

# City of Tualatin

www.ci.tualatin.or.us

**"NECESSARY PARTIES"**  
**MARKED BELOW**

## NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION                       ARCHITECTURAL REVIEW                       CONDITIONAL USE PERMIT  
 PLAN TEXT AMENDMENT                       PLAN MAP AMENDMENT

FILE NUMBER: **AR-11-07**

<b>REQUEST</b>	To construct an "attached wireless communication facility (WCF)," i.e. rooftop cellular antennae and equipment, atop Legacy Meridian Park Medical Center (LMPMC) for AT&T.
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<b>PROPERTY</b>	<b>Street Address</b>	19300 SW 65th Ave
	<b>Tax Map and Lot No(s).</b>	21E 19C 01400
	<b>Planning District</b>	Medical Center (MC)
	<b>Related Applications</b>	AR-80-28 (original) & AR-01-29 (most recent)

<b>DATES</b>	<b>Receipt of application</b>	10/11/2011	<b>CONTACT</b>	<b>Name:</b>	Colin Cortes
	<b>Notice of application submittal</b>	10/19/2011		<b>Title:</b>	Assistant Planner
	<b>Project status meeting</b>	11/3/2011		<b>E-mail:</b>	ccortes@ci.tualatin.or.us
	<b>Comments due for 1st draft staff report</b>	11/2/2011		<b>Phone:</b>	503-691-3024
	<b>Public meeting:</b> <input type="checkbox"/> ARB <input type="checkbox"/> TPAC <input checked="" type="checkbox"/> n/a			Fields for post-notice use:	Completeness: 120 <sup>th</sup> day:
	<b>City Council (CC)</b>	<input checked="" type="checkbox"/> n/a			

### City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Dev. Director
- Community Services Director
- Dev. Coordinator
- Engineering Associate
- Finance Director
- GIS Technician
- Operations Director
- Parks and Recreation Coordinator
- Street/Sewer Supervisor
- Water Supervisor

### Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.
- Wilsonville Planning Div.

### Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use & Transportation

### Regional Government

- Metro

### School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

### State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Div.

### Utilities

- Allied Waste Services
- Clean Water Services (CWS)
- Comcast [Cable]
- NW Natural [Gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (18850 SW Teton Ave)
- USPS (Clackamas)
- Verizon Communications
- Washington County Consolidated Communications Agency (WCCCA)

### Additional Parties

# Technology Associates

Technology Associates International Corporation  
www.taic.net

October 5<sup>th</sup>, 2011

CITY OF TUALATIN  
RECEIVED

OCT 11 2011

City of Tualatin  
Community Development Department  
18880 SW Martinazzi Ave.  
Tualatin, OR 97062

COMMUNITY DEVELOPMENT  
ECONOMIC DEV DIVISION

Re: AT&T Architectural Review Application for Wireless Communication Facility

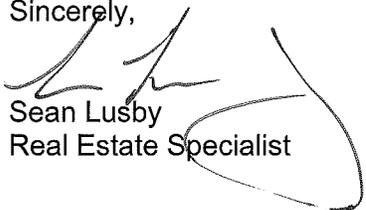
Dear Community Development Department:

Enclosed please find the Architectural Review Application and required documents for a proposed AT&T wireless communication facility to be located on the roof top of Legacy Meridian Park Hospital. A summary of the enclosed application documents is provided below.

- Architectural Review Fee in amount of \$947.00
- Application for Architectural Review signed by applicant and property owner
- Clean Water Services Letter
- Neighborhood Meeting Affidavit of Mailing
- Neighborhood Meeting Affidavit of Posting
- Neighborhood Meeting Sign in Sheet and Meeting Summary
- Subject Property Legal Description
- Vicinity Map
- Assessor's Maps
- Mailing List and Labels
- Photo Simulations
- Site Plans
  - 8 ½" x 11" (1 set)
  - 11" x 17" (3 sets)
  - 24" x 36" (3 sets)

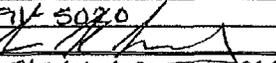
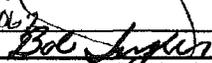
If you have any questions regarding the enclosed application materials please contact me at 503-549-0001, extension 4004.

Sincerely,



Sean Lusby  
Real Estate Specialist

# APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to	
Name: SEAN LUSBY / TECHNOLOGY ASSOCIATES	Title: REAL ESTATE SPECIALIST
Address: 15618 SW 72ND AVE PORTLAND, OR 97224	E-mail address: SEAN.LUSBY@TAIC.NET
Phone Number: 503-549-0001 x4004	Fax Number: 503-620-9239
Applicant's Name: NEW CINGULAR WIRELESS PCS, LLC	E-mail address: N/A
Address: 19801 SW 72ND AVE TUALATIN, OR 97062	
Phone Number: 503-691-5020	Fax Number: N/A
Applicant's Signature: 	Date: 9/8/11
Property Owner's Name: LEGACY MERIDIAN PARK HOSP.	Phone Number:
Address: 19300 SW 65th AVE TUALATIN, OR 97062	
Property Owner's Signature: 	Date: 9-26-11
(NOTE: Letter of authorization is required if not signed by owner.)	
Architect: GAZLEY PLOWMAN ARCHITECTS	E-mail address: N/A
Address: 2701 NW VAUGHN, SUITE 764 PORTLAND, OR 97210	
Phone Number: 503-274-7800	Fax Number: N/A
Landscape Architect: N/A	E-mail address: N/A
Address: N/A	
Phone Number: N/A	Fax Number: N/A
Engineer: TBD	E-mail address: N/A
Address: N/A	
Phone Number: N/A	Fax Number: N/A
Project Title: PDSS MERIDIAN PARK	
Project Address: 19300 SW 65th AVE, TUALATIN, OR 97062	
Brief Project Description: AT&T PROPOSES TO MOUNT 3 SECTORS OF 4 ANTENNAS EACH (TOTAL 12) TO AN EXISTING MECHANICAL PENTHOUSE. ANTENNAS WILL BE FLUSH WITH THE HEIGHT OF THE PENTHOUSE. EQUIPMENT CABINETS WILL BE LOCATED ON THE ROOF ADJACENT TO THE PENTHOUSE. UTILITIES WILL BE ROUTED FROM INSIDE THE BUILDING. EXISTING ACCESS WILL BE USED.	
Proposed Use: THE PROPOSED USE IS A WIRELESS COMMUNICATION FACILITY LOCATED ON THE ROOFTOP OF A HOSPITAL.	
<b>VALUE OF IMPROVEMENTS: \$ 95,000.00</b>	
AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET AND THE SURROUNDING PROPERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION AND LAND USE.	
APPLICANT'S SIGNATURE 	DATE 9/8/11

Case No. AR-11-07 Date Received 10/11/11 Application Complete as of \_\_\_\_\_  
 Received by cmc/rk Receipt No. 309311 ARB hearing date (if applicable) \_\_\_\_\_  
 Fee: complete review (\$111-\$4829) \$947 Posting verification \_\_\_\_\_  
 15 copies of drawings (folded) \_\_\_\_\_ 1 reproducible 8½ x 11" site, grading, LS, Public Facilities plan \_\_\_\_\_  
 1 reproducible 8½" X 11" vicinity map \_\_\_\_\_ Neighborhood / Developer meeting materials \_\_\_\_\_

GENERAL INFORMATION	
Site Address:	19300 SW 65 <sup>th</sup> AVE, TUALATIN, OR 97062
Assessor's Map and Tax Lot #:	ZIEMC-01406
Planning District:	TUALATIN
Parcel Size:	31.12 ACRES
Property Owner:	LEGACY MERIDIAN PARK HOSPITAL
Applicant:	NEW CINGULAR WIRELESS PCS, LLC
Proposed Use:	WIRELESS COMMUNICATION FACILITY

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	N/A
Square footage of building(s):	N/A (11'x16' ROOFTOP EQUIPMENT PLATFORM)
Square footage of landscaping:	N/A
Square footage of paving:	N/A
Proposed density (for residential):	N/A

**For City Personnel to complete:**  
 Type of case and file number: AR-11-07  
 Staff contact person:  
 Proposal: LMPMC attached WCF

Decision criteria: TDC 73

**CITY OF TUALATIN FACT SHEET**

**General**

Proposed use: WIRELESS COMMUNICATION FACILITY			
Site area:	31.12	acres	Building footprint: N/A
Development area:	176	Sq. ft.	Paved area: N/A
	176	Sq. Ft.	Development area coverage: NO NEW
			%

**Parking**

Spaces required (see TDC 73.400) N/A (example: warehouse @ 0.3/1000 GFA) ____ @ ____/1000 GFA = ____ ____ @ ____/1000 GFA = ____ ____ @ ____/1000 GFA = ____ Total parking required: _____ spaces Handicapped accessible = _____ Van pool = _____ Compact = (max. 35% allowed) = _____ Loading berths = _____	Spaces provided: N/A Total parking provided: _____ spaces Standard = _____ Handicapped accessible = _____ Van pool = _____ Compact = _____ Loading berths = _____
--	---

**Bicycles**

Covered spaces required: N/A	Covered spaces provided: N/A
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**Landscaping**

Landscaping required: N/A % of dvpt. area Square feet	Landscaping provided: N/A % of dvpt. area Square feet
Landscaped parking island area required: _____ %	Landscaped parking island area provided: _____ %

**Trash and recycling facility**

Minimum standard method: N/A	square feet
Other method:	square feet

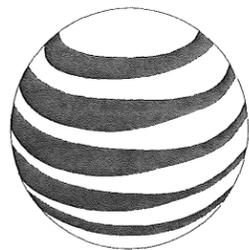
**For commercial/industrial projects only**

Total building area: 176 (ROOFTOP PLATFORM)	sq. ft.	2 <sup>nd</sup> floor:	sq. ft.
Main floor:	sq. ft.	3 <sup>rd</sup> floor:	sq. ft.
Mezzanine:	sq. ft.	4 <sup>th</sup> floor:	sq. ft.

**For residential projects only**

Number of buildings: N/A	Total sq. ft. of buildings:	sq. ft.
Building stories:		





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**PROPRIETARY INFORMATION**

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

**MERIDIAN PARK**  
19300 SW 65TH AVE  
TUALATIN, OR 97062  
PD58



NOTE: ARCHITECTURAL STAMP AND SIGNATURE APPLIES TO SHEETS IN DRAWING INDEX INDICATED BY AN X ON LEFTMOST COLUMN.



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**GPA ARCHITECTS**  
2701 NW Vaughn, Suite 764  
Portland, OR 97210  
503-274-7800

DATE: 09/29/11  
DRAWN BY: EK  
CHECKED BY: BD

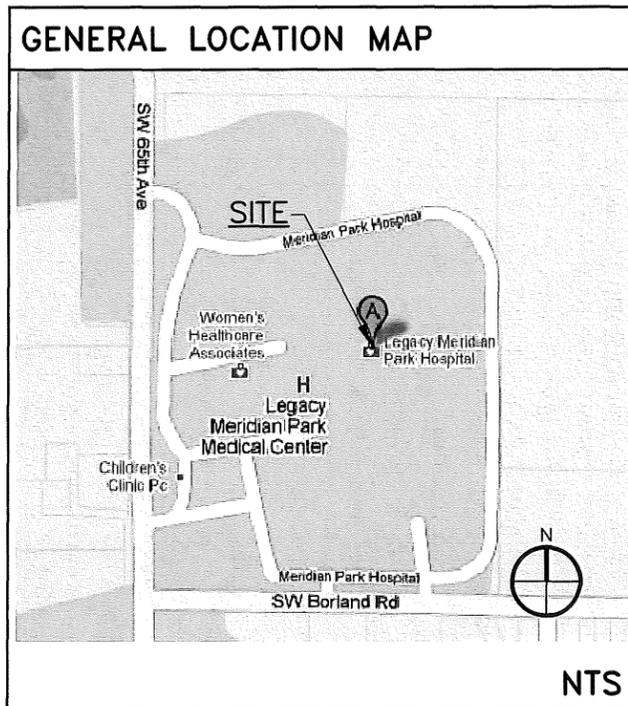
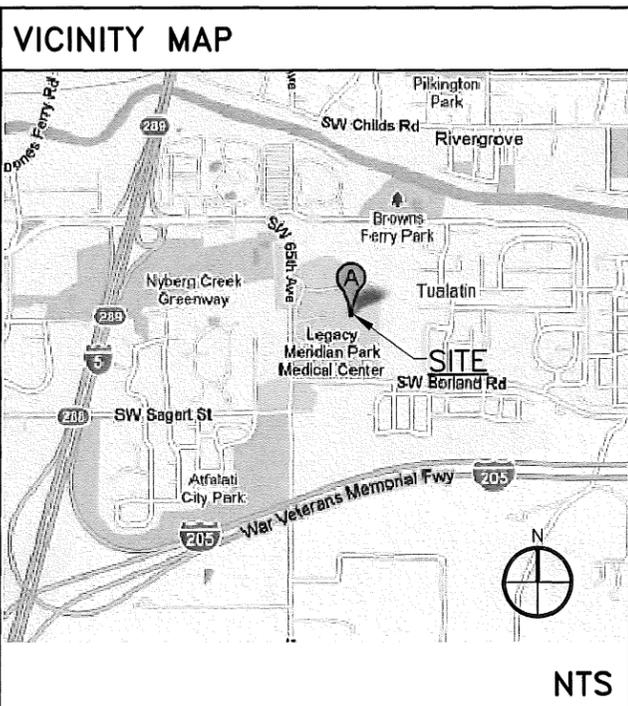
REVISIONS			
REV.	DATE	DESCRIPTION	BY
1	12/17/10	ISSUED FOR 2D REVIEW	RAWP
2	09/21/11	ISSUED FOR 2D FINAL	EK
3	09/29/11	RE-ISSUED FOR 2D FINAL	EK



SITE  
PD58  
MERIDIAN PARK  
19300 SW 65TH AVE  
TUALATIN, OR 97062

SHEET TITLE  
TITLE SHEET

SHEET NUMBER  
**T-1.0**



**DRIVING DIRECTIONS**

HEAD SE ON SW 72ND AVE TO SW SAGERT ST; TAKE LEFT ONTO SW SAGERT ST FOR 0.4 MILES; TURN LEFT ONTO SW65TH ST; TURN RIGHT ON SW BORLAND RD; TAKE LEFT INTO HOSPITAL COMPLEX AND FOLLOW SHIPPING AND RECEIVING SIGNS; TOTAL DISTANCE 0.7 MILES; 2 MINUTES.

APPROVAL/SIGN OFF OF CONSTRUCTION DRAWINGS					
CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE	AT&T SIGN OFF	DATE	SIGNATURE
CONSTRUCTION COORDINATOR			COMPLIANCE		
LANDLORD'S REPRESENTATIVE			CONSTRUCTION MANAGER		
PROJECT MANAGER			DEPLOYMENT MANAGER		
SITE ACQUISITION			EQUIPMENT ENGINEER		
ZONING			INTERCONNECT		
SITE ACQUISITION MANAGER			OPERATIONS		
PERMITS			RF ENGINEER		
			RF ENGINEER MANAGER		

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

**PROJECT INFORMATION**

**APPLICANT:**  
AT&T MOBILITY CORPORATION  
19801 SW 72ND AVENUE  
TUALATIN, OR 97062  
BRANDON OLSEN (PROJECT MANAGER)  
PH: (503) 691-5020

**LAND OWNER:**  
LEGACY MERIDIAN PARK MEDICAL CTR  
19300 SW 65TH AVE  
TUALATIN, OR 97062  
503-692-2196  
CONTACT: BOB INGBER

**PROJECT ARCHITECT:**  
GPA ARCHITECTS  
2701 NW VAUGHN, SUITE 764  
PORTLAND, OR 97210  
OFFICE: (503) 274-7800 x 239  
CONTACT: BRANDON DOLE

**UTILITY INFORMATION:**  
POWER: PGE SUBMETER  
TELCO: FRONTIER  
CONTACT: JOHN COUSINEAU  
PH: (503) 643-0371

**SITE ACQUISITION/ZONING:**  
TECHNOLOGY ASSOCIATES  
15818 SW 72ND AVE  
PORTLAND, OR 97224  
CONTACT: SEAN LUSBY  
PHONE: (503) 549-0001 x 4004

**PROJECT CONSULTANTS:**  
GOODMAN NETWORKS  
7360 SW HUNZIKER STREET  
PORTLAND, OR 97223-8288

**CONSTRUCTION MANAGER:**  
OLY PETERSON  
PH: (214) 491-7870  
cpeterson@goodmannetworks.com

**CODE INFORMATION:**

ZONING CLASSIFICATION: MEDICAL CENTER PLANNING DISTRICT (MC)  
BUILDING CODE: 2010 OREGON STRUCTURAL  
SPECIALTY CODE (OSSC)  
CONSTRUCTION TYPE: NA  
OCCUPANCY: NA  
JURISDICTION: CITY OF TUALATIN

**SITE LOCATION: (BASED ON NAD 83)**

TAX LOT #: 00345406  
LATITUDE: 45° 22' 44.42" N  
LONGITUDE: 122° 44' 27.61" W  
ELEVATION AT BASE OF STRUCTURE AMSL: 198.1'  
ELEVATION AT TOP OF STRUCTURE AMSL: 261.6'

**PROJECT AREA:**

LEASE AREA = 176 SF

**GENERAL INFORMATION:**

1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNAFFECTED.
3. SIGNAGE IS PROPOSED.
4. NO ADDITIONAL IMPERVIOUS AREA IS PROPOSED.

**PROJECT DESCRIPTION:**

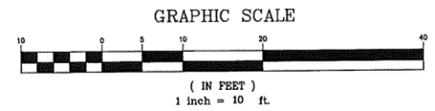
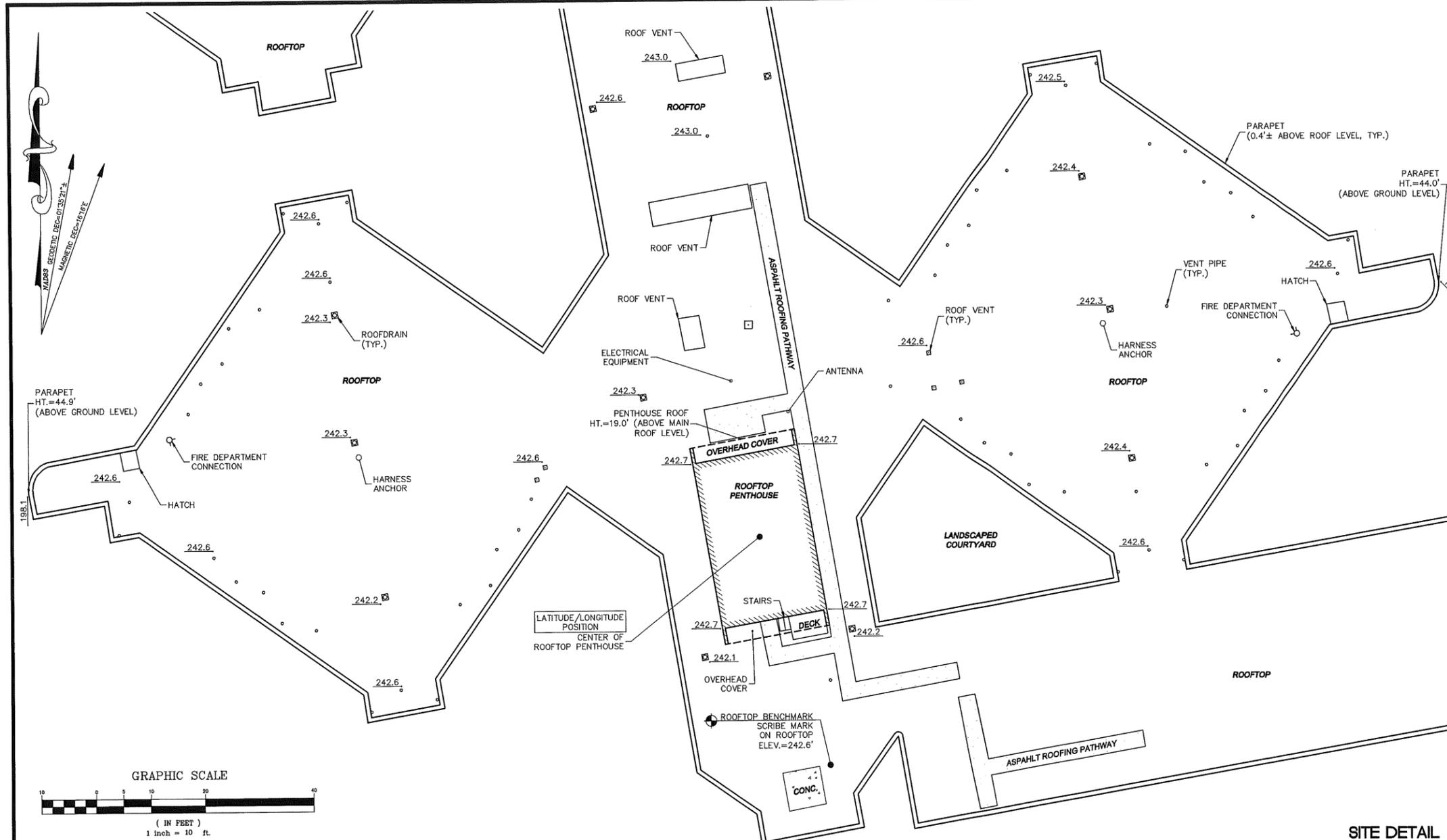
AT&T PROPOSES TO CONSTRUCT A NEW UNSTAFFED RADIO TELECOMMUNICATIONS FACILITY CONSISTING OF NEW ANTENNAS ATTACHED TO EXISTING PENTHOUSE, AND NEW OUTDOOR CABINETS ON ROOFTOP PLATFORM.

**DRAWING INDEX**

DWG. NO.	DESCRIPTION
X T-1.0	TITLE SHEET
C1	EXISTING SITE SURVEY
C2	EXISTING SITE SURVEY
X A-1.0	OVERALL SITE PLAN
X A-2.0	EQUIPMENT ROOM PLAN
X A-3.0	ELEVATION

**LEGAL DESCRIPTION**

APN 00345406



**LEGAL DESCRIPTION**

NO TITLE RESEARCH PROVIDED AT THIS TIME.

**EASEMENTS**

THE FOLLOWING EASEMENTS FROM THE REFERENCED TITLE REPORT CONTAIN SUFFICIENT INFORMATION TO BE DEPICTED ON THE PLAN. OTHER EASEMENTS OR ENCUMBRANCES, IF ANY, MAY AFFECT THE PROPERTY, BUT LACK SUFFICIENT INFORMATION TO BE SHOWN.

# NO TITLE RESEARCH PROVIDED AT THIS TIME.

**NOTES**

- 1) NO TITLE RESEARCH PROVIDED AT THIS TIME. CALCULATED BOUNDARY MAY CHANGE UPON RECEIPT OF TITLE.
- 2) FIELD WORK CONDUCTED IN OCTOBER 2010.
- 3) BASIS OF BEARING: OREGON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).
- 4) UNDERGROUND UTILITIES SHOWN HEREON, IF ANY, WERE DELINEATED FROM SURFACE EVIDENCE AND/OR UTILITY COMPANY RECORDS. CRITICAL LOCATIONS SHOULD BE VERIFIED PRIOR TO DESIGN AND CONSTRUCTION.

**LEGEND**

- SUBJECT BOUNDARY LINE
- - - RIGHT-OF-WAY CENTERLINE
- - - RIGHT-OF-WAY LINE
- - - ADJACENT BOUNDARY LINE
- - - SECTIONAL BREAKDOWN LINE
- OP OVERHEAD POWER LINE
- UP BURIED POWER LINE
- G BURIED GAS LINE
- OT OVERHEAD TELEPHONE LINE
- UT BURIED TELEPHONE LINE
- W BURIED WATER LINE
- SS BURIED SANITARY SEWER
- SD BURIED STORM DRAIN
- - - DITCH LINE/FLOW LINE
- ROCK RETAINING WALL
- VEGETATION LINE
- CHAIN LINK FENCE
- WOOD FENCE
- BARBED WIRE/WIRE FENCE
- △ TRANSFORMER
- ⊗ FIRE HYDRANT
- ⊗ LIGHT STANDARD
- ⊗ GATE VALVE
- ⊗ POWER VAULT
- ⊗ WATER METER
- ⊗ UTILITY BOX
- ⊗ FIRE STAND PIPE
- ⊗ UTILITY POLE
- ⊗ CATCH BASIN, TYPE I
- ⊗ POLE GUY WIRE
- ⊗ CATCH BASIN, TYPE II
- ⊗ GAS VALVE
- ⊗ SIGN
- ⊗ GAS METER
- ⊗ BOLLARD
- ⊗ TELEPHONE VAULT
- ⊗ MAIL BOX
- ⊗ TELEPHONE RISER
- 234.21 SPOT ELEVATION

NOTE:  
 1) ALL ELEVATIONS SHOWN ARE ABOVE MEAN SEA LEVEL (AMSL) AND ARE REFERENCED TO THE NAVD88 DATUM.  
 2) ALL TOWER, TREE AND APPURTENANCE HEIGHTS ARE ABOVE GROUND LEVEL (AGL) AND ARE ACCURATE TO ± 3 FEET OR ± 1% OF TOTAL HEIGHT, WHICHEVER IS GREATER.

**TREE LEGEND**

- DECIDUOUS TREE
- AL=ALDER
  - MP=MAPLE
  - DS=DECIDUOUS
  - MA=MADRONA
  - OK=OAK
  - CH=CHERRY
- EVERGREEN TREE
- CE=CEDAR
  - DF=DOUGLAS FIR
  - HE=HEMLOCK
  - PI=PINE
  - EVG=EVERGREEN
- AL12 ← TRUNK DIAMETER (IN)
- DF18 195.2 ← HEIGHT AGL IF MEASURED

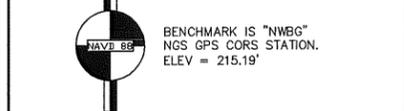
NOTE:  
 TREE DRIP LINES ARE NOT TO SCALE. TREE SYMBOLS REFERENCE TRUNK LOCATION ONLY. TRUNK DIAMETERS WERE APPROXIMATED AT 3.5' TO 4' ABOVE GROUND LEVEL. TREES SHOWN ARE FOR REFERENCE ONLY AND OTHER TREES AND VEGETATION MAY EXIST.

**SITE INFORMATION**

TAX LOT NUMBER 00345406 (MAP LOT #1400)  
 SITE ADDRESS 19300 SW 65TH AVENUE  
 TUALATIN, OR 97062  
 SITE CONTACT BOB INGBER  
 PHONE NUMBER 503-692-2196  
 ZONING MED. CENTER PLANNING DISTRICT  
 TOTAL LOT AREA TO BE DETERMINED  
 PROJECT AREA TO BE DETERMINED

**LATITUDE/LONGITUDE POSITION**

COORDINATE DATA AT CENTER OF PENTHOUSE:  
 NAD 83 NAVD 88  
 LAT - 45°22'44.42" N ELEV.= 198.1 FEET (GROUND)  
 LONG - 122°44'27.61" W



ELEVATION DERIVED USING GPS. ACCURACY MEETS OR EXCEEDS 1A STANDARDS AS DEFINED ON THE FAA ASAC INFORMATION SHEET 91:003.

**SURVEY REFERENCE**

SURVEY #C-6251 & #PS-20711, RECORDS OF CLACKAMAS COUNTY, OREGON.

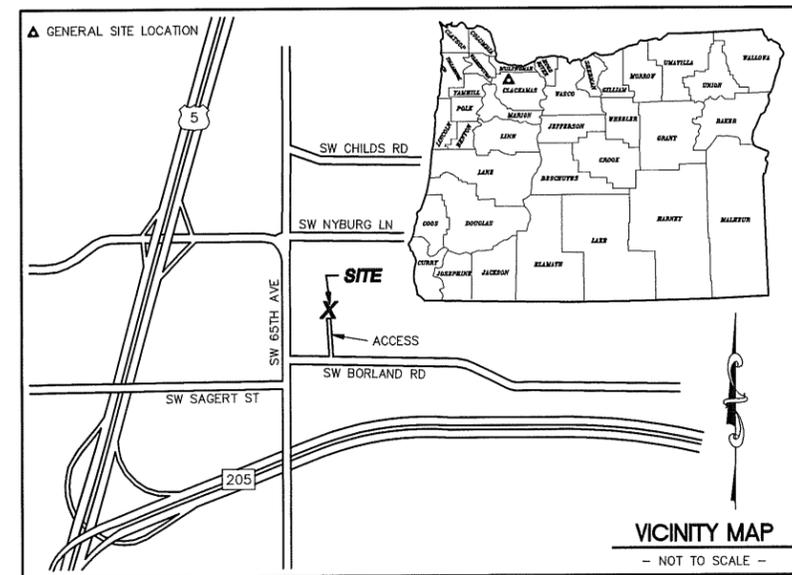
**BOUNDARY DISCLAIMER**

THIS PLAN DOES NOT REPRESENT A BOUNDARY SURVEY. SUBJECT AND ADJACENT PROPERTY LINES ARE DEPICTED USING FIELD-FOUND EVIDENCE AND RECORD INFORMATION.

**CAUTION!**

UNDERGROUND UTILITIES EXIST IN THE AREA AND UTILITY INFORMATION SHOWN MAY BE INCOMPLETE. STATE LAW REQUIRES THAT CONTRACTOR CONTACT THE ONE-CALL UTILITY LOCATE SERVICE AT LEAST 48 HOURS BEFORE STARTING ANY CONSTRUCTION.

1-800-424-5555



**DUNCANSON**  
 Company, Inc.  
 145 SW 155th Street, Suite 102  
 Seattle, Washington 98166  
 Phone 206.244.4141  
 Fax 206.244.4455

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REVISIONS	
NO.	DATE

**MERIDIAN PARK**  
 PD58  
 EXISTING SITE SURVEY  
 SEC 19 TWP 2 S, RING 1 E, WM

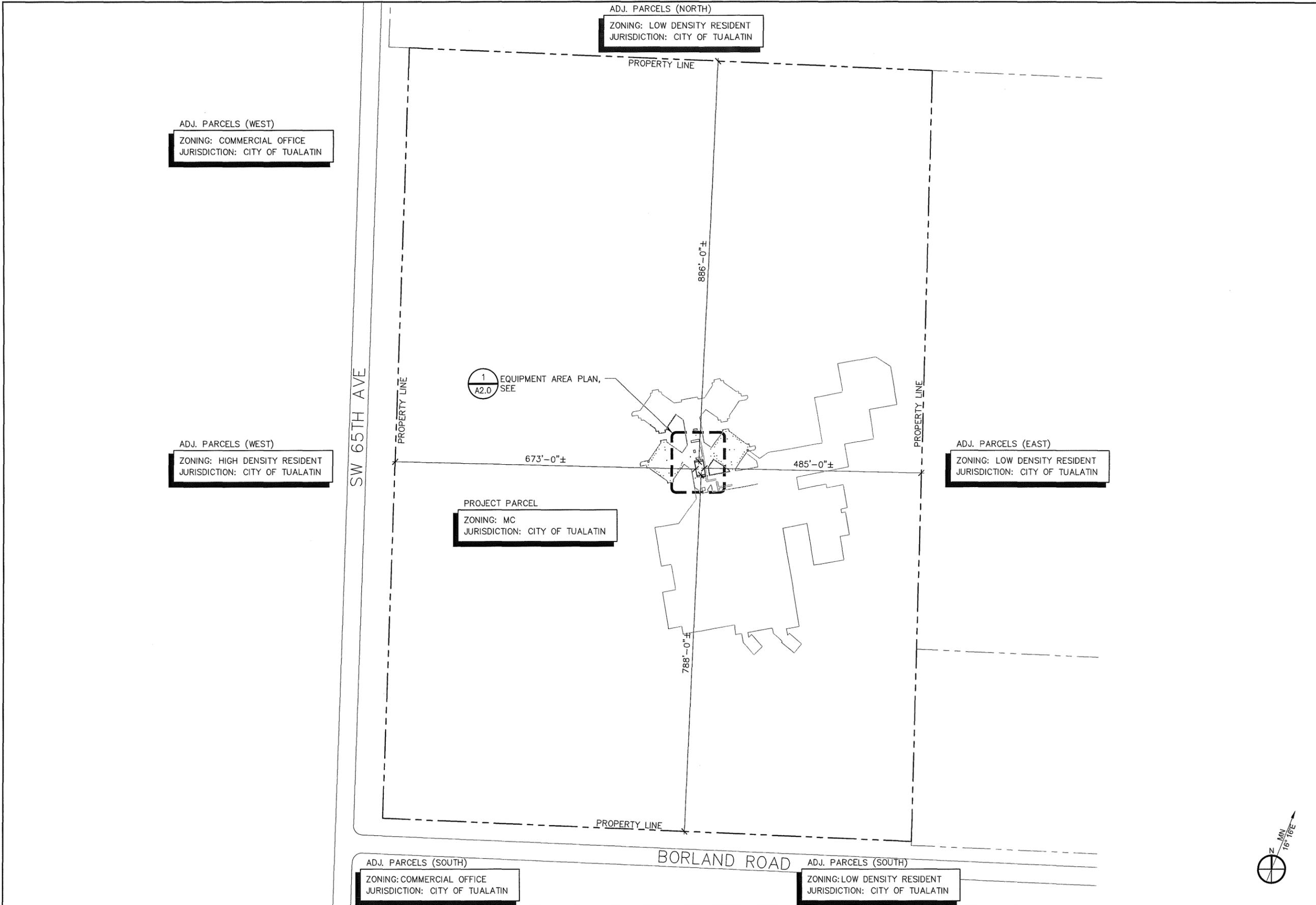
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 FLD. BOOK: 240/64  
 DRAWN BY: JA/MAC  
 JOB #: 01792.924  
 DATE: 10/20/2010

**PRELIMINARY**

**C1**

1 OF 2





ADJ. PARCELS (WEST)  
 ZONING: COMMERCIAL OFFICE  
 JURISDICTION: CITY OF TUALATIN

ADJ. PARCELS (WEST)  
 ZONING: HIGH DENSITY RESIDENT  
 JURISDICTION: CITY OF TUALATIN

ADJ. PARCELS (NORTH)  
 ZONING: LOW DENSITY RESIDENT  
 JURISDICTION: CITY OF TUALATIN

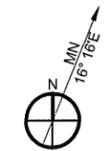
PROJECT PARCEL  
 ZONING: MC  
 JURISDICTION: CITY OF TUALATIN

ADJ. PARCELS (EAST)  
 ZONING: LOW DENSITY RESIDENT  
 JURISDICTION: CITY OF TUALATIN

ADJ. PARCELS (SOUTH)  
 ZONING: COMMERCIAL OFFICE  
 JURISDICTION: CITY OF TUALATIN

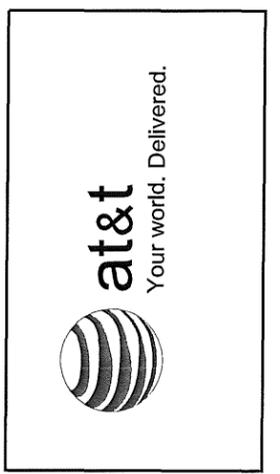
ADJ. PARCELS (SOUTH)  
 ZONING: LOW DENSITY RESIDENT  
 JURISDICTION: CITY OF TUALATIN

1  
 A2.0  
 EQUIPMENT AREA PLAN,  
 SEE



**OVERALL SITE PLAN**

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



**GPA**  
 ARCHITECTS  
 2701 NW Vaughn, Suite 764  
 Portland, OR 97210  
 503-274-7800

DATE: 09/29/11  
 DRAWN BY: EK  
 CHECKED BY: BD

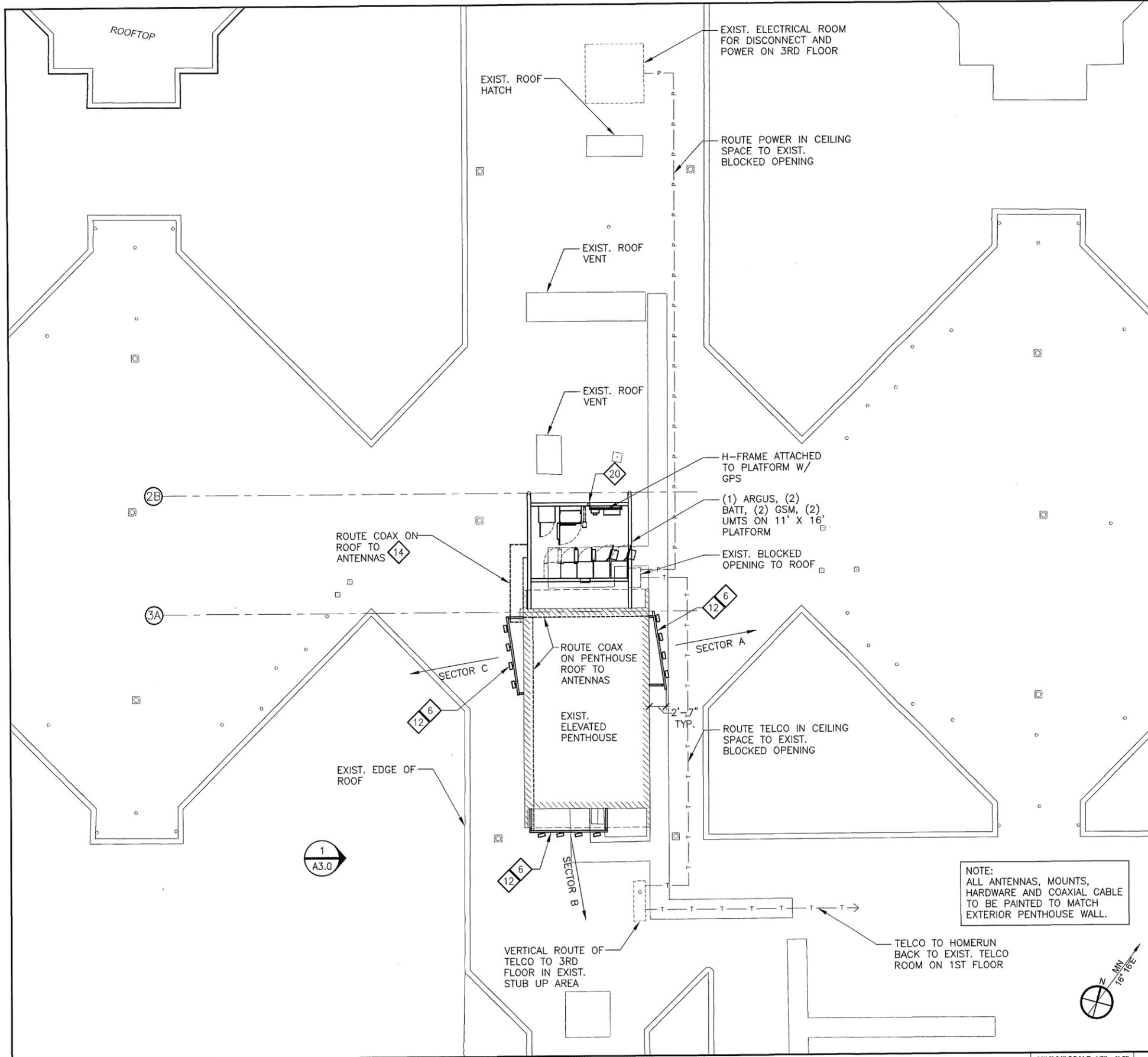
REVISIONS			
REV.	DATE	DESCRIPTION	BY:
△	12/17/10	ISSUED FOR ZD REVIEW	RAWP
△	09/21/11	ISSUED FOR ZD FINAL	EK
△	09/29/11	RE-ISSUED FOR ZD FINAL	EK



SITE  
 PD58  
 MERIDIAN PARK  
 19300 SW 65TH AVE  
 TUALATIN, OR 97062

SHEET TITLE  
 OVERALL SITE PLAN

SHEET NUMBER  
**A-1**



**CONSTRUCTION PLAN KEYED NOTES**

- 6 ANTENNA MOUNTS
- 12 ANTENNAS (PROVIDED BY CONTRACTOR).
- 14 COAXIAL CABLE TO ANTENNAS. SEE COAX LENGTH SCHEDULE
- 20 GPS/E-911 DOWNLINK ANTENNAS (PROVIDED BY AT&T) MOUNT TO ANTENNA.

**SITE NOTES**

1. VERIFY ANTENNA MODEL, RAD CENTER & AZIMUTHS WITH LOCK DOWN SET RF SITE BUILD FORM.

**COAX LENGTH SCHEDULE**

COAX LENGTHS ARE CALCULATED FROM THIS DRAWING SET. ANY DEVIATION FROM THE PROPOSED DESIGN MAY REQUIRE ALTERATION OF COAX LENGTHS. CONTRACTOR SHALL FIELD VERIFY CABLE LENGTHS PRIOR TO ORDERING, FABRICATION OR INSTALLATION OF CABLES.

SECTOR	LENGTH	# COAX	TOTAL	DIAMETER
SECTOR "A"	45'	8	360'	7/8"
SECTOR "B"	55'	8	440'	7/8"
SECTOR "C"	25'	8	200'	7/8"



**GPA ARCHITECTS**  
 2701 NW Yanghy, Suite 764  
 Portland, OR 97210  
 503-274-7800

DATE: 09/29/11  
 DRAWN BY: EK  
 CHECKED BY: BD

**REVISIONS**

REV.	DATE	DESCRIPTION	BY:
1	12/17/10	ISSUED FOR ZD REVIEW	RAWP
2	09/21/11	ISSUED FOR ZD FINAL	EK
3	09/29/11	RE-ISSUED FOR ZD FINAL	EK



SITE  
 PD58  
 MERIDIAN PARK  
 19300 SW 65TH AVE  
 TUALATIN, OR 97062

SHEET TITLE  
 EQUIPMENT ROOM PLAN

SHEET NUMBER  
**A-2**

**EQUIPMENT ROOM PLAN**



DATE: 09/29/11  
 DRAWN BY: EK  
 CHECKED BY: BD

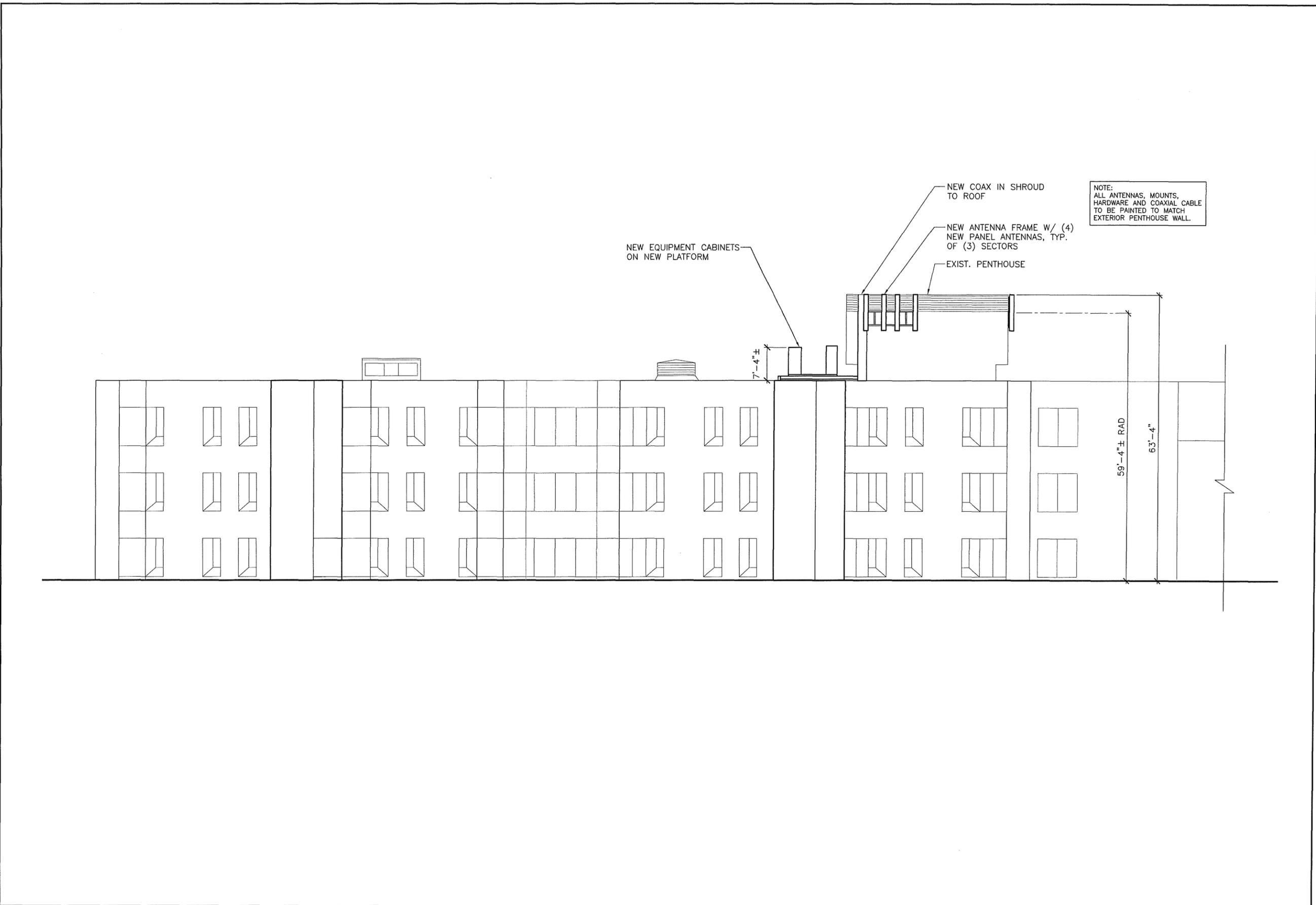
REVISIONS			
REV.	DATE	DESCRIPTION	BY:
1	12/17/10	ISSUED FOR ZD REVIEW	RAWP
1	09/21/11	ISSUED FOR ZD FINAL	EK
2	09/29/11	RE-ISSUED FOR ZD FINAL	EK



SITE  
 PD58  
 MERIDIAN PARK  
 19300 SW 65TH AVE  
 TUALATIN, OR 97062

SHEET TITLE  
 ROOF PLAN

SHEET NUMBER  
**A-3.0**



# Photo Simulation Locations

Site Location

Photo Sim Location 1

Photo Sim Location 2

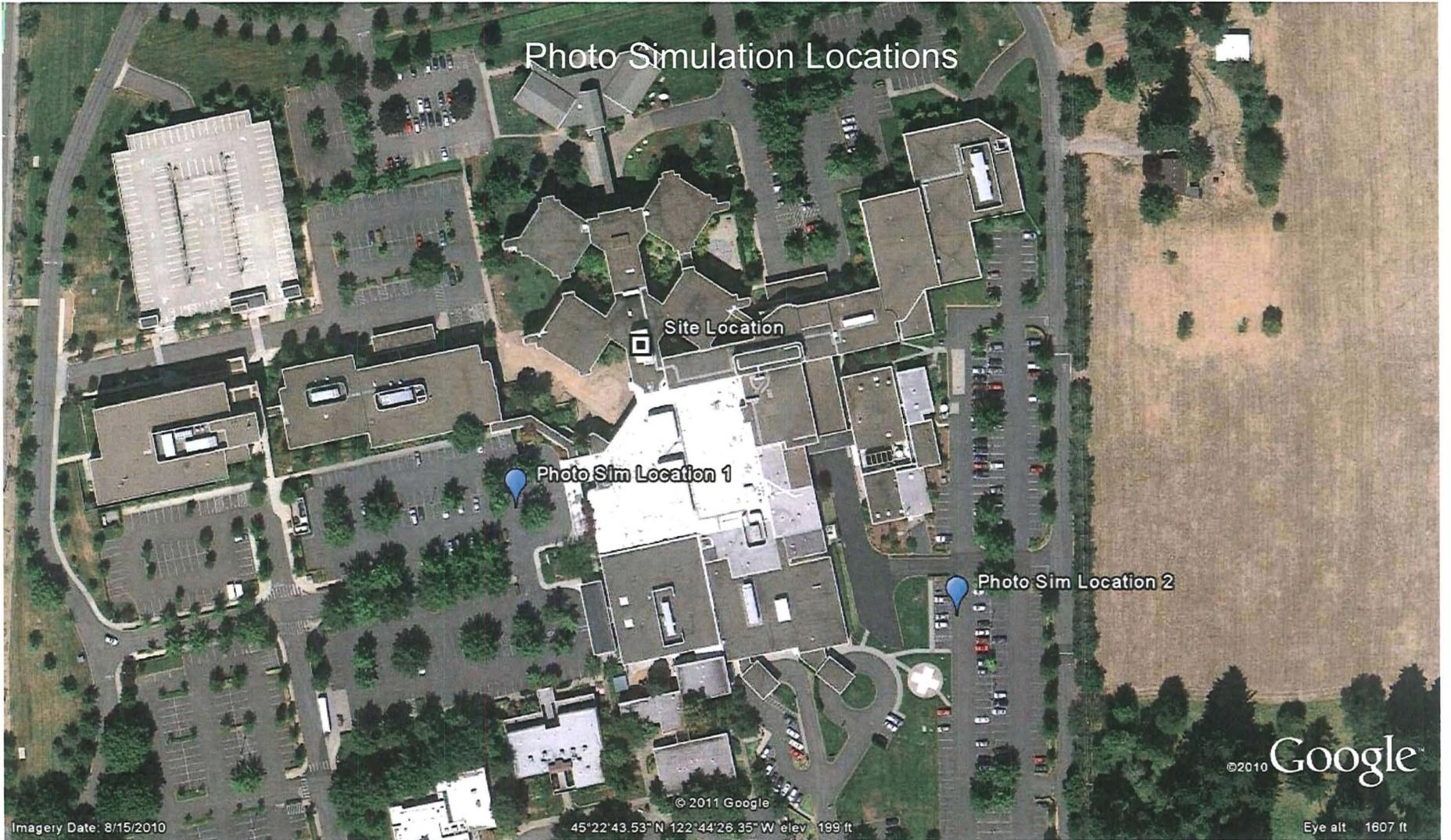
© 2011 Google

45°22'43.53"N 122°44'26.35"W elev 199 ft

©2010 Google

Eye alt 1607 ft

Imagery Date: 8/15/2010







NEW AT&T ANTENNAS

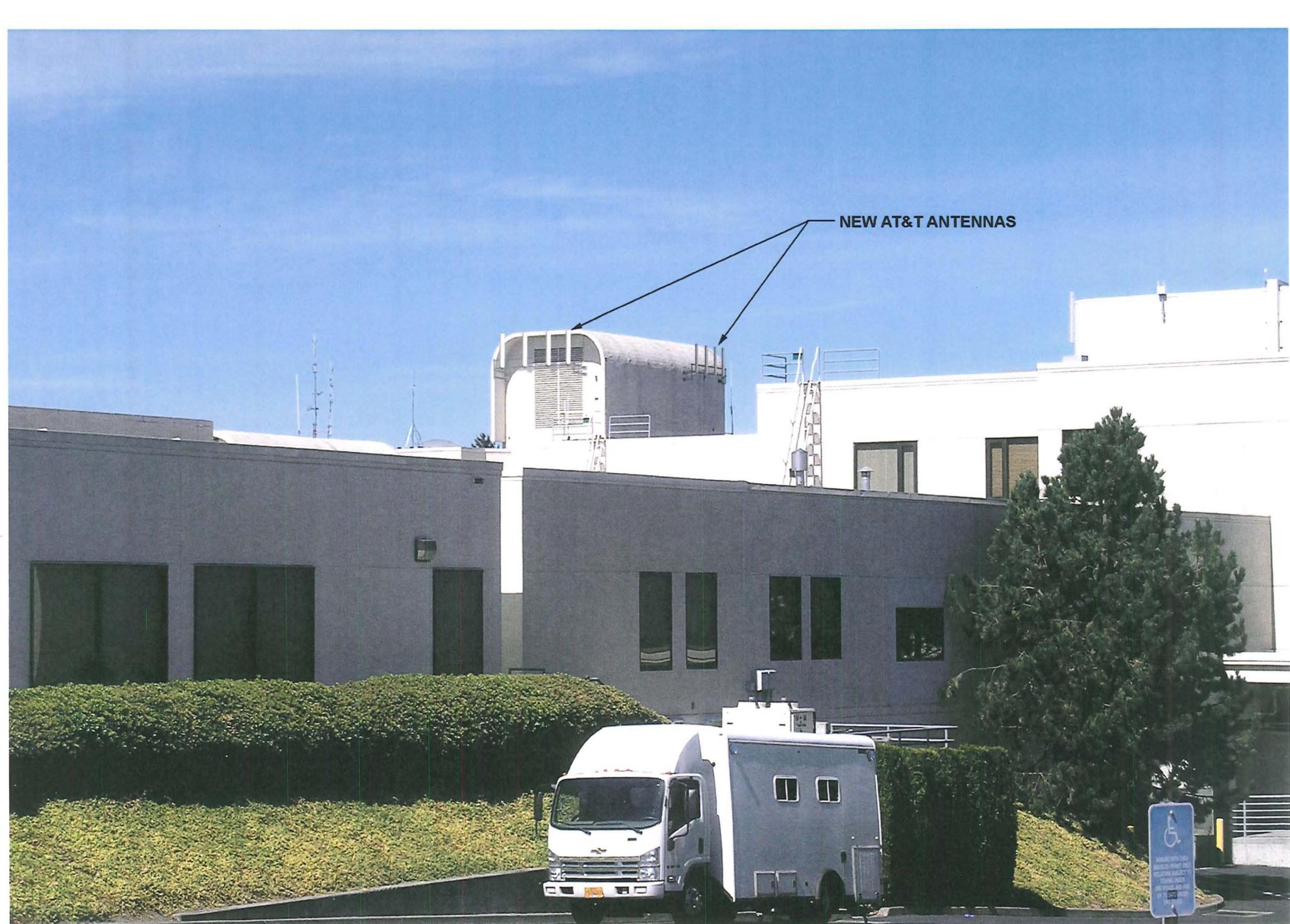
NEW AT&T EQUIPMENT CABINETS



AT&T - PD68 MERIDIAN PARK

VIEW FROM LOCATION #2 (BEFORE)

08/08/11



NEW AT&T ANTENNAS

AT&T - PD68 MERIDIAN PARK

VIEW FROM LOCATION #2 (AFTER)

08/08/11

RECEIVED  
SEP 07 2011



Clean Water Services File Number

11-003795

### Sensitive Area Pre-Screening Site Assessment

By \_\_\_\_\_

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(a): 21E19C01400

Site Address: 19300 SW 65th Ave

City, State, Zip: Tualatin, OR 970062

Nearest Cross Street: SW Borland Rd

3. Owner Information

Name: Bob Ingber

Company: Legacy Meridian Park Hospital

Address: 19300 SW 65th Ave

City, State, Zip: Tualatin, OR 970062

Phone/Fax: 503-692-2196

E-Mail: blingber@lhs.org

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment       Minor Land Partition
- Residential Condominium       Commercial Condominium
- Residential Subdivision       Commercial Subdivision
- Single Lot Commercial       Multi Lot Commercial
- Other Rooftop wireless communication facility

5. Applicant Information

Name: Sean Lusby - Representative

Company: New Cingular Wireless PCS, LLC

Address: 19801 SW 72nd Ave

City, State, Zip: Tualatin, OR 97062

Phone/Fax: 503-549-0001 x4004

E-Mail: sean.lusby@talco.net

6. Will the project involve any off-site work?  Yes  No  Unknown

Location and description of off-site work N/A

7. Additional comments or information that may be needed to understand your project \_\_\_\_\_

Wireless communication antennas mounted to a penthouse and equipment cabinets located on rooftop platform.

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Bob Ingber

Print/Type Title Facility Services Manager

Signature Bob Ingber

Date 9-6-11

#### FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER. If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless \_\_\_\_\_ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris

Date 9/7/11

**NEIGHBORHOOD/DEVELOPER MEETING  
AFFIDAVIT OF MAILING**

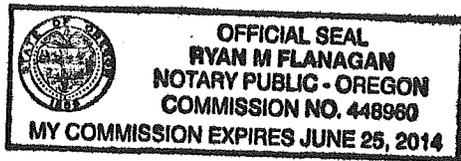
STATE OF OREGON                    )  
  ) SS  
COUNTY OF WASHINGTON        )

I, SEAN R. LUSBY, being first duly sworn, depose and say:

That on the 3<sup>rd</sup> day of AUGUST, 2011, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
\_\_\_\_\_  
Signature

SUBSCRIBED AND SWORN to before me this 8<sup>th</sup> day of SEPTEMBER, 2011.



  
\_\_\_\_\_  
Notary Public for Oregon  
My commission expires: 6/25/2014

RE: \_\_\_\_\_

# Exhibit A

AR-11-07

To lessen the bulk of the notice of app and to address the worries of some Tualatin residents about land use application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for Exhibit A. A copy is available upon request.

Exhibit B

# Technology Associates

Technology Associates International Corporation  
www.taic.net

July 12, 2011

[Name]  
[Address]  
[City], [State] [Zip Code]

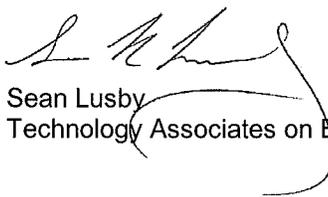
Re: PD58 Meridian Park  
AT&T Wireless Communication Facility  
19300 SW 65<sup>th</sup> Ave., Tualatin, OR

Dear [Name]:

You are invited to attend a meeting on Wednesday, August 3rd at 6:00 pm to be held at the Legacy Meridian Park Community Health Education Center, Room 117 to discuss a proposed AT&T Wireless Communication Facility. The AT&T facility is proposed to be located on the rooftop of Meridian Park Hospital at 19300 SW 65<sup>th</sup> Avenue in Tualatin. The proposal includes 12 rooftop antennas to be mounted to an existing penthouse, painted to match and will not add any additional height to the existing structure. Equipment cabinets will be installed on the roof adjacent to the penthouse structure. The facility will utilize existing infrastructure for utilities and access. See the enclosed preliminary site plans.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Sincerely,

  
Sean Lusby  
Technology Associates on Behalf of AT&T

Enc.

(Date)

(Name)  
(Address)  
(City, State Zip)

RE: (Project name, description, location)

Dear Property Owner:

You are cordially invited to attend a meeting on (this date) at (this time) and at (this location). This meeting shall be held to discuss a proposed project located at (address of property, cross streets). The proposal is to (describe proposal here).

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal.

Regards,

(Your name)  
(Company name)

---

As the applicant for the AT&T PDS8 MERIDIAN PARK  
project, I hereby certify that on this day, JULY 12<sup>TH</sup>, 2011 notice of the  
Neighborhood / Developer meeting was mailed in accordance with the requirements of the  
Tualatin Development Code and the Community Development Department - Planning  
Division.

Applicant's Name: SEAN R. LUSBY  
(PLEASE PRINT)

Applicant's Signature: 

Date:  9/8/11

# NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<p style="text-align: center;"><b>NOTICE</b></p> <p style="text-align: center;"><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p style="text-align: center;">__/__/2010 __:__.m.</p> <p style="text-align: center;">SW _____</p> <p style="text-align: center;">503-__-__</p>	18"
---	-----

24"

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at <http://www.ci.tualatin.or.us/departments/communitydevelopment/planning>.

As the applicant for the

AT&T PDS& MERIDIAN PARK project, I

hereby certify that on this day, JULY 20<sup>th</sup>, 2011 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: SEAN R. LUSBY  
(PLEASE PRINT)

Applicant's Signature: 

Date: 9/8/11

# Technology Associates

Technology Associates International Corporation  
www.taic.net

August 3, 2011

PD58 Meridian Park

Neighborhood Meeting Summary

---

The attached PowerPoint presentation was shown and the following points were discussed at the neighborhood meeting held at 6:00 pm on August 3<sup>rd</sup> 2011. The meeting was conducted at the Legacy Meridian Park Hospital Education Center. AT&T's purpose for the proposal is to provide service to an existing gap in coverage for the Meridian Park Hospital complex and surrounding areas. Site diagrams were provided of overhead and elevation views. View impacts from surrounding areas were shown and discussed. An overview of the application process was provided. Open discussion regarding questions was made available with no major issues brought to attention by those in attendance.

AT&T Communication Facility at Legacy Meridian Park Hospital  
Neighborhood Meeting Sign in Sheet  
August 3rd, 2011

Name

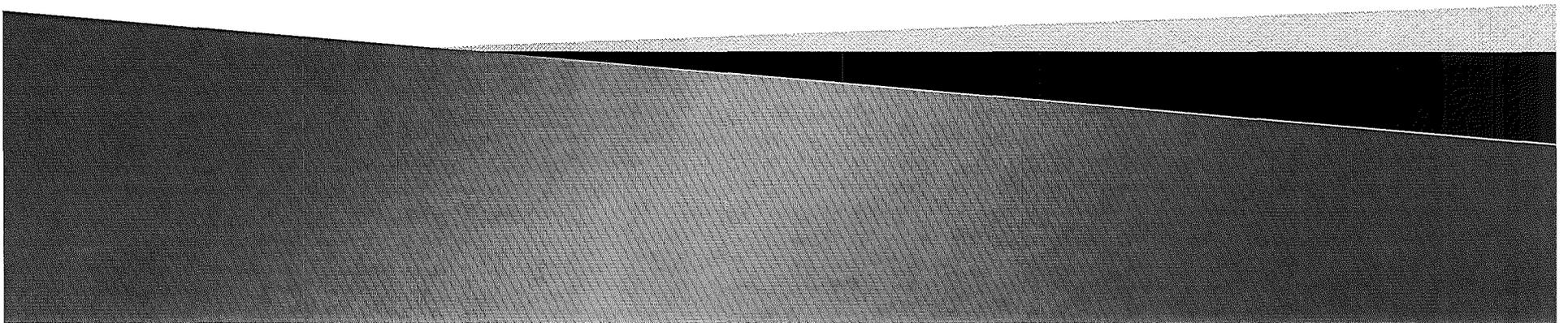
Signature

NANCY GRIMES  
~~GLAD GRIMES~~  
FRANK BUBOWILL

Nancy Grimes  

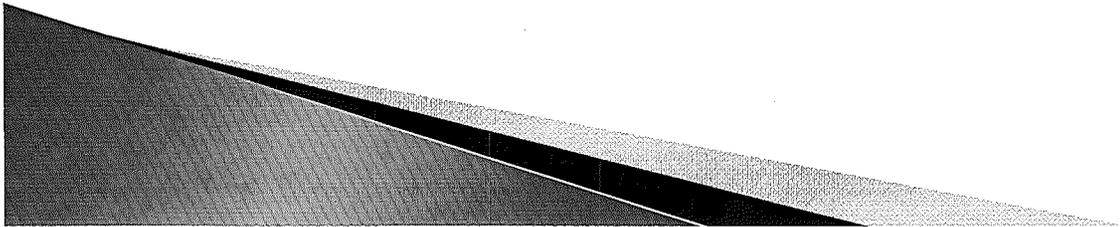

# AT&T Wireless Communication Facility at Legacy Meridian Park Hospital

Neighborhood Meeting



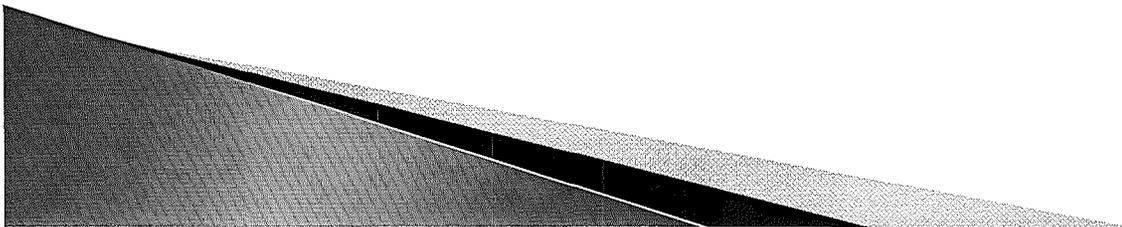
# Agenda

- ▶ Site Objectives
- ▶ Proposal
- ▶ Site Views
- ▶ City of Tualatin Review Process
- ▶ Questions

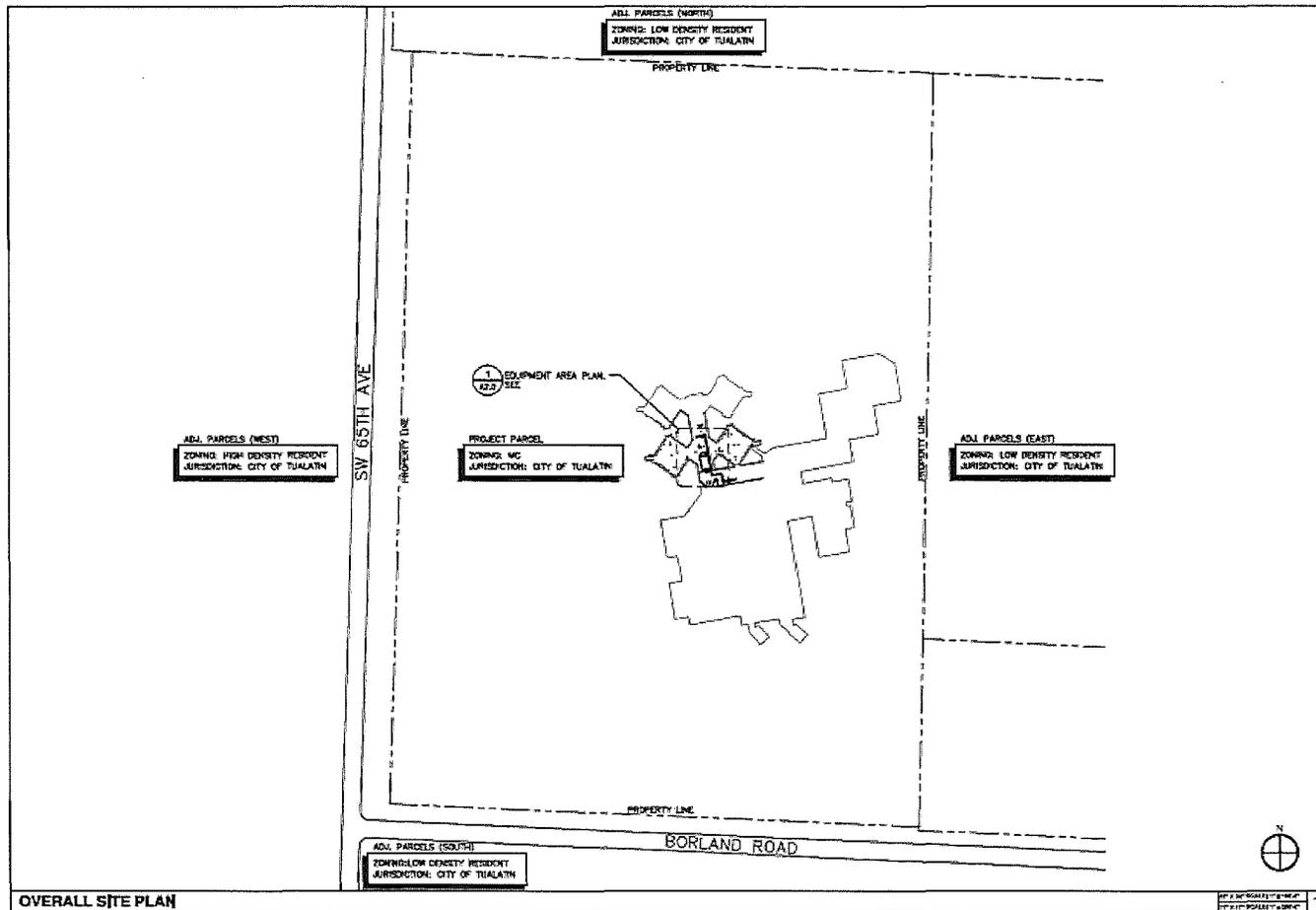


# Site Objectives

- ▶ Existing gap in coverage that includes the Legacy Meridian Park Hospital complex.
- ▶ Coverage gap results in poor service including dropped calls or inability to access voice and data services.
- ▶ Provide coverage for the hospital complex, including access to voice and data services.
- ▶ Provide coverage for surrounding medical offices and residential areas.

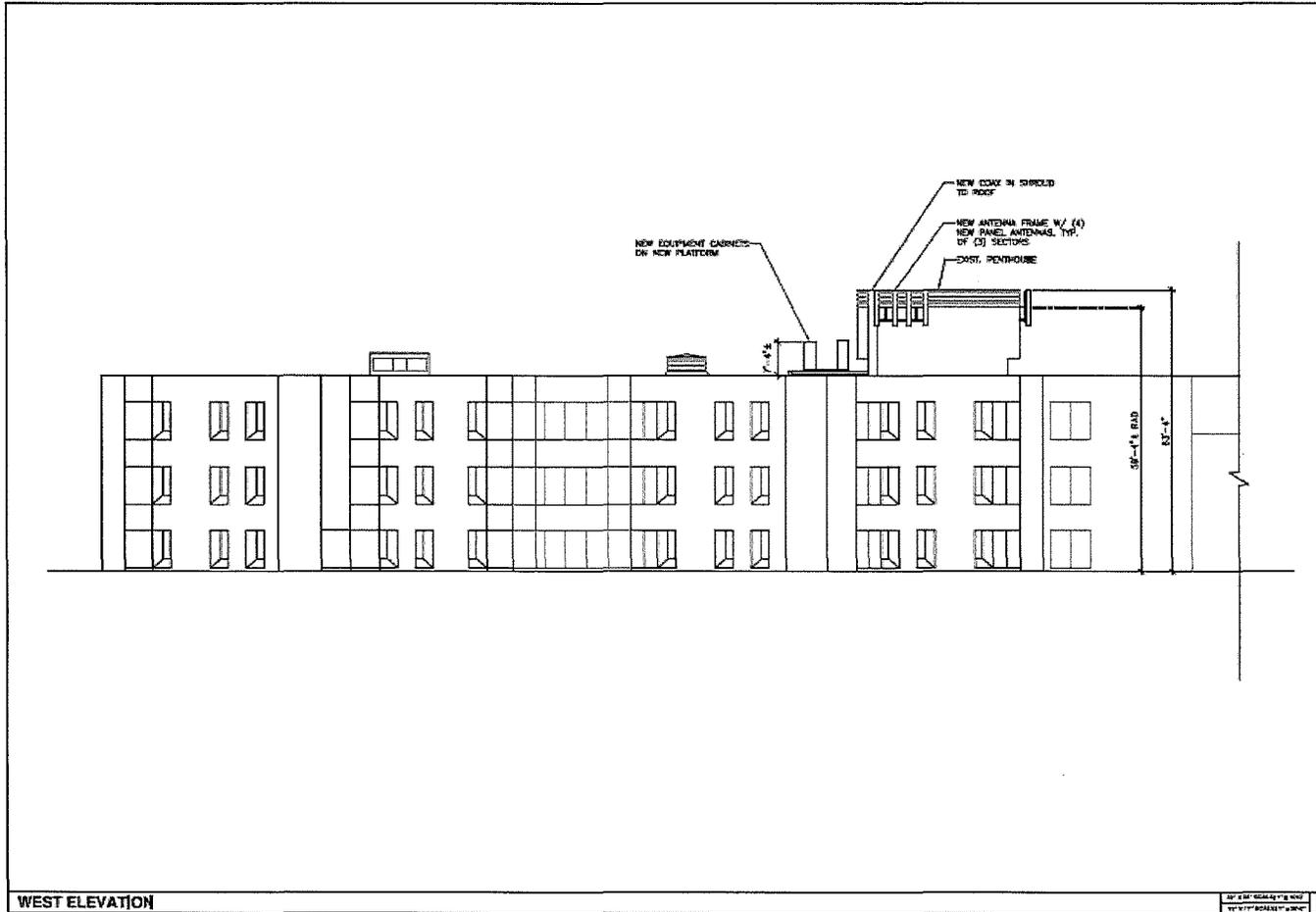


# Site Proposal



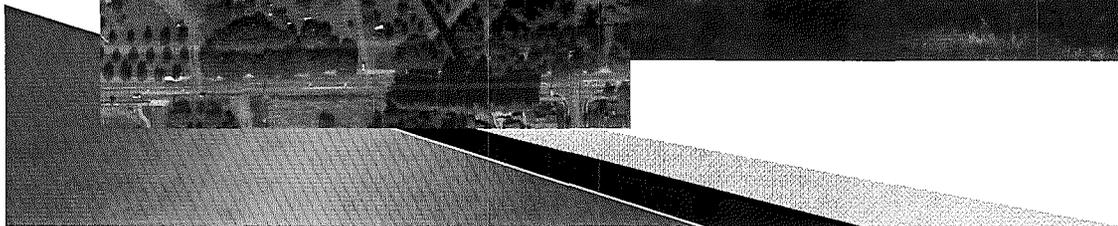
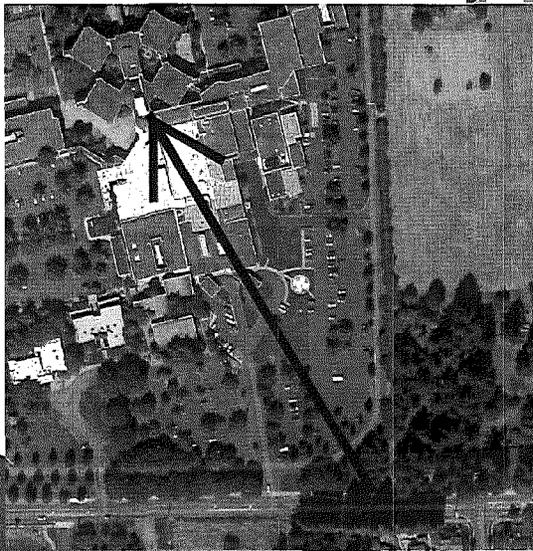


# Site Proposal

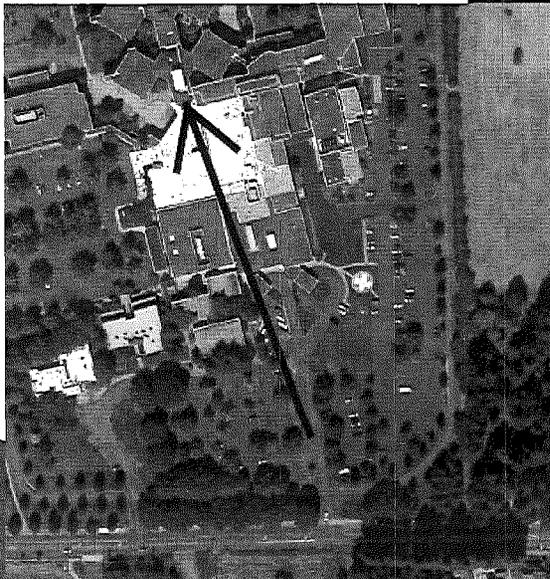
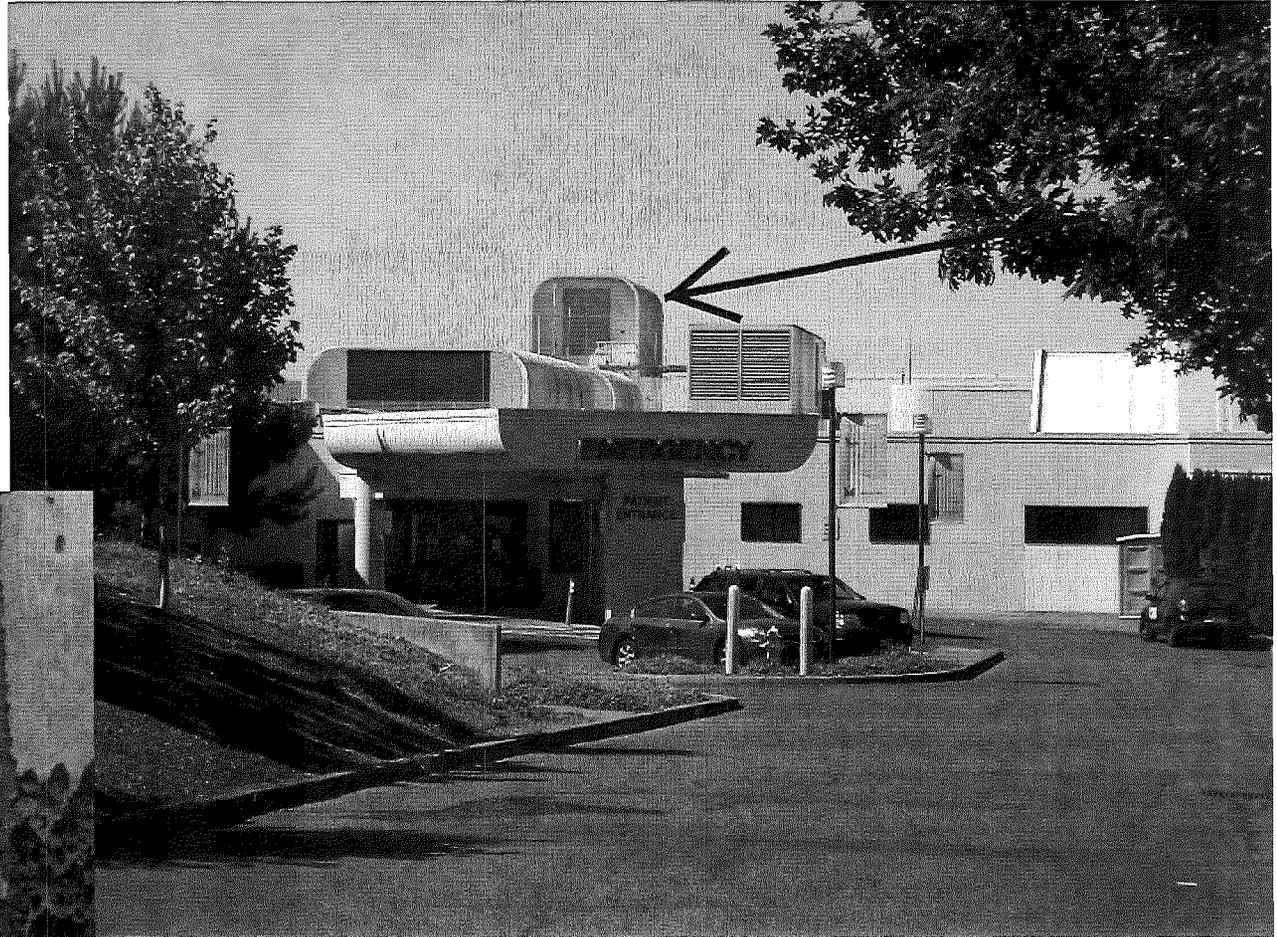




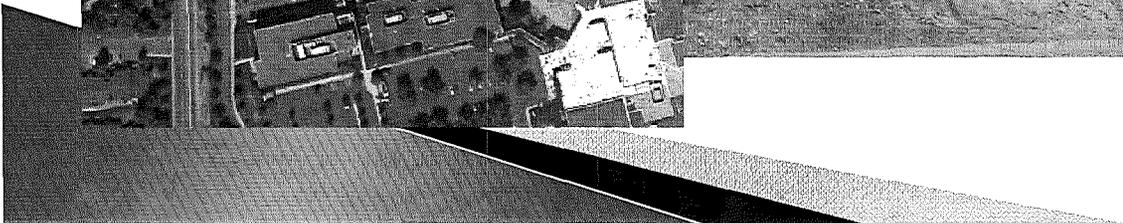
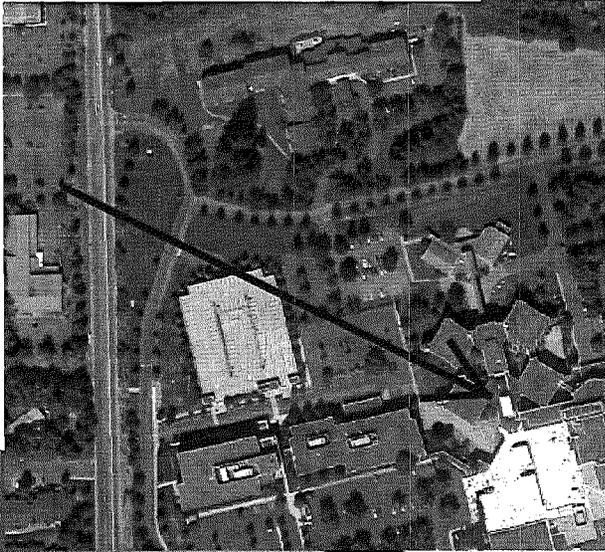
# View from Borland Road



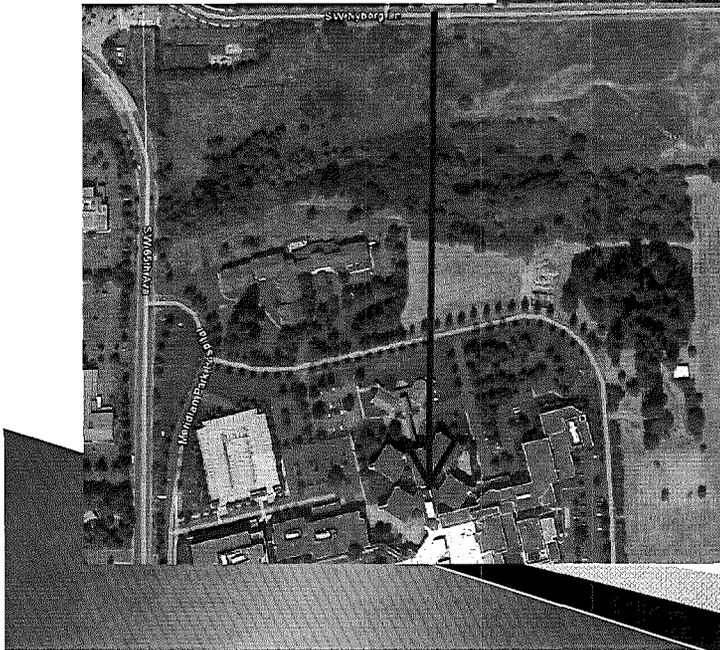
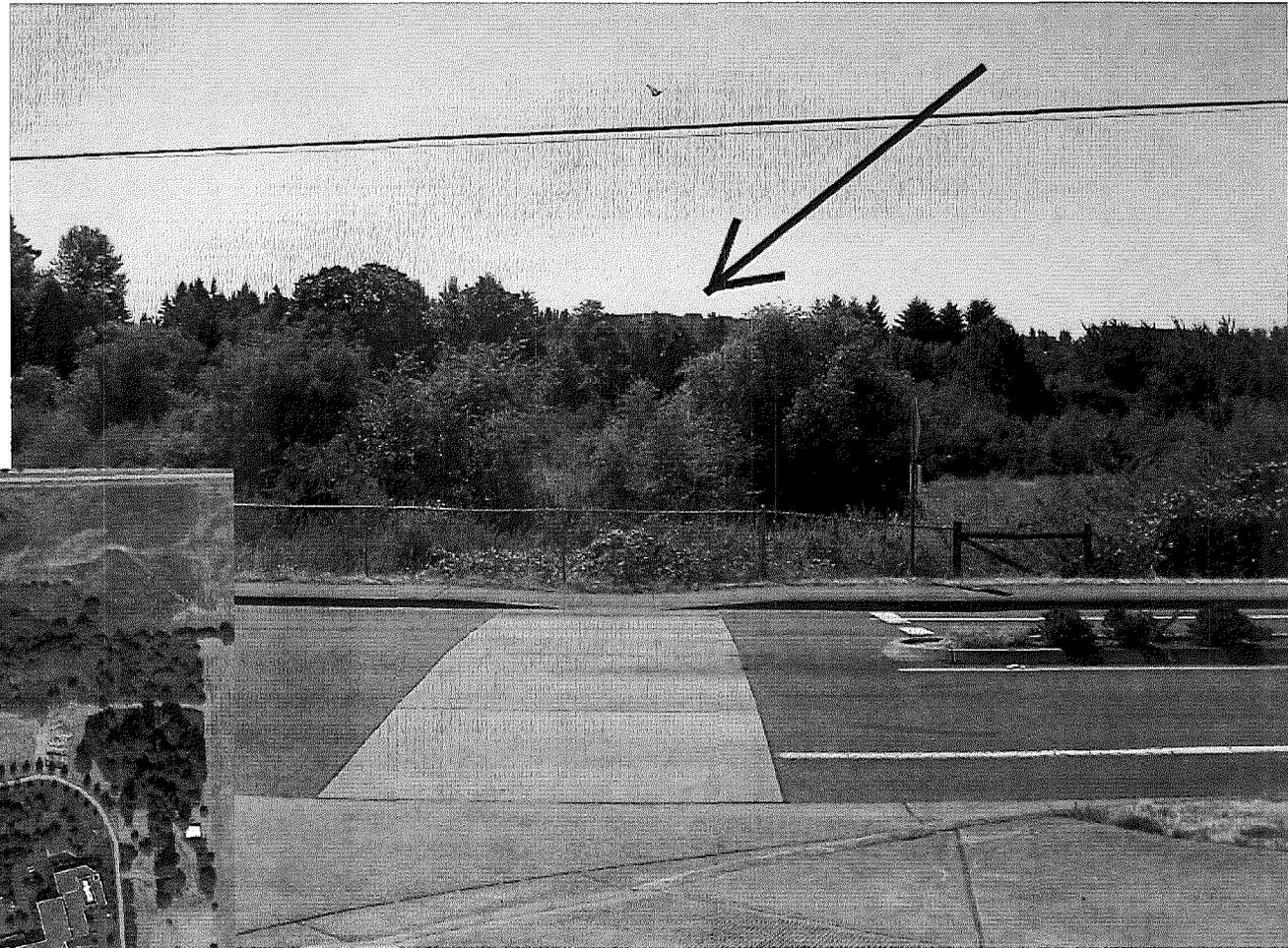
# View from Emergency Entrance



# View from 65<sup>th</sup> Ave.



# View from Nyberg Ln.

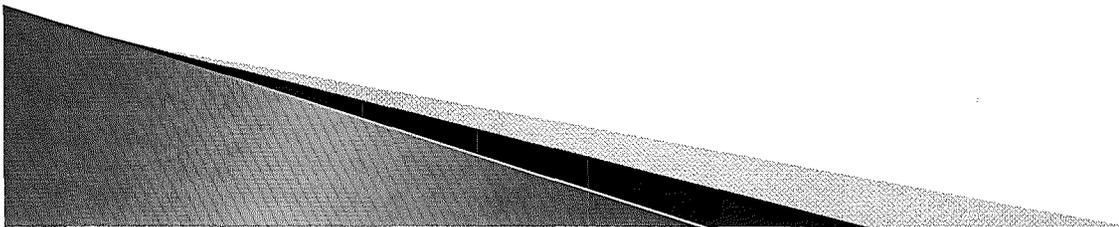


# View from end of Joshua St.

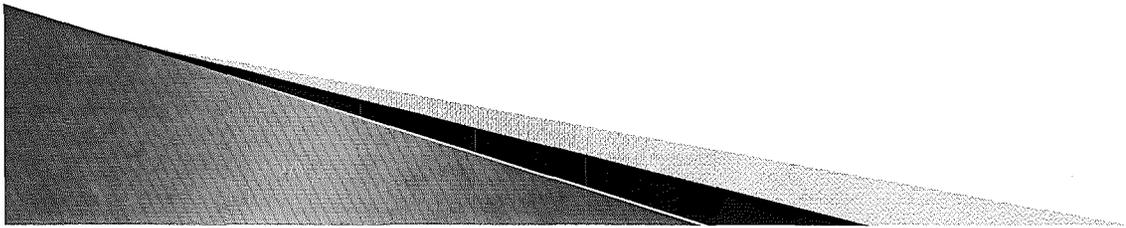


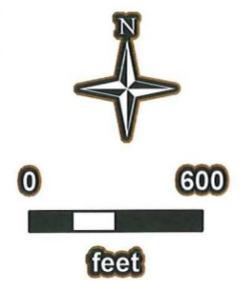
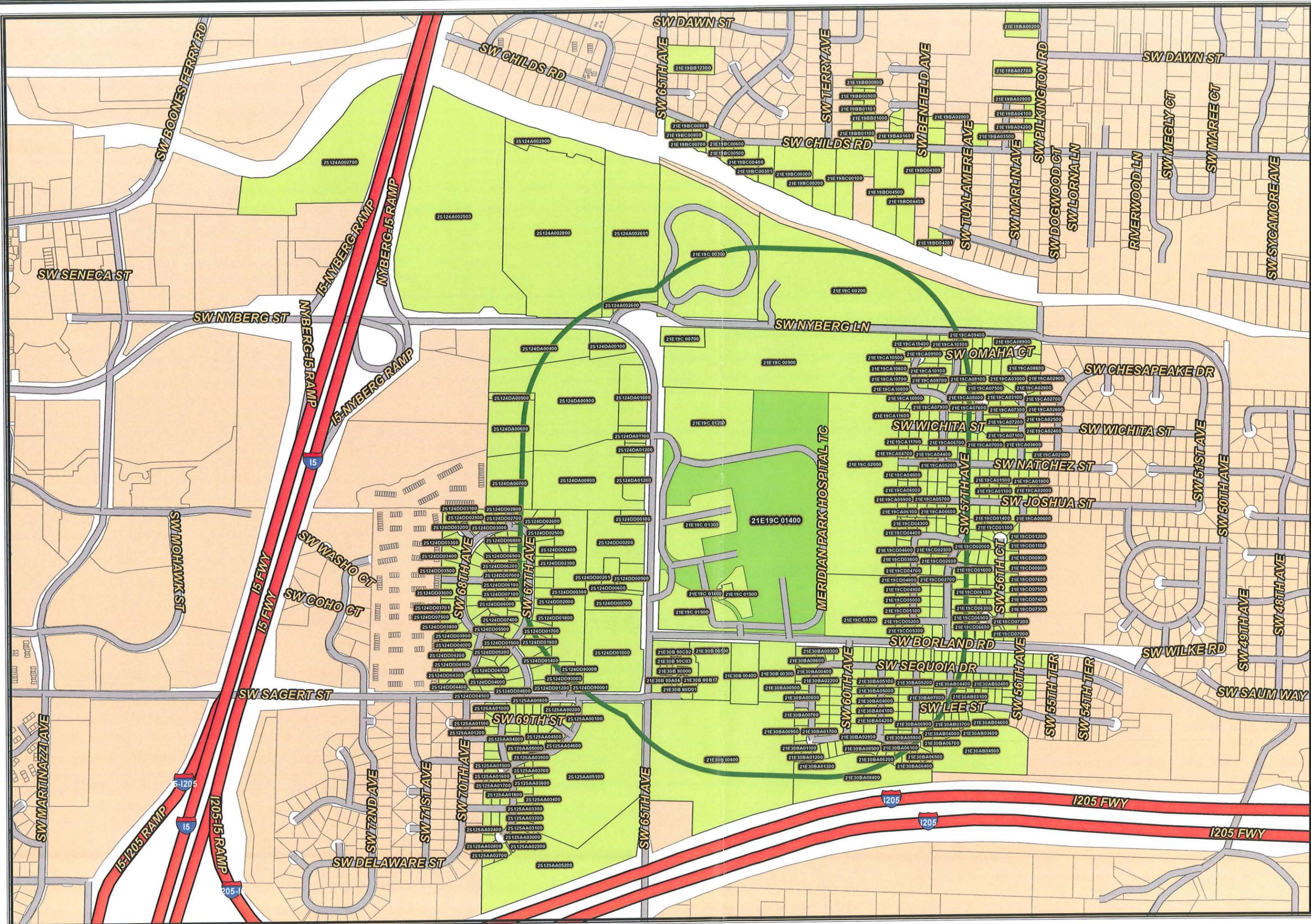
# City of Tualatin Architectural Review Process

- ▶ Pre-Application Meeting with the City of Tualatin
- ▶ Pre-Application Neighborhood Meeting
- ▶ Application Submittal
- ▶ Architectural Review Board Administrative Review with Public Comment Period
- ▶ Architectural Review Administrative Decision



# Questions





**19300 SW 65th Ave  
 1000' Radius Search**

-  Subject
-  1000ft Radius
-  Notification Area
-  Taxlots

## ARCHITECTURAL REVIEW AFFIDAVIT OF SIGN POSTING



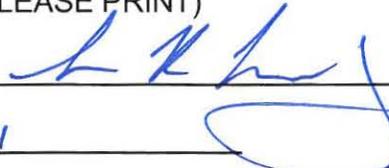
The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **primary yellow** composed of the **RGB color values Red 255, Green 255, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at <http://www.ci.tualatin.or.us/departments/communitydevelopment/planning>.

NOTE: For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

---

As the applicant for the CVII MERIDIAN PARK - AT&T WIRELESS FACILITY project, I hereby certify that on this day, JULY 20<sup>th</sup>, 2011 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: SEAN R. LUSBY  
(PLEASE PRINT)

Applicant's Signature: 

Date: 10/19/11