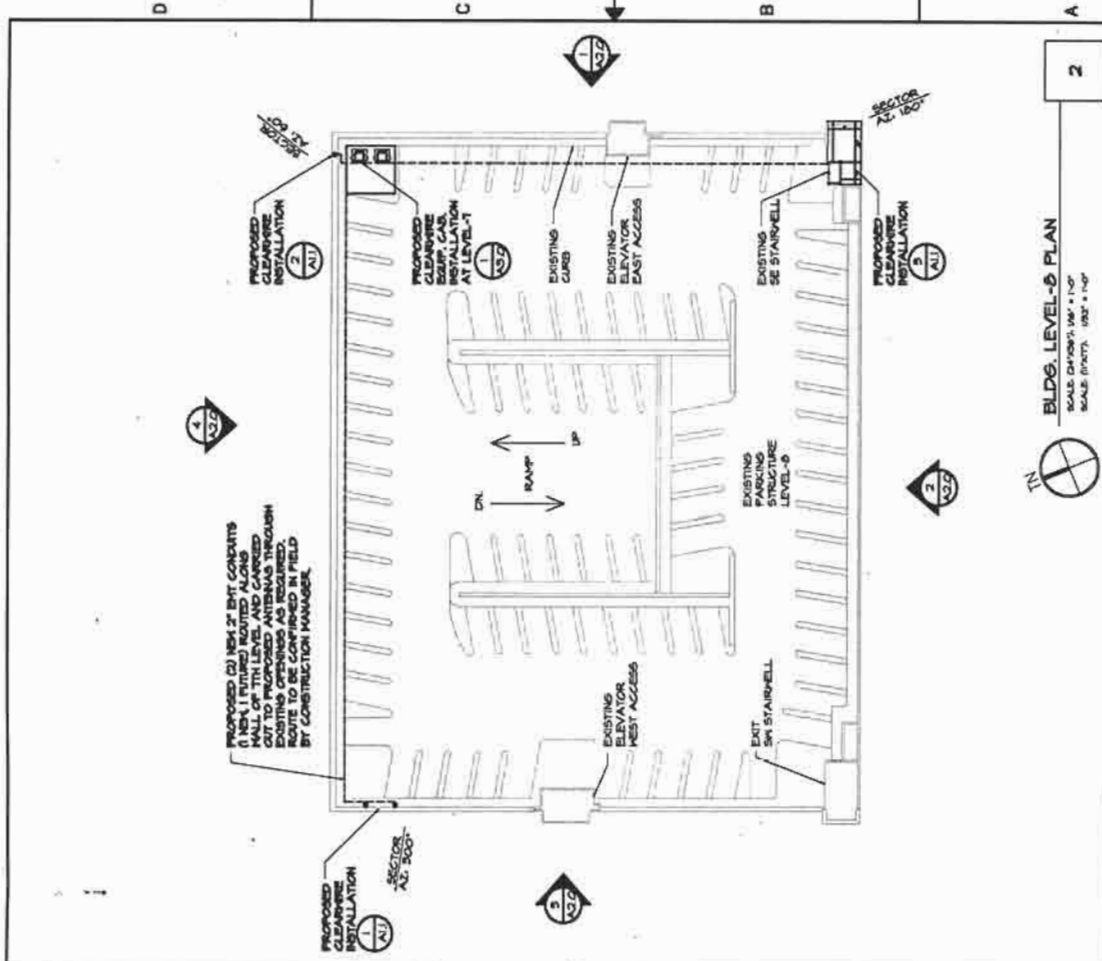
POWDER RIVER
 Engineering Services, LLC

clearwire
 wireless broadband
 4400 CALLOWAY FERRY
 PORTLAND, OR 97203
 TEL: (503) 214-7000
 FAX: (503) 214-7000

PIONEER PLACE OR-PORT190
 FOURTH & YAMHILL
 PORTLAND OR 97204

1	10/10/07	ISSUED FOR 2D REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
2	08/27/08	ISSUED FOR 3D REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
3	11/17/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
4	11/17/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
5	11/17/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
6	12/14/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD

Exhibit C-1



BLDG. LEVEL-1 PLAN
 SCALE: 3/8" = 1'-0"
 SCALE: 1/4" = 1'-0"

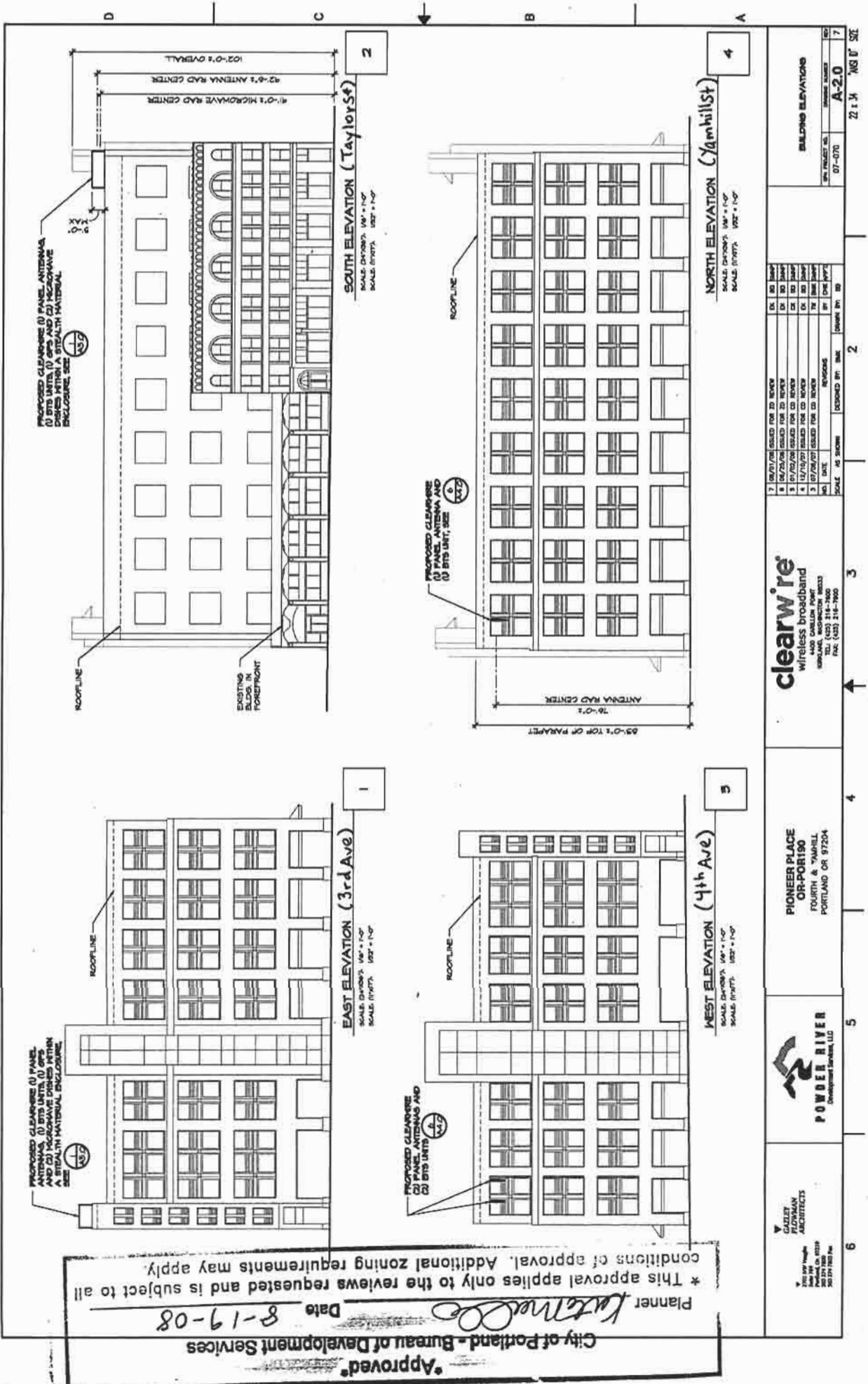
clearwire
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 FAX: (503) 214-7000

PIONEER PLACE OR-PORT190
 FOURTH & YAMHILL
 PORTLAND OR 97204

1	10/10/07	ISSUED FOR 2D REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
2	08/27/08	ISSUED FOR 3D REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
3	11/17/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
4	11/17/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
5	11/17/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD
6	12/14/07	ISSUED FOR CD REVIEW	DATE	REVISIONS	DESIGNED BY: MMT	DRAWN BY: SD

(Reduced Sheet Size.)

Exhibit C-2



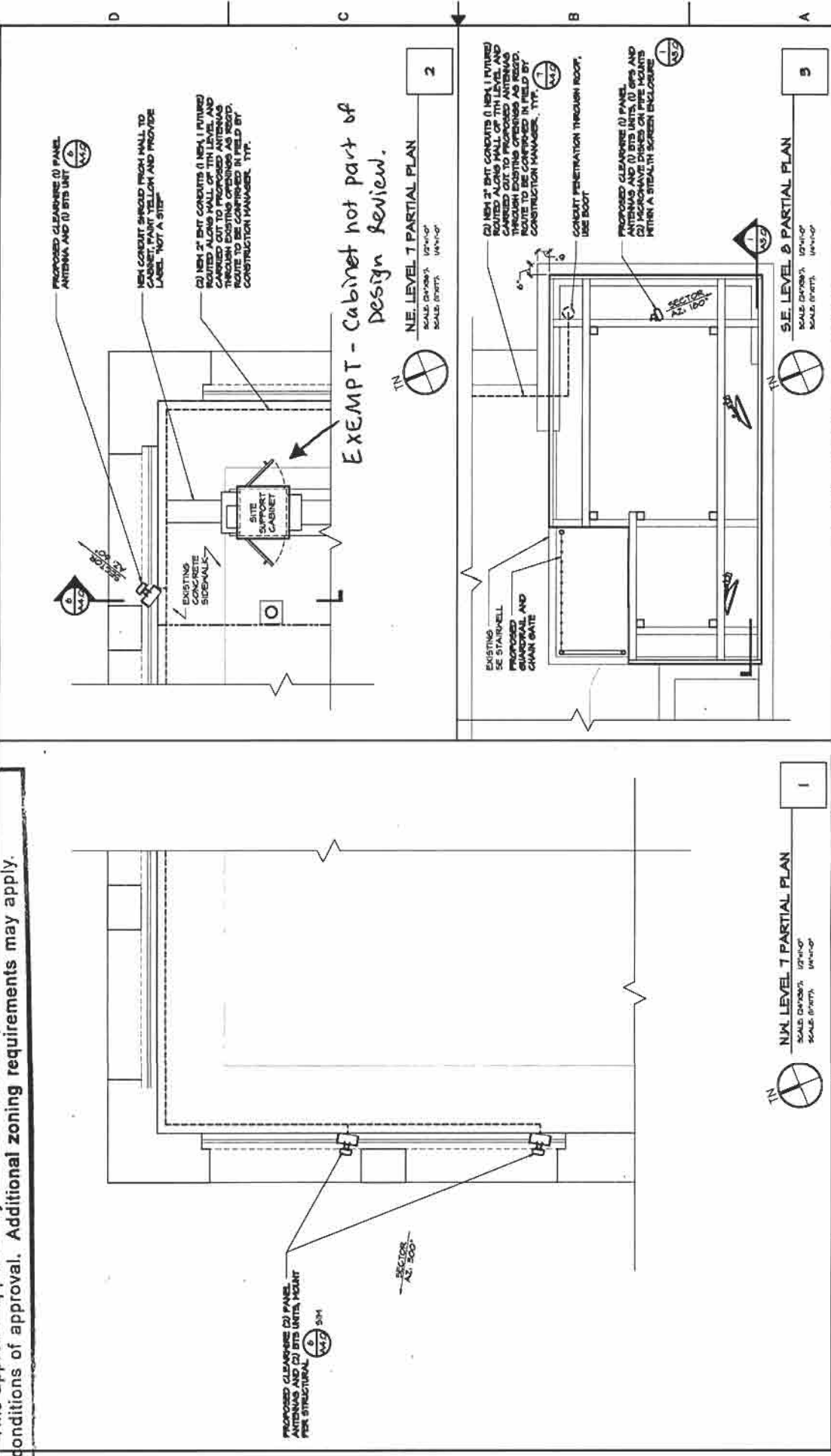
Approved
 City of Portland - Bureau of Development Services
 Planner *Katherine*
 Date *8-19-08*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

clearw're wireless broadband 4400 CHILLUM POINT PORTLAND, OREGON 97204 TEL: (503) 218-7900 FAX: (503) 218-7900	PIONEER PLACE OR-PORT190 FOURTH & YAMHILL PORTLAND OR 97204	POWER RIVER Development Services, LLC	7 10/27/07 ISSUED FOR CD REVIEW 8 08/23/08 ISSUED FOR CD REVIEW 9 01/02/09 ISSUED FOR CD REVIEW 4 12/10/07 ISSUED FOR CD REVIEW 3 07/06/07 ISSUED FOR CD REVIEW	DECISION BY: NAK DRAWN BY: BD	SCALE: AS SHOWN SHEET NO. 2	BUILDING ELEVATIONS SHEET NO. 07-070 A-2.0 7
			10/27/07 08/23/08 01/02/09 12/10/07 07/06/07	DATE NO.	SHEET NO. 7 PROJECT NO. 07-070 SCALE: AS SHOWN SHEET NO. 2	SHEET NO. 7 PROJECT NO. 07-070 SCALE: AS SHOWN SHEET NO. 2

(Reduced Sheet Size.)

Approved
City of Portland - Bureau of Development Services
 Planner Kate Mallo Date 8-19-08
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

Exhibit C-3



GAZLEY FLOWMAN ARCHITECTS
 300 SW Taylor Street
 Portland, OR 97204
 Tel: (503) 274-7800 Fax: (503) 274-7801

POWDER RIVER Development Services, LLC

PIONEER PLACE OR-FOR190
 FOURTH & YAMHILL
 PORTLAND, OR 97204

clearwire
 wireless broadband
 10000 NE NEMLAH ROAD
 PORTLAND, OREGON 97220
 TEL: (503) 218-7600
 FAX: (503) 218-7600

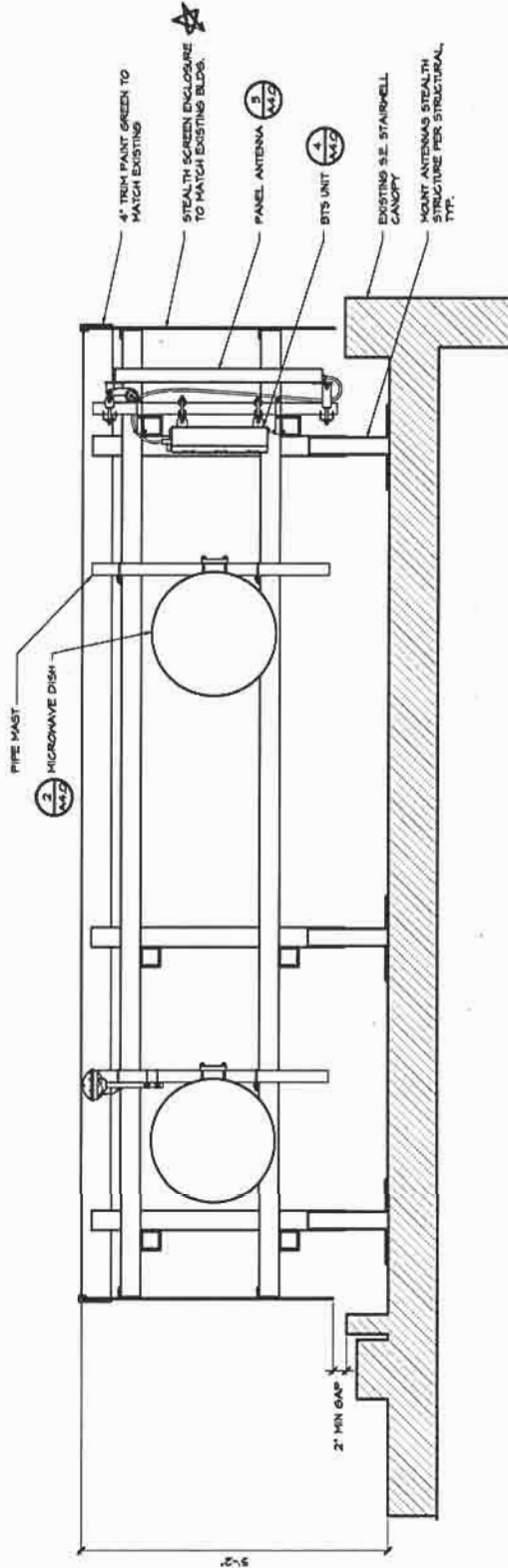
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50	09/02/08	ISSUED FOR 2D REVIEW	SM	SM

SCALE AS SHOWN
 1" = 8'-0" (PLAN)
 1" = 4'-0" (SECTION)
 1" = 8'-0" (ELEVATION)

(Reduced Sheet Size.)

Exhibit C-4

Approved
 City of Portland - Bureau of Development Services
 Planner *Late Moe* Date *8-19-08*
 * This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



*Stealth enclosure will be painted and to match existing stair over-run.

Stealth Enclosure

CLADDING SECTION W/ ANTENNA ATTACHMENT

SCALE: 3/8" = 1'-0"

<p>GAZEY FLOWMAN ARCHITECTS 2700 SW Taylor Portland, OR 97209 503.241.7800 Fax 503.241.7802</p>	<p>POWDER RIVER Development Services, LLC</p>	<p>PIONEER PLACE OR-PORT190 FOURTH & YAMHILL PORTLAND OR 97204</p>	<p>clearwire wireless broadband 4400 CHILLON POINT PORTLAND, OR 97203 TEL: (503) 218-7900 FAX: (503) 218-7900</p>	<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>CHKD</th> <th>DESCRIPTION</th> </tr> <tr> <td>7</td> <td>08/19/08</td> <td>ISSUED FOR ZD REVIEW</td> <td></td> <td></td> </tr> <tr> <td>6</td> <td>08/22/08</td> <td>ISSUED FOR ZD REVIEW</td> <td></td> <td></td> </tr> <tr> <td>5</td> <td>07/22/08</td> <td>ISSUED FOR CD REVIEW</td> <td></td> <td></td> </tr> <tr> <td>4</td> <td>12/15/07</td> <td>ISSUED FOR CD REVIEW</td> <td></td> <td></td> </tr> <tr> <td>3</td> <td>07/26/07</td> <td>ISSUED FOR CD REVIEW</td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	REV	DATE	BY	CHKD	DESCRIPTION	7	08/19/08	ISSUED FOR ZD REVIEW			6	08/22/08	ISSUED FOR ZD REVIEW			5	07/22/08	ISSUED FOR CD REVIEW			4	12/15/07	ISSUED FOR CD REVIEW			3	07/26/07	ISSUED FOR CD REVIEW			2					1					<p>CONSTRUCTION DETAILS 07-070 A-5.0 7</p>
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22 x 34 INCH SHEET

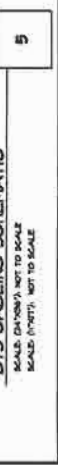
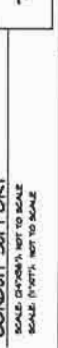
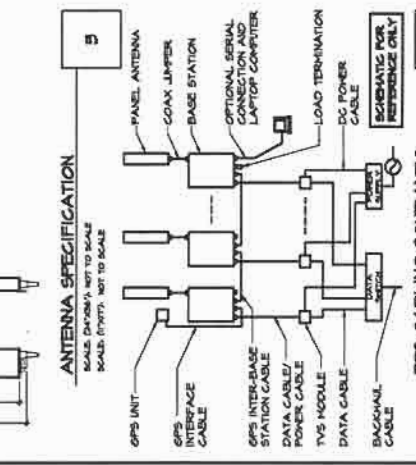
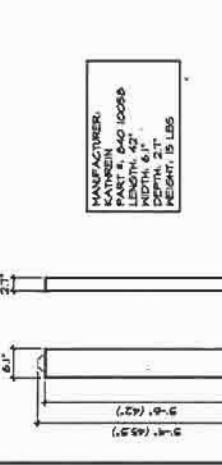
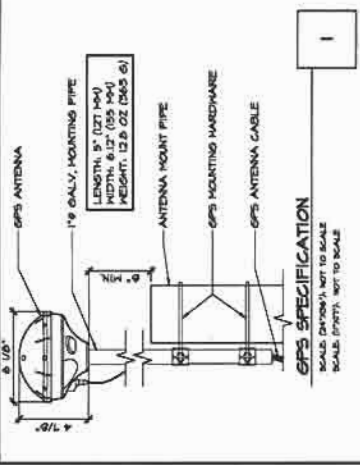
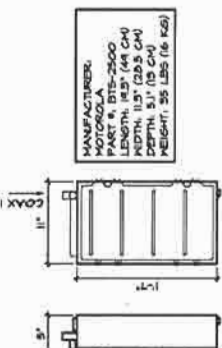
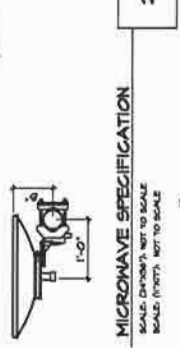
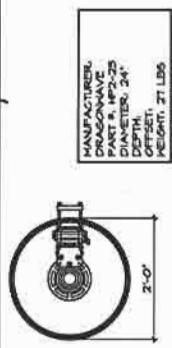
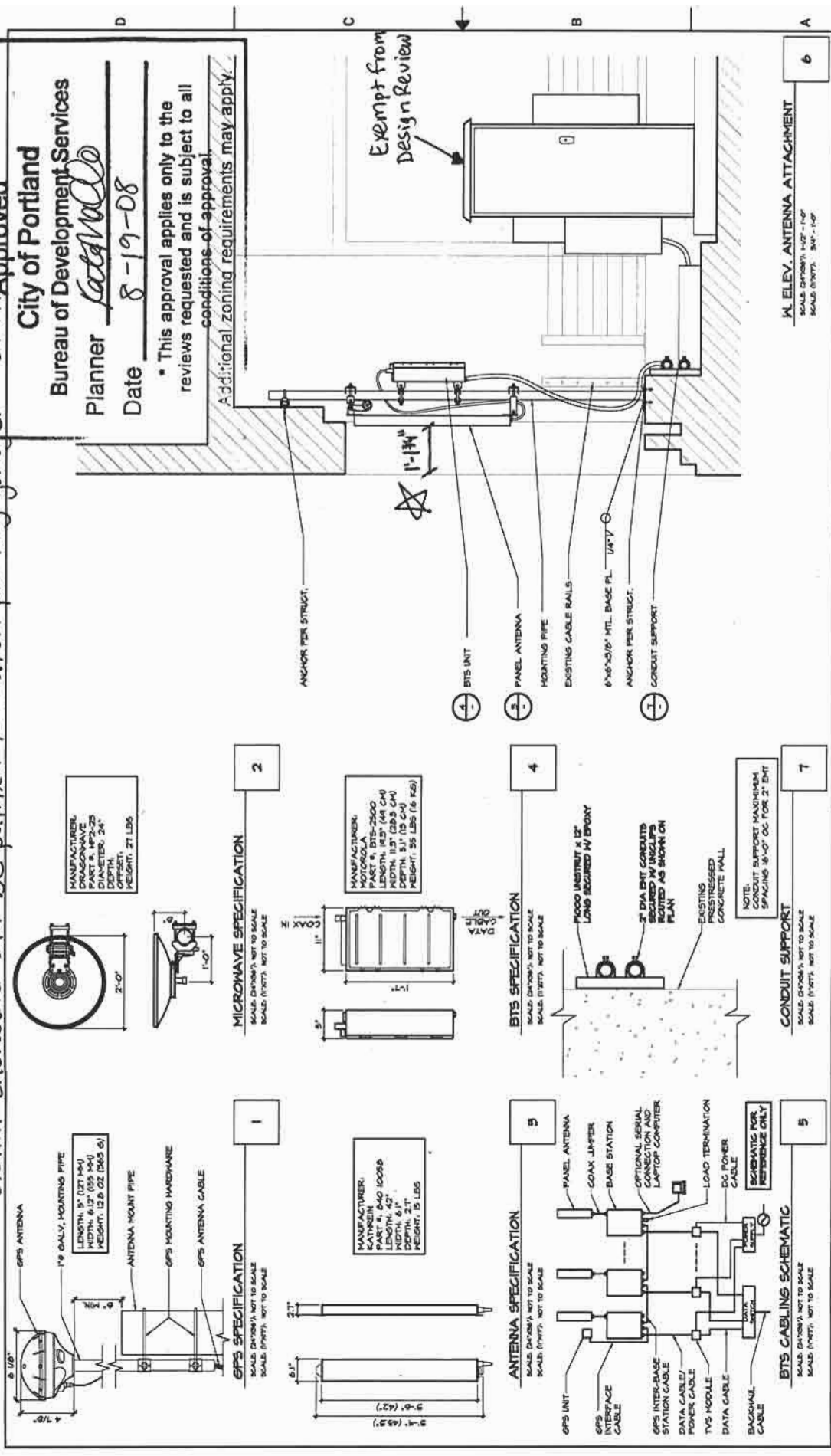
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Exhibit C-5

* All equipment, cabling, hardware not located inside stealth enclosure will be painted to match parking garage.

City of Portland
Bureau of Development Services
Planner Kate Mello
Date 8-19-08

Exht Approved*
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Additional zoning requirements may apply.



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1	ISSUED FOR BIDDING			
2	ISSUED FOR CD REVIEW			
3	ISSUED FOR CD REVIEW			
4	ISSUED FOR CD REVIEW			
5	ISSUED FOR CD REVIEW			
6	ISSUED FOR CD REVIEW			
7	ISSUED FOR CD REVIEW			

SCALE: AS SHOWN	DESIGNED BY: <u>SM</u>	ISSUED BY: <u>SM</u>
SCALE: AS SHOWN	DESIGNED BY: <u>SM</u>	ISSUED BY: <u>SM</u>

7	ISSUED FOR BIDDING			
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