



City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Date: February 28, 2011
To: Interested Person
From: Dave Skilton, Land Use Services 503-823-0660
dave.skilton@portlandoregon.gov

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

The Bureau of Development Services has approved a proposal in your neighborhood. The reasons for the decision are included in this notice. If you disagree with the decision, you can appeal it and request a public hearing. Information on how to appeal this decision is listed at the end of this notice.

CASE FILE NUMBER: LU 11-104446 DZ – NEW EXIT STAIR

GENERAL INFORMATION

Applicant: Multnomah Amateur Athletic Club
1849 SW Salmon Street
Portland, OR 97205-1726

Mark Ellington
Multnomah Athletic Club
1849 SW Salmon Street
Portland OR 97207

Representative: Aaron Garbutt,
Deca Architecture Inc.
935 SE Alder Street
Portland, OR 97214

Site Address: 1849 SW Salmon Street

Legal Description: TL 5800 2.82 ACRES, SECTION 33 1N 1E
Tax Account No.: R941330460
State ID No.: 1N1E33DC 05800
Quarter Section: 3027

Neighborhood: Goose Hollow, contact Jerry Powell at 503-222-7173.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Plan District: Central City - Goose Hollow
Zoning: CXd, Central Commercial with Design Overlay
Case Type: DZ, Design Review
Procedure: Type II, an administrative decision with appeal to the Design Commission.

Proposal:

The applicant is seeking Design Review approval to install a new concrete exit stair at an existing opening facing SW 18th Avenue. Design Review is required because the proposal is for a non-exempt exterior alteration.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of the Portland Zoning Code, Title 33 of the Portland City Code. The relevant criteria are:

- Central City Fundamental Design Guidelines
- Goose Hollow District Design Guidelines

ANALYSIS

Site and Vicinity: The site is a 173,623 square foot athletic building located between SW Salmon Street, SW Morrison Street, SW 20th Avenue and SW 18th Avenue. The site itself totals 122,839 square feet, and is located within the Goose Hollow subdistrict of the Central City Plan District, near the edge of the King's Hill Historic District. The neighborhood is characterized by additional athletic facilities owned by the club, mature landscaping, and single and multi-family residential development. The original building was built in 1965, and in 1997 a 50,000 square foot addition was added to the west end of the main clubhouse. The proposed addition of a roof access ladder only effects the northwest portion of the property facing SW 20th Avenue.

The property is located across SW 18th Street from a MAX light rail station, and both SW 18th Avenue and SW Salmon Street have regular bus service. The building is sited within the northwestern edge of the Goose Hollow Pedestrian District, and both SW 18th Street and SW Salmon Street are designated Enhanced Pedestrian Streets. SW 18th Avenue is further designated a Community Main Street, A Central City Transit/Pedestrian Street, a Traffic Access Street, a Regional Transit Way/Major Transit Priority Street, and a City Bikeway. SW Salmon Street is designated a City Walkway, a Traffic Access Street, a Transit Access Street, and a City Bikeway. SW 20th Avenue, the street most affected by the proposal, is designated a Pedestrian District and a Local Service Bikeway. SW Morrison, located a fair distance from the proposed changes, is also designated as part of the Pedestrian District, a Transit Access Street, and a Local Service Bikeway.

Zoning: The Central Commercial (CX) zone is intended to provide for commercial development within Portland's most urban and intense areas. A broad range of uses is allowed to reflect Portland's role as a commercial, cultural and governmental center. Development is intended to be very intense with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. 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.

Land Use History: City records indicate that prior land use reviews include the following cases in the last five years:

- LU 06-143433 DZ, approving steel access ladders.
- LU 07-105046 DZM, approving alteration of the stadium scoreboard.
- LU 09-179009 DZ, LU 10-116154 TPA, LU145093 DZ, LU 10-146374 DZ, and LU 10175769 DZ, all relating to the alteration of stadium conversion to accommodate use for soccer.

Public Notice: A “Notice of Proposal in Your Neighborhood” was mailed **January 31, 2011**.

Agency Review: None of the notified Bureaus has responded with issues or concerns.

Neighborhood Review: No written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review ensures that development conserves and enhances the recognized special design values of a site or area. Design review is used to ensure the conservation, enhancement, and continued vitality of the identified scenic, architectural, and cultural values of each design district or area. Design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area. Design review is also used in certain cases to review public and private projects to ensure that they are of a high design quality.

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 district guidelines.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site’s location, the applicable design guidelines are the Central City Fundamental and Goose Hollow Special Design Guidelines.

Goose Hollow District Design Guidelines and Central City Fundamental Design Guidelines

The Goose Hollow District is envisioned to be a predominantly urban residential, transit-oriented community located on the western edge of the Central City between Washington Park and Downtown Portland. When riding light rail through the West Hills tunnel to the Central City, it is the first neighborhood experienced before entering downtown Portland. The Urban Design Vision celebrates the sense of arrival from the west at Jefferson Street Station and Collins Circle, and from the north at the Civic Stadium Station and Fire Fighter’s Park. This is done by integrating the history of the community with its special natural and formal (man-made) characteristics.

The Central City Fundamental Design Guidelines and the River District Design Guidelines focus on four general categories. **(A) Portland Personality**, addresses design issues and elements that reinforce and enhance Portland’s character. **(B) Pedestrian Emphasis**, addresses design issues and elements that contribute to a successful pedestrian environment. **(C) Project Design**, addresses specific building characteristics and their relationships to the public environment. **(D) Special Areas**, provides design guidelines for the four special areas of the Central City.

Goose Hollow District Design Goals

The Goose Hollow District Design Goals are specific to the Goose Hollow District. These urban design goals and objectives are to:

- Enhance mixed-use, transit-oriented development around the light rail stations to make it a pedestrian-friendly station community.
- Provide open spaces to accommodate active public life.
- Strengthen connections to adjacent neighborhoods through light rail, bike and pedestrian access and assure a safe and pleasant bike/pedestrian environment.
- Preserve and enhance the community’s history and architectural character.

Central City Plan Design Goals

This set of goals are those developed to guide development throughout the Central City. They apply within the River District as well as to the other seven Central City policy areas. The nine goals for design review within the Central City are as follows:

1. Encourage urban design excellence in the Central City;
2. Integrate urban design and preservation of our heritage into the development process;
3. Enhance the character of the Central City's districts;
4. Promote the development of diversity and areas of special character within the Central City;
5. Establish an urban design relationship between the Central City's districts and the Central City as a whole;
6. Provide for a pleasant, rich and diverse pedestrian experience for pedestrians;
7. Provide for the humanization of the Central City through promotion of the arts;
8. Assist in creating a 24-hour Central City which is safe, humane and prosperous;
9. Ensure that new development is at a human scale and that it relates to the scale and desired character of its setting and the Central City as a whole.

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

A5-1. Strengthen the Identity of the Civic Stadium Station Area. This guideline may be accomplished by any or all of the following:

- a. Integrating the Civic Stadium and Multnomah Athletic Club into the station area. This can be done by making their ground level street walls more pedestrian-friendly.
- b. Incorporating the history of the Stadium and Tanner Creek in the form of art work, murals, and other design features;
- c. Strengthening the neighborhood focal point located within the station area. Street trees, awnings, lighting and other amenities can emphasize pedestrian connections to the focal point (the Park, Plaza/Station). Buildings can orient their openings and entries towards the focal point to create a sense of enclosure and enhance the sense of entry into the District; or
- d. Using architectural vocabulary and materials that maintain continuity with the existing developments and add to the character of the station area.

B1. Reinforce and Enhance the Pedestrian System. Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed. Develop and define the different zones of a sidewalk: building frontage zone, street furniture zone, movement zone, and the curb. Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks.

B1-1. Provide Human Scale to Buildings along Walkways. Provide human scale and interest to buildings along sidewalks and walkways.

C2. Promote Quality and Permanence in Development. Use design principles and building materials that promote quality and permanence.

Findings for A5-1, B1, B1-1, and C2: The proposed small exit stair will be located adjacent to the sidewalk along SW 18th Avenue near the northeast corner of the Multnomah Athletic Club property and PGE Park. It will serve an existing double door which is several feet above the ground, converting it from a loading entry to a fire exit. Although a very minor alteration, the stair will improve the relationship of the building to the pedestrian system by providing a human-scale element at ground level on a facade which is otherwise largely devoid of such features. The materials, poured-in-place concrete steps and straightforward painted steel guardrails and handrails, are both durable and in keeping with this utilitarian structure. *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 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 alteration to the Multnomah Athletic Club building will improve emergency exiting and will have a minor, positive impact on the streetscape. 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. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of a new exit stair in the Goose Hollow Subdistrict of the Central City Plan District;

Approval per Exhibits C-1 through C-5, signed and dated February 24, 2011, subject to the following condition:

- A. As part of the building permit application submittal, each of the 4 required site plans and any additional drawings must reflect the information and design approved by this land use review as indicated in Exhibits C-1 through C-5. The sheets on which this information appears must be labeled, "Proposal and design as approved in Case File # LU 11-104446 DZ. No field changes allowed."

Staff Planner: Dave Skilton

Decision rendered by:  on February 24, 2011.
By authority of the Director of the Bureau of Development Services

Decision mailed: February 28, 2011

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on January 19, 2011, and was determined to be complete on **January 27, 2011**.

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 January 19, 2011.

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.

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.

Appealing this decision. This decision may be appealed to the Design Commission, which will hold a public hearing. Appeals must be filed **by 4:30 PM on March 14, 2011** at 1900 SW Fourth Ave. Appeals can be filed Tuesday through Friday on the first floor of the Development Services Center until 3 p.m. After 3 p.m. and Mondays, appeals must be submitted to the receptionist at the front desk on the fifth floor. **An appeal fee of \$250 will be charged.** The appeal fee will be refunded if the appellant prevails. There is no fee for ONI recognized organizations appealing a land use decision for property within the organization’s boundaries. The vote to appeal must be in accordance with the organization’s bylaws. Assistance in filing the appeal and information on fee waivers is available from BDS in the Development Services Center. Please see the appeal form for additional 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.

Attending the hearing. If this decision is appealed, a hearing will be scheduled, and you will be notified of the date and time of the hearing. The decision of the Design Commission is final; any further appeal must be made to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date of mailing the decision, pursuant to ORS 197.620 and 197.830. Contact LUBA at 550 Capitol St. NE, Suite 235, Salem, Oregon 97301, or phone 1-503-373-1265 for further information.

Failure to raise an issue by the close of the record at or following the final hearing on this case, in person or by letter, may preclude an appeal to the Land Use Board of Appeals (LUBA) on that issue. Also, if you do not raise an issue with enough specificity to give the Design Commission an opportunity to respond to it, that also may preclude an appeal to LUBA on that issue.

Recording the final decision.

If this Land Use Review is approved the final decision must be recorded with the Multnomah County Recorder. A few days prior to the last day to appeal, the City will mail instructions to the applicant for recording the documents associated with their final land use decision.

- *Unless appealed,* The final decision may be recorded on or after **March 15, 2011**.
- A building or zoning permit will be issued only after the final decision is recorded.

The applicant, builder, or a representative may record the final decision as follows:

- By Mail: Send the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to: Multnomah County Recorder, P.O. Box 5007, Portland OR 97208. The recording fee is identified on the recording sheet. Please include a self-addressed, stamped envelope.

- In Person: Bring the two recording sheets (sent in separate mailing) and the final Land Use Review decision with a check made payable to the Multnomah County Recorder to the County Recorder's office located at 501 SE Hawthorne Boulevard, #158, Portland OR 97214. The recording fee is identified on the recording sheet.

For further information on recording, please call the County Recorder at 503-988-3034
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.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

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

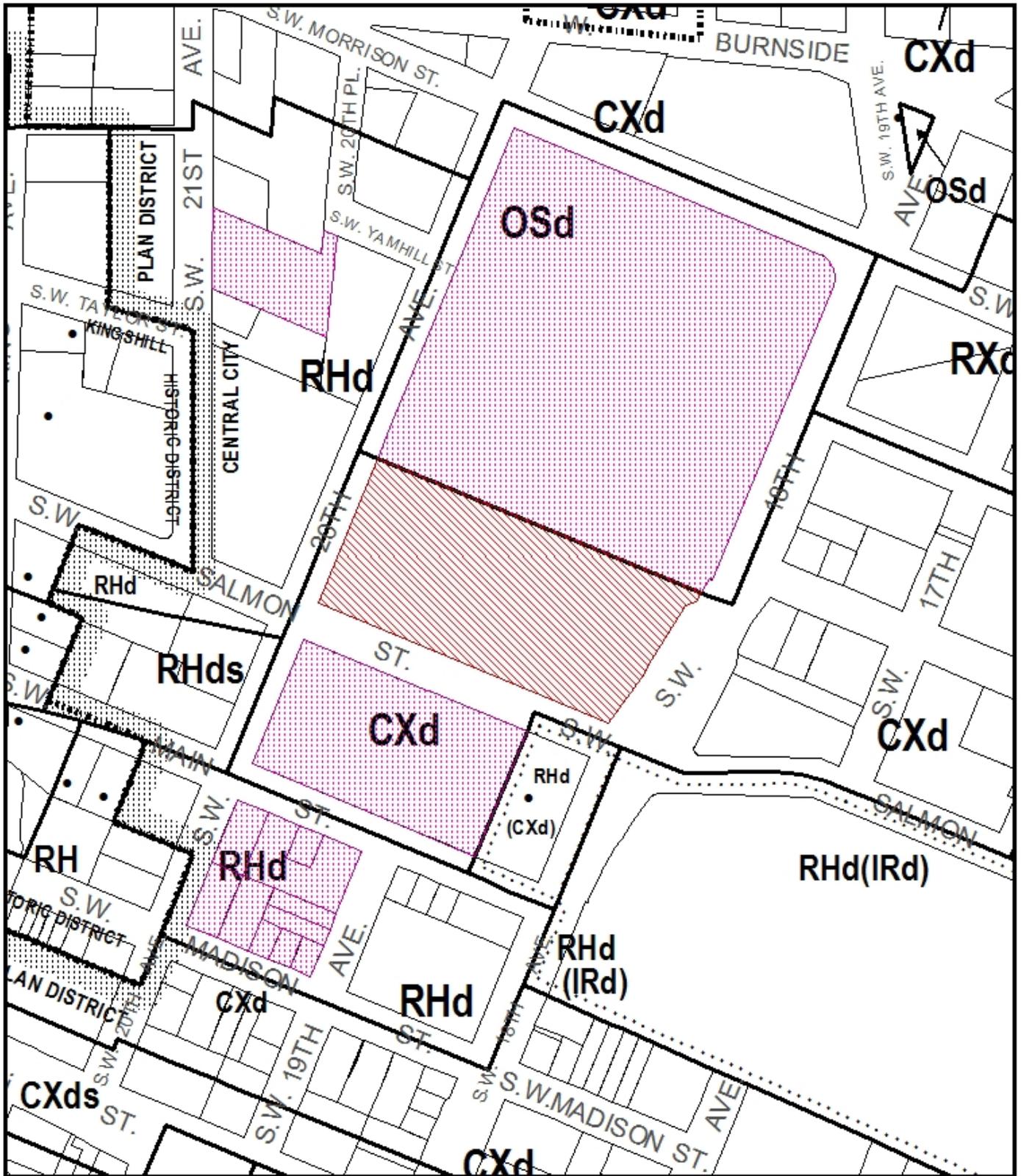
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Partial Plan (attached)
 - 3. East Elevation
 - 4. Partial East Elevation (attached)
 - 5. Light Fixture Information
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Section of the Bureau of Development Services
 - 2. Bureau of Transportation
 - 3. Water Bureau
 - 4. Fire Bureau
- F. Correspondence: none
- G. Other:
 - 1. Original LU Application
 - 2. Site History Research

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

-  Site
-  Also Owned
-  Historic Landmark

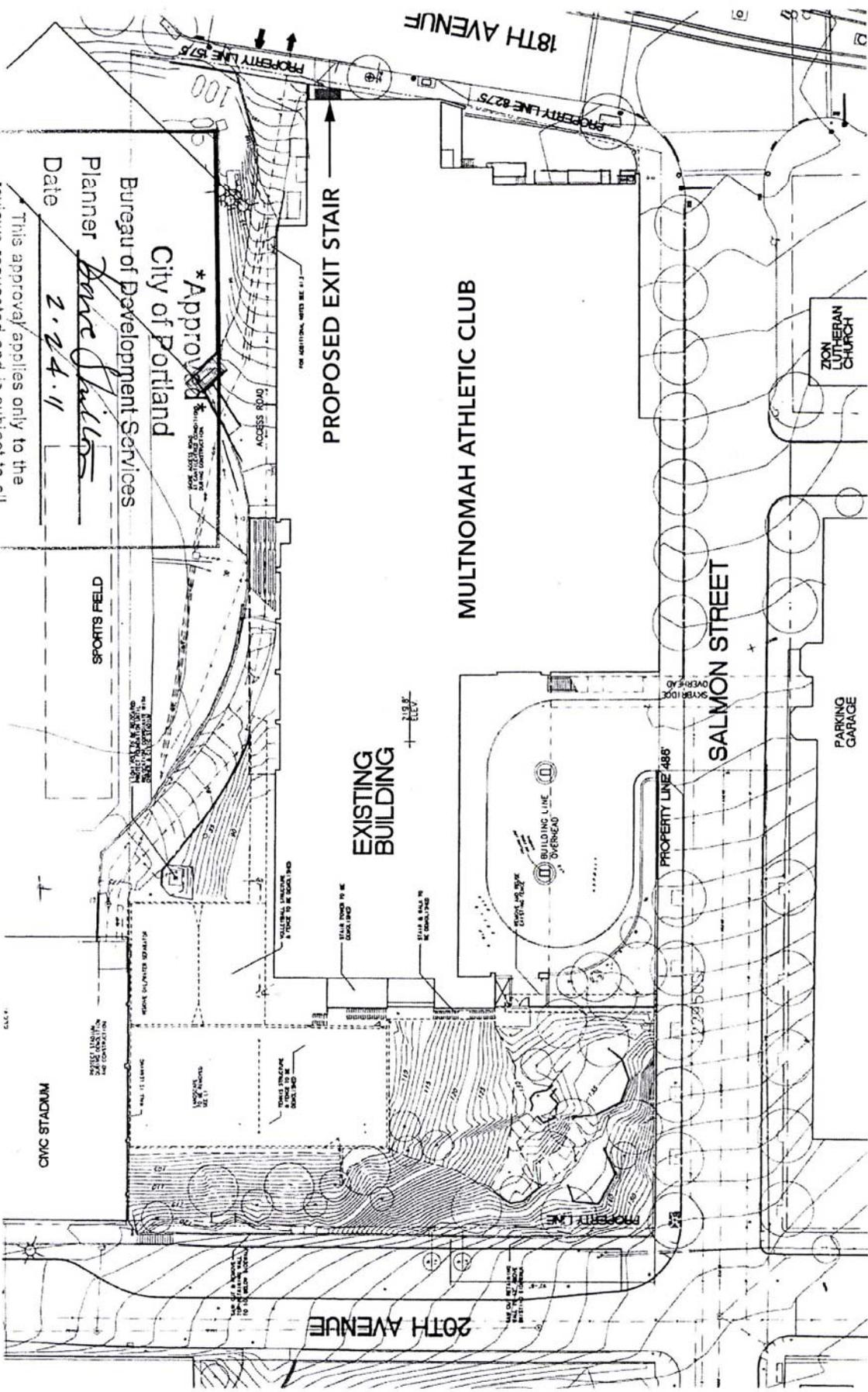


This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	LU 11-104446 DZ
1/4 Section	3027.3028
Scale	1 inch = 200 feet
State_Id	1N1E33DC 5800
Exhibit	B (Jan 20,2011)

* Approved
 City of Portland
 Bureau of Development Services
 Planner *Dave Sullivan*
 Date *2.24.11*

This approval applies only to the reviews requested and is subject to all conditions of approval.
 Additional zoning requirements may apply.



1 SITE PLAN
 SCALE: NTS

MULTNOMAH ATHLETIC CLUB
 BOILER ROOM EXIT STAIR

deca inc
 935 SE Alder Street, Portland Oregon 97214
 tel. 503.239.1987 fax. 503.239.6558
 1849 SW Salmon St.
 Portland, OR, 97207
 1/10/2011



**MULTNOMAH
ATHLETIC CLUB**

**2011 CAPITAL PROJECTS
PRICING PLANS**

1849 SW Salmon Street
Portland, OR 97207

MAC Purchase Order: TBD

**NOT FOR
CONSTRUCTION
- DRAFT -**

Issue	Rev.	Date
Design Review		1/10/2011

**BOILER ROOM
EXIT STAIR**

Scale	AS NOTED
Date	January 10, 2011

Sheet No. **A100**

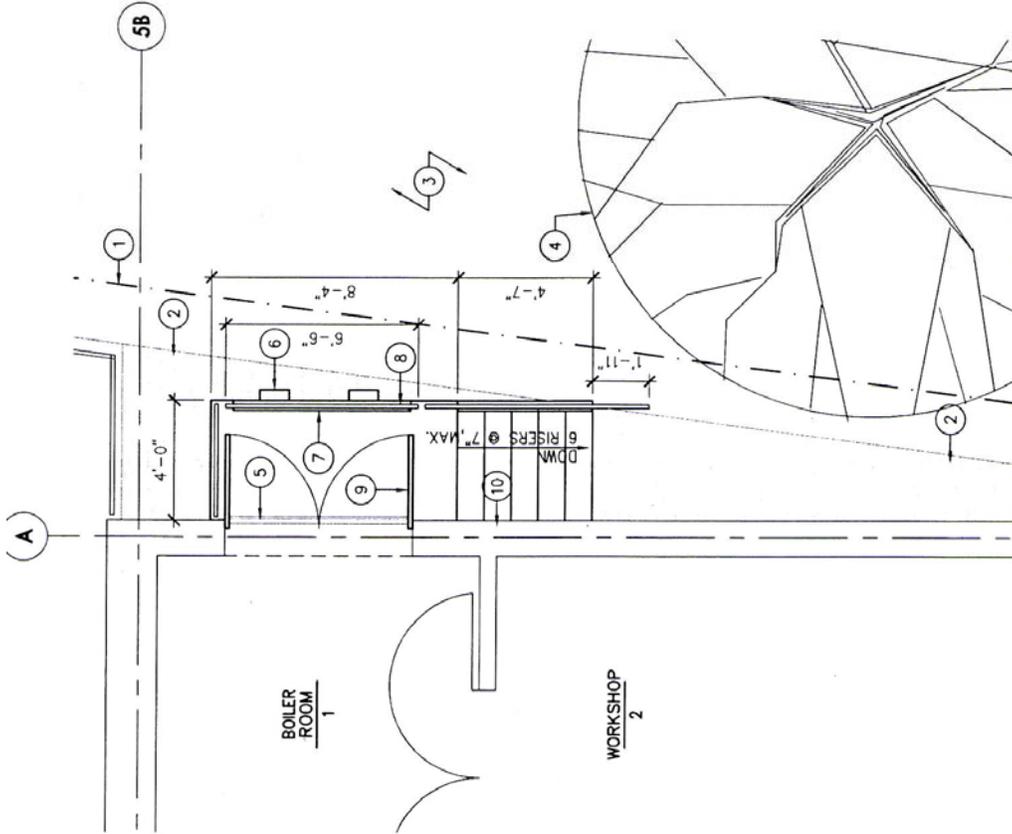
GENERAL NOTES THIS SHEET

- PROJECT WILL REQUIRE LAND USE PROCEDURE PRIOR TO PERMITTING: ASSUMED TYPE 2, MINOR B DESIGN REVIEW, REQUIRING APPROXIMATELY 8 WEEKS.
- STAIR & LANDING TO BE CONSTRUCTED OF POURED-IN-PLACE REINFORCED CONCRETE WITH PAINTED ORNAMENTAL METAL GUARDRAIL & HANDRAIL
- PROVIDE SAFETY NOSINGS @ EA. TREAD & LANDING.
- PROVIDE ALLOWANCE FOR NEW WALL-MOUNTED EXTERIOR LIGHTING, CENTER ABOVE DOOR.
- PROVIDE ALLOWANCE FOR NEW LED EXIT SIGNAGE WITH BATTERY BACKUP, CENTER ABOVE INTERIOR OF DOOR.
- PROVIDE ALLOWANCE FOR GEOTECHNICAL INVESTIGATION BELOW NEW STAIR & LANDING. UNDERGROUND STORAGE TANK IS PRESENT IN VICINITY.

KEYNOTES THIS SHEET

- PROPERTY LINE
- HATCHED AREA INDICATES (E) ASPHALT PAVING
- (E) CONCRETE SIDEWALK
- (E) STREET TREE IN TREE GRATE
- STL PLATE THRESHOLD, MAX. RISE 1/4"
- DOCK BUMPER, 4-1/4" (W) X 12" (H), SPACED 3'-0" O.C.
- CONT. STL ANGLE 4"x4"x1/4" ANCHORED TO LANDING
- REMOVABLE PORTION OF RAILING AT EAST SIDE OF LANDING
- CLEAN & PAINT (E) DOORS, PROVIDE NEW HARDWARE INCL. CLOSERS, PANIC BARS & KICKPLATES.
- SAWCUT AND REMOVE (E) BRICK VENEER. ANCHOR NEW CONCRETE TO (E) STRUCTURE. REF STRUCTURAL DRAWINGS.

LU 11-104446 D2

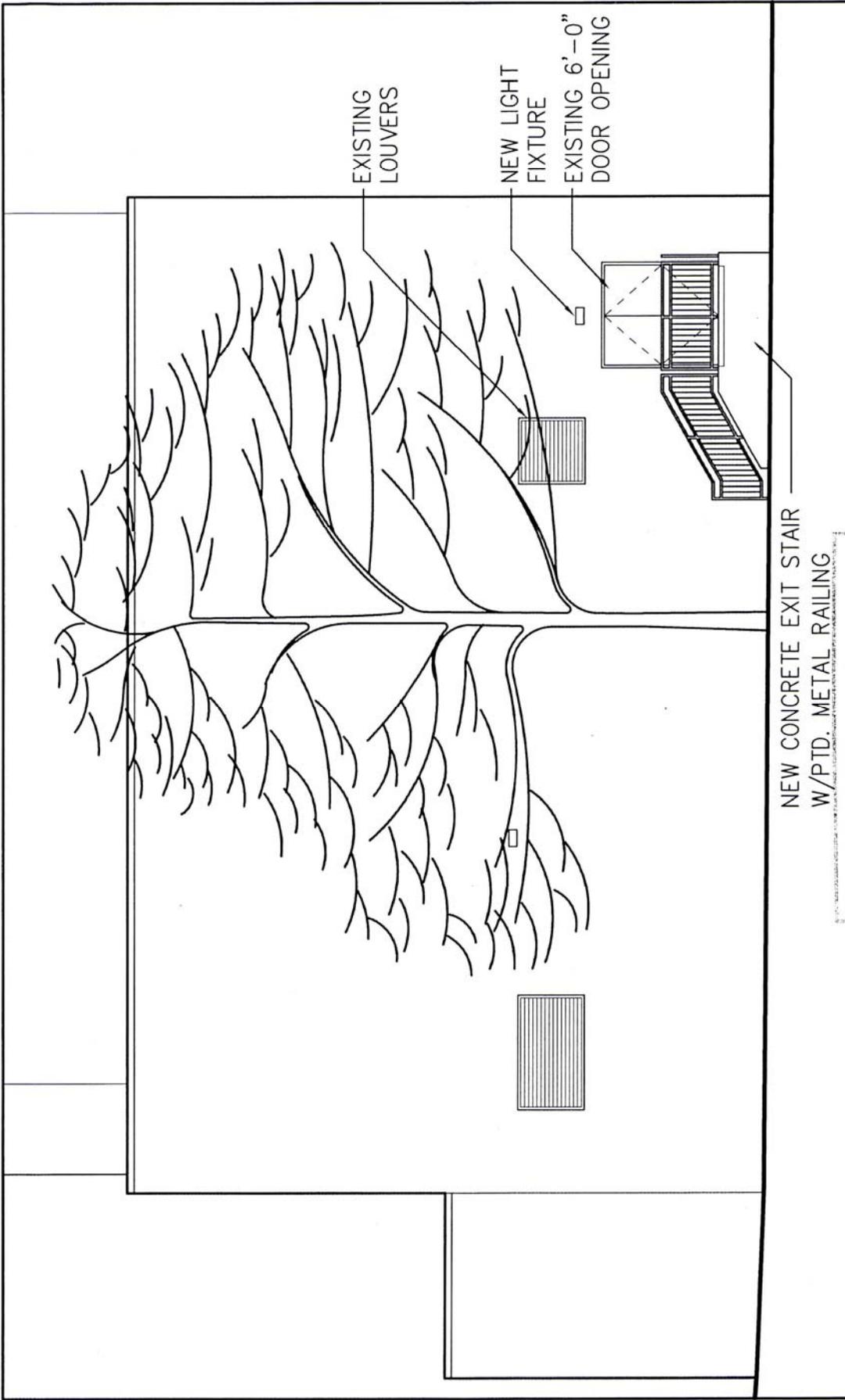


Approved
 City of Portland
 Bureau of Development Services
 Planner *Dave Shultz*
 Date *2.24.11*

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

1 FLOOR PLAN
SCALE: NOT TO SCALE

C-2



deca inc

935 SE Alder Street, Portland Oregon 97214
 Tel: 503.239.1897 fax: 503.239.6558

1/10/2011

MULTNOMAH ATHLETIC CLUB
 BOILER ROOM EXIT STAIR

1849 SW Salmon St.
 Portland, OR 97207

NEW CONCRETE EXIT STAIR
 W/PTD. METAL RAILING

Approved

City of Portland
 Bureau of Development Services

Planner *Dave Jaitter*
 Date 2.24.11

* This approval applies only to the
 reviews requested and is subject to all
 conditions of approval.
 Additional zoning requirements may apply.

1 EAST ELEVATION DETAIL

SCALE: 1/8"=1'-0"

C.A