



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: 14-~~243~~124397 EA

FOR INTAKE, STAFF USE ONLY

Appt Date/Time _____

Date Rec 3/7/14 by PNAMENY

LU Reviews Expected DZ

Qtr Sec Map(s) 3128 Zoning Rxd

Required Optional

Plan District CC PD

[Y] Unincorporated MC

Neighborhood DOWNTOWN

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

District Coalition NEIGH WEST NW

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

Business Assoc _____

Neighborhood within 400/1000 ft Downtown/SEW Hills *See below*

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

Development Site

Address SW 11th and Market Cross Street _____ Site Size/Area _____

Tax account number(s)

R 246653 R _____

Adjacent property in same ownership

R _____

R _____

R _____

Project Description - include proposed stormwater disposal methods

6 story market rate apartment project on a quarterblock with 68 units

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 8,000,000

| Early Assistance Type | City Reviewers | Meeting & written notes provided | No meeting, written notes provided |
|--|--|-------------------------------------|--|
| <input checked="" 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 | <input checked="" type="checkbox"/> | \$4,114 |
| <input checked="" type="checkbox"/> Design Commission Advice Request presentation at Design Commission | BDS Land Use Services, Design Commission | <input checked="" type="checkbox"/> | \$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 |
| <input type="checkbox"/> 1-2 housing units | | | \$450 |
| <input type="checkbox"/> All other development | | | \$150 |
| <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 Kurt Schultz Company SERA Design LLC

Mailing Address 338 NW 5th Ave

City Portland State OR Zip Code 97209

Day Phone 503 445 7312 FAX 503 445 7395 email kurts@serapdx.com

Check all that apply Applicant Owner Other _____

company Name MV Market View LLC *name* Company Paul Rudinski

Mailing Address 1075 Arrowsmith St. P.O. Box 2280

City Eugene State OR Zip Code 97402

Day Phone 541 954 3434 FAX 541 484 1987 email paulrudinski@gmail.com

Check all that apply Applicant Owner Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

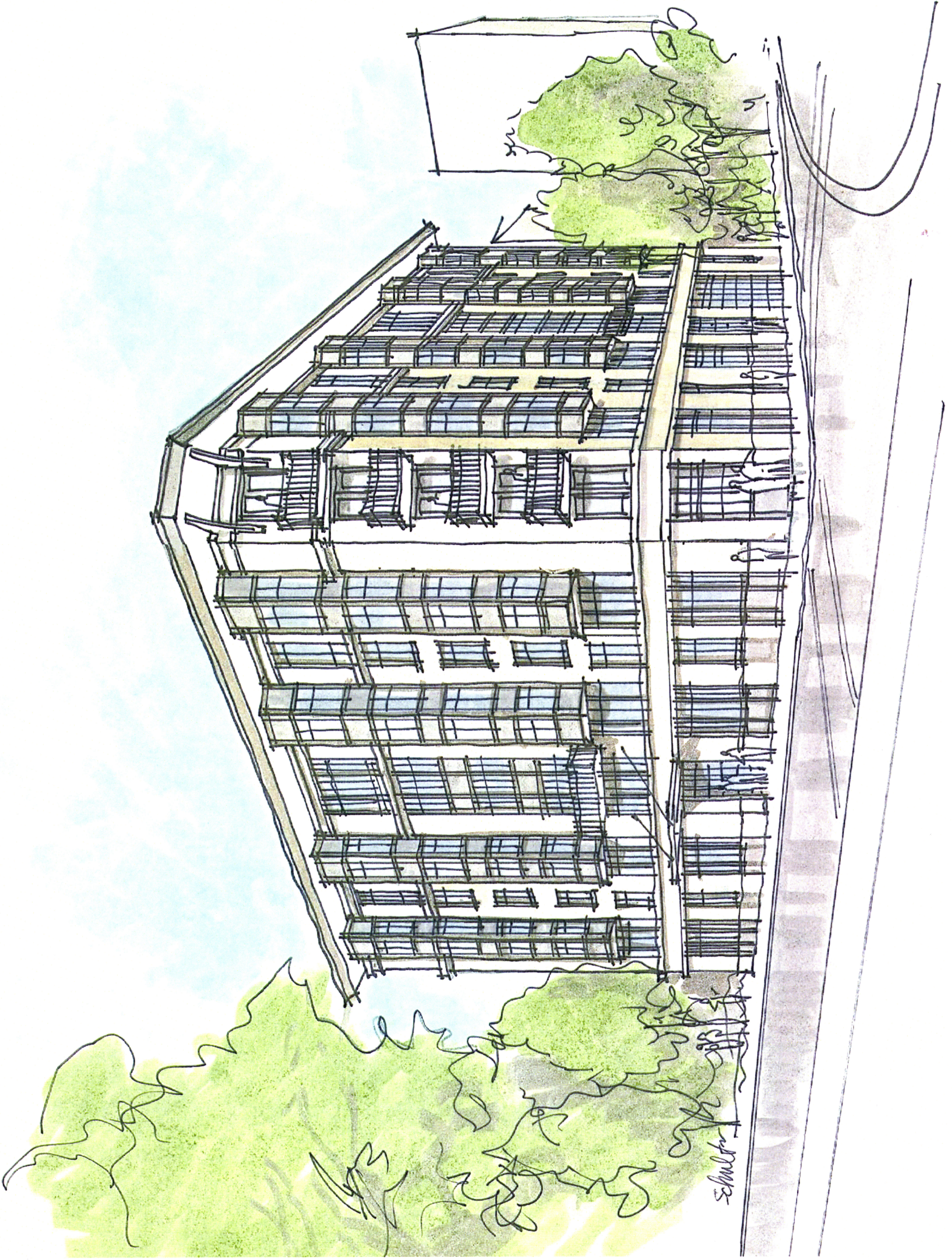
Day Phone _____ FAX _____ email _____

Submit the following:

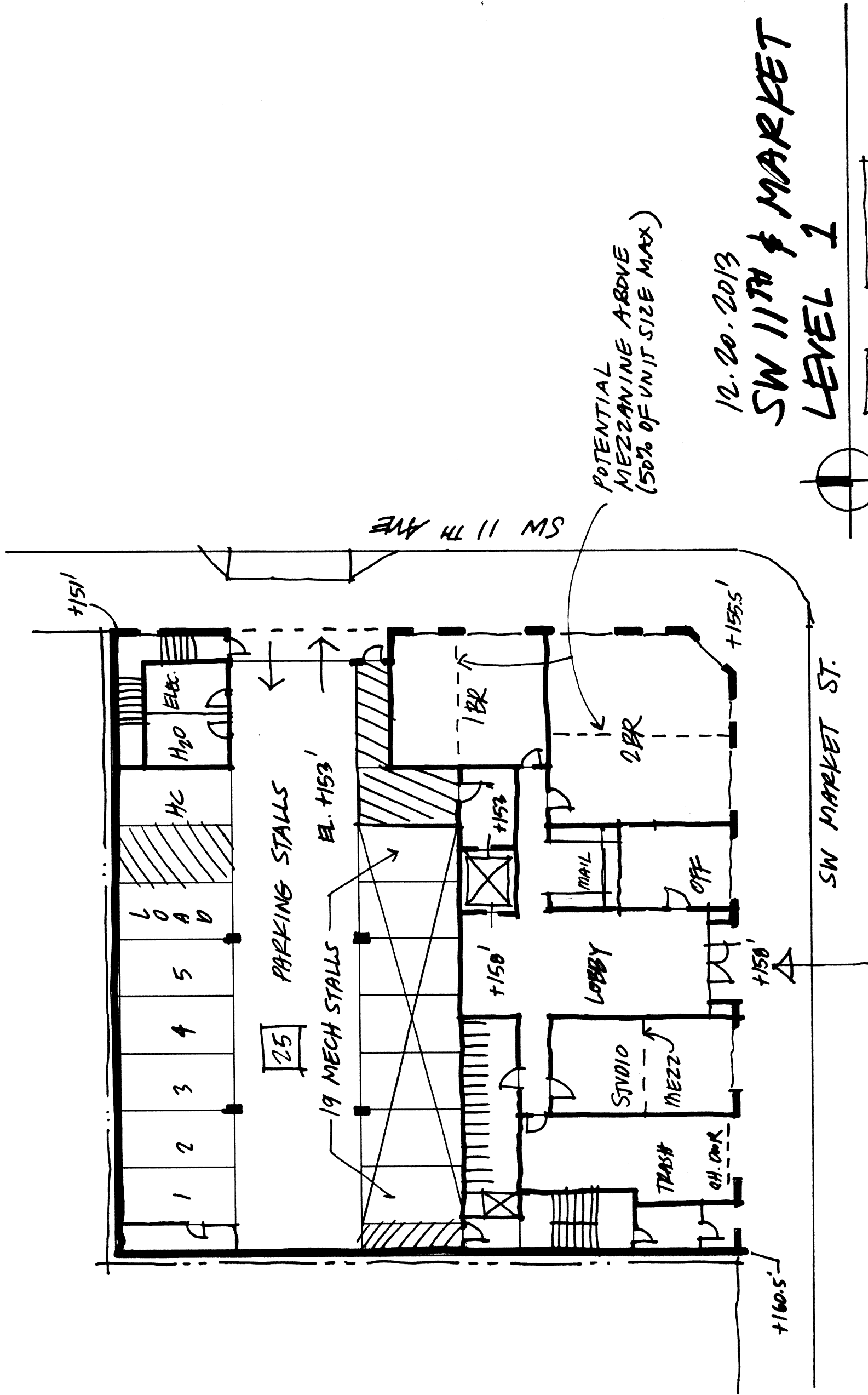
- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches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

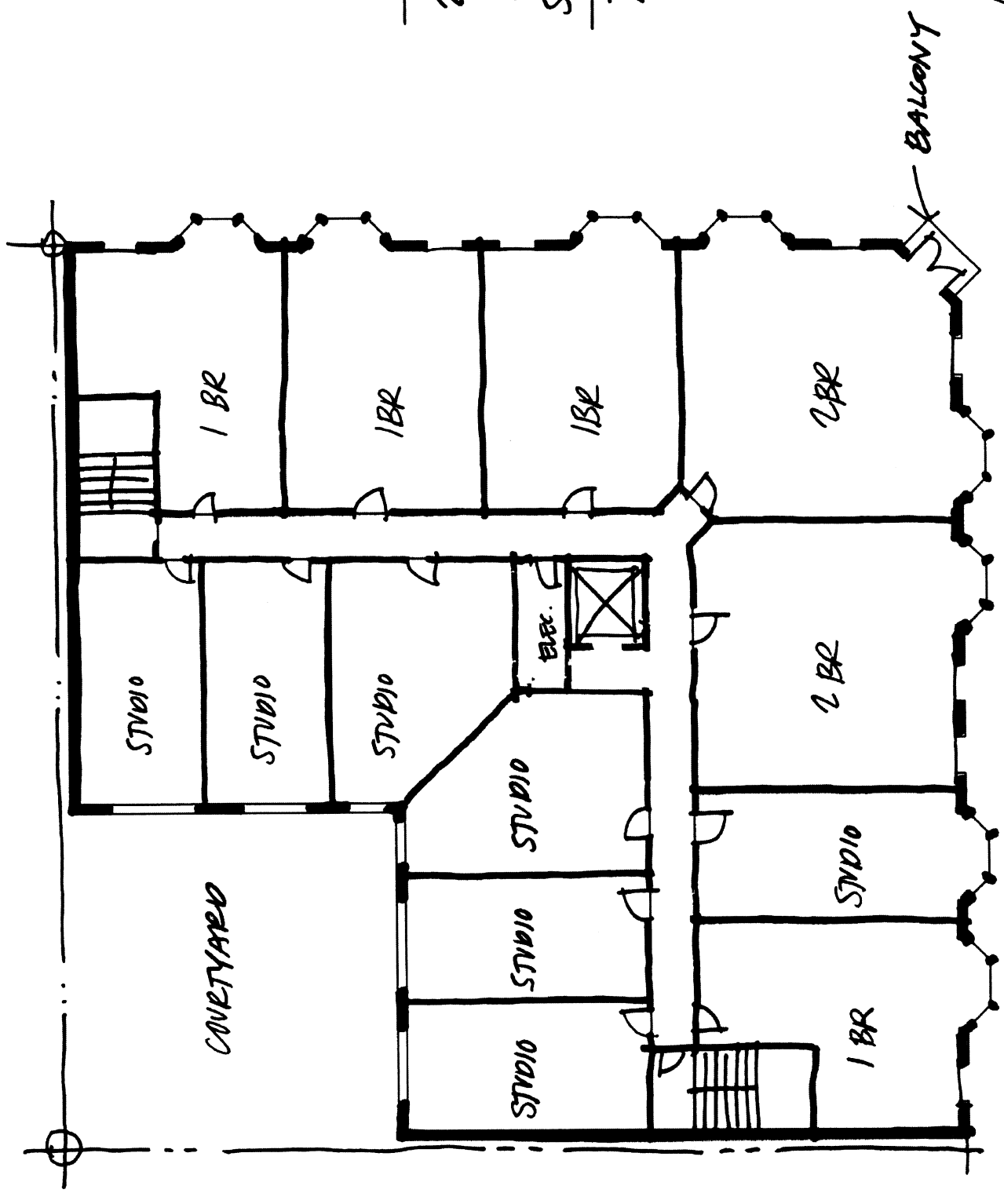
List questions to be discussed.

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.



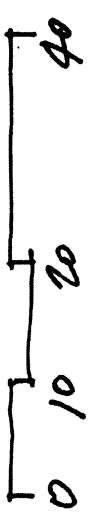
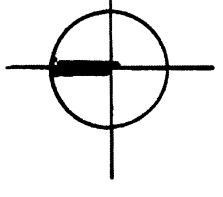
EA 14-124397 DAR

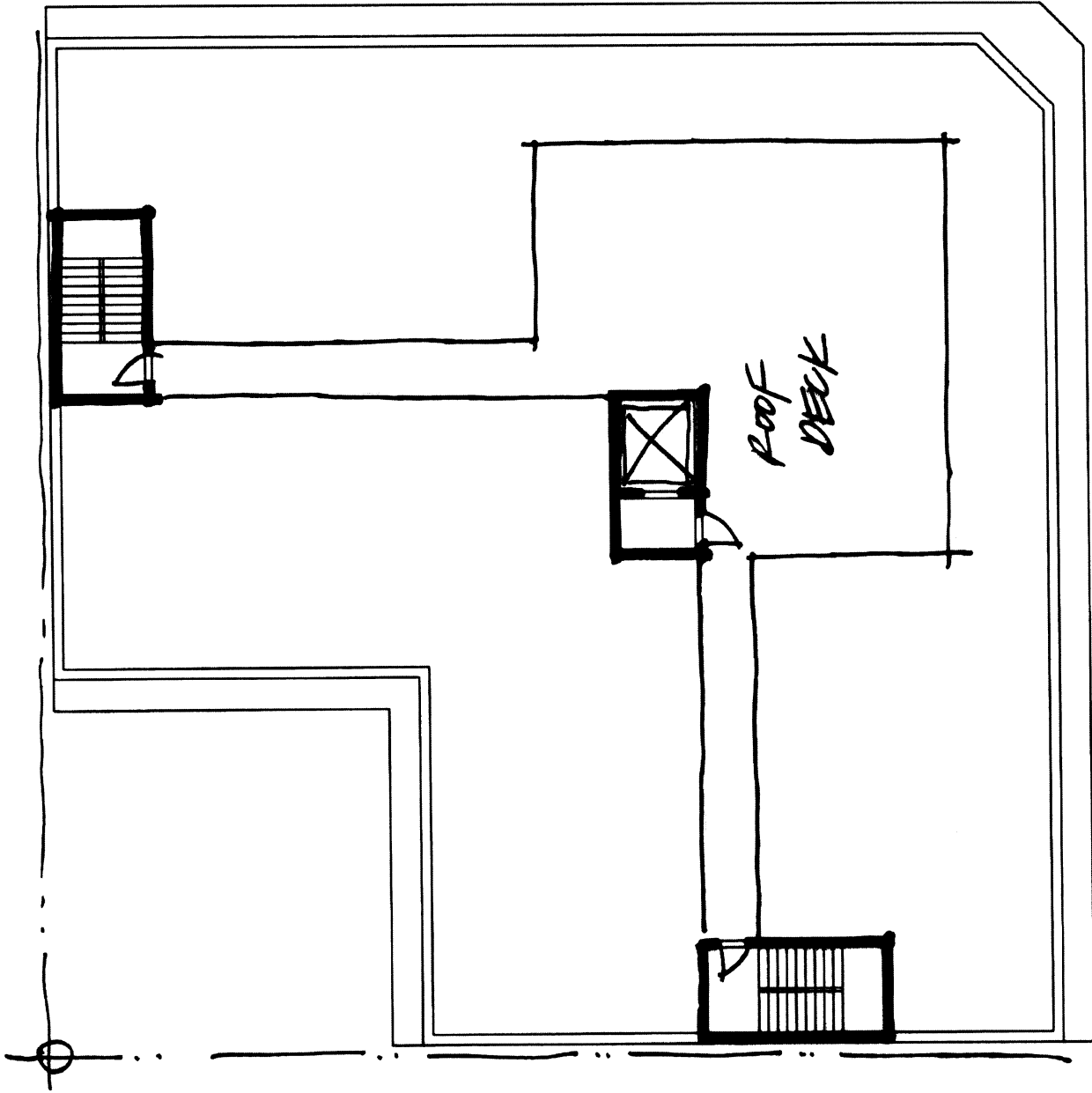




| MIX | | |
|--------|----|------|
| 2 BR | 11 | 16% |
| 1 BR | 21 | 31% |
| STUDIO | 36 | 53% |
| TOTAL | 68 | 100% |

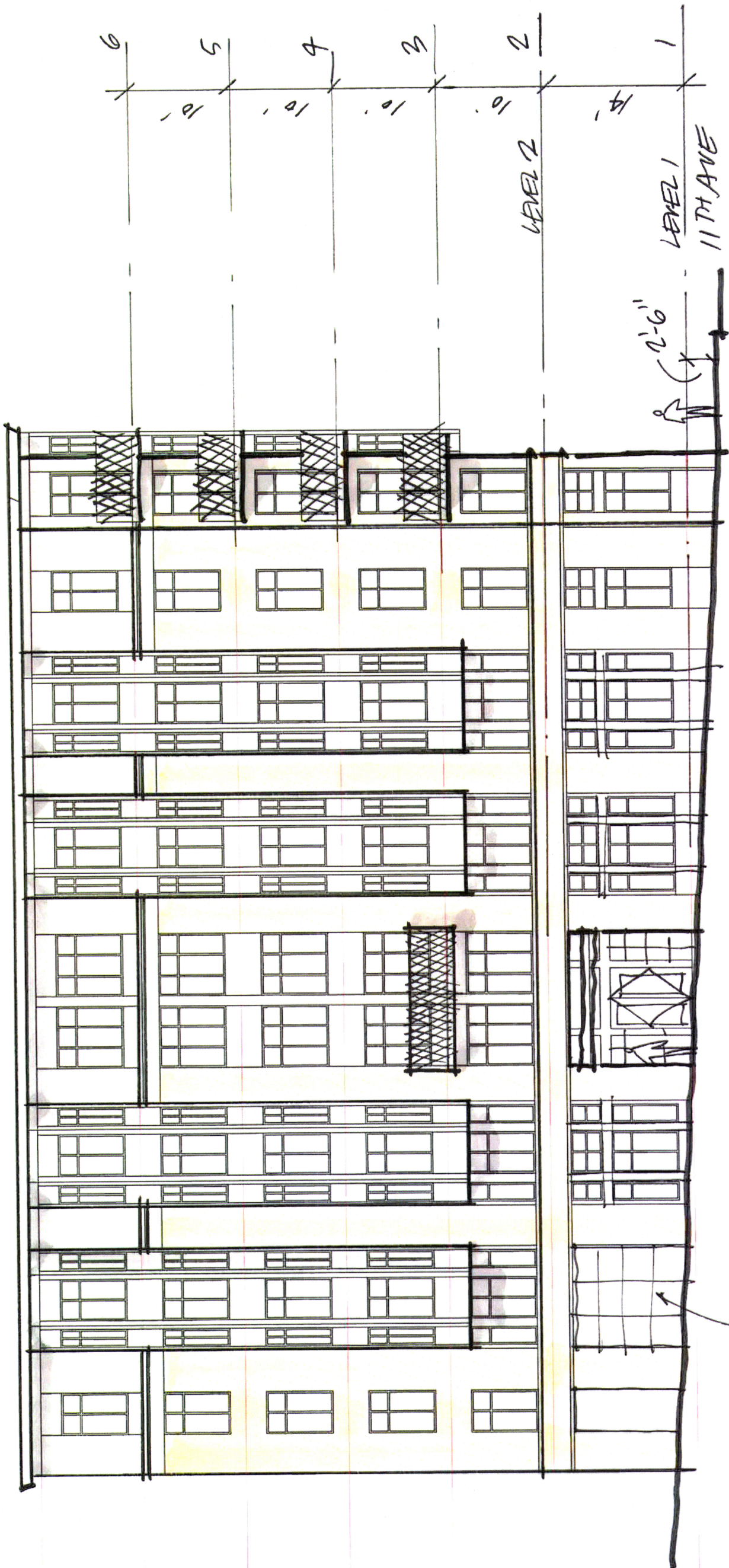
12.20.2013
 SW 11TH & MARKET
 LEVEL 2-6





02.13.2014
SW 11TH & MARKET
ROOF

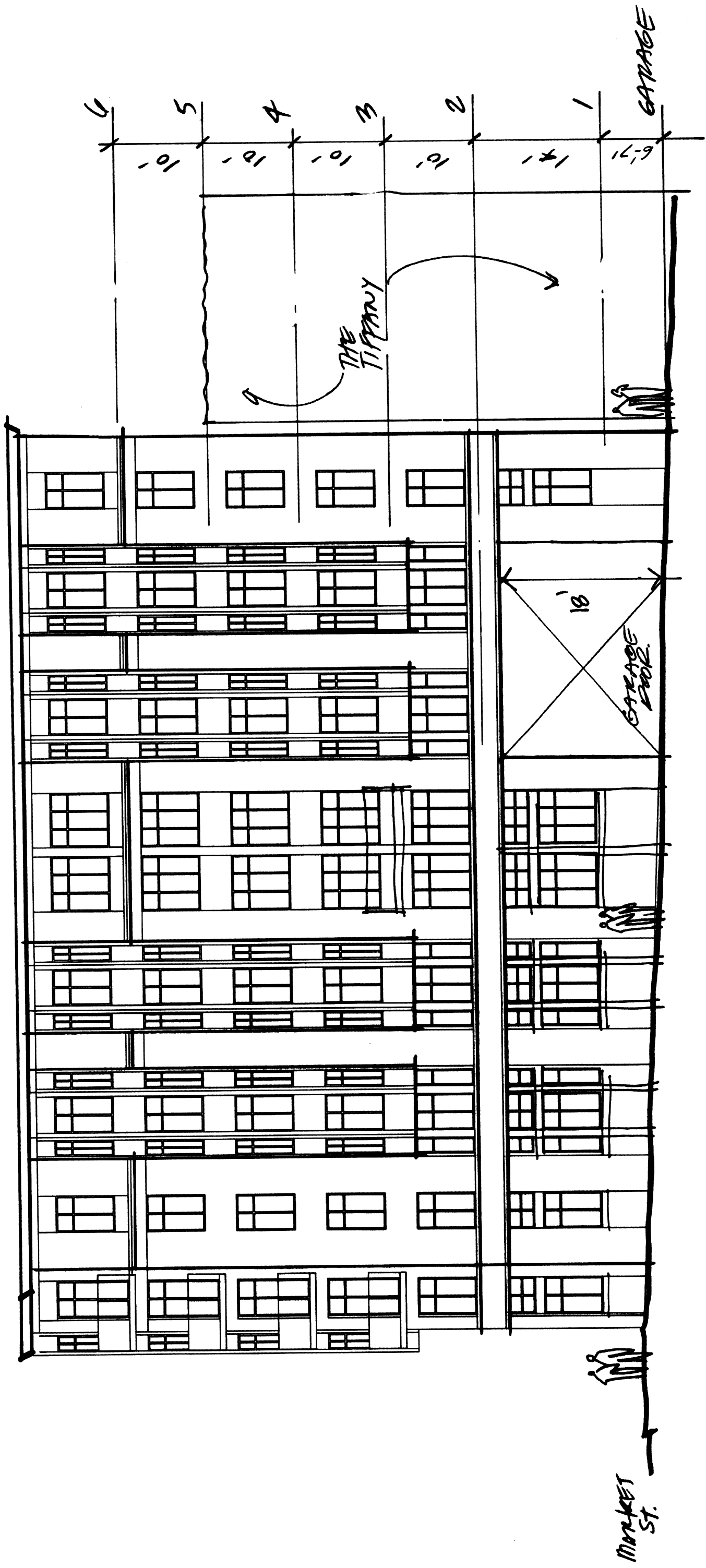
EA 14-124397DAR



SW 11TH & MARKET
 MARKET ST. ELEV. 3/32" = 1'-0"

Lobby

GLASS
 GARAGE
 DOOR
 @ TRAKH



SW 11TH & MARKET
 11TH AVE ELEVATION $\frac{3}{32}'' = 1'-0''$

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12/22/2013

SW 11th and MARKET APARTMENTS PROJECT DATA- 10,000 SF SITE

| LEVEL | FLOOR | Parking | Amenity | Residential | | Total | FAR | Unit Count | Average unit size | Parking Stalls |
|-------------------|-----------|---------|---------|-------------|---------------|-------|------------------|------------|-------------------|----------------|
| | | | | Common Area | Rentable Area | | | | | |
| 1 - | Ground | 4,827 | 0 | 3,091 | 1,858 | 9,776 | 9,776 | 3 | 619 | 25 |
| 2 - | 2nd Floor | | | 1,200 | 7,280 | 8,480 | 8,480 | 13 | 560 | |
| 3 - | 3rd Floor | | | 1,200 | 7,280 | 8,480 | 8,480 | 13 | 560 | |
| 4 - | 4th Floor | | | 1,200 | 7,280 | 8,480 | 8,480 | 13 | 560 | |
| 5 - | 5th Floor | | | 1,200 | 7,280 | 8,480 | 8,480 | 13 | 560 | |
| 6 - | 6th Floor | | | 1,200 | 7,280 | 8,480 | 8,480 | 13 | 560 | |
| TOTAL SQUARE FEET | | | | 4,827 | 0 | 9,091 | 52,176 | 68 | 563 | 25 |
| | | | | | | | 80,000 allowable | | | 0.37 per unit |
| | | | | | | | | | | |

| Unit Count | Typ Size | Mix | NSF |
|--------------|-----------|-----|---------------|
| 1 BR | 620 | 31% | 13020 |
| 2 BR/2 bath | 910 | 16% | 10010 |
| Studio | 423 | 53% | 15228 |
| Total | 68 | | 38,258 |

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