



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

FOR INTAKE, STAFF USE ONLY

Date Rec 11/5/14 by SNW

LU Reviews Expected _____

☐ Required ☐ Optional

[Y] [N] Unincorporated MC

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

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

RELATED EA 14-220216 PC

EA 14-220211 APPT.

File Number: 14-234834

Appt Date/Time _____

Qtr Sec Map(s) 3027 Zoning CS

Plan District NORTHWEST

Neighborhood NW DISTRICT

District Coalition NW/NW

Business Assoc NORTH HILL

Neighborhood within 400/1000 ft HILLSIDE

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

Development Site

Address 2280 Nw Glisan Street Cross Street NW 23rd Ave Site Size/Area 15,000sf

Tax account number(s)

R R198614 R _____

R _____ R _____

Adjacent property in same ownership

R _____

R _____

Project Description - include proposed stormwater disposal methods

A new-build development proposal for three stories of retail with rooftop terrace. proposal include a below grade parking garage. Stormwater to be handled via at grade stormwater planters.

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 15,450,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
☐ 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	
☒ Design Commission Advice Request presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
☐ Early Assistance - Zoning and Infrastructure Bureaus	BDS Land Use Services, Transportation, Environmental Services, Water	☐ \$1,502	☐ \$1,074
☐ Early Assistance - Zoning Only	BDS Land Use Services	☐ \$500	☐ \$400
☐ Pre-Permit Zoning Plan Check ☐ 1-2 housing units ☐ All other development	BDS Land Use Services		\$200 \$450
☐ 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 Paul Jeffreys Company Ankrom Moisan Architects

Mailing Address 6270 SW Macadam Avenue

City Portland State OR Zip Code 97219

Day Phone 503 952 1521 FAX _____ email paulj@ankrommoisan.com

Check all that apply ☐ Applicant ☒ Owner ☐ Other _____

Name Natalie Kittner Company Restoration Hardware

Mailing Address 15 Koch Road, Suite J

City Corte Madera State CA Zip Code 94925

Day Phone 415 767 0643 FAX _____ email nkittner@restorationhardware.com

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Submit the following:

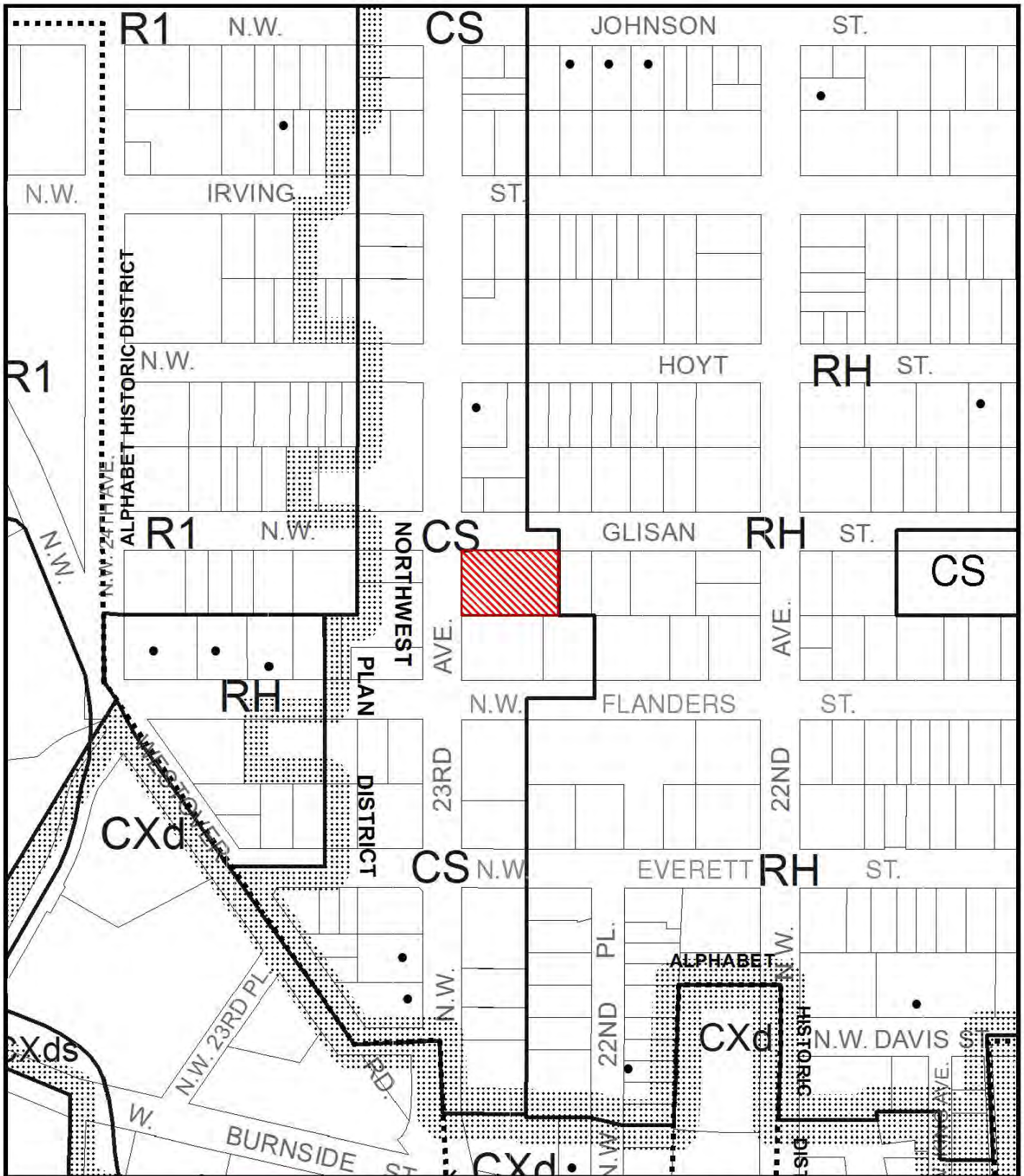
- ☒ Fee
- ☒ Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- ☒ Building elevations
- ☒ Additional two site plans, to scale, 11x17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

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



Historic Landmark

This site lies within the:
ALPHABET
NORTHWEST PLAN DISTRICT



NORTH

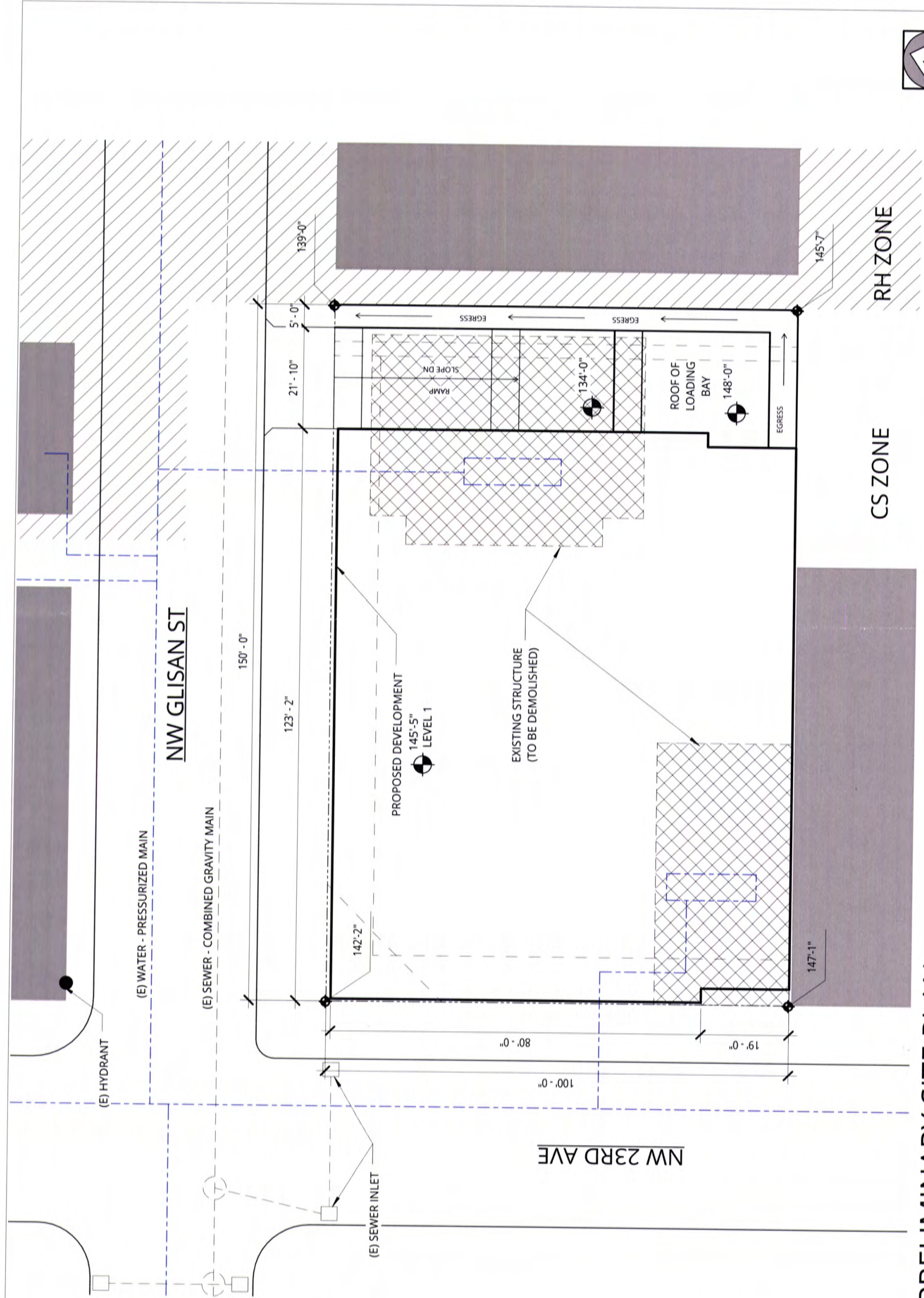
File No. EA 14-234834 DAR

1/4 Section 3027

Scale 1 inch = 200 feet

State_Id 1N1E33CB 400

Exhibit B (Nov. 6, 2014)



1 PRELIMINARY SITE PLAN

A2 | 1" = 20'-0"

TRUE

0 10 20 40

CA14-234834-000

A2



RH ZONE

CS ZONE

PLANNING

SITE PLAN

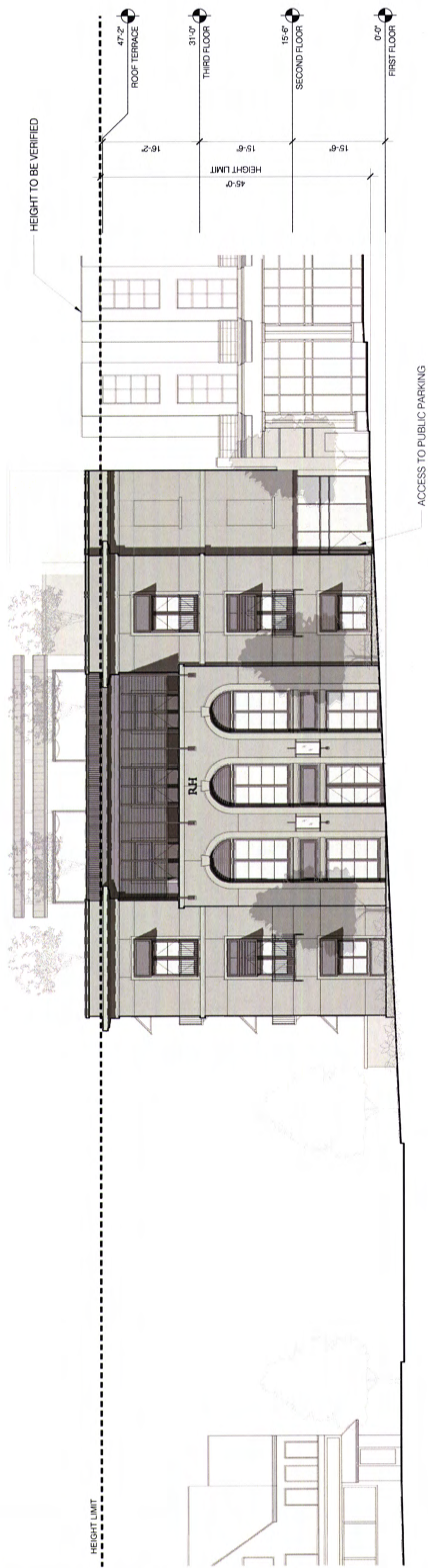
RESTORATION HARDWARE PORTLAND

2280 GLISAN ST. PORTLAND, OR 97201

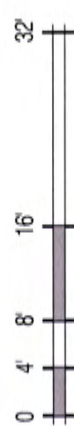
RESTORATION HARDWARE

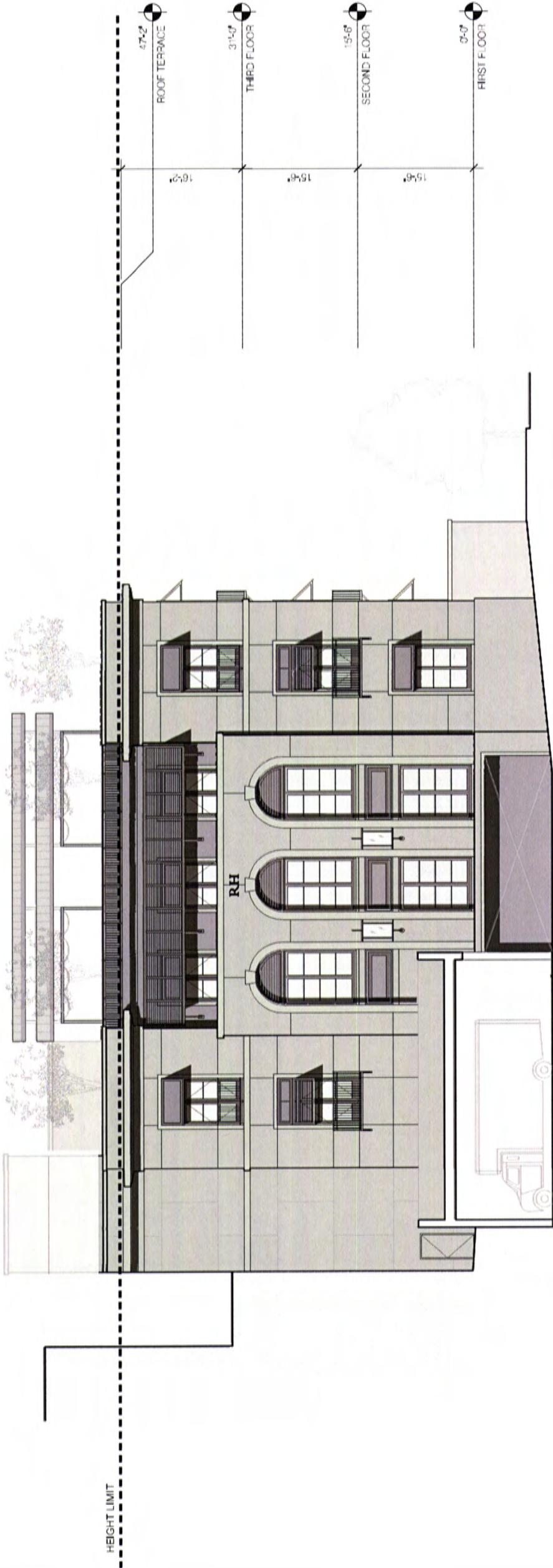


6720 SW MACADAM AVE, SUITE 100
PORTLAND, OR 97219
T 503.245.7100
117 SOUTH MAIN ST, SUITE 400
SEATTLE, WA 98104
T 206.576.1600
© ANKROM MOISAN ARCHITECTS, INC.



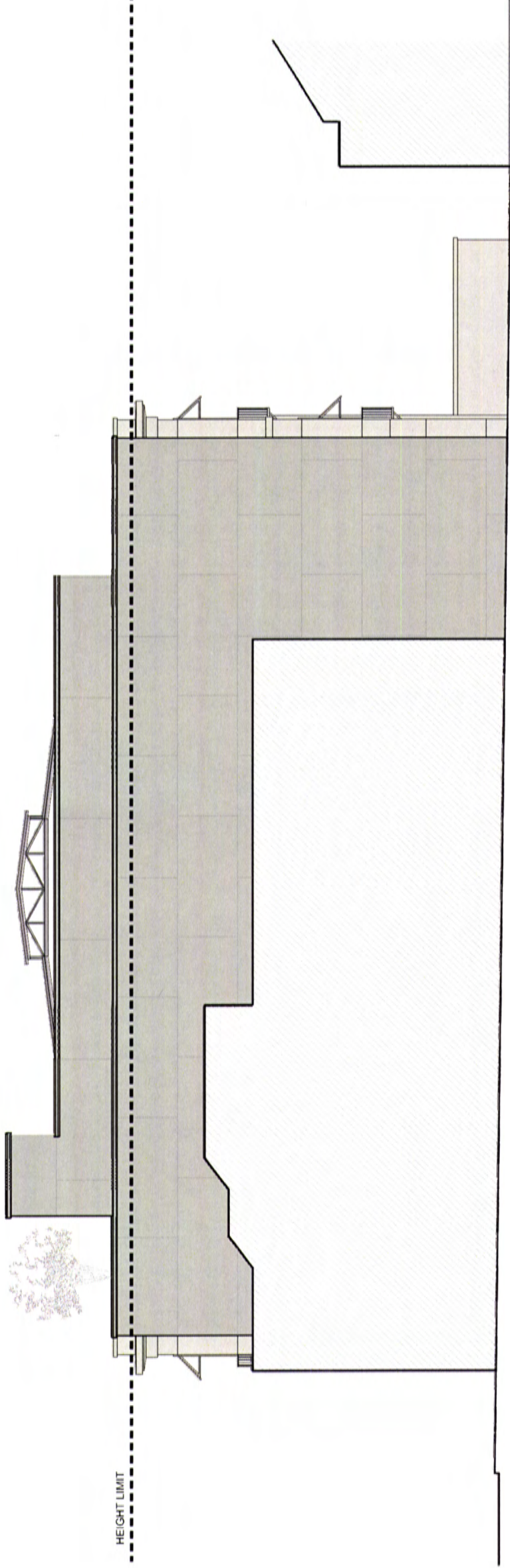
WEST ELEVATION
1/16" = 1'-0"



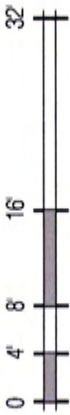


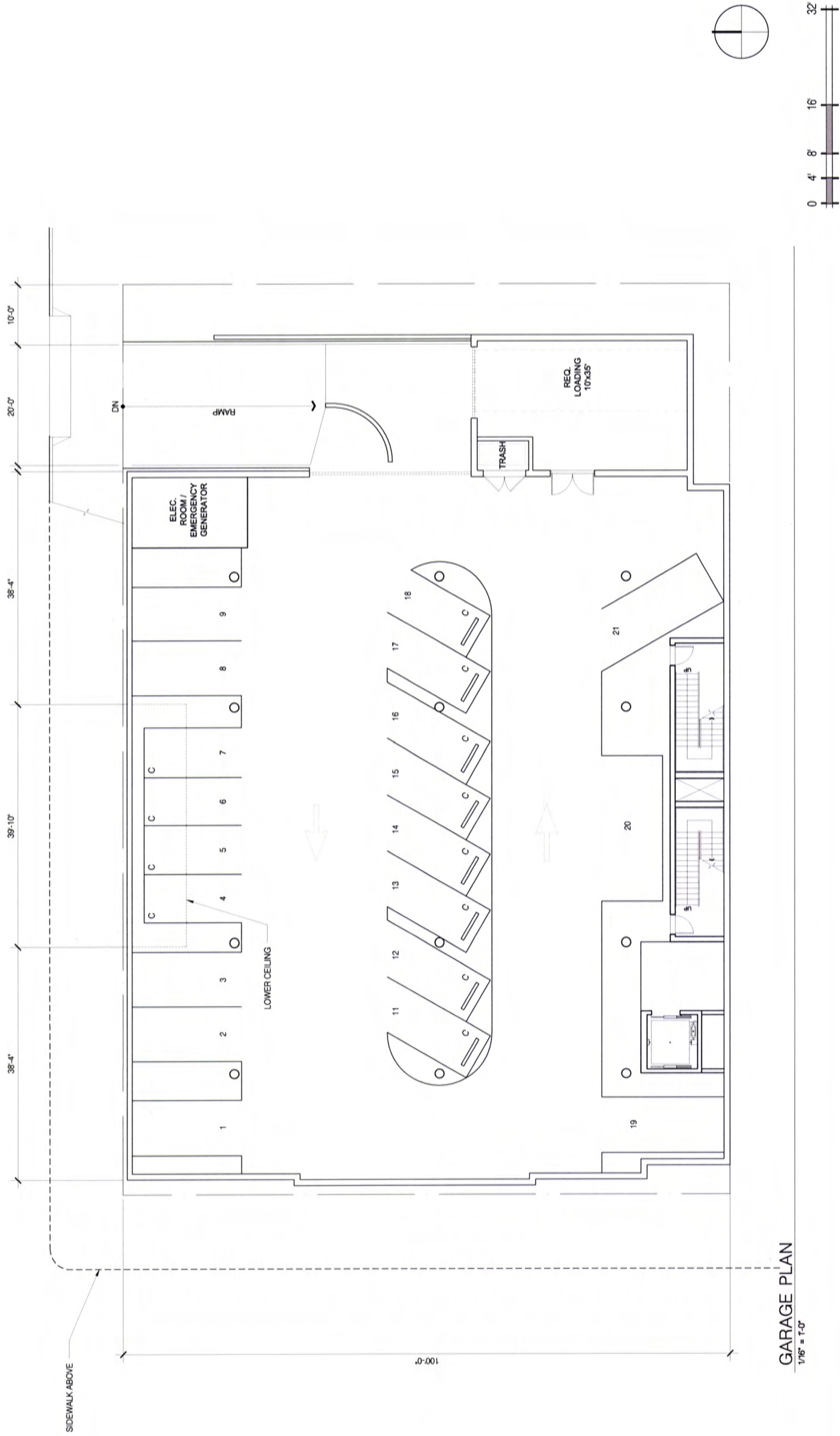
EAST ELEVATION
1/16" = 1'-0"

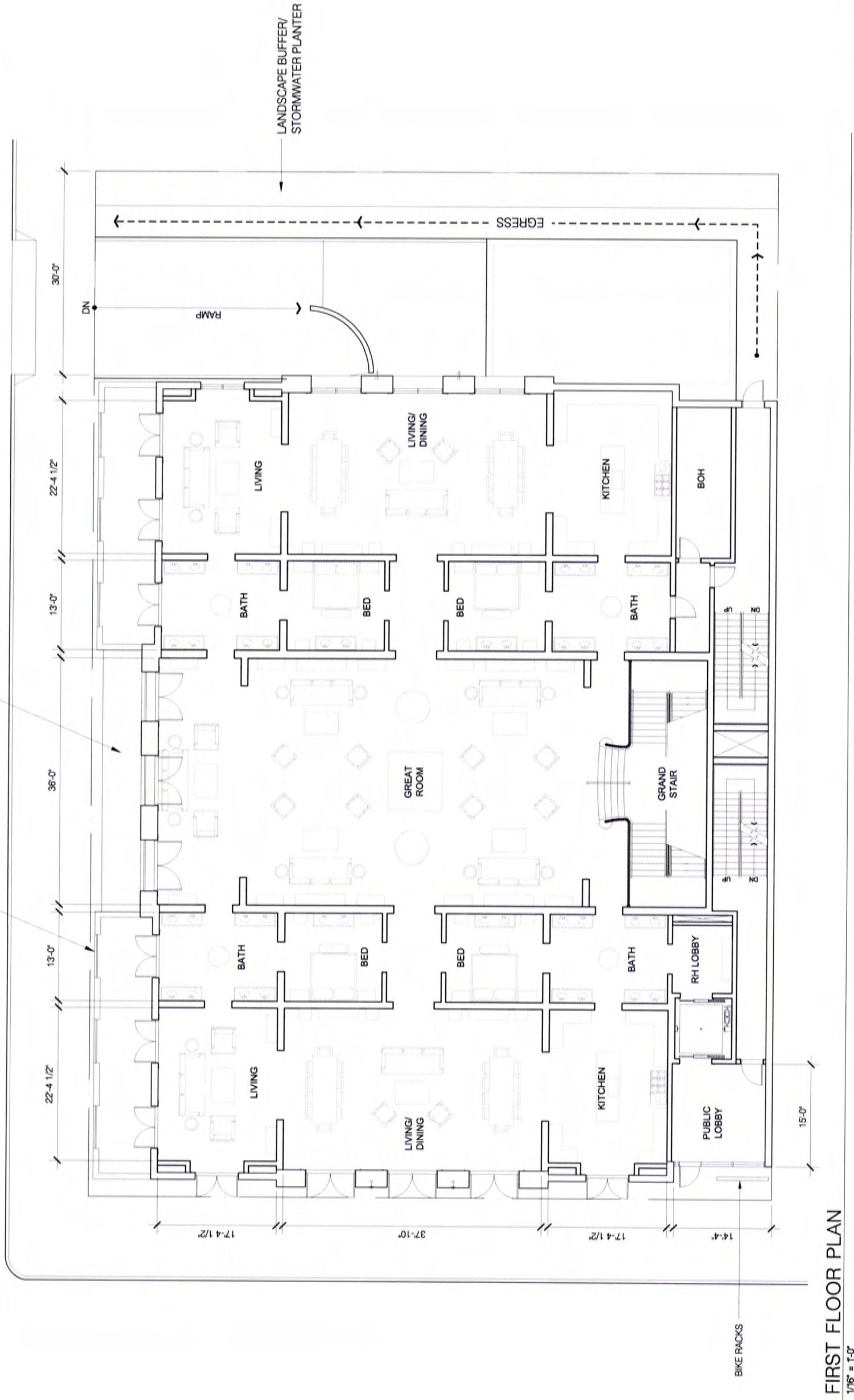




SOUTH ELEVATION
1/16" = 1'-0"

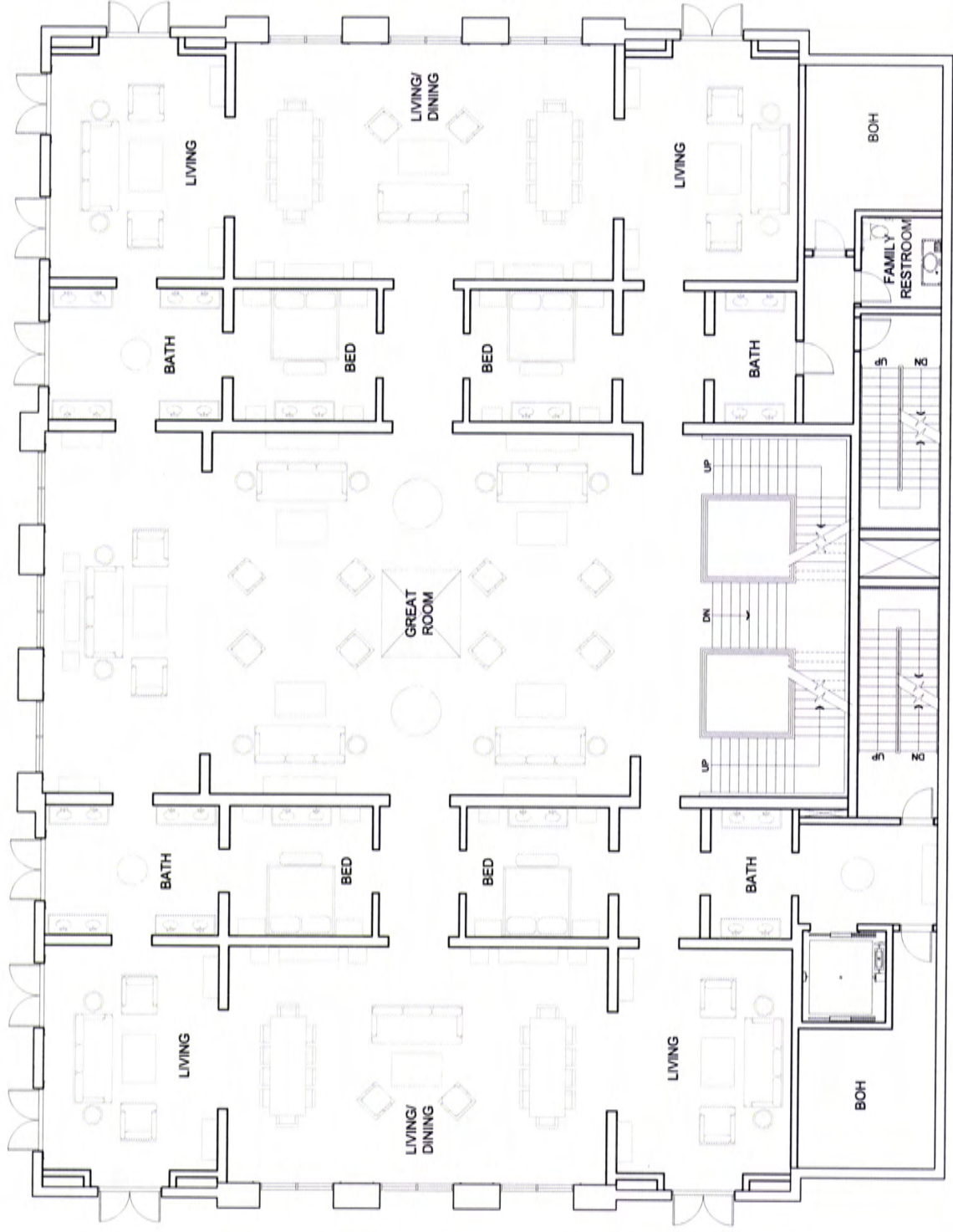






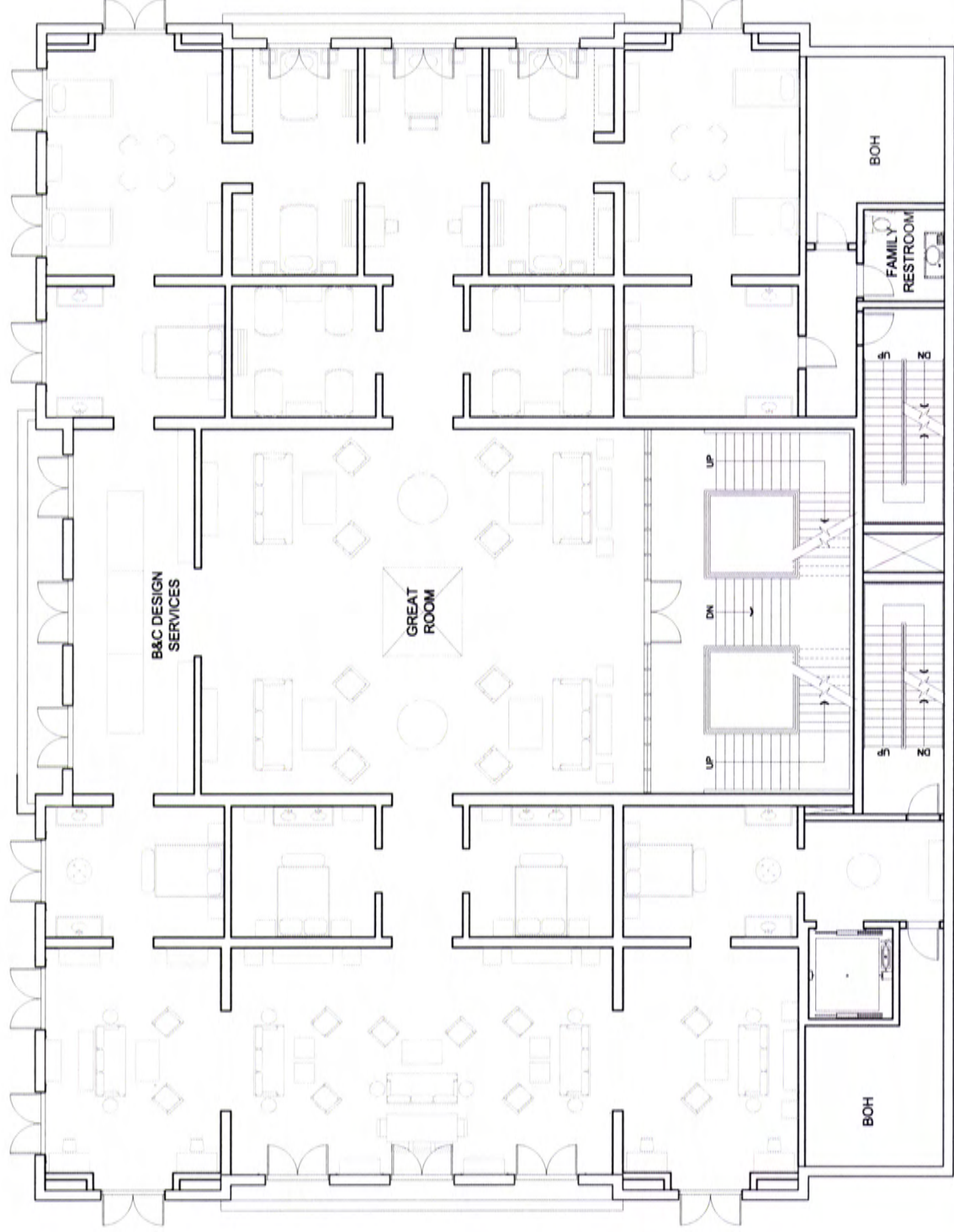
FIRST FLOOR PLAN

1/16" = 1'-0"



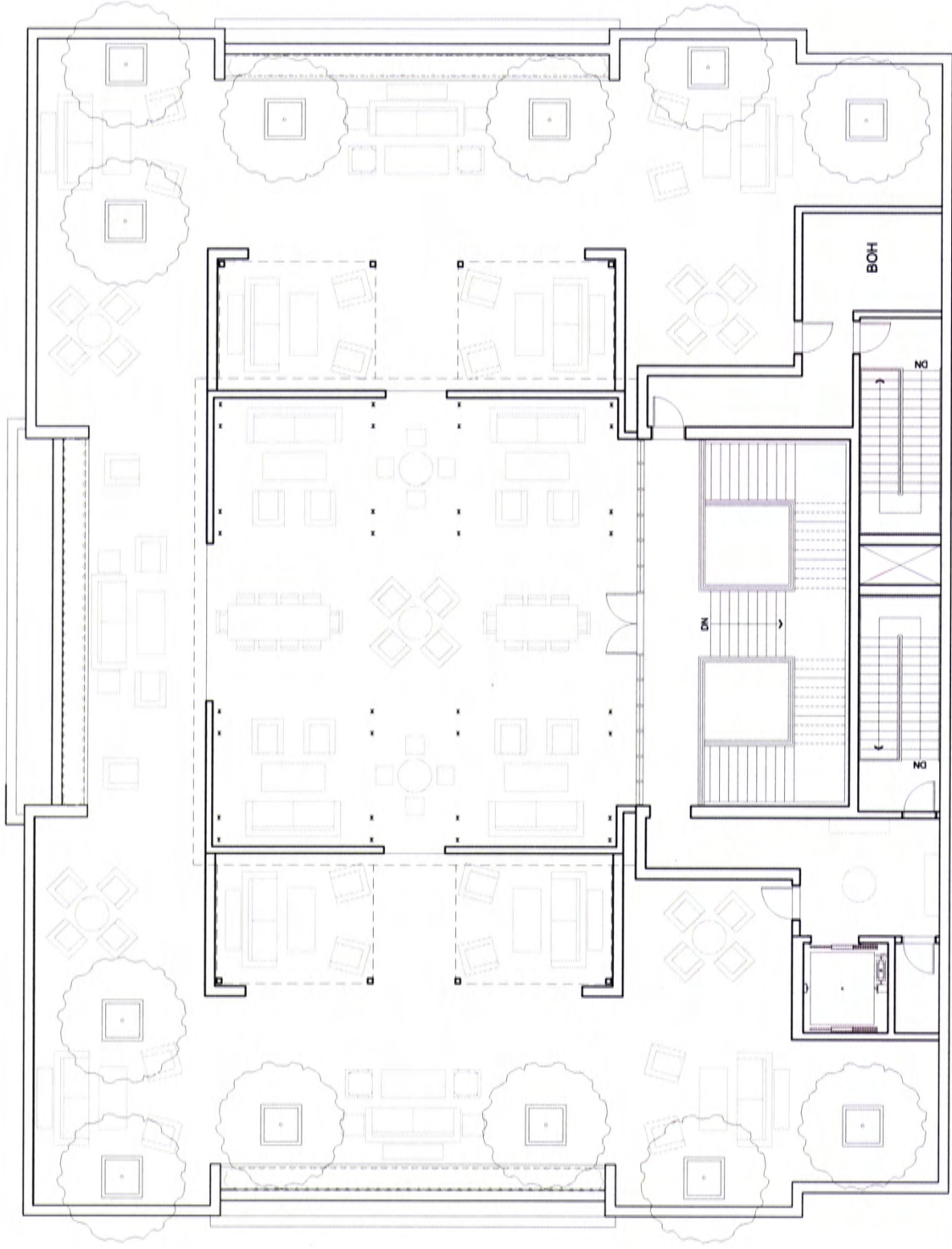
SECOND FLOOR PLAN
1/16" = 1'-0"



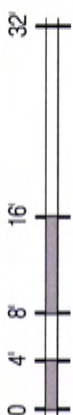


THIRD FLOOR PLAN
1/16" = 1'-0"





ROOF GARDEN TERRACE PLAN
1/16" = 1'-0"



ROOF PLAN
1/16" = 1'-0"

