



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Date: February 10, 2015
To: Interested Person
From: Chris Caruso, Land Use Services
503-823-5747 / Chris.Caruso@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 mailed copy of this document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

CASE FILE NUMBER: LU 14-248711 DZ **MAC BALLROOM WINDOW RENOVATION**

GENERAL INFORMATION

Applicant: Tim Grinstead / GBD Architects
1120 NW Couch St / Portland OR 97209

Representative: Diane Kelley / Multnomah Athletic Club
1849 SW Salmon / Portland OR 97207

Site Address: 1849 SW SALMON ST

Legal Description: TL 5800 2.82 ACRES, SECTION 33 1N 1E; TL 800 ACRES 6.95 SEE R645766 (R941330531) FOR LEASED ACCOUNT, SECTION 33 1N 1E R941330460, R941330530, R941330530

Tax Account No.: 1N1E33DC 05800, 1N1E33DC 00800, 1N1E33DC 00800

State ID No.: 3027

Quarter Section: 3027

Neighborhood: Goose Hollow, contact Greg Wimmer 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 seeks Design Review approval for an exterior alteration to the north wall of the north Multnomah Athletic Club building which faces Providence Park (Civic Stadium), in the Goose Hollow Subdistrict of the Central City Plan District to include the following:

- Removal of three windows at the ballroom level of the north façade;
- Installation of three sets of aluminum-framed glazed doors in taller openings where the

windows were located; and

- Installation of three glass and metal Juliet balcony guardrails, one in front of each set of new doors. These railings will match other newer railings installed in front of the seating area at the north façade of the adjacent MAC building.

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:

- 33.825 Design Review
- Central City Fundamental Design Guidelines
- Goose Hollow Special Design Guidelines

ANALYSIS

Site and Vicinity: The subject site is comprised of two buildings occupied by the Multnomah Athletic Club (MAC), which was founded in 1891. It was originally called the Multnomah Amateur Athletic Club. The subject building - Building B - is 173,620 square feet in area. It was constructed in 1965. In 1997, a 50,000-square-foot addition was constructed at the west end of Building B. Building B is eight stories tall and is called the clubhouse. It contains an array of athletic facilities including outdoor rooftop tennis courts, a rock-climbing gym, a batting cage, and three swimming pools.

The north façade of Building B – the clubhouse – directly abuts Providence Park. A viewing terrace for Providence Park projects from the north façade of the clubhouse. Providence Park became a major league soccer stadium for Portland’s new men’s soccer team, the Timbers. It is now also home to a new National Women’s Soccer League team, the Portland Thorns. Previously, the stadium was called PGE Park and it was home to Portland’s minor league baseball team, the Beavers.

The stadium was originally constructed in 1926 by the Multnomah Amateur Athletic Club. In 1966, the City of Portland purchased the stadium. It retained its name, Civic Stadium, until the City changed it to PGE Park in 1995.

Providence Park and the MAC are located in the Goose Hollow neighborhood, near the edge of the King’s Hill Historic District. The surrounding area contains a wide variety of uses, including small offices, retail, restaurants, taverns, residential towers as well as smaller residential structures, and a public high school. Two Metropolitan Area Express (MAX) light-rail stations, which provide service on the Red and Blue Lines westward to Beaverton and Hillsboro and eastward to Gresham and Portland International Airport, are located on SW 18th Avenue just east of the stadium.

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.

The Design (d) overlay zone 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.

The Central City Plan District implements the Central City Plan and other plans applicable to the Central City area. These other plans include the Downtown Plan, the River District Plan, the University District Plan, and the Central City Transportation management Plan. The Central City plan district implements portions of these plans by adding code provisions which address special circumstances existing in the Central City area. The site is within the Goose Hollow Subdistrict of this plan district.

City records indicate the following prior land use reviews for the Multnomah Athletic Club (MAC), which includes 1849 SW Salmon St and 826 SW 21st Ave:

- VZ 037-63 (reference file # LU 63-028343) - Approval for two illuminated poster panels.
- CU 031-71 (reference file # LU 71-001460) - Conditional Use approval for an addition to the MAC.
- CU 11-90 (reference file # LU 90-000795 CU) - Conditional use approval to convert and existing auto body shop into a parking garage, laundry facility, and storage facility.
- CU 89-90 (reference file # LU 90-003331 CU) - Conditional Use approval to amend MAC Master Plan and to amend condition “A” of CU 11-90.
- LUR 91-00740 (reference file # LU 91-008995 MS) - Conditional use approval of new MAC Master Plan.
- LUR 92-00813 (reference file # LU 92-009932 MS) - Approval for MAC Master Plan Goals regarding neighborhood relations, transportation, and urban design issues.
- LUR 95-00743 (reference file # LU 95-012636 ZC) - Approval for zone change from High-density Residential (RH) base zone to CXd (Central Commercial base zone with design overlay).
- LUR 95-00873 (reference file # LU 95-012766 MS) - “Determination of status of MP 92-813 MS”
- LUR 96-00692 (reference file # LU 96-013579 DZ) - Design Review approval to re-configure existing loading dock and yard to accommodate new light-rail station.
- LUR 97-00066 (reference file # LU 97-014112 DZ) - Design Review approval for building addition, tennis court on rooftop, and enclosure of southeast corner of building.
- LUR 97-00184 (reference file # LU 97-014230 UD) - Use Determination to clarify allowed square footage of west addition to clubhouse.
- LU 05-111311 DZ - Design Review approval for alterations to existing parking structure.
- LU 06-143433 DZ - Design Review approval for new roof access ladders and platforms.
- LU 10-145093 DZ - Design Review approval for expansion of the fifth floor and miscellaneous exterior improvements.
- LU 10-146374 - Approval of traffic and parking analysis for expansion of tennis lounge; approval to revise condition of approval from 95-00743.
- LU 11-104446 DZ - Design Review approval for new exterior stair and landing on east side of building.

City records indicate the following prior land use reviews for Jeld-Wen Field:

- LUR 00-00066 DZ (reference file # LU 00-006621 DZ) - Design Review approval for seismic upgrades; ADA-related alterations; remodeling of existing concourse; additional seating; expansion of existing plazas; and new field, terraces, and business boxes.
- LUR 00-00228 (reference file # LU 00-006783 DZM) - Design Review approval for new signs and graphics; approval for four Modifications to Title 32 (Sign Code).
- LUR 00-00803 (reference file # LU 00-007358 AD) - Adjustment to bike parking requirements.
- LUR 01-00049 (reference file # LU 01-007448 DZM) - Design Review approval for two bronze sculptures; approval for Modification to allowed quantity of freestanding signs.
- LU 07-105046 DZM - Design Review approval for new south scoreboard; approval of two Modifications to Sign Code.
- LU 09-179009 DZ - Design Review approval to renovate stadium for major league soccer.
- LU 10-116154 - Traffic-related impact study.
- LU 10-175764 DZ - Design Review approval for new signage associated with converting stadium from minor league baseball to major league soccer.
- LU 11-114580 DZM - Design Review approval for a new sign; approval for Modification to overall allowable sign area.

City records indicate the following prior land use reviews for MAC and Jeld-Wen Field together:

- LUR 01-00162 (reference file # LU 01-007561 DZM) - Design Review approval for new signage; approval for two Modifications to Sign Code.
- LUR 01-00641 (reference file # LU 01-008038 AD) - Adjustment to reduce bike parking requirements.
- LU 130131477 DZ - Design Review approval for guardrails.

Agency Review: A “Notice of Proposal in Your Neighborhood” was mailed on January 12, 2015. The following Bureaus have responded with no issues or concerns:

- Life Safety Review Section of BDS (Exhibit E-1)

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on January 12, 2015. 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 has addressed only those guidelines considered applicable to this project.

C1. Enhance View Opportunities.

Orient windows, entrances, balconies and other building elements to surrounding points of interest and activity. Size and place new buildings to protect existing views and view corridors. Develop building façades that create visual connections to adjacent public spaces.

C2. Promote Quality and Permanence in Development.

Use design principles and building materials that promote quality and permanence.

C3. Respect Architectural Integrity.

Respect the original character of an existing building when modifying its exterior. Develop vertical and horizontal additions that are compatible with the existing building, to enhance the overall proposal's architectural integrity.

C5. Design for Coherency.

Integrate the different building and design elements including, but not limited to, construction materials, roofs, entrances, as well as window, door, sign, and lighting systems, to achieve a coherent composition.

Findings for C1, C2, C3 & C5: The new glass doors and guardrailings proposed for this end of the MAC clubhouse Building B will provide views to Providence Park. The existing window openings at these locations are being extended to the floor of the MAC ballroom which will provide improved views into and out of the ballroom due to the increased amount of glazed area at each new set of doors. The door opening guardrails will match the recently installed new glass and metal guardrails along the viewing platform to the north. These new glass guardrails at the new ballroom doors will also allow views into active spaces since there will be very minimal amounts of solid metal supports in front of the new doors. The new doors and guardrails will match existing exterior materials and forms already present along this façade of the MAC. This close matching of materials and details will create a cohesive composition along this façade, facing Providence Park. The proposed alterations employ durable materials and are minimal in scope compared to the overall mass of the subject buildings. *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 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 proposed alterations of existing windows for new pairs of glass doors with glass guardrails work within the rhythm and material palette of this portion of the MAC facing Providence Park. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of Design Review for exterior alterations to the north wall of the north Multnomah Athletic Club building which faces Providence Park (Civic Stadium), in the Goose Hollow Subdistrict of the Central City Plan District to include the following:

- Removal of three windows at the ballroom level of the north façade;
- Installation of three sets of aluminum-framed glazed doors in taller openings where the windows were located; and
- Installation of three glass and metal Juliet balcony guardrails, one in front of each set of new doors. These railings will match other newer railings installed in front of the seating area at the north façade of the adjacent MAC building.

Approved, per the approved site plans, Exhibits C-1 through C-10 signed and dated February 6, 2015, subject to the following conditions:

- 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-C.10. The sheets on which this information appears must be labeled: "Proposal and design as approved in Case File # LU 14-248711 DZ. No field changes allowed."

Staff Planner: Chris Caruso

Decision rendered by: Chris Caruso **on February 6, 2015.**

By authority of the Director of the Bureau of Development Services

Decision mailed: February 10, 2015

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 December 12, 2014, and was determined to be complete on **January 7, 2015.**

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 December 12, 2014.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant did not waive or extend the 120-day review period. Unless further extended by the applicant, **the 120 days will expire on: May 7, 2015.**

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 February 24, 2015** at 1900 SW Fourth Ave. Appeals can be filed at the Development Services Center Monday through Wednesday and Fridays between 8:00 am to 3:00 pm and on Thursdays between 8:00 am to 12:00 pm. After 3:00 pm Monday through Wednesday and Fridays, and after 12:00 pm on Thursdays, appeals must be submitted at the reception desk on the 5th 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 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283, 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 **February 25, 2015 – (the day following the last day to appeal).**
- 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.

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:

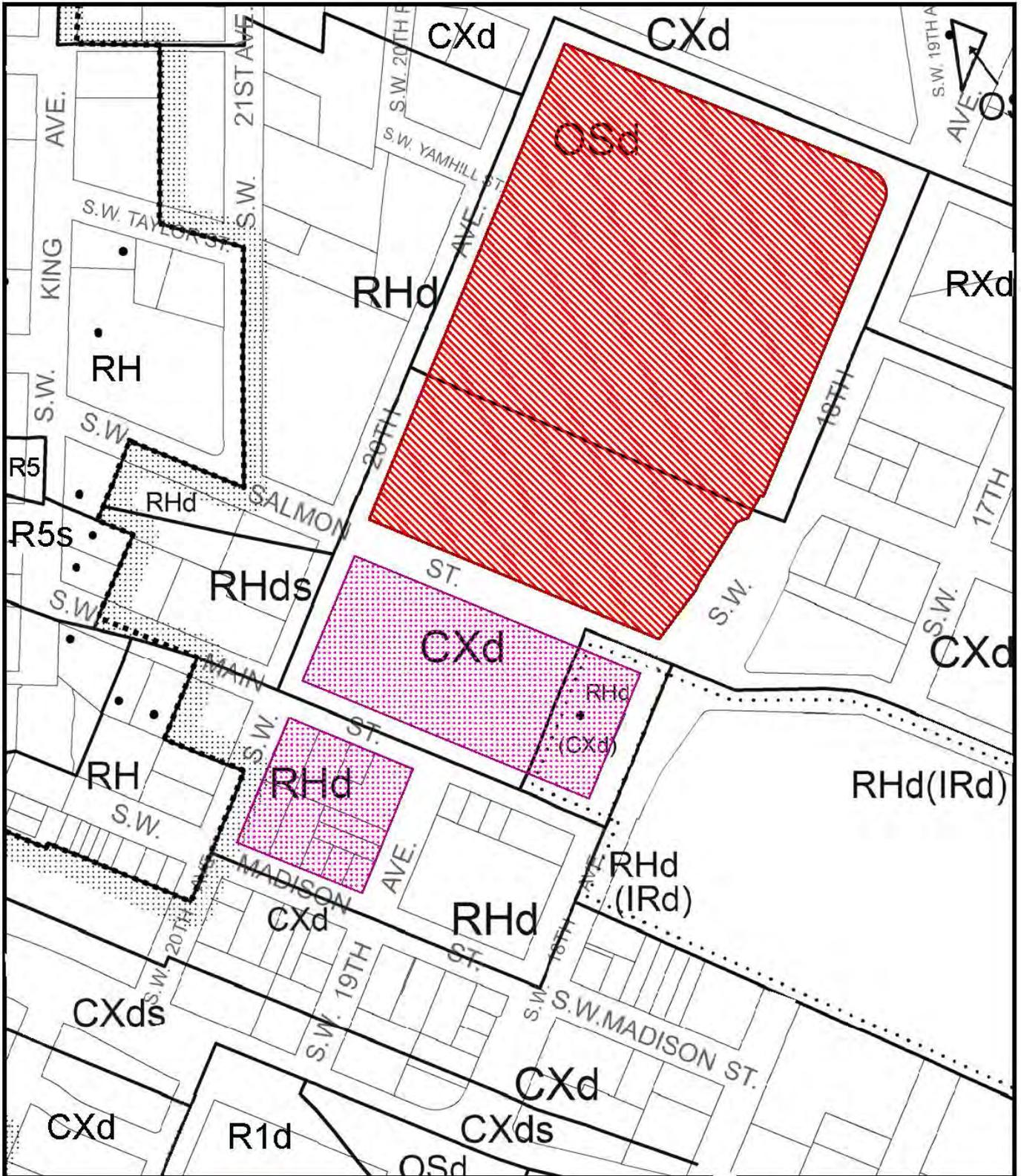
- All conditions imposed herein;
- All applicable development standards, unless specifically exempted as part of this land use review;
- All requirements of the building code; and
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations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

EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Site Plan (attached)
 - 2. Overall Floor Plan
 - 3. Level 1 partial Ballroom Floor Plan
 - 4. Elevation (attached)
 - 5. Existing Exterior View #1
 - 6. Proposed Exterior View #1
 - 7. Existing Ballroom Exterior View #2
 - 8. Proposed Exterior View #1
 - 9. Section Detail and Existing Terrace Railing System
 - 10. Aerial Vicinity Photo
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Life Safety Review Section of BDS
- F. Correspondence: none received
- G. Other:
 - 1. Original LU Application

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:
GOOSE HOLLOW



File No.	LU 14-248711 DZ
1/4 Section	3027,3028
Scale	1 inch = 200 feet
State_Id	1N1E33DC 800
Exhibit	B (Dec 15, 2014)

**MAC
 BALLROOM
 AND
 MAIN
 KITCHEN
 RENOVATION**

1849 SW Salmon
 Street
 Portland, OR
 97205

REVISIONS

DATE
 DEC. 2014

PROJECT #
 20093058

SHEET TITLE
 SITE PLAN

SCALE
 NOT TO SCALE

DR-01

NEW EXTERIOR BALCONIES AND
 ENLARGED WINDOWS

STADIUM SEATING

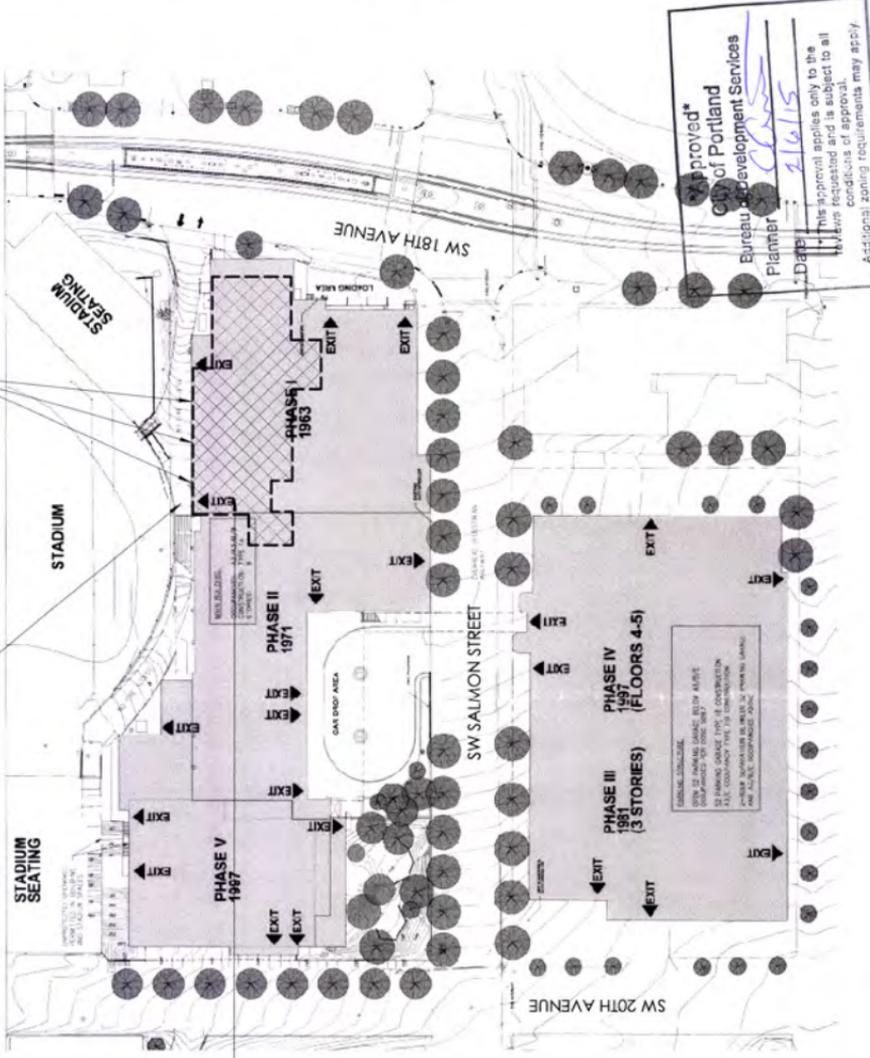
STADIUM

PRIVATE ALLEY

STADIUM SEATING

STADIUM

LIMIT OF WORK FOR
 APPROXIMATELY 12,886 GSF
 INTERIOR RENOVATION



Approved*
 City of Portland
 Bureau of Development Services
 Planner: *CL*
 Date: *2/6/15*

*This approval applies only to the review included and is subject to all additional zoning requirements may apply.

GENERAL CONTRACTOR:
 OVER 32 MILLION GROSS BUILT UP AREA
 32 MILLION GROSS SQ FT IN CONSTRUCTION
 4.1% OCCUPANCY TYPE 1% DEMOLITION
 100% CONTRACT VALUE IN PORTLAND
 AND NEARBY METROPOLITAN AREA

SITE PLAN

MAC BALLROOM AND MAIN KITCHEN RENOVATION

1849 SW Salmon
 Street
 Portland, OR
 97205

REVISIONS

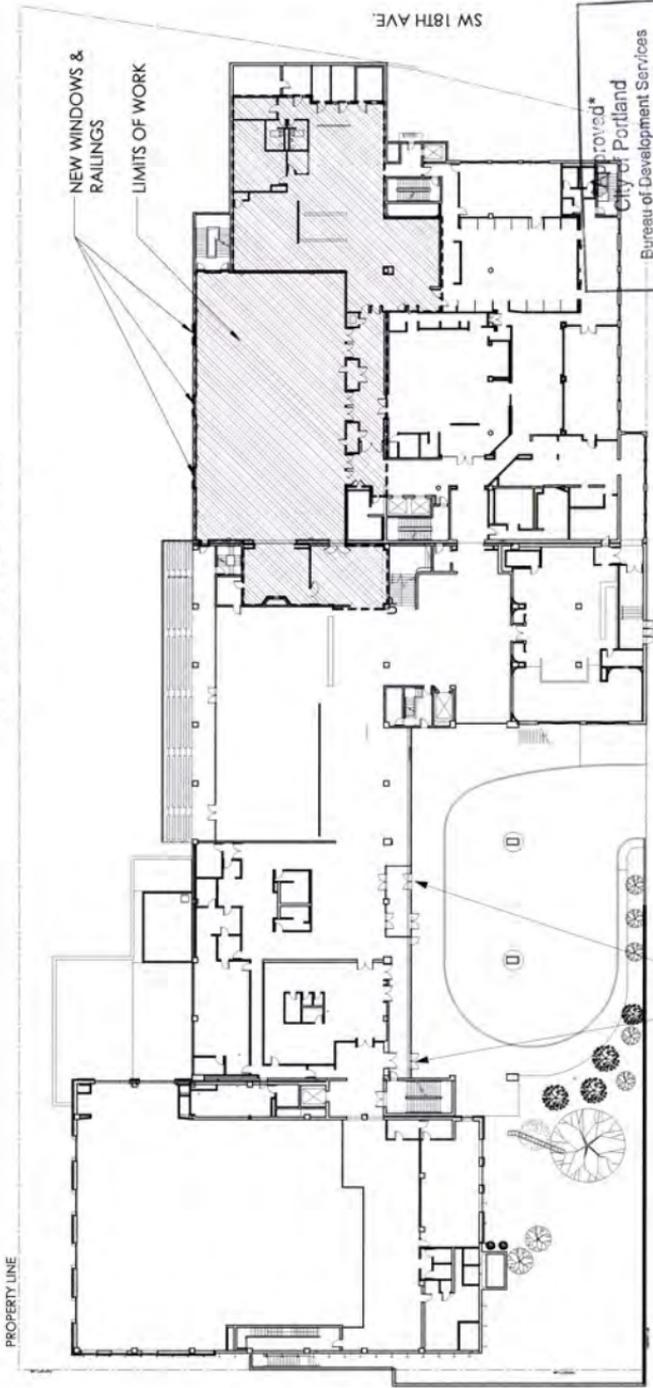
DATE
DEC. 2014

PROJECT #
20093058

SHEET TITLE
**OVERALL
 FLOOR PLAN**

SCALE
1" = 40'-0"

CIVIC STADIUM / JELD-WEN FIELD

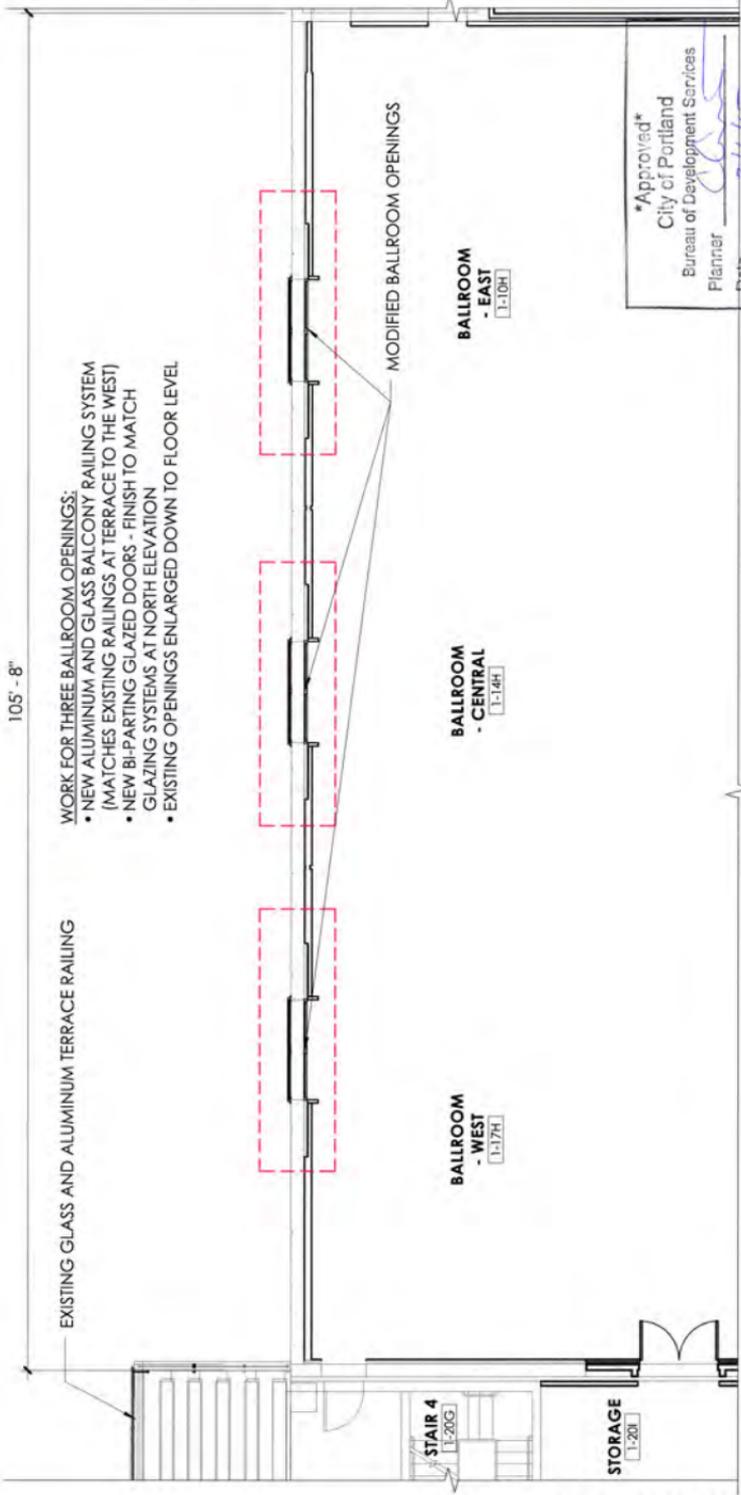


APPROVED*
 City of Portland
 Bureau of Development Services
 Planner *C.C. [Signature]*
 Date *12/15*

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

**MULTNOMAH ATHLETIC
 CLUB ENTRANCES**

OVERALL FLOOR PLAN



- EXISTING GLASS AND ALUMINIUM TERRACE RAILING
- 105' - 8"
- WORK FOR THREE BALLROOM OPENINGS:
- NEW ALUMINIUM AND GLASS BALCONY RAILING SYSTEM (MATCHES EXISTING RAILINGS AT TERRACE TO THE WEST)
 - NEW BI-PARTING GLAZED DOORS - FINISH TO MATCH GLAZING SYSTEMS AT NORTH ELEVATION
 - EXISTING OPENINGS ENLARGED DOWN TO FLOOR LEVEL

Approved
 City of Portland
 Bureau of Development Services
 Planner Clara
 Date 12/16/14

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

1 LEVEL 1 PARTIAL BALLROOM FLOOR PLAN

1/8" = 1'-0"

**MAC
 BALLROOM
 AND
 MAIN
 KITCHEN
 RENOVATION**

1649 SW Salmon
 Street
 Portland, OR
 97205

REVISIONS

DATE
 DEC. 2014

PROJECT #
 20093058

SHEET TITLE
**BALLROOM
 EXTERIOR
 ELEVATION**
 SCALE
 3/32" = 1'-0"

DR-04

NEW BI-PARTING GLAZED ALUMINUM DOORS - FINISH TO MATCH TERRACE GLAZING SYSTEMS (SILVER PVDF PAINT)

Level 2 - Existing
 31' - 0"

NEW ALUMINUM FINISHES TO MATCH EXISTING ALUMINUM & GLASS RAILING SYSTEM

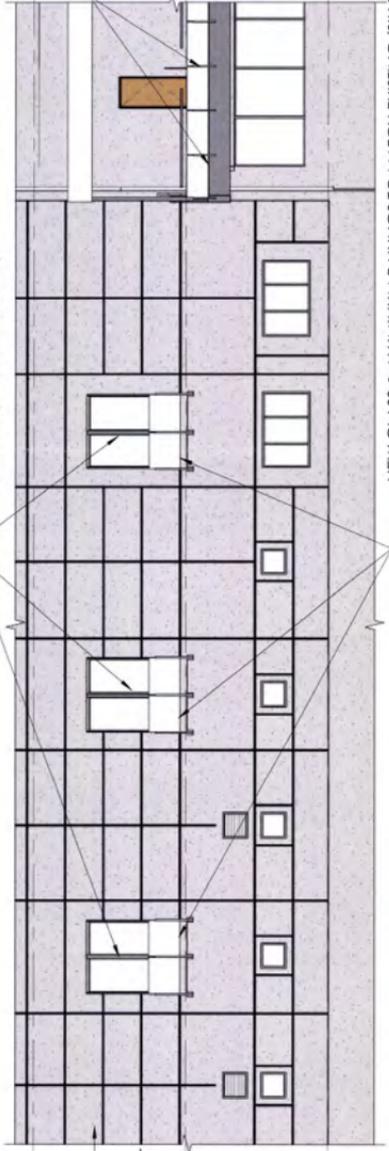
Level 1 - Existing
 15' - 0"

Basement Level 1 - Basement
 0'

NEW GLASS & ALUMINUM RAILINGS TO MATCH EXISTING (SILVER PVDF PAINT)

1 PROPOSED NORTH BALLROOM PARTIAL ELEVATION

3/32" = 1'-0"



Level 2 - Existing
 31' - 0"

Level 1 - Existing
 15' - 0"

EXISTING ALUMINUM & GLASS RAILING SYSTEM

Basement Level 1 -

*App. Basement
 0'

City of Portland
 Bureau of Development Services

Planner _____
 Date 2/6/15

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

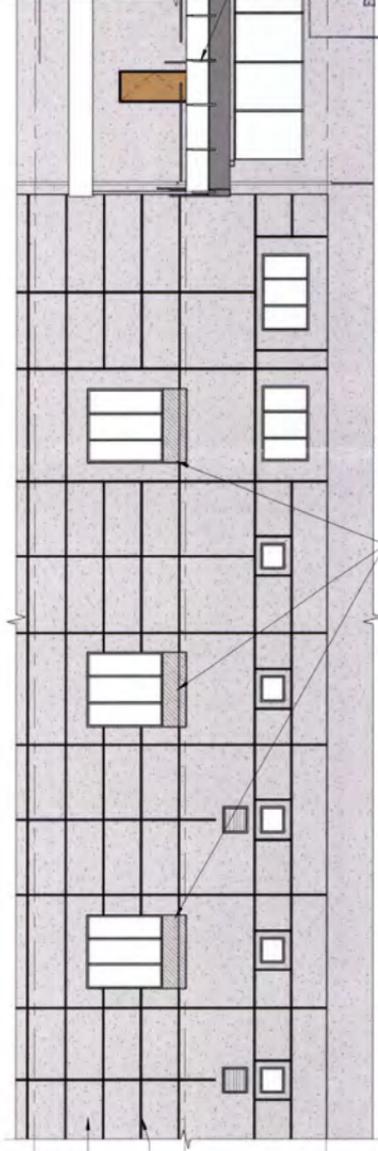
EXISTING CONCRETE WALL

EXISTING REVEALS

CONCRETE TO BE REMOVED FOR ENLARGED OPENINGS

2 EXISTING NORTH BALLROOM PARTIAL ELEVATION

3/32" = 1'-0"



MAC BALLROOM AND MAIN KITCHEN RENOVATION

1849 SW Salmon
Street
Portland, OR
97205

REVISIONS

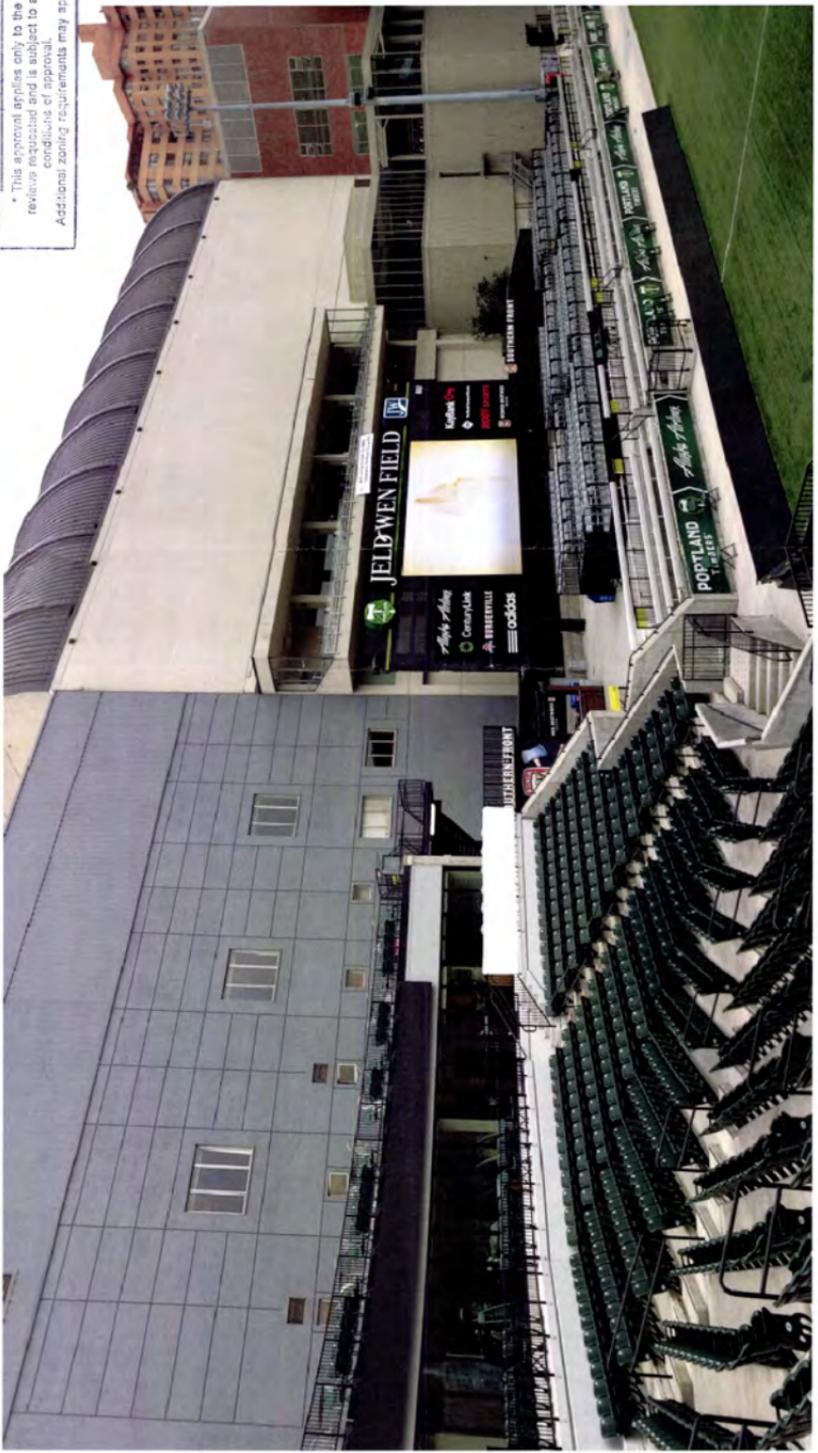
DATE
DEC. 2014

PROJECT #
20093058

SHEET TITLE
EXISTING VIEW

SCALE
12" = 1'-0"

Approved
City of Portland
Bureau of Development Services
Planner
Date 2/16/15
* This approval applies only to the
revisions requested and is subject to all
conditions of approval.
Additional zoning requirements may apply.

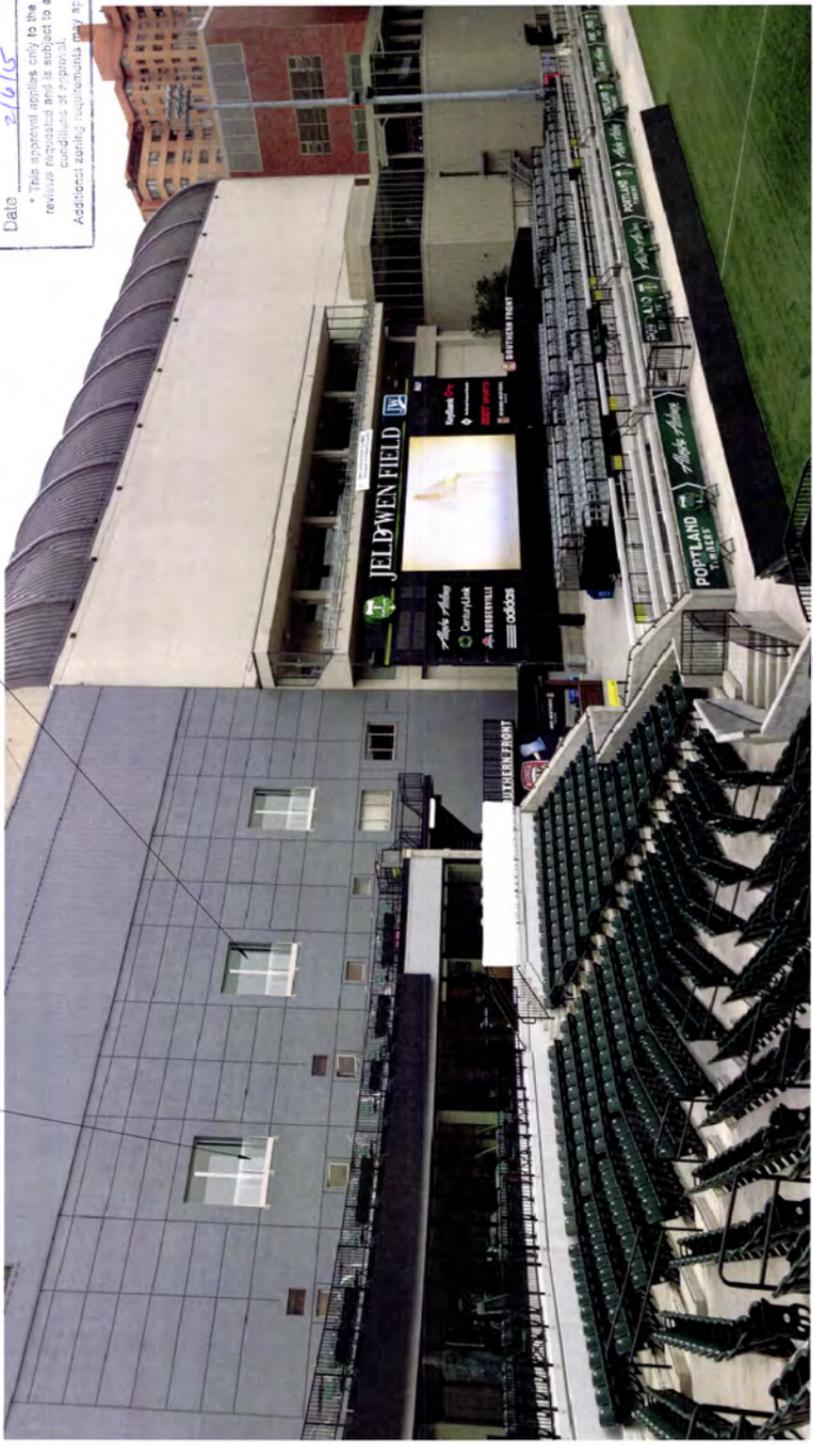


EXISTING EXTERIOR VIEW #1

JULIET BALCONY
GLASS AND ALUMINUM
GUARD RAILINGS

NEW BI-PARTING
ALUMINUM GLAZED
DOORS

Approved
City of Portland
Bureau of Development Services
Planner
Date 2/6/15
* This approval applies only to the
materials and is subject to all
conditions of approval.
Additional zoning requirements may apply.



MAC
BALLROOM
AND
MAIN
KITCHEN
RENOVATION

1849 SW Salmon
Street
Portland, OR
97205

REVISIONS

DATE
DEC. 2014

PROJECT #
20093058

SHEET TITLE
PROPOSED
VIEW 1

SCALE
12" = 1'-0"

PROPOSED EXTERIOR VIEW #1

DR-06

GBD Architects, Incorporated
 1130 NW Couch St.
 Ste. 300
 Portland, OR 97209
 Tel: (503) 224-6666
 Fax: (503) 224-6667
 gbd.com
 GBD © 2014

MAC BALLROOM AND MAIN KITCHEN RENOVATION

1849 SW Salmon
 Street
 Portland, OR
 97205

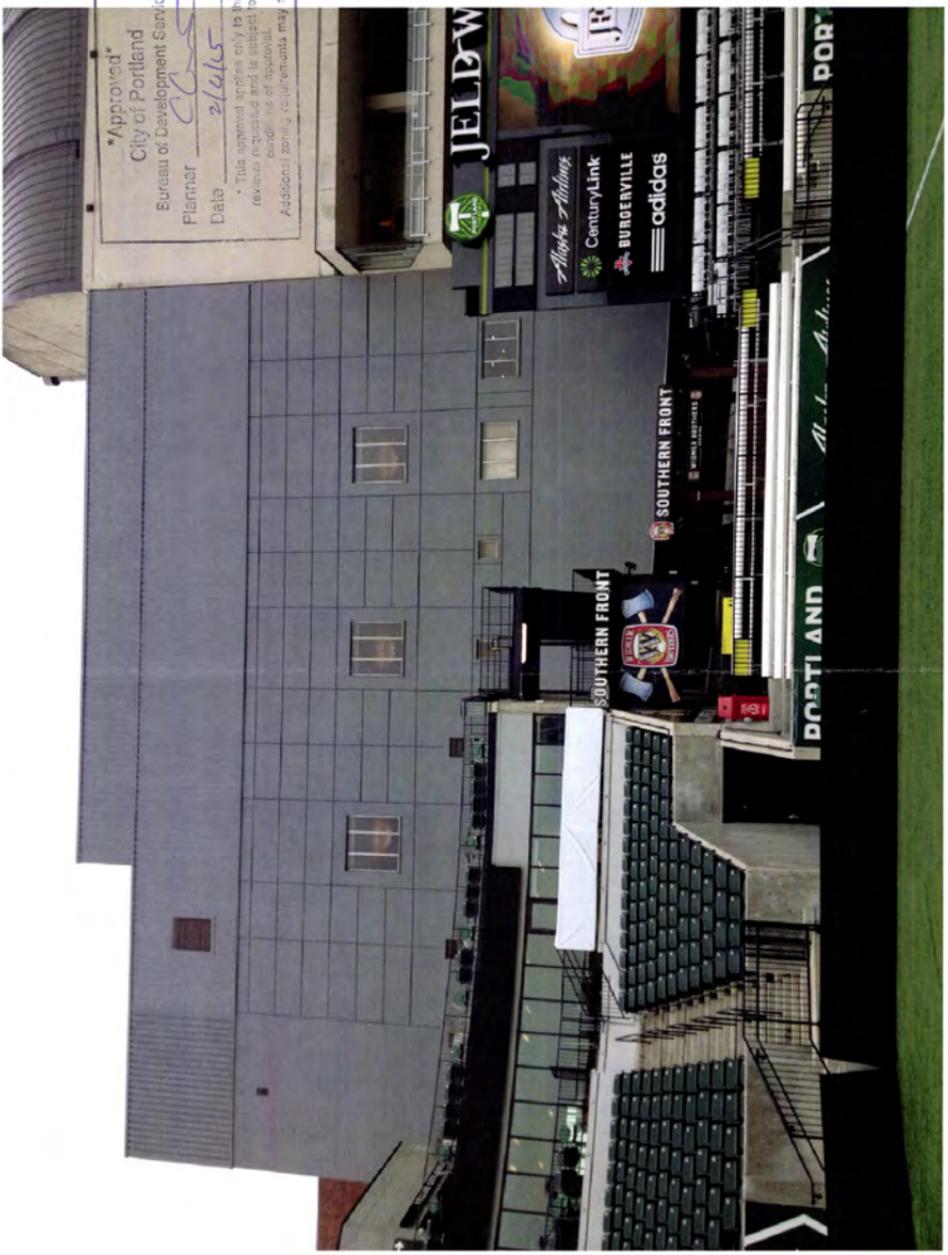
REVISIONS

DATE
 DEC. 2014

PROJECT #
 20093058

SHEET TITLE
 EXISTING VIEW
 2

SCALE
 12" = 1'-0"



EXISTING BALLROOM EXTERIOR VIEW #2

MAC
BALLROOM
AND
MAIN
KITCHEN
RENOVATION

1849 SW Salmon
Street
Portland, OR
97205

REVISIONS

DATE
DEC. 2014

PROJECT #
20093058

SHEET TITLE
PROPOSED
VIEW 2

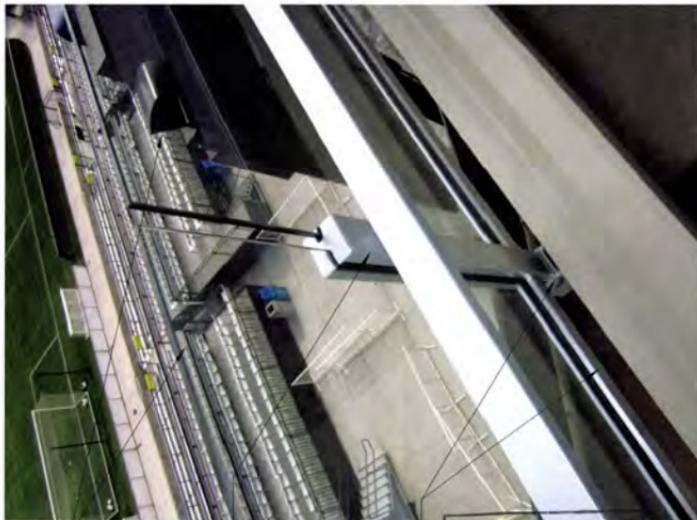
SCALE
12" = 1'-0"

NEW BI-PARTING
ALUMINUM GLAZED
DOORS

JULIET BALCONY
GLASS AND ALUMINUM
GUARD RAILINGS



PROPOSED EXTERIOR VIEW #1



CLEAR
TEMPERED
GLASS

NEW FINISHES ON
ALUMINUM TO MATCH
SILVER FINISH ON
FRAMING SUPPORTING
GLAZING

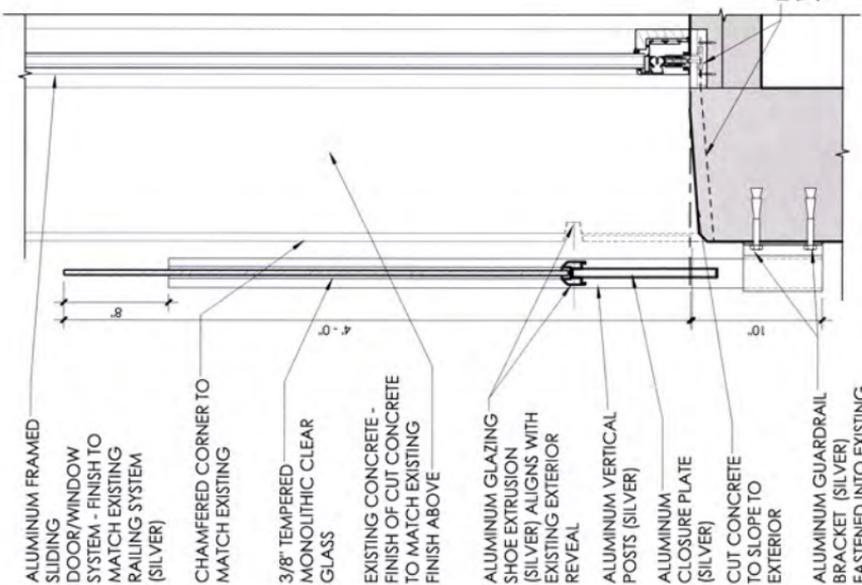
NEW FINISHES ON
ALUMINUM TO
MATCH SILVER
FINISH ON SUPPORT
BRACKETS AND
GLAZING CHANNEL

Approved

City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *2/6/15*

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

DRAINAGE SILL
WITH SLOT WEPT
TO EXTERIOR



EXISTING TERRACE RAILING SYSTEM
SILVER PAINTED FINISHES

SECTION DETAIL - SLIDING WINDOW
SYSTEM AND GUARD RAIL

MAC BALLROOM AND MAIN KITCHEN RENOVATION

1849 SW Salmon
 Street
 Portland, OR
 97205

REVISIONS

DATE
 DEC. 2014

PROJECT #
 20093058

SHEET TITLE
 VICINITY

SCALE
 3" = 1'-0"

DR-00



Approved
 City of Portland
 Bureau of Development Services
 Planner *CLC*
 Date *2/14/15*
 *This approval applies only to
 revision(s) indicated and is subject to
 all other applicable code requirements.

DESIGN REVIEW - AERIAL VICINITY PHOTO - BALLROOM WINDOWS