



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: Staci Monroe, Land Use Services
503-823-0624 / staci.monroe@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 13-189361 DZ, in your letter. It also is helpful to address your letter to me, Staci Monroe.

CASE FILE NUMBER: LU 13-189361 DZ – ROOFTOP WIRELESS TELECOMMUNICATIONS FACILITY

Applicant: Paul Slotemaker, 503-241-5918
Verizon Wireless C/O Smartlink LLC
621 SW Alder Street, Suite 660
Portland, OR 97205

Owner: Feigenson Inv. Co.
1905 SE 10th Ave
Portland, OR 97214

Site Address: 907-915 SW 9TH AVENUE

Legal Description: BLOCK 220 LOT 1&2, PORTLAND
Tax Account No.: R667723520, R667723520
State ID No.: 1S1E04AA 01800, 1S1E04AA 01800
Quarter Section: 3128, 3129
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
Zoning: CXd – Central Commercial zone with a Design overlay
Case Type: DZ – Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant seeks Design Review approval to add a wireless telecommunications facility on the rooftop of the building known as the "Bates Motoramp Garage" in the West End subarea of the Downtown sub district of the Central City Plan District. The proposal includes the following:

- Addition of a 10' tall screen enclosure on top of the existing vehicle access penthouse on the roof with 12 panel antenna mounted on a frame within the enclosure.
- 6 new equipment cabinets and 1 generator located on the upper deck of the garage adjacent to the vehicle access penthouse and elevator penthouse. The heights of the equipment range from 1'-6" to 7'-2".
- New 6'-0" fence surrounding the new mechanical equipment and cabinets comprised of black vinyl coated fabric mesh.

Exterior alterations to a building within the Central City Plan District that do not meet the exemptions of Section 33.420.045, require Design Review.

Relevant Approval Criteria:

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

- 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 August 6, 2013 and determined to be complete on **September 23, 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 Design 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.

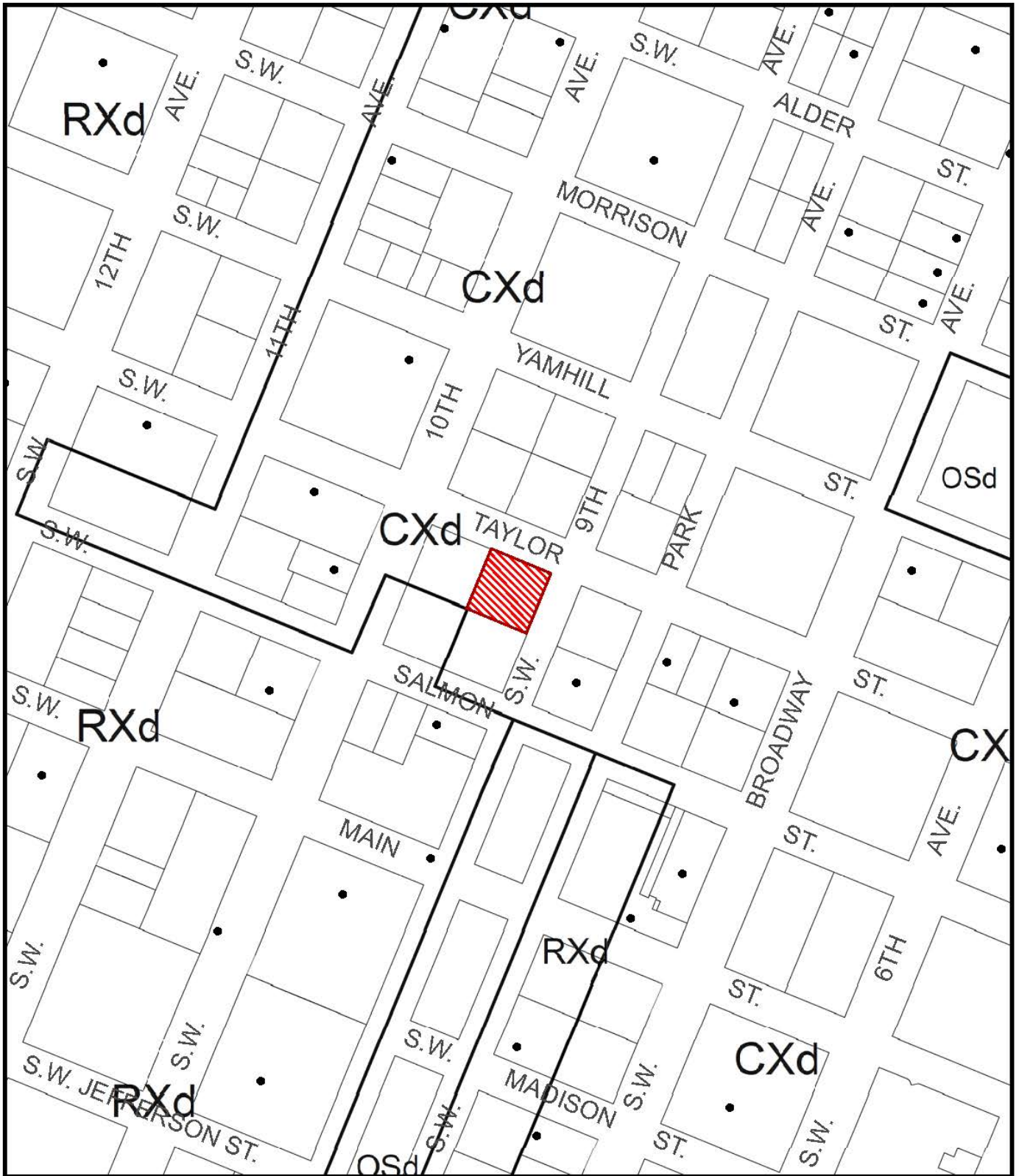
APPEAL OF THE FINAL CITY DECISION

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 97301-1283. 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
Enlarged Roof Plan
Building Elevations



ZONING



Site



Historic Landmark



This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. LU 13-189361 DZ

1/4 Section 3128.3129

Scale 1 inch = 200 feet

State_Id 1S1E04AA 1800

Exhibit B (Aug 07, 2013)

