



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: November 13, 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 19-209290 DZ: RADIO FREQUENCY ANTENNA INSTALLATION ON PARKING GARAGE "F"

GENERAL INFORMATION

Primary Contact: Neil Geisler | Modus | 503.803.5740
225 SW 1st Ave | Portland OR 97204

Applicant: 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 RD**

Legal Description: TL 200 26.24 ACRES LAND & IMPS SEE R327745 (R991090552) FOR AIRSPACE & IMPS & R327746 (R991090555) FOR IMPS, SECTION 09 1S 1E

Tax Account No.: R991090550
State ID No.: 1S1E09 00200
Quarter Section: 3328, 3428
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, SubDistrict B
Zoning: EX(IC)c,d,s,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), Scenic Resource Overlay Zone (s).

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 three new radio frequency antennas and accessory equipment to an existing building on the OHSU Campus. Specifically, an antenna will be installed on the north, south and west elevations of the existing Parking Garage “F”, an 8-story surface parking garage adjacent to the Doernbecher Children’s Hospital. The proposed antennas include:

- To the north elevation:
 - A 5G antenna (20.5” in height, 7.9” in width and 4.9” in depth), mounted to the underside of the parking garage ceiling and 3M wrapped to match adjacent surfaces;
- To the west elevation:
 - A 4G antenna (52.5” in height, 12.1” in width and 7.0” in depth), mounted to the underside of the parking garage ceiling and painted to match adjacent surfaces;
 - 2 RRUS (30.0” in height, 10.4” in width and 5.9” in depth) to the inside of the parking garage;
- To the south elevation:
 - A 5G antenna (20.5” in height, 7.9” in width and 4.9” in depth), mounted to the underside of the parking garage ceiling and 3M wrapped to match adjacent surfaces.

Design Review is required because the proposal is within a Design Overlay Zone and is not meeting exemptions.

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 a parking garage known specifically as Parking Garage “F” on the OHSU Campus on the hill, and within SubDistrict B of the Marquam Hill Plan District. The concrete parking garage is located south of the OHSU Hospital Building, immediately west of the future OHSU Hospital Expansion building and is under the north end of the OHSU Doernbecher Children’s Hospital.

Transportation infrastructure and services are provided to the site as follows: Bus service is provided to the site via SW Campus Drive with the #8, #61, #64, #65, #66 and #68; SW Campus Drive is designated as City Bikeway and Local Service Walkway (per the Transportation Service Plan, TSP).

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.

The Scenic Resource Zone “s” overlay is intended to protect Portland’s significant scenic resources as identified in the Scenic Resources Protection Plan; enhance the appearance of Portland to make it a better place to live and work; create attractive entrance ways to Portland and its districts; improve Portland’s economic vitality by enhancing the City’s attractiveness to its citizens and to visitors; and implement the scenic resource policies and objectives of Portland’s Comprehensive Plan. The purposes of the Scenic Resource zone are achieved by establishing height limits within view corridors to protect significant views and by establishing additional landscaping and screening standards to preserve and enhance identified scenic resources.

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 **October 22, 2019**. No Bureaus responded with comments.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **October 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

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 the three proposed antennas are located on the parking garage’s upper levels, all are located within the footprint and property line of the building (meaning none are proposed to extend out from the building) and none are sited on the roof, which is clearly visible from the following buildings and prominent adjacent features on the OHSU Campus: Doernbecher Children’s Hospital, the skybridge connecting to Veterans Administrations Medical Center, the OHSU Hospital building, Kohler Pavilion, and the Portland Aerial Tram. In addition, the proposed 4G and 5G antennas will not directly negatively impact the pedestrian environment because of their being located in the upper floors of the building and away from the pedestrian realm: the 7th floor of the north elevation (see Exhibit C-3); the 8th floor of the west elevation; and the 8th floor of the south elevation (see Exhibit C-4). Additional aspects in the proposed location of each new antenna also help to minimize the overall impact on the pedestrian environment; the north facing antenna is located on the back-of-house portion of building on (upper) SW Campus Drive (facing the loading area for the OHSU Hospital building) where there is limited pedestrian access and activity; the west facing antenna is located on an elevation with existing established mature conifer trees that are taller than the existing elevation of the building, providing partial screening from the pedestrian realm; and the south antenna is obscured and partially screened from the pedestrian environment by Doernbecher Children’s Hospital’s structural columns. Collectively, the proposed addition of the three antennas, which are all mounted to the underside of the parking garage ceiling (and not extending past the property line of the building) while being painted (or filmed – as is the case with the 5G antennas) to match the predominant field color of the building wall (currently grey), will further ensure that pedestrian environment is not detracted from with the proposed application. Staff has added the following conditions of approval to maintain the low impact of antennas on this building and the surrounding areas: existing mature conifer trees must be maintained as buffer and screening; all proposed antennas must be mounted to the underside of the parking garage ceiling; all proposed antennas must be entirely located within the property line of the building and may not extend over the building’s property line; all antennas and accessory equipment must be painted to match (or wrapped with film, as is the case with 5G antennas due to their not being able to be painted) to match adjacent surfaces (in this case grey).

With the condition of approval that the existing mature conifer trees must be maintained as buffer and screening; all proposed antennas must be mounted to the underside of the parking garage ceiling consistent with the installation of antennas in this submittal; all proposed antennas must be entirely located within the property line of the building and may not extend over the building’s property line; all antennas and accessory equipment must be painted to match (or wrapped with film, as is the case with 5G antennas due to their not being able to be painted) to match adjacent surfaces (in this case grey); 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 three new "small cell" antennas to the building conventionally known as Parking Garage "F", an 8-story surface parking garage adjacent to the Doernbecher Children's Hospital on the OHSU Campus, maintains the architectural integrity and character of the building through locating the antennas within the property line of the building, attaching them to the underside of the parking garage ceiling, and painting (or wrapped with film) them to match adjacent surfaces.

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 building known as Parking Garage "F", an 8-story surface parking garage adjacent to the Doernbecher Children's Hospital on the OHSU Campus, located in Sub-District B of the Marquam Hill Plan District.

Approval, per the approved site plans, Exhibits C-1 through C-11, signed and dated November 07, 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 19-209290 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 applying to all antennas is as follows: the existing mature conifer trees must be maintained as buffer and screening; all proposed antennas must be mounted to the underside of the parking garage ceiling consistent with the installation of antennas in this submittal; all proposed antennas must be entirely located within the property line of the building and may not extend over the building's property line; all antennas and accessory equipment must be painted to match (or wrapped with film, as is the case with 5G antennas due to their not being able to be painted) to match adjacent surfaces (in this case grey).

D. NO FIELD CHANGES ALLOWED

Staff Planner: Arthur Graves



Decision rendered by: _____ **on November 07, 2019.**

By authority of the Director of the Bureau of Development Services

Decision mailed November 13, 2019.

Procedural Information. The application for this land use review was submitted on August 13, 2019, and was determined to be complete on October 18, 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: February 15, 2020.**

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 **November 13, 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, permittees must demonstrate compliance with:

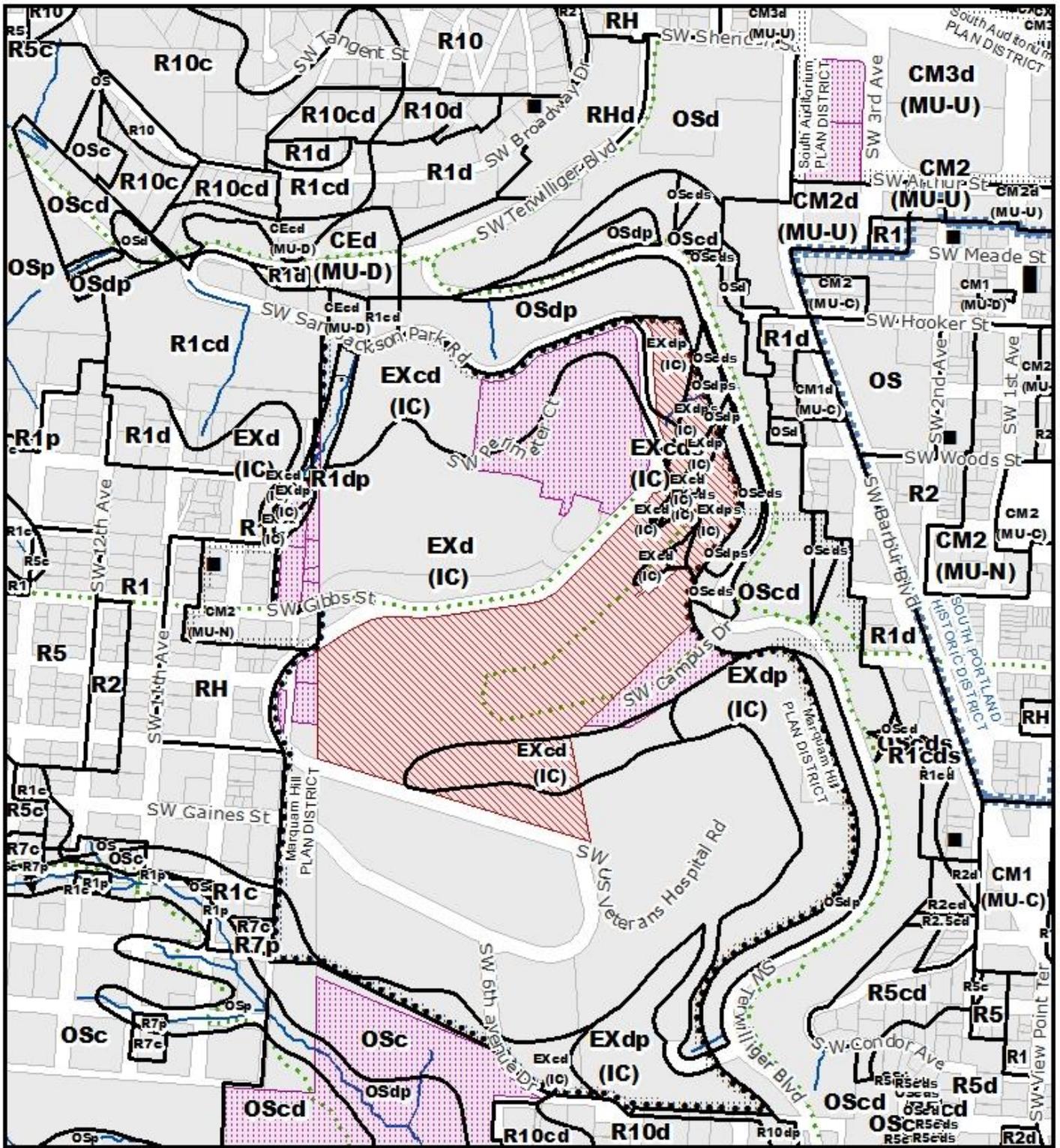
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code for the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Submittal
 1. Initial Drawings: 08.13.2019 (superseded)
 2. Revised Drawings: 10.07.2019
- B. Zoning Map (attached)
- C. Plans/Drawings:
 1. Vicinity Map
 2. Site Plan (attached)
 3. Plan: 7th Floor
 4. Plan: 8th Floor
 5. Elevations: South – Existing and Proposed (attached)
 6. Elevations: West – Existing and Proposed (attached)
 7. Elevations: North – Existing and Proposed (attached)
 8. Elevations: East – Existing and Proposed
 9. Enlarged Antenna Plans
 10. Details: 4G and 5G Antennas
 11. Material Sample: 5G film
- 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. Photos
 3. Incomplete Letter: August 27, 2019

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:
MARQUAM HILL PLAN DISTRICT
E, B SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	LU 19-209290 DZ
1/4 Section	3328,3428
Scale	1 inch = 500 feet
State ID	1S1E09 200
Exhibit	B Aug 13, 2019



DRAWN BY:	MS
CHECKED BY:	BU

VER.	DATE	DESCRIPTION
1	10/27/19	PRELIM DEDICATED
2	10/01/19	CLIENT COMMENT
3	10/04/19	FINAL U DRAWINGS
4	10/27/19	CC - FINAL U DRAWINGS
5	10/27/19	CC - FINAL U DRAWINGS
6	10/29/19	CC - FINAL U DRAWINGS

Approved
 City of Deschutes
 Bureau of Development Services
 Planner
 Date

[Signature]

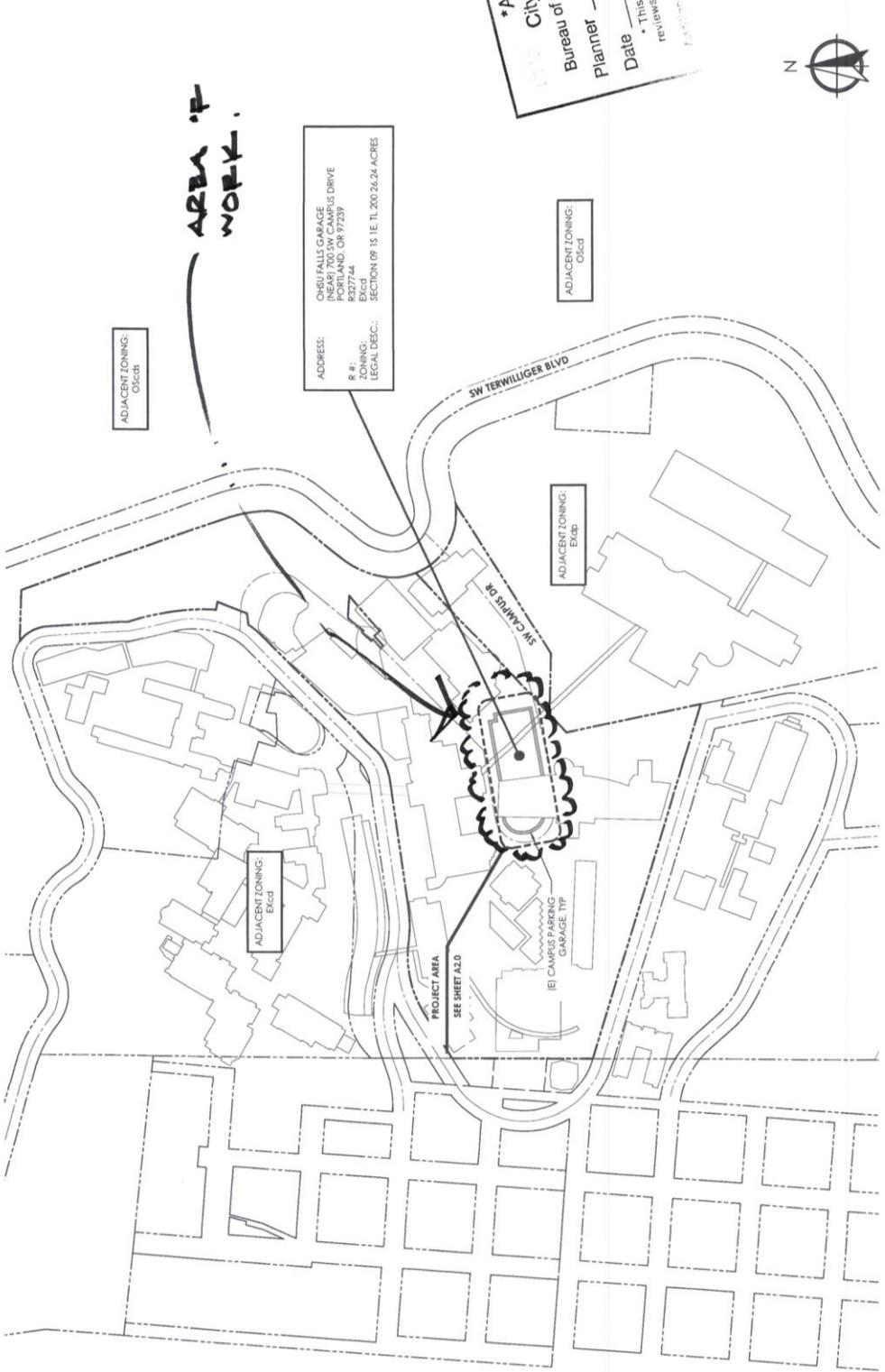
* This approval applies only to the project as listed and is subject to all reviews required by applicable codes.

PROJECT INFORMATION
GROVER 07
OHSU FALLS GARAGE (NEAR) 700 SW CAMPUS DRIVE PORTLAND, OR 97239

SHEET TITLE
OVERALL SITE PLAN

SHEET NO.
A1.0

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).



AREA 'F' WORK.

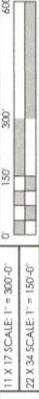
ADDRESS:
 OHSU FALLS GARAGE
 NEAR) 700 SW CAMPUS DRIVE
 PORTLAND, OR 97239
 R #:
 ZONING:
 LEGAL DESC.:
 SECTION 09 13 1E TL 200 26.24 ACRES

ADJACENT ZONING:
 OScd

ADJACENT ZONING:
 EScd

ADJACENT ZONING:
 EScd

ADJACENT ZONING:
 OScd



1 OVERALL SITE PLAN

EXH C-2
 19-209258 DB



DRAWN BY: MS
CHECKED BY: BU

VER.	DATE	DESCRIPTION
1	06/20/19	PRELIM CLIENT COMMENTS
2	06/27/19	FINAL LU DRAWINGS
3	06/27/19	CC - FINAL LU DRAWINGS
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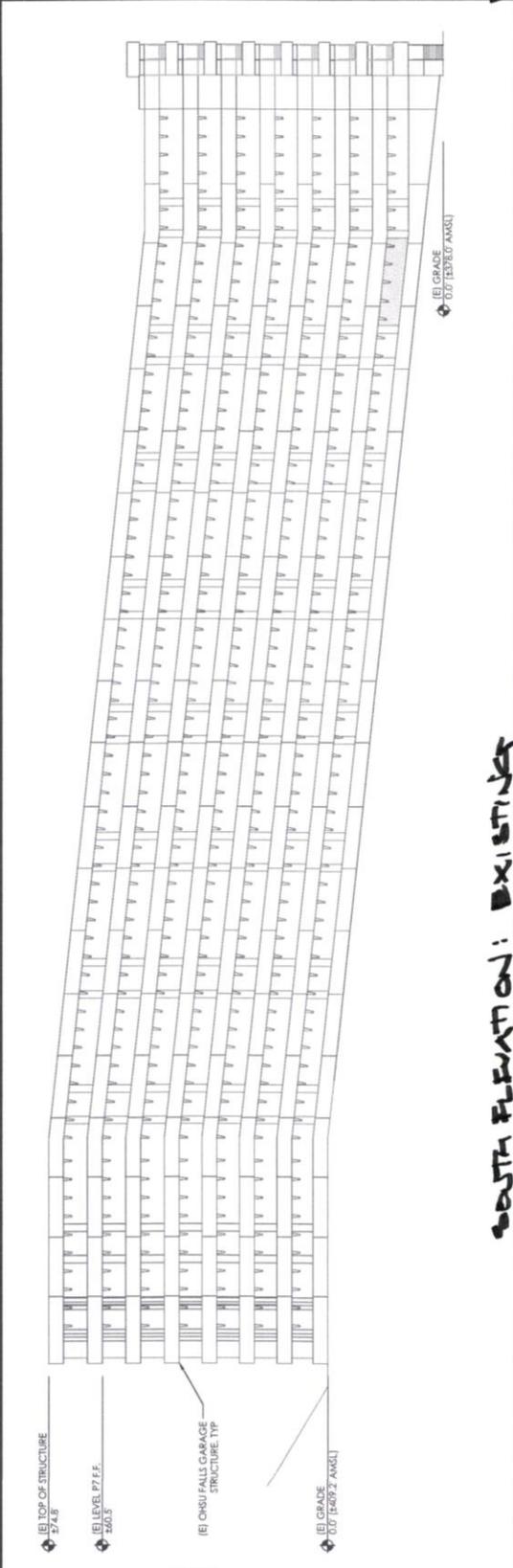
City of Portland
Bureau of Planning
Planner
Date
This approval applies only to the issues presented and is subject to all other applicable rules and regulations. Revisions require approval from the City of Portland.

PROJECT INFORMATION
GROVER 07
OHSU FALLS GARAGE
(NEAR) 700 SW CAMPUS DRIVE
PORTLAND, OR 97239

SHEET TITLE
(E) & (N) SOUTH ELEVATIONS

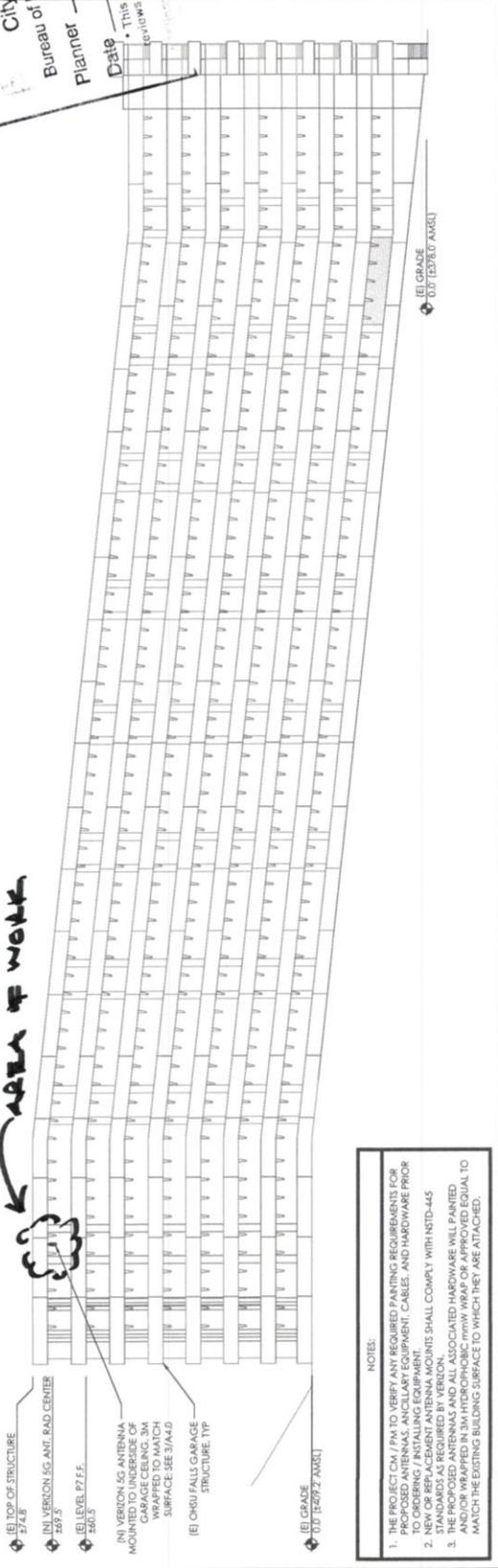
SHEET NO.
A3.0

EXH C-5
LS 19-288290-A2



1 (E) SOUTH ELEVATION

SOUTH ELEVATION: EXISTING



2 (N) SOUTH ELEVATION

SOUTH ELEVATION: PROPOSED

- NOTES:
1. THE PROJECT CM / PM TO VERIFY ANY REQUIRED PAINTING REQUIREMENTS FOR PROPOSED ANTENNAS, ANCILLARY EQUIPMENT, CABLES, AND HARDWARE PRIOR TO INSTALLATION. ALL ANTENNAS AND HARDWARE SHALL COMPLY WITH NSTD-445 STANDARDS AS REQUIRED BY VERIZON.
 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 BE PAINTED AND/OR WRAPPED IN 3M HYDROPHOBIC WHITE WRAP OR APPROVED EQUAL TO MATCH THE EXISTING BUILDING SURFACE TO WHICH THEY ARE ATTACHED.

AREA OF WORK



CAPITAL DESIGN SERVICES
8101 4TH AVE. SUITE 800
PORTLAND, OR 97203
WWW.CAPITALDESIGNSERVICES.COM



DRAWN BY: MS
CHECKED BY: BU

NO.	DATE	DESCRIPTION
1	04/24/19	PRELIM DRAWINGS
2	05/07/19	CLIENT COMMENT
3	06/04/19	FINAL DRAWINGS
4	06/27/19	ECC-FINAL DRAWINGS
5	07/17/19	ECC-FINAL DRAWINGS
6	09/20/19	ECC-FINAL DRAWINGS

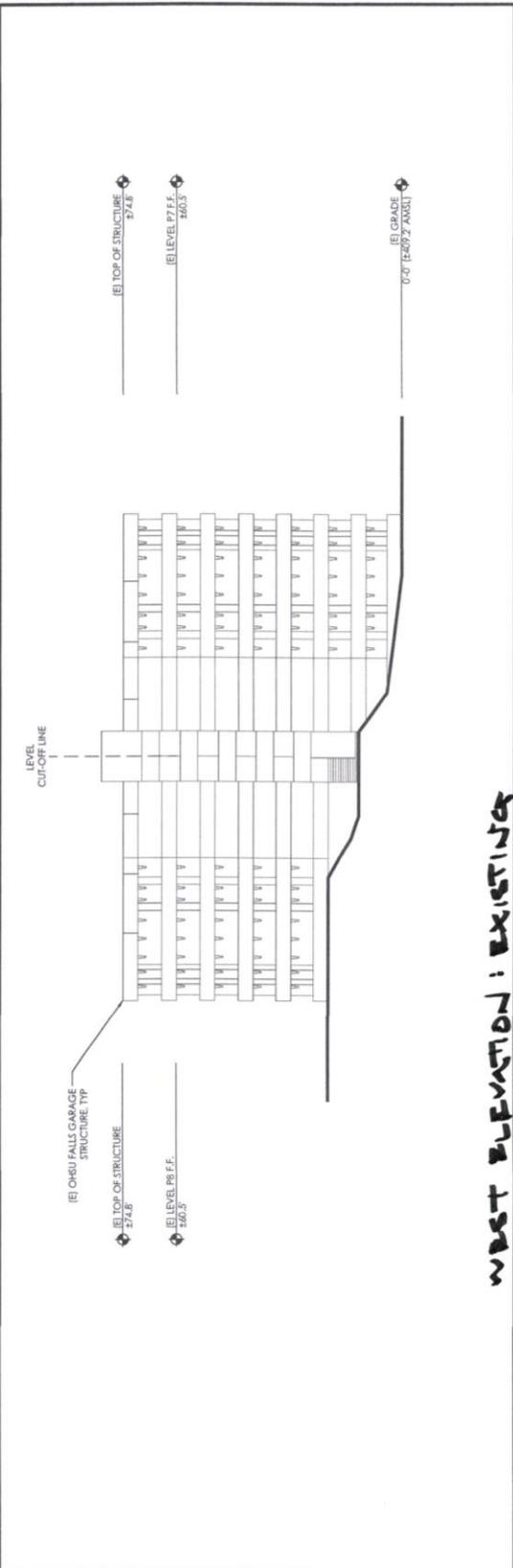
APPROVED
City of Portland
Bureau of Development Services
Planner
Date
*This approval applies only to the reviews required and is subject to all conditions of approval.

PROJECT INFORMATION
GROVER 07
OHSU FALLS GARAGE
(NEAR) 700 SW CAMPUS DRIVE
PORTLAND, OR 97239

SHEET TITLE
(E) & (N) WEST
ELEVATIONS

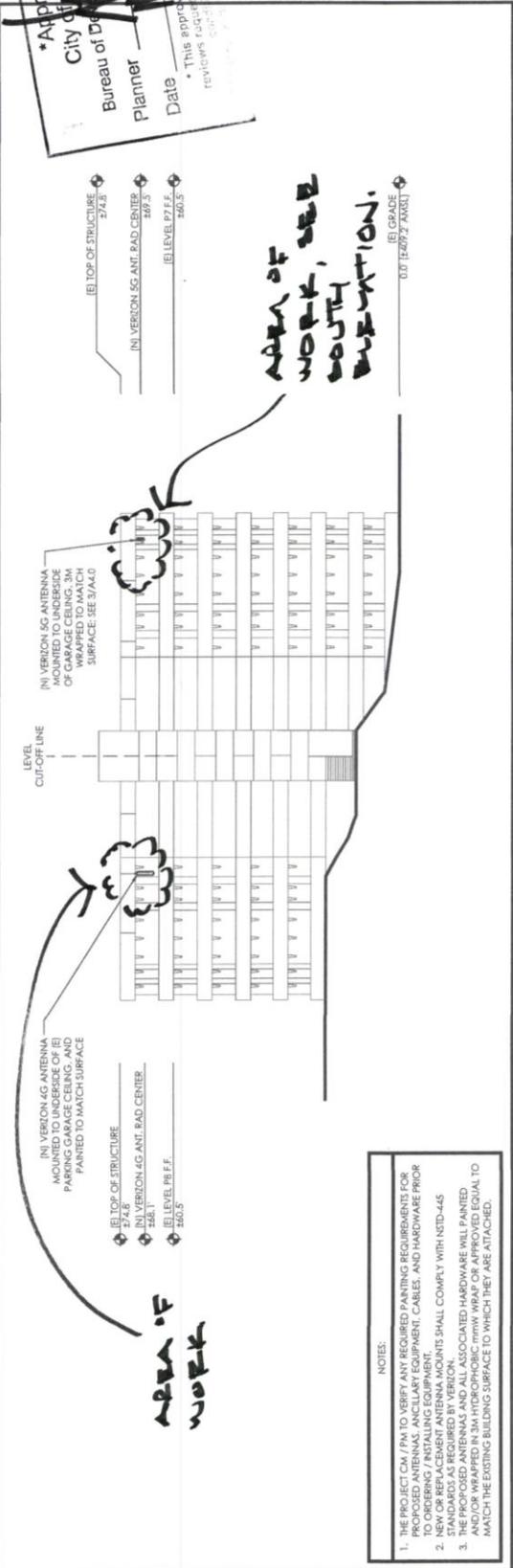
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A3.2

EXH C-6
19-209296-D2



1 (E) WEST ELEVATION

WEST ELEVATION: EXISTING



2 (N) WEST ELEVATION

WEST ELEVATION: PROPOSED

NOTES:
1. THE PROJECT CAN / IN 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.
3. THE PROPOSED ANTENNAS AND ALL ASSOCIATED HARDWARE WILL BE PAINTED AND/OR WRAPPED IN 3M HYDROPHOBIC INTIM WRAP OR APPROVED EQUAL TO MATCH THE EXISTING BUILDING SURFACE TO WHICH THEY ARE ATTACHED.



DRAWN BY: MS
 CHECKED BY: BU

VER.	DATE	DESCRIPTION
1	04/24/19	PRELIM DRAWINGS
2	05/01/19	CLIENT COMMENT
3	06/04/19	FINAL LUD DRAWINGS
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6	09/20/19	CC - FINAL LUD DRAWINGS

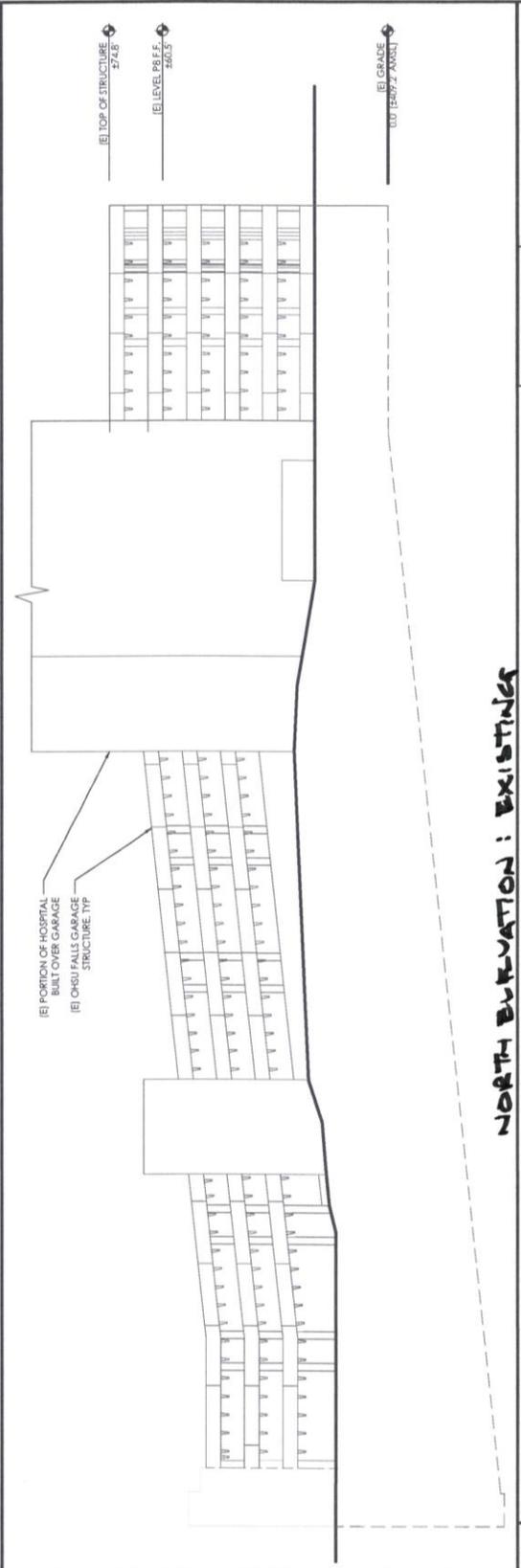
LICENSER
 *Appointed
 *Portland
 *City of
 *Department Services
 Bureau of Development
 Planner
 Date: 11.7.19
 This approval only applies to the
 reviews required by the
 City of Portland

PROJECT INFORMATION
 GROVER 07
 OHSU FALLS GARAGE
 (NEAR) 700 SW CAMPUS DRIVE
 PORTLAND, OR 97239

SHEET TITLE
 (E) & (N) NORTH
 ELEVATIONS

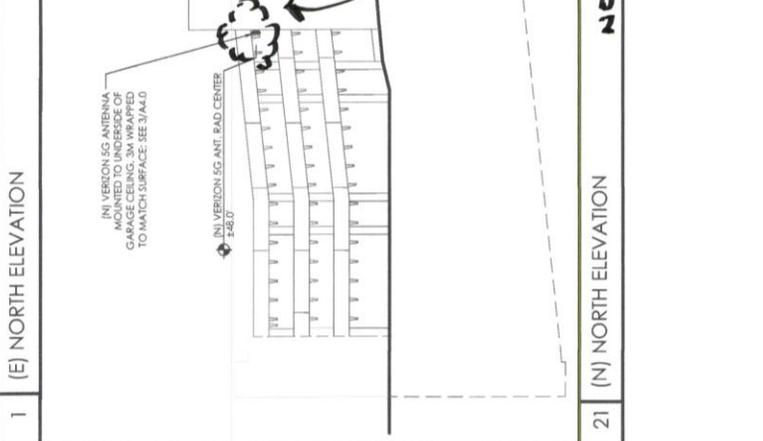
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 A3.1

EXH C-7
 19-289290 D2



1 (E) NORTH ELEVATION

NORTH ELEVATION: EXISTING



21 (N) NORTH ELEVATION

NORTH ELEVATION: PROPOSED

NOTE:
 1. THE PROJECT CANNOT 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 INST-445 STANDARDS AS REQUIRED BY VERIZON.
 3. THE PROPOSED ANTENNAS AND ALL ASSOCIATED HARDWARE WILL BE PAINTED AND/OR WRAPPED IN 3M HYDROPHOBIC MINW WRAP OR APPROVED EQUAL TO MATCH THE EXISTING BUILDING SURFACE TO WHICH THEY ARE ATTACHED.