



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: October 10, 2013
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 13-191136 DZ

PIONEER PLACE GARAGE TELECOMMUNICATIONS EQUIPMENT

GENERAL INFORMATION

Applicant/Contact: Paul Slotemaker/Verizon Wireless c/o Smartlink LLC
621 SW Alder St., Ste 660/Portland, OR 97205

Owner: City of Portland (Leased) Pioneer Place Ltd Partnership
PO Box 617905/Chicago, IL 60661-7905

Site Address: 818 SW 4th Avenue

Legal Description: BLOCK 51&60 TL 7100, PORTLAND
Tax Account No.: R667707200, R667706230
State ID No.: 1S1E03BA 07100S1, 1S1E03BA 07100
Quarter Section: 3129
Neighborhood: Portland Downtown, contact Jennifer Geske at 503-750-9843.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City - Downtown
Zoning: CXd - Central Commercial with 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 for exterior alterations to the Pioneer Place Garage building in the Downtown Subdistrict of the Central City Plan District that include the following:

- 8 antennas, mounted on poles within the two northeast corner window openings of the 6th floor to be painted matte black and not to extend beyond the exterior face of the surrounding walls;
- One generator mounted on the northeast corner of the garage roof;
- One RF transparent screen built on top of the southeast corner stair tower to hold antennas and equipment, painted, scored, and textured to match the stair tower walls; and

- All conduit will not be visible from the street and will be painted to match the adjacent building surface.

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:

- 33.825 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 currently vacant restaurant space at the northeast corner. The building directly to the south is known as the Gilbert Building and is listed on the National Register of Historic Places. The MAX light rail alignment borders the site on SW Yamhill Street.

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 (94-00690): Approval for new awnings.
- LUR 96-013141 PR (96-00254): Approval with conditions to add two new levels to garage.
- LUR 96-013394 DZ (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 (00-00206): Approval for alterations to ground-floor tenant space at northwest corner of building for new Tiffany & Co. store and approval for modification to Ground Floor Windows.
- LUR 01-007512 DZ (01-00113): Approval with conditions to construct a 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 Sign Code to allow curved corner projecting sign to be over 30sf in area.
- LU 07-163319 DZ: Approval of telecommunications equipment in 7th floor window openings and an RF transparent shroud on a roof penthouse.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **August 26, 2013**. The following Bureaus have responded with no issues or concerns:

- Bureau of Transportation Engineering
- Bureau of Parks-Forestry Division
- Water Bureau (Exhibit E-1)
- Site Development Section of BDS (Exhibit E-2)
- Life Safety Review Section of BDS (Exhibit E-3)
- Bureau of Environmental Services (Exhibit E-4)
- Fire Bureau (Exhibit E-5)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on August 26, 2013. 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 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 is characterized by 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 equipment to be located on an existing parking garage. The only equipment that will be visible from adjacent sidewalks are eight pipe-mounted panel antennas – two at 71" x 11.2" x 5.2"; one at 48" x 6.1" x 4.1"; one at 56.2" x 12.1" x 7.9"; two at 71.1" x 23.9" x 7.9"; and two at 48.4" x 11.8" x 4.7", located in the two sixth floor window-type openings at the northwest corner of SW 4th Avenue and SW Yamhill Street. In addition, a new roof-level screen enclosure will be placed on the top of an existing staircase penthouse at the southwest corner of the building fronting SW 4th Avenue and SW Taylor Street. The new screen enclosure will contain four additional panel antennas. The enclosure will completely conceal the equipment from view. In both locations, the equipment will be located a sufficient distance to have only a minimal visual impact on the pedestrian environment.

Each pair of panel antennas located within the window-type openings will be recessed approximately six inches and painted matte black to minimize their appearance. The equipment will not extend beyond the outer face of the building, helping to visually reduce their presence on the building. In order to ensure that this is achieved, a condition of approval requiring such is being added to the decision. In addition, the antennas mounted within the window-type openings are placed near the outer edges of the windows, to further minimize their visibility from the street. The screen enclosure on the penthouse stair will match the finish, color and score patterning of the existing penthouse, with a metal cap matching the building.

Through well-considered placement and treatment of the proposed equipment, the sense of place and identity of Downtown Portland are protected and maintained. *These guidelines are therefore met with the Condition of Approval C that the panel antennas located in the window-type opening on the 6th floor do not project past the face of the building if they are angled outwards.*

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 maintains the design coherency and architectural integrity of the building by integrating the new wireless equipment in a manner that does not detract from the building architecture and minimizes its visibility from the street and surrounding buildings. This integration is achieved in three principal ways. Firstly, it is achieved through careful location of the equipment. One-third of the new antennas will be housed within a stealth enclosure placed on top of an existing stair over-run, about 87-feet above the surrounding pedestrian streetscape. The other panel antennas will be located within window-type openings at the sixth floor parking level, about 80-feet above the surrounding streetscape. Each pair of pipe-mounted equipment will be recessed into the opening approximately 6-inches, and located towards the side of the opening to minimize their visual obstruction. In addition, the antennas placed in the window-type openings will be painted matte black to further minimize their visibility.

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, scored, and textured to resemble the appearance of the existing stair over-run. Four-inch metal cap 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 cap trim located along the upper edges of the parking garage stair and elevator over-runs. In order to ensure that the stealth enclosure is painted, detailed, and textured to match the existing stair over-run, a condition of approval requiring such has been added to the decision.

Lastly, all additional associated equipment is housed either within the building, not visible from the exterior or on the roof and set back from the parapet edges. The thoughtful placement and architectural treatment of the proposed equipment promotes quality and permanence in development. The equipment respects the original character of the parking garage and allows it to remain a coherent composition. *Therefore, with Condition of Approval B that the stealth enclosure is painted, patterned with a scoring detail, textured, and capped to match the existing stair penthouse, these guidelines are 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

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 exterior wireless equipment will be located as far as possible from the sidewalk-level environment, and will have a minimal impact on pedestrian views due to its careful placement, screening and color. The stealth enclosure, which is designed to match the stair tower architecture will completely conceal about one-third of the proposed equipment from view. The remainder of the proposed panel antennas and equipment will be located at the 6th floor and roof, and will not protrude from the building face. The architectural integrity of the parking

garage will be maintained. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

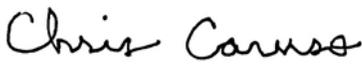
Approval of design review for exterior alterations to the Pioneer Place Garage building in the Downtown Subdistrict of the Central City Plan District that include the following:

- 8 antennas – two at 71" x 11.2" x 5.2"; one at 48" x 6.1" x 4.1"; one at 56.2" x 12.1" x 7.9"; two at 71.1" x 23.9" x 7.9"; and two at 48.4" x 11.8" x 4.7", mounted on poles within the two northeast corner window openings of the 6th floor to be painted Sherwin-Williams Tricorn Black in a matte finish;
- One generator mounted on the northeast corner of the garage roof, set back 5 feet from both interior walls of the roof parapet;
- One RF transparent screen built on top of the southeast corner stair tower and flush with the exterior tower walls that will hold antennas and equipment; and
- All conduit not part of Condition of Approval C below will be hidden from street views and painted to match the adjacent building surface.

Approved, per the approved site plans, Exhibits C-1 through C-11 signed and October 7, 2013, 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 drawings 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 13-191136 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 Sherwin-Williams Tricorn Black in a matte finish and when installed in their final position, will not extend beyond the exterior face of the surrounding walls.
- C. The stealth enclosure will be detailed, scored, textured and painted to match the detailing, score patterning, texture, and color of the existing stair over-run per Exhibit C-9.

Staff Planner: Chris Caruso

Decision rendered by:  **on October 7, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed: October 10, 2013

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 August 9, 2013, and was determined to be complete on August 22, 2013.

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 August 9, 2013.

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. Unless further extended by the applicant, **the 120 days will expire on: December 20, 2013.**

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 October 24, 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 **October 25, 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.

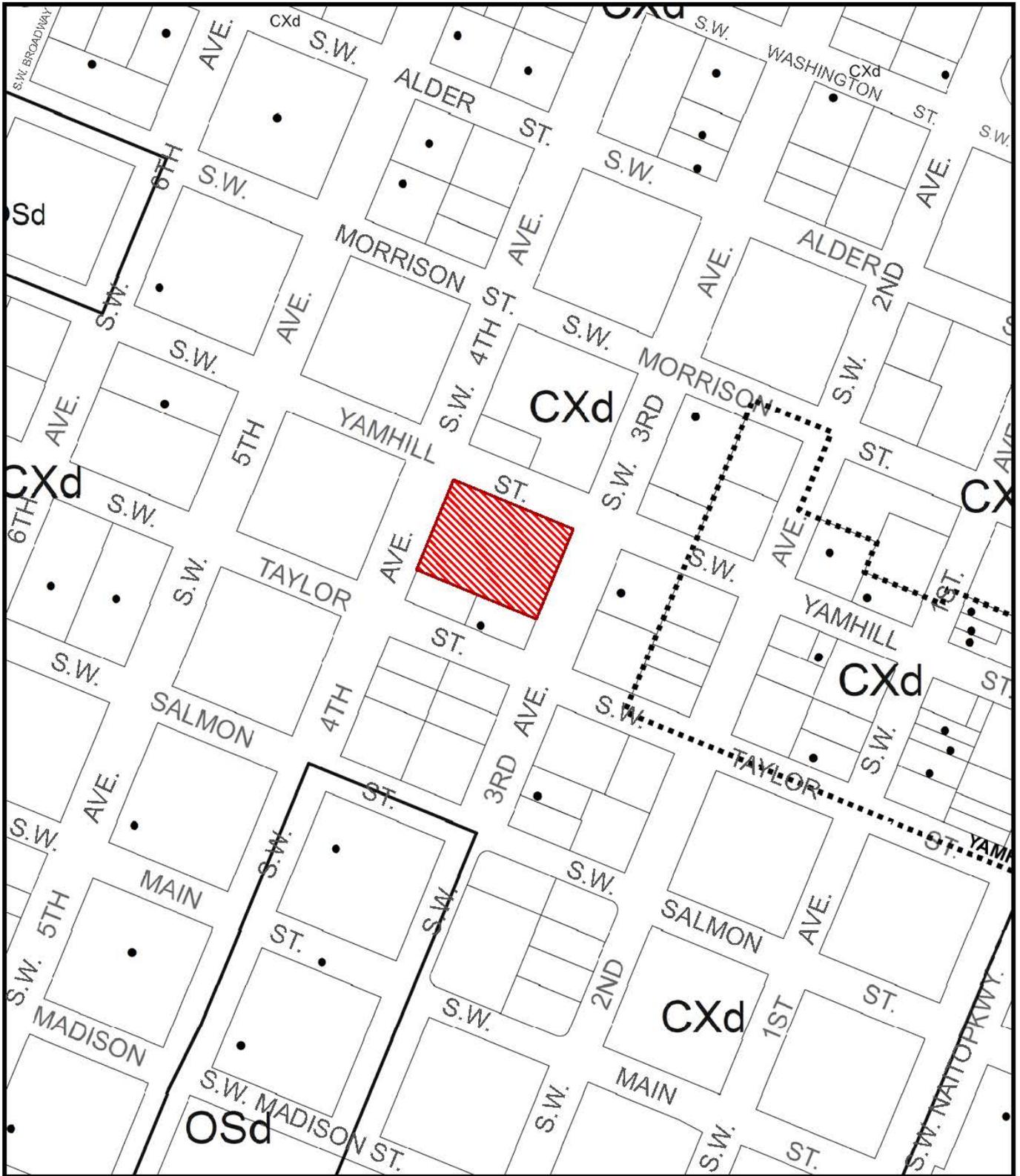
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Information
 1. Design Review Narrative
 2. Radio Frequency Engineering Information
 3. Photosimulations
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Site Plan (attached)
 2. Roof Plan (attached)
 3. 6th Floor Plan (attached)
 4. Enlarged Equipment Plans
 5. Existing and Proposed Elevations
 6. Existing and Proposed Elevations
 7. Screen Wall Sections
 8. Proposed and Existing South Elevations
 9. Enlarged Elevation Details (attached)

- 10. Antenna configurations
- 11. Antenna dimensions
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Water Bureau
 - 2. Site Development Section of BDS
 - 3. Life Safety Review Section of BDS
 - 4. Bureau of Environmental Services
 - 5. Fire Bureau
- F. Correspondence: none received
- 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



Historic Landmark



This site lies within the:
**CENTRAL CITY PLAN DISTRICT
 DOWNTOWN**

File No.	LU 13-191136 DZ
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BA 7100
Exhibit	B (Aug 14, 2013)

THIS DOCUMENT IS THE PROPERTY OF THE CITY OF PORTLAND. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF PORTLAND. THE CITY OF PORTLAND ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE CITY OF PORTLAND DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED HEREIN. THE CITY OF PORTLAND IS NOT PROVIDING CONSTRUCTION SERVICES.

No.	Date	Revision
4	-	-
3	-	-
2	-	-
1	-	-
0	8/08/13	20'S ISSUED FOR SUBMITTA
A	7/17/13	20'S ISSUED FOR REVIEW

Drawn:



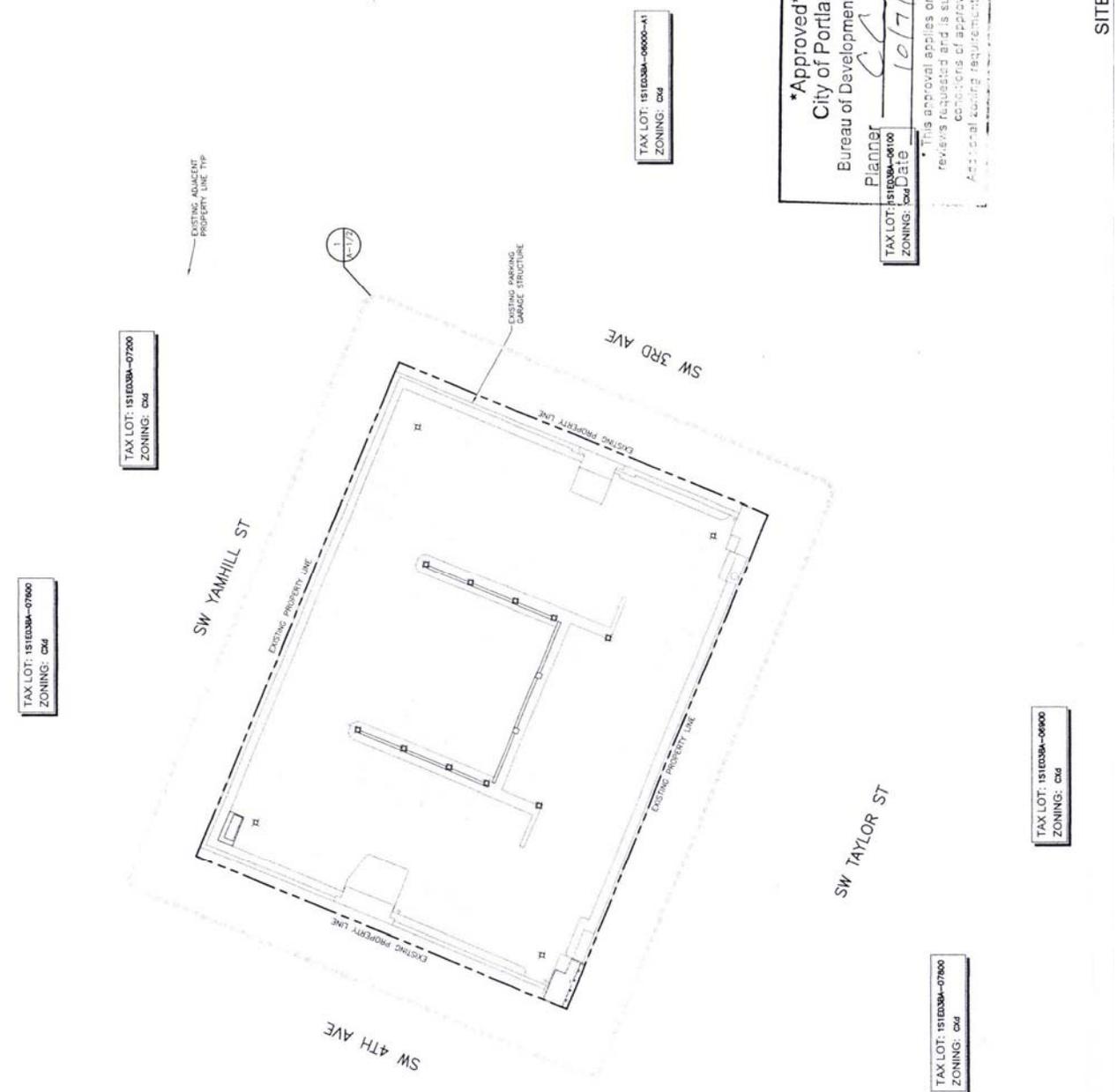
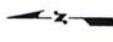
Implementation Firm:
smartlink

AXE Team:
MA
MORRISON HERSHFELD
 1000 NE 18th Street, Suite #100
 Bellevue, WA 98004
 425.454.2200
 www.morrisonhersfeld.com

Project Info:
 FOR
THE CLEARING
 330 SW YAMHILL ST
 PORTLAND, OR 97204

Opening Title:
SITE PLAN

Date:	7/12/13
Project Number:	13002B
Designer:	BW
Project Manager:	RL
Professional of Record:	RL
Revision No.:	0
Sheet No.:	C-1



TAX LOT: 1S1E03B-07600
 ZONING: C64

TAX LOT: 1S1E03B-07200
 ZONING: C64

TAX LOT: 1S1E03B-00000
 ZONING: C64

TAX LOT: 1S1E03B-06000-41
 ZONING: C64

Approved
 City of Portland
 Bureau of Development Services
 Planner
 Date: 7/17/13

TAX LOT: 1S1E03B-06100
 ZONING: C64

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

TAX LOT: 1S1E03B-07600
 ZONING: C64

TAX LOT: 1S1E03B-06900
 ZONING: C64

SITE PLAN | 1

EXH. C-1

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

DO NOT SCALE DRAWINGS. DIMENSIONS WILL VARY IN ALL DIRECTIONS. ANY VARIATIONS IN DIMENSIONS TO WORK SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES AND STRUCTURES BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND DEVELOPMENT BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND DEVELOPMENT BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND PLANNING AND DEVELOPMENT BUREAU.

No.	Date	Revision
0	8/09/13	2D'S ISSUED FOR SUBMITTAL
A	7/17/13	2D'S ISSUED FOR REVIEW
1	-	-
2	-	-
3	-	-
4	-	-



mi
MORRISON HERSHFIELD
 10000 NE 8TH STREET, SUITE 810
 BELLEVUE, WA 98007
 TEL: 206.465.1000
 WWW.MORRISONHERSHFIELD.COM

Project Info:
THE CLEARING
 330 SW YAMHILL ST
 PORTLAND, OR 97204

PROPOSED ROOF PLAN

Project Number:	Date:
7130028	7/12/13
Designer:	Professional of Record:
BW	RL
Project Manager:	Revision No.:
BW	0
Sheet No.:	A-1



SW YAMHILL ST

EXISTING PARKING GARAGE STRUCTURE

PROPOSED VERIZON WIRELESS ANTENNAS MOUNTED ON PARKING GARAGE ROOF

2
A-1

EXISTING LIGHT STANDARD TYP

EXISTING CURB TYP

EXISTING PARKING STRIPING TYP

SW 3RD AVE

EXISTING ELEVATOR PENNHOUSE

DOWN

SW 4TH AVE

EXISTING ROOF DRAIN TYP

EXISTING PENNHOUSE

Approved
City of Portland
 Bureau of Development Services
 Planner: *CS*
 Date: *10/7/13*
 This approval applies only to the reviews requested and is subject to all conditions of approval.
 All zoning requirements may apply.

EXISTING FIRE HYDRANT TYP

EXISTING STAIRS PENNHOUSE

EXISTING VENT

SW TAYLOR ST

PROPOSED VERIZON WIRELESS PANEL ANTENNAS MOUNTED IN PROPOSED SCREEN WALL (TYP OF 4)

PROPOSED VERIZON WIRELESS SCREEN WALL INSTALLED ON EXISTING BUILDING (PLANK)

EXISTING STAIRS PENNHOUSE



GRAPHIC SCALE: 1" = 10'-0"
 1" = 20'-0"

EXH. C-2

PROPOSED ROOF PLAN | 1

NOTE:
 THE FIELD DESIGN OF THE PROPOSED SCREEN WALL REQUIRES FURTHER SCREEN WALL DESIGN AND OTHER ADDITIONAL BUILDING INFORMATION.

NO USE FOR THESE CONDUITS OR ANY OTHER CONDUITS OR WIRE COORDINATES OF ANY KIND IN THIS PLAN. ALL WIRING SHALL BE INSTALLED WITHIN PROTECTIVE CONDUITS. THE LATEST EDITIONS OF ALL APPLICABLE CODES SHALL BE USED. ALL WIRING AND CONDUITS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND BUREAU OF DEVELOPMENT SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND BUREAU OF DEVELOPMENT SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND BUREAU OF DEVELOPMENT SERVICES.

DATE: 10/7/13
 PROJECT: THE CLEARING
 DRAWING: 6TH FLOOR PLAN
 SHEET: A-2

No.	Date	Revision
4	-	-
3	-	-
2	-	-
1	-	-
0	8/08/13	20'S ISSUED FOR SUBMITTA
A	7/17/13	20'S ISSUED FOR REVIEW

Client: **verizon wireless**

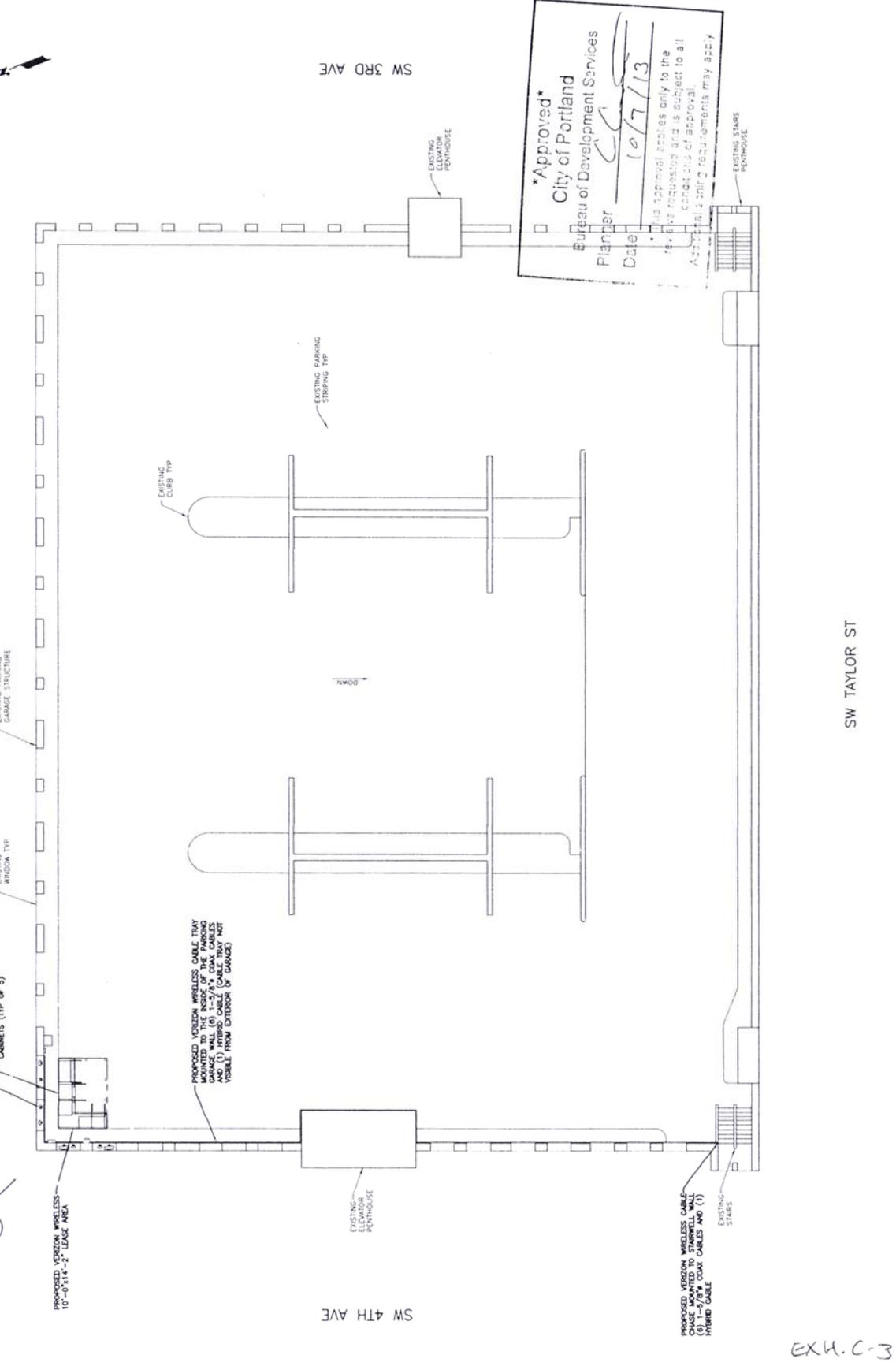
Implementation Team: **smartlink**

ARE Team: **MH MORRISON HERSHFELD**
 1900 NE 8TH STREET, SUITE 810
 BELLEVUE WA 98007
 425.486.2200
 www.morrisonhersfeld.com

Project Info:
 POR
 THE CLEARING
 330 SW YAMHILL ST
 PORTLAND, OR 97204

Drawing Title:
PROPOSED 6TH FLOOR PLAN

Project Number:	Date:
7130028	7/12/13
Designer:	Professional of Record:
BW	RL
Project Manager:	Revision No.:
BW	0
Sheet No.:	A-2



PROPOSED 6TH FLOOR PLAN | 1

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

EXH. C-3

DO NOT SCALE DRAWING. DIMENSIONS MUST BE TAKEN AS SHOWN. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND DEVELOPMENT SERVICES BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND DEVELOPMENT SERVICES BUREAU. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTLAND AND THE PORTLAND DEVELOPMENT SERVICES BUREAU.



ROBERT J. LARA
REGISTERED ARCHITECT
STATE OF OREGON
LICENSE # 56897

No.	Date	Revision
4	-	-
3	-	-
2	10/20/13	REVISED PER CITY COMMENT
1	8/23/13	REVISED PER CITY COMMENT
0	8/08/13	2D'S ISSUED FOR SUBMITTAL
A	7/17/13	2D'S ISSUED FOR REVIEW

Client:



Registration Firm:
smartlink

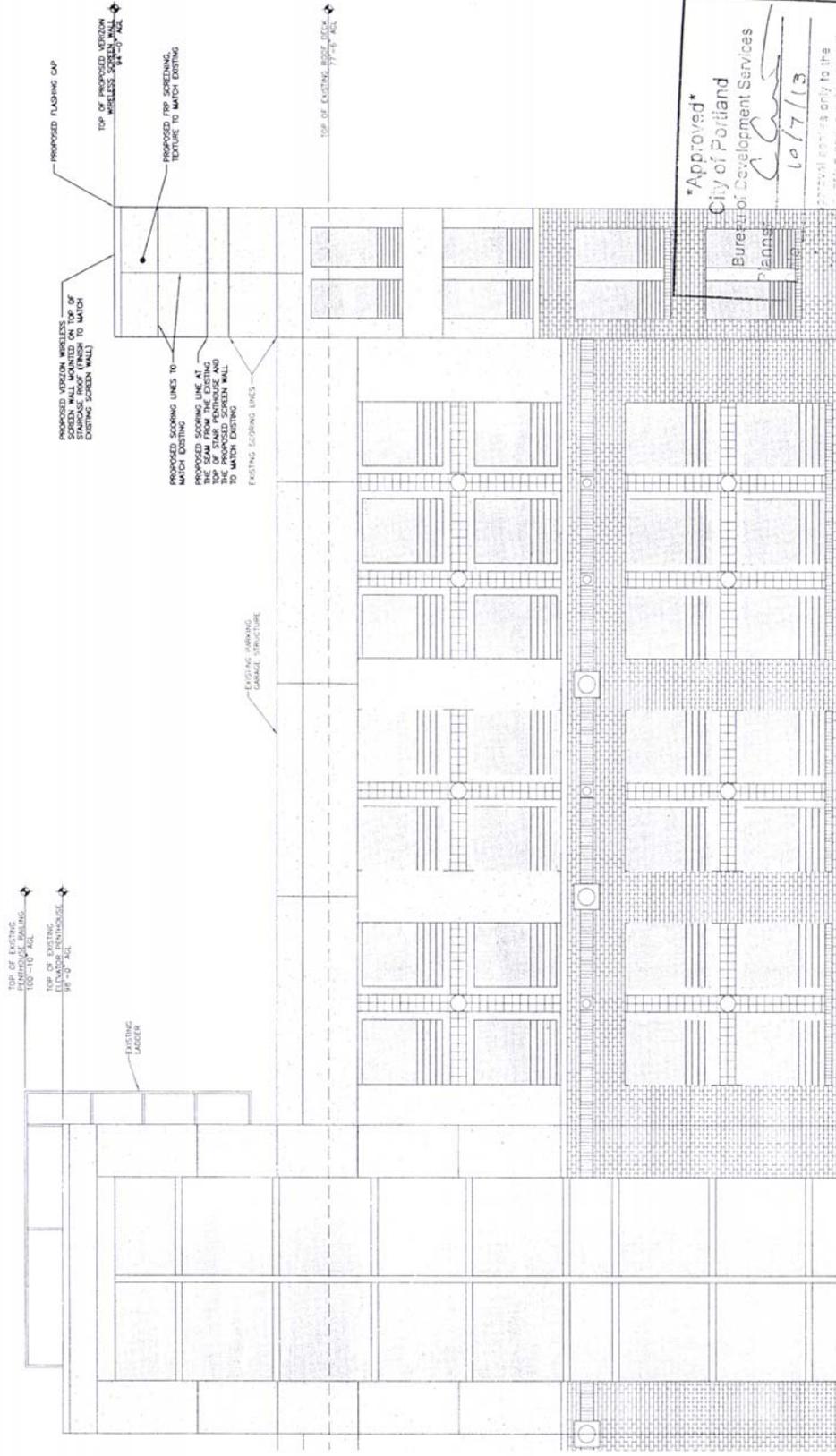
A/E Firm:
M Morrison-Hershfield
1500 NE 15TH AVENUE, SUITE 1100
PORTLAND, OREGON 97232
475.451.1301 Fax: 475.463.1300
www.morrisonhershfield.com

Project Info:
FOR
THE CLEARING
135
PORTLAND, OR 97204

Drawing Title:
ENLARGED
ELEVATION
DETAIL

Project Number:	Date:
7130028	7/12/13
Author:	Check:
EW/AD	EW
Project Manager:	Professional of Record:
EW	RL

Revision No: 2 Sheet No: A-8



Approved
City of Portland
Bureau of Development Services
10/7/13

ENLARGED ELEVATION | 1

EXH. C-9