



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

Chloe Eudaly, Commissioner
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Date: January 5, 2018
To: Interested Person
From: Jeff Mitchem, Land Use Services
503-823-7011 / Jeffrey.Mitchem@portlandoregon.gov

**NOTICE OF A TYPE II DECISION ON A PROPOSAL IN
YOUR NEIGHBORHOOD – APPROVAL**

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 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 17-278557 DZ
MAC LOADING DOCK IMPROVEMENTS

GENERAL INFORMATION

Applicant: Tim Grinstead, GBD Architects
1120 NW Couch Street, #300
Portland, OR 97209
(503) 548-2419

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

Site Address: 1849 SW SALMON ST
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 planning@goosehollow.org.
Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376 & Stadium Business District, contact Tina Wyszynski at 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 following improvements are proposed to the existing loading dock located at the SW corner (SW 18th Ave and SW Salmon St)

- steel cables and climbing vines from new planter;
- new veneer at loading dock walls;

- new planter and bench;
- new paving; and,
- replace wall-mounted lighting fixtures fronting SW 18th Ave.

Design Review is necessary because the proposal is for exterior alterations within a 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 District 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 south and southwest façades of Building B abut SW Salmon Street and SW 18th Avenue. There is an existing loading dock and trash enclosure in the proposal area as well as a wide curb cut that will remain for truck access. The MAC is 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.

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 an 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 13-131477 DZ - Design Review approval for guardrails.

City records indicate the following prior land use reviews for MAC and Providence Park together:

- LU 15-134243 DZ - Design Review approval for a new trash enclosure.
- LU 14-248711 DZ - Design Review approval for new doors & juliette balconies at the ballroom.

Agency Review: A *Notice of Proposal in Your Neighborhood* was mailed **December 13, 2017**.

The following Bureaus have responded with no issues or concerns:

- Bureau of Environmental Services (Exhibit E.1)
- Life Safety Plans Examiner (Exhibit E.2)

Neighborhood Review: A *Notice of Proposal in Your Neighborhood* was mailed on **December 13, 2017**. No comments have been received.

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.

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.

Findings for B1 & B1-1: The existing pedestrian sidewalks will remain in place, allowing access around the SE corner of the site. None of the proposed work projects into abutting public rights-of-way. The cumulative effect of the proposed improvements – *steel cables and climbing vines from new planter; new veneer at loading dock walls; new planter and bench; new paving; and, new wall-mounted lighting fixtures fronting SW 18th Ave* – will bring more visual interest to this edge of the building. The improvements will not alter the apparent height or bulk of the building and are made of multiple textural materials such as steel cable, plant material, and concrete planter walls, all of which provide a more human scale along the sidewalk. *These guidelines are therefore met.*

B6. Develop Weather Protection. Develop integrated weather protection systems at the sidewalk-level of buildings to mitigate the effects of rain, wind, glare, shadow, reflection, and sunlight on the pedestrian environment.

B6-1. Provide Outdoor Lighting at Human Scale. Provide outdoor lighting at a human scale to encourage evening pedestrian activity.

Findings for B6 and B6-1: The new horizontal cables create structure for climbing vines over the existing loading dock stairs providing additional weather protection. The new lighting will replace existing with bronze downcast fixtures to match those elsewhere on the building. The lights are positioned to illuminate the loading dock wall and abutting sidewalk at pedestrian scale. *This guideline is therefore met.*

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 C2, C3 & C5: The proposed improvements continue a trend to improve the appearance of the SE corner of the MAC clubhouse Building B with durable, high-quality materials including concrete, brick, structural steel and Ipe wood bench seating. Plantings will be placed in an appropriately engineered planting medium and will be irrigated to maintain their long-term health. The proposed planter, louvers, infill brick and light fixtures match elements already present around the building. This allows the exterior alterations to fit into the architectural design of the building, creating a cohesive composition at this prominent corner. *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 exterior alterations to the SE portion of the MAC clubhouse Building B work within the rhythm and material palette of this portion of the building and create improved views of the loading dock area and abutting public realm. The proposal meets the applicable design guidelines and therefore warrants approval.

ADMINISTRATIVE DECISION

Approval of the following improvements to the existing loading dock located at the SW corner (SW 18th Ave and SW Salmon St)

- steel cables and climbing vines from new planter;
- new veneer at loading dock walls;
- new planter and bench;
- new paving; and,
- replace wall-mounted lighting fixtures fronting SW 18th Ave

per the approved site plans, Exhibits C-1 through C-13, signed and dated January 3, 2018, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 17-278557 DZ." All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

Staff Planner: Jeffrey Mitchem

Decision rendered by: _____ **on January 3, 2018**

By authority of the Director of the Bureau of Development Services

Decision filed: December 4, 2017

Decision mailed: January 5, 2018

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 4, 2017**, and was determined to be complete on **December 11, 2017**.

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 4, 2017**.

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: April 10, 2018**.

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 January 19, 2018** at 1900 SW Fourth Ave. Appeals can be filed at the 5th floor reception desk of 1900 SW 4th Avenue Monday through Friday between 8:00 am and 4:30 pm. **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.

Appeal fee waivers. Multnomah County may cover the appeal fees for their recognized associations. An appeal filed by a recognized association must be submitted to the City with either the appropriate fee or the attached form signed by the County. Contact Multnomah County at 503-988-3043, 1600 SE 190th, Portland, OR 97233.

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 %Appeal Body% 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 %Appeal Body% 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 will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **January 22, 2018** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

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.

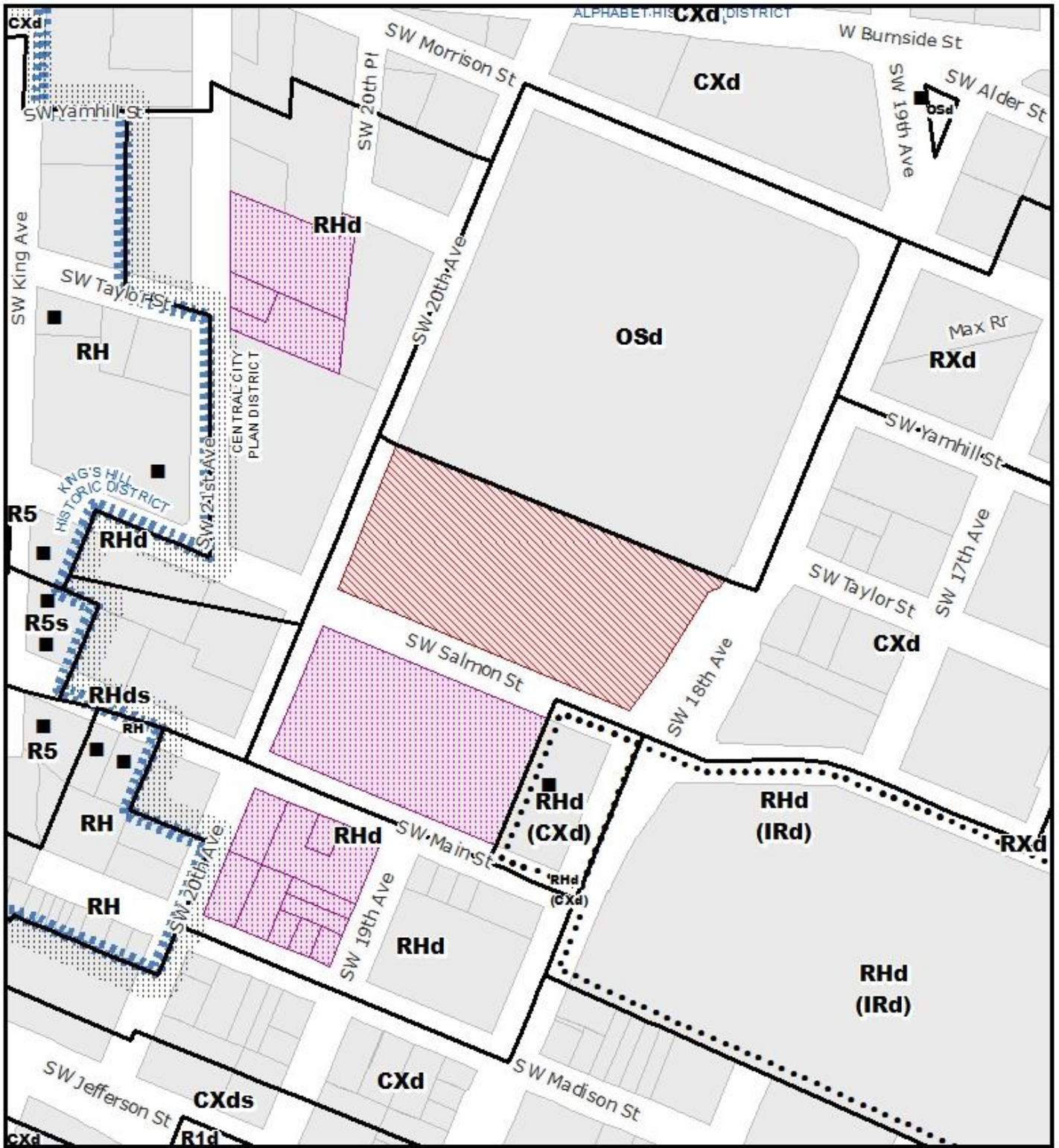
EXHIBITS

NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
- B. Zoning Map (attached)
- C. Plans/Drawings:
 - 1. Cover Sheet
 - 2. Vicinity Plan
 - 3. Overall Floor Plan – Area of Work (attached)
 - 4. Site Photos
 - 5. Enlarged Floor Plan Existing
 - 6. Enlarged Floor Plan Proposed (attached)
 - 7. Isometric View – Existing
 - 8. Isometric View – Existing (attached)
 - 9. Elevations – Existing
 - 10. Elevations – Proposed
 - 11. Planter Plans
 - 12. Architectural Details
 - 13. Architectural Details
- D. Notification information:
 - 1. Mailing list
 - 2. Mailed notice
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Life Safety Plans Examiner
- F. Correspondence: None
- 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



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

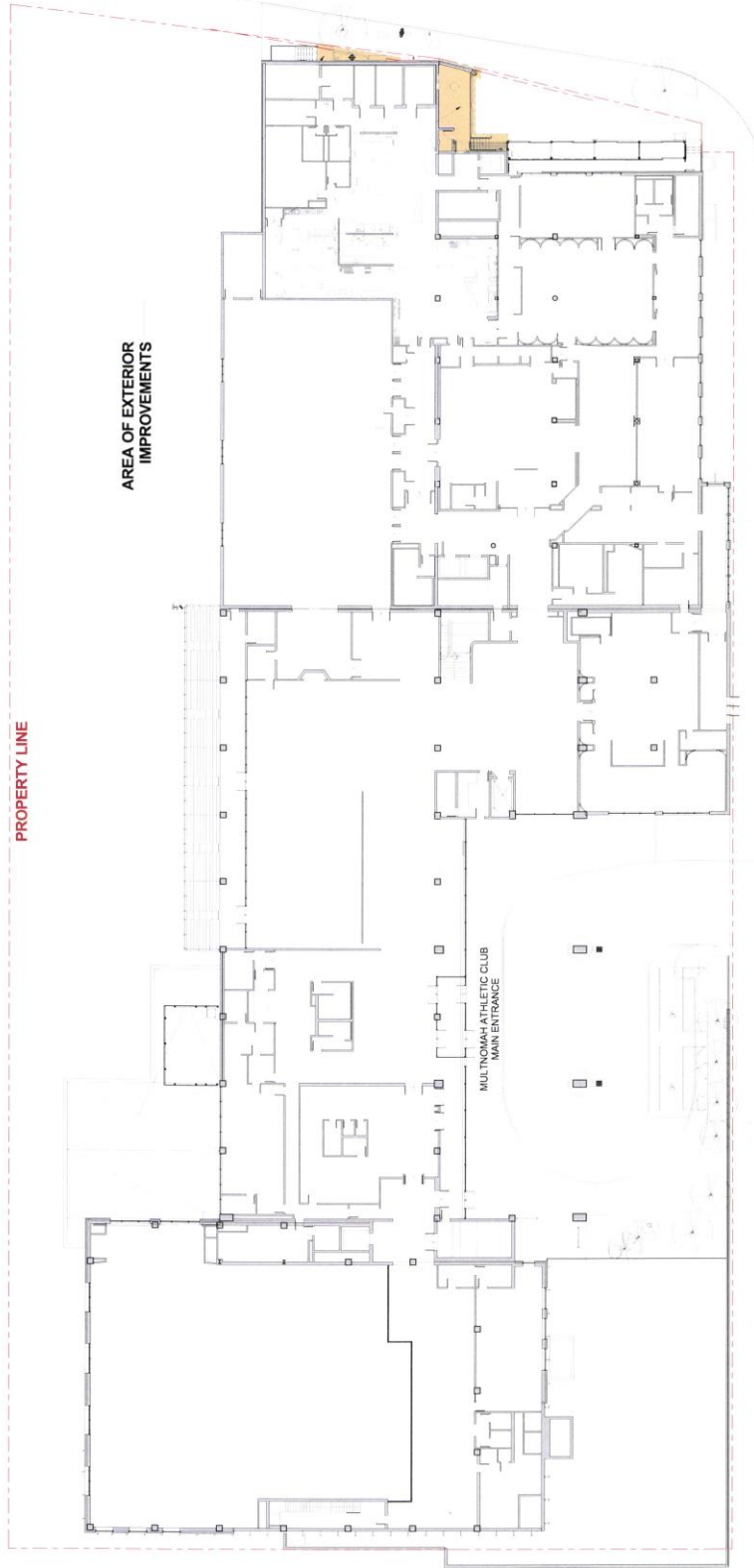
-  Site
-  Also Owned Parcels
-  Historic Landmark

File No.	LU 17-278557 DZ
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DC 5800
Exhibit	B Dec 08, 2017

PROVIDENCE PARK

PROPERTY LINE

AREA OF EXTERIOR IMPROVEMENTS



SW 20TH AVE.

SW 18TH AVE.

SW SALMON ST.

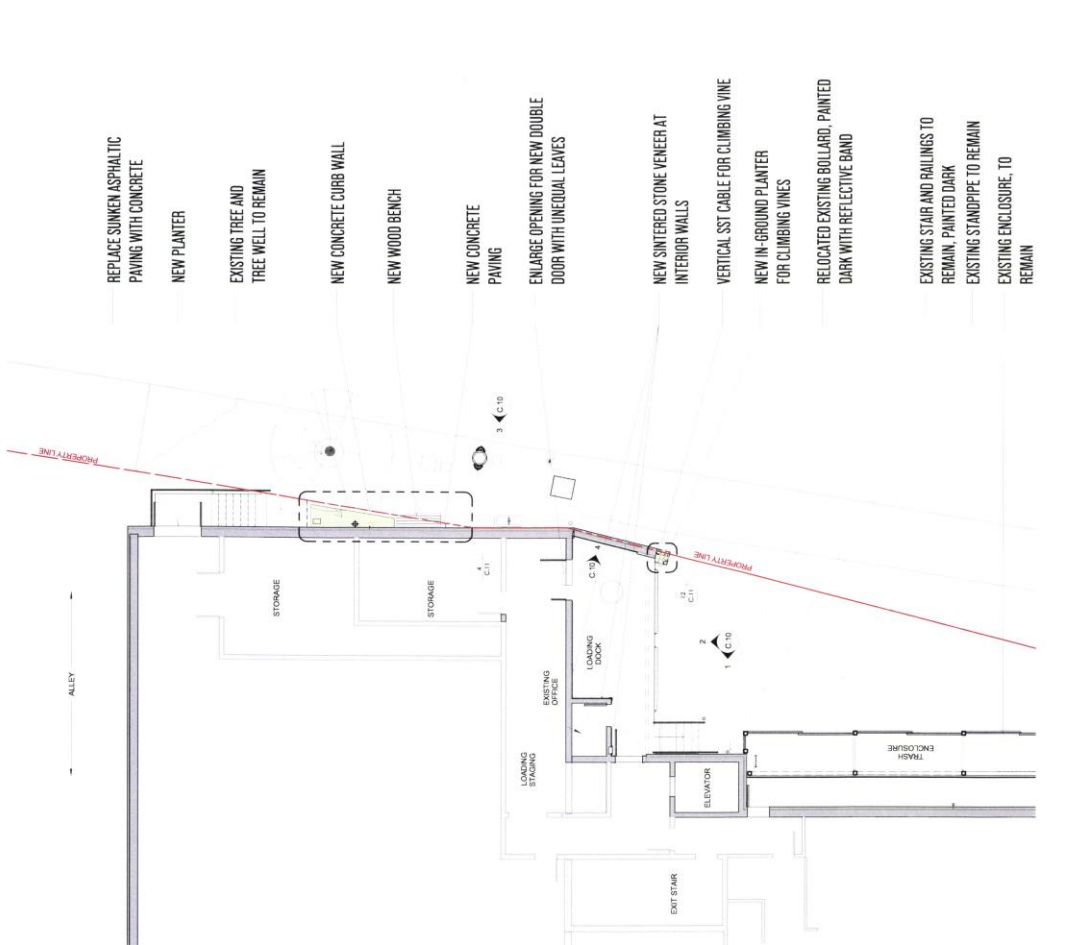
Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *12/12*

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



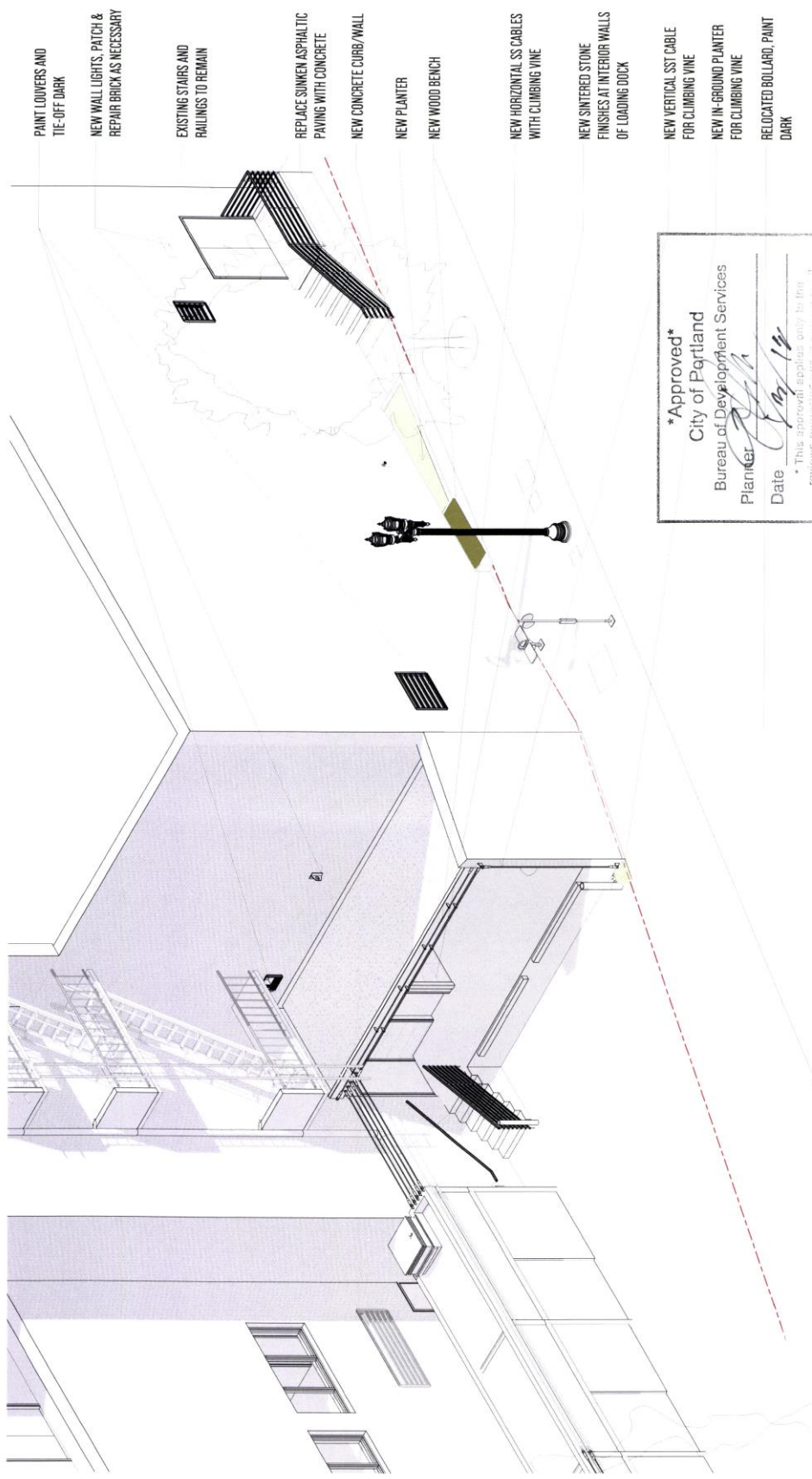
OVERALL FLOOR PLAN / LIMITS OF WORK

LU 17-278557 DZ C.03



- REPLACE (2) EXISTING LIGHT FIXTURES WITH LED SCONCES - BRONZE TO MATCH EXISTING
- EXISTING TREE TO REMAIN
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT FIXTURES TO REMAIN
- CONCRETE CANOPY PAINTED
- NEW STEEL CHANNEL BEAM, PAINTED DARK
- EXISTING MASONRY WALL
- VERTICAL SST CABLE FOR CLIMBING VINE
- NEW HORIZONTAL SS CABLES WITH CLIMBING VINES
- EXISTING STEEL LADDER TO REMAIN (ABOVE)
- NEW HORIZONTAL SS TRELLIS CABLES CONNECT TO TRASH ENCLOSURE
- EXISTING STANDPIPE TO REMAIN
- EXISTING SS CABLES WITH CLIMBING VINES
- EXISTING TRASH ENCLOSURE TO REMAIN
- REPLACE SUNKEN ASPHALTIC PAVING WITH CONCRETE
- NEW PLANTER
- EXISTING TREE AND TREE WELL TO REMAIN
- NEW CONCRETE CURB WALL
- NEW WOOD BENCH
- NEW CONCRETE PAVING
- ENLARGE OPENING FOR NEW DOUBLE DOOR WITH UNEQUAL LEAVES
- NEW SINTERED STONE VENEER AT INTERIOR WALLS
- VERTICAL SST CABLE FOR CLIMBING VINE
- NEW IN-GROUND PLANTER FOR CLIMBING VINES
- RELOCATED EXISTING BOLLARD, PAINTED DARK WITH REFLECTIVE BAND
- EXISTING STAIR AND RAILINGS TO REMAIN, PAINTED DARK
- EXISTING STANDPIPE TO REMAIN
- EXISTING ENCLOSURE, TO REMAIN

Approved
 City of Portland
 Bureau of Development Services
 Planner _____
 Date _____
 • This approval applies only to the reviews requested and is subject to all conditions of approval that may apply. Additional zoning requirements may apply.



Approved
 City of Portland
 Bureau of Development Services
 Planner *[Signature]*
 Date *12/13/17*

* This approval applies only to the reviews requested and is subject to all applicable laws, rules, codes, and regulations.

1 ISO - PROPOSED

ISOMETRIC VIEW - PROPOSED

LU 17-278557 DZ C.08