



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: 14-205172

FOR INTAKE STAFF USE ONLY

Date Rec 8/29/14 by BDS

LU Reviews Expected 12

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) 2729 Zoning RH/EXD

Plan District Albina Community

Neighborhood BUSIE

District Coalition NEUN

Business Assoc N.NE

Neighborhood within 400/1000 ft OVERLOOK

RELATED? EAB-234012 APPT

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

Development Site

Address TBD Cross Street Mississippi & Fremont Site Size/Area 45,900 SF

Tax account number(s)

R 139436 thru 139446 R _____

R _____ R _____

Adjacent property in same ownership

R _____

R _____

Project Description - include proposed stormwater disposal methods

New mixed use project with ground floor retail, 150-180 housing units, community amenity spaces and underground parking. All stormwater runoff from non-roof impervious area will be infiltrated on-site through vegetated stormwater management facilities, while roof runoff and overflow will be infiltrated by a private drywell system. Greenstreets will also infiltrate stormwater and provide water quantity control; overflow will connect to the public sewer system.

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

\$ TBD

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	\$4,289	
<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"/> \$1,502	<input type="checkbox"/> \$1,074
<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 Renee Strand Company Holst Architecture

Mailing Address 110 SE 8th Ave.

City Portland State OR Zip Code 97214

Day Phone 503-233-9856 FAX _____ email rstrand@holstarc.com

Check all that apply Applicant Owner Other _____

Name James Winkler Company Madrona Park LLC

Mailing Address 210 SW Morrison St. #600

City Portland State OR Zip Code 97204

Day Phone 503-225-0701 FAX _____ email jhw@winklercompanies.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

NOTE:

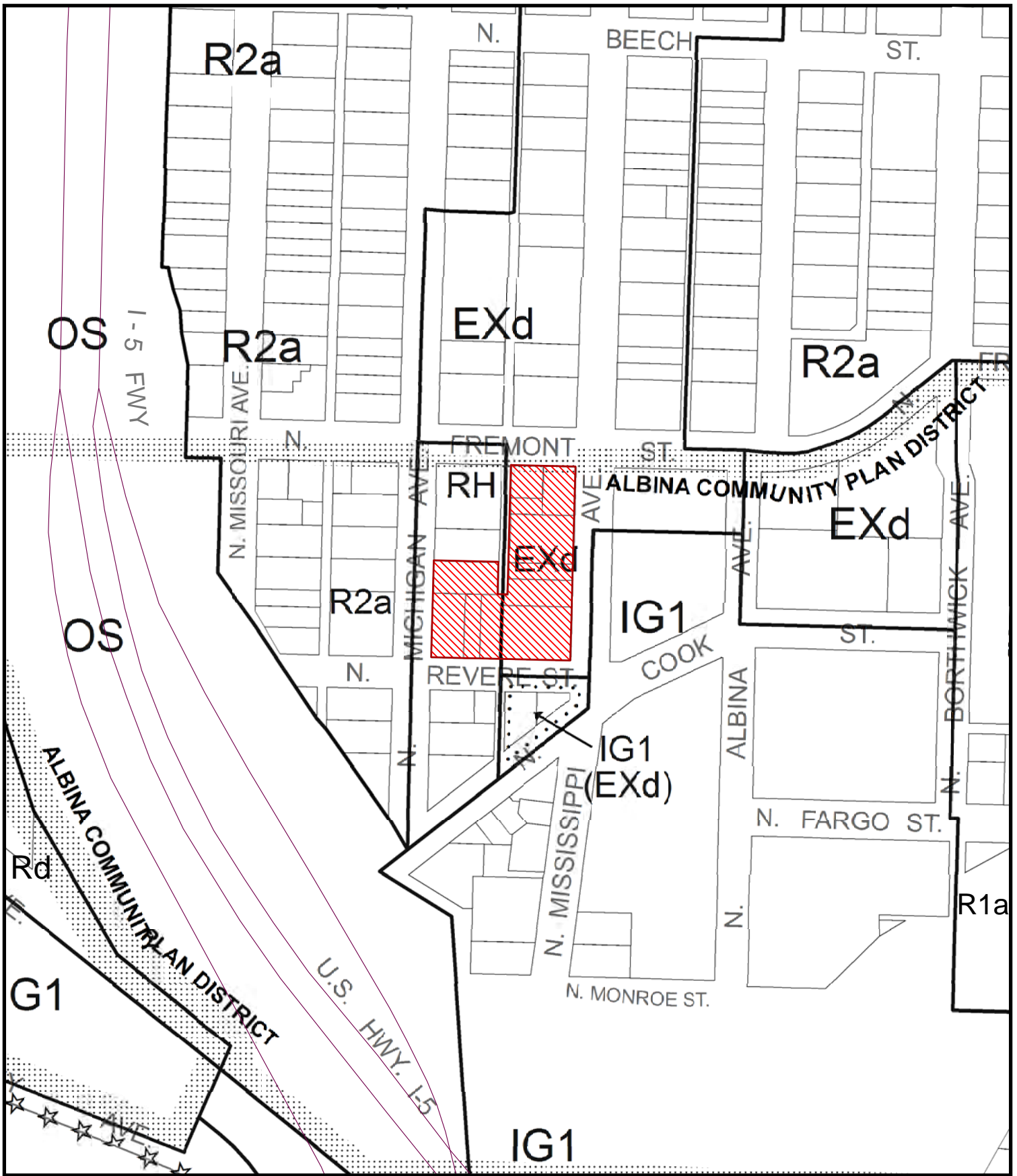
1. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
2. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Questions to be discussed:

Building scale at intersection of Mississippi and Fremont

EXD and RH zone FAR transfers

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



This site lies within the:
ALBINA COMMUNITY PLAN DISTRICT

File No. EA 14-205172 DAR
 1/4 Section 2729
 Scale 1 inch = 200 feet
 State_Id 1N1E27BA 2300
 Exhibit B (Aug 29, 2014)



Holst Architecture for Madrona Park LLC
DAR Application
August 27, 2014

EA14-2051720AR

OVERVIEW

C.6 Project Proposal, Goals and Discussion Topics
C.7 Aerial Map
C.8 Property Information
C.9 Zoning

PROJECT

C.13 Overview of Schemes
C.14-15 Bar Scheme Views
C.16-17 Bar Scheme Plans
C.18-19 L Scheme Views
C.20-21 L Scheme Plans
C.22-23 J Scheme Views
C.24-25 J Scheme Plans

APPENDIX

C.28-29 Site Images

INFORMATION

PROJECT: Mississippi & Fremont
RE: Application for a DAR
ORIGINALLY SUBMITTED: August 27, 2014

ARCHITECT: Holst Architecture
CONTACT: Jeff Stuhr, Partner
jstuhr@holstarc.com
503 233 9856

CIVIL ENGINEER: MGH Associates, Inc.
CONTACT: Martha Williams, PE
martha.williams@mghassociates.com
360 750 0399

OWNER: Madrona Park LLC
CONTACT: James Winkler
Winkler Development Corporation
jhw@winklercompanies.com
503 255 0701

CONTENTS



C.6 Project Proposal, Goals and Discussion Topics
C.7 Aerial Map
C.8 Property Information
C.9 Zoning

OVERVIEW

PROJECT PROPOSAL

- NEW MIXED USE PROJECT INCLUDING UNDERGROUND PARKING, GROUND FLOOR RETAIL, APPROXIMATELY 150-180 HOUSING UNITS AS WELL AS COMMUNITY AMENITY SPACES

PROJECT GOALS

- PROVIDE A GATEWAY TO THE MISSISSIPPI NEIGHBORHOOD
- RESPECT THE SCALE OF MISSISSIPPI AND MICHIGAN
- OPPORTUNITY FOR VIEWS FROM SOUTH SIDE OF SITE TO DOWNTOWN
- COMMUNITY OPEN SPACE / AMENITY SPACE
- PROVIDE ACCESS TO THE LANDLOCKED RESIDENTIAL PROPERTY VIA REVERE STREET
- MAINTAIN ALLEY ACCESS FOR PROPERTIES ON NW CORNER OF BLOCK

DISCUSSION ITEMS

- BUILDING SCALE AT INTERSECTION OF FREMONT AND MISSISSIPPI
- EXD AND RH ZONE FAR TRANSFERS



REVERE STREET
 LANDLOCKED
 RESIDENTIAL PROPERTY

PROPOSED
 FUTURE BUILDING
 ALLEY
 VACATED ALLEY
 PROPOSED
 FUTURE BUILDING



DELTA - MISSISSIPPI + FREMONT

DESIGN
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 08.27.2014

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Title:

AERIAL MAP

Sheet:

Address: 3425, 3403, 3325, 3309 N Mississippi Ave.
 929, 923 N Revere St.
 326 N Michigan Ave.

Property ID: R139436, R139437, R139438, R139439, R139440,
 R139441, R139442, R139443, R139444, R139445,
 R139446

Legal Description: Cooks Add, Block 2, Lot 1, 4, 5, 7-12

Zoning: EXd: parcels facing N Mississippi Ave. and N Fremont St.
 RH: parcels facing N Michigan Ave.

Plan District: Northeast

Urban Renewal District: Interstate Corridor

Project Name: Delta

Location: SW Corner of N Mississippi Ave. & N Fremont St.

Zoning: RH & EXd

Zoning Map: 2789

Plan District: Albina Community

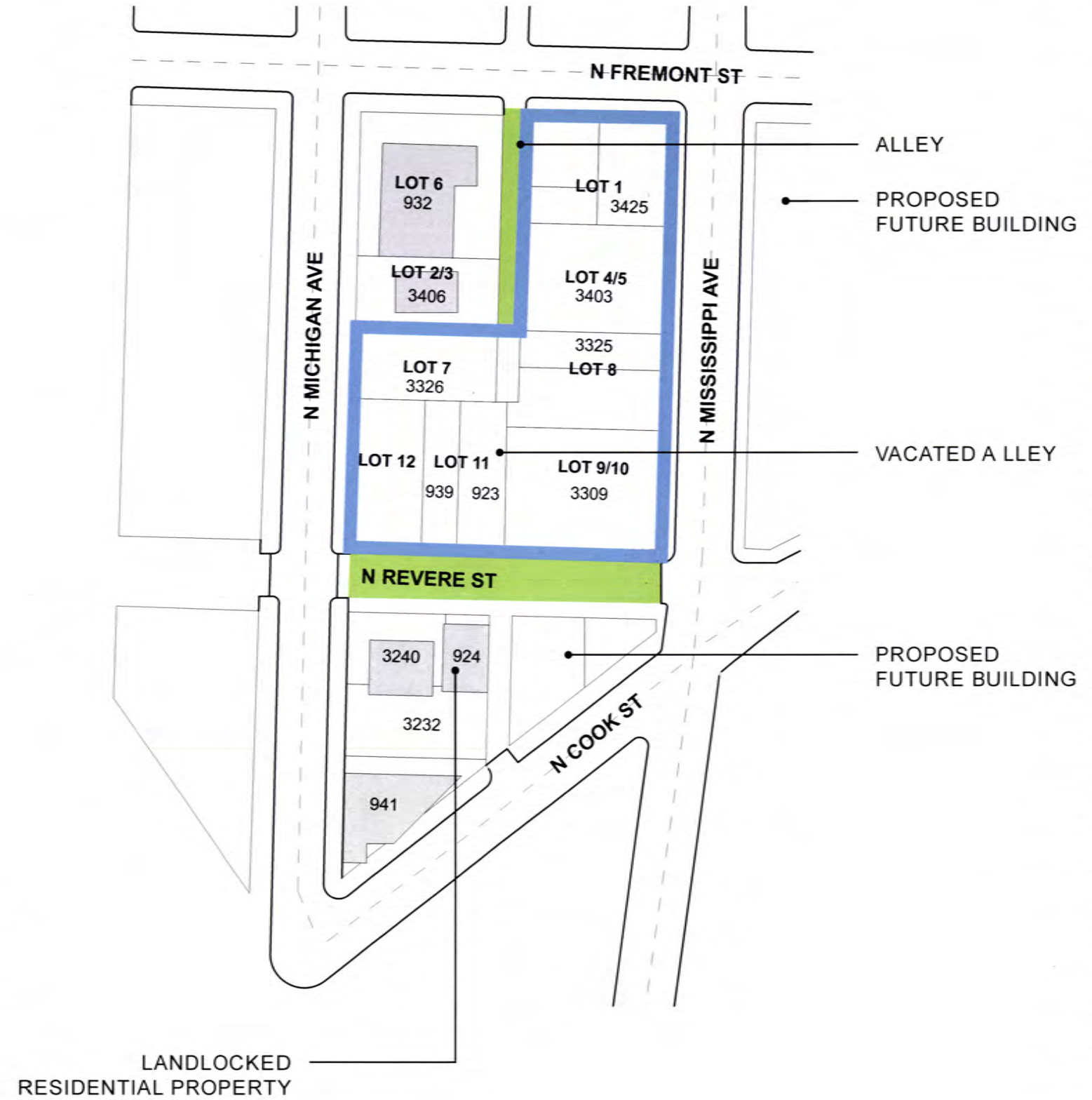
Street Classifications: N Mississippi Ave. & N Fremont St. are classified as City Walkways and Transit Access Streets

Lot Area (combined lots, existing and proposed vacations, after ROW dedication): 45,900 SF

Occupancies: R-2, S-2, M, B, & A

Fire Suppression Type: NFPA 13b

Stormwater System: All stormwater runoff from the project site will be infiltrated on site. Vegetated stormwater management facilities will be designed to infiltrate the water quality storm from all non-roof impervious area. A private drywell system will be designed to infiltrate roof runoff and overflow from vegetated stormwater management facilities. Public street improvements will include greenstreets which will infiltrate the water quality storm and provide water quantity control. Overflow from the greenstreet facilities will connect to the public combined sewer system.



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 08.27.2014

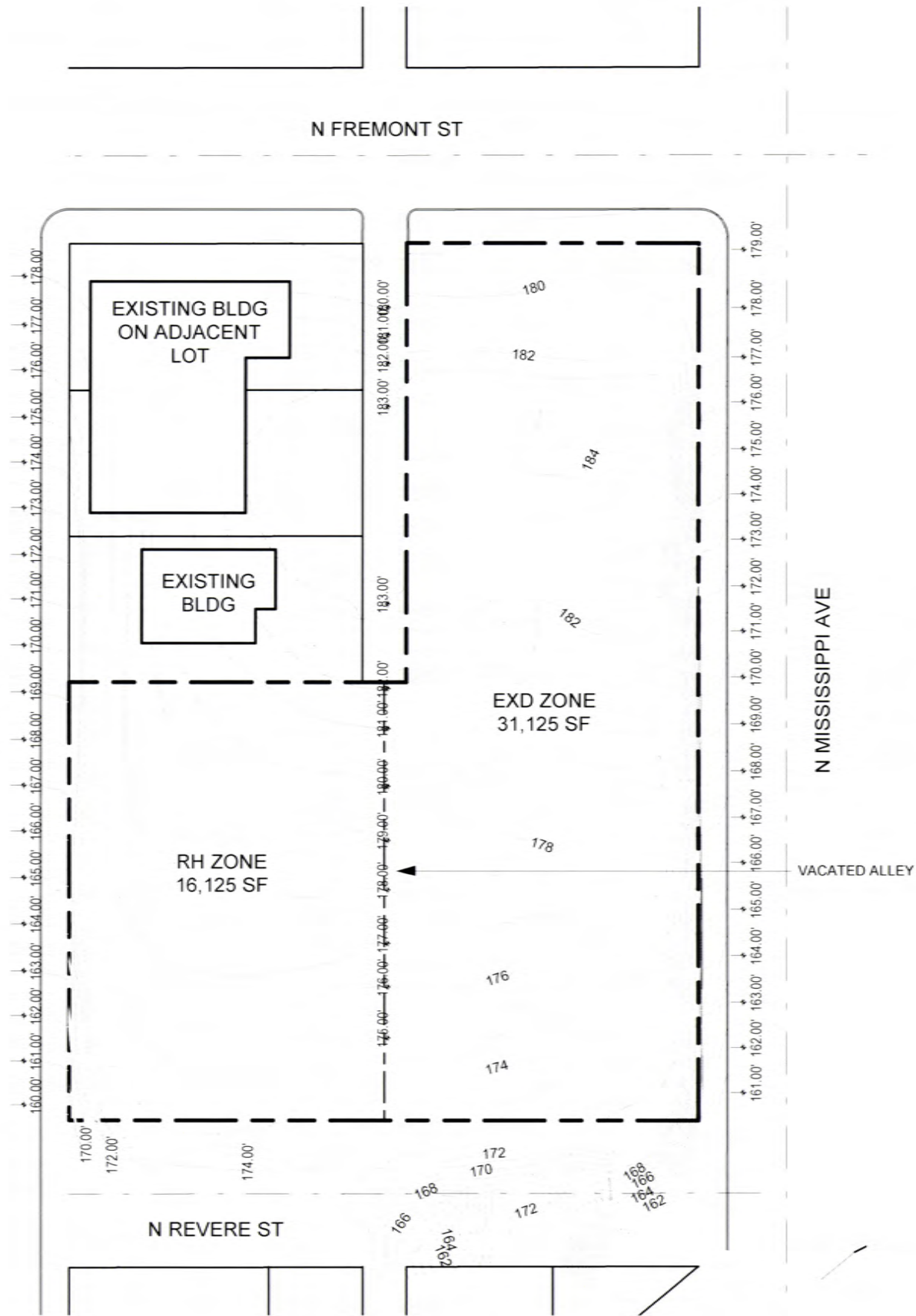
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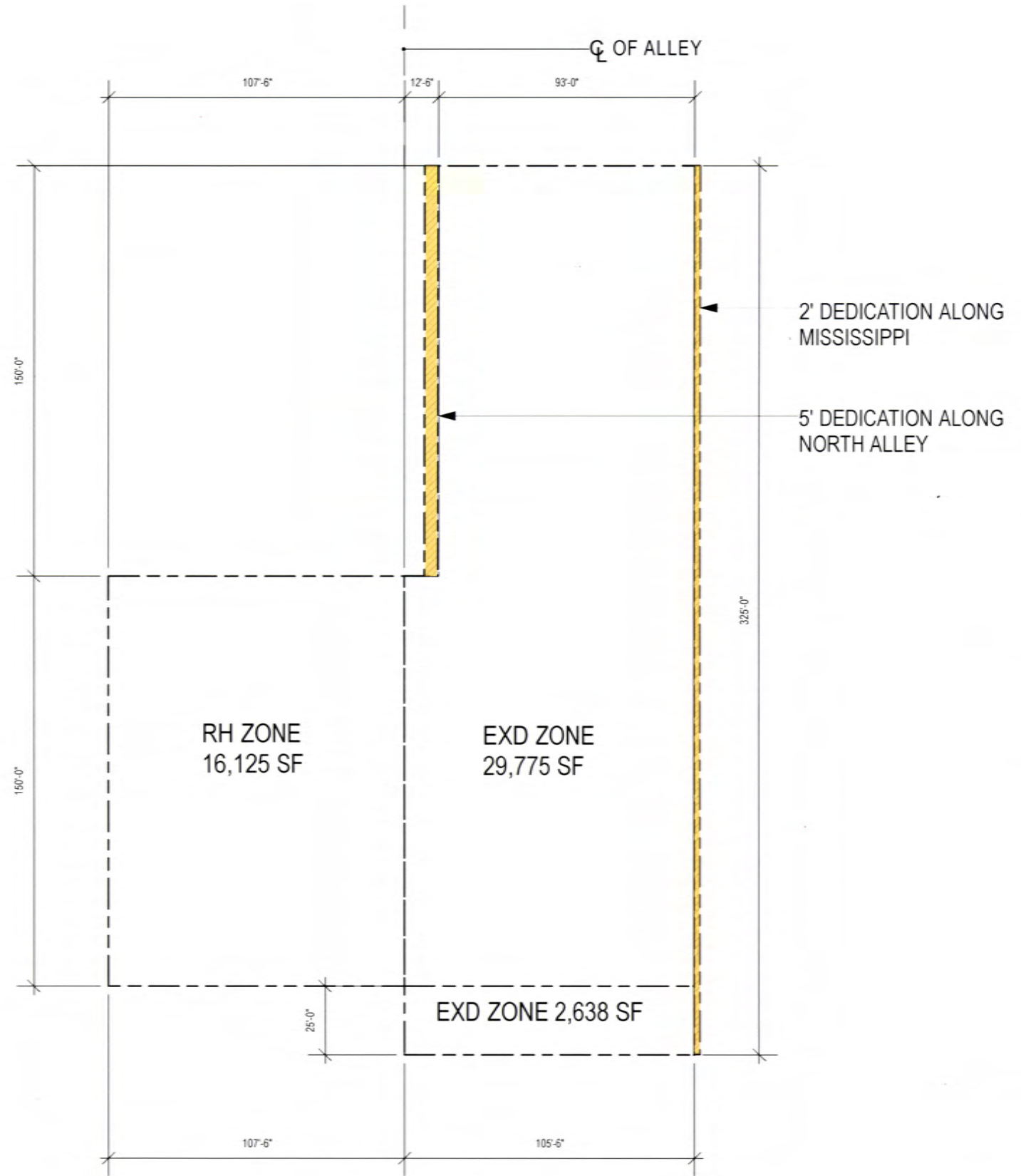
PROPERTY
 INFORMATION

Sheet:

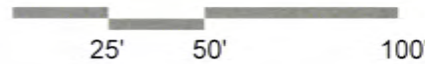
N MICHIGAN AVE



EXISTING GRADES AND LOT AREAS BEFORE DEDICATIONS



ZONING AND LOT AREAS AFTER DEDICATIONS





PROJECT

C.13
C.14-15
C.16-17
C.18-19
C.20-21
C.22-23
C.24-25

Overview of Schemes
Bar Scheme Views
Bar Scheme Plans
L Scheme Views
L Scheme Plans
J Scheme Views
J Scheme Plans



BAR SCHEME

- REBUILD WEST PORTION OF REVERE
- ALLEY REMAINS AT EXISTING GRADE
- 2 SEPARATE BUILDINGS
- PARKING BELOW GRADE ACCESSED FROM MISSISSIPPI
- RH BUILDING IS PER CODE (NO DESIGN REVIEW REQUIRED)
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 4.4:1 PROPOSED)
- EFFICIENT PLAN



L SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER MIXED USE BUILDING AT SOUTH END
- 6 STORY BUILDING AT NE CORNER
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.7:1 PROPOSED)
- NO FAR TRANSFER REQUIRED AT RH SITE
- ROOF DECK AMENITY AT SW CORNER

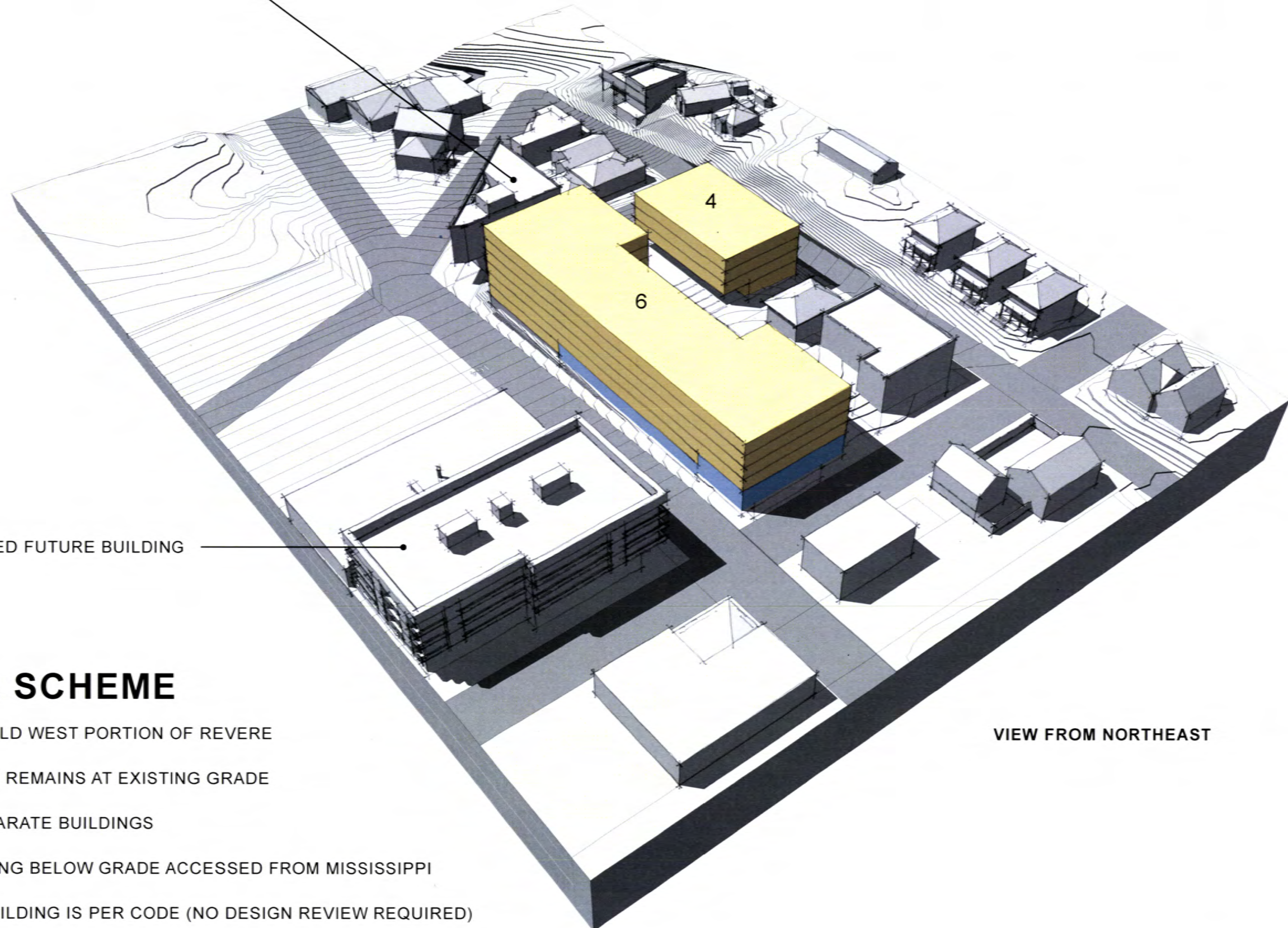


J SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER BUILDING AT SOUTH END
- 4 STORY BUILDING AT NE CORNER
- STEPPED DOWN FACADE ALONG MISSISSIPPI
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.3:1 PROPOSED)
- RH SITE REQUIRES FAR TRANSFER (2:1 ALLOWED, 3.4:1 PROPOSED)
- ROOF DECK AMENITY ALONG MISSISSIPPI

PROPOSED FUTURE BUILDING

PROPOSED FUTURE BUILDING



VIEW FROM NORTHEAST

BAR SCHEME

- REBUILD WEST PORTION OF REVERE
- ALLEY REMAINS AT EXISTING GRADE
- 2 SEPARATE BUILDINGS
- PARKING BELOW GRADE ACCESSED FROM MISSISSIPPI
- RH BUILDING IS PER CODE (NO DESIGN REVIEW REQUIRED)
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 4.4:1 PROPOSED)
- EFFICIENT PLAN

	HOUSING
	RETAIL
	PARKING
	SERVICES

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08.27.2014

LU NO.

Title:

BAR SCHEME
VIEWS

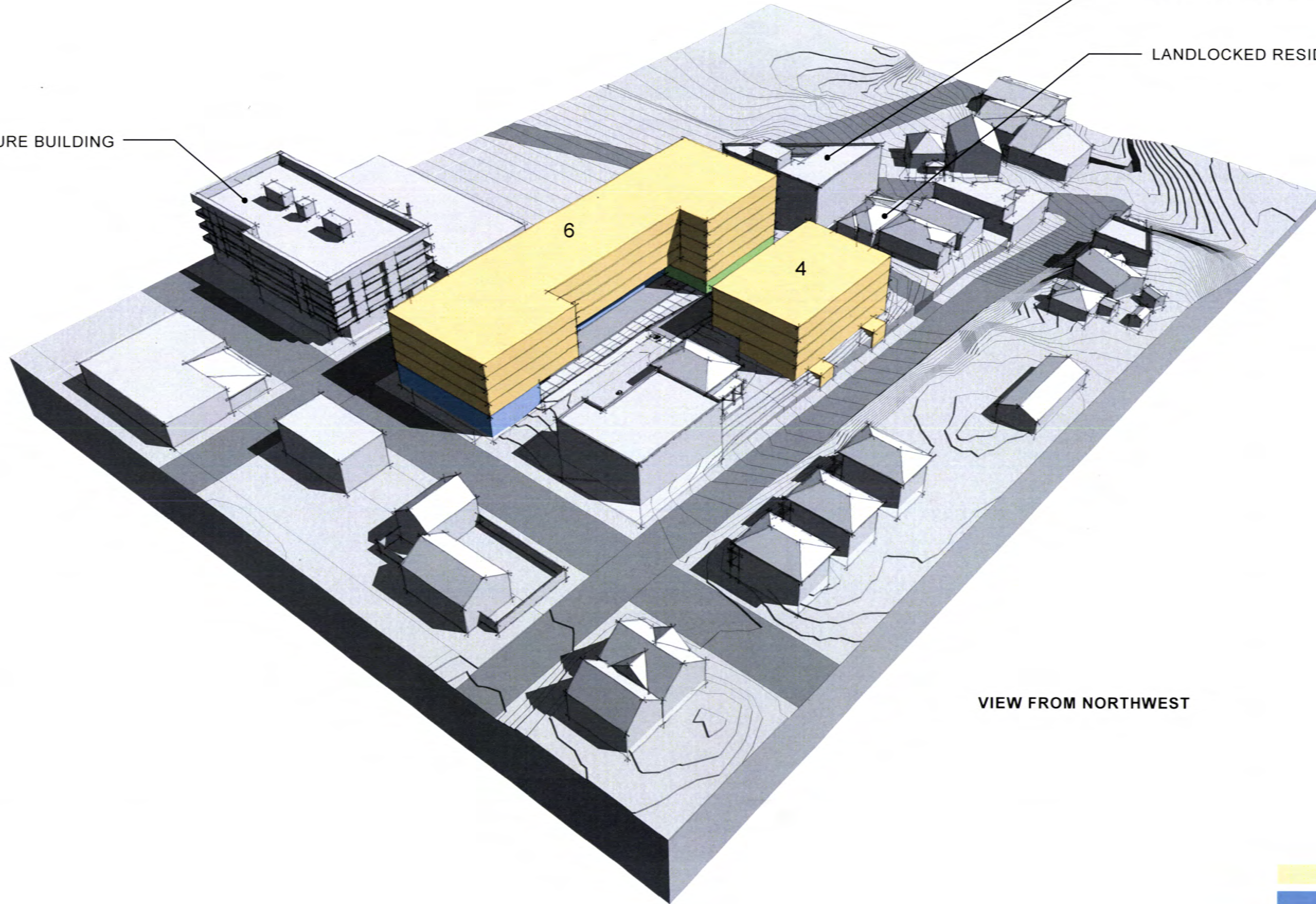
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PROPOSED FUTURE BUILDING

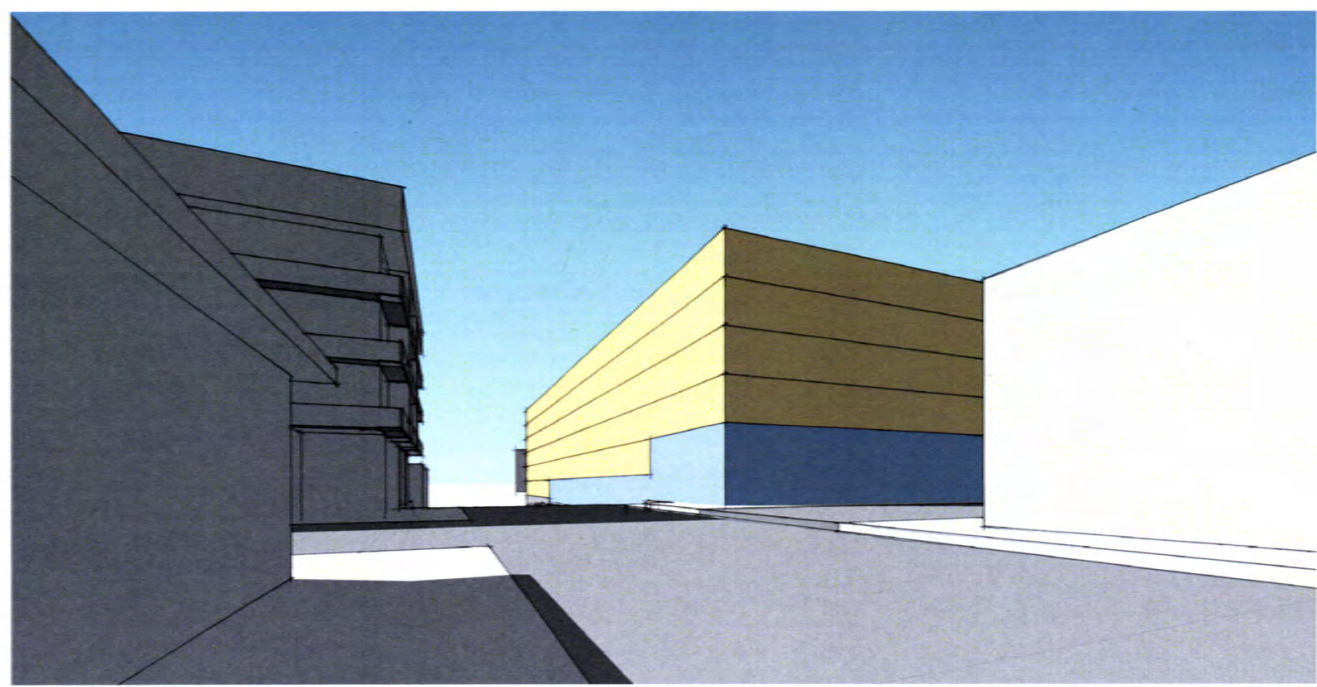
PROPOSED FUTURE BUILDING

LANDLOCKED RESIDENCE



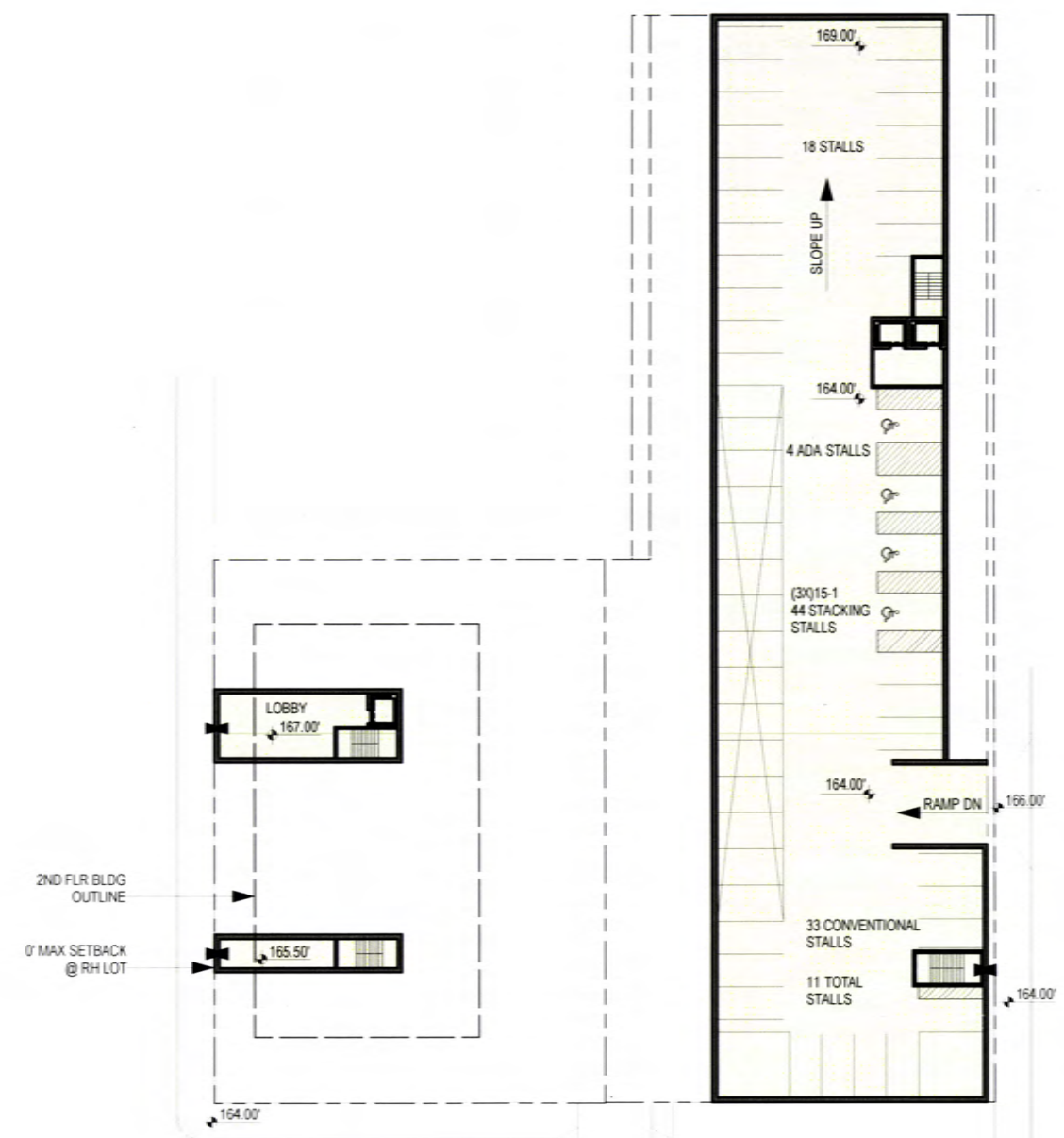
VIEW FROM NORTHWEST

- HOUSING
- RETAIL
- PARKING
- SERVICES



STREET VIEW AT NE CORNER

Gross Building Area:	159,595 SF (both buildings)
Basement Area:	18,038 SF
Allowed FAR @ RH Lots:	16,125 SF (includes existing alley vacation) @ 2:1 = 32,250 SF
Proposed FAR @ RH Lots:	32,250 SF (no FAR transfer required)
Allowed FAR @ EXd Lots:	29,775 SF (includes existing alley vacation as well as alley and Mississippi ROW dedications) @ 3:1 = 89,325 SF
Proposed FAR @ EXd Lots:	131,493 SF (includes proposed transfer of 42,168 SF or more)
Net Housing Area:	114,634 SF (150-180 Units)
Active Use Area (Retail, Office, Amenity & Lobby):	10,100 SF
Total Parking Stalls:	105 (28 Surface Parking Stalls; 77 Subterranean Parking Stalls)
Parking Ratio:	.58-.7
Number of Stories:	RH: 4, EXd: 6 w/ a Basement
Construction Type:	RH: (3) Stories of V-A / (1) Story of I-A EXd: (5) Stories of III-B / (1) Story of I-A w/ a I-A Basement
Building Height:	RH: 54', EXd: 75'



BASEMENT

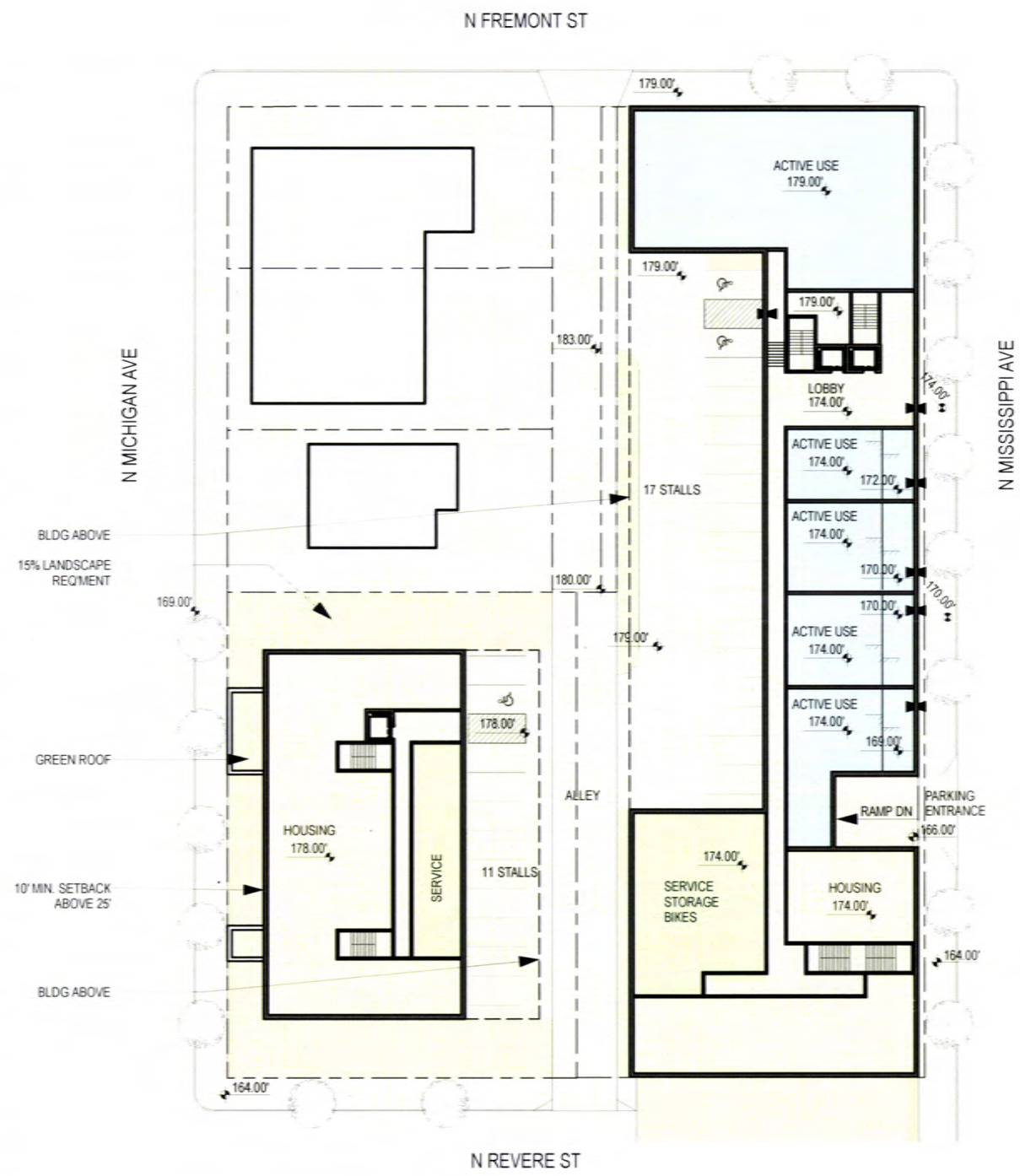
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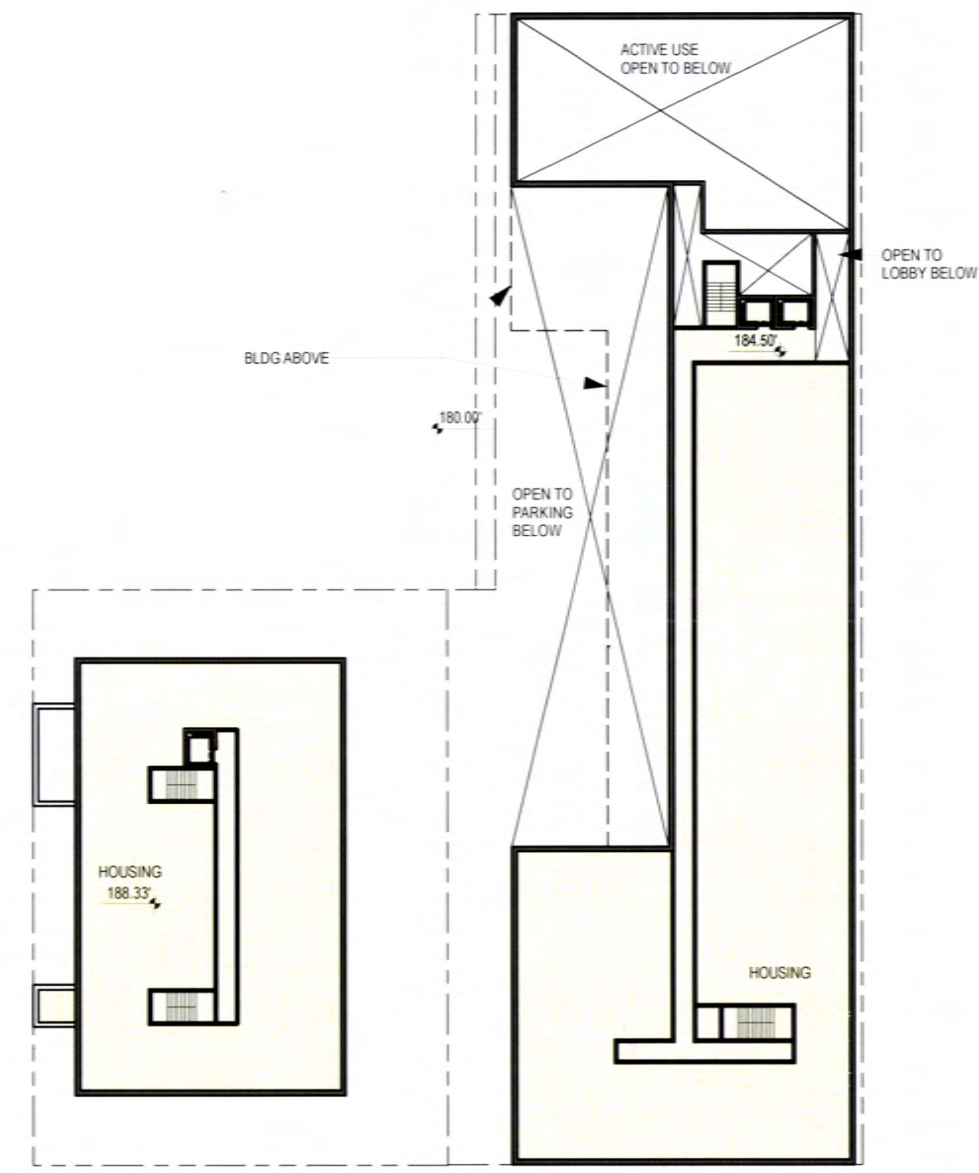
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BAR SCHEME
PLANS

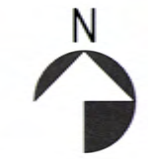
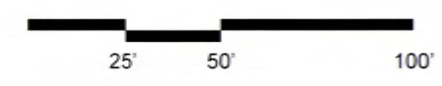
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GROUND FLOOR



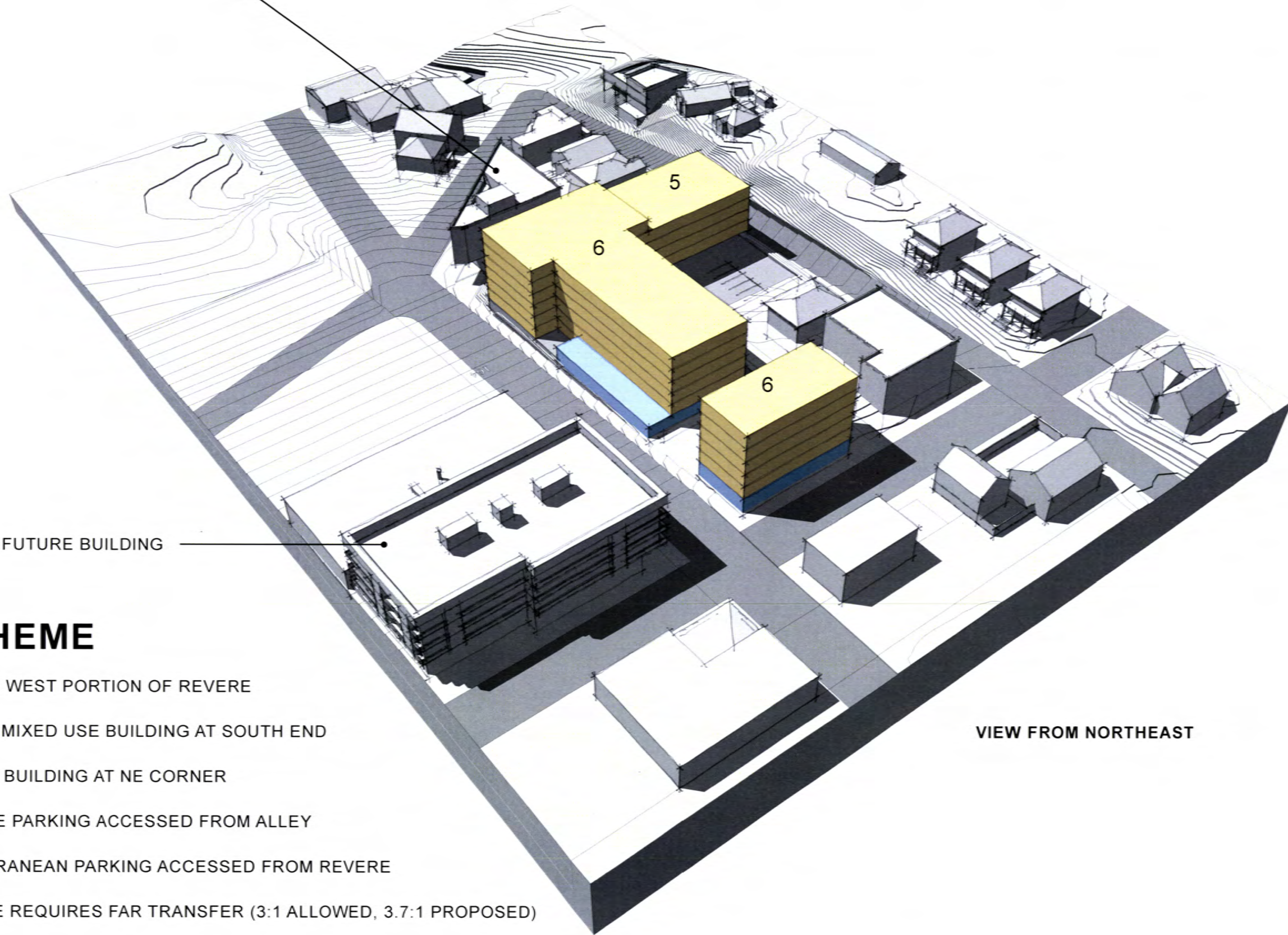
SECOND FLOOR



- HOUSING
- RETAIL
- PARKING
- SERVICES

PROPOSED FUTURE BUILDING

PROPOSED FUTURE BUILDING



VIEW FROM NORTHEAST

L SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER MIXED USE BUILDING AT SOUTH END
- 6 STORY BUILDING AT NE CORNER
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.7:1 PROPOSED)
- NO FAR TRANSFER REQUIRED AT RH SITE
- ROOF DECK AMENITY AT SW CORNER

	HOUSING
	RETAIL
	PARKING
	SERVICES

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REQUEST
08.27.2014

LU NO.

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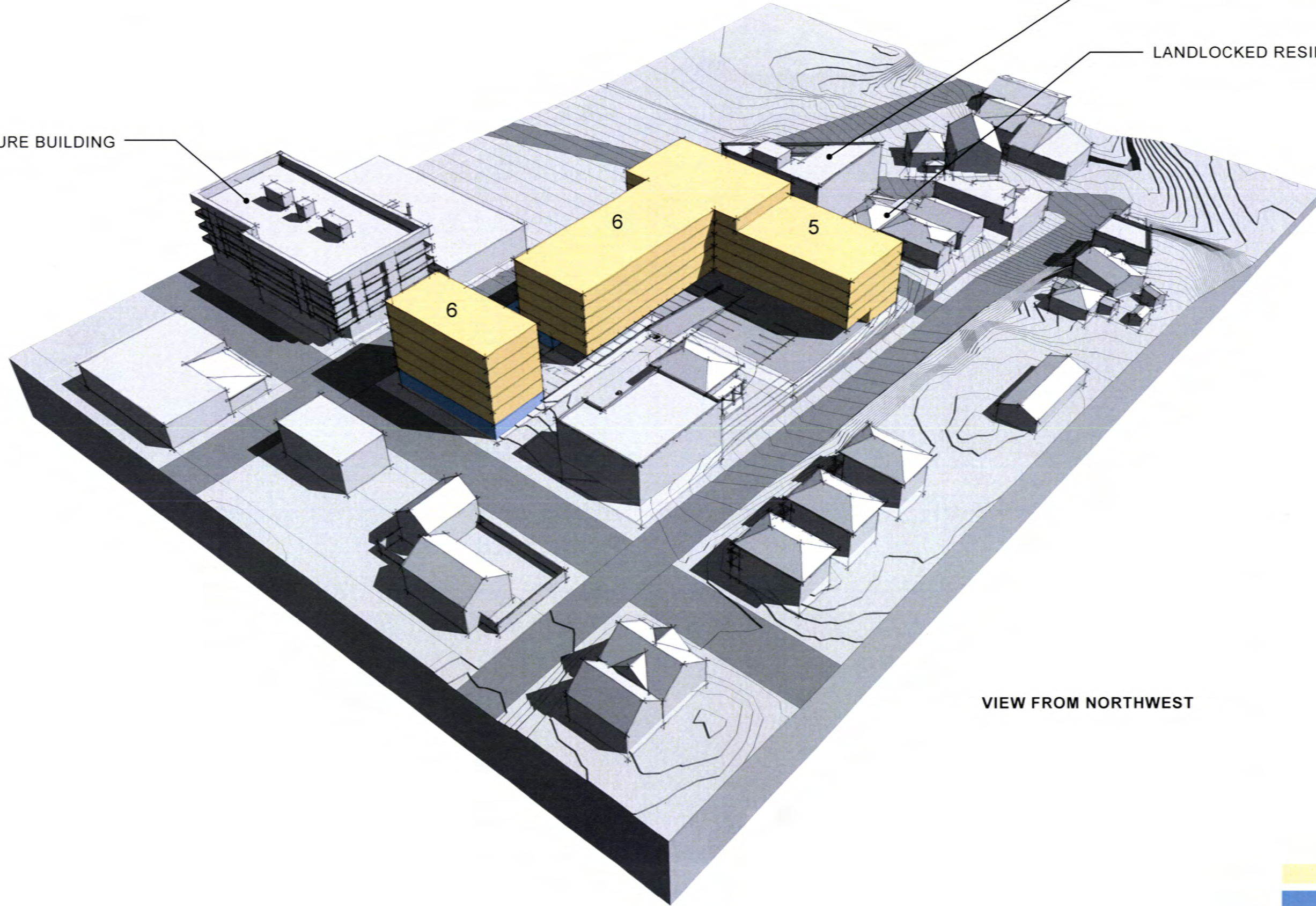
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PROPOSED FUTURE BUILDING

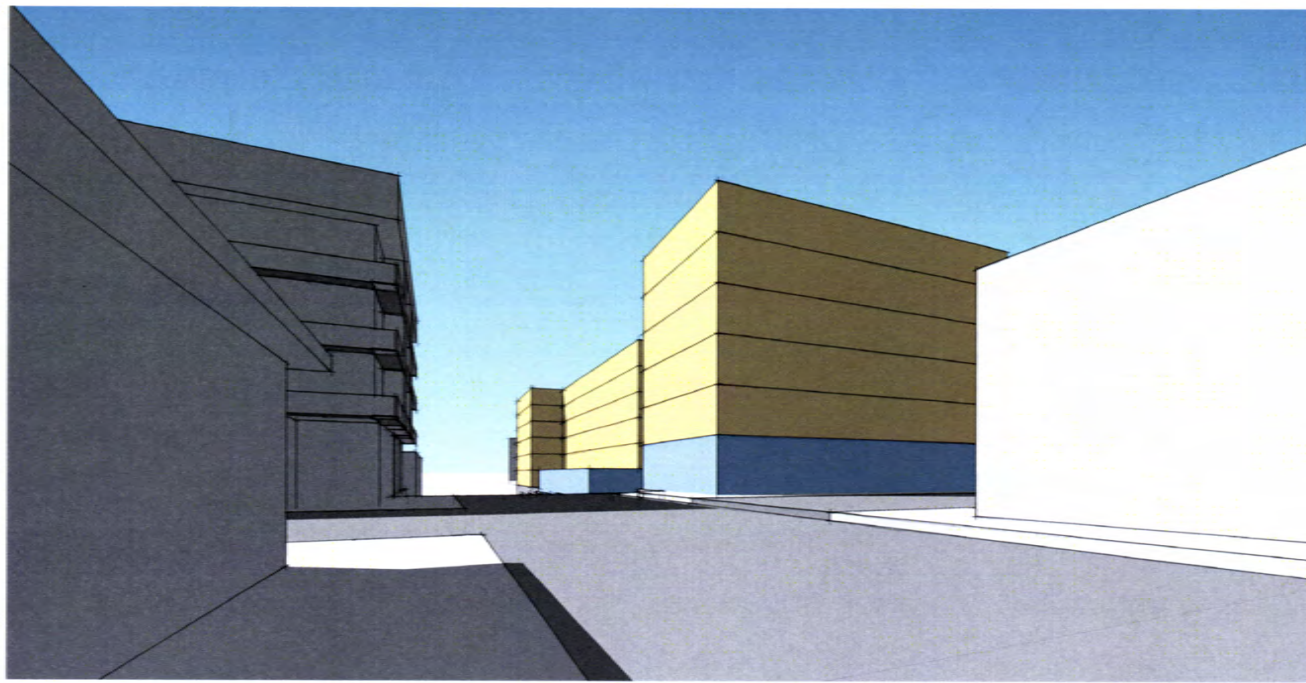
PROPOSED FUTURE BUILDING

LANDLOCKED RESIDENCE



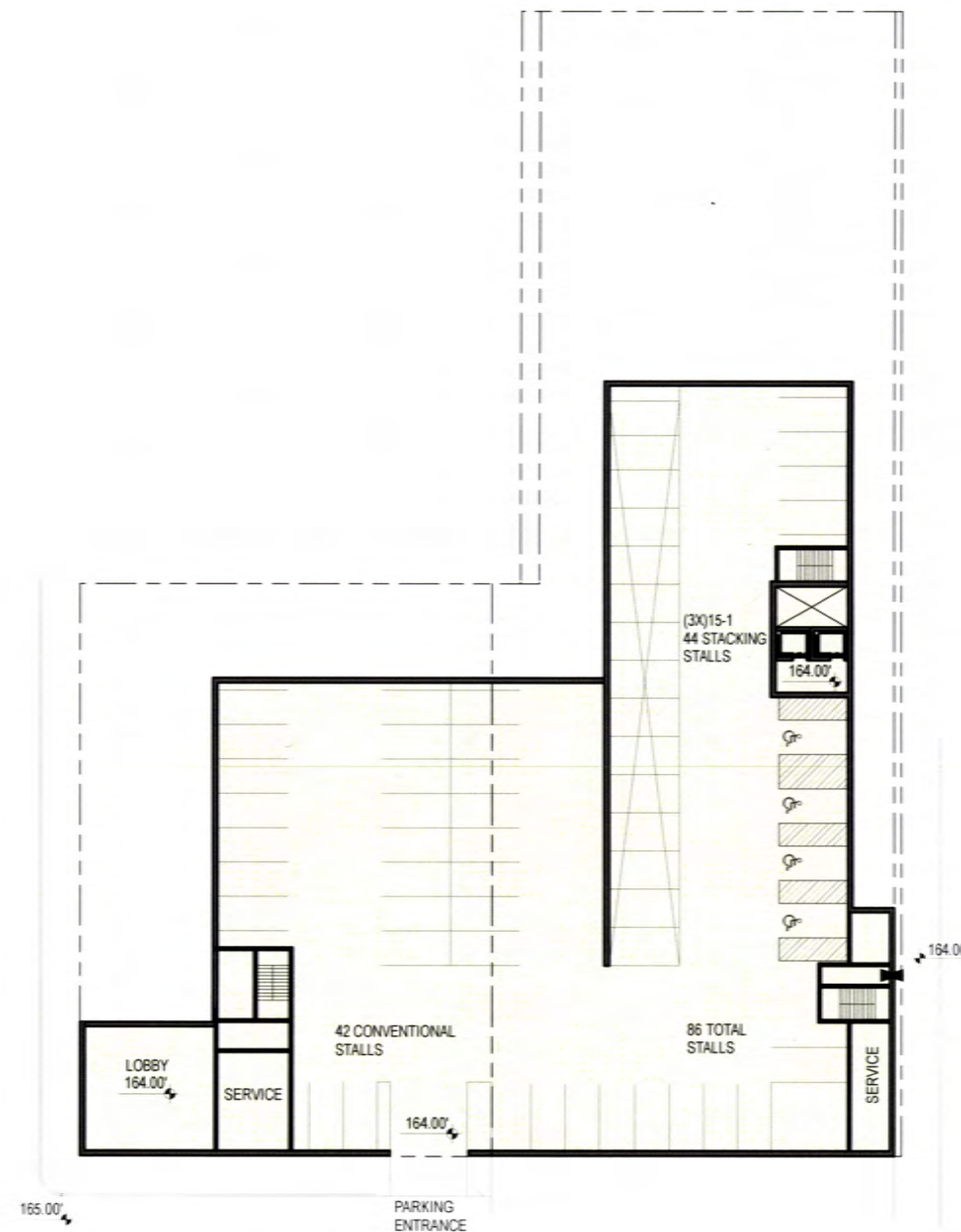
VIEW FROM NORTHWEST

- HOUSING
- RETAIL
- PARKING
- SERVICES



STREET VIEW AT NE CORNER

Gross Building Area:	152,337 SF (both buildings)
Basement Area:	21,437 SF
Allowed FAR @ RH Lots:	16,125 SF (includes existing alley vacation) @ 2:1 = 32,250 SF
Proposed FAR @ RH Lots:	32,248 SF (no FAR transfer required)
Allowed FAR @ EXd Lots:	32,413 SF (includes existing alley vacation as well as alley and Mississippi ROW dedications) @ 3:1 = 89,325 SF
Proposed FAR @ EXd Lots:	120,090 SF (includes proposed transfer of 30,765 SF)
Net Housing Area:	112,515 SF (150-180 Units)
Active Use Area (Retail, Office, Amenity & Lobby):	9,708 SF
Total Parking Stalls:	114 (28 Surface Parking Stalls; 86 Subterranean Parking Stalls)
Parking Ratio:	.63-.76
Number of Stories:	RH: 4, EXd: 6 w/ a Basement
Construction Type:	(5) Stories of III-B / (1) Story of I-A w/ a I-A Basement
Building Height:	75'



BASEMENT

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08.27.2014

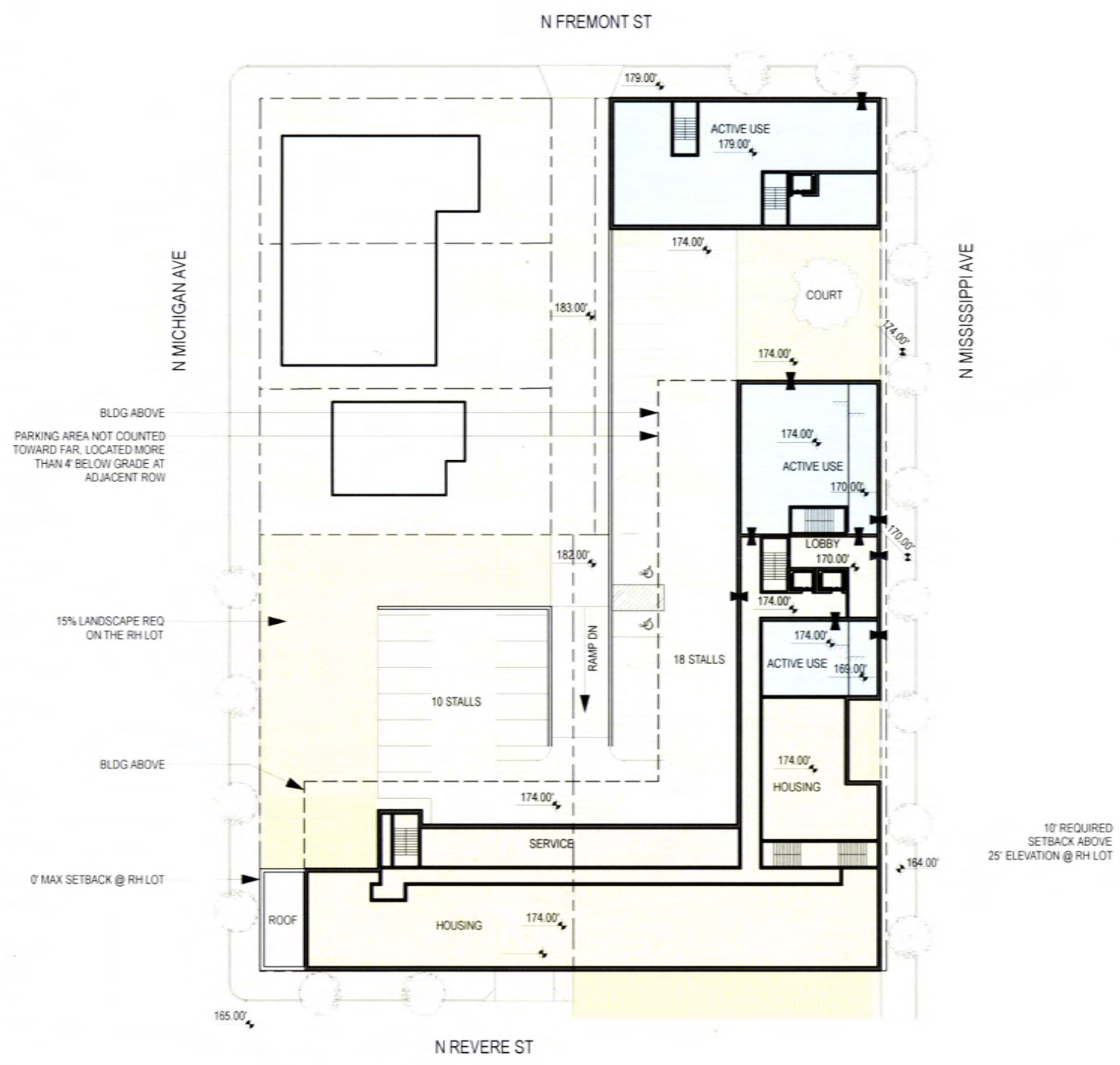
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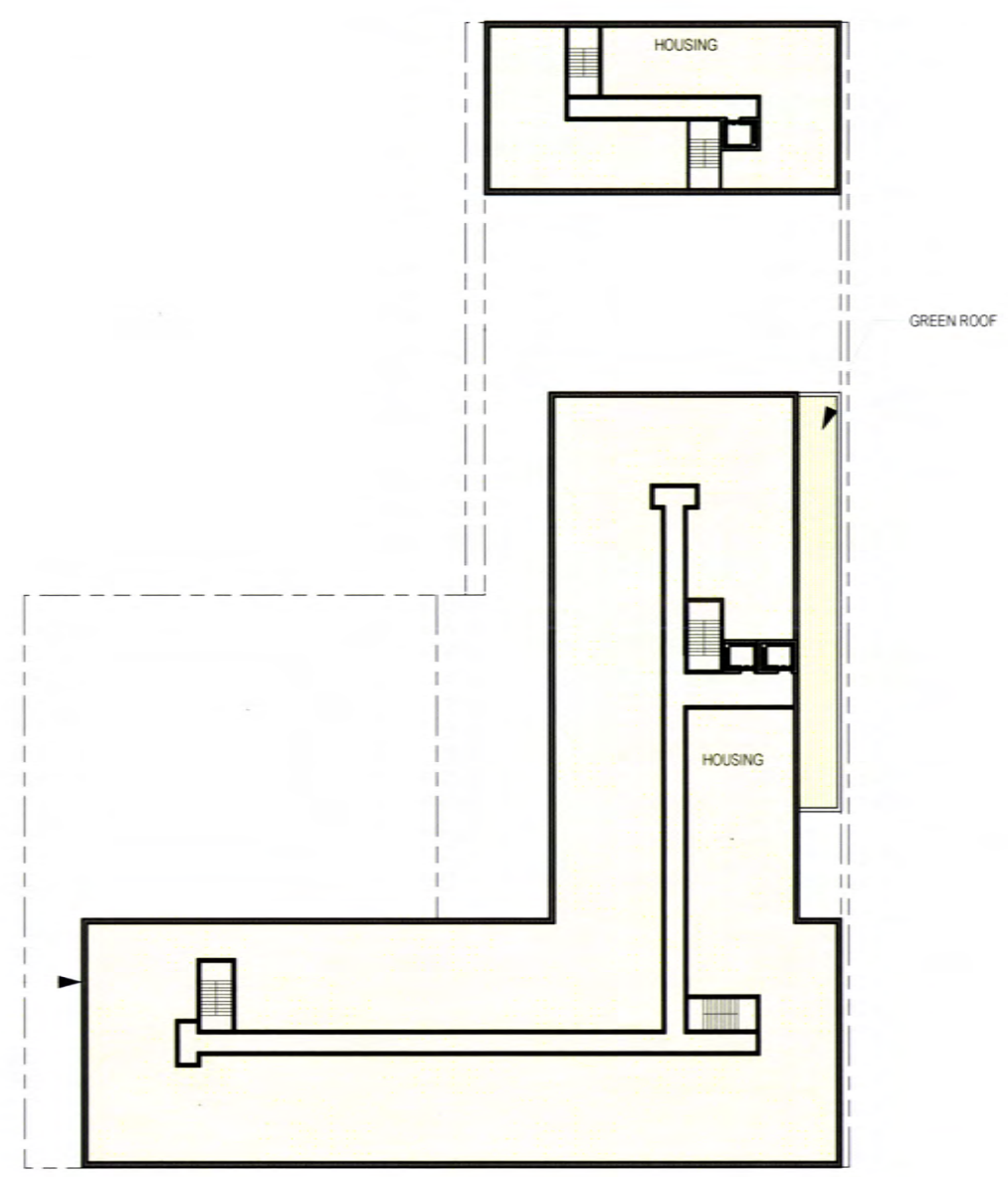
L SCHEME
PLANS

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C.21



GROUND FLOOR

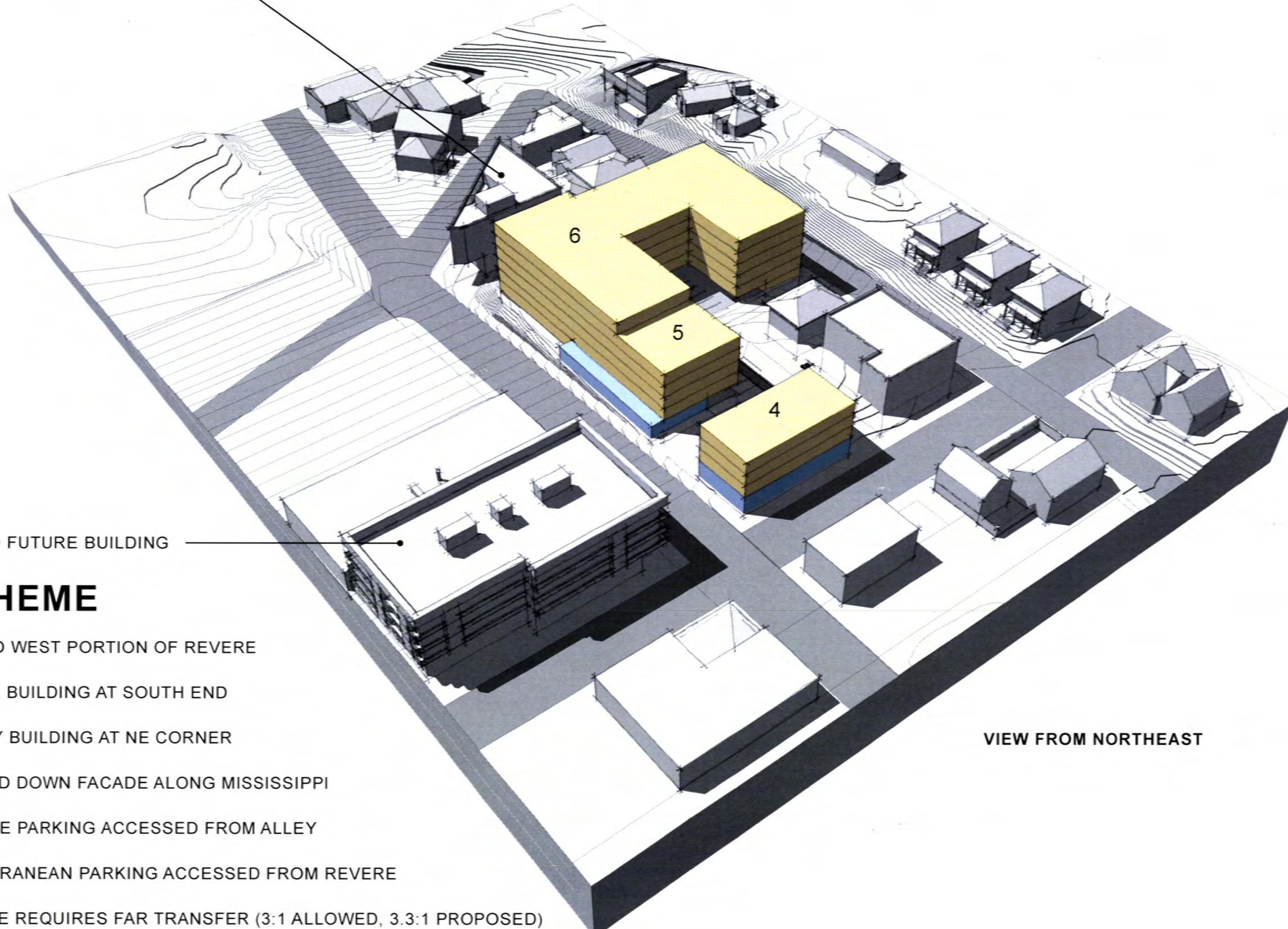


SECOND FLOOR



- HOUSING
- RETAIL
- PARKING
- SERVICES

PROPOSED FUTURE BUILDING



PROPOSED FUTURE BUILDING

VIEW FROM NORTHEAST

J SCHEME

- REBUILD WEST PORTION OF REVERE
- LARGER BUILDING AT SOUTH END
- 4 STORY BUILDING AT NE CORNER
- STEPPED DOWN FACADE ALONG MISSISSIPPI
- SURFACE PARKING ACCESSED FROM ALLEY
- SUBTERRANEAN PARKING ACCESSED FROM REVERE
- EXD SITE REQUIRES FAR TRANSFER (3:1 ALLOWED, 3.3:1 PROPOSED)
- RH SITE REQUIRES FAR TRANSFER (2:1 ALLOWED, 3.4:1 PROPOSED)
- ROOF DECK AMENITY ALONG MISSISSIPPI

	HOUSING
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08.27.2014

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J SCHEME
VIEWS

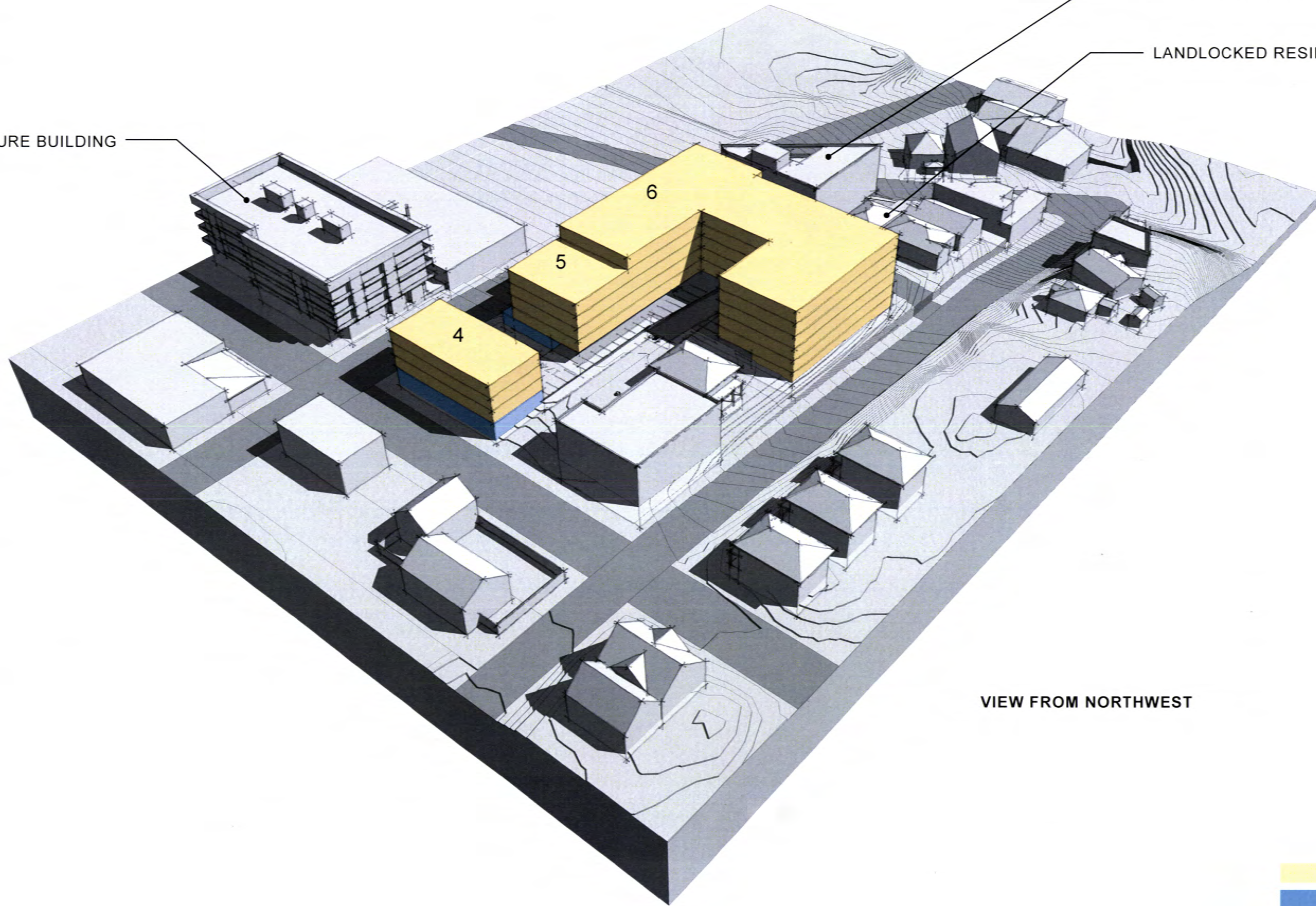
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PROPOSED FUTURE BUILDING

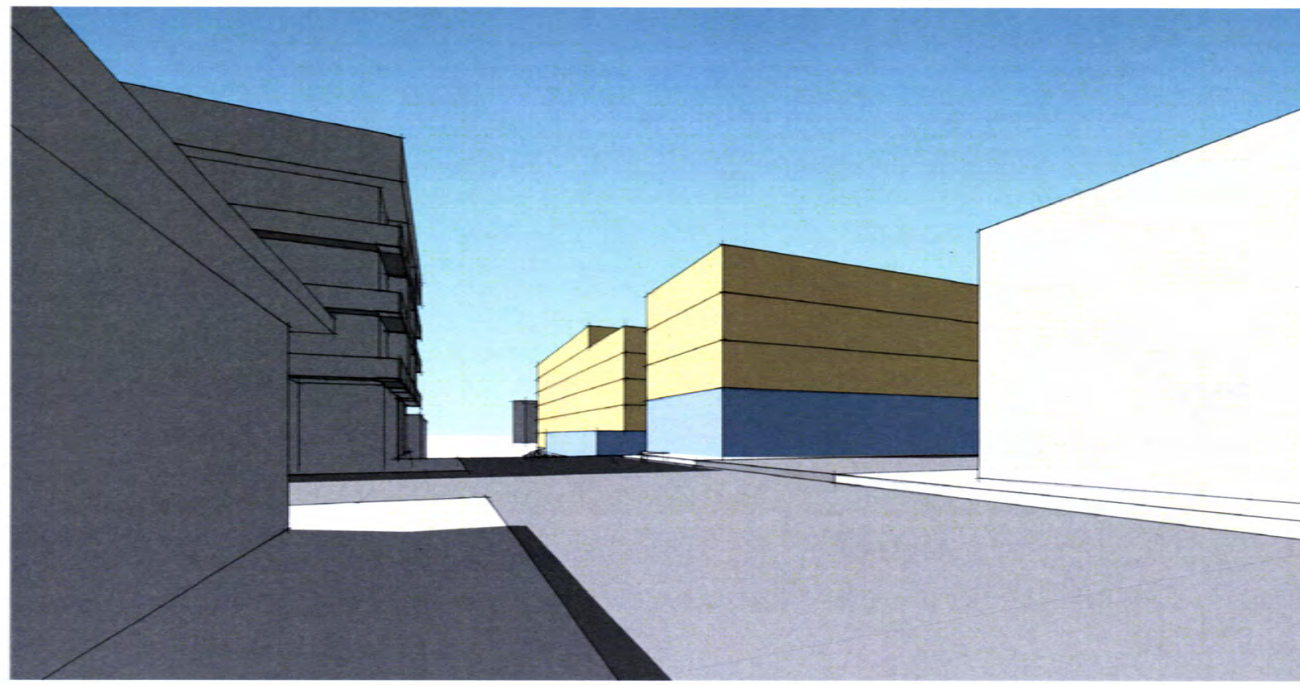
PROPOSED FUTURE BUILDING

LANDLOCKED RESIDENCE



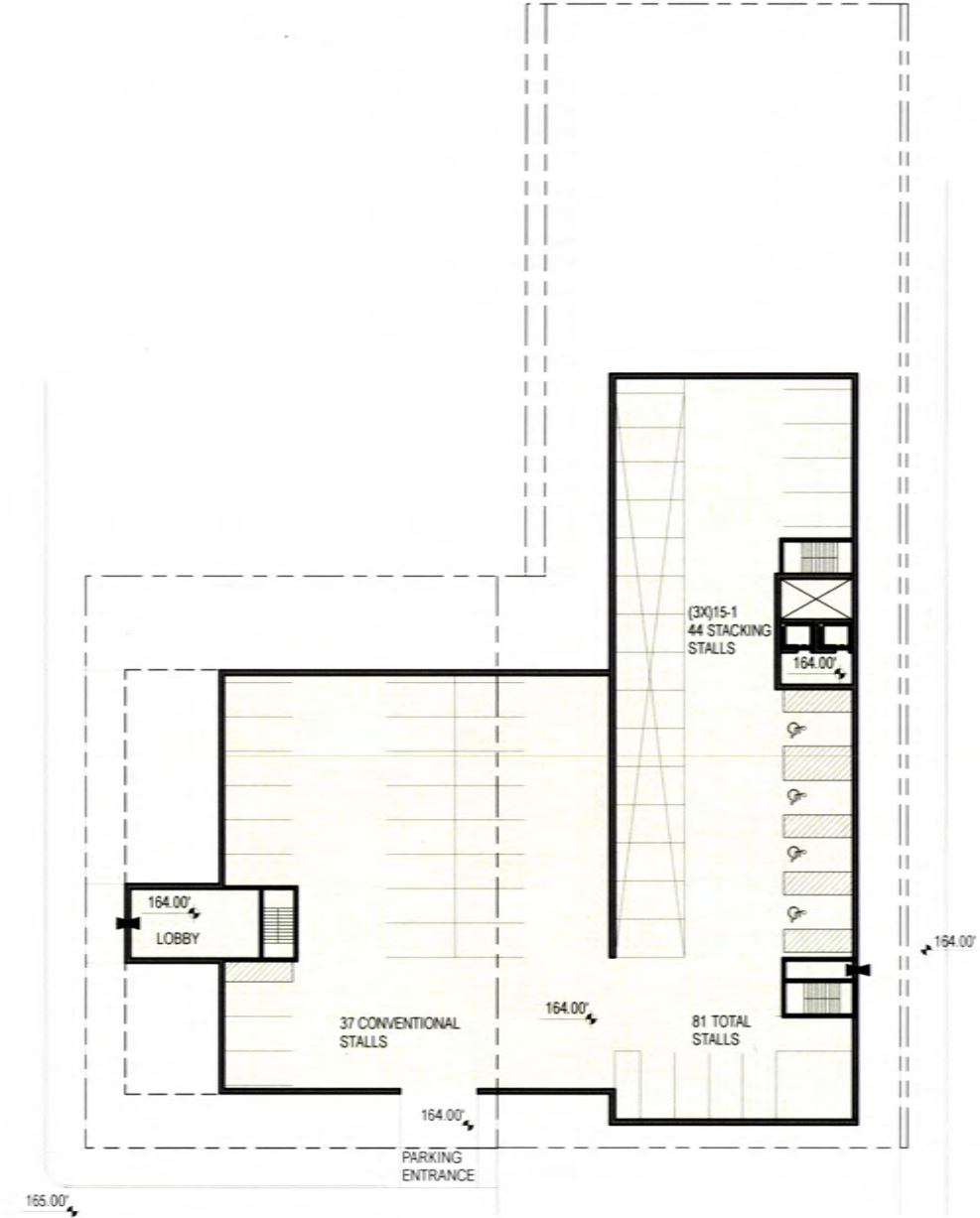
VIEW FROM NORTHWEST

- HOUSING
- RETAIL
- PARKING
- SERVICES



STREET VIEW AT NE CORNER

Gross Building Area:	160,028 SF (both buildings)
Basement Area:	18,997 SF
Allowed FAR @ RH Lots:	16,125 SF (includes existing alley vacation) @ 2:1 = 32,250 SF
Proposed FAR @ RH Lots:	55,504 SF (includes proposed transfer of 23,254 SF)
Allowed FAR @ EXd Lots:	32,413 SF (includes existing alley vacation as well as alley and Mississippi ROW dedications) @ 3:1 = 89,325 SF
Proposed FAR @ EXd Lots:	105,524 SF (includes proposed transfer of 15,199 SF)
Net Housing Area:	115,936 SF (150-180 Units)
Active Use Area (Retail, Office, Amenity & Lobby):	9,708 SF
Total Parking Stalls:	109 (28 Surface Parking Stalls; 81 Subterranean Parking Stalls)
Parking Ratio:	.61-.73
Number of Stories:	RH: 4, EXd: 6 w/ a Basement
Construction Type:	(5) Stories of III-B / (1) Story of I-A w/ a I-A Basement
Building Height:	75'



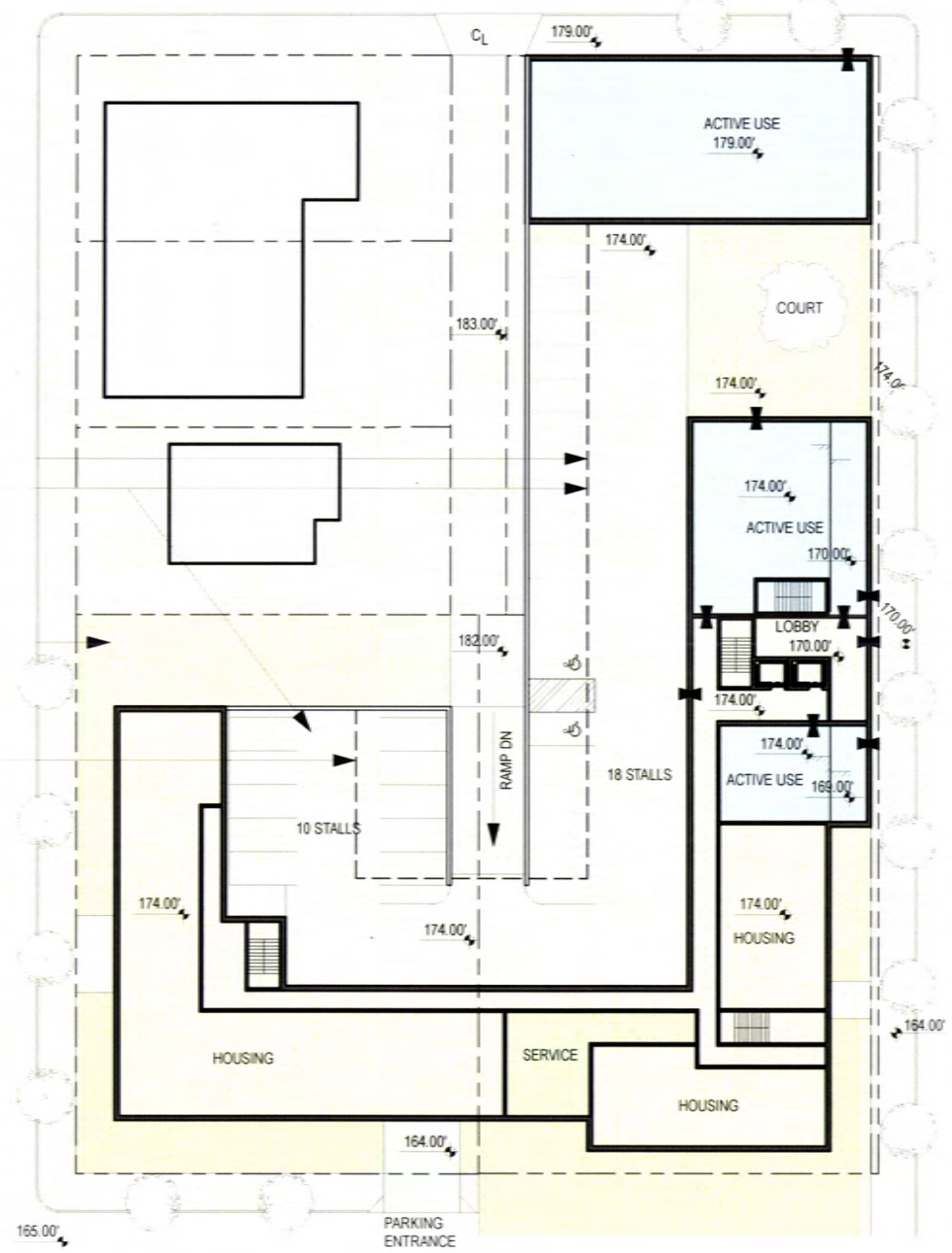
BASEMENT

N FREMONT ST

N MICHIGAN AVE

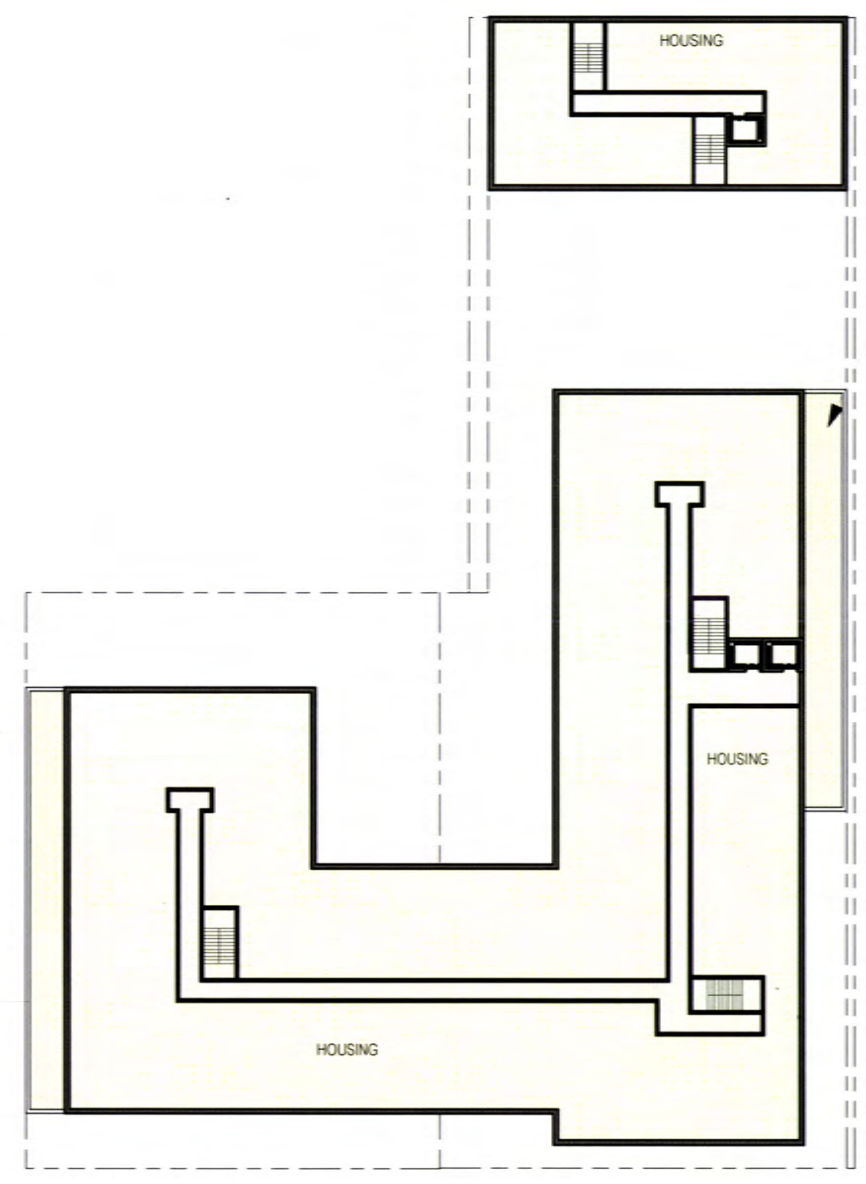
N MISSISSIPPI AVE

N REVERE ST

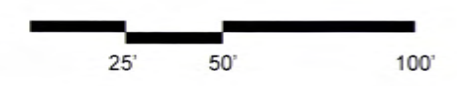


GROUND FLOOR

10' REQUIRED
SETBACK ABOVE
25' ELEVATION @ RH LOT



SECOND FLOOR



- HOUSING
- RETAIL
- PARKING
- SERVICES



C.28-29

Site Images

APPENDIX



1. View from Michigan Avenue down Revere Street



2. View South on Alley from N Fremont Street



3. View from N Mississippi Avenue

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08.27.2014

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Title:

SITE IMAGES

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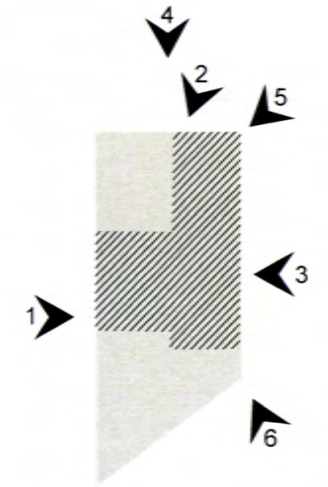
4. View from N Fremont Street



5. View from corner of N Fremont Street + N Mississippi Avenue



6. View from N Mississippi Avenue + N Cook Street



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08.27.2014

LU NO.

Title:

SITE IMAGES

Sheet:

C.29