



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

Chloe Eudaly, Commissioner  
Rebecca Esau, Interim Director  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** June 27, 2017  
**To:** Interested Person  
**From:** Hannah Bryant, Land Use Services  
503-823-5353/Hannah.Bryant@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 July 18, 2017**. Please mail or deliver your comments to the address at the bottom of the page, and include the Case File Number, LU 17-178801 DZ, in your letter. It also is helpful to address your letter to me, Hannah Bryant. You can also e-mail your comments to me at my e-mail address identified above.

## **CASE FILE NUMBER: LU 17-178801 DZ – NEW EXTERIOR DOORS AT MULTNOMAH ATHLETIC CLUB**

**Applicant:** Anne Usher | GBD Architects  
1120 NW Couch Street, Suite 300  
Portland, OR 97209  
503-224-9656

**Owner:** Norm Rich | Multnomah Athletic Club  
1849 SW Salmon  
Portland, OR 97207  
503-517-6654

**Site Address:** **1849 SW SALMON ST**

**Legal Description:** BLOCK 3&6 TL 9200, AMOS N KINGS; TL 5800 2.82 ACRES, SECTION 33 1N 1E

**Tax Account No.:** R024400730, R941330460

**State ID No.:** 1N1E33CD 09200, 1N1E33DC 05800

**Quarter Section:** 3027

**Neighborhood:** Goose Hollow, contact [planning@goosehollow.org](mailto:planning@goosehollow.org).

**Business District:** Stadium Business District, contact Tina Wyszynski at [Tina.wyszynski@gmail.com](mailto:Tina.wyszynski@gmail.com)

**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 the addition of two metal exterior doors at the Multnomah Athletic Club in the Goose Hollow subdistrict of the Central City. One door will be located on the west façade, at the fifth level of the parking garage building. The second door will be installed at the south façade of the third level of the athletic club, opening out onto the pool terrace. Both doors are intended to facilitate employee access to interior service and storage spaces. Neither door is visible from the public right-of-way. Design review is required for all non-exempt exterior alterations in the Design Overlay Zone.

**Relevant Approval Criteria:**

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

- *Central City Fundamental Design Guidelines*
- *Goose Hollow Special Design Guidelines*

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 May 30, 2017 and determined to be complete on June 20, 2017.

**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.
- 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.

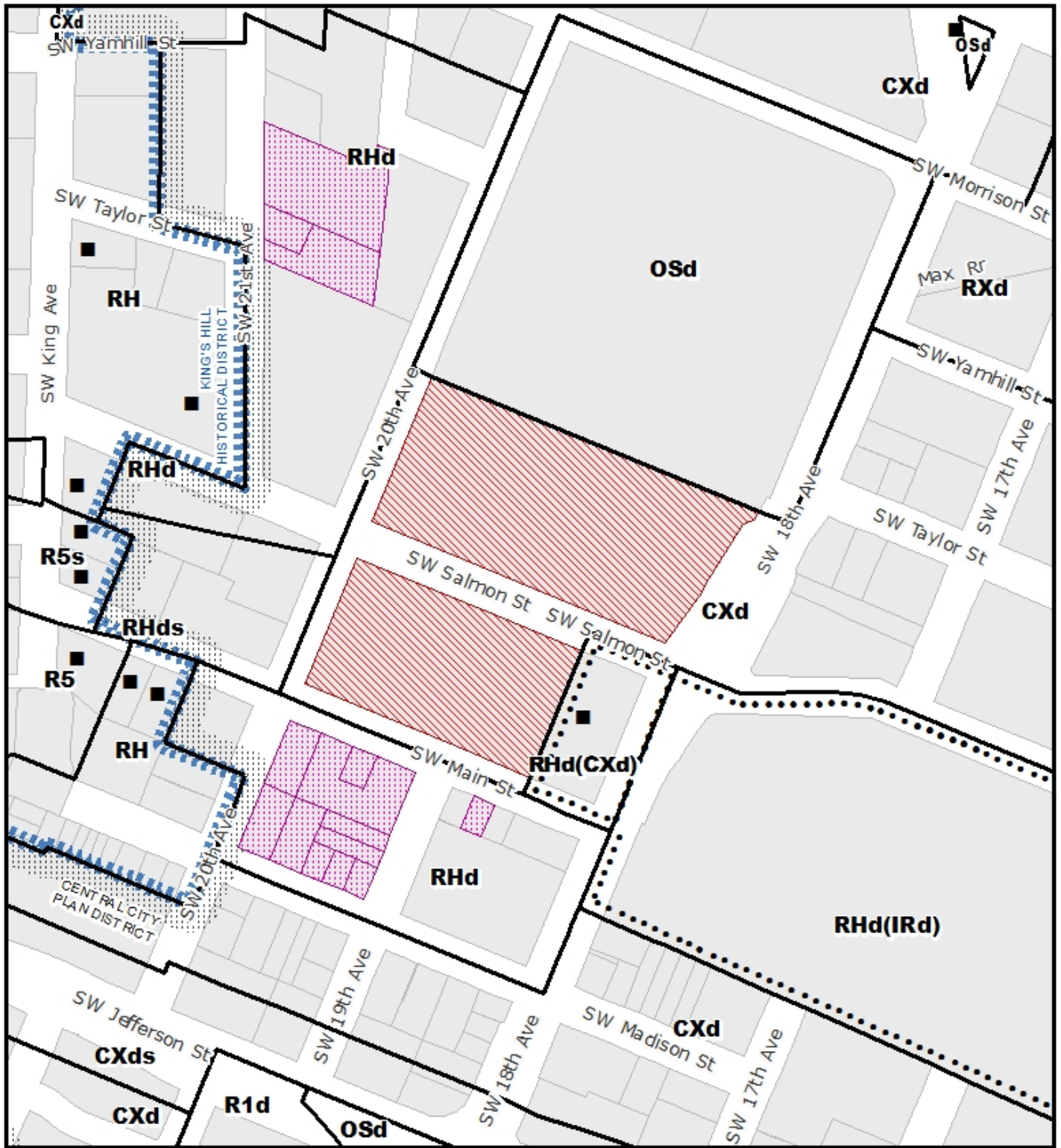
**APPEAL OF THE FINAL CITY DECISION**

After an appeal hearing, the review body decision may be appealed to the Oregon Land Use Board of Appeals (LUBA) at 775 Summer St NE, Suite 330, Salem, Oregon 97301-1283. 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 Plans

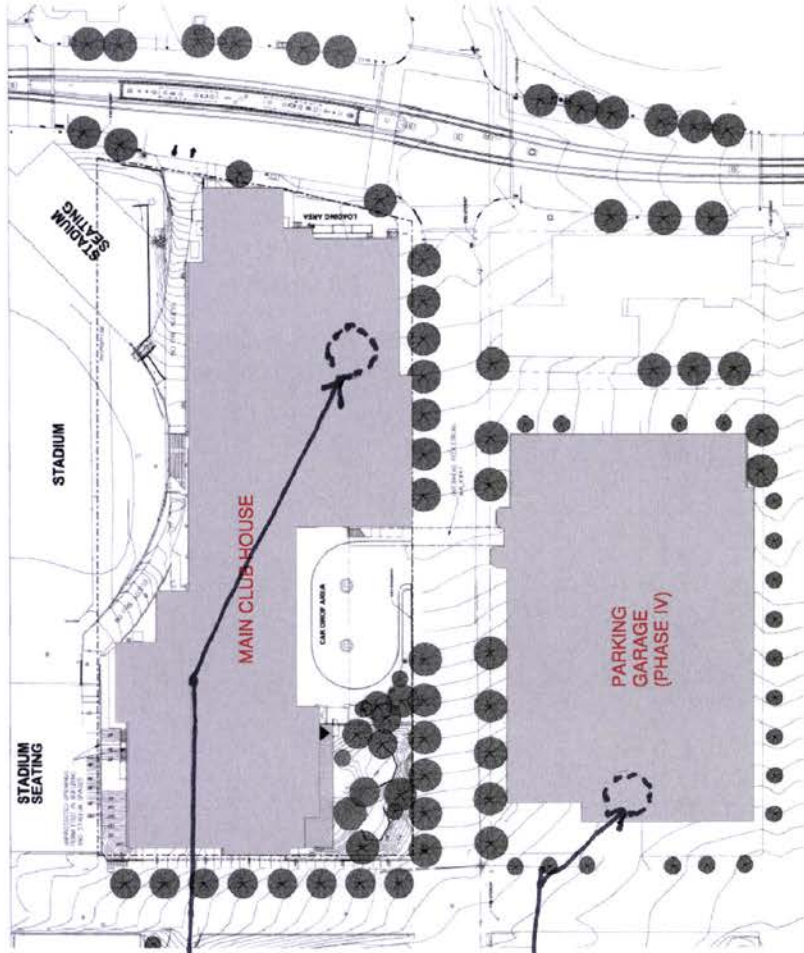


# ZONING

THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 GOOSE HOLLOW SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-178801 DZ
1/4 Section	3028 3027
Scale	1 inch = 200 feet
State ID	1N1E33DC 5800
Exhibit	B Jun 02, 2017



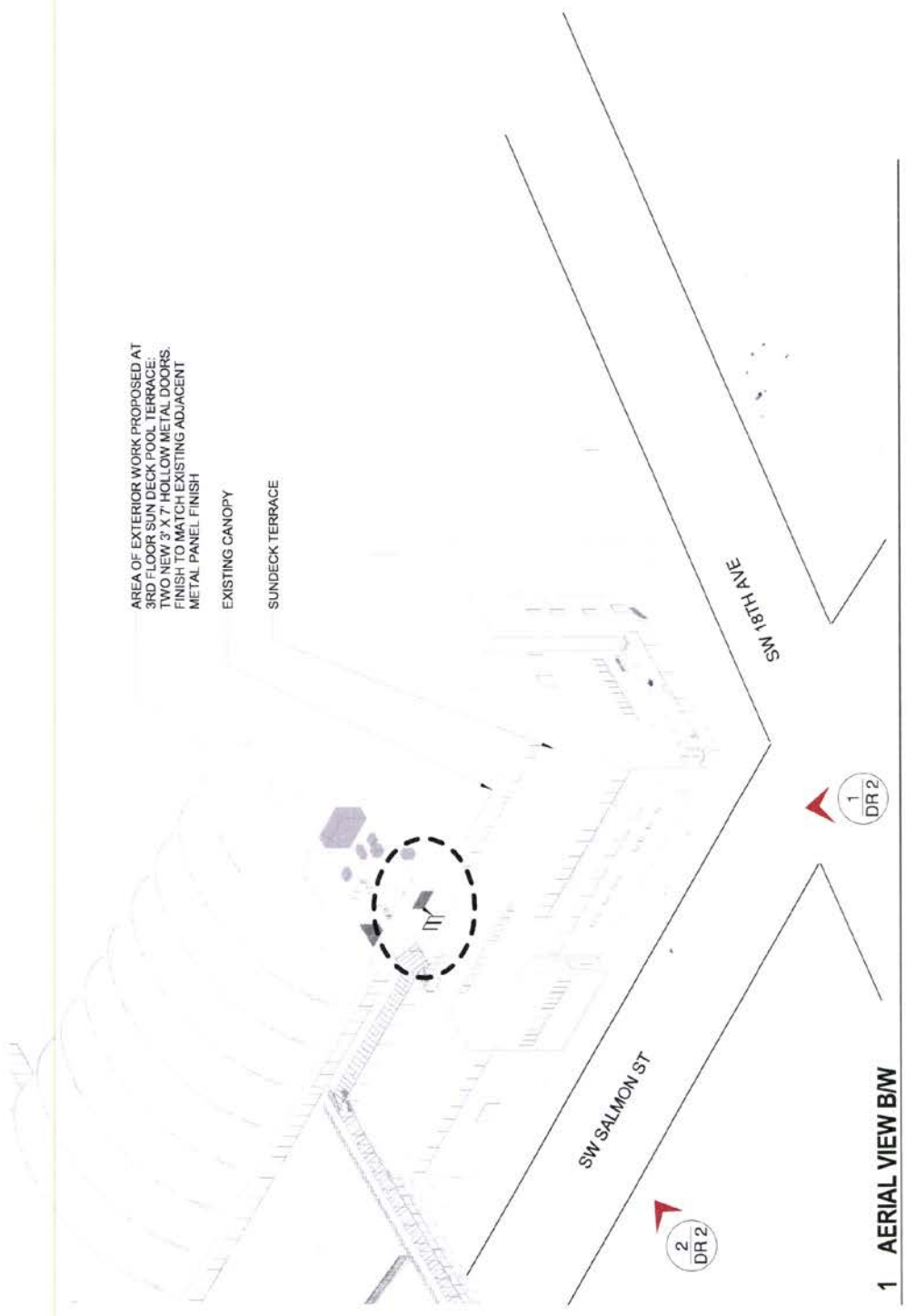
TWO NEW EXTERIOR DOORS AT  
EXISTING SOUTH FACADE AT  
3RD LEVEL  
SEE SHEETS 1-5

ONE NEW EXTERIOR DOOR AT  
EXISTING WEST FACADE AT  
5TH LEVEL  
SEE SHEETS 6 + 7

1 DESIGN REVIEW SITE PLAN



LU17-1788010Z



1 AERIAL VIEW BW

# 1 - AERIAL VIEW

Project: **MAC Sunset Bistro Exterior Doors**  
Date: **5.05.2017**

Client: **Multnomah Athletic Club**

GBD