



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

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor  
Paul L. Scarlett, Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** March 28, 2013  
**To:** Interested Person  
**From:** Kate Marcello, Land Use Services  
503-823-7538 | [kate.marcello@portlandoregon.gov](mailto:kate.marcello@portlandoregon.gov)

## **NOTICE OF A TYPE II PROPOSAL IN YOUR NEIGHBORHOOD**

Development has been proposed in your neighborhood. The proposed development requires a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map is attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Because we must publish our decision within 28 days, **we need to receive your written comments by 5 p.m. on April 18, 2013.** Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 13-120580 DZM, in your letter. It also is helpful to address your letter to me, Kate Marcello.

### **CASE FILE NUMBER: LU 13-120580 DZM**

#### **Loading Dock and Parking Lot Alterations at MAC Laundry Building**

**Applicant:** Karen Lange, Waterleaf Architecture | (503) 228-7571  
419 SW 11th Ave Suite 200 | Portland, OR 97205

**Owner:** Multnomah Athletic Club  
1849 SW Salmon St | Portland, OR 97205-1726

**Site Address:** 826 SW 21<sup>st</sup> Avenue

**Legal Description:** TL 800 0.55 ACRES, SECTION 33 1N 1E  
**Tax Account No.:** R941330340  
**State ID No.:** 1N1E33CD 00800  
**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 Plan District; Goose Hollow Subdistrict  
**Zoning:** High Density Residential (RH) base zone; Design (d) overlay zone  
**Case Type:** Design Review (DZ)  
**Procedure:** Type II (an administrative decision with appeal to the Design Commission)

**Proposal:** The application requests Design Review approval for alterations to the existing loading dock and parking lot located at the Multnomah Athletic Club's laundry building.

#### Loading Dock

At the existing loading dock, the applicant proposes to remove the existing ramp and install a new, shallower ramp 3'-9" high. In addition, the existing wooden steps will be removed and replaced

with concrete steps. A new person door will be installed adjacent to the existing overhead door. A metal guardrail will be installed along the perimeter of the loading dock, and a new metal canopy with down-lights will be installed on the building façade, above the existing overhead door and the new person door.

#### Parking Lot

The parking lot currently has 15 angled parking spaces. The parking lot will be reconfigured for 90-degree parking spaces. After reconfiguration, the parking lot will have 22 90-degree parking spaces. One of the 90-degree parking spaces will be designated for handicapped parking. The applicant also proposes to remove an existing maple tree from the parking lot.

After the parking lot is reconfigured, there will be about 700 square feet of interior landscaping. Seven new parking spaces are being created; therefore, in accordance with 33.266.130.G.3, 315 square feet of the 700 square feet of interior landscaping must meet the P1 standard. (Refer to 33.248.020.I for details about the P1 standard.)

Because the proposal is for non-exempt exterior alterations to an existing site with design overlay zoning in the Central City Plan District, **Design Review** is required prior to the issuance of building permits.

A **Modification** is requested as part of this Design Review. After the existing parking lot is reconfigured, two of the parking spaces will each be 8'-4" wide. According to 33.266.130.F.2 (Table 266-4), 90-degree parking spaces are required to be 8'-6" wide. Therefore a Modification is requested.

#### **Relevant Approval Criteria:**

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

- *Goose Hollow District Design Guidelines;*
- *Central City Fundamental Design Guidelines;* and
- *33.825.040 Modifications That Will Better Meet Design Review Requirements.*

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. This application was submitted on February 26, 2013 and determined to be complete on March 19, 2013.

#### **DECISION-MAKING PROCESS**

The Bureau of Development Services will make a decision on this proposal. We will consider your comments, and:

- Approve the proposal,
- Approve the proposal with conditions, or
- Deny the proposal.

The neighborhood association listed on the first page of this notice may take a position on this application. They may also schedule an open meeting prior to making their recommendation to the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

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 extended at the request of the applicant.

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](http://www.portlandonline.com).

**APPEAL PROCESS**

If you disagree with the Bureau of Development Services administrative decision, you can appeal the decision to the Design Commission. This review body will hold a public hearing for the appeal. When the decision is mailed, the criteria used to make the decision and information on how to file an appeal will be included. If you do not send any comments, you can still appeal the decision. There is a 14-day deadline to file an appeal beginning on the day the decision is mailed. The reason for the appeal must be specifically defined in order for the review body to respond to the appeal. If an appeal is filed, you will be notified of the time and location of the appeal hearing.

There is a fee charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver.

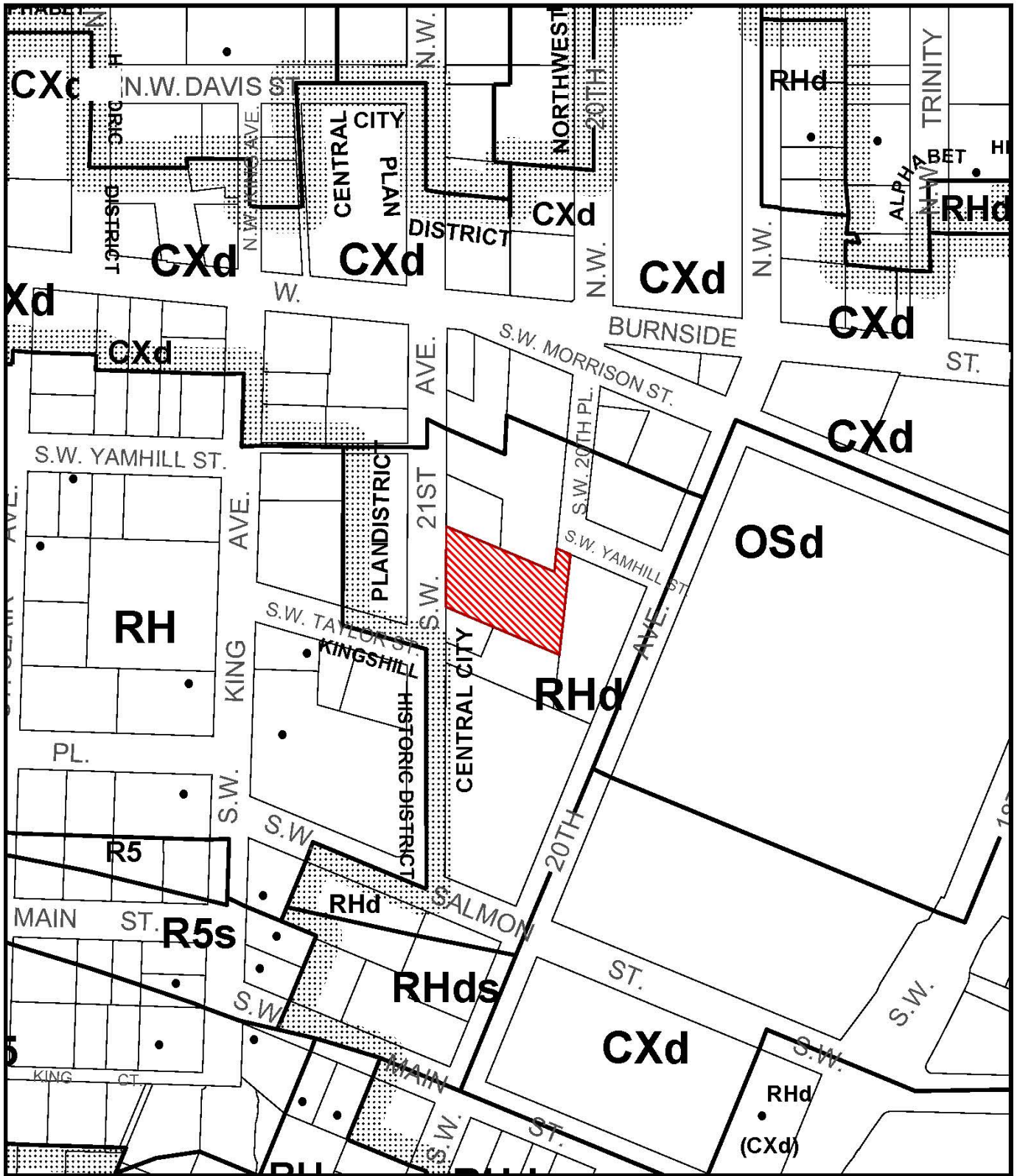
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 550 Capitol St. NE, Suite 235, Salem, OR 97301. The phone number for LUBA is 1-503-373-1265. Issues that may provide the basis for an appeal to LUBA must be raised prior to the comment deadline or prior to the conclusion of the hearing if a local appeal is requested. If you do not raise an issue with enough specificity to give the Bureau of Development Services an opportunity to respond to it, that may also preclude an appeal to LUBA on that issue.

**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).**

**Enclosures:**

Zoning Map  
Site Plan  
Parking Lot Plan  
Loading Dock Drawing



# ZONING



Site



Historic Landmark



This site lies within the:  
CENTRAL CITY PLAN DISTRICT

File No. LU 13-120580 DZM

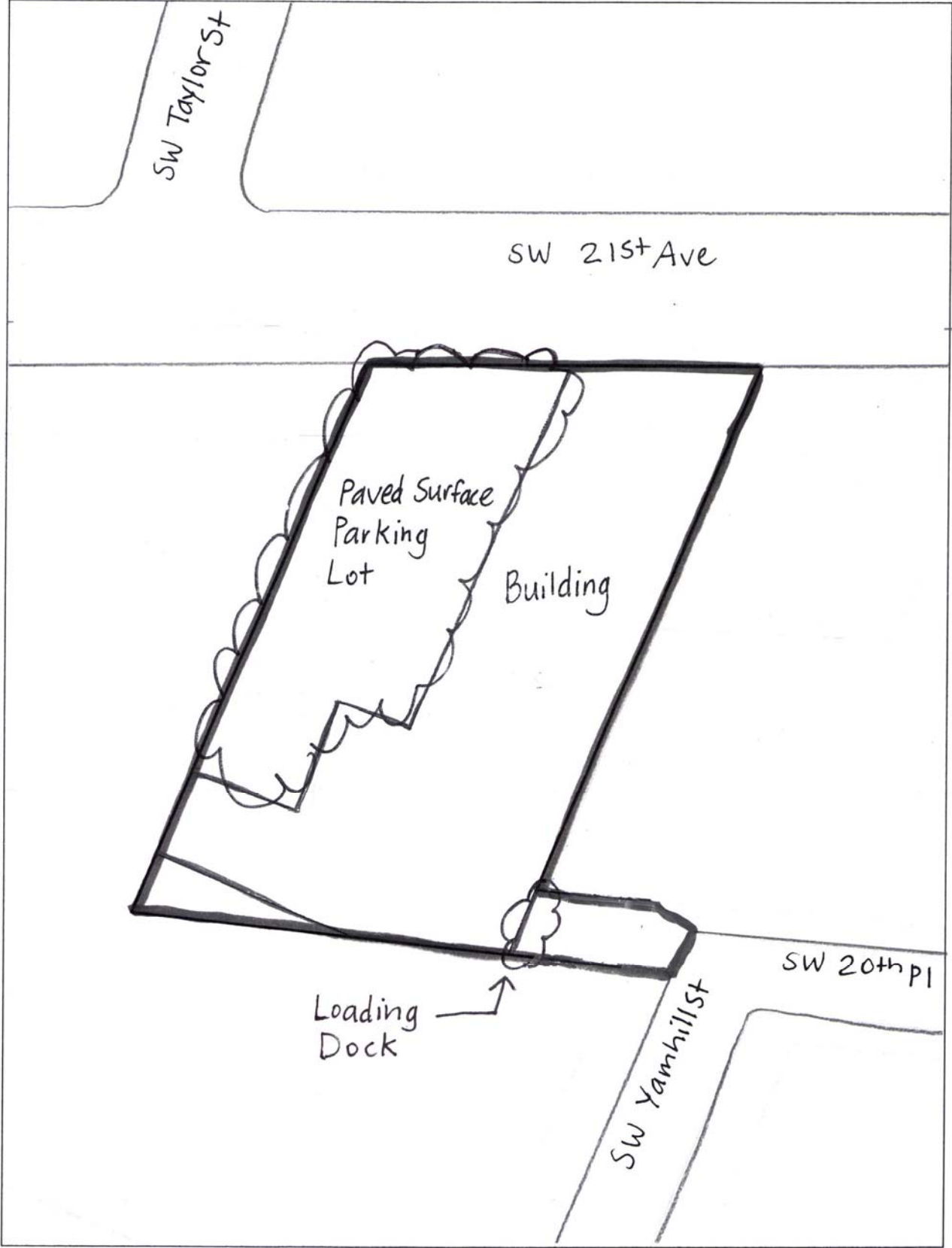
1/4 Section 3027

Scale 1 inch = 200 feet

State\_Id 1N1E33CD 800

Exhibit B (Mar 11, 2013)

Site Plan 826 SW 21st Ave



Case #: LU 13-120580 DZM



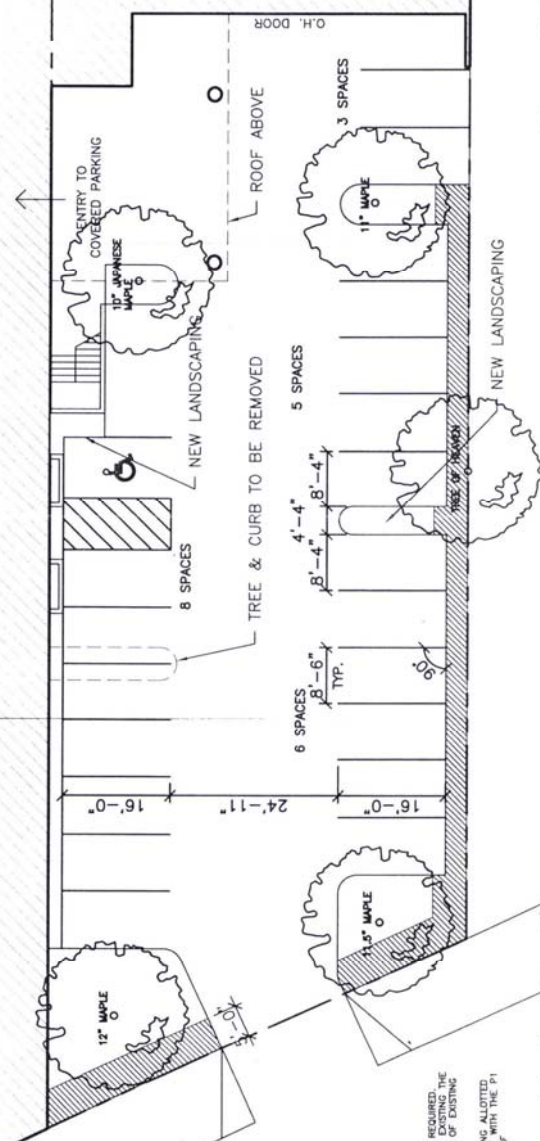
ZONING CODE SECTION 33.248.020(1)2c REQUIRES:  
 (1) LARGE TREE PER (4) PARKING SPACES  
 = 6 TREES FOR 22 SPACES  
 (1) MEDIUM TREE PER (8) PARKING SPACES  
 = 8 TREES FOR 22 SPACES  
 (1) SMALL TREE PER (2) PARKING SPACES  
 = 11 TREES PER 22 SPACES  
 TREES OF DIFFERENT SIZES MAY BE COMBINED  
 TO MEET THE STANDARD.

ZONING CODE SECTION 33.248.020(1)2b REQUIRES:  
 (1) 9 SPACES PER PARKING SPACE  
 REMAINING OF THE LANDSCAPED AREA BE PLANTED  
 WITH GROUNDCOVER PLANTS.  
 PER ZONING CODE SECTION 33.248.030(1)1. EXISTING  
 VEGETATION MAY BE USED TO MEET THE STANDARD.  
 VEGETATION SHALL BE MAINTAINED AND PROTECTED  
 THROUGHOUT THE CONSTRUCTION AND SHALL BE  
 REPLACED WITH AN ADDITIONAL 3" INCH DIAMETER  
 TREES EACH ADDITIONAL 3" INCH DIAMETER  
 COUNTS AS AN ADDITIONAL MEDIUM TREE.  
 THERE ARE (4) TREES ON THE PROPERTY TO REMAIN:  
 12" MAPLE = (3) MEDIUM TREES  
 12" JAPANESE MAPLE = (2) MEDIUM TREES  
 11" MAPLE = (2) MEDIUM TREES  
 TOTAL: 9 MEDIUM TREES (MEETS STANDARD)

LOADING DOCK  
 SEE SHEET 6

	EXISTING	NEW
PARKING SPACES:	15	22
PERIMETER LANDSCAPING:	605 SF	613 SF
INTERIOR LANDSCAPING:	699 SF	700 SF
TOTAL LANDSCAPING:	1304 SF	1313 SF

EXISTING BUILDING



LEGEND

	PERIMETER LANDSCAPING
	INTERIOR LANDSCAPING

FOR 22 PARKING SPACES, 990 SF IS REQUIRED.  
 PROVIDED SINCE THE PARKING LOT IS EXISTING THE  
 REMAINING AREA FOR THE AREA OF EXISTING  
 INTERIOR LANDSCAPING.  
 THE PORTION OF INTERIOR LANDSCAPING ALLOTTED  
 FOR THE NEW SPACES SHALL COMPLY WITH THE P1  
 STANDARD. 7 NEW SPACES = 315 SF

multnomah athletic club laundry/parking - 826 sw 21st ave  
 proposed site plan  
 march 26, 2013 REVISED  
 scale: 1/16"=1'-0"



Reduced sheet size.



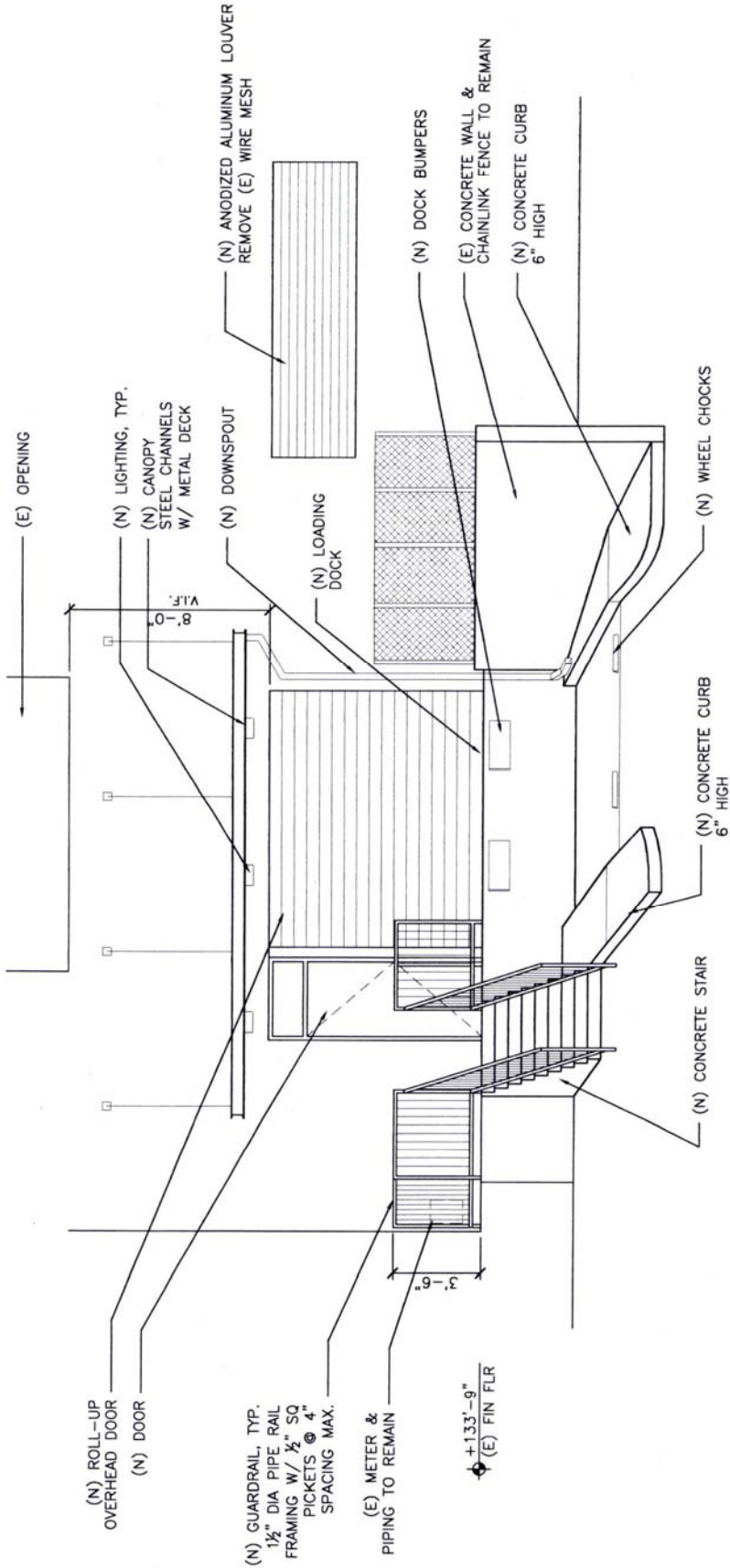
waterleaf 3of10  
 419 S.W. 11th Ave Suite 200  
 Portland, Oregon 97205  
 Phone: 503.282.5711  
 Fax: 503.273.4891



# Parking Lot Plan

Case number : LU 13-120580 DZM

# Loading Dock



1 PROPOSED ELEVATION  
 10 SCALE: 1/4" = 1'-0"



Reduced sheet size.

multnomah athletic club laundry/parking - 826 sw 21st ave  
 loading dock  
 february 25, 2013  
 scale: 1/4"=1'-0"

waterleaf 10 of 10  
 419 S.W. 11th Ave Suite 200  
 Portland, Oregon 97205  
 Phone: 503/228-7571  
 Fax: 503/273-8881  
 architecture, interiors & planning

Case number: LU 13-120580 DZM