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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
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TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: October 03, 2019

To: Interested Person

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

NOTICE OF A TYPE I DECISION ON A PROPOSAL IN YOUR NEIGHBORHOOD

The Bureau of Development Services has a approved 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 19-209461 DZ: "SMALL CELL" RADIO FREQUENCY ANTENNA ADDITIONS TO MACKENZIE HALL

GENERAL INFORMATION

Primary Contact: Miles Anderson | Modus | 503.803.5740
225 SW 1st Ave | Portland OR 97204

Applicant: Melissa Bodine | Verizon Wireless
5430 NE 122nd Ave | Portland OR 97230

Owner: Oregon State (Medical Dept)
3181 SW Sam Jackson Park Rd | Portland, OR 97239

Owner: OHSU | 3181 SW Sam Jackson Park Rd | Portland OR 97239

Site Address: **3181 SW SAM JACKSON PARK ROAD**

Legal Description: TL 600 14.19 ACRES, SECTION 09 1S 1E
Tax Account No.: R991090460
State ID No.: 1S1E09 00600
Quarter Section: 3328
Neighborhood: Homestead, contact at land-use@homesteadna.org
Business District: None
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Plan District: Marquam Hill
Zoning: EX(IC)c,d,p: Central Employment (EX) base zone, (Institutional Campus, IC, Comprehensive Plan Designation), Environmental Conservation Overlay Zone (c), Design Overlay Zone (d), Environmental Protection Overlay Zone (p).
Case Type: DZ: Design Review

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

Proposal:
The applicant seeks Design Review approval to install two new radio frequency antennas at the OHSU Campus, specifically, to the 2-story western addition of Mackenzie Hall. The proposed antennas include: a 5G Antenna (20.5" in height, 7.9" in width and 4.9" in depth) and a 4G antenna (24.3" in height, 12.1" in width and 7.0" in depth). Both are proposed to be flush mounted at the building cornice. Additional ancillary equipment will be located on the interior parapet and will not be visible.

Design Review is required because the proposal is within a Design Overlay Zone.

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

- Marquam Hill Design Guidelines

ANALYSIS

Site and Vicinity:
The subject site is the western addition to Mackenzie Hall (designed by Ellis Lawrence and first named the Medical Science Building), the original building of the OHSU Campus located on the hill resulting from an 1887 land gift to the University of Oregon from the Oregon Railroad and Navigation company's 1880's acquisition of land atop Marquam Hill. Once the dominant structure on the campus, Mackenzie Hall is now dwarfed and almost entirely eclipsed by adjacent OHSU Campus buildings on all sides: Jones Hall (to the west), Medical Research Building and Vollum Institute (to the north), Kohler Pavilion (to the east), OHSU Hospital and OHSU Doernbecher Children's Hospital (both to the south).

Transportation infrastructure and services are provided to the site as follows: Bus service is provided to the site via SW Sam Jackson Park Road with the #8, #61, #64, #65, #66 and #68; SW Sam Jackson Park Road SW Gibbs Street and SW US Veterans Hospital Road are all designated as City Bikeways and City Walkways (per the Transportation Service Plan, TSP), SW Terwilliger Boulevard is designated as a Major City Bikeway and a City Walkway; the aerial Tram terminal is located adjacent to Peter O. Kohler Pavilion.

Zoning:
The Central Employment (EX) zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial and commercial uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

The Environmental Conservation Zone "c" overlay conserves important resources and functional values in areas where the resources and functional values can be protected while following environmentally sensitive urban development.

The Design overlay "d" 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 Environmental Protection Zone "p" overlay provides the highest level of protection to the most important resources and functional values. These resources and functional values are

identified and assigned value in the inventory and economic, social, environmental, and energy (ESEE) analysis for each specific study area. Development will be approved in the environmental protection zone only in rare and unusual circumstances.

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

Numerous Land Use Reviews exist on the site, however none have an impact or Conditions that would apply to these limited RF antenna locations.

Agency Review: A Notice of Proposal in your Neighborhood was mailed on **August 29, 2019**. No Bureaus provided comments.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **August 29, 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

DESIGN REVIEW (33.825)

33.825.010 Purpose
Design Review ensures:
- That development conserves and enhances the recognized special design values of a site or area;
- The conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district;
- That certain types of infill development will be compatible with the neighborhood and enhance the area; and
- High design quality of public and private projects.

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 guidelines for the area.

> **Findings:** The site is designated with design overlay zoning (d) and requires Type II Design Review approval. Because the site is located within the Marquam Hill Plan District, the applicable design guidelines are the Marquam Hill Design Guidelines.

Staff has considered all guidelines and has addressed only those guidelines considered applicable to this project.

Marquam Hill Design Guidelines

2. Develop Integrated Building Rooftops. Size and place rooftop penthouses, mechanical equipment and related screening elements to mitigate their impacts on views of the buildings. Consider the incorporation of rooftop gardens and/or roof-level stormwater management systems to enhance views of and views onto the rooftops of buildings and parking structures.
6. Support the Pedestrian Network with New Development. Support the pedestrian network by developing building facades that create strong physical and visual connections to the system. Incorporate building equipment and/or service areas in a manner that does not detract from the pedestrian environment, including trails.

> **Findings for 2 and 6:** While small in size and not located directly on top of the roof, the two proposed antennas do have a visual impact to the roof top area of the north elevation of the addition to MacKenzie Hall. Because there are no antennas, mechanical equipment, etc. on the north elevation of the addition, the proposed development subsequently impacts the pedestrian network as well. Although the north elevation wall is clearly an end wall, having none of the brick work or ornamental investment of the west and south elevations of the addition, the elevation is also

entirely clear of extraneous equipment with an unadorned parapet and a "cornice" that appears to be the metal flashing atop the parapet. This is in stark contrast to the rich and decorative cornice ornamentation at the parapet that is evident on the original MacKenzie Hall building to the east. Because of the back-of-house and utilitarian nature of the north elevation of the MacKenzie Hall addition, and because the north elevation of the addition is a blank wall that is recessed back approximately 13 feet from the original MacKenzie Hall, staff believes this is an acceptable location for limited radio frequency antenna installation. However, in an effort to ensure that future radio frequency antenna installations do not migrate to the original MacKenzie Hall building, or the other elevations of the addition, where they would impact the architectural integrity of the building, staff has added the condition of approval that the concealment for all antennas is that they be: located at, but not above, the parapet; painted (or filmed – as is the case with the 5G antennas) to match the predominant field color of the building wall (currently beige); be located on the north wall plane of the MacKenzie Hall addition and not less than 10 feet from the existing corners.

With the condition of approval that the concealment for all antennas is that they be: located at, but not above, the parapet; painted (or filmed – as is the case with the 5G antennas) to match the predominant field color of the building wall (currently beige); be located on the north wall plane of the MacKenzie Hall addition and not less than 10 feet from the existing corners, these Guidelines are therefore met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all 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 add two new "small cell" antennas to the building historically known as MacKenzie Hall on the OHSU Campus maintains the architectural integrity and character of the building through locating the antennas on the unadorned north elevation of the MacKenzie Hall addition, and not on either the original MacKenzie Hall building nor the more adorned west or south elevations of the addition.

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. As indicated in detail in the findings above, the proposal meets the applicable design guidelines and therefore warrants approval**.**

ADMINISTRATIVE DECISION

Design Review approval of alterations to the west addition to the building historically know as MacKenzie Hall on the OHSU Campus located in Subdistrict A of the Marquam Hill Plan District.

Approval, per the approved site plans, Exhibits C-1 through C-6, signed and dated September 30, 2019, subject to the following conditions:

A. As part of the building permit application submittal, the following development-related conditions (B through D) 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 19-209461 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. The concealment for all antennas is that they be: located at, but not above, the parapet; painted (or filmed – as is the case with the 5G antennas) to match the predominant field color of the building wall (currently beige); be located on the north wall plane of the MacKenzie Hall addition and not less than 10 feet from the existing corners.

D. NO FIELD CHANGES ALLOWED.

Staff Planner: Arthur Graves

Decision rendered by: _____ on September 30, 2019.
By authority of the Director of the Bureau of Development Services

Decision mailed (within 5 days of dec.) October 03, 2019.

Procedural Information. The application for this land use review was submitted on August 13, 2019, and was determined to be complete on August 27, 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 August 13, 2019.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: December 25, 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 **October 03, 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:

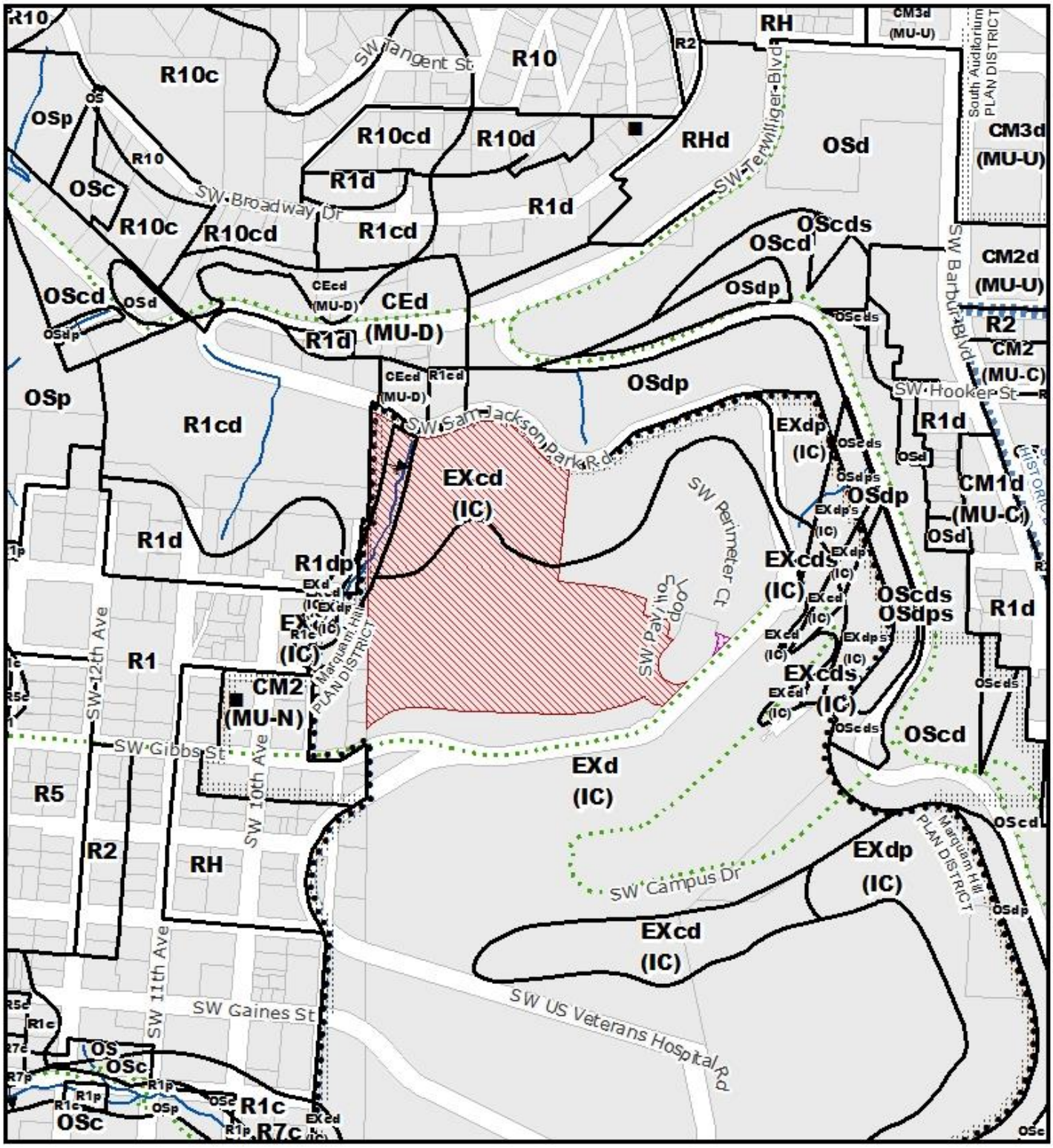
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS
NOT ATTACHED UNLESS INDICATED

A. Applicant's Submittal
   1. Initial Submittal: 08.13.2019
   2. Initial Drawings: 08.13.2019
B. Zoning Map (attached)
C. Plans/Drawings:
   1. Vicinity Site Plan (attached)
   2. Building Site Plan (attached)
   3. Elevations: North – Existing and Proposed (attached)
   4. Elevations: West – Existing and Proposed (attached)
   5. Enlarged Antenna Plan
   6. Details: 4G and 5G Antennas
D. Notification information:
   1. Mailing list
   2. Mailed notice

E. Agency Responses: No comments received.
F. Correspondence: No comments received.
G. Other:
   1. Original LU Application
   2. Historic Information
   3. 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

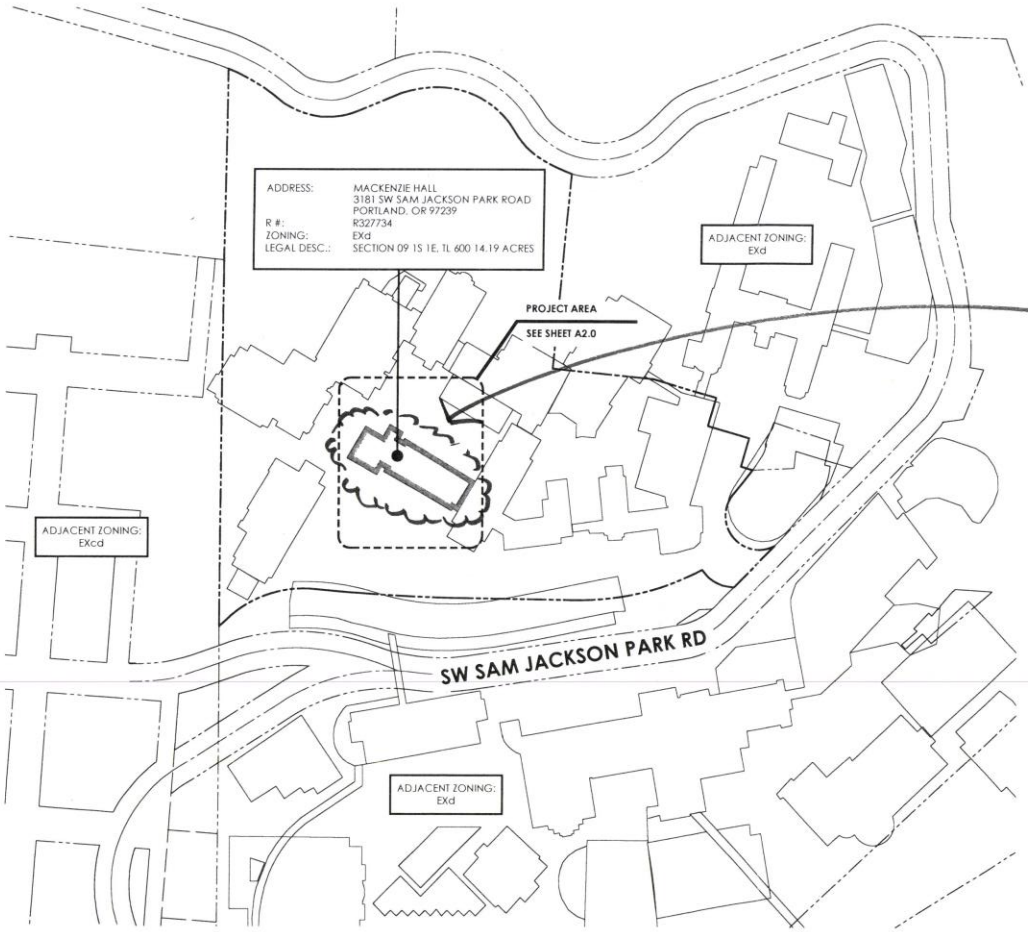
THIS SITE LIES WITHIN THE:
MARQUAM HILL PLAN DISTRICT
E, A SUBDISTRICT

Site
Also Owned Parcels
Stream
Historic Landmark
Recreational Trails

File No.	LU 19-209461 DZ
1/4 Section	3328
Scale	1 inch = 400 feet
State ID	1S1E09 200
Exhibit	B Aug 13, 2019

NOTES:

1. THE OVERALL SITE PLAN IS GENERATED FROM MULTIPLE SOURCES INCLUDING, BUT NOT LIMITED TO, GIS MAPS, AERIAL MAPS, PHOTOS, IMAGES, AND TOPOGRAPHIC SURVEY (IF PROVIDED).



verizon

CAPITAL DESIGN SERVICES
2101 4TH AVE E, SUITE 202
OLYMPIA, WA 98506
360.915.6750
WWW.CAPITALDESIGNSERVICES.COM

VECTOR Engineers

DRAWN BY:	MS
CHECKED BY:	BU

DRAWING VERSION

VER.	DATE	DESCRIPTION
1	06/28/19	PRELIM CD DRAWINGS
2	06/27/19	CLIENT COMMENT
3	07/01/19	FINAL LU DRAWINGS

LICENSER

Approved
City of Portland
Bureau of Development Services
Planner
Date 9.30.19
* This approval pertains only to the review requested

PROJECT INFORMATION

GROVER 05

MACKENZIE HALL
3181 SW SAM JACKSON PARK RD
PORTLAND, OR 97239

SHEET TITLE

OVERALL SITE PLAN

SHEET NO.

A1.0

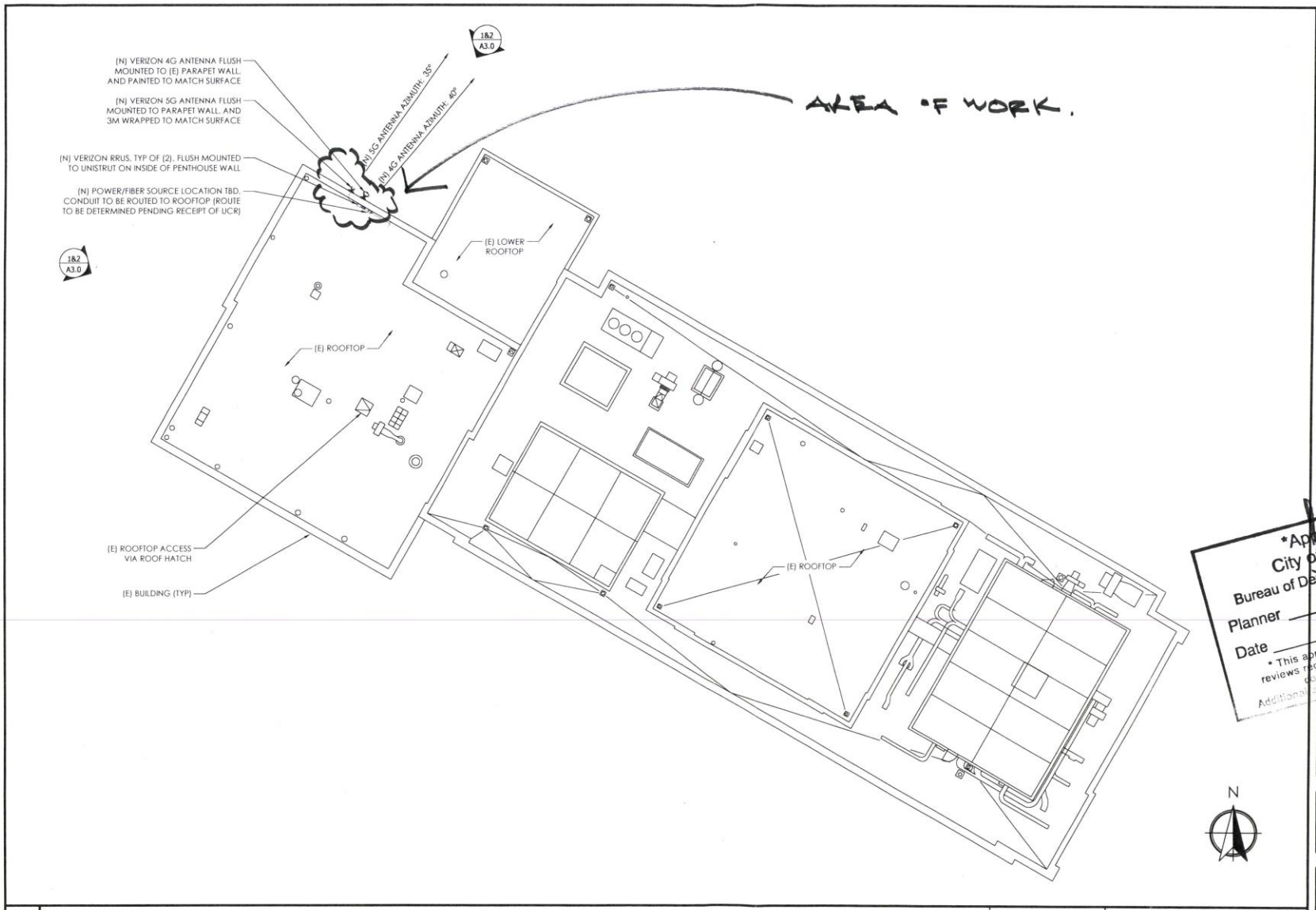
BKMC-1

1	OVERALL SITE PLAN

11 X 17 SCALE: 1" = 200'-0"
22 X 34 SCALE: 1" = 100'-0"

0' 100' 200' 400'

LU 19-209461 DZ



1 ENLARGED SITE PLAN

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

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City of Portland
Bureau of Development Services
Planner
Date 9.30.19
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Additional ... may apply.

PROJECT INFORMATION

GROVER 05

MACKENZIE HALL
3181 SW SAM JACKSON PARK RD
PORTLAND, OR 97239

SHEET TITLE

ENLARGED SITE PLAN

SHEET NO.

A2.0
EXH C-2

LU 19-209461 DZ

1 (E) NORTH ELEVATION

EXISTING

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

2 (N) NORTH ELEVATION

PROPOSED

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

NOTES:

1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO ORDERING / INSTALLING EQUIPMENT.
2. NEW OR REPLACEMENT ANTENNA MOUNTS SHALL COMPLY WITH NSTD-445 STANDARDS AS REQUIRED BY VERIZON.
3. THE PROPOSED ANTENNAS AND ALL ASSOCIATED HARDWARE WILL PAINTED AND/OR WRAPPED IN 3M HYDROPHOBIC mmW WRAP OR APPROVED EQUAL TO MATCH THE EXISTING BUILDING SURFACE TO WHICH THEY ARE ATTACHED.

"Approved"
City of Portland
Bureau of Development Services
Planner
9.30.19
Date
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VER.	DATE	DESCRIPTION
1	XX/XX/19	PRELIM CLIENT REVIEW
2	06/27/19	CLIENT COMMENT
3	07/01/19	FINAL LU DRAWINGS

LICENSER

PROJECT INFORMATION

GROVER 05

MACKENZIE HALL
3181 SW SAM JACKSON PARK RD
PORTLAND, OR 97239

SHEET TITLE

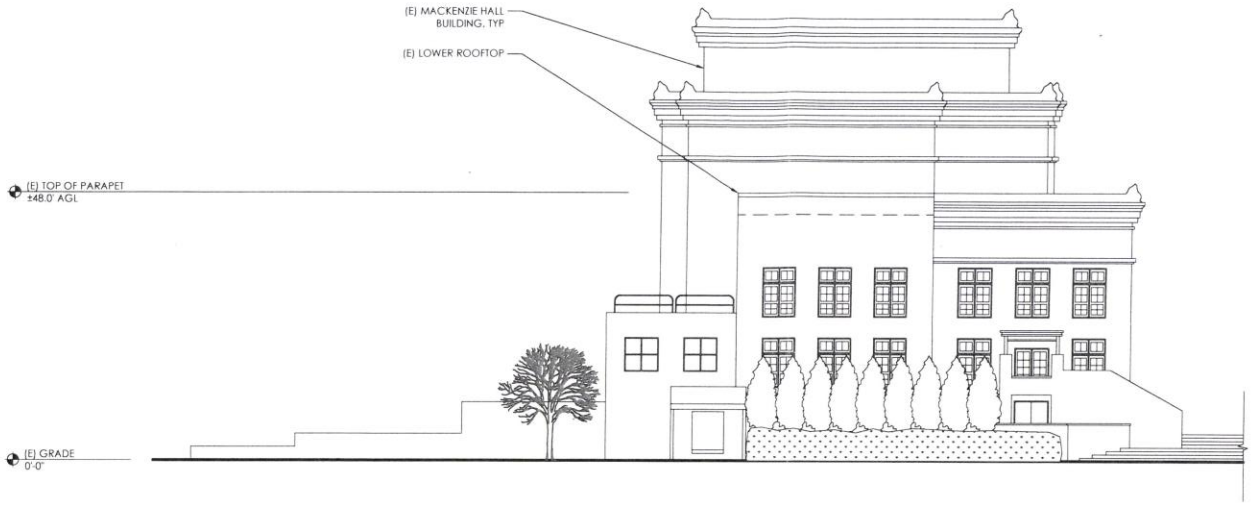
(E) & (N) NORTH ELEVATIONS

SHEET NO.

A3.0

EXH C-3

LU 19-209461 DZ

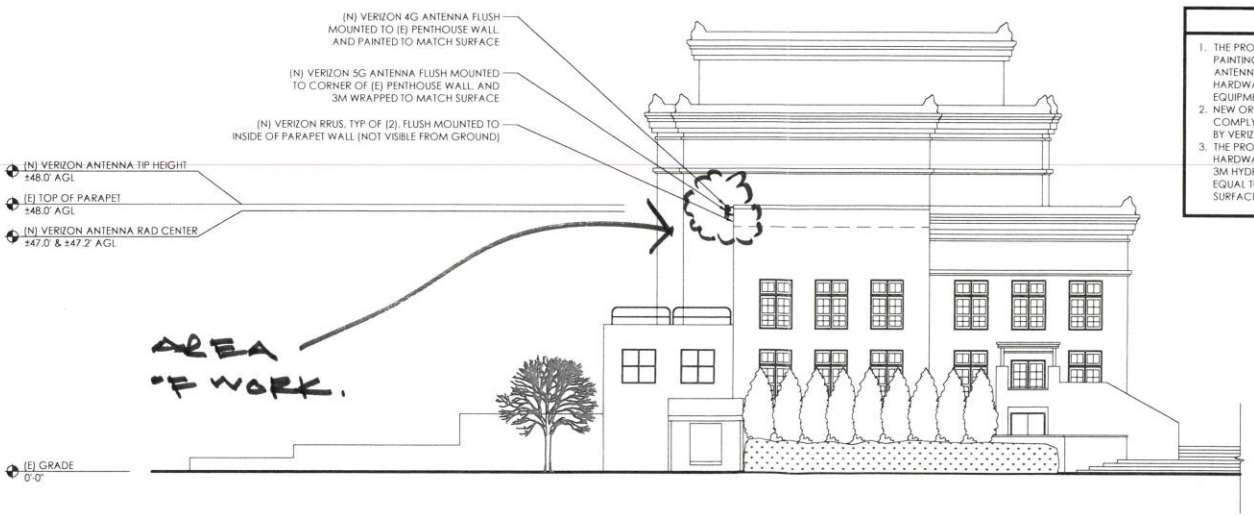


1 (E) WEST ELEVATION

EXISTING

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'



2 (N) WEST ELEVATION

PROPOSED

11 X 17 SCALE: 1" = 20'-0"
22 X 34 SCALE: 1" = 10'-0"

0' 10' 20' 40'

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PROJECT INFORMATION

GROVER 05

MACKENZIE HALL
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PORTLAND, OR 97239

SHEET TITLE

(E) & (N)WEST ELEVATIONS

SHEET NO.

A3.1
EXH C-4

LU 19-209461 DS