



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: 14-126549 EA

CALL
Appt Date/Time

FOR INTAKE, STAFF USE ONLY

Date Rec 3-13-14 by Sivan Stawerem

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)

Qtr Sec Map(s) 2828 Zoning Pxdg

Plan District CCPD/River/N Pearl Sub

Neighborhood NORTHWEST DISTRICT

District Coalition NW/NW

Business Assoc Pearl District Business Ass.

Neighborhood within 400/1000 ft Pearl, Overlook, ELIOT

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

Development Site

Address NW 15th & Front Ave Cross Street Front Ave Site Size/Area 59,999 SF

Tax account number(s)

R 553328 R _____

R _____ R _____

Adjacent property in same ownership

R _____

R _____

Project Description - include proposed stormwater disposal methods

150 unit 6 story Apartment Building on Riverscape lot 1 with 100 below grade parking stalls and ± 60 surface stalls.

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

Early Assistance Type

Pre-application Conference
required for Type III and IV land use reviews

Design Commission Advice Request
presentation at Design Commission

Early Assistance - Zoning and Infrastructure Bureaus

Early Assistance - Zoning Only

Pre-Permit Zoning Plan Check

- 1-2 housing units
- All other development

Public Works Inquiry for 1-2 housing units
No land use review or property line adjustment expected

City Reviewers

BDS Land Use Services,
Transportation, Environmental
Services, Water, others as
needed

BDS Land Use Services, Design
Commission

BDS Land Use Services,
Transportation, Environmental
Services, Water

BDS Land Use Services

BDS Land Use Services

Transportation, Environmental
Services, Water

Meeting & written notes provided

\$4,114

\$2,520

\$1,462

\$500

No meeting, written notes provided

\$1,050

\$400

\$200

\$450

\$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 SEKA 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@sera.pdx.com

Check all that apply Applicant Owner Other Developer

Name Lee Novak Company Fore Property Company

Mailing Address 1741 Village Center Circle

City Las Vegas, NV State NV Zip Code 89134

Day Phone 702-405-1267 FAX 702-405-1252 email lnovak@Fore Property, CO

Check all that apply Applicant Owner Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

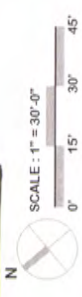
Day Phone _____ FAX _____ email _____

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.

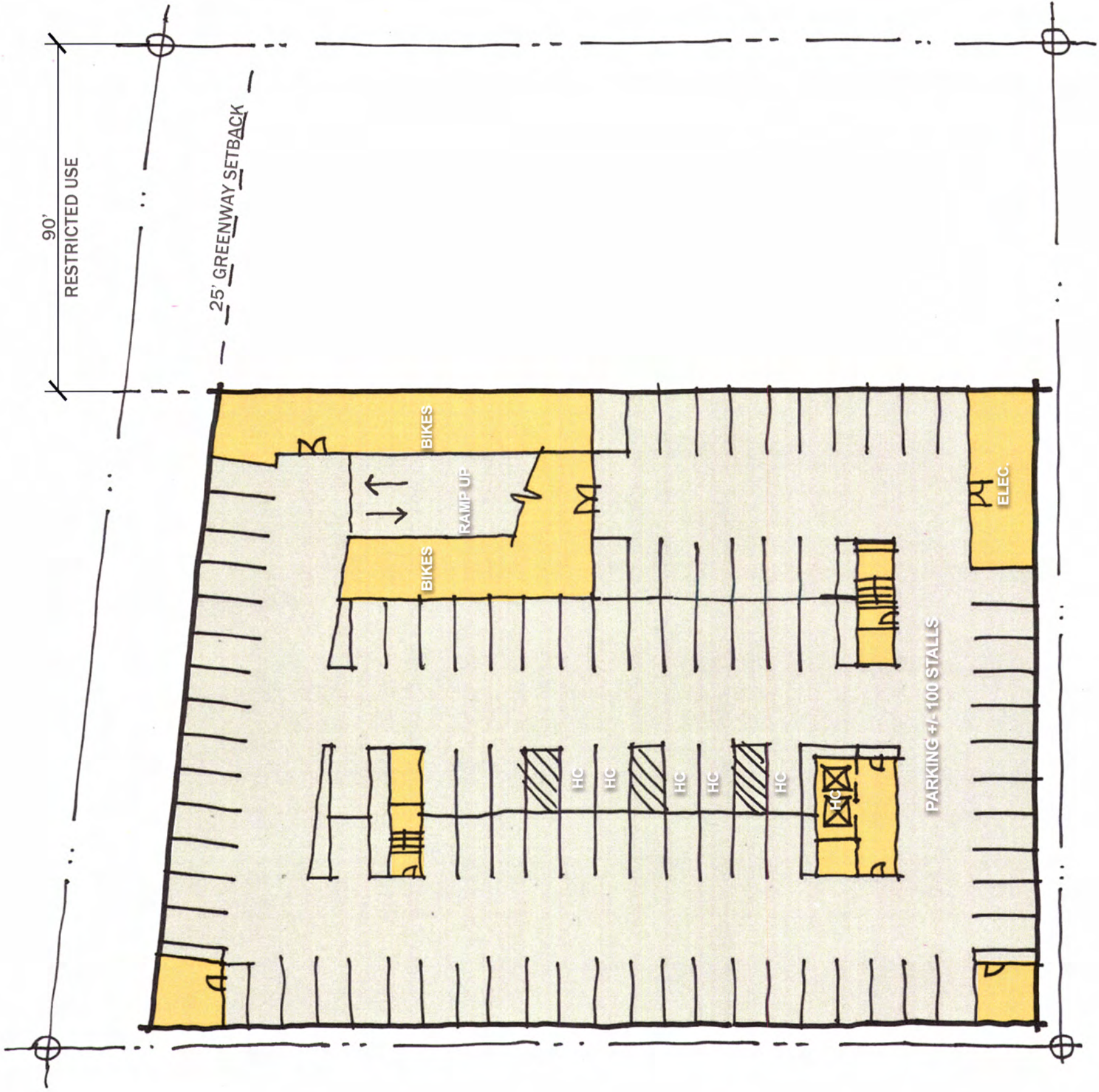


SERA
 RIVERSCAPE LOT 1
 FORE PROPERTY COMPANY
 02.21.2014

LEVEL 1 3

EA 14 - 126549 OAR





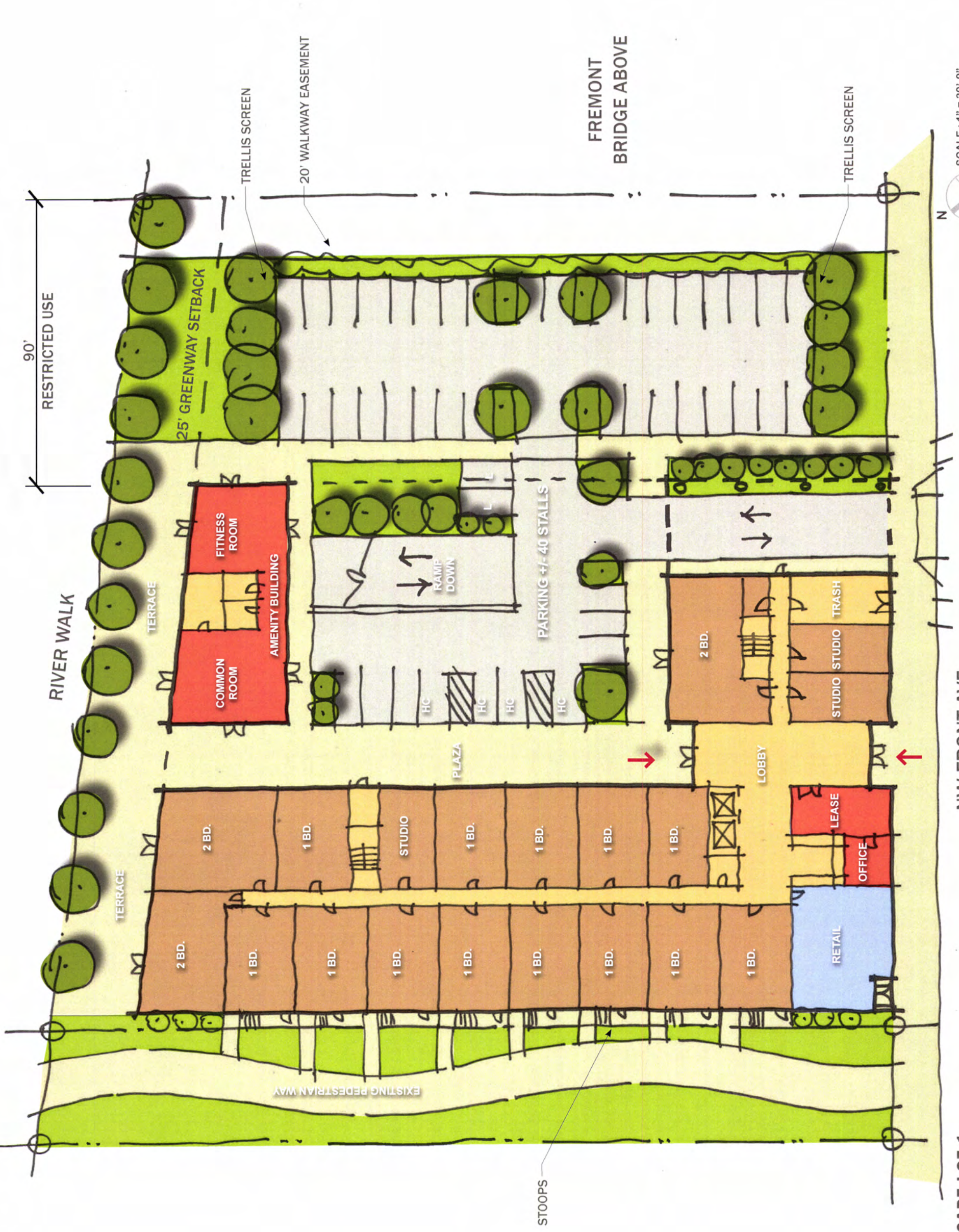
SCALE: 1" = 30'-0"
 0' 15' 30' 45'

BASEMENT 2

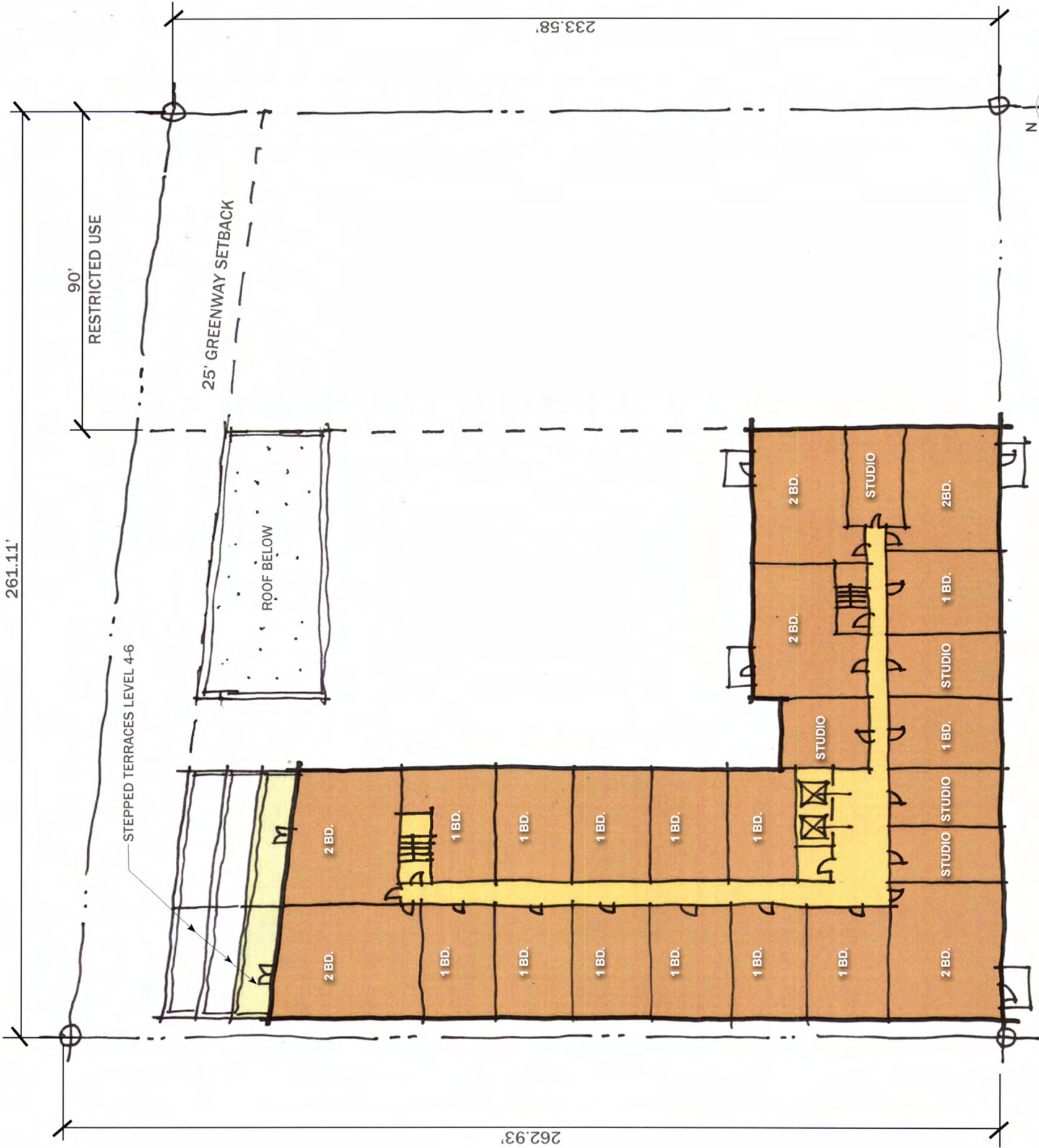
RIVERSCAPE LOT 1
 FORE PROPERTY COMPANY
 02.21.2014



EA 14-126549 DAR



261.11'



SCALE : 1" = 30'-0"



LEVEL 6 4

RIVERSCAPE LOT 1
FORE PROPERTY COMPANY

02.21.2014



EA 14 - 126549 DAR

RIVERSCAPE LOT 1 PROJECT DATA

LEVEL	FLOOR	Parking	Retail	Amenity Building	Common Area	Rentable Area	Total	FAR	Parking Stalls	Unit Count	Average unit size
P1 -	Basement	37,000					37,000		100		
1 -	Ground	2,100	1,200	2,200	5,629	13,980	25,109	25,109	40	19	736
2 -	2nd Floor				2,800	20,109	22,909	22,909		27	745
3 -	3rd Floor				2,800	20,109	22,909	22,909		27	745
4 -	4th Floor				2,800	19,404	22,204	22,204		26	746
5 -	5th Floor				2,800	18,700	21,500	21,500		25	748
6 -	6th Floor				2,816	17,970	20,786	20,786		24	749
						rentable area					
TOTAL SQUARE FEET						110,272	172,417	135,417	140	148	745

Base FAR
129,342
per unit
0.95

Unit Count	Program	Mix	NSF
33	1060	22%	34980
87	700	59%	60900
28	514	19%	14392
148			110,272

