Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
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www.portlandoregon.gov/bds

Date: August 02, 2019

To: Interested Person

From: Arthur Graves, Land Use Services
503.823.7803 | Arthur.Graves@portlandoregon.gov

NOTICE OF A TYPE Ix 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 18-257813 HR: ALTERATIONS TO RADIO FREQUENCY ANTENNAS ON THE ROOF

GENERAL INFORMATION

Applicant: Alison Monday | New Cingular Wireless PCS, LLC | 503.421.2251
19801 SW 72nd Avenue, Suite 220 | Tualatin, OR 97062

Owner: Honeyman Portland LLC
3021 Citrus Circle #130 | Walnut Creek, CA 94598

Party of Interest: Fernando Campus | Dinapoli Capital Partners
136 Herber Ave., Suite 302; Po Box 3449 | Park City, UT 84060

Representative: Michael Birndorf | Velocitel, Inc
4004 Kruse Way Place, Suite 220 | Lake Oswego, OR 97035

Site Address: **502-514 NW 9th Avenue**

Legal Description: BLOCK 73 LOT 1-8 SEE R140622 (R180206681) FOR NONHISTORIC, HISTORIC PROPERTY 15 YR 2006, POTENTIAL ADDITIONAL TAX, COUCHS ADD; BLOCK 73 LOT 1-8 NONHISTORIC, SEE MAIN ACCT R140621 (R18020-6680), COUCHS ADD
Tax Account No.: R180206680, R180206681, R180206681
State ID No.: 1N1E34BC 07600, 1N1E34BC 07600A1, 1N1E34BC 07600 A1
Quarter Section: 2929,3029
Neighborhood: Pearl District, contact planning@pearldistrict.org.
Business District: Downtown Retail Council, contact at lfrisch@portlandalliance.com.Pearl District Business Association, contact at info@explorethepearl.com
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Plan District: Central City (Plan Distric) - Pearl District (Sub-District)

Other Designations: Portland Historic Landmark pursuant to individual listing in the National Register of Historic Places, as the Honeyman Hardware Company Building: listed November 16, 1989.
Zoning: CXd: Central Commercial with Design Overlay and Historic Resource Protection Overlay
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 Resource Review approval for a proposal to install 9 new antennas and accessory equipment (i.e. RRHs and surge suppressors) to the penthouse and new FRP screening on top of the existing mechanical penthouse of the landmark building known as the Honeyman Hardware Company Building in the northwest quadrant of the site. accessory equipment from the Alpha and Gamma sectors will be located in the existing large cylindrical structure on the roof. Proposed antennas are 4.6' in 1.6' in width and 0.6' in depth. 9 existing antennas are to be removed.

Historic Resource Review is required because the property is a designated Historic Landmark and the proposal is for exterior alterations.

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

- 33.274.040 - Radio Frequency Transmission Facilities, Development Standards.
- 33.846.060 G - Historic Resource Review, Other Approval Criteria.
- Central City Fundamental Design Guidelines.
- River District Design Guidelines.
- Oregon Statewide Planning Goals

ANALYSIS

Site and Vicinity:
The subject property is a full block development, listed in the National Register of Historic Places on December 15, 1989 as the Honeyman Hardware Company Building. It is actually a conglomeration of three distinct structures: a one story brick building of 1903, originally a stable; a seven story concrete warehouse building of 1912; and a two story retail sales building of 1920. The seven-story structure was designed in a straightforward Commercial style, by architect David Chambers Lewis, who was married to Etta Honeyman, whose family owned the company by which the building was being built. The building was designed to be expanded to the east, and the concrete brackets meant to carry the future floor area are still exposed on the east facade.

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. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The "d" 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:

- **LU07-173368 HDZ**: Historic Design Review approval for a nine-story addition.
- **LU08-172461 HDZ**: Historic Design Review approval for relocating and replacing 12 existing RF antennas with 9 new antennas on roof of Honeyman lofts.
- **LU11-156854 CU HDZ**: Historic Design Review and Conditional Use approval to adding three antennas and accouterments to existing facility.
- **LU12-193209 HDZ**: Historic Design Review approval of exterior alterations.
- **LU13-122063 HDZ**: Historic Design Review approval of exterior alterations.
- **LU15-149885 HDZ**: Historic Recourse Review approval to modify existing radio frequency equipment.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **April 22, 2019**.

- Fire Bureau: Dawn Krantz: April 23, 2019. With no concerns (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **April 22, 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

Chapter 33.846, Historic Reviews
Purpose of Historic Resource Review
Historic Resource Review ensures the conservation and enhancement of the special characteristics of historic resources.

Historic Resource Review Approval Criteria
Requests for Historic Resource 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 and the River District, the relevant approval criteria are the Central City Fundamental Design Guidelines and the River District 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.
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.
3. **Historic changes.** Most properties change over time. Those changes that have acquired historic significance will be preserved.
4. **Historic features.** Generally, deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement, the new feature will match the old in design, color, texture, and other visual qualities and, where practical,

in materials. Replacement of missing features must be substantiated by documentary, physical, or pictorial evidence.

5. **Historic materials.** Historic materials will be protected. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials will not be used.

Findings for 1, 2, 3, 4, and 5:
The proposed removal and replacement of 9 existing RF antennas from the north, west and south elevations will provide a net improvement to the landmark structure helping to maintain its character, features and materials. Antennas on the north (3 antennas) and west (3 antennas) elevations will be removed and replaced in approximately the same locations (while also continuing to be flush mounted, antennas and associated rooftop coaxial cables and equipment will be painted to match the penthouse structure's color, and placed below the top of the penthouse). Ancillary equipment for the north and west sectors (Alpha and Gamma), which is currently sited on the building's elevations next to the antennas, will be located entirely within the existing large cylinder structure on the top of the roof.

Antennas from the south elevation will be entirely removed and relocated to a new FRP screen structure to be constructed on top of the existing mechanical penthouse. These antennas, along with their accessory equipment, will be fully screened from view within this FRP screening.

There is no removal or alteration of historical materials or features being proposed, and the essential form and integrity of the resource is unimpaired.

With the condition of approval that antennas on the north and west elevations be: flush mounted; that antennas and associated rooftop coaxial cables and equipment will be painted to match the penthouse structure's color; and placed below the top of the penthouse, therefore, these criteria are 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.
9. **Preserve the form and integrity of historic resources.** New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic resource and its environment would be unimpaired.
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 7, 8, 9, and 10:
The proposal is to replace a total of nine existing antennas, three from each the north, west and south elevations, with new panel antennas while also removing existing ancillary equipment to be relocated to within the existing cylinder structure on the roof. Proposed antennas are 1.6' wide and 4.6' tall and, on the north and west elevations, will be placed in approximately the same location, flush mounted and below the top of the penthouse. Antennas removed from the south elevation will be relocated to a new FRP screen structure (that from submitted drawings is no greater than 6'-6" in height – see Exhibit C-6) to be constructed on the top of the mechanical penthouse. The proposed FRP screen will match the existing design, color and texture of the existing mechanical penthouse and so will be an indistinguishable addition to the mechanical penthouse structure. With the proposed FRP screen extension the height of the mechanical penthouse will continue to be a minimum of 6'-6" (see Exhibit C-6) below the top of the existing cylinder structure and so the existing hierarchy of structures on the roof will be maintained.

With the condition of approval that the proposed FRP screen match the existing mechanical penthouse regarding: color, texture and design; and that the top of the proposed screen be a minimum of 6'-6" below the current top of the cylinder structure, these guidelines have been met.

River District Design Guidelines and Central City Fundamental Design Guidelines
The River District is planned to become a place that is remarkable within the region. The area is intended to grow rich with special and diverse qualities that are, or will become characteristic of Portland. Further, the River District will accommodate a significant portion of the region's population growth. The plan calls for the creation of a new community of dense neighborhoods, housing a resident population of over 15,000 people, and providing jobs, services, and recreation to this population and others. This area is intended to emphasize the joy of the river, connections to it, and create a sense of community. The goals frame the urban design direction for Central City and River District development.

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.

River District Design Goals
1. Extend the river into the community to develop a functional and symbolic relationship with the Willamette River.
2. Create a community of distinct neighborhoods that accommodates a significant part of the region's residential growth.
3. Enhance the District's character and livability by fostering attractive design and activities that give comfort, convenience, safety and pleasure to all its residents and visitors.
4. Strengthen connections within River District, and to adjacent areas.

Central City Plan Design Goals
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.

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 C3, C5 and C11:
The proposal modifies each of the three existing RF antenna sectors on the building's penthouse to collectively better integrate them with the building. The Alpha (on the north elevation) and Gamma (on the west elevation) sectors will both be simplified to include only three new 1.6' wide by 4.6' tall antennas. All existing accessory RF equipment on the north and west elevations will be removed and relocated to within the existing cylinder structure on the roof. All antennas on the north and west elevations are located below the top of the penthouse and flush-mounted to the façade.

The existing Beta sector and its associated equipment are being relocated off the south elevation of the penthouse to within the proposed FRP screen that is to not greater than a 6'-6" extension to the existing mechanical penthouse structure. With the proposed extension the height of the proposed mechanical penthouse will continue to be a minimum of 6'-6" below the top of the existing cylinder structure and so the existing hierarchy and continuity of the structures on the roof will be maintained. In addition, the FRP addition will continue to be designed and painted to match the existing mechanical penthouse in color, texture and design.

Therefore, these guidelines have been met.

D1. Park Blocks. Orient building entrances, lobbies, balconies, terraces, windows, and active use areas to the Park Blocks. In the South Park Blocks, strengthen the area's emphasis on history, education, and the arts by integrating special building elements, such as water features or public art. In the Midtown Park Blocks, strengthen the connection between the North and South Park Blocks by using a related system of right-of-way elements, materials, and patterns. In the North Park Blocks, strengthen the area's role as a binding element between New China/Japantown and the Pearl District.

Findings: The site is located across the street and diagonal from the North Park Blocks (NPB), providing visibility of the landmark building' south and east elevations. Visibility of the site from the NPB will be improved through this submittal due to the relocation of the existing antenna sector located on the south elevation of the penthouse. This antenna sector will be entirely removed and relocated to within the new screen wall located on the existing mechanical penthouse. Additional accessory equipment will continue to be organized and contained within the existing cylinder structure at the roof.

Therefore, these criteria are met.

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. Staff finds the proposal is consistent with Goal 6.

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: 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. In this case, the City's public services bureaus found that existing public services are adequate to serve the proposal, as discussed earlier in this report.

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). As this project is not impacting parking or transportation, the proposal is consistent with Goal 12.

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 proposed alterations to existing RF equipment on the Honeyman Hardware Company Building maintains the architectural integrity and historic character of the landmark building located in the Pearl sub-District of the Central City Plan District.

The purpose of the Historic Resource Review process is to ensure that additions, new construction, and exterior alterations to historic resources do not compromise their ability to convey historic significance. As indicated in detail in the findings above, this proposal meets the applicable Historic Resource Review criteria and therefore warrants approval.

ADMINISTRATIVE DECISION

Historic Resource Review approval of alterations to existing RF and associated equipment on the penthouse of the Honeyman Hardware Company Building located in the Pearl sub-District of the Central City Plan District.

Approval, per the approved site plans, Exhibits C-1 through C-8, signed and dated July 26, 2019, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through E) must be noted on each of the four 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 18-257813 HR." 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. The proposed FRP screen must match the existing mechanical penthouse regarding: color, texture and design; and the top of the proposed screen must be a minimum of 6'-6" below the current top of the cylinder structure.

D. Antennas on the north and west elevations must be: flush mounted; that antennas and associated rooftop coaxial cables and equipment will be painted to match the penthouse structure's color; and placed below the top of the penthouse.

E. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves

Decision rendered by: _____ on July 26, 2019.
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) August 02, 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 25, 2018, and was determined to be complete on April 16, 2019.

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 25, 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 be extended by 70 days, as stated with Exhibit A-5. Unless further extended by the applicant, **the 120 days will expire on: October 23, 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.

This decision, and any conditions associated with it, is final. It may be appealed to the Oregon Land Use Board of Appeals (LUBA), within 21 days of the date the decision is mailed, as specified in the Oregon Revised Statute (ORS) 197.830. Among other things, ORS 197.830 requires that a petitioner at LUBA must have submitted written testimony during the comment period for this land use review. Contact LUBA at 775 Summer St NE Suite 330, Salem, OR 97301-1283 or phone 1-503-373-1265 for further 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.

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 after **August 02, 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.

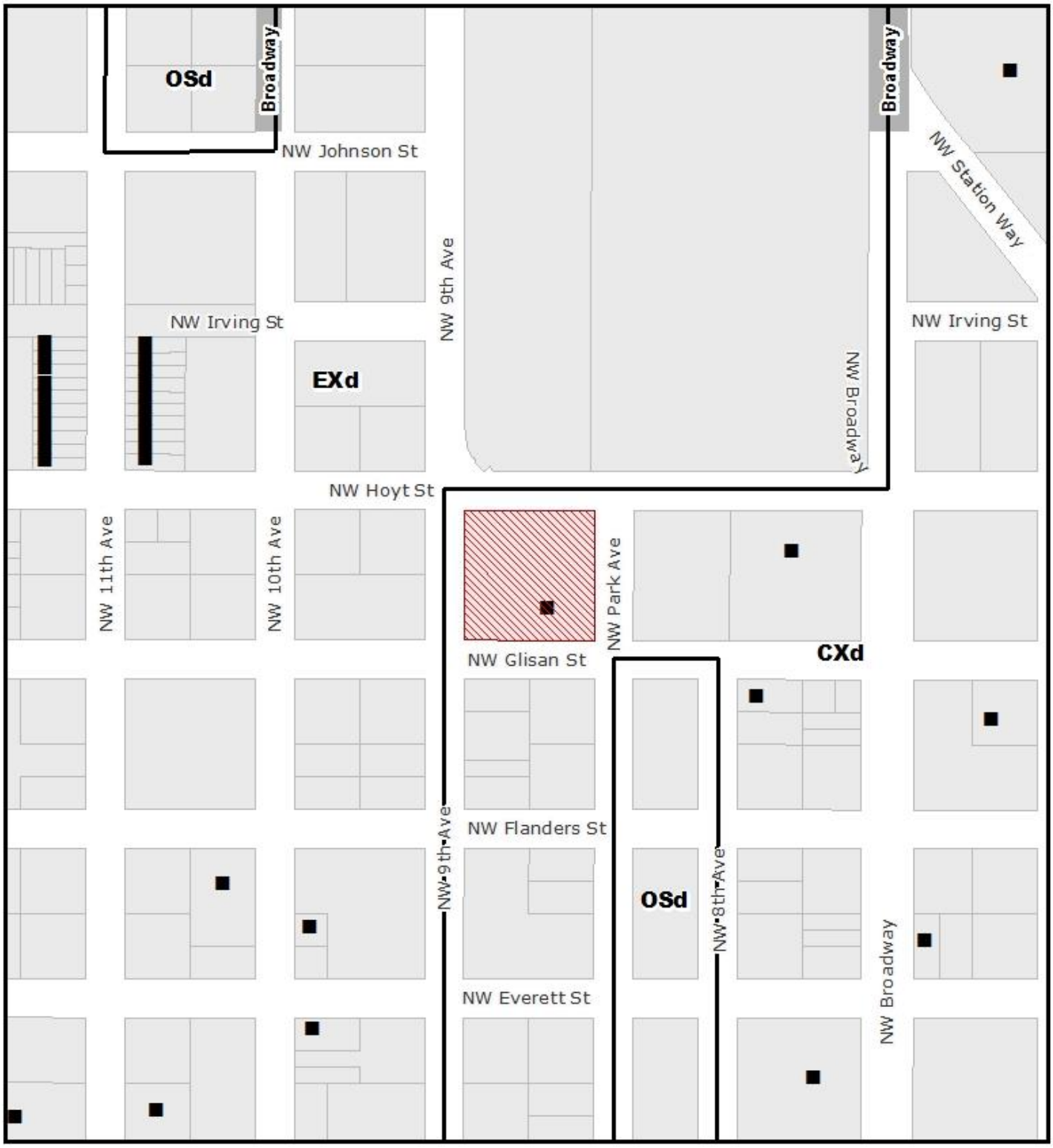
Applying for your permits. A building permit, occupancy permit, or development permit may be required before carrying out an approved project. At the time they apply for a permit, permitees must demonstrate compliance with:

- 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 for the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal
   1. Initial Submittal: 10.25.2018 (superseded)
   2. Revised Drawings: 04.15.2019 (superseded)
   3. Revised Drawings: 05.14.2019 (superseded)
   4. Revised Drawings: 05.16.2019 (superseded)
   5. Waiver for 70 Days: 05.29.2019
   6. Revised Drawings: 06.19.2019 (superseded)
   7. Revised Drawings: 06.28.2019 (superseded)
   8. Revised Drawings: 07.15.2019
B. Zoning Map (attached)
C. Plans/Drawings:
   1. General Location Map
   2. Site Plan (attached)
   3. Plan: Existing and Proposed (attached)
   4. Elevations: South – Existing and Proposed (attached)
   5. Elevations: North – Existing and Proposed (attached)
   6. Elevations: East – Existing and Proposed (attached)
   7. Elevations: West – Existing and Proposed (attached)
   8. Equipment Layout in Existing Mock Watertank
D. Notification information:
   1. Mailing list
   2. Mailed notice
E. Agency Responses:
   1. Fire Bureau: Dawn Krantz: April 23, 2019
F. Correspondence: No comments received.
G. Other:
   1. Original LU Application
   2. Incomplete Letter: 11.08.2018
   3. 180-day Notice: 03.26.2019
   4. Historic Information
   5. Photos

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).



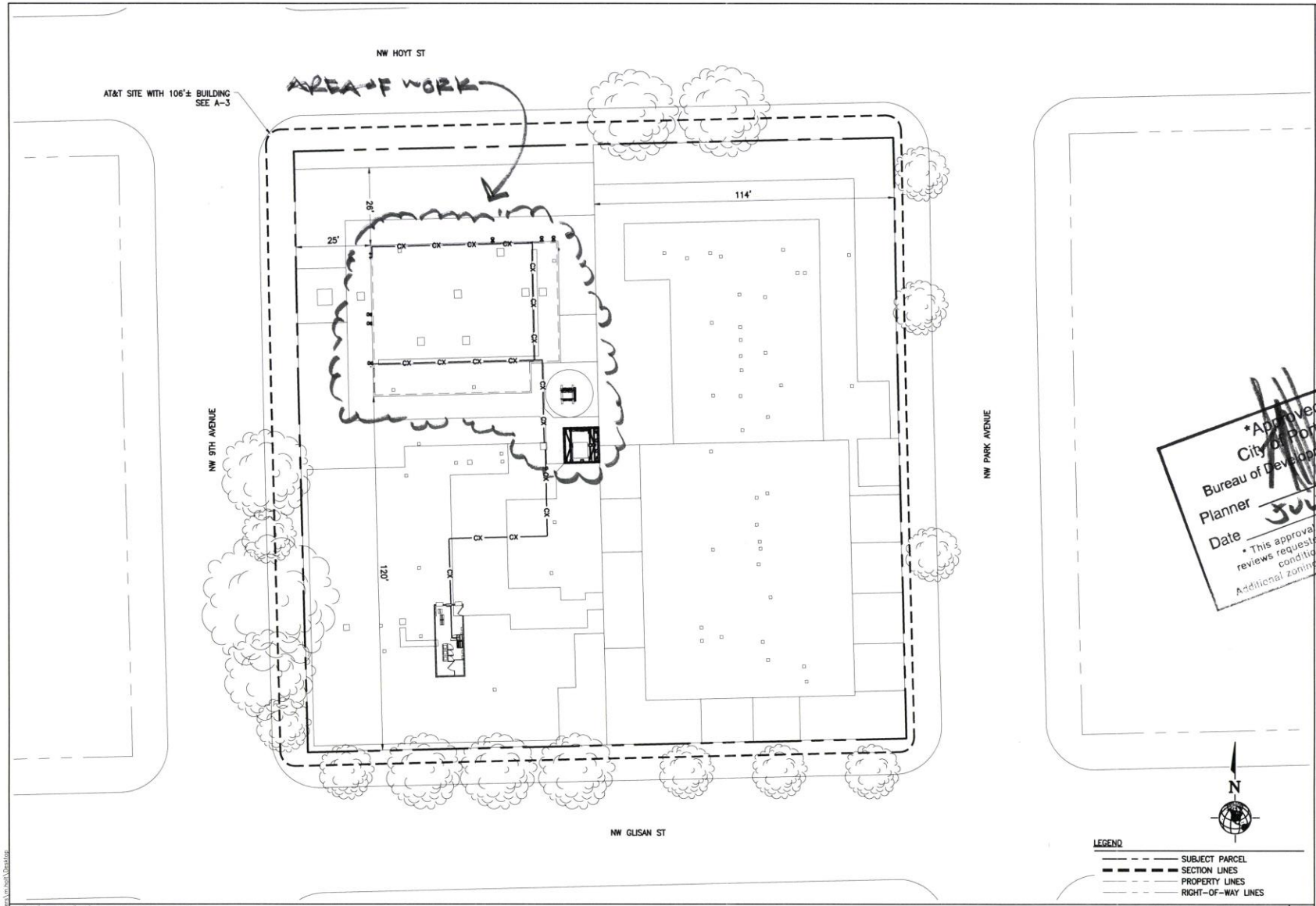
ZONING

NORTH

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

Site
Historic Landmark
Bridge

File No.	LU 18-257813 HR
1/4 Section	2929,3029
Scale	1 inch = 200 feet
State ID	1N1E34BC 7600
Exhibit	B Oct 30, 2018



OVERALL SITE PLAN | 1

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4004 KRUSE WAY PLACE
BLDG. 4004, SUITE #220
LAKE OSWEGO, OR 97035

PR43

HONEYMAN

555 NW PARK AVENUE
PORTLAND, OR 97209

PROJECT:
LTE 3C 4C 5C

ISSUED FOR:
ZONING

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	06/04/19	PRELIM ZD	MH
	06/06/19	FINAL ZD	MH
1	06/[illegible]/19	CHECK SHEET	MH
	07/12/19	FINAL ZD	MH

FAIR: 10094243
DRAWN BY: MH
CHECKED BY: JW

CURRENT ISSUE DATE:
07/12/19

STAMP:

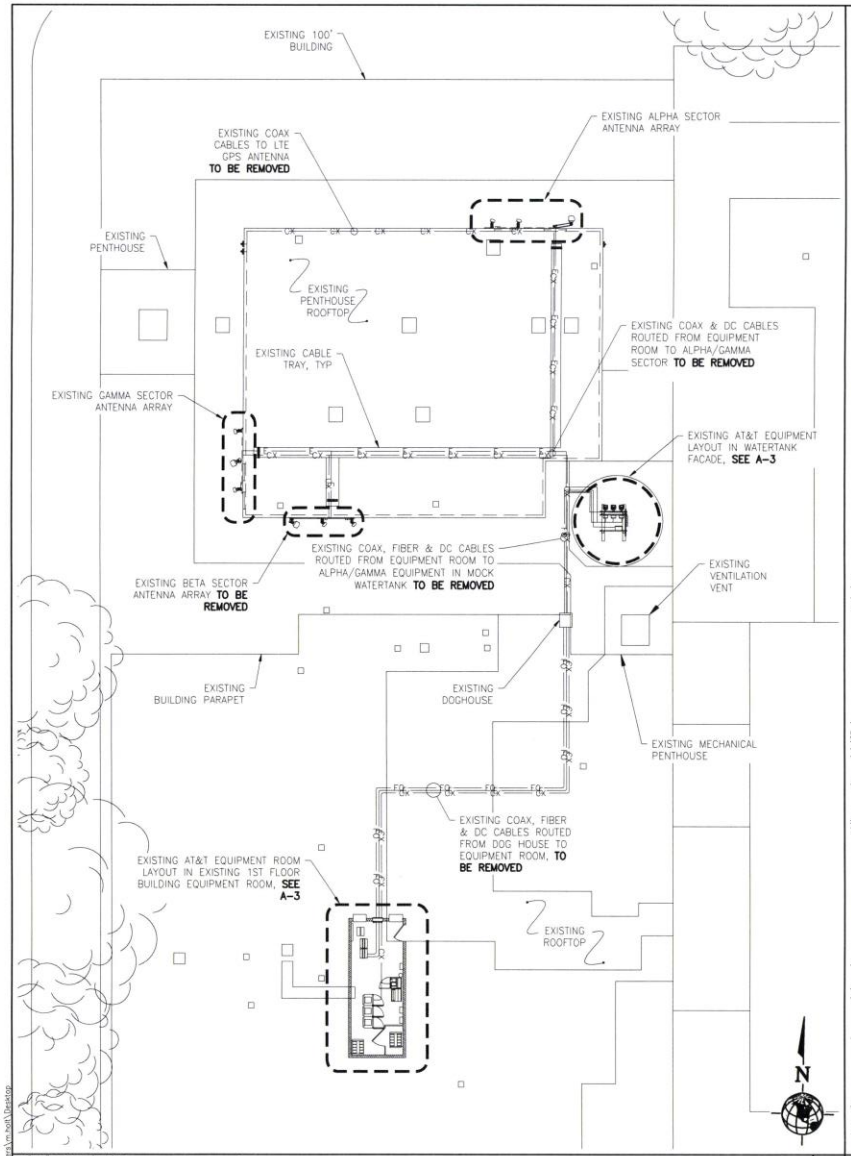
*Approved
City of Portland
Bureau of Development Services
Planner
Date JULY 26, 19
* This approval applies only to the reviews requested and is subject to all conditions and approval.
Additional zoning requirements may apply.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

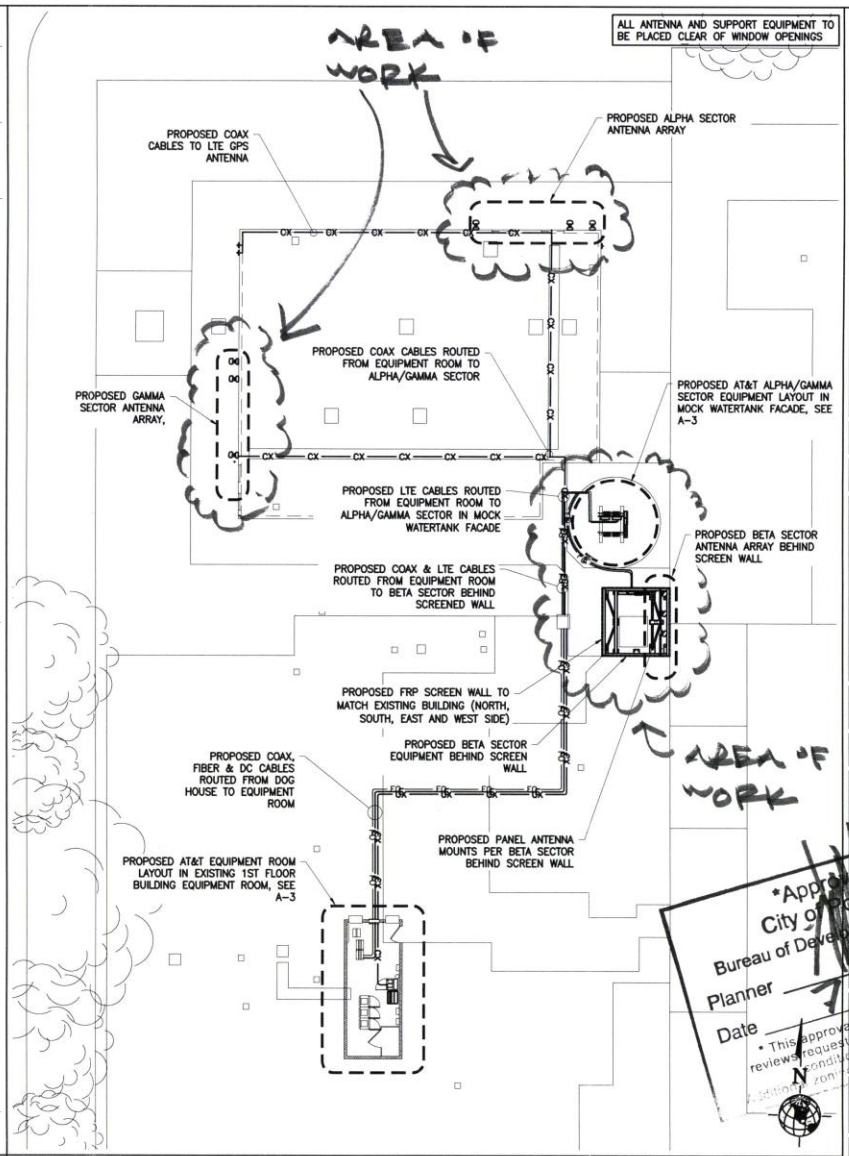
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: A-1
REV. 2

EXH C-2
LU 18-257813 HR



EXISTING COMPOUND LAYOUT | 2



PROPOSED COMPOUND LAYOUT | 1

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LAKE OSWEGO, OR 97035

PR43
HONEYMAN
555 NW PARK AVENUE
PORTLAND, OR 97209

PROJECT: LTE 3C 4C 5C

ISSUED FOR: ZONING

SUBMITTALS

REV.	DATE	DESCRIPTION	BY
A	06/04/19	PRELIM ZD	MH
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FA#: 10094243
DRAWN BY: MH
CHECKED BY: JW
CURRENT ISSUE DATE: 07/12/19
STAMP:

Approved
City of Portland
Bureau of Development Services
Planner
Date 7-26-19
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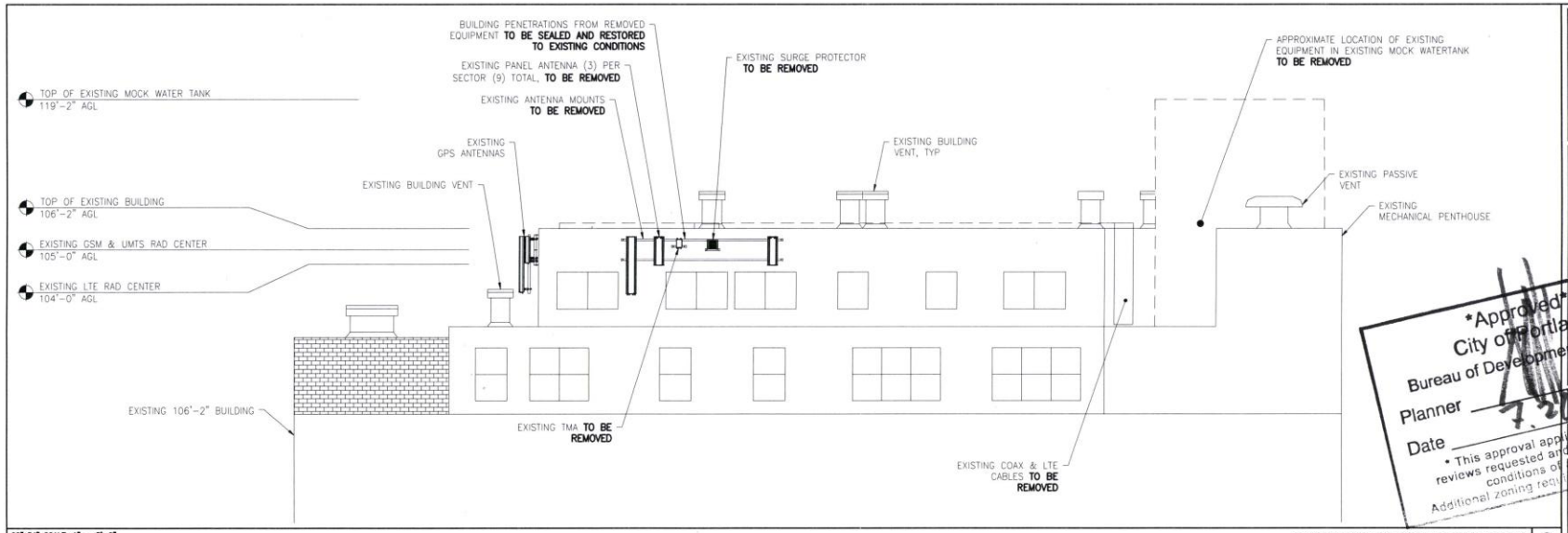
SHEET TITLE: COMPOUND LAYOUT PLANS

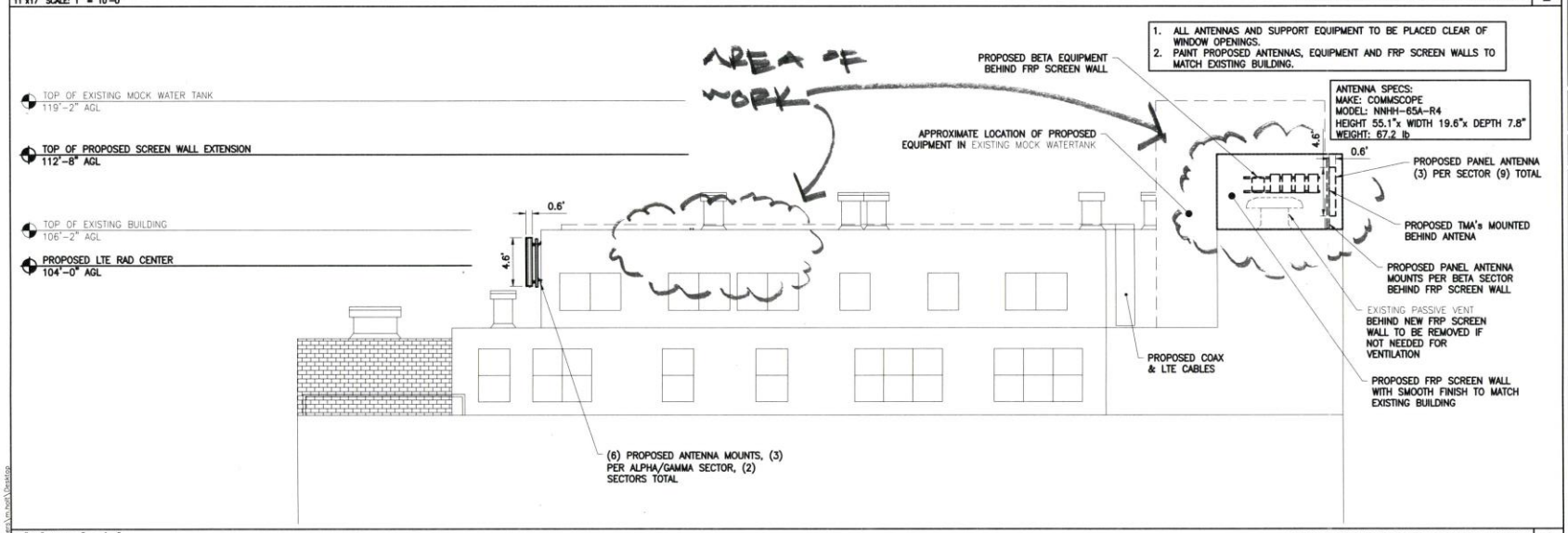
SHEET NUMBER: A-2 REV. 2

EXH C-3
LU 18.257813 HR



22"x34" SCALE: 1" = 5'-0"
11"x17" SCALE: 1" = 10'-0"

EXISTING SOUTH ELEVATION 2



22"x34" SCALE: 1" = 5'-0"
11"x17" SCALE: 1" = 10'-0"

PROPOSED SOUTH ELEVATION 1

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PORTLAND, OR 97209

PROJECT: LTE 3C 4C 5C

ISSUED FOR: ZONING

SUBMITTALS

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DRAWN BY: MH
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CURRENT ISSUE DATE: 07/12/19

STAMP:

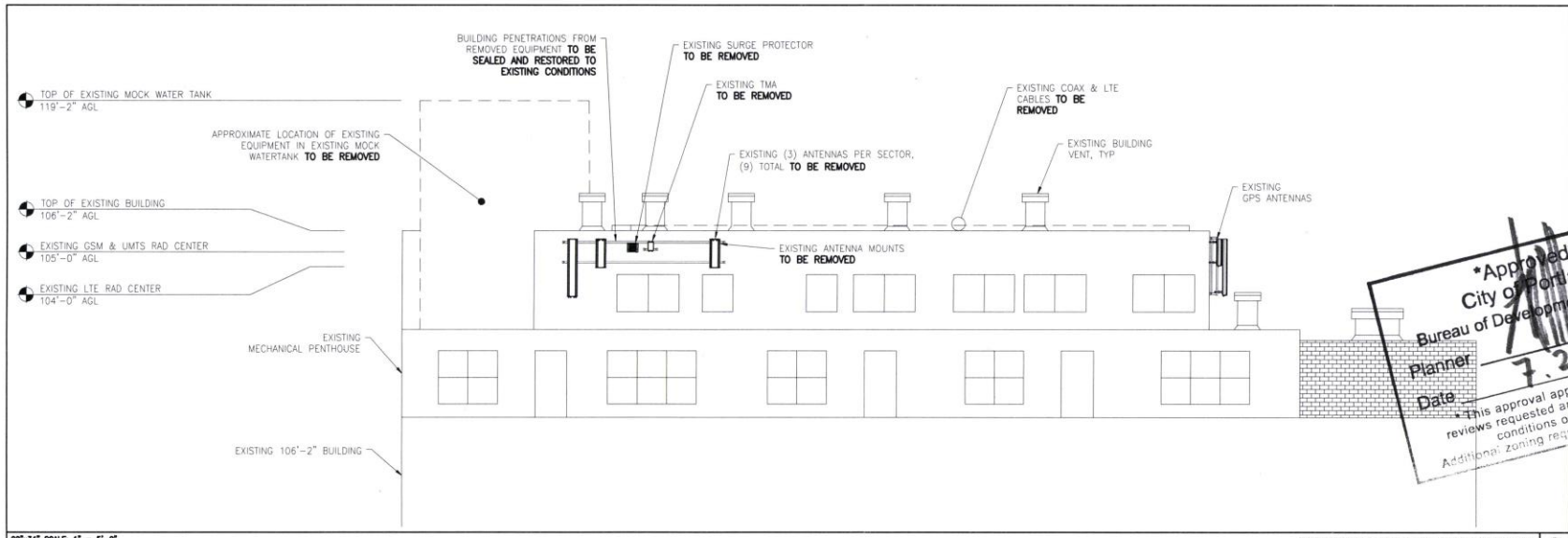
Approved
City of Portland
Bureau of Development Services
Planner
Date 7.22.19
* This approval applies only to the reviews requested and is subject to all conditions of approval listed on the approved plans.
Additional zoning requirements may apply.

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AT&T MOBILITY IS STRICTLY PROHIBITED.

SHEET TITLE: ELEVATIONS SOUTH

SHEET NUMBER: A-4.1 REV. 2

EXH C-4
LU 18-257813 HR

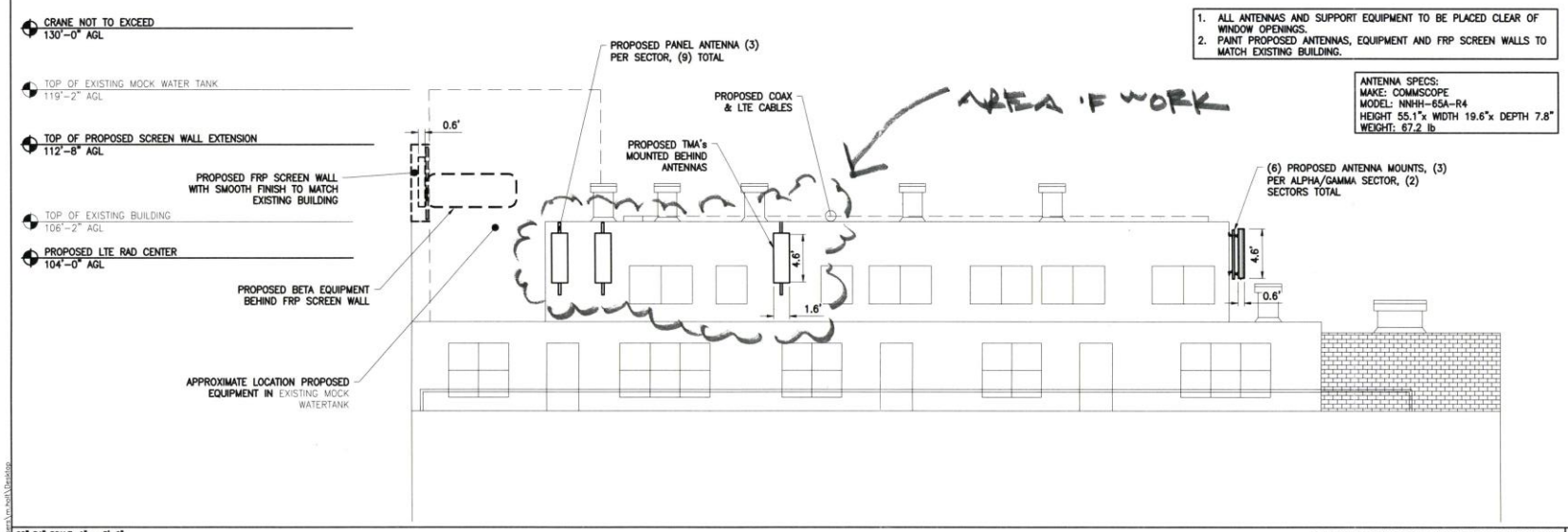


22"x34" SCALE: 1" = 5'-0"
11"x17" SCALE: 1" = 10'-0"

EXISTING NORTH ELEVATION | 2

1. ALL ANTENNAS AND SUPPORT EQUIPMENT TO BE PLACED CLEAR OF WINDOW OPENINGS.
2. PAINT PROPOSED ANTENNAS, EQUIPMENT AND FRP SCREEN WALLS TO MATCH EXISTING BUILDING.

ANTENNA SPECS:
MAKE: COMMSCOPE
MODEL: NNHH-65A-R4
HEIGHT 55.1"x WIDTH 19.6"x DEPTH 7.8"
WEIGHT: 67.2 lb



22"x34" SCALE: 1" = 5'-0"
11"x17" SCALE: 1" = 10'-0"

PROPOSED NORTH ELEVATION | 1

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LAKE OSWEGO, OR 97035

PR43
HONEYMAN
555 NW PARK AVENUE
PORTLAND, OR 97209

Approved
City of Portland
Bureau of Development Services
Planner
Date 7.26.19
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Additional zoning requirements may apply.

PROJECT: LTE 3C 4C 5C

ISSUED FOR: ZONING

SUBMITTALS

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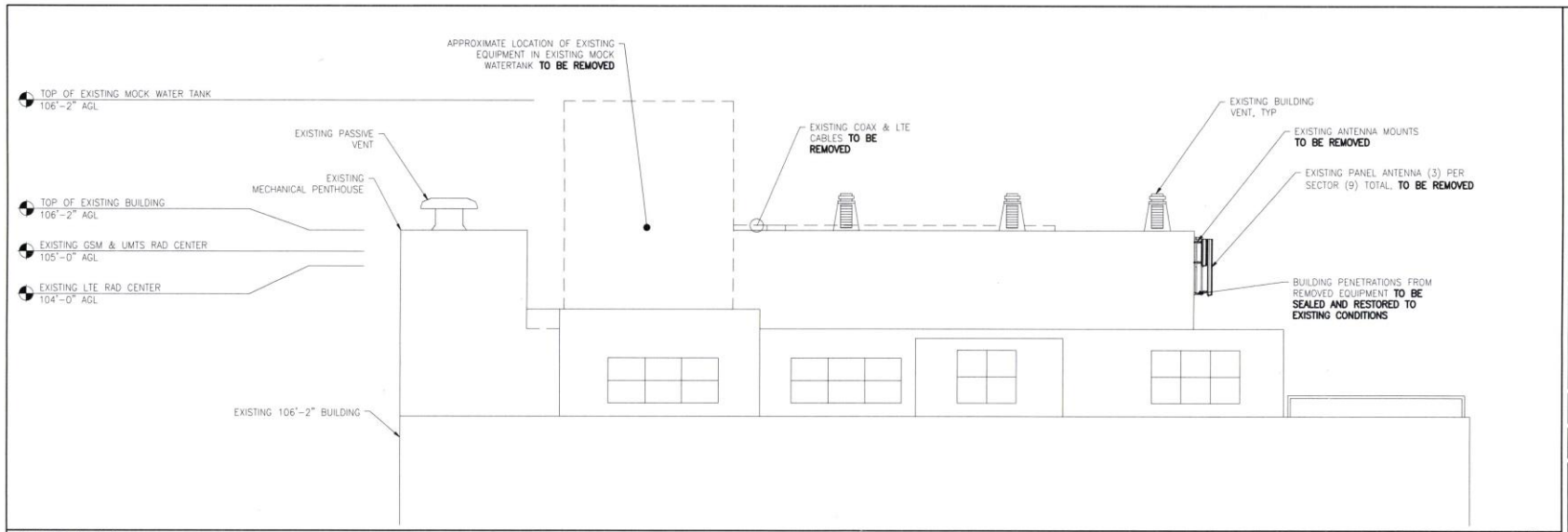
SHEET TITLE: ELEVATIONS NORTH

SHEET NUMBER: A-4.3 REV. 2

EXH C-5
LU 18_257813 HR



22"x34" SCALE: 1" = 5'-0"
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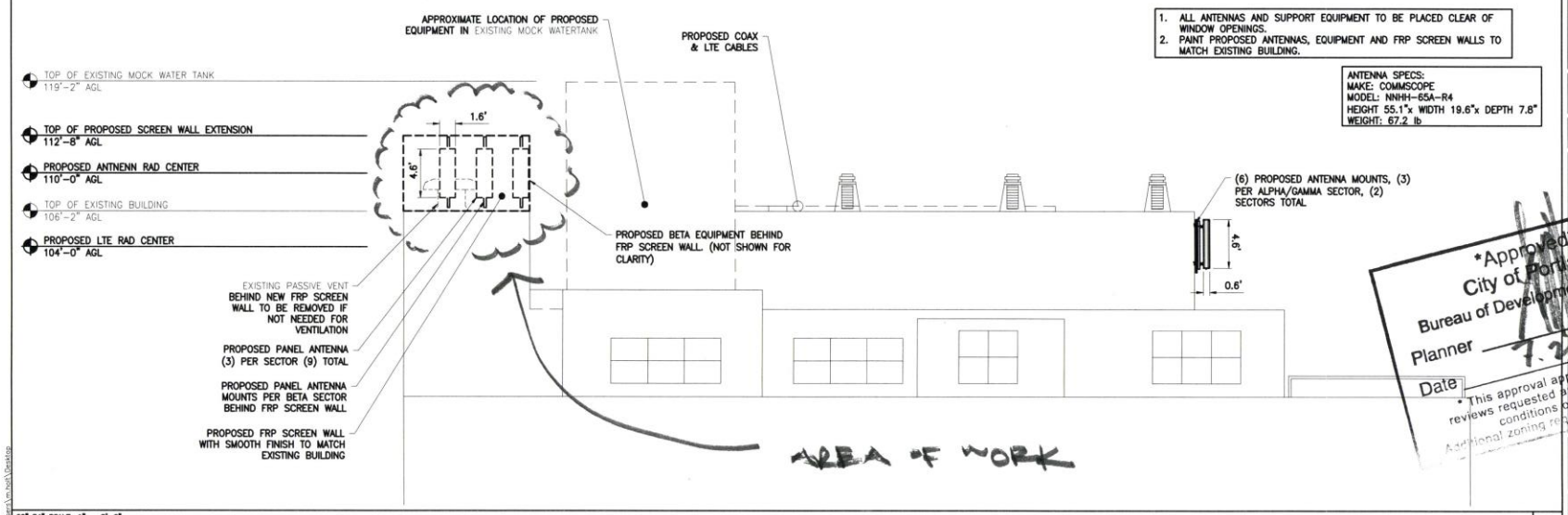
EXISTING EAST ELEVATION 2



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MAKE: COMMSCOPE
MODEL: NNHH-65A-R4
HEIGHT 55.1"x WIDTH 19.6"x DEPTH 7.8"
WEIGHT: 67.2 lb

22"x34" SCALE: 1" = 5'-0"
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PROPOSED EAST ELEVATION 1

Approved
City of Portland
Bureau of Development Services
Planner
Date 7.26.19
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Additional zoning reviews required.

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LAKE OSWEGO, OR 97035

PR43
HONEYMAN
555 NW PARK AVENUE
PORTLAND, OR 97209

PROJECT: LTE 3C 4C 5C

ISSUED FOR: ZONING

SUBMITTALS

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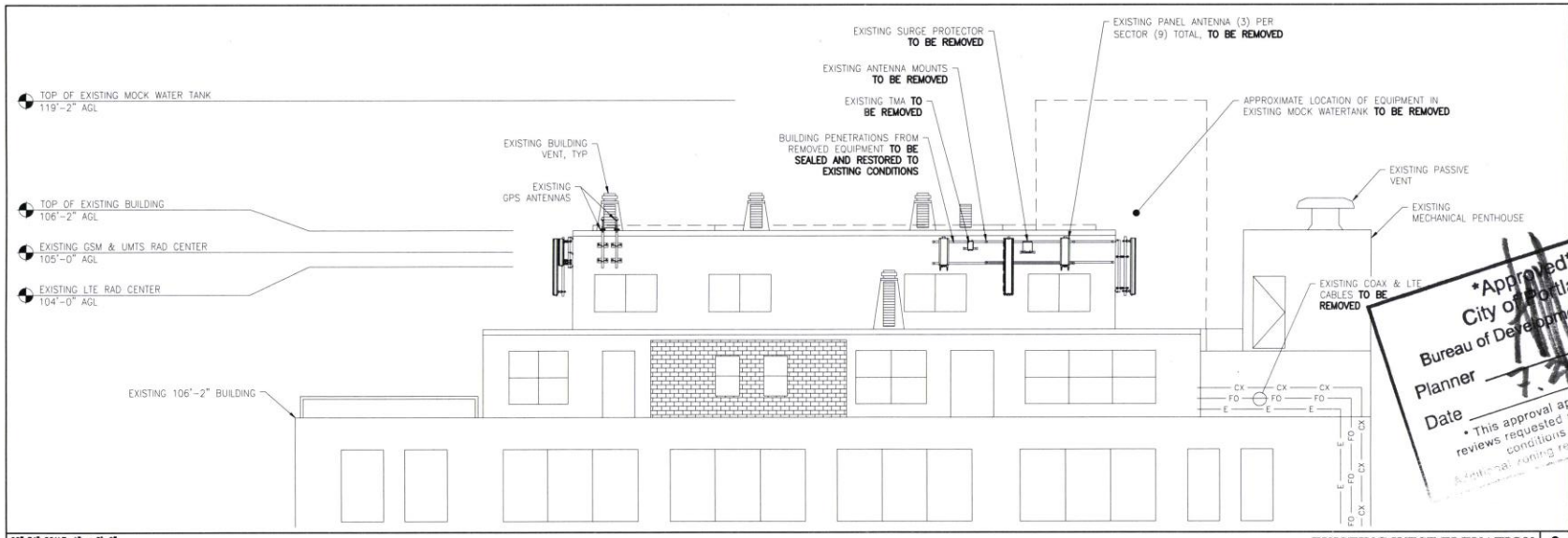
SHEET TITLE: ELEVATIONS EAST

SHEET NUMBER: A-4.2 REV. 2

EXH C-6
LU 18-257813 HR



22"x34" SCALE: 1" = 5'-0"
11"x17" SCALE: 1" = 10'-0"

EXISTING WEST ELEVATION | 2

Approved
City of Portland
Bureau of Development Services
Planner
Date
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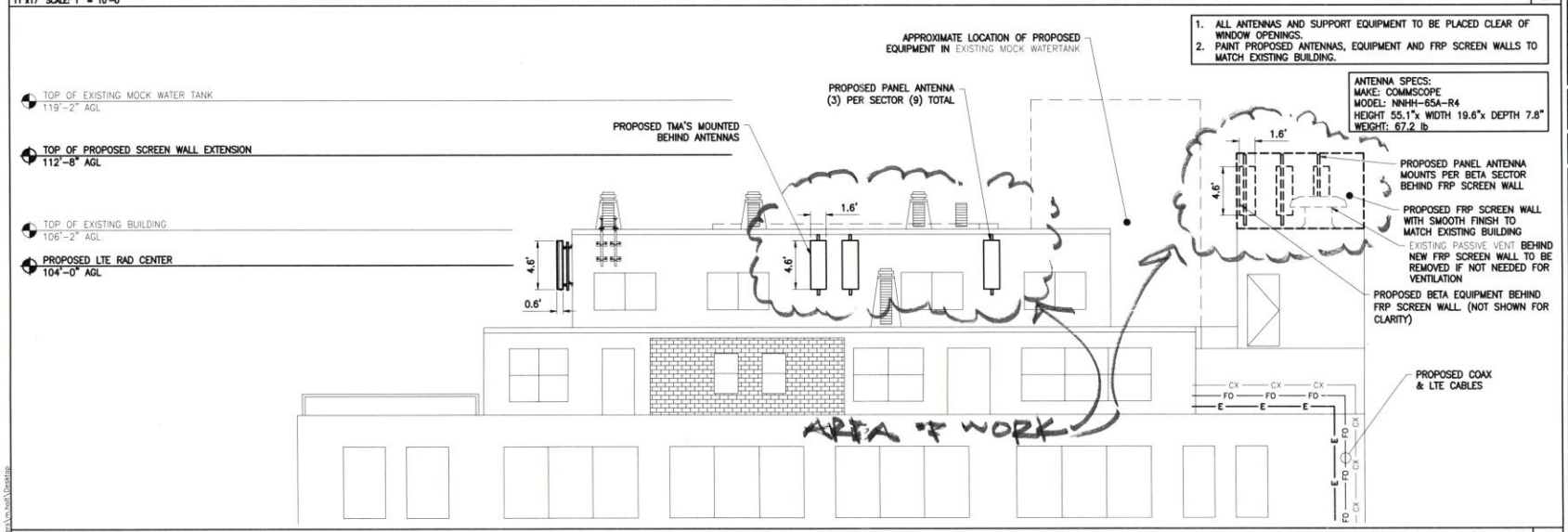

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PROPOSED WEST ELEVATION | 1

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PROJECT: PR43
HONEYMAN
[illegible] NW PARK AVENUE
PORTLAND, OR 97209

ISSUED FOR: ZONING

SUBMITTALS

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0	06/05/19	FINAL ZD	MH
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SHEET TITLE: ELEVATIONS WEST

SHEET NUMBER: A-4.0 REV. 2

EXH C-7
LU 18-257813 HR