



City of Portland, Oregon - Bureau of Development Services

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Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec 11-5-13 by S Van Gruen

LU Reviews Expected DZ

Required Optional

[Y] [N] Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

File Number: 13-224797 EA

Appt Date/Time DAR

Qtr Sec Map(s) 3131 Zoning EXd

Plan District CCPD / Central Eastside

Neighborhood Buckman

District Coalition SEU

Business Assoc CEIC

Neighborhood within 400/1000 ft Buckman

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address 1004-1036 SE Belmont St Cross Street 11th Ave Site Size/Area 133,000 SF

Tax account number(s)

R 176896 R 176898

R 176891 R 176892

Adjacent property in same ownership

R 176893

R _____

Project Description - include proposed stormwater disposal methods

The mixed use project is located in Central East side at SE 10th & 11th, and SE Belmont and Taylor. The proposal includes two sites, one on each side of 11th Ave. The primary site (double block) includes two levels of parking (one at basement level), two large retail components of approximately 67,000 GSF (Retail at north end and Retail Center at south end), a small stand-alone retail flex space of approx. 8,000 GSF, and a public plaza. East block includes approx. 9,000 GSF of retail with housing above. Total program includes 257 apartment units.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 55,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,114	
<input checked="" type="checkbox"/> Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,462	<input type="checkbox"/> \$1,050
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		\$200 \$450
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

Note: Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

Applicant Information

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name Belmont Investment, LLC - Belmont Investment II, LLC Company Presenting Developer: Killian Pacific

Mailing Address 500 E Broadway

City Vancouver State WA Zip Code 98660

Day Phone 360-567-0626 FAX 360-567-0621 email noel@killianpacific.com

Check all that apply Applicant Owner Other _____

Name Mike Cline Company Ankrom Moisan Architects, Inc.

Mailing Address 6720 SW Macadam Avenue

City Portland State OR Zip Code 97219

Day Phone 503.245.7100 FAX 503.245.7710 email mikec@ankrommoisan.com

Check all that apply Applicant Owner Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Submit the following:

- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches or larger in size

List questions to be discussed.

1. Building Height of north residential buildings including elevator overruns of residential at north and south apartments.
2. Pedestrian access and vehicle ramps in IG zone from 12th Ave.
3. Proposed angled street parking on SE 10th.
4. SE Taylor street Garden Center, open air retail space
5. Truck access /loading for (3) areas including Residential at SE 11th, Retail at Taylor, and Grocery off 10th.
6. Plaza elevations and ADA access route includes elevators at East and West; ADA route from 10th & Belmont
7. Transformer pen on IG zone
8. Driveway connection on SE Belmont - Parking access restricted street; existing driveway exists.
9. Driveway to level 1 parking not in alignment with Yamhill, pedestrian plaza access in aligned on axis.
10. Proposed mid block pedestrian crossing on SE 11th - alignment with Yamhill axis.

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.