



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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Date: September 28, 2016
To: Interested Person
From: Hannah Bryant, Land Use Services
503-823-5353 / Hannah.Bryant@portlandoregon.gov

NOTICE OF A TYPE Ix PROPOSAL IN YOUR NEIGHBORHOOD

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 45 days, **we need to receive your written comments by 5 p.m. on October 28, 2016.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 16-238675 HR, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

CASE FILE NUMBER: LU 16-238675 HR - WIRELESS EQUIPMENT REPLACEMENT

Applicant: Reid Stewart, Lexcom Development (Agent For Verizon Wireless)
10570 SE Washington St #203 | Portland, OR 97216

Cellular Company: Michelle Ploof, Regional Manager T-Mobile
8960 NE Alderwood Rd. | Portland, OR 97220

Property Owner: Kevin Howard, East Bank Storage Owner
14855 SE 82nd Dr. | Clackamas, OR 97015-7624

Site Address: **215 SE MORRISON ST**

Legal Description: BLOCK 59 LOT 1-6 HISTORIC PROPERTY 15 YR 2006 POTENTIAL
ADDITIONAL TAX, EAST PORTLAND

Tax Account No.: R226503700

State ID No.: 1S1E03AA 02900

Quarter Section: 3130

Neighborhood: Buckman, contact Zachary Brooks at 503-482-8252.

Business District: Central Eastside Industrial Council, contact Debbie Kitchin at
ceic@ceic.cc.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Plan District: Central City - Central Eastside

Other Designations: Historic Landmark – The John Deere Building

Zoning: **IG1**, General Industrial 1

Case Type: **HR**, Historic Resource Review

Procedure: **Type Ix**, an administrative decision with appeal to the Oregon Land Use Board of Appeals (LUBA).

Proposal:

The applicant is seeking Historic Design Review approval for a proposal to replace equipment in an existing wireless facility located on the rooftop of the John Deere Building. Built in 1911, the John Deere Building is a well-preserved example of the early warehouses integral to this district and Portland's development as a regional center. On March 8, 1989, the John Deere Building was added to the National Register of Historic Places.

The proposal includes replacing a tripod-mounted antenna canister with another of the same height; replacing equipment located on the back of the parapet with comparable equipment mounted on the existing mounts, and removing an unused rooftop equipment cabinet.

Historic Design Review is required because the property is a Portland Historic Landmark and alterations are proposed.

Relevant Approval Criteria:

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

- Central City Fundamental Design Guidelines
- Central Eastside Special Design Guidelines
- 33.846.060.G.1-10 – Historic Resource Reviews - Other Approval Criteria

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on September 7, 2016 and determined to be complete on September 23, 2016.

DECISION MAKING PROCESS

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and either:

- Approve the proposal.
- Approve the proposal with conditions.
- Deny the proposal.

We will mail you a copy of our decision only if you comment in writing to us at the City of Portland Bureau of Development Services, 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. There will be no public hearing.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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. You may also find additional information about the City of Portland and City Bureaus, as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at www.portlandonline.com.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem OR 97301-1283. The phone number for LUBA is 1-503-373-1265. Issues which may provide the basis for an appeal to LUBA must be raised in writing before the deadline for comments, or you may not be able to raise that issue in an appeal. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

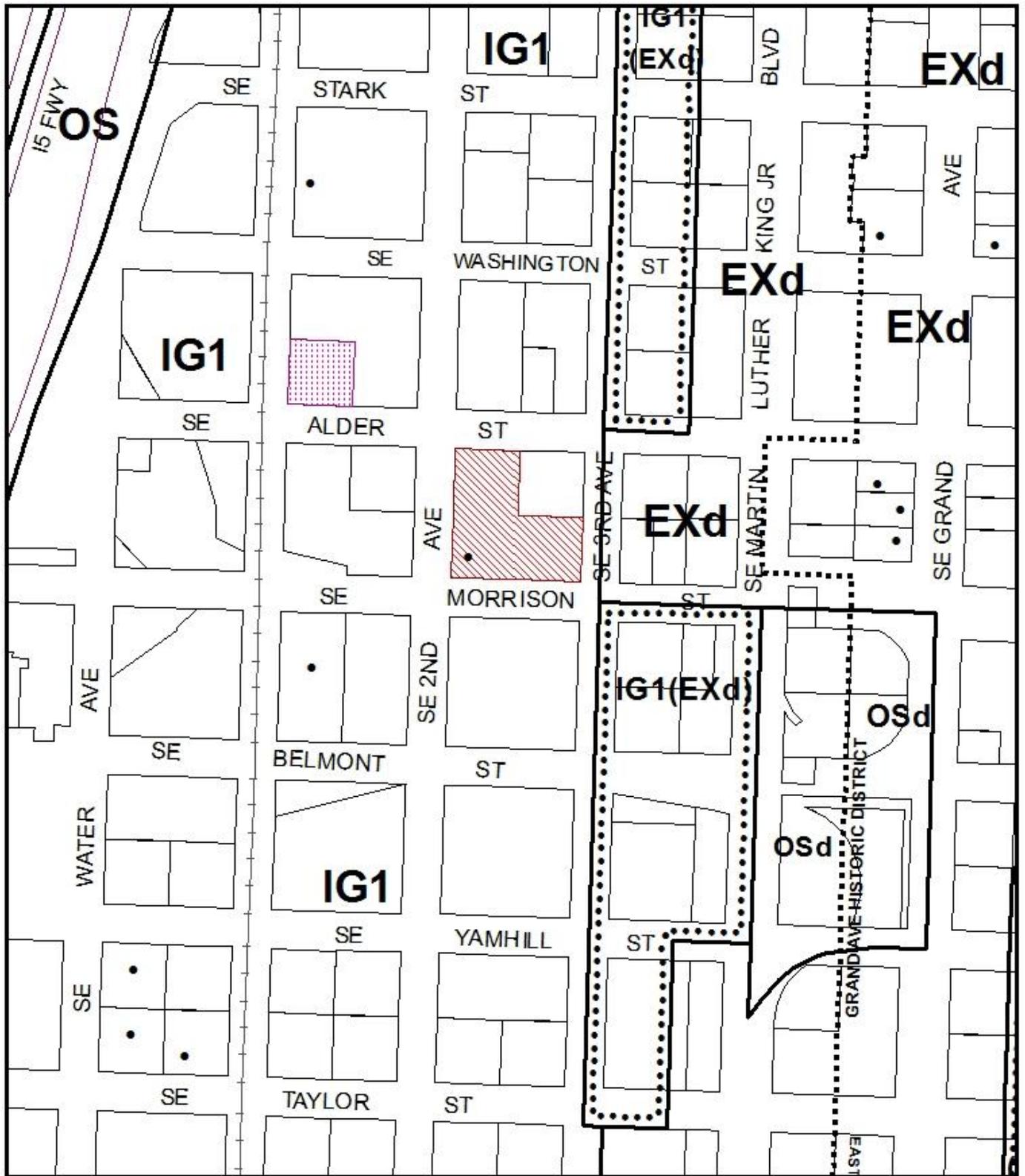
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures:

Zoning Map

Site Plan

Rooftop Plan Showing Proposed Work



ZONING



This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SubDistrict
 EMPLOYMENT OPPERTUNITY SubArea

- Site
- Also Owned Parcels
- Historic Landmark

File No.	LU 16-238675 DZ
1/4 Section	3130
Scale	1 inch = 200 feet
State_Id	1S1E03AA 2900
Exhibit	B (Sep 09, 2016)

ADJACENT ZONING
IG-1

PROPOSED PROJECT AREA
SEE SHEET C-2 FOR DETAILS

SE ALDER STREET

ADJACENT ZONING
IG-1

SE 2ND AVENUE

EXISTING ROOFTOP

ADJACENT ZONING
IG-1

PARCEL INFORMATION
TAX LOT 1S1E03AA02900
30,000 SQ. FT.
0.69 ACRES±
ZONED IG-1

SE MORRISON STREET

ADJACENT ZONING
IG-1

