



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: 13-240525 EA

FOR INTAKE, STAFF USE ONLY

Date Rec. 12/20/2013 by LMJ

LU Reviews Expected Design

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) 2928 Zoning EXA

Plan District CCPD - River

Neighborhood Pearl

District Coalition NW/NW

Business Assoc Pearl District

Neighborhood within 400/1000 ft NW District

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

Development Site

Address NW 14th St. Cross Street NW Irving St. Site Size/Area 26,000 sf

Tax account number(s)

R R140739 R _____

R R140743 R _____

Adjacent property in same ownership

R _____

R _____

Project Description - include proposed stormwater disposal methods

Project is anticipated to be a new, 9-story commercial office building with appx. 165,000 sf above grade (office and retail) and a 3-story 80,000 sf below grade parking garage.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 29,000,000.00

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	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 Phillip M. Beyl, AIA Company GBD Architects Incorporated

Mailing Address 1120 NW Couch St., Suite 300

City Portland State Oregon Zip Code 97209

Day Phone 503-224-9656 FAX 503-299-6273 email Phil@gbdarchitects.com

Check all that apply Applicant Owner Other Owner's Representative

Name Brian Owendoff Company Capacity Commercial Group LLC

Mailing Address 805 SW Broadway, Suite 700

City Portland State Oregon Zip Code 97205

Day Phone 503-326-9000 FAX 503-425-1006 email Brian@capacitycommercial.com

Check all that apply Applicant Owner Other Co-applicant

Name Charles Dorn, AIA Company THA Architecture

Mailing Address 733 SW oak St.

City Portland State Oregon Zip Code 97205

Day Phone 503-227-1254 FAX 503-227-7818 email Charles.Dorn@THAarchitecture.com

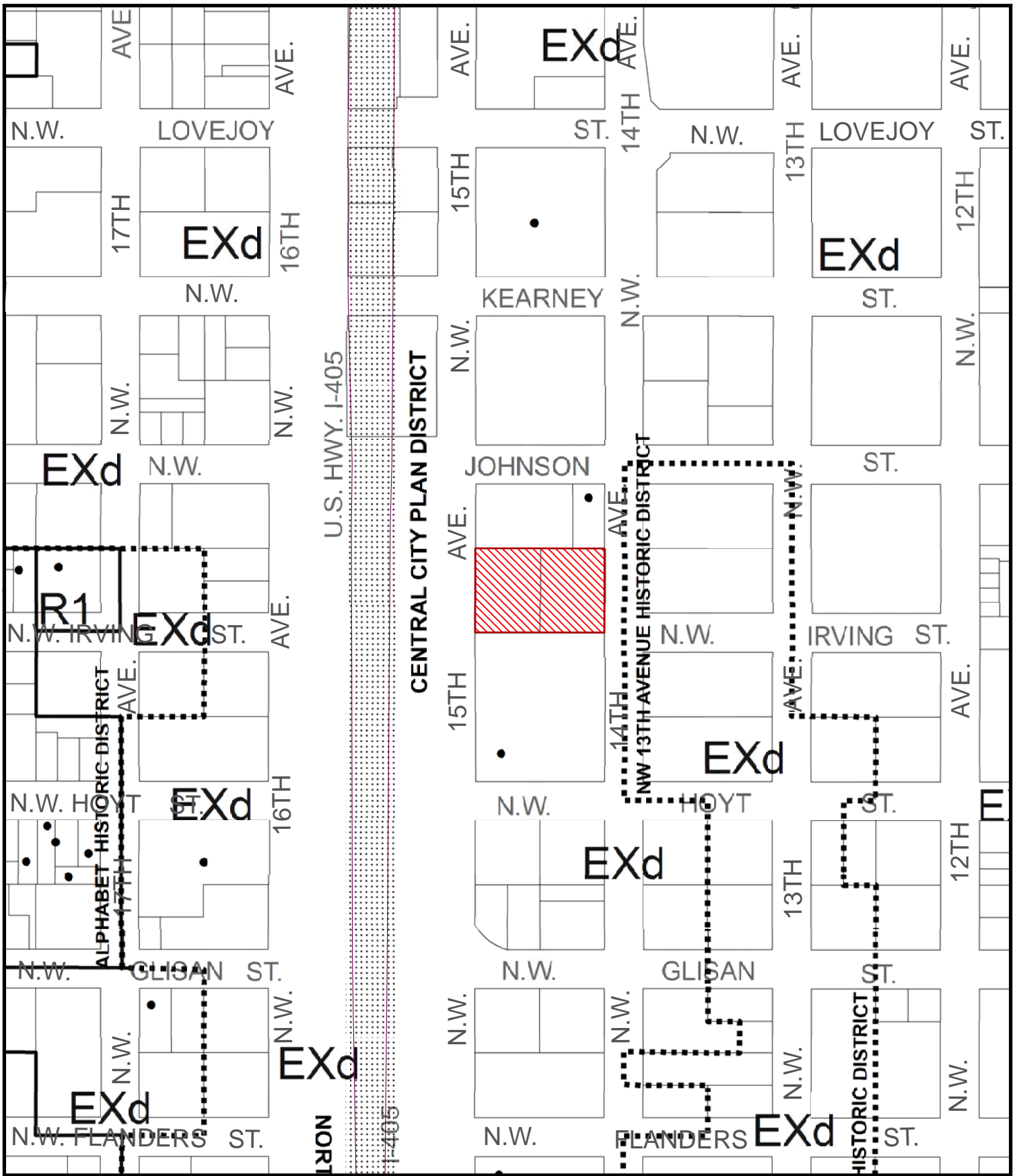
Submit the following:

- 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. We hope to discuss and get confirmation of our strategy to achieve bonus FAR and bonus height.
2. We hope to discuss the disposition of vacated NW Irving St. and confirm that our proposed underground parking garage can be accommodated as proposed. What if any motorized vehicles beyond emergency vehicles can be accommodated? Will the Fire Marshall allow a single shared lane for fire truck access serving this property and the property to the south?
3. Confirm capacity for parking ingress/egress as well as loading can be accommodated on NW 15th as proposed.
4. Confirm the City's position on the various easements that are documented on the survey.
5. What are the City's requirements for storm water detention and mitigation?
6. What are PDOT and/or ODOT's requirements for NW 14th relative to street alterations, lighting, sidewalks and stormwater treatment.
7. Will the City/State approve encroachments for tie-back structures below grade in the R.O.W.?

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.



ZONING



Site



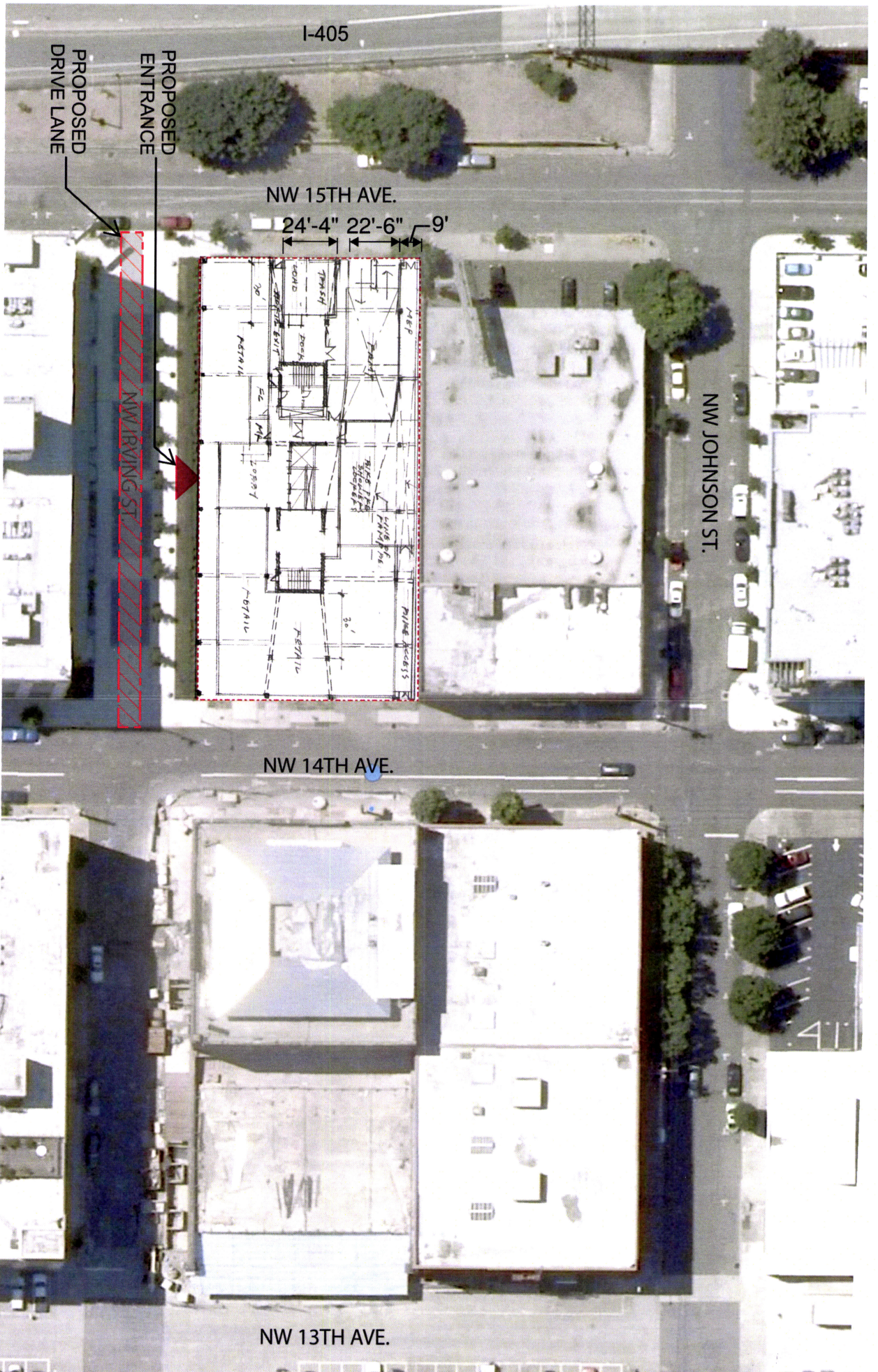
Historic Landmark



NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT

File No. EA 13-240525 DAR
 1/4 Section 2928
 Scale 1 inch = 200 feet
 State_Id 1N1E33AD 2300
 Exhibit B (Dec 24, 2013)



14TH & IRVING OFFICE BUILDING
 SITE PLAN
 SCALE: 1" = 60'-0"
 DATE: 12/19/13

GBD + THA
 ARCHITECTS

EA13-240525DAR

EXCEPTIONS

EXCEPTION NUMBER PER PRELIMINARY REPORT

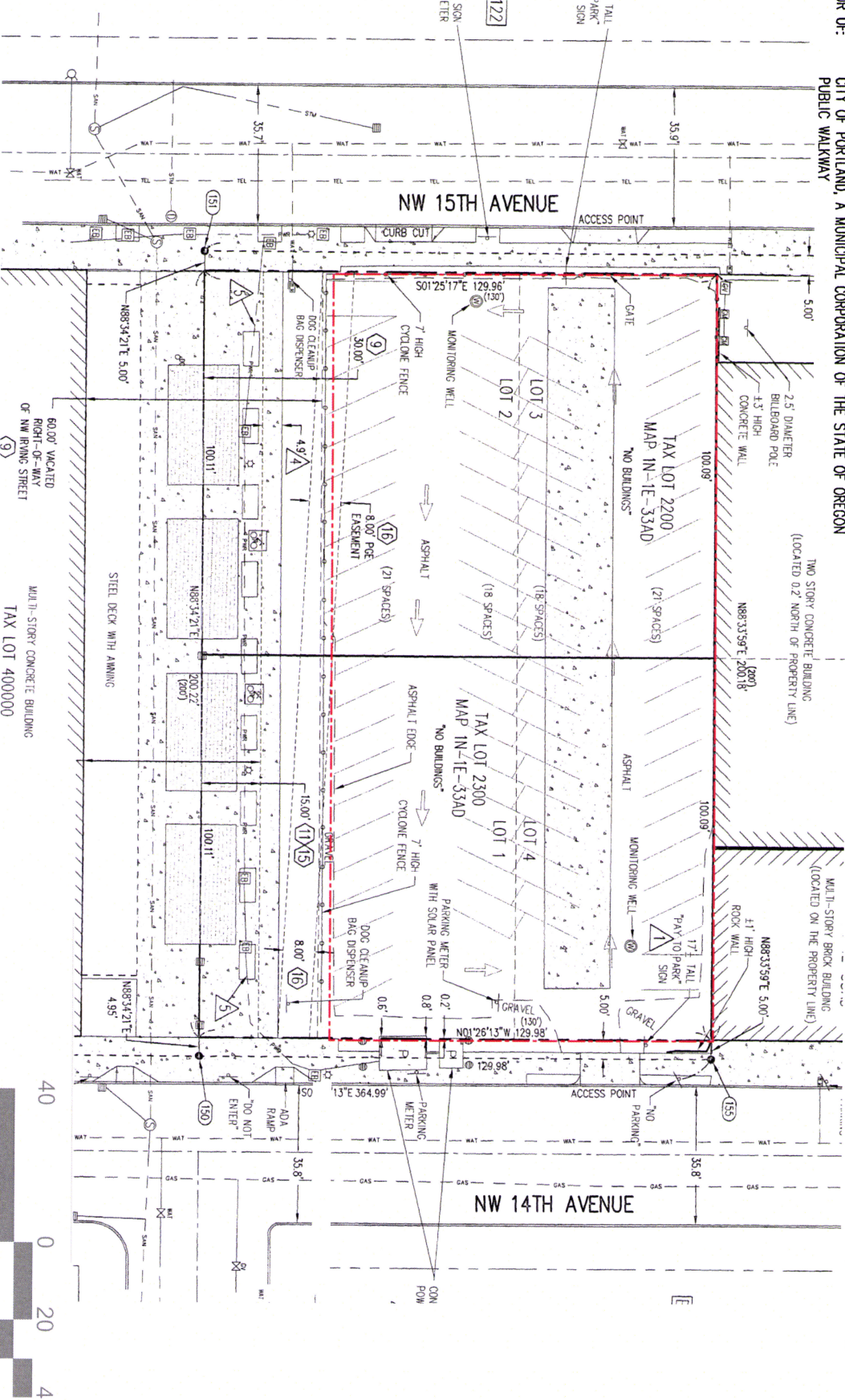
THE PROPERTY DESCRIPTION AND GENERAL EXCEPTIONS ARE PER TWO PRELIMINARY TITLE REPORTS, PREPARED BY LAWYERS TITLE. TAX LOT 2300 HAS ORDER NUMBER 32F0003598 WITH AN EFFECTIVE DATE OF AUGUST 28, 2013 AT 5:00 PM AND TAX LOT HAS ORDER NUMBER 32F0003599 WITH AN EFFECTIVE DATE OF AUGUST 30, 2013 AT 5:00 PM.

9 EASEMENTS FOR EXISTING PUBLIC UTILITIES IN VACATED STREET AREA RESERVED BY ORDINANCE NO. 134209 AND THE CONDITIONS IMPOSED THEREBY,
RECORDED: APRIL 18, 1972
AS: B 951; P 742

11 AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED: MAY 11, 2001
AS: 2001069257
IN FAVOR OF: CITY OF PORTLAND, A MUNICIPAL CORPORATION OF THE STATE OF OREGON
FOR: PUBLIC WALKWAY

15 TERMS AND PROVISIONS OF PUBLIC WALKWAY MAINTENANCE OBLIGATIONS
RECORDED: AUGUST 10, 2004
AS: 2004146983

16 AN EASEMENT CREATED BY INSTRUMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF,
RECORDED: SEPTEMBER 9, 2004
AS: 2004164731
IN FAVOR OF: PORTLAND GENERAL ELECTRIC COMPANY
FOR: UNDERGROUND ELECTRICAL POWER LINES AND SIGNAL OR COMMUNICATIONS LINES, AND ALL USES DIRECTLY OR INDIRECTLY NECESSARY THERETO



14TH & IRVING OFFICE BUILDING
SURVEY
SCALE: 1" = 40'-0"
DATE: 12/19/13

GBD + THA

EA 13 - 240525 DAR