



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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: December 27, 2013
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@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 <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition 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 12-206394 DZ RADIO FREQUENCY EQUIPMENT

GENERAL INFORMATION

Applicant: H Bruce Hill / Red Lion Inns Operating LP
1000 NE Multnomah Street / Portland, OR 97232

Representative: Tom Mcauliffe, 503-936-0002 / T Mobile West LLC
9301 SW Sagert Street, Apt 38 / Tualatin, OR 97062

Site Address: 1000 NE Multnomah Street

Legal Description: BLOCK 112&113&120&121 TL 300 IMPS ONLY SEE R182241
(R396216420) FOR LAND, HOLLADAYS ADD
R396206421

Tax Account No.: 1N1E35BA 00300A1

State ID No.: 2931

Quarter Section: Lloyd District Community, contact Michael Jones at 503-265-1568.

Neighborhood: Lloyd District Community Association, Gary Warren at 503-905-3318.

Business District: Central City - Lloyd District

Plan District: CXd, Central Commercial, with Design Overlay

Zoning: DZ, Design Review

Case Type: Type II, an administrative decision with appeal to the Design Commission.

Procedure:

Proposal:

The applicant is seeking Design Review approval for a proposal to replace five existing antennas with slightly larger ones, and add one new antenna, on existing, approved mounting hardware at two locations on the building. All equipment and mounting hardware will be painted to match the color of the building. Design Review is required because the proposal is for a non-exempt exterior alteration in the Lloyd Subdistrict of the Central City Plan District.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of the Zoning Code (Title 33 of the Portland City Code). The relevant criteria are:

- Central City Fundamental design Guidelines
- Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan

ANALYSIS

Site and Vicinity: The site is a full-block hotel complex, with a 9-story tower at the north-central portion of the site, and a 15-story tower at the south-central portion of the site. The proposed antennas would be located on the 15-story tower, near the center of the block. The vicinity includes Holladay Park, the Lloyd Center regional shopping mall, with office towers to the west. The I-84 freeway is nearby to the south and the MAX light rail line runs in NE Holladay along the south side of the site.

Zoning: The Central Commercial [CX] base zone, is Portland's most densely built, urban zone which allows for a variety of uses that reinforce the city's role as a commercial, cultural, and governmental center. This type of development is intended to have large buildings that are placed close together and typically cover most of their respective lot areas. This development is also intended to be pedestrian-oriented, with a strong emphasis on a safe and attractive streetscape.

The Design [d] overlay zone designation also ensures that exterior alterations to existing development conserve and enhance the identified historic, scenic, architectural, and cultural values of each design district: in this case, the Lloyd [sub]District of the Central City Plan District.

Land Use History: City records indicate one applicable prior land use reviews for this site:

- LUR 01-00268, approving the existing installation to which the proposed antennas will be attached.

Public Notice: A “Notice of Proposal in Your Neighborhood” was mailed November 29, 2012.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825, Design Review

Section 33.825.010 Purpose

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 district guidelines.

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 and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

Staff has considered all guidelines and addressed only those applicable to this proposal. Central City and Lloyd District Guidelines are addressed concurrently.

A4. Use Unifying Elements. Integrate unifying elements and/or develop new features that help unify and connect individual buildings and different areas.

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 storm water management tools.

Findings for A4, C2, C3, C5 & C11: The previously approved location and arrangement of antennas hides them from the view of people on nearby sidewalks and from most surrounding buildings. They represent an insignificant amount of the overall building wall surface, are painted to match existing wall surfaces, and are more than 160 feet above the surrounding street grade. All the proposed new equipment will be similar to the old in scale and as with the existing installation, will be painted to match the building. The associated radio transmitter equipment will remain installed within the building, minimizing the visible amount of rooftop mechanical equipment. *These guidelines are therefore met.*

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

This straightforward proposal will not substantially alter the existing, inconspicuous installation. 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 proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

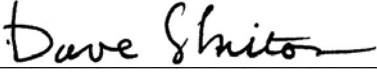
Approval of alterations, five replacement antennas and one new antenna, to two existing, previously approved radio frequency transmission installations on a building in the Central City Plan District – Lloyd Subdistrict;

Approval is per Exhibits C-1 through C-7, signed and dated December 21, 2012, subject to the following conditions:

- A. As part of the building permit application submittal, each of the 4 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 12-206394 DZ. No field changes allowed."

Staff Planner: Dave Skilton

Decision rendered by:  **on December 21, 2012**
By authority of the Director of the Bureau of Development Services

Decision mailed: December 27, 2012

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 November 16, 2012, and was determined to be complete on **November 21, 2012**.

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 November 16, 2012.

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.

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 January 10, 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.

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 **January 11, 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;

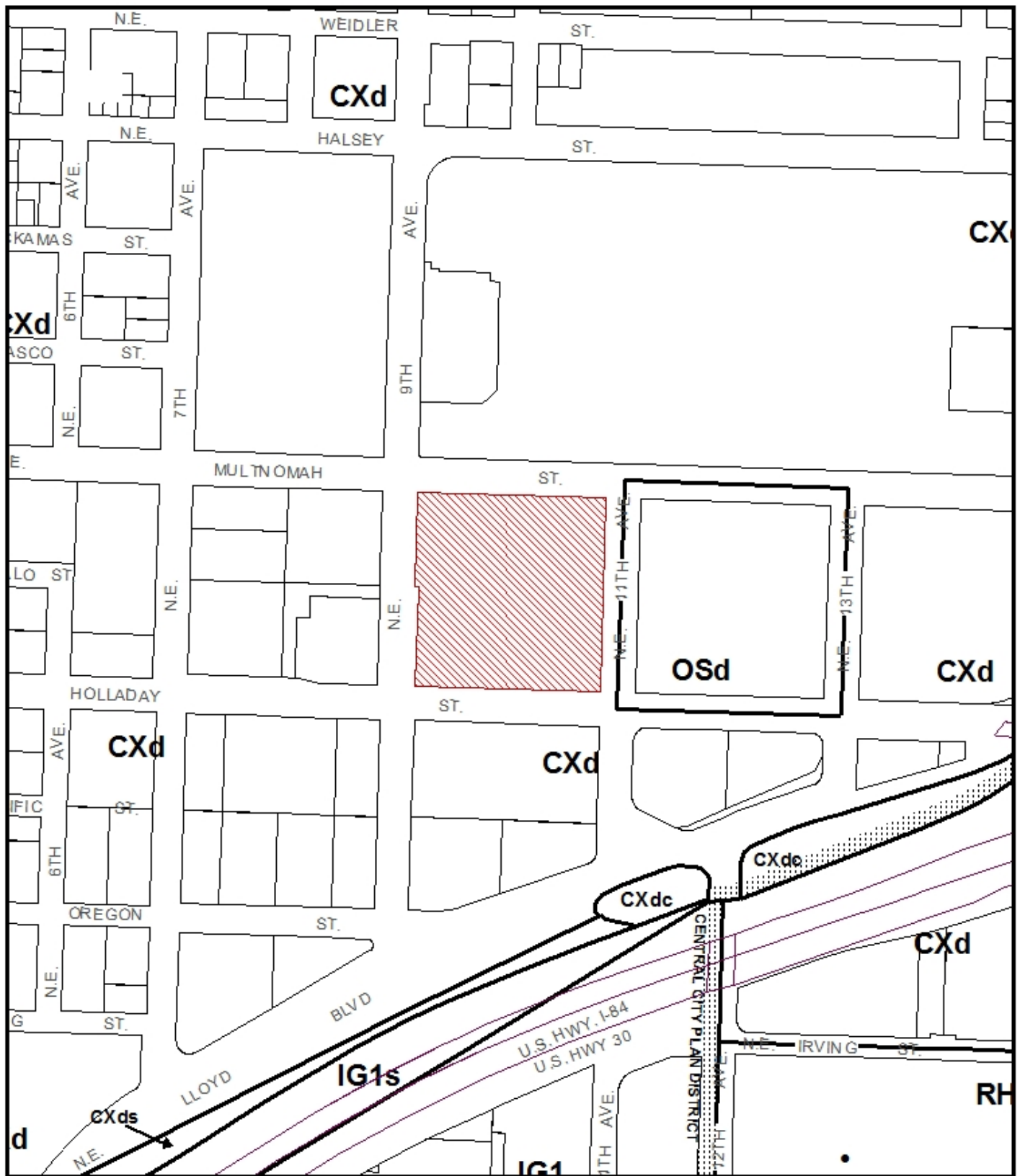
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Enlarged Project Area Plan
 - 3. Installation Elevations
 - 4. Building Elevations (attached)
 - 5. Antenna Details
 - 6. NSN Configuration Diagram
 - 7. Typical Section at Antenna
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: none
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application

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

This site lies within the:
 Central City Plan District
 Lloyd District



| | |
|-------------|--------------------------|
| File No. | <u>LU 12-206394 DZ</u> |
| 1/4 Section | <u>2931,3815</u> |
| Scale | <u>1 inch = 300 feet</u> |
| State_Id | <u>1N1E35BA 300</u> |
| Exhibit | <u>B (Nov 19,2012)</u> |

...T...Mobile-

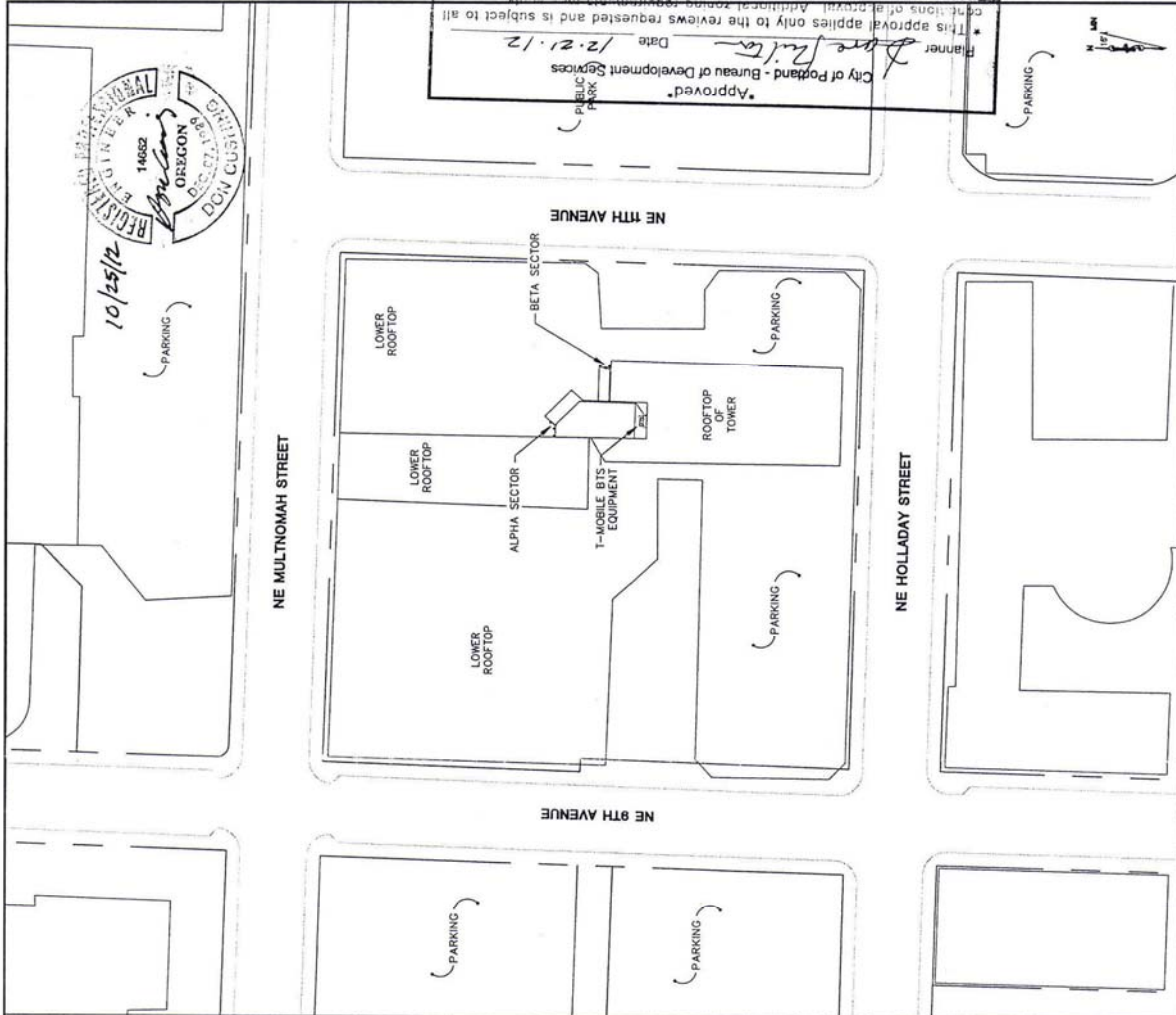
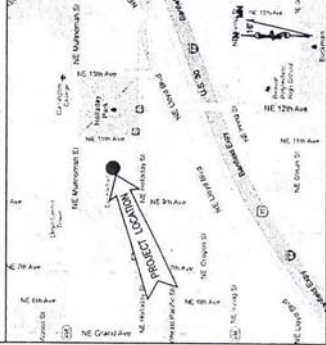
SITE NAME:
LLOYD CENTER
 SITE NUMBER:
P003681A
 LOCATION:
1000 NE MULTNOMAH ST. PORTLAND, OR 97232

COUNTY MULTNOMAH COUNTY
JURISDICTION CITY OF PORTLAND
ZONING CXL - CENTRAL COMMERCIAL
PROJECT COORDINATES
 LAT: N 45°31'50.18"
 LONG: W 122°38'19.32"
 SOURCE: GOOGLE EARTH
PARCEL NUMBER(S) & AREA:
 MULTNOMAH 500
 200,200 SQ. FEET
 4.60 ACRES±
PROJECT DESCRIPTION
 T-MOBILE NEW TOWER WITH EXISTING EQUIPMENT WITH NEW EQUIPMENT AND ADD (2) NEW ANTENNAS.
GENERAL INFORMATION:
 1. PARKING REQUIREMENTS ARE UNCHANGED
 2. TRAFFIC IS UNEXPECTED
 3. SIGNAGE AT SITE IS EXISTING

SITE INFORMATION
 MULTNOMAH COUNTY, OR

DRIVING DIRECTIONS
 FROM THE PORTLAND T-MOBILE OFFICE:
 1. HEAD EAST ON NE ALDERWOOD RD. TOWARD NE 92ND DR. (0.7 MI)
 2. TURN RIGHT ONTO NE 105TH AVE. (0.6 MI)
 3. TURN RIGHT AT THE 1ST CROSS STREET ONTO 102ND AVE. (0.9 MI)
 4. TURN LEFT AT THE 1ST CROSS STREET ONTO NE 102ND AVE. (0.9 MI)
 5. SLIGHT RIGHT TO MERGE ONTO I-84 W/A.S. 30 W TOWARD PORTLAND (5.5 MI)
 6. TAKE EXIT TOWARD LLOYD CENTER (0.2 MI)
 7. TURN LEFT ONTO NE 13TH AVE. (0.1 MI)
 8. TURN LEFT ONTO NE MULTNOMAH AT. (0.1 MI)
 END AT: 1400 2ND AVENUE PORTLAND, OR 97232
 ESTIMATED TIME: 15 MINS
 ESTIMATED DISTANCE: 6.3 MILES

LOCATOR MAP
 SCALE: NTS



OVERALL SITE PLAN
 11X17 SCALE: 1" = 100'-0" 22X34 SCALE: 1" = 50'-0" 1

COVER SHEET & OVERALL SITE PLAN
 SHEET TITLE
 SHEET NUMBER
 T-1

DATE RELEASE
 11/27/12 NETWORK WORKING DRAWING REVIEW
 11/27/12 FINAL CONSTRUCTION PERMIT
 11/27/12 FINAL CONSTRUCTION PERMIT
 11/27/12 FINAL CONSTRUCTION PERMIT

1000 NE MULTNOMAH ST. PORTLAND, OR 97232
LLOYD CENTER
P003681A
 8940 NE ALDERWOOD ROAD
 PORTLAND, OREGON 97220
 PHONE (503) 754-3000
 FAX (503) 754-3014
T...Mobile

107 SE Washington Street, Suite 265, Portland, OR 97214
 (503) 387-5331 • www.cushing-cgr.com
 Doug Cushing, Architect
 Chris Engstrom
cushing
 DESIGN ARCHITECTS
 14652
 OREGON
 REGISTERED PROFESSIONAL ARCHITECT
 10/25/12

APPROVED
 City of Portland - Bureau of Development Services
 Planner: *John Miller*
 Date: 12.21.12
 This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

11-12-206394 DZ

1000 NE MULTNOMAH ST. PORTLAND, OR 97232
LOYD CENTER
PO096814

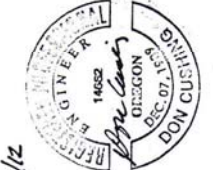
107 SE Washington Street, Suite 265, Portland, OR 97114
 (503) 387-5331 • www.cushing-cgr.com
 Don Cushing Associates
 Civil Engineers

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 9569 NE ALDERWOOD ROAD
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 FAX (503) 724-3014

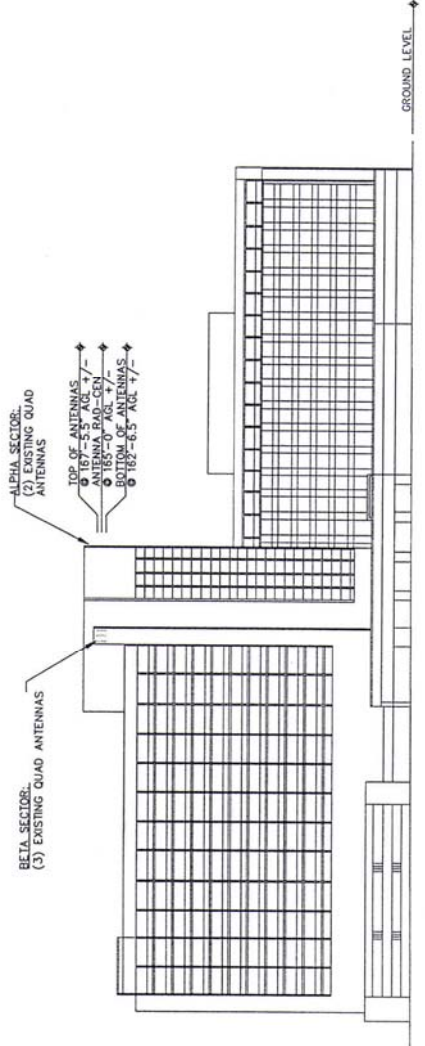
REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------|
| 1 | 12/21/12 | ISSUE FOR PERMIT |
| 2 | 12/21/12 | ISSUE FOR PERMIT |
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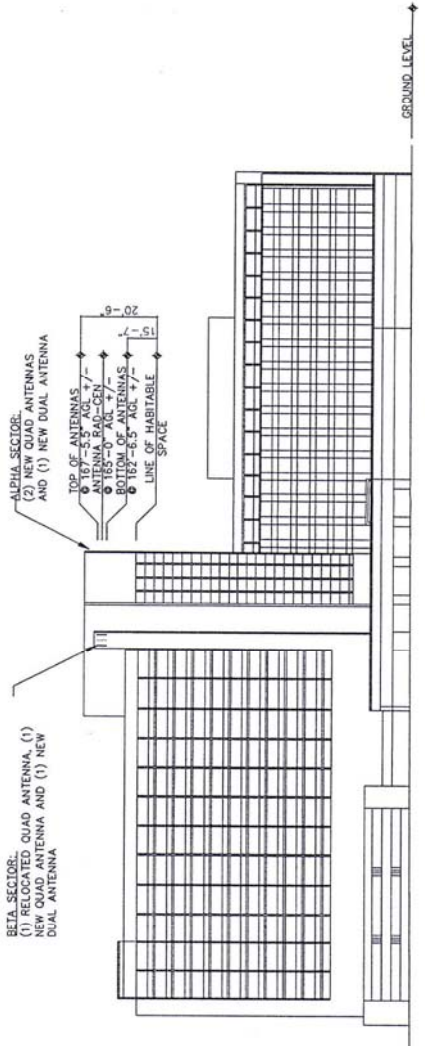
PLANNING DEPARTMENT
 1000 NE MULTNOMAH ST. PORTLAND, OR 97232
 (503) 948-3000
 FAX (503) 948-3001



10/21/12



EAST ELEVATION - EXISTING



EAST ELEVATION - PROPOSED

11/17 SCALE: 1"=60'
 11/17 SCALE: 1"=60'

City of Portland - Bureau of Development Services
 Planner: *Dave Miller*
 Date: 12.21.12

This approval applies only to the review requested and is subject to all conditions of approval. Addressing requirements may vary.

11/17 SCALE: 1"=60' 2

C-4