



Type I Site Plan Review Application

APPLICANT INFORMATION

(Check one box below for designated contact person regarding this application)

☐ Applicant Name: CLEARWIRE, LLC Daytime Phone: 503-708-7337
Mailing Address: 4400 CARILLON POINT Fax Number: 503-579-4441
City/State: KIRKLAND, WA Zip: 98033 Email: sw.topp@comcast.net
☒ Agent: STEVEN W. TOPP, AICP Daytime Phone: 503-708-7337
Mailing Address: 12566 SW BRIDGEVIEW CT. Fax Number: 503-579-4441
City/State: TIGARD OR Zip: 97223 Email: sw.topp@comcast.net

PROPERTY INFORMATION

2561 CENTER ST. NE 9.85 AC. 073W24CC04000
(Street Address or Location of Subject Property) (Total Size of Subject Property) (Assessor Tax Lot Numbers)
OFFICE BUILDING PH PUBLIC
(Existing Use, Structures, and/or Other Improvements On Site) (Zoning) (Comp Plan Designation)

PROPOSED PROJECT INFORMATION

ADD 3 PANEL / 3 MICROWAVE ANTENNAS & 1 EQUIP. CABINET N/A
(Describe the Proposed Use or Development of Subject Property) Proposed Building Floor Area

\$ 25,000

(Valuation of Proposed Site Work)

NEIGHBORHOOD ASSOCIATION CONTACTED? ☐ Yes ☒ No

(Describe Contact with the Affected Neighborhood Association)

Date Contacted

APPLICANT SIGNATURE

[Signature] STEVEN W. TOPP 9/4/09
(Signature) (Print Name) (Date)

(Address - Include Zip)

STAFF USE ONLY - DO NOT WRITE BELOW - STAFF USE ONLY		
Received By: <u>BL</u>	Date: <u>9/4/09</u>	Receipt No. <u>09-116909-RP</u>

Compliance with Salem Zoning Code

Site: OR-SLE0043
Address: 2561 Center Street NE
Zoning District: Public and Private Health Services (PH)

Chapter 160: Public Use

160.060: PH (Public and Private Health Services) District

160.100: Special Uses in P zones

(a) The following uses, when restricted, developed and conducted as required in SRC Chapter 119, are permitted in the PA, PC, PE, PH AND PS districts:

(6) Antennas attached to existing or approved structures;

Response: The proposal is for antennas to be mounted to an existing mechanical penthouse on the roof of an existing building, and is therefore a permitted special use in the PH district, subject to the standards of SRC Chapter 119.

Chapter 119: Special Uses

119.460 Wireless Communication Facilities. Where permitted as a special use, antennas attached to existing or approved structures and freestanding support facilities and equipment enclosures shall meet the following additional use and development standards:

(a) Vegetation that is either removed or destroyed as a result of construction shall be replanted with material as prescribed in SRC 132.200 and SRC 132.220.

Response: The antenna will be mounted to an rooftop penthouse, and the equipment on top of the roof of the building. Therefore, no vegetation will be removed or destroyed as a result of the construction.

(b) All support structures, antennas and associated equipment, including any equipment enclosures and all exterior mechanical equipment, shall be colored or surfaced so as to blend with the surrounding environment. Colors shall be natural earth or leaf tones. Surfaces shall be nonreflective.

Response: The antenna and equipment cabinet will be painted to match the existing penthouse. Therefore, the proposed antennas and equipment will blend with the surrounding environment.

(c) All freestanding structures shall be surrounded and screened by a 6-feet-high sight obscuring fence, wall, or hedge with a minimum 10 feet landscaped bufferyard along the outside perimeter of the site obscuring fence, wall, or hedge. The landscaped bufferyard meet the bufferyard requirements under SRC 132.220 and maintenance requirements under SRC 132.170.

Response: The proposal is for a collocation on an existing building, therefore this standard is not applicable.

(d) The base of a freestanding structure must be separated from all "R" or "CO" zones by a setback equal to or greater than the height of the wireless communication facility.

Response: The proposal is for a collocation on an existing building, therefore this standard is not applicable.

(e) For freestanding structures exceeding 70 feet in height, provisions must be made to allow for collocation sufficient to accommodate at least one additional user on each freestanding support structure.

Response: The proposal is for a collocation on an existing building, therefore this standard is not applicable.

(f) An obsolete freestanding structure or antenna shall be removed by the facility owner within 6 months of the date it ceases to be operational or if it falls into disrepair.

Response: The proposal is for a collocation on an existing building. Upon cessation of operation or disrepair, the antenna and equipment will be removed.

clearw're®

REHAB OR-SLE0043-A 2561 CENTER STREET NE SALEM, OR 97301

PROPRIETARY INFORMATION

THE INFORMATION CONTAINED IN THIS SET OF CONSTRUCTION DOCUMENTS IS PROPRIETARY OF CLEARWIRE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH IS SPECIFICALLY AUTHORIZED IS STRICTLY PROHIBITED.

clearw're®
4400 CARLETON POINT
MILWAUKEE, WI 53211

PTS

PACIFIC TELECOM SERVICES, LLC
4400 CARLETON POINT
MILWAUKEE, WI 53211
Phone: (262) 312-2000 Fax: (262) 312-4313

PROJECT INFORMATION

PROJECT DESCRIPTION:
CLEARWIRE PROPOSES TO CONSTRUCT AN UNLICENSED TELECOMMUNICATIONS FACILITY CONSISTING OF (2) PANEL ANTENNAS, (2) MOUNTED ON EXISTING 45'-0" ABL BUILDING WITH AN EQUIPMENT CABINET SHELTER MOUNTED ON AN EXISTING BUILDING ROOFTOP.

APPLICANT:
CLEARWIRE, LLC
4400 CARLETON POINT
MILWAUKEE, WI 53211
CONTACT: LORIAN GUM
PHONE: (262) 312-2000
FAX: (262) 312-4313

CODE INFORMATION:
ZONING: ENCLAVATION PH (PUBLIC HEALTH)
BUILDING CODE: 2009 IBC
CONSTRUCTION TYPE: 1B

OCCUPANCY: 9-2

AUTHORITY: CITY OF SALEM

CURRENT USE: MEDICAL FACILITY

PROPOSED USE: TELECOMMUNICATIONS FACILITY

TELCO COMPANY:

POWER COMPANY:

BL ENGINEER:

CONTACT: MARIAN KOTMAN
PHONE: (516) 427-2420

SITE LOCATION: (BASED ON LNO 63):

ADDRESS: 2561 CENTER STREET NE, SALEM, OR 97301

COORDINATES: 127 00' 24.37"

TOP OF STRUCTURE ABL: 45'-0"

BASE OF STRUCTURE ABL: 205'-0"

PARCEL NUMBER(S):

AREA OF PARCEL:

PROJECT AREA:

40 S.F.

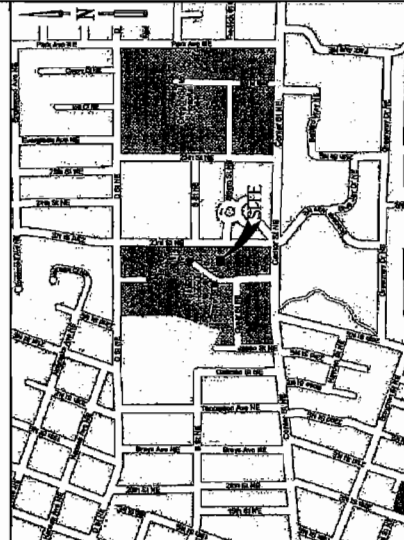
GENERAL INFORMATION:
1. PERMITS REQUIRED: YES
2. PERMITS REQUIRED: NO
3. BORROW IS PROPOSED

PROJECT TEAM

PROJECT ARCHITECT:
POWER RIVER
DEVELOPMENT SERVICES, LLC
1000 FIRST AVENUE S., SUITE 650
SEATTLE, WA 98101
CONTACT: CHRIS JACKSON
PHONE: (206) 461-4415

PROJECT CONSULTANT:
PACIFIC TELECOM SERVICES, LLC
4400 CARLETON POINT
MILWAUKEE, WI 53211
CONTACT: LORIAN GUM
PHONE: (262) 312-2000

VICINITY MAP



DRIVING DIRECTIONS

FROM I-5 SOUTH IN PORTLAND
TURN RIGHT AT MARKET ST. HE
TURN LEFT AT CENTER ST. HE
DESTINATION WILL BE ON THE RIGHT

ABBREVIATIONS

ABBREVIATION	DATE	SIGNATURE
APPROVAL		
CLEARWIRE		
LANDSCAPE		
CONVEY		
SEALED		
RE-1		
RE-2		
RE-3		
RE-4		
RE-5		
RE-6		
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RE-98		
RE-99		
RE-100		

REVISIONS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REVISION NOTE AS SHOWN IN THE REVISION BOARD.

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	ENLARGED SITE PLAN
A-2	EQUIPMENT PLANS
A-3	NORTH AND WEST ELEVATIONS
A-4	SOUTH AND EAST ELEVATIONS

LEGAL DESCRIPTION

P.P. 2008-001, PARCEL 2, ACRES 0.85

NOTES

- (1) RUN OF 8/16" EMBROIDERED CABLE AND (2) 1/2" DIA. COAX TO BE INSTALLED ON BUILDING ROOFTOP
- ANTENNA AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING

REHAB
OR-SLE0043-A
SALEM, OR 97301

REV.	DATE	DESCRIPTION	BY
1	12-12-09	REVISION 1	PTS

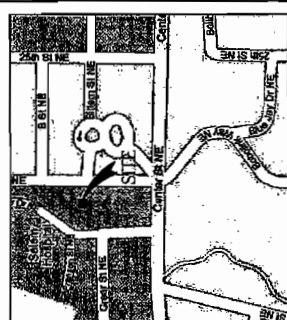
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

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SITE PLAN	1
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COMPANY MAP



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

Type I Site Plan Review Application

APPLICANT INFORMATION

(Check one box below for designated contact person regarding this application)

☐ Applicant Name: CLEARWIRE, LLC Daytime Phone: 503-708-7337
Mailing Address: 4400 CARILLON POINT Fax Number: 503-579-4441
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City/State: TIGARD OR Zip: 97223 Email: sw.topp@comcast.net

PROPERTY INFORMATION

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(Street Address or Location of Subject Property) (Total Size of Subject Property) (Assessor Tax Lot Numbers)
OFFICE BUILDING PH PUBLIC
(Existing Use, Structures, and/or Other Improvements On Site) (Zoning) (Comp Plan Designation)

PROPOSED PROJECT INFORMATION

ADD 3 PANEL / 3 MICROWAVE ANTENNAS & 1 EQUIP. CABINET N/A
(Describe the Proposed Use or Development of Subject Property) Proposed Building Floor Area

\$25,000

(Valuation of Proposed Site Work)

NEIGHBORHOOD ASSOCIATION CONTACTED? ☐ Yes ☒ No

(Describe Contact with the Affected Neighborhood Association)

Date Contacted

APPLICANT SIGNATURE

[Signature] STEVEN W. TOPP 9/4/09
(Signature) (Print Name) (Date)

(Address - Include Zip)

STAFF USE ONLY - DO NOT WRITE BELOW - STAFF USE ONLY		
Received By: <u>BL</u>	Date: <u>9/4/09</u>	Receipt No. <u>09-116909-RP</u>

Compliance with Salem Zoning Code

Site: OR-SLE0043
Address: 2561 Center Street NE
Zoning District: Public and Private Health Services (PH)

Chapter 160: Public Use

160.060: PH (Public and Private Health Services) District

160.100: Special Uses in P zones

(a) The following uses, when restricted, developed and conducted as required in SRC Chapter 119, are permitted in the PA, PC, PE, PH AND PS districts:

(6) Antennas attached to existing or approved structures;

Response: The proposal is for antennas to be mounted to an existing mechanical penthouse on the roof of an existing building, and is therefore a permitted special use in the PH district, subject to the standards of SRC Chapter 119.

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Response: The proposal is for a collocation on an existing building, therefore this standard is not applicable.

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(e) For freestanding structures exceeding 70 feet in height, provisions must be made to allow for collocation sufficient to accommodate at least one additional user on each freestanding support structure.

Response: The proposal is for a collocation on an existing building, therefore this standard is not applicable.

(f) An obsolete freestanding structure or antenna shall be removed by the facility owner within 6 months of the date it ceases to be operational or if it falls into disrepair.

Response: The proposal is for a collocation on an existing building. Upon cessation of operation or disrepair, the antenna and equipment will be removed.

REHAB
OR-SLE0043-A

2561 CENTER STREET NE
SALEM, OR 97301

PROJECT INFORMATION

PROJECT DESCRIPTION:
CLEARWIRE PROPOSES TO CONSTRUCT AN UNSTAFFED TELECOMMUNICATIONS FACILITY CONSISTING OF (1) PANEL ANTENNAS, (2) MICROWAVE DISHES, AND (3) GAP UNITS MOUNTED ON AN EXISTING 45'-0" AGL BUILDING WITH AN EQUIPMENT CABINET (4) TYPED MOUNTED ON AN EXISTING BUILDING ROOFTOP.

APPLICANT:
CLEANWIRE, LLC
4400 CARILLON POINT
KIRKLAND, WA 98033
CONTACT: LONNIE OLRI
PH: (206) 225-3429

PROPERTY OWNER:
REIAB
2501 CENTER STREET NE
SALEM, OR 97301
CONTACT: N/A
PH: N/A

CODE INFORMATION:
ZONING CLASSIFICATION: PH (PUBLIC HEALTH)

CONSTRUCTION TYPE: IIB
OCCUPANCY: S-2

CURRENT USE: MEDICAL FACILITY
PROPOSED USE: TELECOMMUNICATIONS

QUEST
PH: (800) 803-6000

PGE
PH: (503) 463-6363

LATITUDE: 44° 58' 27.82"
LONGITUDE: 123° 00' 25.30"

PARCEL NUMBER(S):

AREA OF PARCEL:
0.68 ACRES

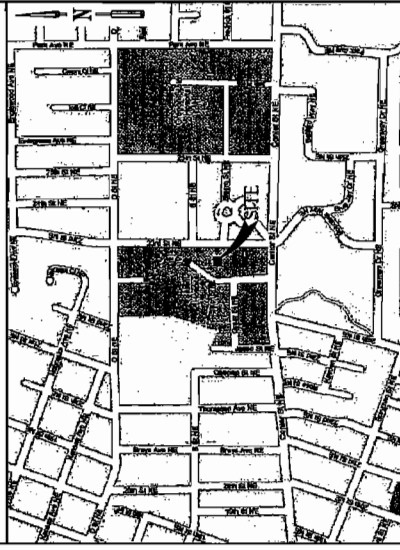
PROJECT AREA:
40 S.F.

GENERAL INFORMATION:
1. PARKING REQUIREMENTS ARE UNCHANGED.
2. TRAFFIC IS UNCHANGED.
3. SIGNAGE IS PROPOSED.

PROJECT TEAM

PROJECT ARCHITECT RICHARD E. WALL, AIA PACIFIC FIRST ARCHITECT SERVICES, LLC 500 WEST ANNE STREET, SUITE 650 PORTLAND, OR 97204 CONTACT: RICHARD E. WALL PH: (503) 274-3754 EMAIL: RICHARD@PFSWA.COM	PROJECT CONSULTANT POWDER RIVER DEVELOPMENT SERVICES, LLC 1740 NW 17TH AVENUE, SUITE 100 PORTLAND, OR 97209 CONTACT: JEFFREY L. HARRISON PH: (503) 872-2444	STRUCTURAL ENGINEER PACIFIC FIRST ENGINEERING, LLC 500 WEST ANNE STREET, SUITE 650 PORTLAND, OR 97204 CONTACT: JEFFREY L. HARRISON PH: (503) 464-4415
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VICINITY MAP



DRIVING DIRECTIONS

FROM I-5 SOUTH IN PORTLAND
TAKE EXIT 208 FOR MARKET ST/OR-213
TURN RIGHT AT MARKET ST NE
TURN LEFT AT HAWTHORNE AVE NE
TURN RIGHT AT CENTER ST NE
DESTINATION WILL BE ON THE RIGHT

APPROVAL	DATE	SIGNATURE
CLEARED		
LANDLORD		
CONSENT		
W/A		
W-E		
W-C		
W-B		
W-A		

REMARKS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REMARK NOTE AS REMARKS ARE BEING REMOVED

REVIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE

OR THAN THAT WHICH RELATES TO CARRIER SERVICES IS STRICTLY PROHIBITED

DRAWING INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
A-1	SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT PLANS
A-4	NORTH AND WEST ELEVATIONS
A-5	SOUTH AND EAST ELEVATIONS

LEGAL DESCRIPTION

P.P. 2009-003, PARCEL 2, ACRES 0.85

NOTES

1. (b) RUNS OF 5/16" ETHERNET CABLE AND (3) 1/2" COAX TO BE INSTALLED ON BUILDING ROOFTOP
2. ANTENNA AND MOUNTING HARDWARE TO BE PAINTED TO MATCH EXISTING BUILDING

ABBREVIATIONS

[illegible]

T-1

T-1

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 CARRIER SERVICES IS STRICTLY PROHIBITED.

REHAB
OR-SLE0043-A
561 CENTER STREET N
CHESAPEAKE, VA 23104

2561 CENTER STREET NE
SALEM, OR 97301

[illegible]

SHEET TITLE
TITLE SHEET

SITE PLAN	1
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11"x17" SCALE: 1" = 80'-0"

SHEET NUMBER
A-2

clear w're®
4400 CARLETON POINT
KIRKLAND, WA 98033

PTS
PACIFIC TELECOM SERVICES,
LLC
500 1st Avenue, Suite 300
Seattle, WA 98101
Phone: (206) 342-9000 Fax: (206) 342-9013

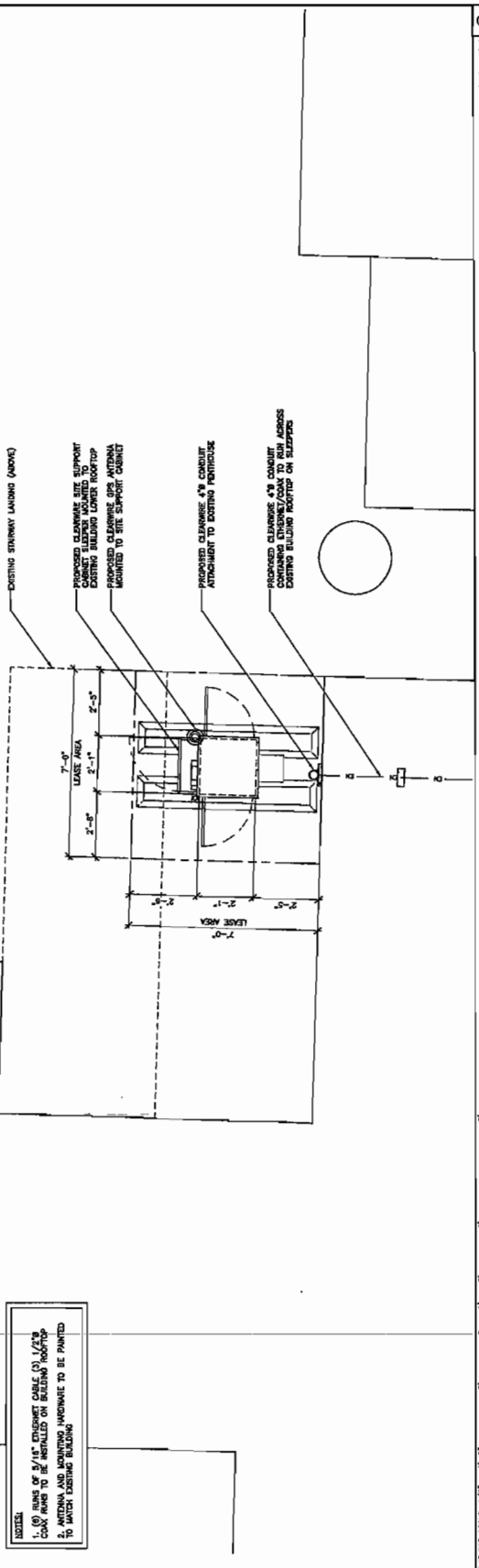
REHAB
OR-SLE0043-A
2561 CENTER STREET NE
SEALM, OR 97201

NO.	DATE	REVISIONS	BY	CHKD
1	08-01-09	PREPARED FOR PERMIT	JPM	

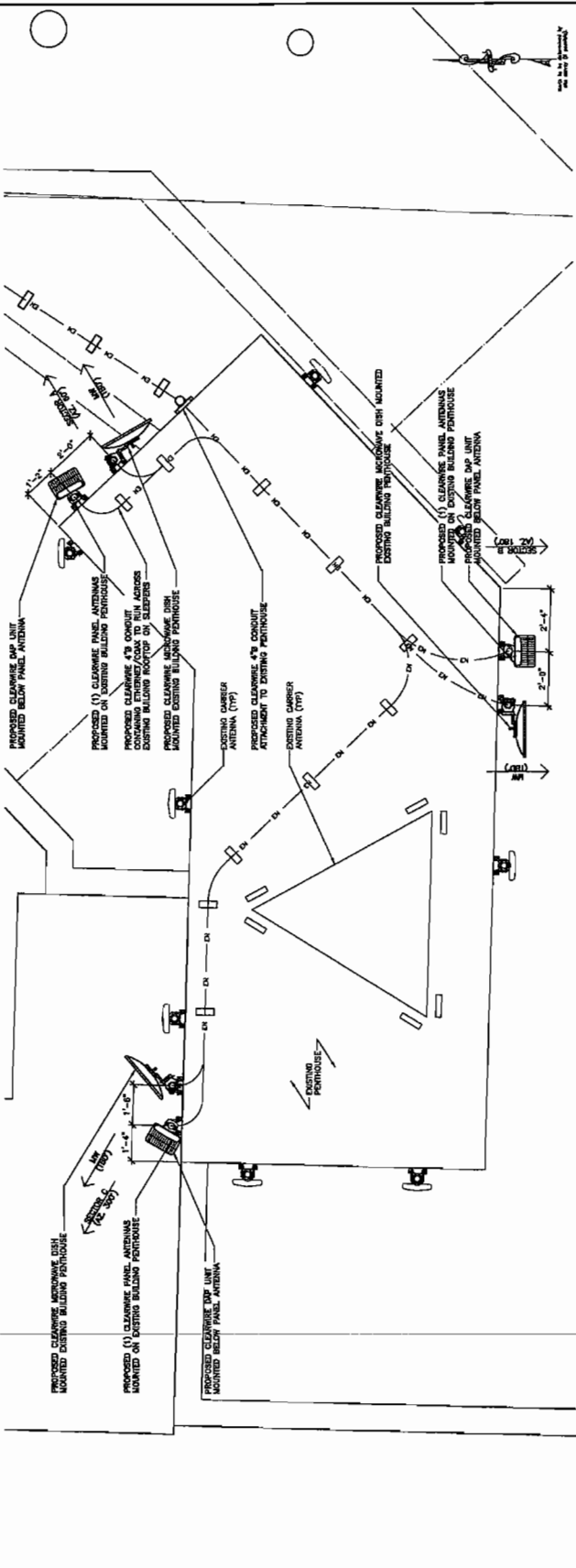
NOT FOR CONSTRUCTION UNLESS
TABLED AS CONSTRUCTION SET

SHEET TITLE
EQUIPMENT PLANS

SHEET NUMBER
A-3



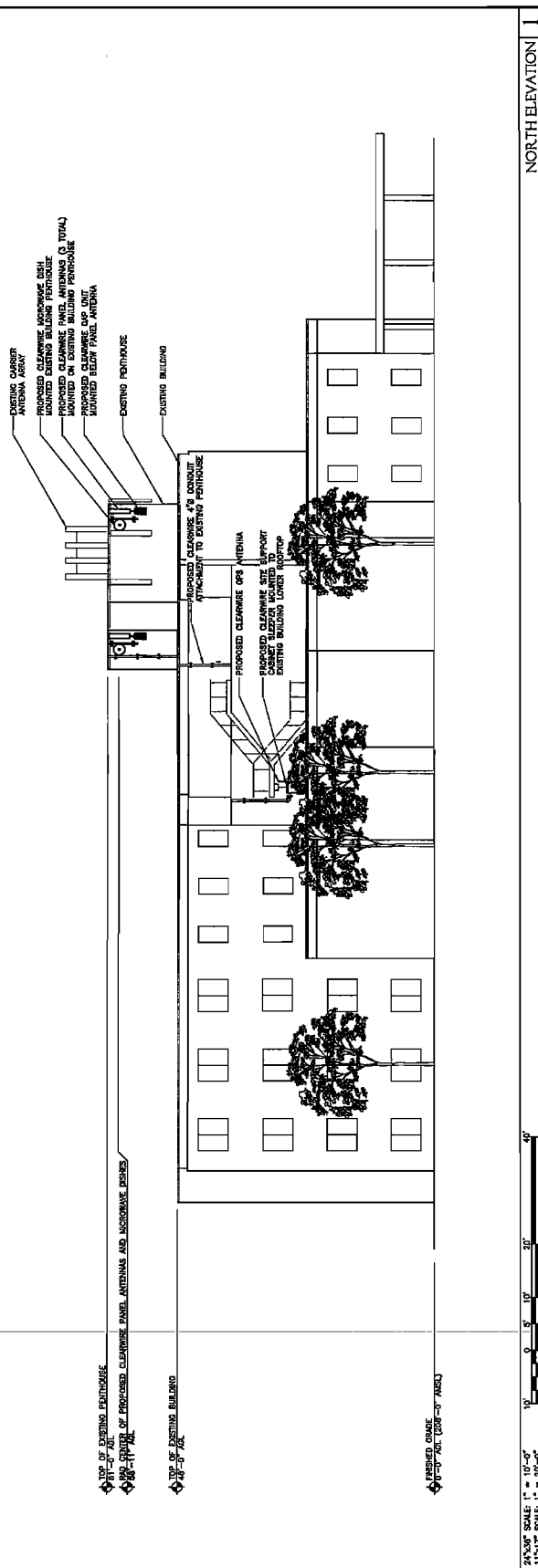
EQUIPMENT PLAN 2



EQUIPMENT PLAN 1

- NOTES:
1. (6) RUNS OF 3/4\"/>

24\"/>



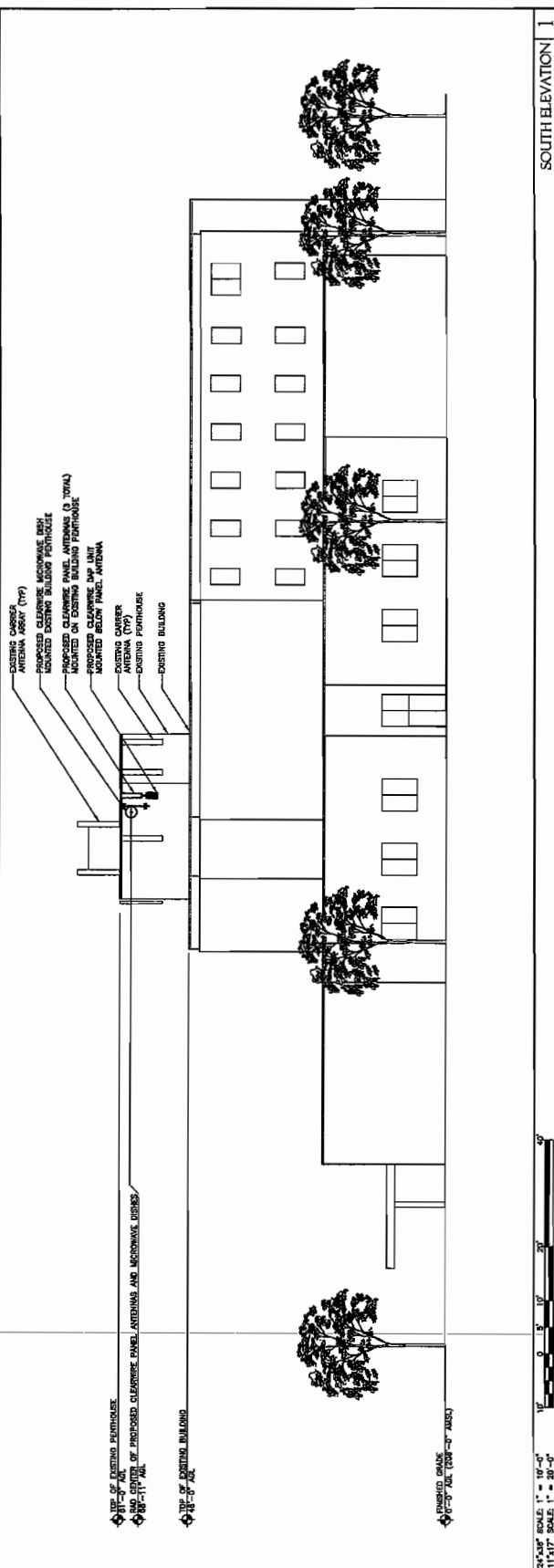
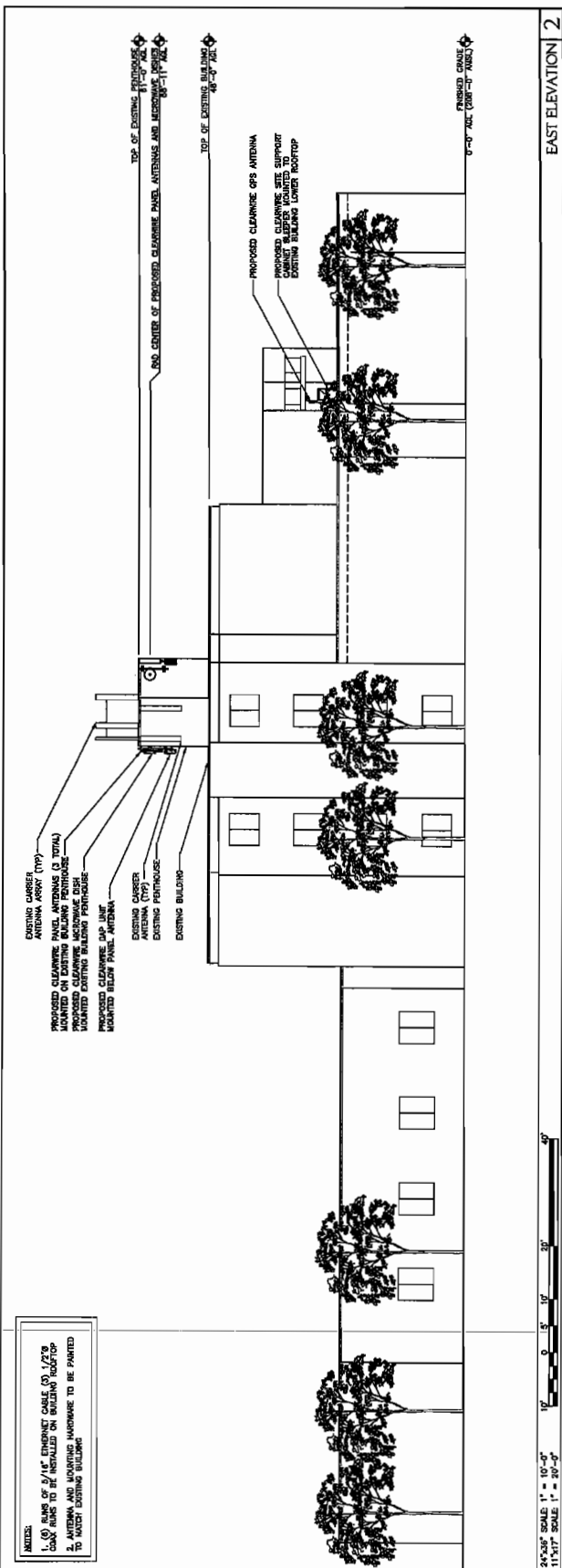
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NOT FOR CONSTRUCTION UNLESS
LABELED AS CONSTRUCTION SET

SHEET TITLE
SOUTH AND EAST ELEVATIONS

SHEET NUMBER

A-5



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