



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: 14-1381632 EA

FOR INTAKE, STAFF USE ONLY

Date Rec 4.10.14 by ESandix
 LU Reviews Expected D2
 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) 3028 Zoning RXd
 Plan District CC PD; Goose Hollow
 Neighborhood Goose Hollow
 District Coalition NN/NN
 Business Assoc Goose Hollow
 Neighborhood within 400/1000 ft Downtown/NN Dist.

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

Development Site Address 1517 SW Taylor St. Cross Street _____ Site Size/Area 20,000

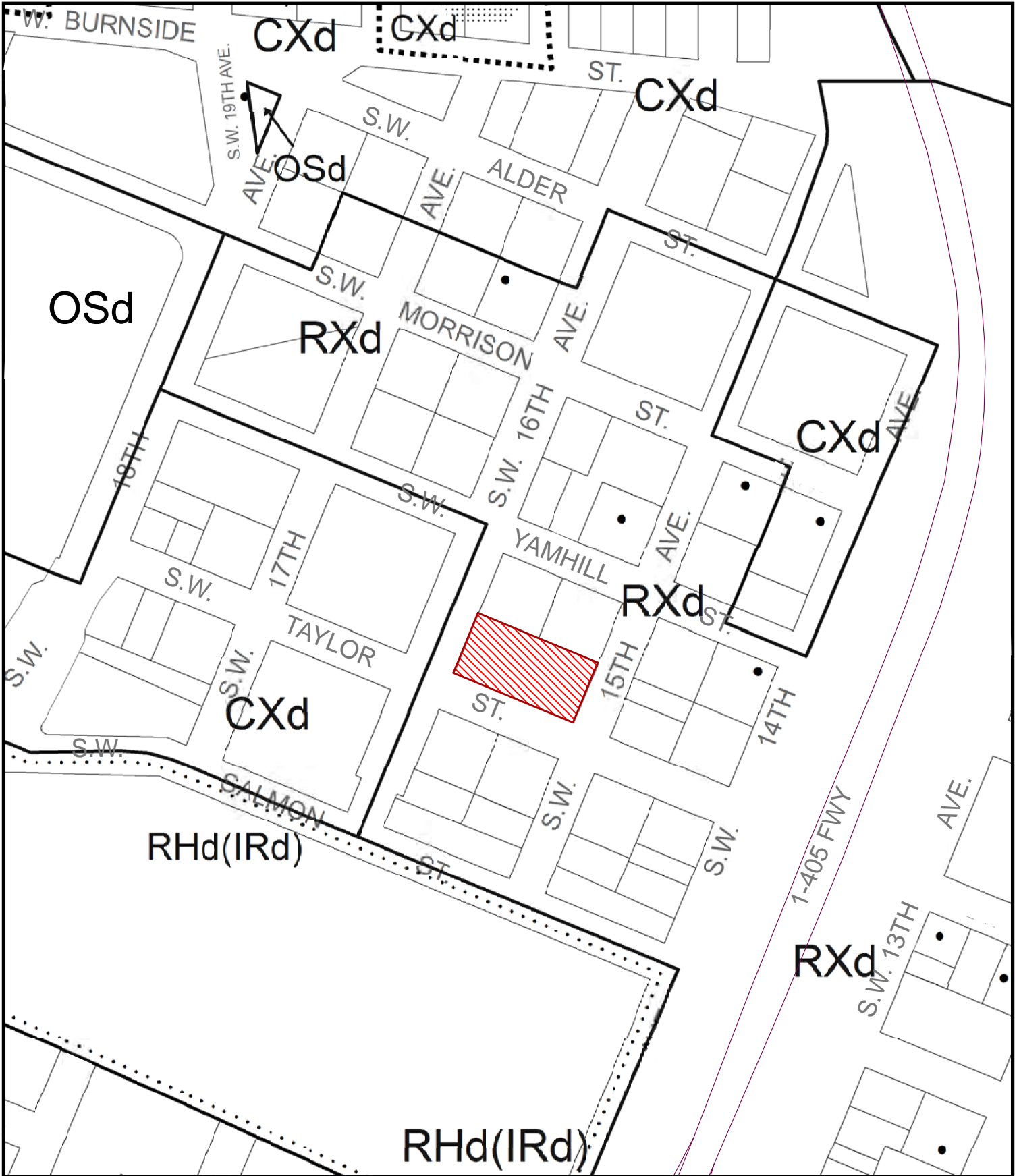
Tax account number(s) R 246765 R _____ Adjacent property in same ownership R _____
 R _____ R _____ R _____

Project Description - include proposed stormwater disposal methods
8 story Apartment building with approximately 164 market rate apartment units and basement parking. Stormwater treatment through Eco-Roof and stormwater planters

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$25,000,000


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.



ZONING

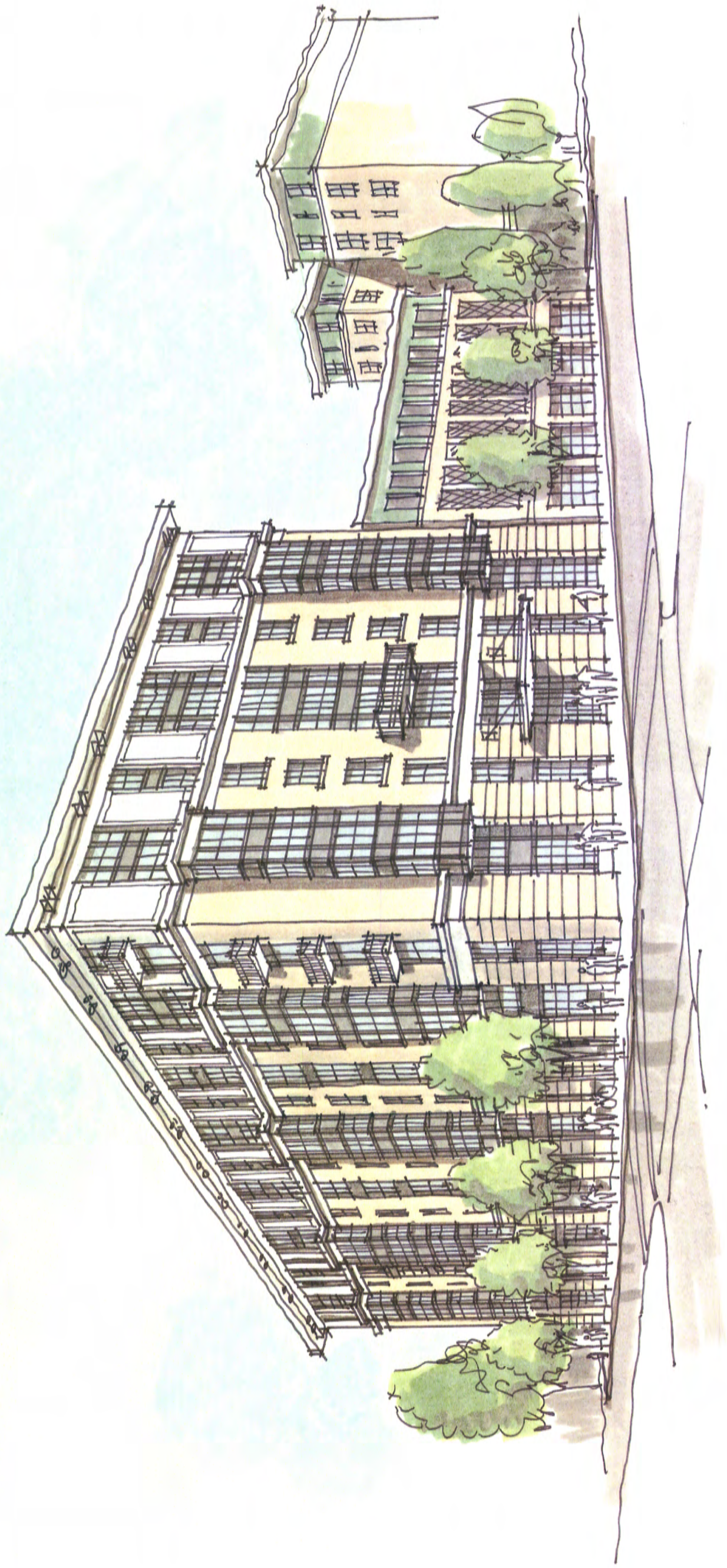
 Site

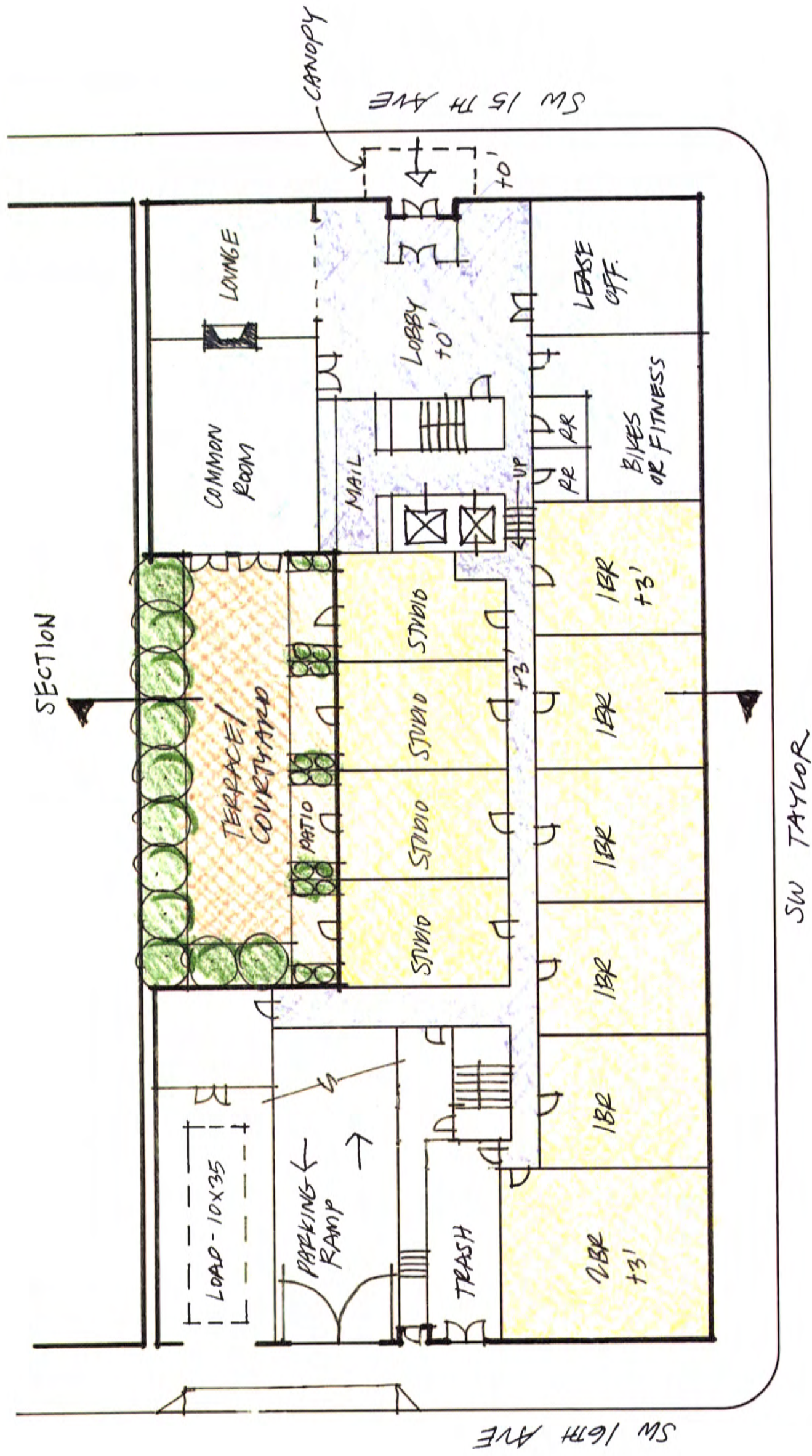
 Historic Landmark

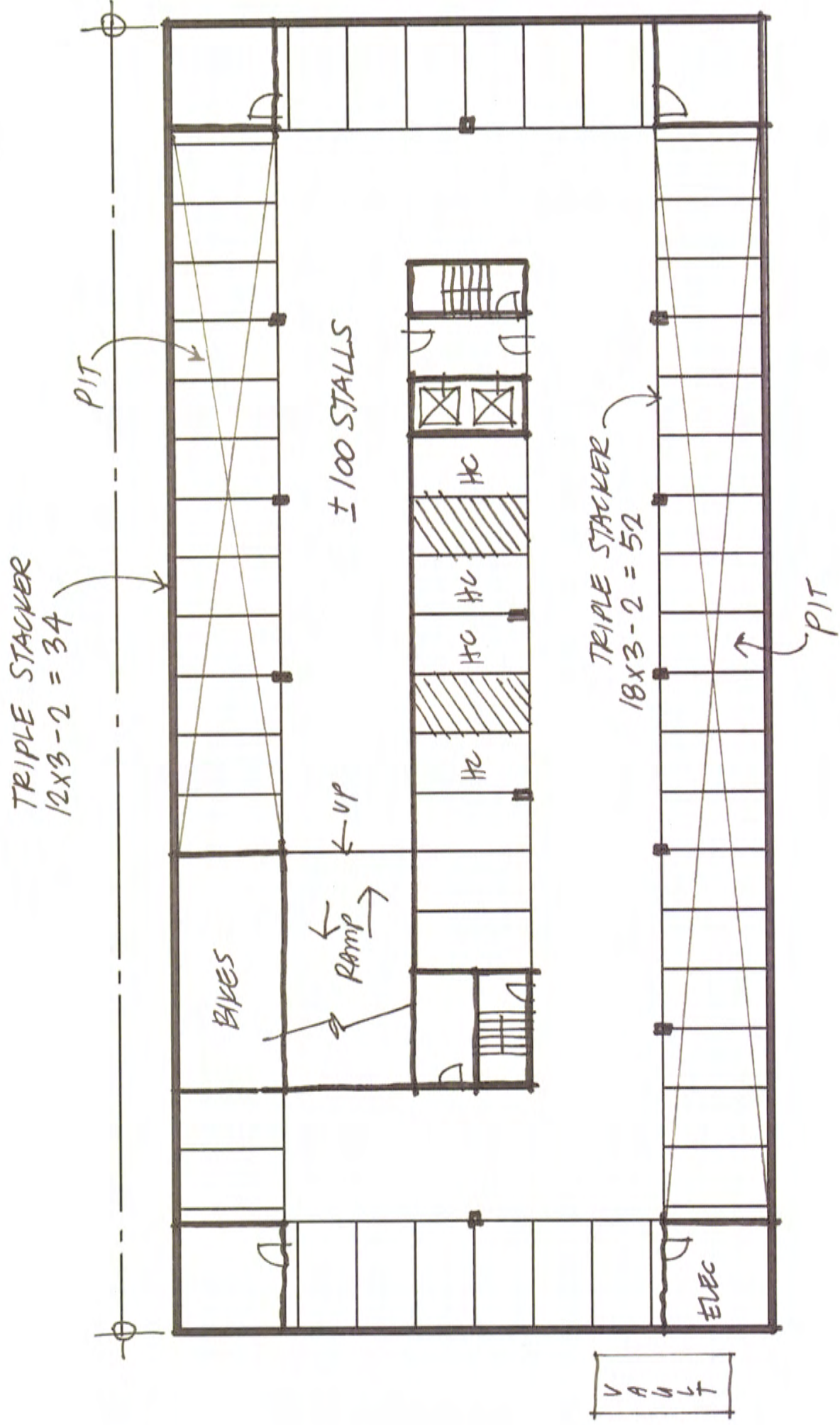


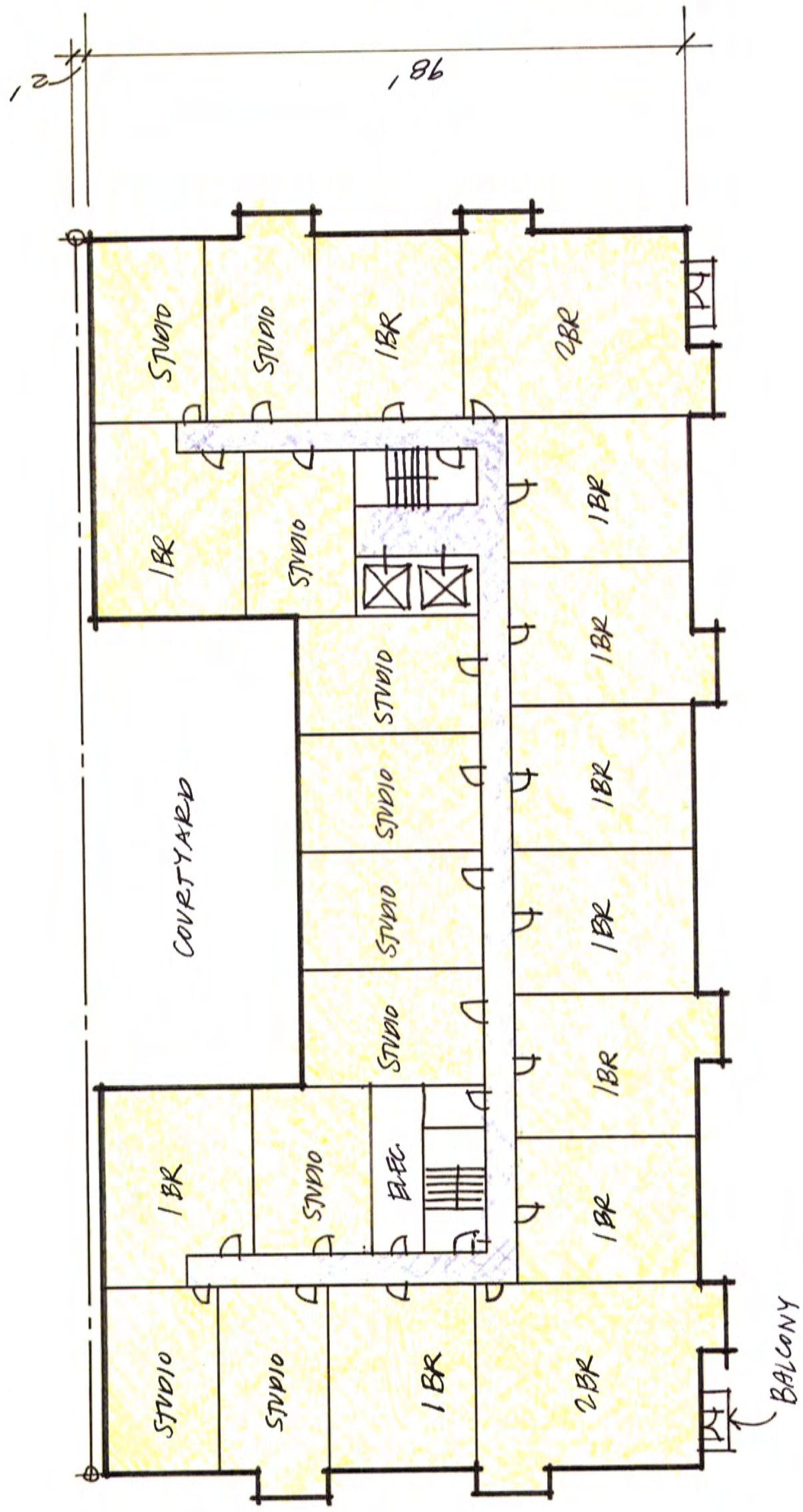
This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No. EA 14-138632 DAR
 1/4 Section 3028
 Scale 1 inch = 200 feet
 State_Id 1N1E33DC 3800
 Exhibit B (Apr 11, 2014)





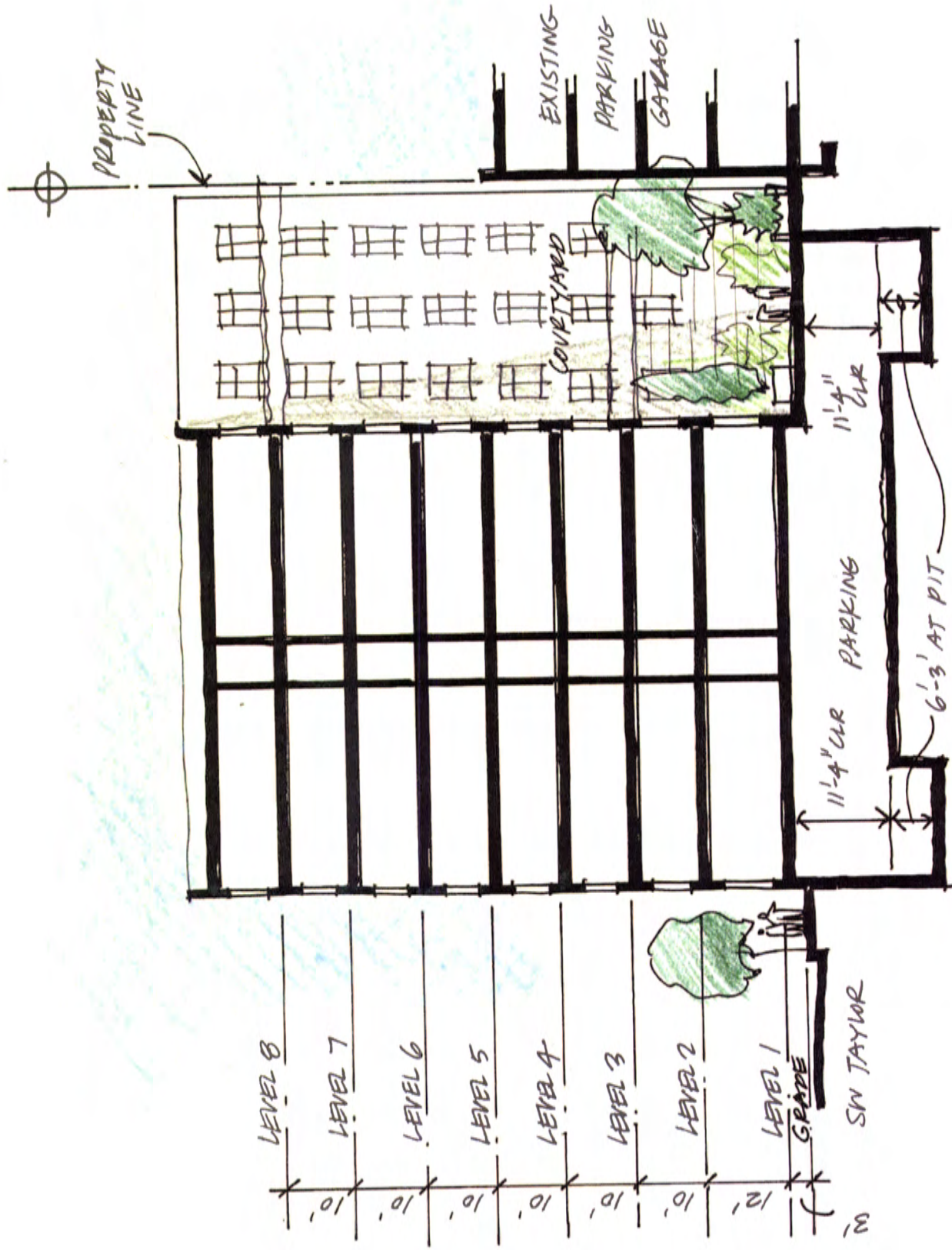






MAIN ENTRY





12/5/2013

**1501 SW TAYLOR
PROJECT DATA (8 STORIES WITH BASEMENT MECH. PARKING)**

LEVEL	FLOOR	Parking	Retail	Amenity Space	Common Area	Rentable Area	Total	FAR	Parking Stalls	Unit Count	Average unit size
P1 -	Basement	18,400					18,400		100		
1 -	Ground	1,400	0	1,000	7,990	6,810	17,200	17,200		10	681
2 -	2nd Floor				2,500	14,700	17,200	17,200		22	668
3 -	3rd Floor				2,500	14,700	17,200	17,200		22	668
4 -	4th Floor				2,500	14,700	17,200	17,200		22	668
5 -	5th Floor				2,500	14,700	17,200	17,200		22	668
6 -	6th Floor				2,500	14,700	17,200	17,200		22	668
7 -	7th Floor				2,500	14,700	17,200	17,200		22	668
8 -	8th Floor				2,500	14,700	17,200	17,200		22	668
TOTAL SQUARE FEET		19,800	0	1,000	25,490	109,710	156,000	137,600	100	164	669
						rentable area		180,000	0.61		
								allowable	per unit		

Unit Count	Program	Mix	NSF
2 BR	15	9%	16500
1 BR	75	46%	53250
STUDIO	74	45%	39960
Total	164	100%	109,710