



# City of Portland, Oregon - Bureau of Development Services

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## Early Assistance Application

File Number: 14-138634 EA

### FOR INTAKE, STAFF USE ONLY

Date Rec 4.10.14 by E. Sandy

LU Reviews Expected DZ GW

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) 2828 Zoning RXdg

Plan District CCPD; River; n. Pearl

Neighborhood NW DISTRICT

District Coalition NW/NW

Business Assoc None

Neighborhood within 400/1000 ft NW Dist / NW Indust

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

Development Site Address NW 18th & Front Ave Cross Street \_\_\_\_\_ Site Size/Area ±100,000 SF

Tax account number(s) R 553371 R \_\_\_\_\_

Adjacent property in same ownership

R \_\_\_\_\_ R \_\_\_\_\_

R \_\_\_\_\_ R \_\_\_\_\_

Project Description - include proposed stormwater disposal methods

Riverscape Lot 8 - Proposed multi-family apartment building with approximately 270 units in two 6-story buildings. Below grade parking of 229 stalls. Stormwater TBD

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$40,000,000

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	<u>\$2,520</u>	
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	<u>\$1,462</u>	<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.

**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@serapdx.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@foreproperty.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.**

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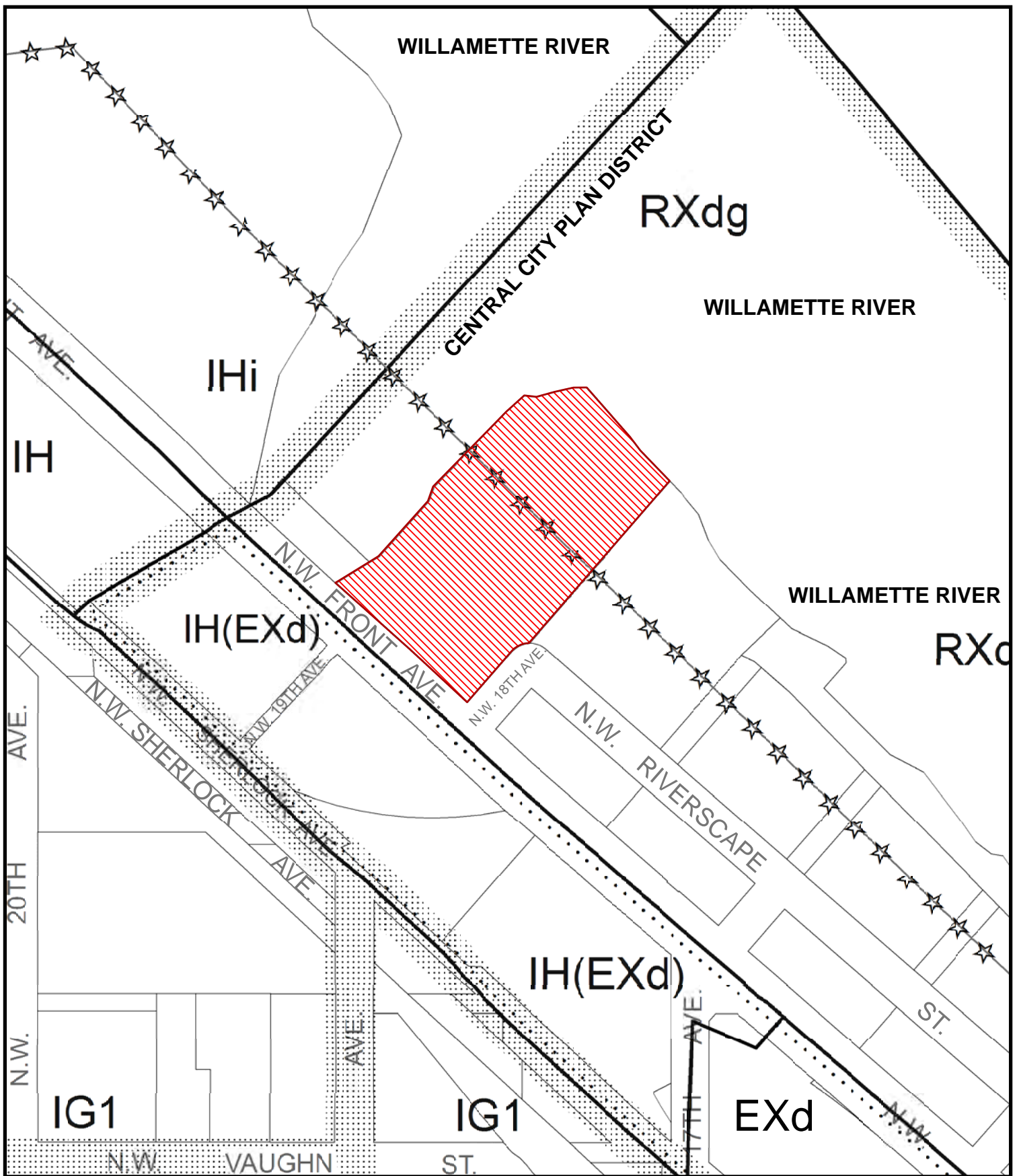


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Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.



# ZONING



Site



Recreational Trail



This site lies within the:  
CENTRAL CITY PLAN DISTRICT

File No. EA 14-138634 DAR  
 1/4 Section 2828  
 Scale 1 inch = 200 feet  
 State\_Id 1N1E28D 322  
 Exhibit B (Apr 11, 2014)

# Conference/Continuing Education Request Form



Submitted By: Lisa Petterson and Jim Riley

Date Submitted: 9 April 2014

Name of Course: \_\_\_\_\_  
or

Name of Conference: AIA Conference / COTE TOP Ten Awards

Already part of an approved budget?

Yes  No

If Yes:

Original Budget: \$ \_\_\_\_\_

Attendees: Lisa Petterson

Jim Riley

Day(s), Date(s), & Time(s) of Course/Event:  
June 25-27, 2014

City/Location: Chicago, IL

Costs:

Tuition/Registration	<b>\$475 (Jim only, Lisa is free as a lapsed AIA member)</b>
Travel	<b>\$1200</b>
Hotel	<b>\$1494</b>
Meals	<b>\$250</b>
Transportation	<b>\$250</b>
Miscellaneous	<b>\$100</b>
<b>Total</b>	<b>\$3294</b>

**Billable Hours Covered by SERA** 16  
**Hours Covered by Employee** 8

Description of Course/Event: (Attach copy of course/event brochure)

Reason for Request: EGWW was award a COTE TOP 10 award. The award will be presented at a reception at the AIA conference

Scheduled time for Brown Bag (if applicable): July 2014

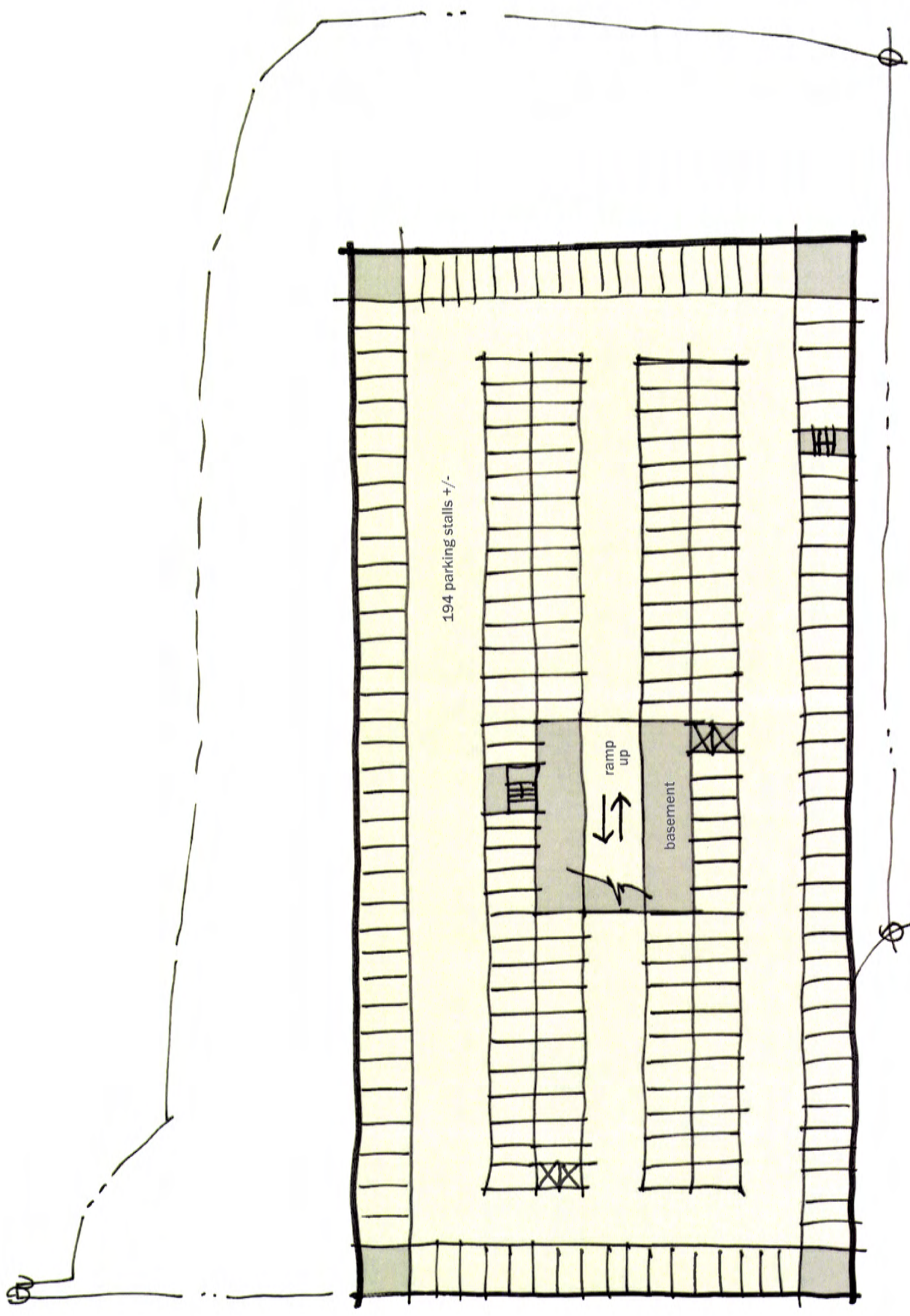
\_\_\_\_\_  
Manager/PIC Authorization Date

\_\_\_\_\_  
Operations Committee Recommendation

\_\_\_\_\_  
Signature Date

Once approved by the Operations Committee, this form must be submitted to Accounting **BEFORE** incurring any charges.





194 parking stalls +/-

ramp up

basement









## RIVERSCAPE LOT 8 PROJECT DATA

### BUILDING 1

LEVEL	FLOOR	Retail	Common Area	Apartment Rentable	Total Gross	Units	Ave Unit Size	FAR
P1	Parking							
1	Ground	1,000	2,900	9,100	13,000	13	700	13,000
2	2nd Floor		1,820	11,180	13,000	16	699	13,000
3	3rd Floor		1,820	11,180	13,000	16	699	13,000
4	4th Floor		1,722	10,600	12,322	15	707	12,322
5	5th Floor		1,624	9,976	11,600	14	713	11,600
6	6th Floor		1,500	9,100	10,600	13	700	10,600
<b>TOTAL SQUARE FEET</b>		1,000	11,386	rentable area 61,136	73,522	87	703	73,522

### BUILDING 2

Parking Stalls	Amenity	Common Area	Apartment Rentable	Total Gross	Units	Ave Unit Size	FAR
68,000	2,000	9,263	12,000	37,263	16	750	37,263
14,000		3,770	25,000	28,770	36	694	28,770
		3,770	25,000	28,770	36	694	28,770
		3,660	23,800	27,460	34	700	27,460
		3,560	22,440	26,000	32	701	26,000
		3,460	20,540	24,000	29	708	24,000
<b>TOTAL SQUARE FEET</b>			rentable area 128,780	240,263	183	704	172,263

### TOTAL

Parking Stalls	Total Units	Total Apt Rentable	TOTAL Gross SF	Ave Unit Size	Total FAR
194		0	68,000		
35	29	21,100	50,263	728	50,263
	52	36,180	41,770	696	41,770
	52	36,180	41,770	696	41,770
	49	34,400	39,782	702	39,782
	46	32,416	37,600	705	37,600
	42	29,640	34,600	706	34,600
		rentable area 189,916	313,785	703	245,785
	229				217,334 allowable
	0.85				