



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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Date: November 4, 2013
To: Interested Person
From: Sylvia Cate, Land Use Services
503-823-7771 / Sylvia.Cate@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 13-196240 CU

GENERAL INFORMATION

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

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

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

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

Site Address: 2525 NW LOVEJOY ST

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

Proposal:

T-Mobile proposes to add 2 new panel antennas to an existing wireless facility mounted on the roof top of the Lovejoy Medical Building. The applicant also proposes to replace 3 existing antennas of the 7 that comprise the facility. The applicant proposes that all new antennas and electronic devices be painted to match the existing antennas and new antennas mounted on the penthouse wall be painted to match the wall color. The attached zoning map and site plans depict the proposal.

Relevant Approval Criteria:

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

- 33.815.225 A. 1-3, Conditional Use Criteria

- 33.274.040 C, Mandatory Development Standards

ANALYSIS

Site and Vicinity: The site is developed with a four-story office building located on the corner of NW Lovejoy Street and NW 25th Avenue. The building is constructed with one level of partially underground parking which adds a 5th floor along NW 25th Avenue. The vicinity surrounding the office building is developed with a mix of apartment buildings and large houses. A medical office building is across the street and a religious institution use is kitty corner to the site.

Zoning: The RH zone is a high-density multi-dwelling residential zone. Certain retail sales and service and office uses are allowed as conditional uses to provide mixed-use development on larger sites that are close to light rail transit facilities. The office use of the building is non-conforming in the RH zone; however because the use was established prior to the current zoning being placed on the site, it is allowed to remain provided the office use is not discontinued for a period of time greater than 3 years.

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

LU 95-00926 CU AD: Approval of Conditional Use Review for installation of a roof-mounted cellular communications facility consisting of three-sector antenna with three antennas per sector. Approval of an Adjustment to allowed for reduction to the required lot size from 40,000 square feet to 27,500 square feet.

LU 06-124815 CU: Approval of 6 rooftop radio frequency antennas placed on 3 directional sectors and installed on the roof of the existing 4 to 5 story building.

LU 07-143206 CU: Approval of a wireless facility mounted on the roof of the building.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed **September 26, 2013**. No concerns were raised by any agency.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on September 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

Conditional Use

33.815.010 Purpose

Certain uses are conditional uses instead of being allowed outright, although they may have beneficial effects and serve important public interests. They are subject to the conditional use regulations because they may, but do not necessarily, have significant adverse effects on the environment, overburden public services, change the desired character of an area, or create major nuisances. A review of these uses is necessary due to the potential individual or cumulative impacts they may have on the surrounding area or neighborhood. The conditional use review provides an opportunity to allow the use when there are minimal impacts, to allow the use but impose mitigation measures to address identified concerns, or to deny the use if the concerns cannot be resolved.

33.815.225 Radio Frequency Transmission Facilities

These approval criteria allow Radio Frequency Transmission Facilities in locations where there are few impacts on nearby properties. The approval criteria are:

- A.** Approval criteria for facilities operating at 1,000 watts ERP or less, proposing to locate on an existing building or other non-broadcast structure in an OS or R zone or in a C, E, or I zone within 50 feet of an R zone:
1. The visual impact of an antenna must be minimized. For instance, it can be hidden behind a compatible building feature such as a dormer, mounted flush to the facade of the building and painted to match, mounted on a structure designed with minimal bulk and painted to fade into the background, or mounted by other technique that equally minimizes the visual impact of the antenna;

Findings: The applicant operates a wireless facility on the rooftop that was approved in 1995. The existing configuration of the facility includes 3 sectors of antennas, two of which are mounted on slender pipes while the third is mounted to the west façade of the rooftop penthouse. Accessory equipment supporting the 7 existing antennas is located near the north façade of the penthouse. The applicant proposes to replace 3 existing antennas and add an additional 2 to the facility so that each sector has 3 antennas. The applicant also proposes to paint the penthouse wall antennas to match the wall and paint the additional antennas to match the existing ones. The applicant has minimized the visual impact of the antenna sectors by painting to match the surface they are flush-mounted to, and new antennas will be painted to match existing pipe mounted antennas, which are also painted a light gray to reduce their visibility. No increase in mounting heights are proposed. To ensure that the painting scheme proposed by the applicant is implemented at time of building permit, a condition of approval is warranted. For these reasons, with such a condition, this criterion is met.

2. Accessory equipment associated with the facility must be adequately screened. If a new structure will be built to store the accessory equipment, the new structure must be designed to be compatible with the desired character of the surrounding area and be adequately screened; and

Findings: The existing equipment for this existing facility was approved for the current location. The applicant does not propose any changes to the accessory equipment area. Therefore this equipment is adequately screened to the same extent that was previously approved. This criterion is met.

3. The regulations of Chapter 33.274, Radio Frequency Transmission Facilities are met.

Findings: The relevant regulations and standards for this proposal as discussed below, are the development standards of Chapter 33.274 - Radio Frequency Transmission Facilities. As discussed in detail under 33.274.040, all applicable regulations are met; therefore, this criterion is 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.

33.274.040 Development Standards Radio Frequency Transmission Facilities Amended by Ord. No. 165376, effective 5/29/92.)

- A. Purpose.** The development standards:
- Ensure that Radio Frequency Transmission Facilities will be compatible with adjacent uses;

- Reduce the visual impact of towers in residential and open space zones whenever possible;
- Protect adjacent populated areas from excessive radio frequency emission levels;
- Protect adjacent property from tower failure, falling ice, and other safety hazards; and

B. When standards apply. Unless exempted by 33.274.030, above, the development standards of this section apply to all Radio Frequency Transmission Facilities. Applications to modify existing facilities regulated by this chapter are only required to meet the standards of Paragraphs C.3, C.4, C.5, C.6, and C.9 in addition to any previous conditions of approval. Increasing the height of a tower is not considered modification of an existing facility.

C. General requirements

1. Tower sharing. Where technically feasible, new facilities must co-locate on existing towers or other structures to avoid construction of new towers. Requests for a new tower must be accompanied by evidence that application was made to locate on existing towers or other structures, with no success; or that location on an existing tower or other structure is infeasible.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

2. Grouping of towers. The grouping of towers that support facilities operating at 1,000 watts ERP or more on a site is encouraged where technically feasible. However, tower grouping may not result in radio frequency emission levels exceeding the standards of this chapter.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

3. Tower finish. For towers not regulated by the Oregon Aeronautics Division or Federal Aviation Administration, a finish (paint/surface) must be provided that reduces the visibility of the structure.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

4. Tower illumination. Towers must not be illuminated except as required for the Oregon State Aeronautics Division or the Federal Aviation Administration.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

5. Radio frequency emission levels. All existing and proposed Radio Frequency Transmission Facilities are prohibited from exceeding or causing other facilities to exceed the radio frequency emission standards specified in Table 274-1, except as superseded by Part 1, Practice and Procedure, Title 47 of the Code of Federal Regulations, Section 1.1310, Radio Frequency Radiation Exposure Limits.

Table 274-1			
Radio Frequency Emission Standards [1]			
	Mean Squared Electric (E ²) Field Strength	Mean Squared Magnetic (H ²) Field Strength	Equivalent Plane-Wave Power Density
Frequency Range	(V ² /m ²) [2]	(A ² /m ²) [3]	(mW/cm ²) [4]

100 KHz - 3 MHz	80,000		0.5	20
3 MHz - 30 MHz	4,000	$(180/f^2)$ [5]	$0.025 (180/f^2)$	$180/f^2$
30 MHz - 300 MHz	800		0.005	0.2
300 MHz - 1500 MHz	4,000	$(f/1500)$	$0.025 (f/1500)$	$f/1500$
1500 MHz - 300 GHz	4,000		0.025	1.0

Notes:

- [1] All standards refer to root mean square (rms) measurements gathered by an approved method.
- [2] V^2/m^2 = Volts squared per meter squared.
- [3] A^2/m^2 = Amperes squared per meter squared.
- [4] mW/cm^2 = Milliwatts per centimeter squared.
- [5] f = Frequency in megahertz (MHz).

Findings: The upgraded facility will operate within the frequency ranges of 1930-1945; 2145-2155, 2130-2135, and 2135-2140 MHz. A professional engineer’s letter submitted with the application documents that the facility will have a maximum Effective Radiated Power [ERP] of less than the maximum allowed power density level of 1.0 mW/cm^2 [Milliwatts per centimeter squared]. Each sector will operate as follows:

- Sector 1 at 0.0219 mW/cm^2
- Sector 2 at 0.0177 mW/cm^2
- Sector 3 at 0.0155 mW/cm^2

In addition, documentation has been provided which shows that the upgraded facility along with the other wireless facilities at this location will not exceed the radio frequency emissions specified in Table 274-1. This criterion is met.

Staff note: The Federal Telecommunications Act of 1996 prohibits a local government from denying a request to construct such facilities based on “harmful radio frequency emissions” as long as the wireless telecommunications facility meets the standards set by the FCC. Furthermore, the Act required the FCC to adopt standards for radio frequency emissions from wireless telecommunications by August, 1996. In a rule making procedure, the FCC adopted standards effective August 1, 1996, which are virtually the same as those reflected in Table 274-1. Because this land use review was submitted after those standards took effect, this conditional use review cannot be denied solely on the issue of harmful radio frequency emission levels.

- 6. Antenna requirements. The antenna on any tower or support structure must meet the minimum siting distances to habitable areas of structures shown in Table 274-2. Measurements are made from points A and B on the antenna to the nearest habitable area of a structure normally occupied on a regular basis by someone other than the immediate family or employees of the owner/operator of the antenna. Point A is measured from the highest point of the antenna (not the tower) to the structure, and Point B is measured from the closest point of the antenna to the structure.

Table 274-2			
Distance Between Antenna and Habitable Area of Structure			
(Where f is frequency in megahertz.)			
Effective Radiated Power	Frequency (MHz)	Point A:	Point B:
		Minimum Distance From Highest Point of Antenna To Habitable Area of Structure (feet)	Minimum Distance From Closest Portion Of Antenna To Habitable Area of Structure (feet)
< 100 watts		10	3

100 watts to 999 watts		15	6
1,000 watts to 9.999 Kw	< 7	11	5
	7 - 30	$f/0.67$	$f/1.5$
	30 - 300	45	20
	300 - 1500	$780/\sqrt{f}$	$364/\sqrt{f}$
	> 1500	20	10
10 Kw plus	< 7	17.5	8
	7 - 30	$f/0.4$	$f/0.91$
	30 - 300	75	33
	300 - 1500	$1300/\sqrt{f}$	$572/\sqrt{f}$
	1500	34	15

Findings: The upgraded facility will not cause any habitable area of the building to exceed the FCC's limits for human exposure to radio frequency fields. Submitted elevations demonstrate that the antennas do not comply with the above separation distances, however the zoning code allows an exemption to these separation requirements if an Engineer's letter documents that the facility will not exceed exposure levels, without having to meet these separation distance. The applicant submitted such a letter. This criterion is met.

7. Setbacks. All towers must be set back at least a distance equal to 20 percent of the height of the tower or 15 feet, whichever is greater, from all abutting R and OS zoned property and public streets. Accessory equipment or structures must meet the base zone setback standards.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

8. Guy anchor setback. Tower guy anchors must meet the main building setback requirements of the base zone.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

9. Landscaping and screening. The base of a tower and all accessory equipment or structures located at grade must be fully screened from the street and any abutting sites as follows:

- a. In C, E or I zones more than 50 feet from an R zone. A tower and all accessory equipment or structures located in the C, E, or I zones more than 50 feet from an R zone must meet the following landscape standard:

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

- b. In OS or R zones or within 50 feet of an R zone. A tower and all accessory equipment or structures located in an OS or R zone or within 50 feet of an R zoned site must meet the following landscape standards:

- (1) Tower landscaping. A landscaped area that is at least 15 feet deep and meets the L3 standard must be provided around the base of the tower.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

- (2) Accessory equipment and structures. A landscaped area that is at least 10 feet deep and meets the L3 standard must be provided around the base of all accessory equipment or structures located at grade.

Findings: No accessory equipment or structures are proposed to be located at grade, therefore, this criterion is met.

10. Tower design.

- a. For a tower accommodating a Radio Frequency Transmission Facility of 100,000 watts or more, the tower must be designed to support at least two additional transmitter/antenna systems of equal or greater power to that proposed by the applicant and one microwave facility, and at least three two-way antennas for every 40 feet of tower over 200 feet of height above ground.
- b. For any other tower, the design must accommodate at least three two-way antennas for every 40 feet of tower, or at least one two-way antenna for every 20 feet of tower and one microwave facility.
- c. The requirements of Subparagraphs a. and b. above may be modified by the City to provide the maximum number of compatible users within the radio frequency emission levels.

Findings: The proposal is to mount the facility to the parapet of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

11. Mounting device. The device or structure used to mount facilities operating at 1,000 watts ERP or less to an existing building or other non-broadcast structure may not project more than 10 feet above the roof of the building or other non-broadcast structure.

Findings: The proposed panel antennas and microwave dishes will be flush mounted to the existing penthouse on the roof of the building. As the penthouse qualifies as a non-broadcast structure and neither the antennas nor the microwave dishes will project above its roof, this criterion is met.

12. Abandoned facilities. A tower erected to support one or more Federal Communication Commission licensed Radio Frequency Transmission Facilities must be removed from a site if no facility on the tower has been in use for more than six months.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

D. Additional requirements in OS, R, C, and EX zones and EG and I zones within 50 feet of an R zone.

1. Purpose. These additional regulations are intended to ensure that facilities operating at 1,000 watts ERP or less have few visual impacts. The requirements encourage facilities that look clean and uncluttered.
2. Standards. In addition to the regulations in Subsection C., above, facilities operating at 1,000 watts ERP or less located in OS, R, C, or EX zones or EG or I zones within 50 feet of an R zone must meet all of the following standards:
 - a. Antennas mounted on towers. Triangular “top hat” style antenna mounts are prohibited. Antennas must be mounted to a tower either on davit arms that

are no longer than 5 feet, flush with the tower, within a unicell style top cylinder, or other similar mounting technique that minimizes visual impact.

Findings: The proposal is to mount the facility to the rooftop of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

- b. Antennas mounted on existing buildings or other non-broadcast structures. This standard only applies to facilities located in OS or R zones or within 50 feet of an R zone. The visual impact of antennas that are mounted to existing buildings or other non-broadcast structures must be minimized. For instance, on a pitched roof, an antenna may be hidden behind a false dormer, mounted flush to the facade of the building and painted to match; mounted on a structure designed with minimal bulk and painted to fade into the background; or mounted by other technique that equally minimizes the visual impact of the antenna. The specific technique will be determined by the conditional use review.

Findings: As previously discussed under criterion 33.815.225 A 1, the visual impact of the antennas has been minimized. Flush mounting these items to the sides of the existing penthouse on the roof of the building helps minimize the visual impacts of the facility. In addition, a condition of approval which requires that the antennas be painted to match the penthouse and the existing antennas on the pipe mounted sectors will further ensure that the visual impacts are reduced. Based on this information, this criterion is met.

- c. Lattice. Lattice towers are not allowed.

Findings: The proposal is to mount the facility to the penthouse of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

- E. Additional requirements in R zones.** The minimum site area required for a tower in an R zone is 40,000 square feet. This regulation must be met in addition to the regulations in Subsections C. and D., above.

Findings: The proposal is to mount the facility to the parapet of an existing building. No new tower is proposed. Therefore, this criterion is not applicable.

CONCLUSIONS

The applicant has requested a conditional use review to upgrade an existing wireless facility via replacing 3 antennas and adding 2 additional antennas. No changes to the existing accessory equipment area are proposed. With a condition of approval to ensure that the replaced and new antennas are painted to reduce visibility, the proposal the applicable criteria and should be approved.

ADMINISTRATIVE DECISION

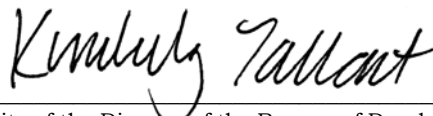
Approval of:

- Conditional Use to replace 3 antennas and add 2 additional antennas, per the approved site plans, Exhibits C-1 through C-3, signed and dated October 31, 2013, subject to the following conditions:
 - A. As part of the building permit application submittal, the following development-related conditions (B) 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 13-196240 CU." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. The panel antennas approved as part of this review must be painted to match the color of the building penthouse façade where Sector 3 [Gamma] are to be mounted. If the penthouse is painted the antennas must be painted as well so that they continue to match the penthouse. Replacement and/or new antennas for Sectors 1 & 2 [Alpha and Beta] are to be painted to match existing antennas at these sectors to minimize their visibility.

Staff Planner: Sylvia Cate

Decision rendered by:  **on October 31, 2013**
By authority of the Director of the Bureau of Development Services

Decision mailed: November 4, 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 22, 2013, and was determined to be complete on September 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 22, 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 extended by the applicant, **the 120 days will expire on: January 20, 2014.**

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 Hearings Officer, which will hold a public hearing. Appeals must be filed **by 4:30 PM on November 18, 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 Hearings Officer 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 775 Summer St NE, Suite 330, Salem, OR 97301-1283, 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 Hearings Officer 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 **November 19, 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:

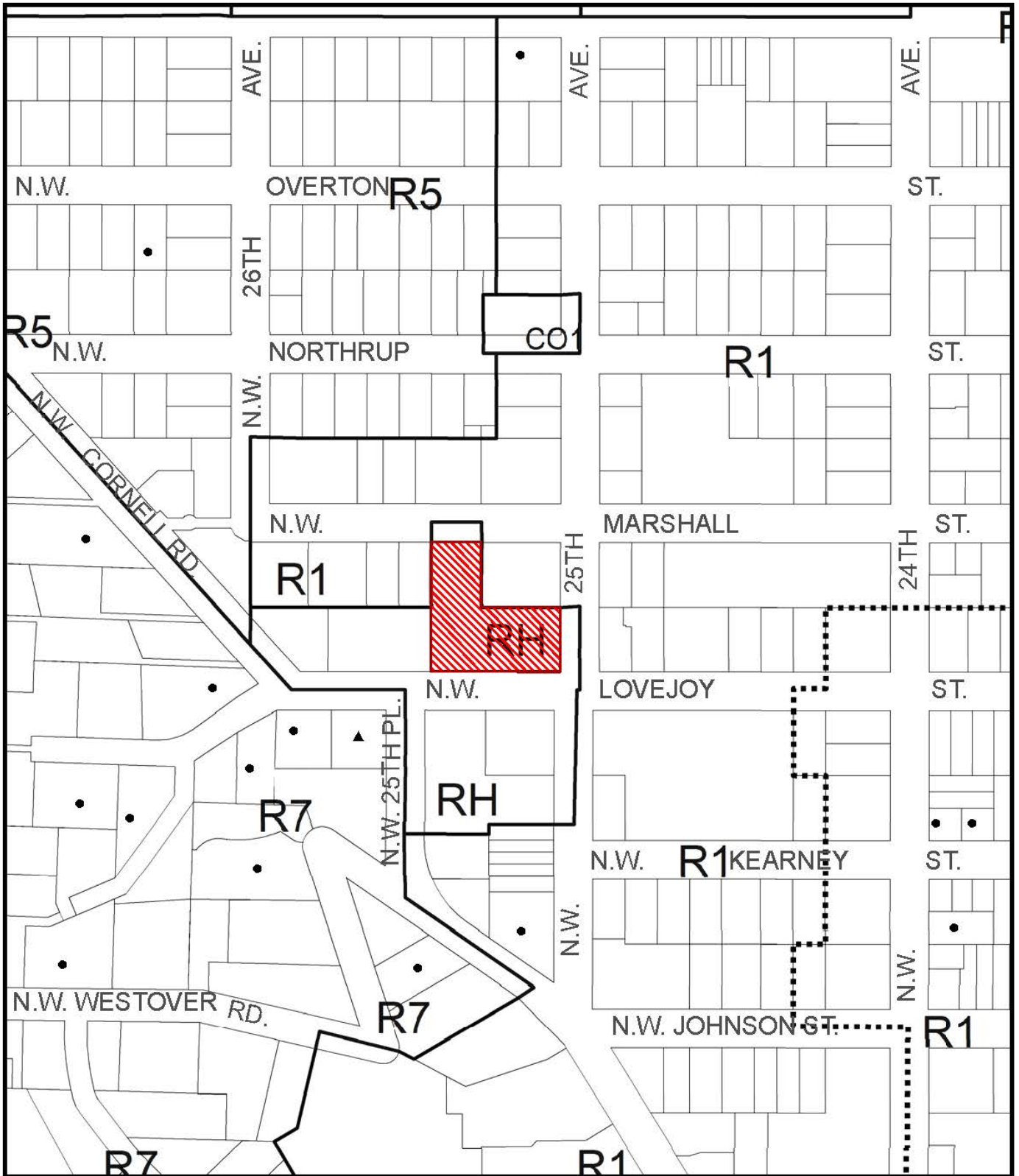
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. North/West Elevations
 - 3. East South Elevations
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses: No concerns
- 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. 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



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



ADJACENT ZONING
R-1
RESIDENTIAL

NW MARSHALL STREET

EXISTING CURB LINE

Approved
City of Portland
Bureau of Development Services
Planner *[Signature]*
Date *10/31/2013*

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

ADJACENT ZONING
R-1
RESIDENTIAL

ADJACENT ZONING
R-1
RESIDENTIAL

NW 25TH AVE

EXISTING T-MOBILE EQUIPMENT TO REMAIN

EXISTING ROOF ACCESS
GAMMA SECTOR

EXISTING PENTHOUSE WALL

EXISTING PENTHOUSE ROOF

ALPHA SECTOR

EXISTING COAX CABLE

BETA SECTOR

EXISTING CURB LINE

NW LOVEJOY STREET

ADJACENT ZONING
RH-HIGH
DENSITY RES.

ADJACENT ZONING
RH-HIGH
DENSITY RES.

ADJACENT ZONING
R-1
RESIDENTIAL

T-Mobile

8060 NE ALDERWOOD ROAD
PORTLAND, OR 97220
PHONE: (503) 813-9000
FAX: (503) 738-3014

PO01204A

KING HEIGHTS

2525 NW LOVEJOY STREET, PORTLAND, OR 97210

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

SHEET TITLE
COVER SHEET & OVERALL SITE PLAN

SHEET NUMBER
T-1

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

LN 13-196240 CM EXHIBIT C-1

