



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

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Date: May 9, 2019
To: Interested Person
From: Megan Sita Walker, Land Use Services
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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 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 18-251166 DZ – NEW ROOFTOP RF FACILITY

GENERAL INFORMATION

Applicant: Craig Brunkenhoefer | Velocitel LLC
 4004 Kruse Way Place #220 | Lake Oswego, OR 97035
cbrunkenhoefer@velocitel.com

Owner: Association of Unit Owners of Cascadian Court Condominium
 9701 SE Johnson Creek Boulevard | Happy Valley, OR 97086

Site Address: **533 NE Holladay Street**

Legal Description: GENERAL COMMON ELEMENTS, CASCADIAN COURT CONDOMINIUM
Tax Account No.: R141550010
State ID No.: 1N1E35BB 80000
Quarter Section: 2931
Neighborhood: Lloyd District Community, contact Ziggy Lopuszynski at zlopuszynski@coppportland.com

Business District: Lloyd District Community Association, contact at admin@lloyddistrict.org

District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Plan District: Central City - Lloyd District
Other Designations: None
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 is seeking Design Review approval for a new wireless facility on the rooftop of the Cascadian Court Condominium building. The proposed radio frequency transmission facility involves the installation of two (2) panel antennas per sector, (4) four total, and four (4) Remote

Radio Heads (RRH) per sector, (8) eight total. Both sectors will be concealed behind RF transparent shrouds with the southernmost shroud matching the paneling of the existing angled parapet, and the east shroud painted to match the roof surface.

Design Review is required for new radio frequency transmission facilities in the d-overlay.

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:

- *Central City Fundamental Design Guidelines*
- *Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan*
- *Oregon Statewide Planning Goals*

ANALYSIS

Site and Vicinity: The subject site is located on the block bounded by NE Holladay Street, NE 6th Avenue, NE Hassalo Street, and NE Grand Avenue in the Lloyd District neighborhood. The subject building, Cascadian Court, was constructed in 2001. It contains retail space at the ground floor and condominiums at the upper floors. The building occupies the southeast quarter of the block. A one-story building is located in the northeast quarter, and the remaining half of the block is currently being developed with a 12-story mixed-use building (LU 16-287887 DZM).

The surrounding area contains a mixture of uses. The Oregon Convention Center is located one block west of the subject site; East-West College massage school is located one block south; a Kaiser Permanente office tower is located on the abutting block to the north; and the Liberty Centre office tower is located on the block to the southeast. Other nearby blocks contain surface parking lots, structured parking, medical offices, State of Oregon government offices, restaurants, and hotels. The Lloyd Center shopping mall, which is the size of 16 city blocks, is located five blocks northeast of the subject site.

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 (d) overlay zone 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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Lloyd Subdistrict of this plan district.

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

- LUR 98-00910 DZ AD: Design Review approval for a two-phase development. Phase 1 was for a nine-story residential building with ground-floor retail and ground-floor parking. Phase 2 was for a 29-story residential tower with ground-floor retail and parking at floors 2 through 7.

Approval for four Modifications and one Adjustment for Phase 1, and three Modifications and one Adjustment for Phase 2.

- LUR 99-00644 DZ: Design Review approval for revisions to previously approved Phase 1 of LU 98-00910 DZ AD. Approval of one Modification (to reduce overhead clearance for the required on-site loading space).
- LUR 01-00008 DZ: Design Review approval for revisions to previously approved Phase 1 of LU 98-00910 DZ AD. Approval of one Modification (to reduce the amount of required ground-floor windows on the east elevation).
- LU 03-162377 DZ: Design Review approval for mechanical venting elements, including louvers.
- LU 09-105216 DZ: Design Review approval for Approval of the following shrouded telecommunications equipment on the rooftop of the Cascadian Court condominiums, to include:
 - One shroud 10'-0" long x 10'-0" wide x 10'-0" tall, in the northeast portion of the rooftop, containing four panel antennas, four DAP units, two microwave dishes;
 - One shroud 10'-0" long x 6'-0" wide x 14'-0" tall, in the southeast portion of the rooftop, containing two panel antennas, two DAP units, and one microwave dish; and
 - One site-support cabinet abutting the east façade of the existing rooftop penthouse. This previously approved equipment was removed in 2015.

Agency Review: A "Notice of Proposal in Your Neighborhood" was mailed **February 20, 2019**. The following Bureaus have responded with no issues or concerns:

1. Bureau of Environmental Services (See Exhibit E-1)
2. Bureau of Transportation Engineering (See Exhibit E-2)
3. Life safety Division of BDS (See Exhibit E-3)
4. Site Development Section of BDS (See Exhibit E-4)
5. Water Bureau (See Exhibit E-5)
6. Fire Bureau (See Exhibit E-6)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on February 20, 2019. No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

[1] Chapter 33.825, Design Review

Section 33.825.010 Purpose

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 district guidelines.

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 and Lloyd District Special Design Guidelines.

Special Design Guidelines for the Design Zone of the Lloyd District of the Central City Plan and Central City Fundamental Design Guidelines

The Lloyd District is a unique, multi-dimensional neighborhood in the Central City, with special features and assets found nowhere else in Oregon.

With the recent completion of the Oregon Convention Center, the District now serves as the “front door for Oregon and our city.” The District as a whole is emerging as a special area in the state and the region, and the way it is developed will determine its comfort and continued use.

The purpose of design review is to carry out the urban design vision for the District by emphasizing unique district assets in a manner that is respectful, creative, supportive, and compatible with all its areas. Although the District is a complex urban environment, it can become a cohesive whole with the use of these design principles.

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.

Lloyd District Design Goals

The following goals and objectives define the urban design vision for new development and other improvements in the Lloyd District

- Encourage the special distinction and identity of the Lloyd District;
- Integrate the sub-areas of the District for a visual and functional coherence of the whole; and
- Improve the safety, convenience, pleasure, and comfort of pedestrians.

Central City Plan Design Goals

This set of goals has been 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. Central City and Lloyd District Guidelines are addressed concurrently.

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, and B2: Urban design goals for the Lloyd Subdistrict of the Central City Plan District include a strong sense of place based on high-quality architecture and a visually appealing pedestrian environment. The establishment of these characteristics rests on many factors, one of which is the appropriate location of equipment and mechanical. When such equipment is not located properly, there is potential for visual clutter that detracts from the characteristics of the stated urban design goals for the area.

The proposal is for a new radio frequency (RF) facility to be located on the rooftop of the Cascadian Court building. The proposed antennas will be located within two (2) radio frequency-transparent shrouds that are located, setback, sized, and clad to extend a prominent rooftop element (south) and to replicate a small rooftop penthouse enclosure (east). Staff has added Condition of Approval “D” and “E” to ensure that the design and placement of the two (2) shrouds with the will not constitute a significant visual obtrusion.

Through proper placement, treatment of the proposed equipment, and the conditions of approval, the sense of place that the Lloyd District strives for will be furthered.

With Condition of Approval “D” that the proposed RF transparent shroud concealing the southernmost sector shall continue the angle and match the pattern of the adjacent parapet feature per Exhibit C-9; and,

Condition of Approval “E” that the proposed RF transparent shroud concealing the east sector shall be painted to match the color of the rooftop, these guidelines are met.

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: With the Conditions of Approval described in Findings for A4, A5, and B2, the proposal maintains coherency and architectural integrity through integration, placement, and design of the two proposed shrouds.

Specifically, Conditions of Approval “D” and “E” ensure that the design and placement of the two (2) shrouds respect the architectural integrity of primary rooftop elements and are coherent and well-integrated into the design of the roof. Condition of Approval “E” ensures that the proposed RF transparent shroud concealing the southernmost sector shall be designed as an extension of the existing angled parapet: by continuing the angle

of the existing extended parapet feature; by matching the seam pattern of the existing paneling, and by matching the texture, color and finish of the adjacent paneling to remain. Condition of Approval “E” ensures that the proposed RF transparent shroud concealing the east sector shall be designed to match existing rooftop penthouse structures. Additionally, Condition of Approval “F” ensures the placement of conduit is coherent and promotes a sense of quality and permanence.

With Condition of Approval “D” that the proposed RF transparent shroud concealing the southernmost sector shall continue the angle and match the pattern of the adjacent parapet feature per Exhibit C-9;

Condition of Approval “E” that the proposed RF transparent shroud concealing the east sector shall be painted to match the color of the rooftop; and,

Condition of Approval “F” that all proposed conduit shall be run internal to the building. No exterior conduit is approved, these guidelines are met.

C10-3. Use Light Colors.

The use of light color values is preferred for the predominant exterior building materials. Darker value materials should be used to accent or articulate the design.

Findings for C10-3: The proposed south shroud will be painted to match the finish of the existing light gray metal panel on the adjacent parapet, and the east shroud will be painted a light off-white, to match the existing color of the rooftop. *Therefore this guideline is met.*

[2] Oregon Statewide Planning Goals

Goal 1: Citizen Involvement

Goal 1 calls for “the opportunity for citizens to be involved in all phases of the planning process.” It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a Committee for Citizen Involvement (CCI) to monitor and encourage public participation in planning.

Findings: The City of Portland maintains an extensive citizen involvement program which complies with all relevant aspects of Goal 1, including specific requirements in Zoning Code Chapter 33.730 for public notice of land use review applications that seek public comment on proposals. There are opportunities for the public to testify at a local hearing on land use proposals for Type III land use review applications, and for Type II and Type IIx land use decisions if appealed. For this application, a written seeking comments on the proposal was mailed to property-owners and tenants within 150 feet of the site, and to recognized organizations in which the site is located and recognized organizations within 400 of the site. There is also an opportunity to appeal the administrative decision at a local hearing.

The public notice requirements for this application have been and will continue to be met, and nothing about this proposal affects the City’s ongoing compliance with Goal 1. Therefore, the proposal is consistent with this goal.

Goal 2: Land Use Planning

Goal 2 outlines the basic procedures of Oregon’s statewide planning program. It states that land use decisions are to be made in accordance with a comprehensive plan, and that suitable “implementation ordinances” to put the plan’s policies into effect must be adopted. It requires that plans be based on “factual information”; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

Findings: Compliance with Goal 2 is achieved, in part, through the City’s comprehensive

planning process and land use regulations. For quasi-judicial proposals, Goal 2 requires that the decision be supported by an adequate factual base, which means it must be supported by substantial evidence in the record. *As discussed earlier in the findings that respond to the relevant approval criteria contained in the Portland Zoning Code, the proposal complies with the applicable regulations, as supported by substantial evidence in the record. As a result, the proposal meets Goal 2.*

Goal 3: Agricultural Lands

Goal 3 defines “agricultural lands,” and requires counties to inventory such lands and to “preserve and maintain” them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

Goal 4: Forest Lands

This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will “conserve forest lands for forest uses.”

Findings for Goals 3 and 4: In 1991, as part of Ordinance No. 164517, the City of Portland took an exception to the agriculture and forestry goals in the manner authorized by state law and Goal 2. Since this review does not change any of the facts or analyses upon which the exception was based, the exception is still valid, and Goal 3 and Goal 4 do not apply.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

Goal 5 relates to the protection of natural and cultural resources. It establishes a process for inventorying the quality, quantity, and location of 12 categories of natural resources. Additionally, Goal 5 encourages but does not require local governments to maintain inventories of historic resources, open spaces, and scenic views and sites.

Findings: The City complies with Goal 5 by identifying and protecting natural, scenic, and historic resources in the City’s Zoning Map and Zoning Code. Natural and scenic resources are identified by the Environmental Protection (“p”), Environmental Conservation (“c”), and Scenic (“s”) overlay zones on the Zoning Map. The Zoning Code imposes special restrictions on development activities within these overlay zones. Historic resources are identified on the Zoning Map either with landmark designations for individual sites or as Historic Districts or Conservation Districts. *This site is not within any environmental or scenic overlay zones and is not part of any designated historic resource. Therefore, Goal 5 is not applicable.*

Goal 6: Air, Water and Land Resources Quality

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

Findings: Compliance with Goal 6 is achieved through the implementation of development regulations such as the City’s Stormwater Management Manual at the time of building permit review, and through the City’s continued compliance with Oregon Department of Environmental Quality (DEQ) requirements for cities. The Bureau of Environmental Services reviewed the proposal for conformance with sanitary sewer and stormwater management requirements and expressed no objections to approval of the application, as mentioned earlier in this report. *In this case, the scope of the project does not warrant review by the Bureau of Environmental Services; Goal 6 is not applicable.*

Goal 7: Areas Subject to Natural Disasters and Hazards

Goal 7 requires that jurisdictions adopt development restrictions or safeguards to protect people and property from natural hazards. Under Goal 7, natural hazards include floods, landslides, earthquakes, tsunamis, coastal erosion, and wildfires. Goal 7 requires that local governments adopt inventories, policies, and implementing measures to reduce risks from natural hazards to people and property.

Findings: The City complies with Goal 7 by mapping natural hazard areas such as

floodplains and potential landslide areas, which can be found in the City's MapWorks geographic information system. The City imposes additional requirements for development in those areas through a variety of regulations in the Zoning Code, such as through special plan districts or land division regulations. *The subject site is not within any mapped floodplain or landslide hazard area, so Goal 7 does not apply.*

Goal 8: Recreation Needs

Goal 8 calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expediting siting of destination resorts.

Findings: The City maintains compliance with Goal 8 through its comprehensive planning process, which includes long-range planning for parks and recreational facilities. Staff finds the current proposal will not affect existing or proposed parks or recreation facilities in any way that is not anticipated by the zoning for the site, or by the parks and recreation system development charges that are assessed at time of building permit. Furthermore, nothing about the proposal will undermine planning for future facilities. *Therefore, the proposal is consistent with Goal 8.*

Goal 9: Economy of the State

Goal 9 calls for diversification and improvement of the economy. Goal 9 requires communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

Findings: Land needs for a variety of industrial and commercial uses are identified in the adopted and acknowledged Economic Opportunity Analysis (EOA) (Ordinance 187831). The EOA analyzed adequate growth capacity for a diverse range of employment uses by distinguishing several geographies and conducting a buildable land inventory and capacity analysis in each. In response to the EOA, the City adopted policies and regulations to ensure an adequate supply of sites of suitable size, type, location and service levels in compliance with Goal 9. The City must consider the EOA and Buildable Lands Inventory when updating the City's Zoning Map and Zoning Code. *Because this proposal does not change the supply of industrial or commercial land in the City, the proposal is consistent with Goal 9.*

Goal 10: Housing

Goal 10 requires local governments to plan for and accommodate needed housing types. The Goal also requires cities to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Findings: The City complies with Goal 10 through its adopted and acknowledged inventory of buildable residential land (Ordinance 187831), which demonstrates that the City has zoned and designated an adequate supply of housing. For needed housing, the Zoning Code includes clear and objective standards. *Since this proposal is not related to housing or to land zoned for residential use, Goal 10 is not applicable.*

Goal 11: Public Facilities and Services

Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

Findings: The City of Portland maintains an adopted and acknowledged public facilities plan to comply with Goal 11. See Citywide Systems Plan adopted by Ordinance 187831. The public facilities plan is implemented by the City's public services bureaus, and these bureaus review development applications for adequacy of public services. Where existing public services are not adequate for a proposed development, the applicant is required to

extend public services at their own expense in a way that conforms to the public facilities plan. *Since the City will require the proposal to conform to the City's public facilities plan, the proposal is consistent with Goal 11.*

Goal 12: Transportation

Goal 12 seeks to provide and encourage “safe, convenient and economic transportation system.” Among other things, Goal 12 requires that transportation plans consider all modes of transportation and be based on inventory of transportation needs.

Findings: The City of Portland maintains a Transportation System Plan (TSP) to comply with Goal 12, adopted by Ordinances 187832, 188177 and 188957. The City’s TSP aims to “make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs.” The extent to which a proposal affects the City’s transportation system and the goals of the TSP is evaluated by the Portland Bureau of Transportation (PBOT). *The scope of this project does not warrant transportation review; therefore Goal 12 is not applicable.*

Goal 13: Energy

Goal 13 seeks to conserve energy and declares that “land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.”

Findings: With respect to energy use from transportation, as identified above in response to Goal 12, the City maintains a TSP that aims to “make it more convenient for people to walk, bicycle, use transit, use automobile travel more efficiently, and drive less to meet their daily needs.” This is intended to promote energy conservation related to transportation. Additionally, at the time of building permit review and inspection, the City will also implement energy efficiency requirements for the building itself, as required by the current building code. *For these reasons, staff finds the proposal is consistent with Goal 13.*

Goal 14: Urbanization

This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an “urban growth boundary” (UGB) to “identify and separate urbanizable land from rural land.” It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is to be converted to urban uses.

Findings: In the Portland region, most of the functions required by Goal 14 are administered by the Metro regional government rather than by individual cities. The desired development pattern for the region is articulated in Metro’s Regional 2040 Growth Concept, which emphasizes denser development in designated centers and corridors. The Regional 2040 Growth Concept is carried out by Metro’s Urban Growth Management Functional Plan, and the City of Portland is required to conform its zoning regulations to this functional plan. *This land use review proposal does not change the UGB surrounding the Portland region and does not affect the Portland Zoning Code’s compliance with Metro’s Urban Growth Management Functional Plan. Therefore, Goal 14 is not applicable.*

Goal 15: Willamette Greenway

Goal 15 sets forth procedures for administering the 300 miles of greenway that protects the Willamette River.

Findings: The City of Portland complies with Goal 15 by applying Greenway overlay zones which impose special requirements on development activities near the Willamette River. The subject site for this review is not within a Greenway overlay zone near the Willamette River, so Goal 15 does not apply.

Goal 16: Estuarine Resources

This goal requires local governments to classify Oregon’s 22 major estuaries in four categories: natural, conservation, shallow-draft development, and deep-draft development. It then describes types of land uses and activities that are permissible in those “management units.”

Goal 17: Coastal Shorelands

This goal defines a planning area bounded by the ocean beaches on the west and the coast highway (State Route 101) on the east. It specifies how certain types of land and resources there are to be managed: major marshes, for example, are to be protected. Sites best suited for unique coastal land uses (port facilities, for example) are reserved for “water-dependent” or “water-related” uses.

Goal 18: Beaches and Dunes

Goal 18 sets planning standards for development on various types of dunes. It prohibits residential development on beaches and active foredunes, but allows some other types of development if they meet key criteria. The goal also deals with dune grading, groundwater drawdown in dunal aquifers, and the breaching of foredunes.

Goal 19: Ocean Resources

Goal 19 aims “to conserve the long-term values, benefits, and natural resources of the nearshore ocean and the continental shelf.” It deals with matters such as dumping of dredge spoils and discharging of waste products into the open sea. Goal 19’s main requirements are for state agencies rather than cities and counties.

Findings: *Since Portland is not within Oregon’s coastal zone, Goals 16-19 do not apply.*

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 requirements of Title 11 can be met, and 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. With the conditions of approval, the shrouds and the equipment that they conceal respect the original character of the building and allow it to remain a coherent composition. With conditions of approval, the proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Design Review approval with conditions of the following shrouded RF antennas and associated equipment on the rooftop of the Cascadian Court condominiums in the Lloyd Subdistrict of the Central City Plan District to include: installation of two (2) panel antennas per sector, (4) four total, and four (4) Remote Radio Heads (RRH) per sector, (8) eight total. Both sectors will be concealed behind RF transparent shrouds with the southernmost shroud matching the paneling of the existing angled parapet, and the north and east shrouds painted to match the roof surface.

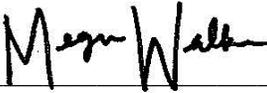
Approval with conditions per the approved plans and drawings, Exhibits C-1 through C-9, signed and dated May 7, 2019, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through F) 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 18-251166 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."

- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.
- D. The proposed RF transparent shroud concealing the southernmost sector will continue the angle and match the pattern of the adjacent parapet feature per Exhibit C-9.
- E. The proposed RF transparent shroud concealing the east sector shall be painted to match the color of the rooftop.
- F. All proposed conduit shall be run internal to the building. No exterior conduit is approved.

Staff Planner: Megan Sita Walker

Decision rendered by:  on May 7, 2019

By authority of the Director of the Bureau of Development Services

Decision mailed: May 9, 2019

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 October 10, 2018, and was determined to be complete on February 13, 2019. At the request of the applicant, the review period was extended by 30 days to allow for additional time to produce necessary drawings.

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 October 10, 2018.

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 requested that the 120-day review period and the FCC Shot Clock each be extended by 30 days (See Exhibits A-6 and A-7). Unless further extended by the applicant, **the 120 days will expire on: July 15, 2019.**

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 May 23, 2019** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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 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 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **May 24, 2019** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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:

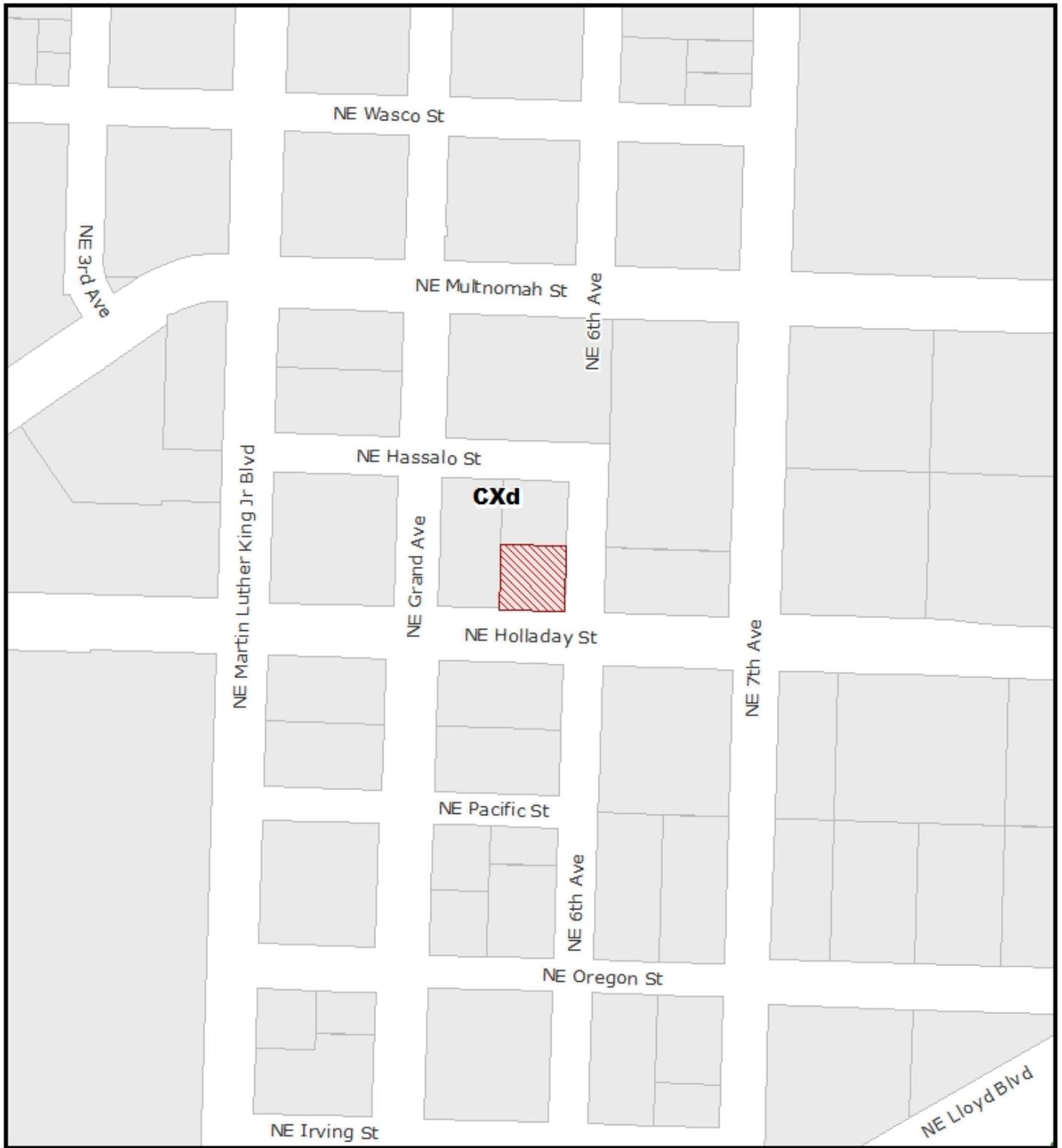
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement:
 - 1. Original Project Description & Response to Approval Criteria
 - 2. Original Drawing Set
 - 3. Revised Drawing Set, Rec'd February 13, 2019 – Not Approved/ For Reference Only
 - 4. Revised Drawing Set, Rec'd April 18, 2019 – Not Approved/ For Reference Only
 - 5. Revised Drawing Set, Rec'd April 23, 2019 – Not Approved/ For Reference Only
 - 6. Extension to the 120-Day Review Period
 - 7. Extension to the FCC Shot Clock
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Overall Site Plan (attached)
 - 2. Existing and Proposed Roof Plan
 - 3. Existing and Proposed Ground Floor Plan
 - 4. Proposed Equipment Layout
 - 5. Existing and Proposed East Elevation (attached)
 - 6. Existing and Proposed South Elevation (attached)
 - 7. Existing and Proposed West Elevation
 - 8. Existing and Proposed North Elevation
 - 9. Enlarged South Elevation – Gamma Sector and Existing Penthouse Section
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Fire Bureau
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Incomplete Letter, October 19, 2018
 - 3. Email Correspondence between staff and the applicant

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).



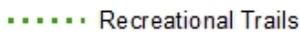
ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
LLOYD SUBDISTRICT



Site



Recreational Trails

File No.	LU 18-251166 DZ
1/4 Section	2931
Scale	1 inch = 200 feet
State ID	1N1E35BB 80000
Exhibit	B Oct 12, 2018



AT&T MOBILITY CORP
19800 W. HOLLADAY STREET
PORTLAND, OR 97208



4004 HURON WAY PLACE
BLDG 4004 SUITE #200
LAKE OSWEGO, OR 97035

PD95
CONVENTION CENTER
533 NE HOLLADAY STREET
PORTLAND, OR 97209



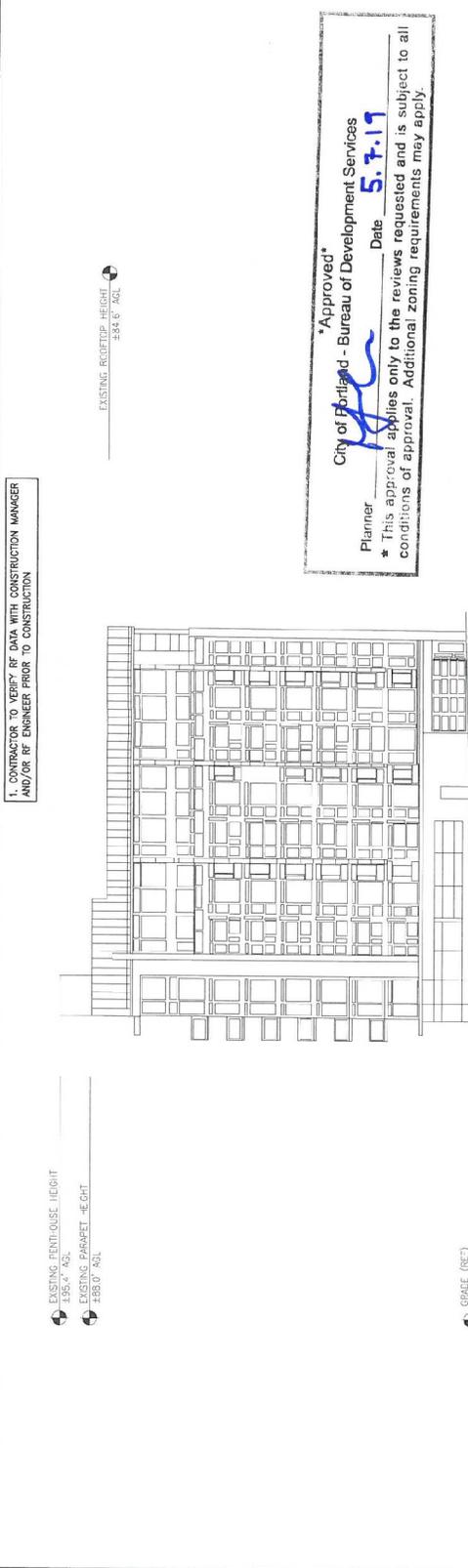
PORTLAND ENGINEERS & ARCHITECTS PROFESSIONALS

PROJECT:	NSB		
ISSUED FOR:	ZONING		
REV#	DATE	DESCRIPTION	BY
0	8/24/18	PRELIM ZON	PT
1	7/25/18	FINAL ZON	PT
2	1/16/19	REDESIGN	PT
3	4/22/19	CONING RL	PT
DWG	NO. 13317803		
DATE	NO. 04		
CHECKED BY:	PT		
DATE	4/22/19		
SCALE	AS SHOWN		
STAMP			

FINAL ZONING DRAWINGS
NOT FOR CONSTRUCTION

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SHEET NUMBER:	A-4	REV:	3
ELEVATIONS			



Approved
City of Portland - Bureau of Development Services
Planner _____ Date **5.7.19**
* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

EXISTING ELEVATION EAST 1

- NON-AT&T EQUIPMENT NOT SHOWN FOR CLARITY
- PROPOSED SCREENS TO MATCH EXISTING BUILDING COLOR

*** APPROVED PER CONDITIONS OF**

PROPOSED ELEVATION EAST 2

1119-7C1166DZ EXH C-5



AI&T MOBILITY CORP
19801 SW 22ND AVE, STE 200
TUALATIN, OR 97082



4024 KRUBE WAY PLACE
BLDG-4004, SUITE #220
LAKE OSWEGO, OR 97035

PD95
CONVENTION CENTER
583 NE HOLMAN STREET
PORTLAND, OR 97268

REGISTERED PROFESSIONALS
P. D. W. E. R.
ENGINEERING PROFESSIONALS

NSB
ZONING

REV	DATE	DESCRIPTION	BY
0	8/24/18	PRELIM JDS	PT
1	1/25/19	PKNS JDS	PT
2	1/16/19	REDLINE	PT
3	1/22/19	ZONING RL	PT

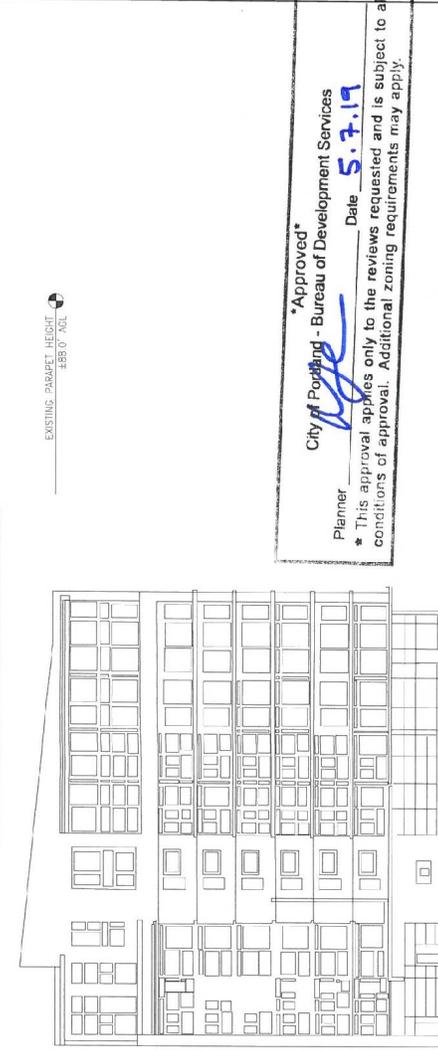
DATE: 1/22/19
DRAWN BY: [blank]
CHECKED BY: [blank]
CURRENT ISSUE DATE: 4/22/19
STAMP: [blank]

FINAL ZONING DRAWINGS
NOT FOR CONSTRUCTION

THE INFORMATION CONTAINED IN THIS DRAWING IS THE PROPERTY OF AI&T MOBILITY CORP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO OTHER USES ARE PERMITTED.

SHEET TITLE: ELEVATIONS
SHEET NUMBER: A-4.1
REV: 3

1. CONTRACTOR TO VERIFY RF DATA WITH CONSTRUCTION MANAGER AND/OR RF ENGINEER PRIOR TO CONSTRUCTION



EXISTING PENTHOUSE HEIGHT
±392.4' AGL

EXISTING PARAPET HEIGHT
±377.4' AGL

GRADE (REF)
0'-0"



- PROPOSED SCREEN WALL TIP HEIGHT (GAMMA SECTOR) ±396.6' AGL
- EXISTING PENTHOUSE HEIGHT (GAMMA SECTOR) ±392.4' AGL
- PROPOSED ANTENNA RAD CENTER (GAMMA SECTOR) ±390.9' AGL
- EXISTING PARAPET HEIGHT (GAMMA SECTOR) ±387.4' AGL
- EXISTING SCREEN WALL TIP HEIGHT (GAMMA SECTOR) ±386.2' AGL

SEE 2/A-1.1

**SEE CONDITION 'D'*

EXISTING ELEVATION SOUTH 1

NON-AT&T EQUIPMENT NOT SHOWN FOR CLARITY

- PROPOSED SCREENS TO MATCH EXISTING BUILDING COLOR

PROPOSED SCREEN WALL TIP HEIGHT (BETA SECTOR) ±34.6' AGL

PROPOSED ANTENNA RAD CENTER (BETA SECTOR) ±89.6' AGL

**SEE CONDITION 'E'*

**APPROVED PER CONDITIONS B-F*

PROPOSED ELEVATION SOUTH 2



SCALE: 1/8" = 1'-0"
SCALE: 1/16" = 1'-0"

11119-251166.dwg EXT C-6