



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



Early Assistance Application

File Number: EA 13-227219 DAR

FOR INTAKE, STAFF USE ONLY

Date Rec 11.13.13 by [Signature]

LU Reviews Expected _____

Required Optional

[Y] [N] Unincorporated MC

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

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

Appt Date/Time _____

Qtr Sec Map(s) 3030 Zoning Excl

Plan District MC - Central Eastside

Neighborhood Kerns

District Coalition SEU

Business Assoc CEIC

Neighborhood within 400/1000 ft Buckman/Hoyd District

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

Development Site

Address 11 N.E. Martin Luther King Blvd. Cross Street E. Burnside Site Size/Area .31 acres/13,566 s.f.

Tax account number(s)

R 150032 R _____

Adjacent property in same ownership

R _____

R _____ R _____

R _____

Project Description - Include proposed stormwater disposal methods

New mixed-use office building with retail use at the ground floor. Six stories w/ basement parking.

Project will include full right-of-way street improvements.

Stormwater management plan will meet City of Portland B.E.S. standards.

Project will include a Type III L.U.R. entitlement process.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ Approx. \$7,000,000.00

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.

(BY MAIL) [Signature]

Applicant Information

PRIMARY CONTACT, check all that apply Applicant Owner Other _____

Name Phillip Chubb Company FFA Architecture & Interiors Inc.

Mailing Address 520 SW Yamhill Street, Suite 900

City Portland State OR Zip Code 97204

Day Phone 503-327-0370 FAX 503-222-1701 email pchubb@ffadesign.com

Check all that apply Applicant Owner Other _____

Name Kevin Cavanaugh Company Guerrilla Development Co.

Mailing Address 3435 NE 45th Ave., Ste. J

City Portland State OR Zip Code 97213

Day Phone 503-232-3479 FAX _____ email kevin.cavanaugh@gmail.com

Check all that apply Applicant Owner Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Submit the following:

- Fee \$2,520
- 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.

Design Commission's review of preliminary design concepts for the project.

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.

BRETT SCHULZ
ARCHITECT

1111 E Burnside St., #303
Portland, Oregon 97214
503-222-9099

brett@brettschulz.com
www.brettschulz.com



GUERRILLA DEVELOPMENT

THE DUMBBELL

BLOCK 76
E. BURNSIDE ST.
PORTLAND, OREGON
92XXX

PRELIMINARY
PRICING

PERMIT # XX-XXXXXX
APPEAL #XXXX

DATE: 11/01/13

DRAWN: BJS

CHECKED: BJS

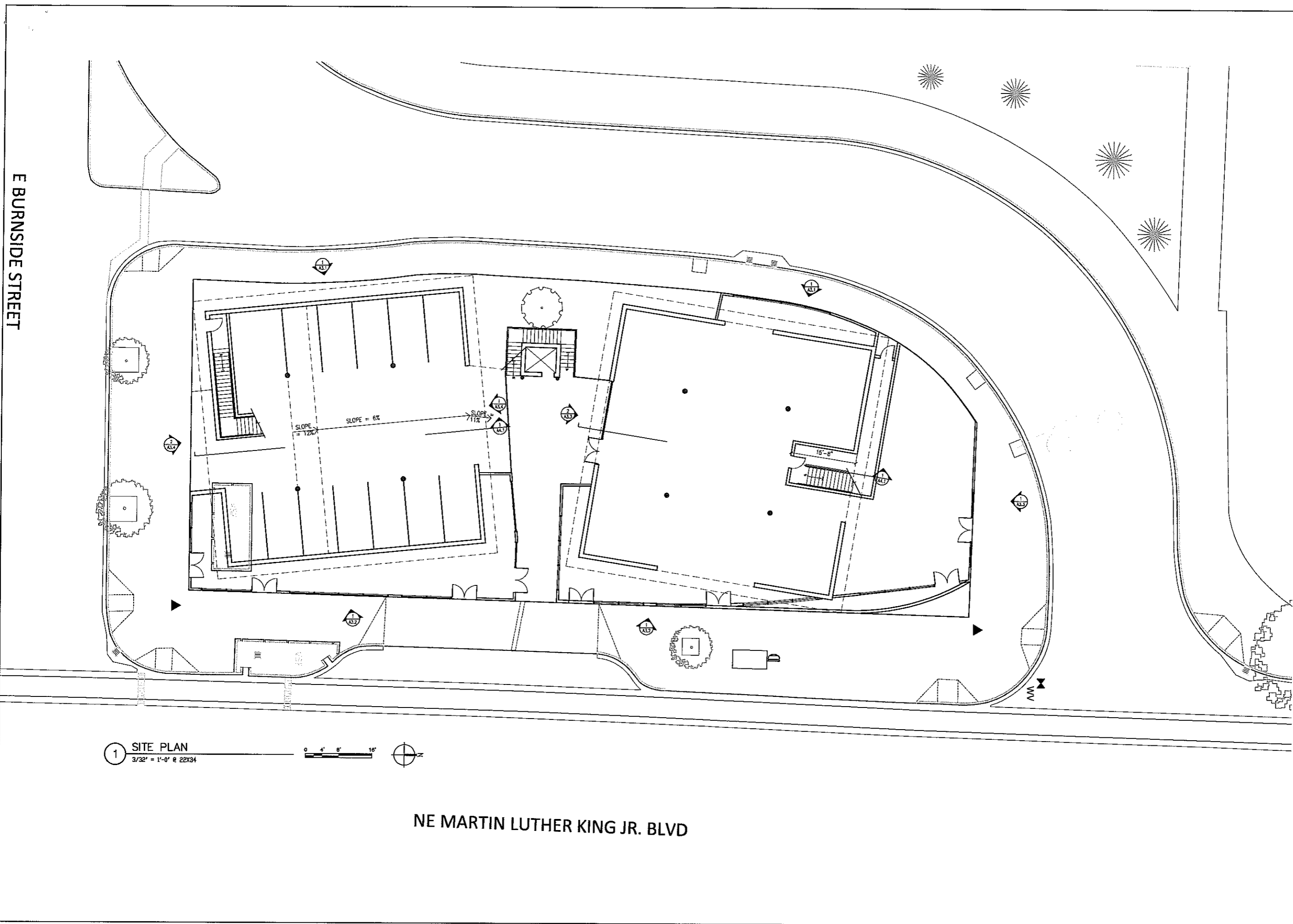
APPROVED:

REVISIONS:

SCALE: 1/8" = 1'-0"

SITE PLAN

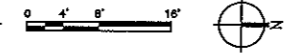
A1.1



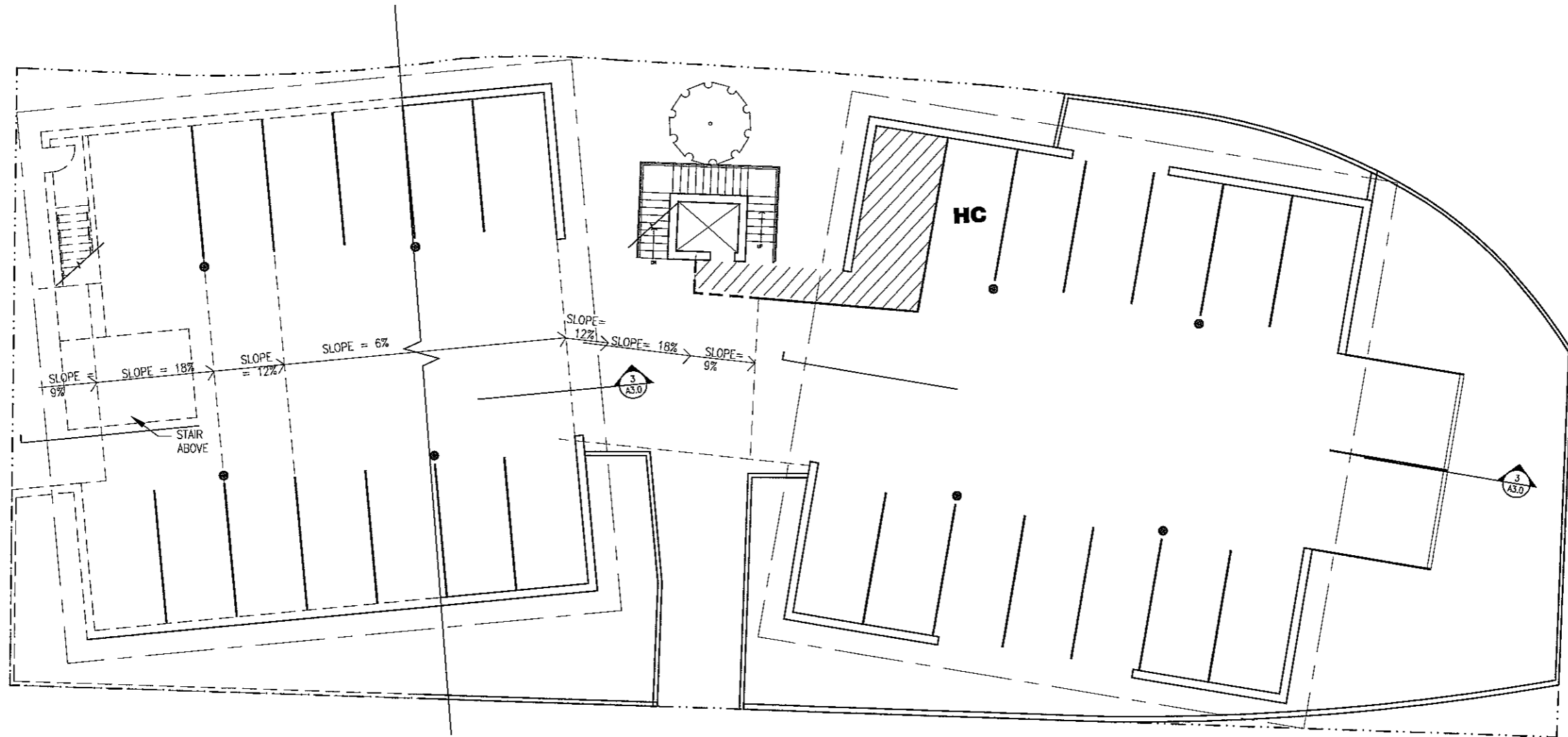
E BURNSIDE STREET

NE MARTIN LUTHER KING JR. BLVD

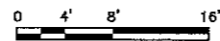
1 SITE PLAN
3/22' = 1'-0" @ 22X34



EA 13 - 227 219DAR



1 GARAGE FLOOR PLAN
1/8" = 1'-0" @ 22X34, 1/16" = 1'-0" @ 11X17



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GARAGE FLOOR
PLAN

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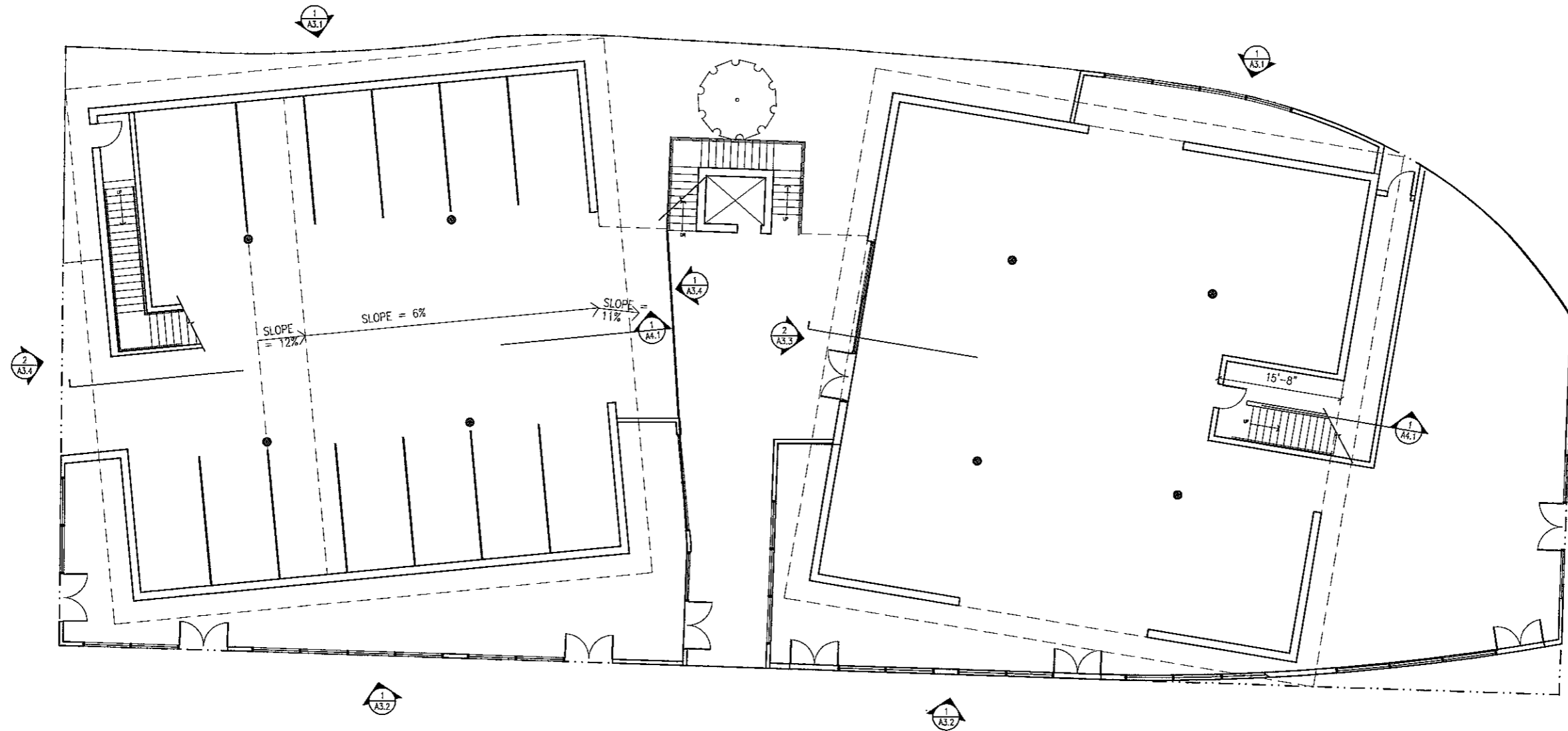
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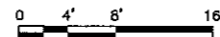
REVISIONS:

SCALE: 1/8" = 1'-0"

GROUND FLOOR
PLAN



1 GROUND FLOOR PLAN
1/8" = 1'-0" @ 22X34, 1/16" = 1'-0" @ 11X17



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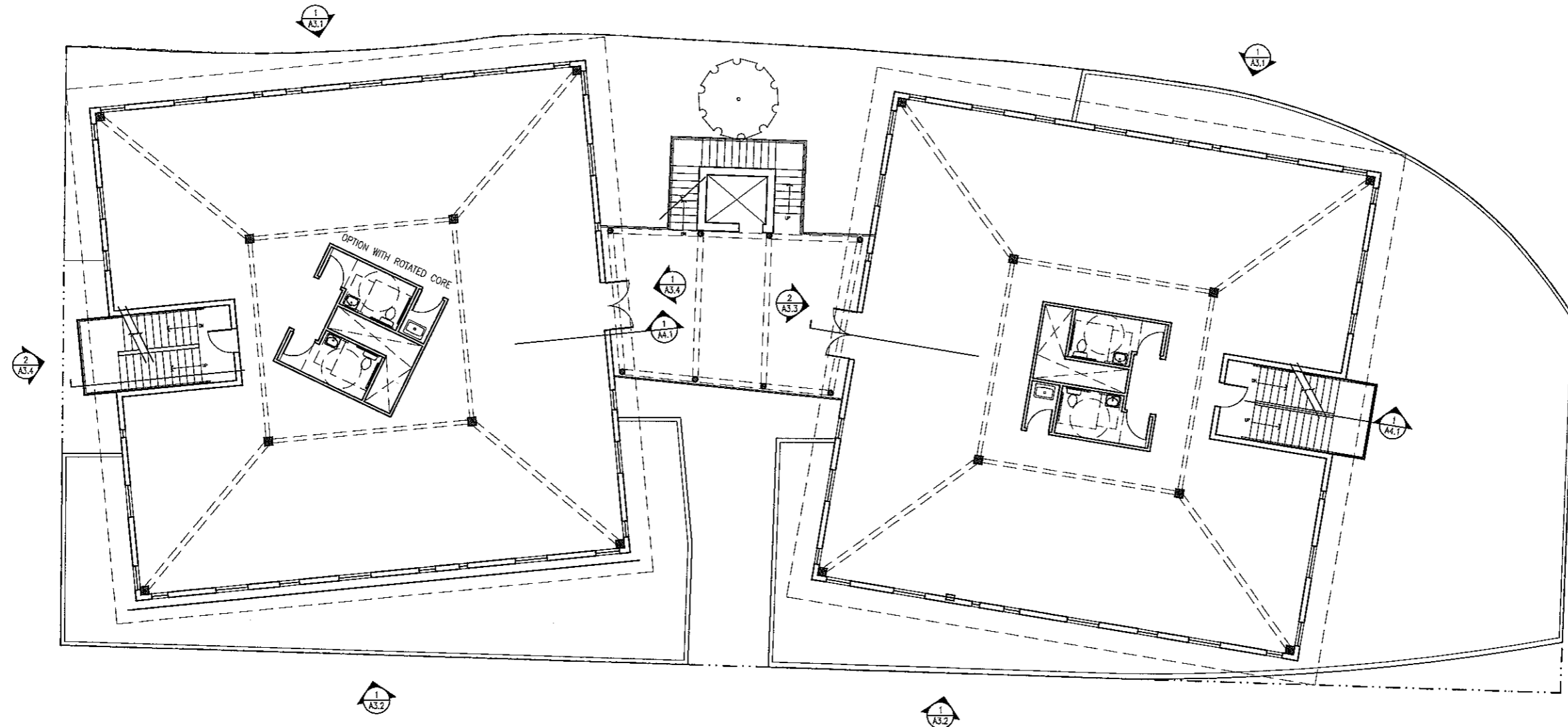
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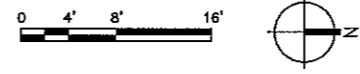
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REVISIONS:

SCALE: 1/8" = 1'-0"

TYPICAL OFFICE
FLOOR PLAN



1 OFFICE FLOOR PLAN
1/8" = 1'-0" @ 22X34, 1/16" = 1'-0" @ 11X17



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brett@brettschulz.com
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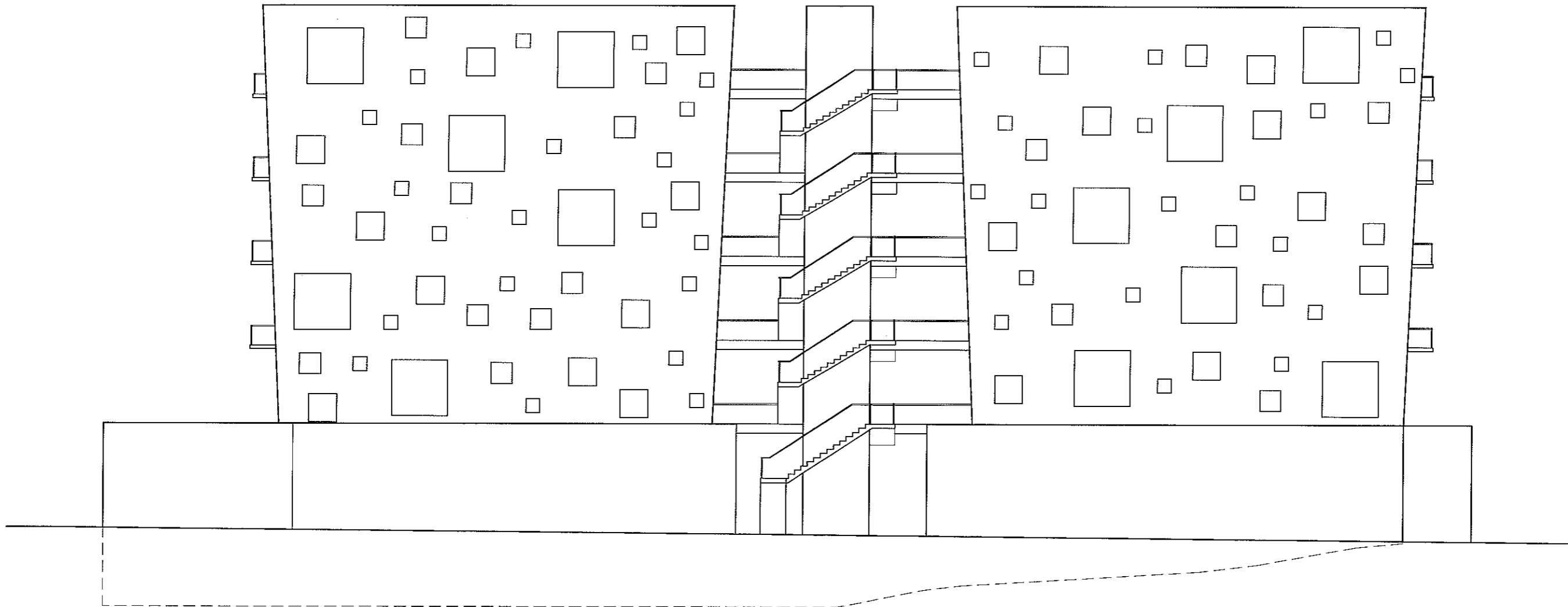
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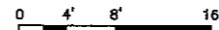
SCALE: 1/8" = 1'-0"

EXTERIOR
ELEVATIONS

A3.1



1 WEST ELEVATION
1/8" = 1'-0" @ 22X34, 1/16" = 1'-0" @ 11X17



EA 18 - 227 219 DAR

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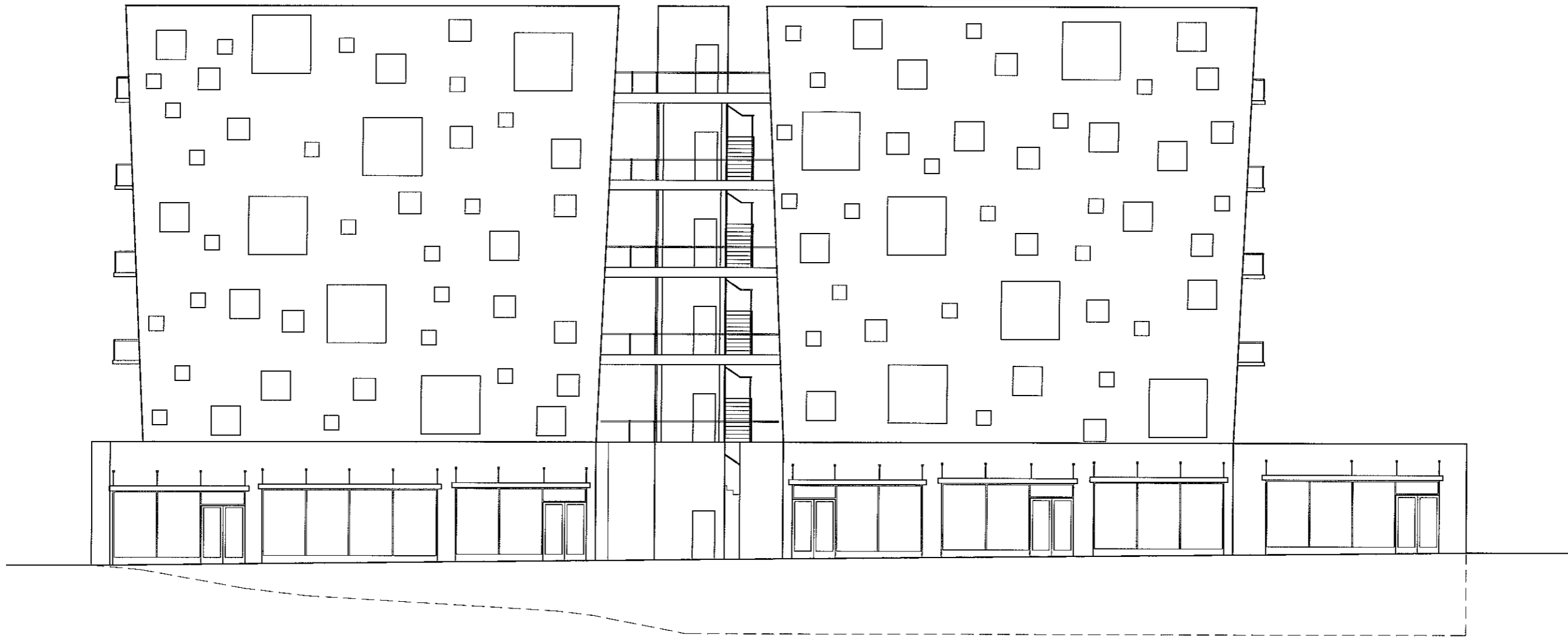
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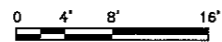
SCALE: 1/8" = 1'-0"

EXTERIOR
ELEVATIONS

A3.2



1 EAST ELEVATION
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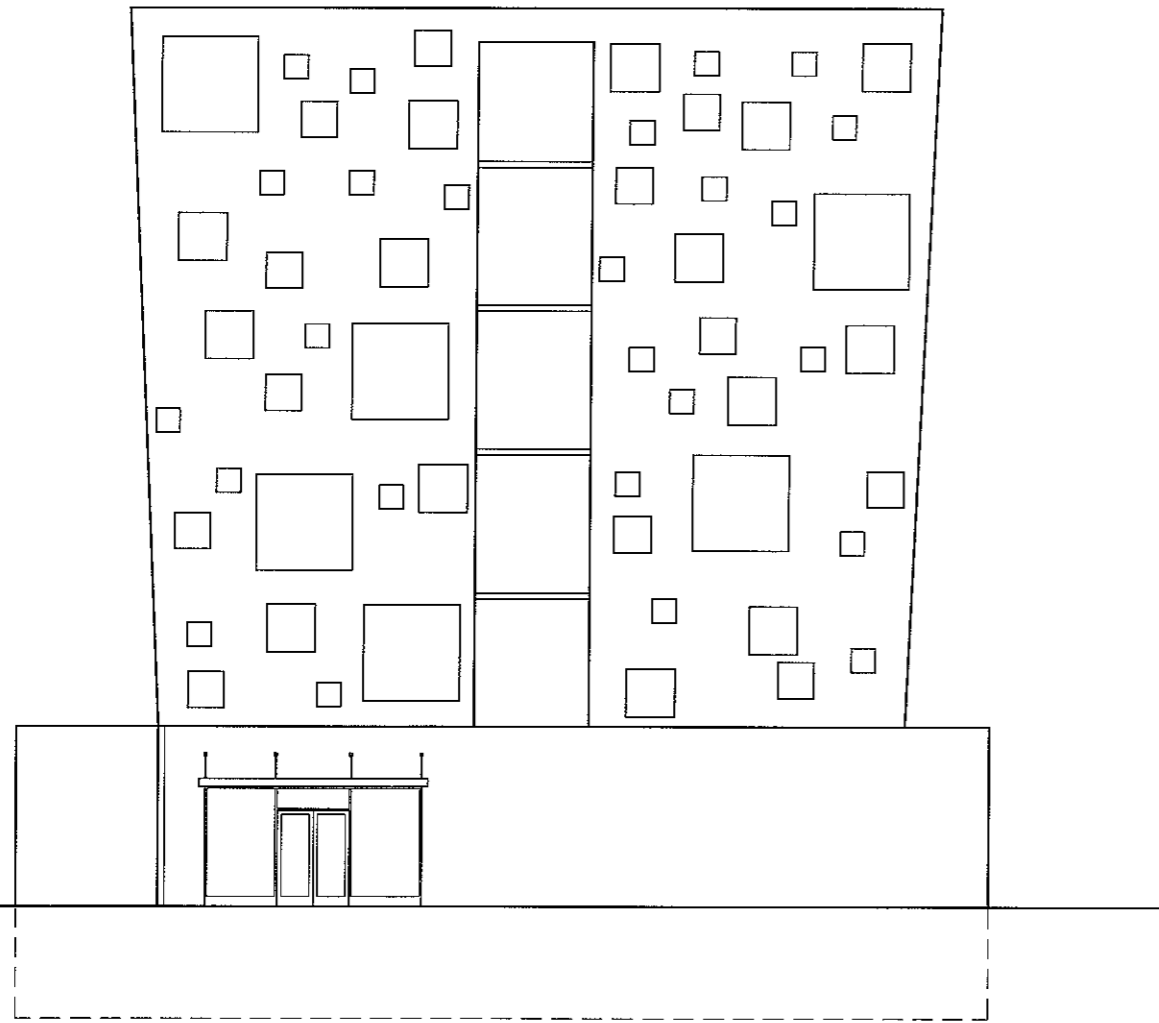
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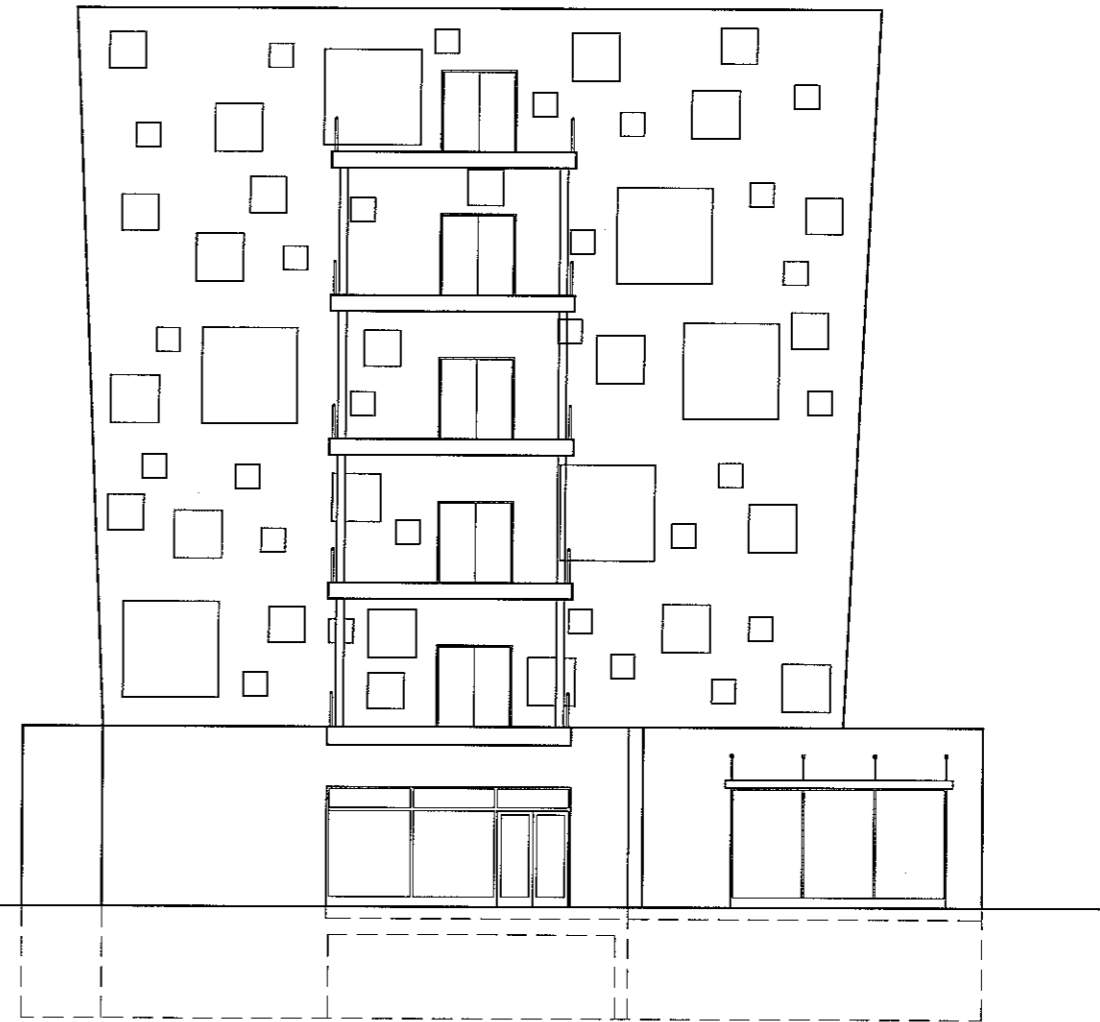
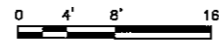
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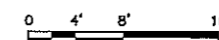
EXTERIOR
ELEVATIONS



1 NORTH ELEVATION
1/8" = 1'-0" @ 22X34, 1/16" = 1'-0" @ 11X17



2 SOUTH ELEVATION
1/8" = 1'-0" @ 22X34, 1/16" = 1'-0" @ 11X17



EA18 - 227 219DAR

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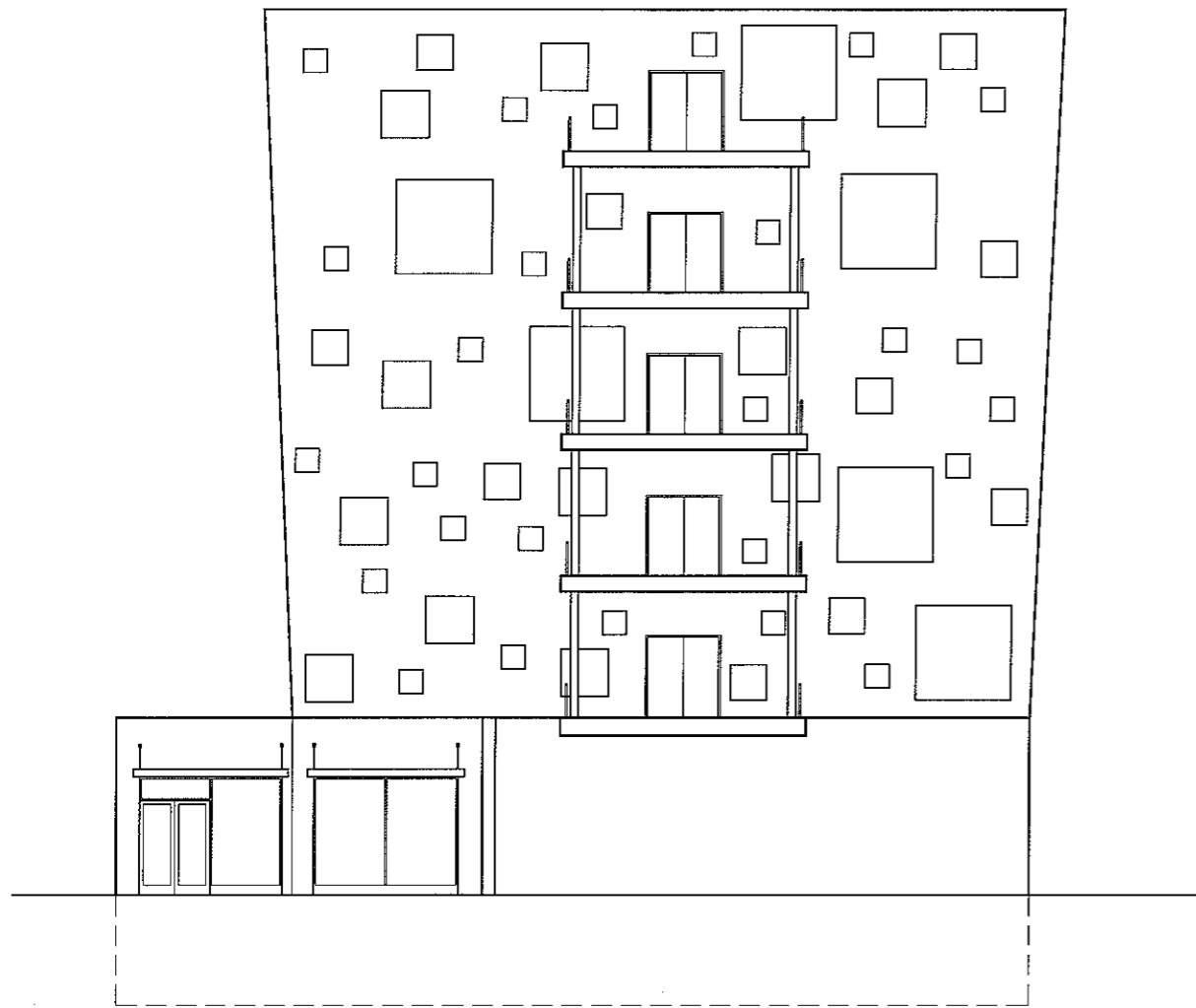
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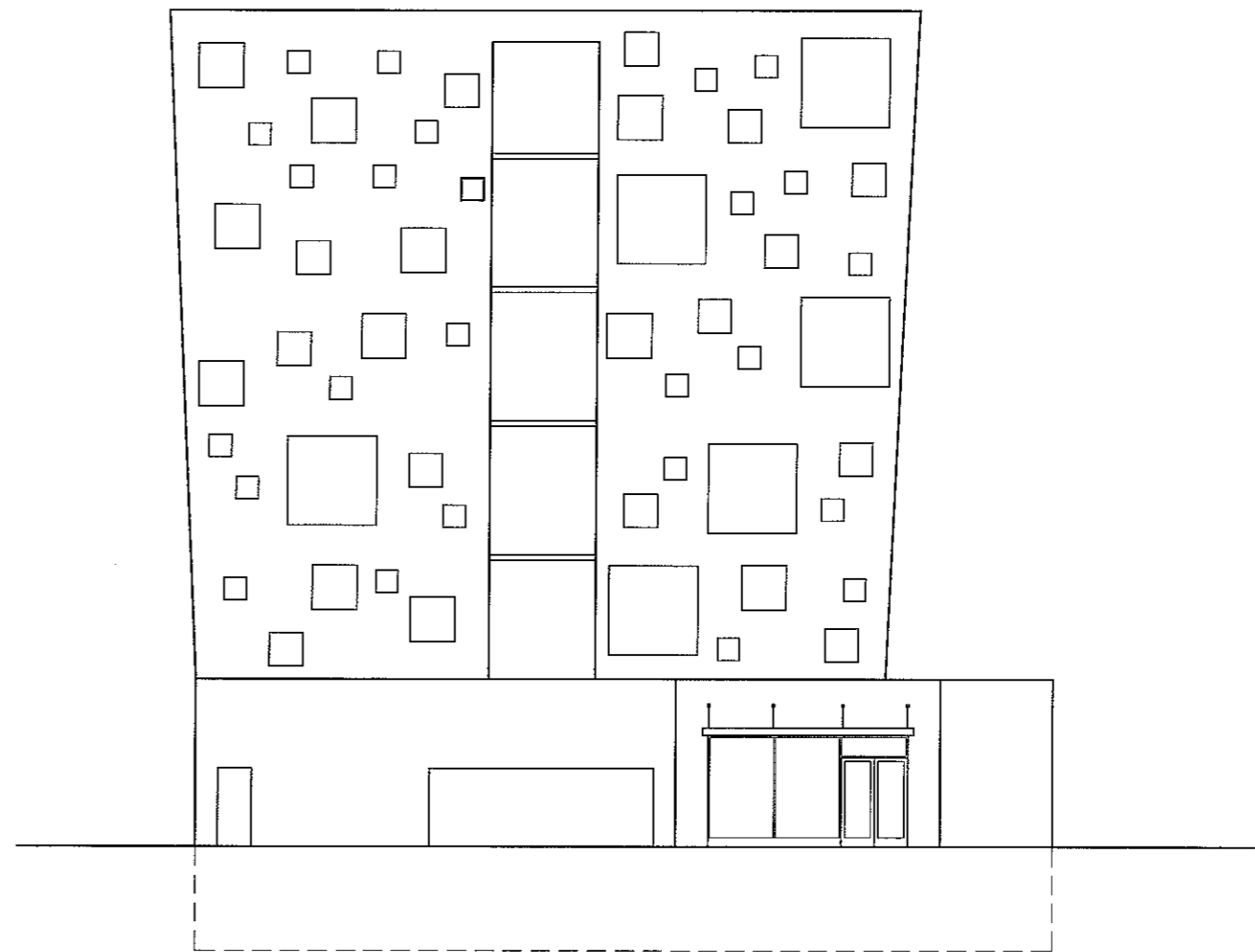
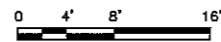
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ELEVATIONS

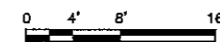
A3.4



1 NORTH ELEVATION
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2 SOUTH ELEVATION
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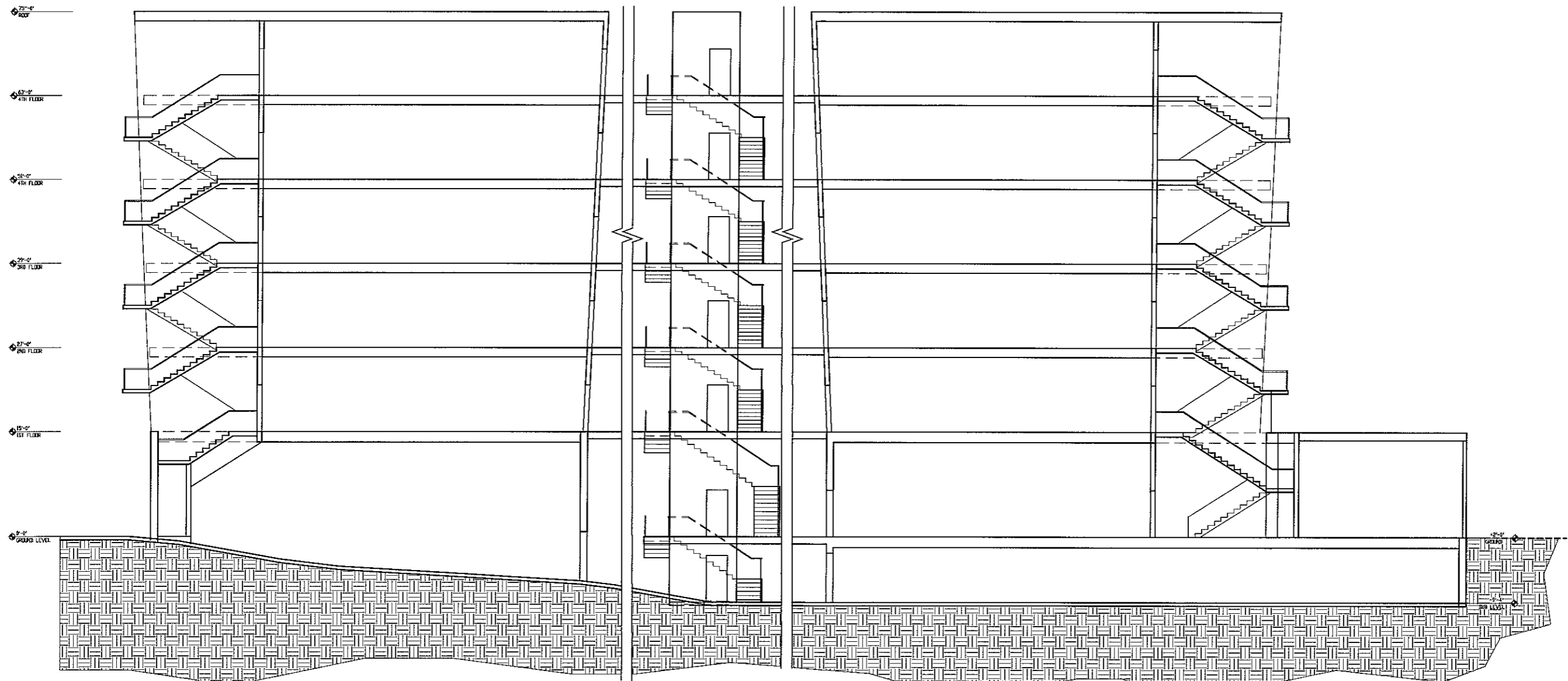
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SECTION

A4.1



EA18 - 227 219PAR