



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

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** September 10, 2015  
**To:** Interested Person  
**From:** Amanda Rhoads, Land Use Services  
503-823-7837 / [Amanda.Rhoads@portlandoregon.gov](mailto:Amanda.Rhoads@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, 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 15-201244 HR**

#### **GENERAL INFORMATION**

**Applicant:** Jeff Colantino / Cascadia PM  
5501 NE 109th Ct., Suite A2 / Vancouver, WA 98662

**Owner:** Jeanne Manor Apartments, LLC  
601 SW 2nd Ave #1800 / Portland, OR 97204

**Site Address:** 1431 SW PARK AVE

**Legal Description:** BLOCK 225 LOT 3&4, PORTLAND  
**Tax Account No.:** R667724080  
**State ID No.:** 1S1E04AD 03000  
**Quarter Section:** 3128  
**Neighborhood:** Portland Downtown, contact Rani Boyle at 503-725-9979.  
**Business District:** None  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Plan District:** Central City - Downtown  
**Other Designations:** Jeanne Manor Apartment Building, Portland Historic Landmark, listed in the National Register of Historic Places on March 5, 1998.

**Zoning:** RXd – Central Residential with “d” Design Overlay Zone  
**Case Type:** HR – Historic Resource Review  
**Procedure:** Type II, an administrative decision with appeal to the Landmarks Commission.

#### **Proposal:**

The applicant, T-Mobile, proposes to replace 3 of the 6 existing antennas on the roof of the Historic Landmark Jeanne Manor Apartments with 3 new antennas. One of 2 antennas in each of 3 sectors is proposed to be replaced. The installation will also include 3 new Remote Radio Units (RRU), one in each sector. The existing antennas are 59 inches tall and the proposed antennas are 72 inches tall; however, there will be no increase in the overall height of the installation as the new antennas will be mounted at the same maximum height.

Two antennas are mounted behind a radio frequency-transparent screen on the south part of the roof; the other four antennas are mounted onto a penthouse on the north half of the building. Historic Resource Review is required because the proposal is for non-exempt exterior alterations to a Historic Landmark.

**Relevant Approval Criteria:**

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

- 33.846.060.G Other Approval Criteria
- Central City Fundamental Guidelines

**ANALYSIS**

**Site and Vicinity:** The subject property is the Jeanne Manor Apartments building, a seven-story U-shaped apartment building constructed in 1931 in the Art Deco style by Harry Herzog for developer Harry Mittleman. Herzog and Mittleman constructed several apartment buildings together during the 1930s. The Jeanne Manor is located on the west side of the South Park Blocks, at the northwest corner of SW Park Avenue and SW Clay Street. To the north is a 1995 apartment building which responds to the vocabulary of the historic apartment buildings on either side of it. To the west, and seemingly out-of-place but representative of the neighborhood a century ago, is a 1905 single family Foursquare residence, with the 1905 Portland Korean Church, originally the First German Evangelical Church, further west. To the east, across SW Park Avenue, are the Park Blocks and to the south, across SW Clay Street, is South Park Square, a 1988 14-story brick mixed-use development. To the northwest of the property is a surface parking lot.

The Jeanne Manor Apartments lie within the Central City Plan District and the Downtown Pedestrian District. The City's Transportation System Plan has designated SW Park Avenue as a City Walkway and SW Clay Street as a Community Corridor. The South Park Blocks, generally, is an area of multi-dwelling and mixed-use development with a number of cultural institutions nearby.

**Zoning:** The Central Residential (RX) zone is a high-density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

The "d" Design Overlay promotes the conservation and enhancement of areas of the City with special historic, architectural or cultural value. New development and exterior modifications to existing development are subject to design review. 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.

The Historic Resource Protection overlay is comprised of Historic and Conservation Districts, as well as Historic and Conservation Landmarks and protects certain historic resources in the region and preserves significant parts of the region's heritage. The regulations implement Portland's Comprehensive Plan policies that address historic preservation. These policies recognize the role historic resources have in promoting the education and enjoyment of those

living in and visiting the region. The regulations foster pride among the region's citizens in their city and its heritage. Historic preservation beautifies the city, promotes the city's economic health, and helps to preserve and enhance the value of historic properties.

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

- LU 82-004833 (ref. file # DZ 5-82) – Design Review approval of a new office and coffee shop, which were not constructed;
- LU 85-002958 (ref. file # CU 076-85) – Conditional Use approval of a deli and coffeehouse on the ground floor;
- LU 85-004452 (ref. file #DZ 171-85) – Design Review approval of a new canopy over the entry at the north end of the building, an entry and canopy along the south façade, and Denial of proposed entries, canopies and new windows on the east façade;
- LU 90-003749 (ref. file # CU 113-90) – Conditional Use approval of a deli-type coffeehouse;
- LU 90-004291 (ref. file # DZ 122-90) – Design Review approval of new aluminum windows and door at coffeehouse;
- LU 98-016225 (ref. file # LUR 98-00919) – Design Review approval of a new fences and gates to the side yards, a new corner projecting retail sign, and reconstruction of stairs leading from SW Clay to the west side yard; and
- LU 05-138376 – Conditional Use and design review approval for four new panel antennas, related radio equipment and screen walls at the roof.
- LU 12-204610 CU HDZ – Conditional Use and Historic Design Review approval for 6 new/replacement antennas and associated equipment with a condition to paint the new shroud to match the stucco of the building.

**Public Review:** A “Notice of Proposal in Your Neighborhood” was mailed **August 10, 2015**. No Bureaus were asked to weigh in on the proposal. 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 33.846, Historic Reviews**

#### **Purpose of Historic Design Review**

Historic Design Review ensures the conservation and enhancement of the special characteristics of historic resources.

#### **Historic Design Review Approval Criteria**

Requests for historic design review will be approved if the review body finds the applicant has shown that all of the approval criteria have been met.

**Findings:** The site is a designated Historic/Conservation Landmark. Therefore the proposal requires Historic Resource Review approval. The relevant approval criteria are listed in 33.846.060 G. 1.-10. In addition, because the site is located within the Central City, the relevant approval criteria are the Central City Fundamental Design Guidelines.

#### **G. Other Approval Criteria:**

1. **Historic character.** The historic character of the property will be retained and preserved. Removal of historic materials or alteration of features and spaces that contribute to the property's historic significance will be avoided.

**Findings:** No historic material is proposed to be removed. Only contemporary radio frequency transmission equipment will be replaced. *This criterion is met.*

2. **Record of its time.** The historic resource will remain a physical record of its time, place, and use. Changes that create a false sense of historic development, such as adding conjectural features or architectural elements from other buildings will be avoided.

**Findings:** The proposed alterations will occur on the roof of the building, where a radio frequency transmission facility already exists. The proposed equipment will be hidden from view at the ground level and will also be hidden from other angles of higher elevation will the use of shrouds that are painted to match the surface of the building. *This criterion is met.*

- 7. Differentiate new from old.** New additions, exterior alterations, or related new construction will not destroy historic materials that characterize a property. New work will be differentiated from the old.

**Findings:** The new and replacement equipment is clearly a modern technology and will be differentiated from the historic resource. *This criterion is met.*

- 8. Architectural compatibility.** New additions, exterior alterations, or related new construction will be compatible with the resource's massing, size, scale, and architectural features. When retrofitting buildings or sites to improve accessibility for persons with disabilities, design solutions will not compromise the architectural integrity of the historic resource.

**Findings:** While not inherently compatible with the historic resource, the replacement and addition of radio frequency transmission equipment responds to contemporary needs of the vicinity and will be shrouded from view in order to camouflage the equipment with other rooftop projections. *This criterion is met.*

- 10. Hierarchy of compatibility.** Exterior alterations and additions will be designed to be compatible primarily with the original resource, secondarily with adjacent properties, and finally, if located within a Historic or Conservation District, with the rest of the district. Where practical, compatibility will be pursued on all three levels.

**Findings:** The proposed radio frequency transmission equipment will either be located on the penthouse or be hidden from view by means of a transparent shroud, designed to screen the equipment from view. The proposal replaces 3 existing antennas with new antennas. Many other properties in the area also have rooftop mechanical equipment, including radio frequency transmission facilities. *This criterion is met.*

### **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 and the River District 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 are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City 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 which is safe, humane and prosperous;
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.*

- A6. Reuse/Rehabilitate/Restore Buildings.** Where practical, reuse, rehabilitate, and restore buildings and/or building elements.

**Findings:** The proposal is for a radio frequency transmission facility on an existing historic building, which inherently requires the preservation of the existing building. *This guideline is met.*

- 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:** The proposed equipment is to be located on the rooftop and screened from view in order to protect pedestrians and other persons, as well as provide a solution that has a minimal effect on the aesthetic of the historic resource. *This guideline is met.*

- 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.

**Findings:** The proposed equipment will be hidden from view by a shroud or will be mounted to the existing masonry penthouse wall. The original character of the resource will be respected and the overall integrity of the building will be maintained. As the proposal is an expansion of an already existing radio frequency transmission facility and will be contained within the existing shroud areas or on the penthouse, the proposed alterations will have a negligible effect on the resource as a whole. *This criterion is met.*

- 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 C5 and C11:** The replacement antennas will be located in the same location as the existing antennas. The antennas on the penthouse and the shroud are both invisible from the surrounding vantage points. The overall size of the installation is not increasing. *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.

## CONCLUSIONS

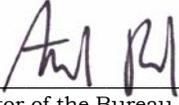
The proposal is for replacement equipment to update an existing radio frequency transmission facility on top of the historic Jeanne Manor Apartments. The proposed equipment will be located in the same areas as the existing equipment and will not result in a greater number of antennas than are already onsite. The purpose of the Historic Design Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. This proposal meets the applicable Historic Design Review criteria and therefore warrants approval.

## ADMINISTRATIVE DECISION

Approval of replacement of 3 of the 6 existing 59-inch-tall T-Mobile antennas on the roof of the Historic Landmark Jeanne Manor Apartments, a Portland Historic Landmark, with 3 new 72-inch-tall antennas, on in each of the 3 existing sectors. The installation will also include 3 new Remote Radio Units (RRU), one in each sector, and the antennas will be mounted so that they have the same maximum height as the existing antennas. Approval is per the approved plans, Exhibits C.1 through C.6, signed and dated September 8, 2015, 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-C.6. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 15-201244 HR. No field changes allowed."

**Staff Planner: Amanda Rhoads**

**Decision rendered by:**  **on September 8, 2015**  
By authority of the Director of the Bureau of Development Services

**Decision mailed: September 10, 2015**

**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 July 14, 2015, and was determined to be complete on **August 3, 2015**.

*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 July 14, 2015.

*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 1, 2015**.

**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 Landmarks Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on September 24, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5<sup>th</sup> 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](http://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 Landmarks 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 775 Summer St NE, Suite 330, Salem, Oregon 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 Landmarks Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

**Recording the final decision.** If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **September 25, 2015 – the day following the last day to appeal.**
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.
- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034  
For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

**Expiration of this approval.** An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

**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:

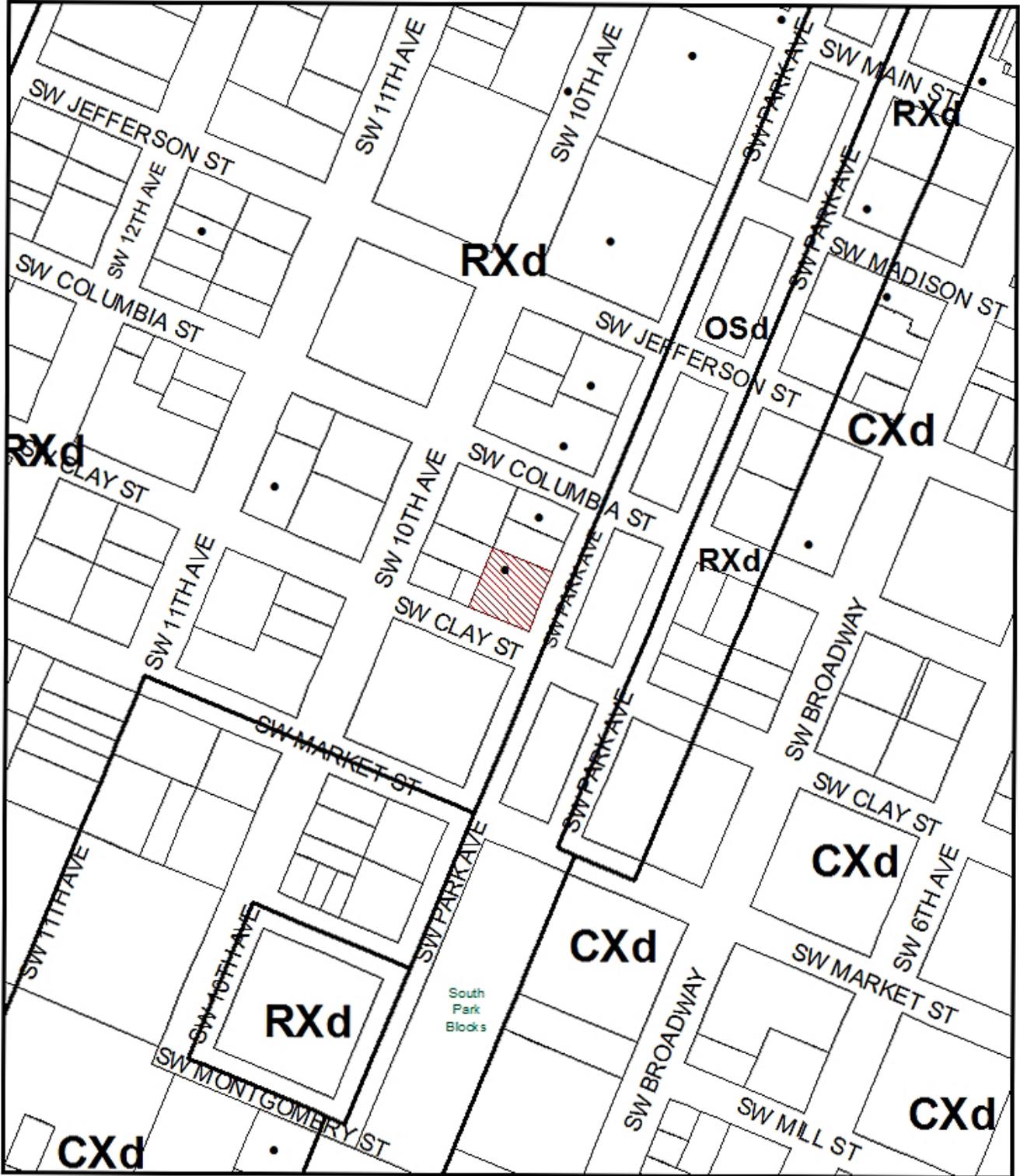
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

#### **EXHIBITS**

NOT ATTACHED UNLESS INDICATED

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>A. Applicant's Statement               <ul style="list-style-type: none"> <li>1. Applicant Narrative, July 14, 2015</li> <li>2. Response to Incomplete Letter, August 3, 2015</li> </ul> </li> <li>B. Zoning Map (attached)</li> <li>C. Plans/Drawings:               <ul style="list-style-type: none"> <li>1. Site Plan (attached)</li> <li>2. East Elevation, Existing and Proposed (attached)</li> <li>3. Antenna Plan, Existing and Proposed (attached)</li> <li>4. Equipment Plan, Existing and Proposed</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li>5. Mounting Details</li> <li>6. Antenna and RRU Details</li> <li>D. Notification information:               <ul style="list-style-type: none"> <li>1. Mailing list</li> <li>2. Mailed notice</li> </ul> </li> <li>E. Agency Responses: none requested</li> <li>F. Correspondence: none received</li> <li>G. Other:               <ul style="list-style-type: none"> <li>1. Original Land Use Application and Receipt</li> <li>2. Incomplete Letter, July 31, 2015</li> </ul> </li> </ul> |
|--|---|

**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
-  Historical Landmarks

File No. LU 15-201244 HR  
 1/4 Section 3128  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E04AD 3000  
 Exhibit B (Jul 16, 2015)



This site lies within the:  
 CENTRAL CITY PLAN DISTRICT  
 DOWNTOWN SUBDISTRICT  
 WEST END



REGISTERED PROFESSIONAL ENGINEER  
 OREGON  
 MAY 16 2008  
 ROGER ALFORD  
 07/09/15 EXP. 12/30/15

PRELIMINARY	
NO.	DATE
0	03-28-15
1	05-22-15
2	08-24-15

SUBMITTAL	
NO.	DATE
0	07-09-15
1	08-11-15
2	09-01-15

**SITE NAME:**  
SOUTH PARK

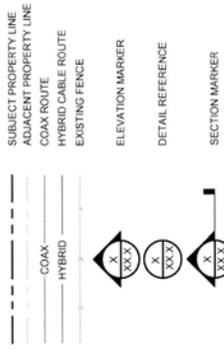
**SITE ID:**  
PO01123D

**SITE ADDRESS:**  
1431 SW PARK AVE  
PORTLAND, OR 97201

**SHEET TITLE**  
OVERALL  
SITE PLAN

**SHEET NO.**  
A1.0

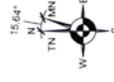
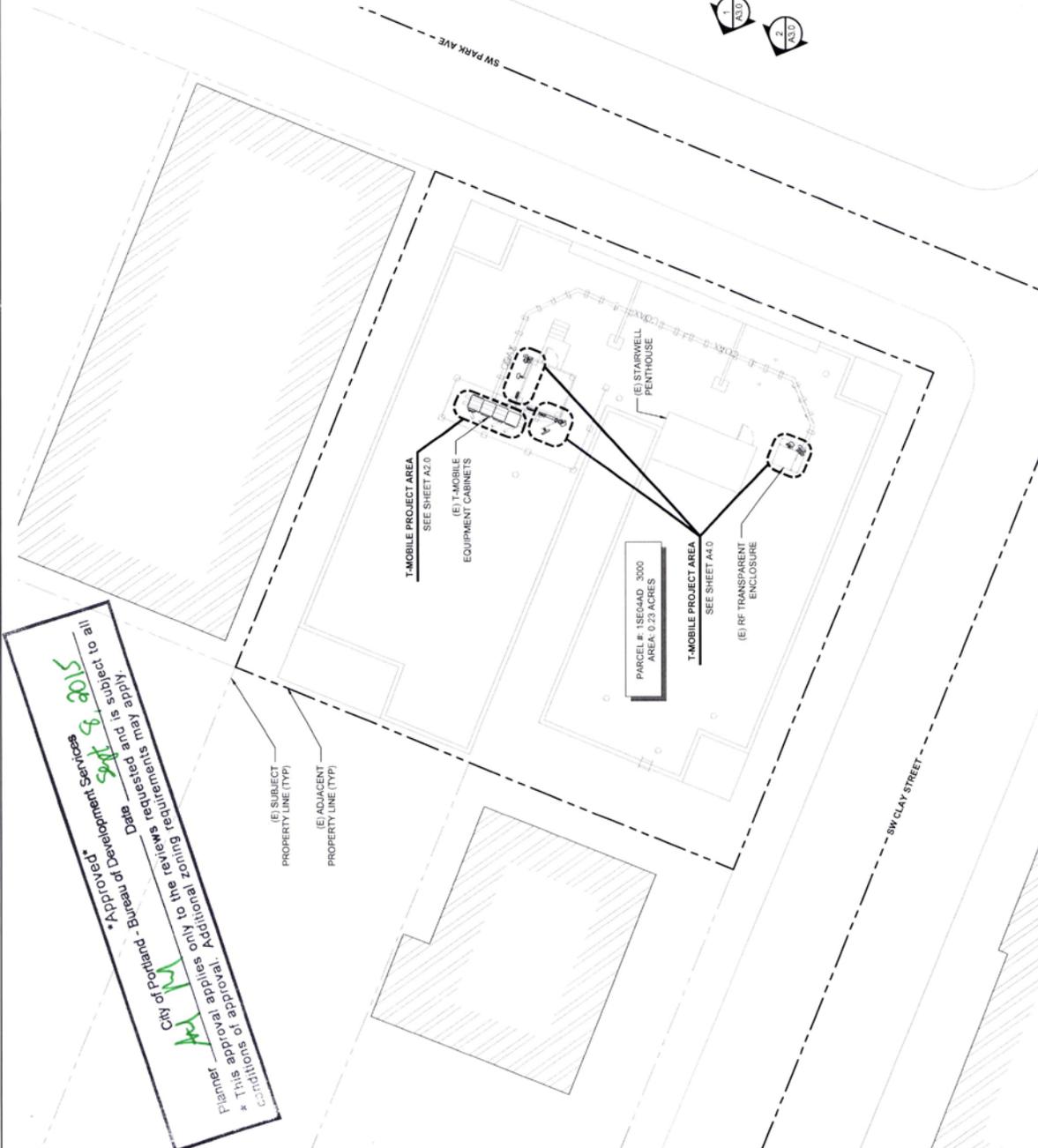
**DRAWING LEGEND**



**COMMON ABBREVIATIONS**

(E)	EXISTING	(N)	NEW	(TYP)	TYPICAL
(E)	(N)	(TYP)	(E)	(N)	(TYP)

**NOTE:**  
SITE PLAN DERIVED FROM: EXISTING DRAWINGS, GIS, AERIAL IMAGES AND SITE PHOTOS.



SCALE: 1" = 20'-0" (1:1117)  
 SCALE: 1" = 10'-0" (22X34)

*Handwritten notes:*  
 City of Portland - Bureau of Planning and Development Services  
 Approved for the 2015-2016 year by the Planning Commission on 10/22/15  
 Approved for the 2016-2017 year by the Planning Commission on 10/22/16  
 Approved for the 2017-2018 year by the Planning Commission on 10/22/17  
 Approved for the 2018-2019 year by the Planning Commission on 10/22/18  
 Approved for the 2019-2020 year by the Planning Commission on 10/22/19  
 Approved for the 2020-2021 year by the Planning Commission on 10/22/20  
 Approved for the 2021-2022 year by the Planning Commission on 10/22/21  
 Approved for the 2022-2023 year by the Planning Commission on 10/22/22  
 Approved for the 2023-2024 year by the Planning Commission on 10/22/23  
 Approved for the 2024-2025 year by the Planning Commission on 10/22/24

1 OVERALL SITE PLAN



**ANTENNA SCHEDULE - FINAL CONFIGURATION**

SECTOR	POS.	EXIST. / NEW	MNFR	ANTENNA MODEL	PORT	DIMENSIONS (L x W x D)	WEIGHT (LBS)
ALPHA	A1	NEW	RFS	APXVFW18X-C-NA20	HEX	72.0" x 11.8" x 7.9"	71.4
	A2	EXISTING	ANDREW	TMZXXX-6516-A3M	HEX	60.0" x 19.7" x 3.5"	38.4
BETA	B1	NEW	RFS	APXVFW18X-C-NA20	HEX	72.0" x 11.8" x 7.9"	71.4
	B2	EXISTING	ANDREW	TMZXXX-6516-A3M	HEX	60.0" x 19.7" x 3.5"	38.4
GAMMA	C1	NEW	RFS	APXVFW18X-C-NA20	HEX	72.0" x 11.8" x 7.9"	71.4
	C2	EXISTING	ANDREW	TMZXXX-6516-A3M	HEX	60.0" x 19.7" x 3.5"	38.4

**\*TOWER - FINAL EQUIPMENT INVENTORY**

SCOPE	QTY.	TECHNOLOGY	MNFR.	MODEL	DIMENSIONS (L x W x D)	WEIGHT (LBS)
REMOVE (E)	(3)	ANTENNA	ANDREW	TMZXXX-6516-R2M	59.0" x 11.9" x 6.3"	(34.6)
(E) TO REMAIN	(3)	ANTENNA	ANDREW	TMZXXX-6516-A3M	60.0" x 19.7" x 3.5"	38.4
ADD (N)	(3)	ANTENNA	RFS	APXVFW18X-C-NA20	72.0" x 11.8" x 7.9"	71.4
(E) TO REMAIN	(3)	RRU	NOKIA	FRIG	23.8" x 17.2" x 7.5"	59.9
(E) TO REMAIN	(3)	RRU	NOKIA	FXFB	19.5" x 22.0" x 5.2"	55.0
ADD (N)	(3)	RRU	NOKIA	FRLB	15.75" x 15.75" x 5.5"	59.5
(E) TO REMAIN	(2)	COVP	RATCAP	CR100-107606	20.2" x 19.0" x 7.0"	15.0
(E) TO REMAIN	(6)	TMA	COMMSCOPE	ETW200V92UB (TWINPASS)	7.7" x 6.3" x 3.1"	11.0

**\*GROUND - FINAL EQUIPMENT INVENTORY**

SCOPE	QTY.	TECHNOLOGY	MNFR.	MODEL	DIMENSIONS (L x W x D)	WEIGHT (LBS)
(E) TO REMAIN	(1)	COVP	RAYCAP	RNSNDC-7771-PF-48	18.85" x 16.08" x 5.83"	19.0

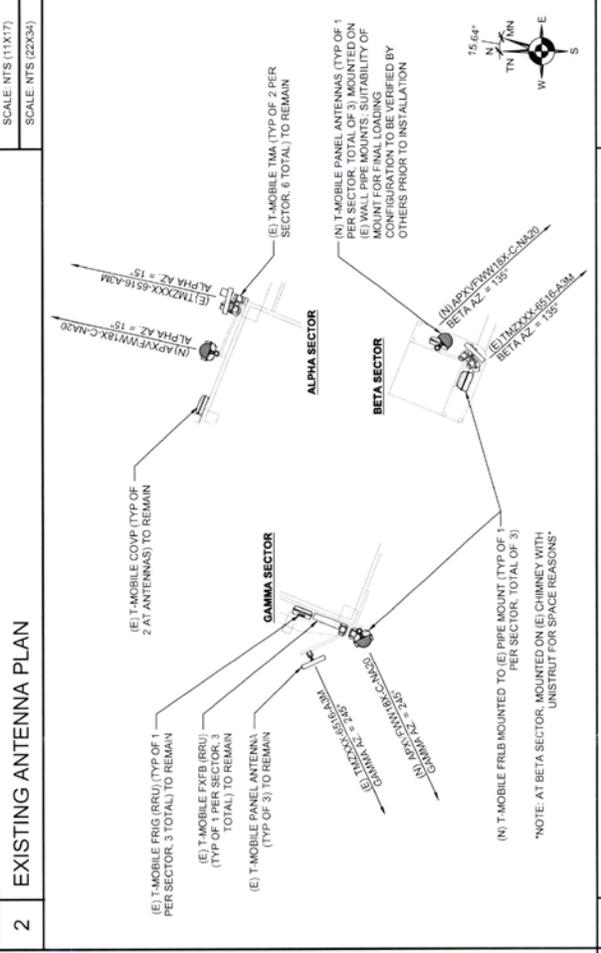
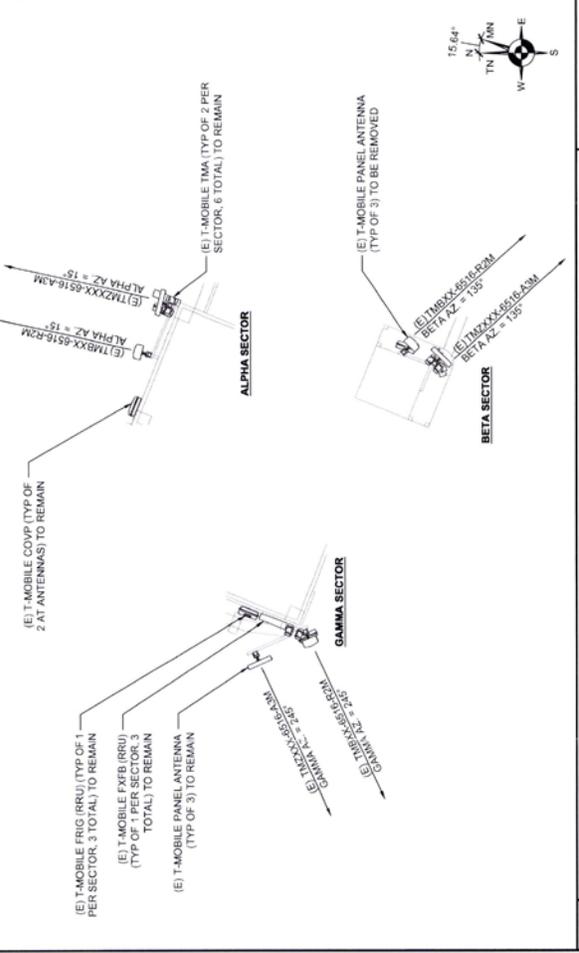
\* THE "TOWER" AND "GROUND" REFERENCES REFER TO NOMENCLATURE REFLECTED IN THE PLUMBING DIAGRAM ON THE RF1.0 SHEET AND DO NOT NECESSARILY REFER TO ACTUAL LOCATION OF EQUIPMENT.

- GROUND EQUIPMENT NOTE:**
- ALL EQUIPMENT SHALL BE INSTALLED IN EXISTING FOOD CABINET (QUANTITIES MAY VARY). ALL OTHER BASEBAND MODULES ARE ASSUMED TO BE EXISTING.
  - **ANTENNA NOTES:**
  - REFERENCE OWNERS MANUAL FOR CONNECTION AND MOUNTING INFORMATION FOR AMPLIFIER IF REQUIRED.
  - CONTRACTOR SHALL VERIFY FINAL ANTENNA AZIMUTHS W/ CLIENT REPRESENTATIVE PRIOR TO COMMENCING INSTALLATION.
  - PRIOR TO MATERIALS PROCUREMENT CONTRACTOR SHALL FIELD VERIFY SUITABILITY OF ANTENNA MOUNT AT SPECIFIED ELEVATION.
  - CONTRACTOR SHALL VERIFY ANTENNA MOUNTING SURFACE IS SMOOTH AND FINISH WITH NON-REFLECTIVE PAINT AS REQD. CONTRACTOR TO VERIFY COLOR AND FINISH WITH LANDLORD AND/OR JURISDICTION.
  - RETURN ALL UNUSED EQUIPMENT TO T-MOBILE WAREHOUSE.

Planner *AM* Date *Sept. 8, 2015*

**\*Approved\***  
 City of Portland - Bureau of Development Services

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



CPM PROJECT NO: 8586

PRELIMINARY	
NO	DATE
0	03-28-15
1	05-24-15
2	07-09-15
3	08-11-15
4	09-01-15
5	09-24-15
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19	04-14-16
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250	02-17-25

**SITE NAME:** SOUTH PARK  
**SITE ID:** PO01123D  
**SITE ADDRESS:** 1431 SW PARK AVE, PORTLAND, OR 97201

**SHEET TITLE:** ANTENNA DETAILS & PLANS  
**SHEET NO.:** A4.0

LU 15 - 201244 HP Exhibit C3