



# 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 12-9-14 by A. Psaif

LU Reviews Expected DAR DZ

Required  Optional

(N) Unincorporated MC

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

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

File Number: 14-247321 EA

Appt Date/Time DAR

Qtr Sec Map(s) 3128 Zoning R2d

Plan District CC-Downtown-West End

Neighborhood Portland Downtown

District Coalition N/A/N/A

Business Assoc None

Neighborhood within 400 (1000 ft) Goose Hollow/Sully

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

**Development Site**  
 Address 1133 SW Market St Cross Street SW 12th Ave Site Size/Area 10,000 SF

Tax account number(s)  
 R 246654 R \_\_\_\_\_ Adjacent property in same ownership  
 R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

**Project Description - include proposed stormwater disposal methods**  
± 100 Unit Market Rate Apartment project. Proposed building would be 9 stories with a roof deck. Stormwater Disposal is expected to utilize flow through planters.

**Design Review** (New development: give project valuation. Renovation: give exterior alteration value) \$ 14,000,000

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference</b> 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"/> <b>Design Commission Advice Request</b> presentation at Design Commission	BDS Land Use Services, Design Commission	<u>\$2,520</u>	
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b>	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,502	<input type="checkbox"/> \$1,074
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b>	BDS Land Use Services		
<input type="checkbox"/> 1-2 housing units			\$200
<input type="checkbox"/> All other development			\$450
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> 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 SERA 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 Nate Gundrum Company Mortenson Development Inc.

Mailing Address 700 Meadow Lane North

City Minneapolis State MN Zip Code 55422

Day Phone 763.287.5431 FAX \_\_\_\_\_ email nate.gundrum@mortenson.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:**

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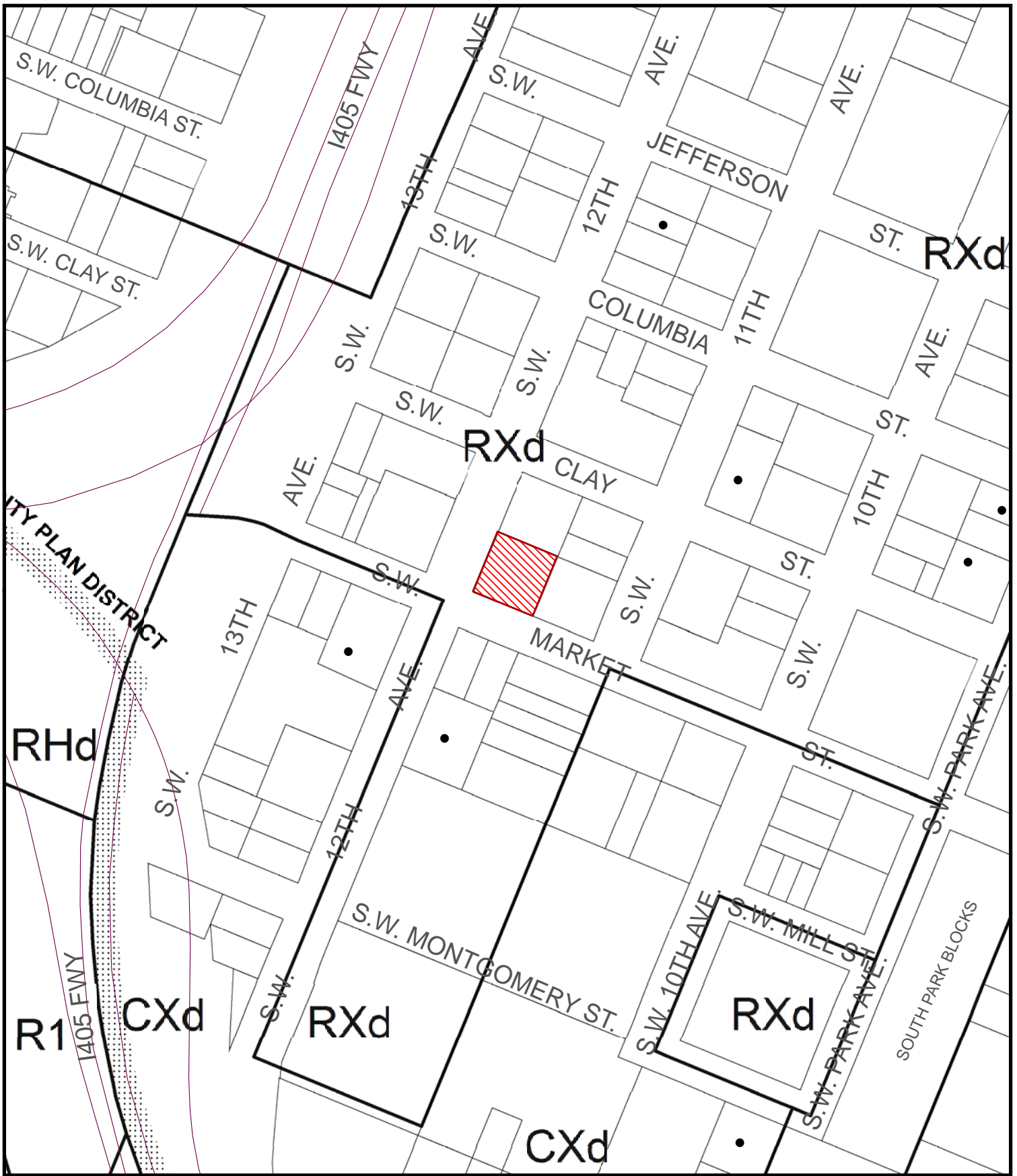


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Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.



# ZONING



Site



Historic Landmark

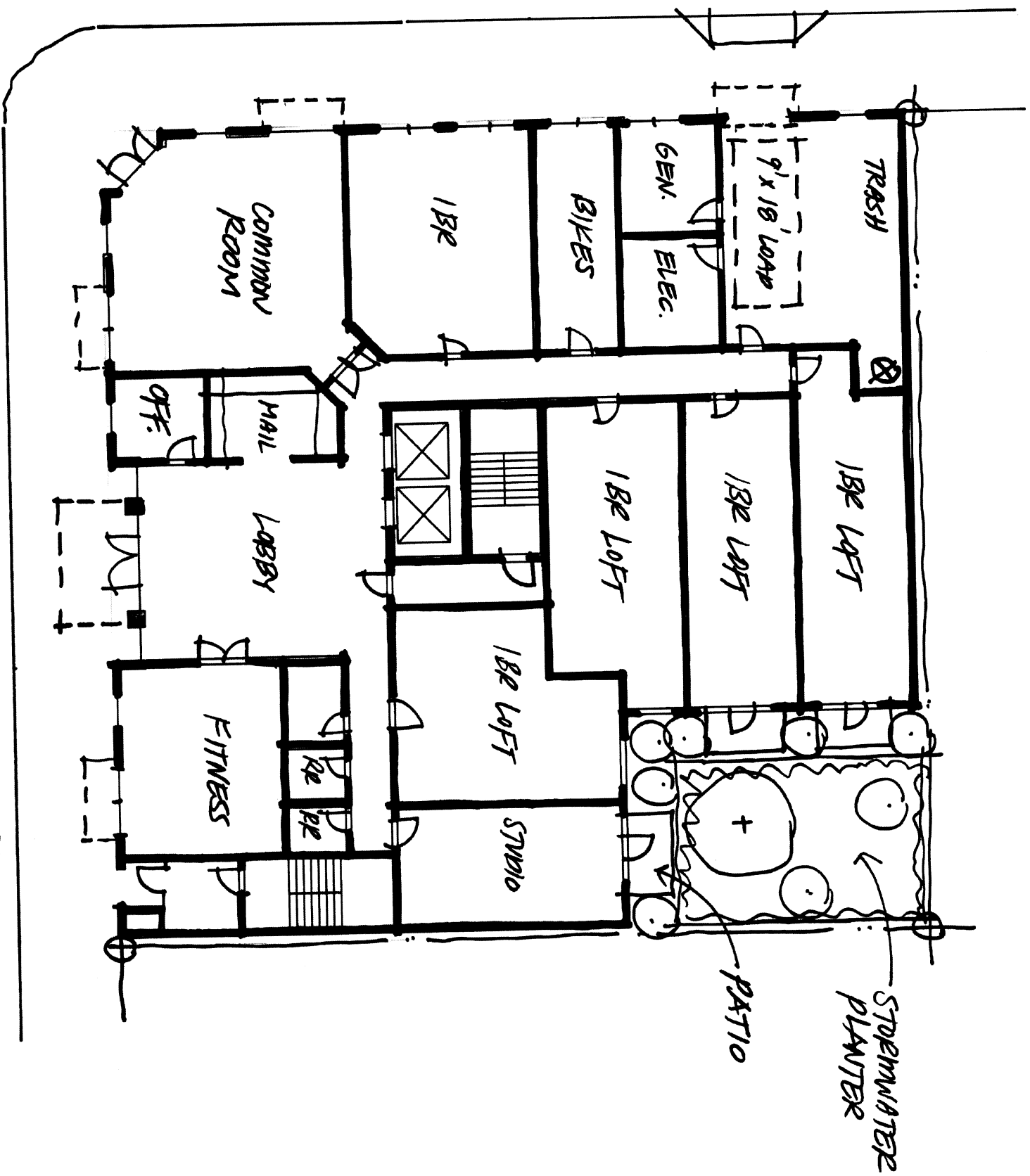


NORTH

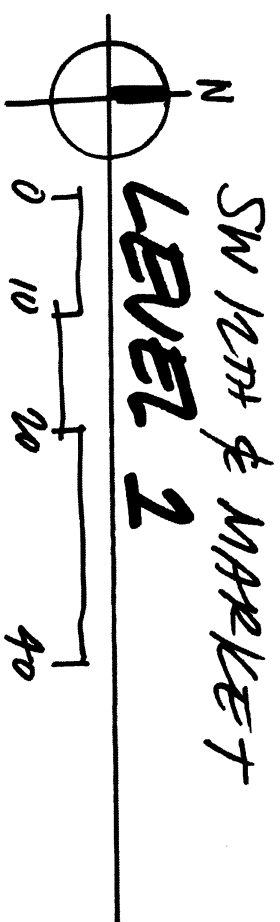
This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**DOWNTOWN SUBDISTRICT - WEST END**

File No.	<u>EA 14-247321 DAR</u>
1/4 Section	<u>3128</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E04AD 5200</u>
Exhibit	<u>B</u> (Dec 10, 2014)

SW 12TH AVE



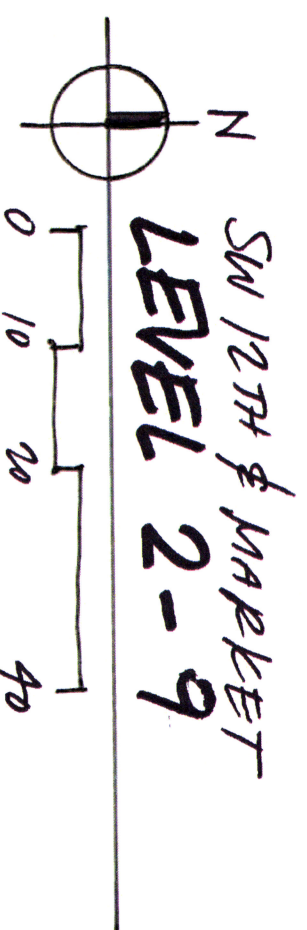
12.04.14  
SEPA



EA 14-2473217AR



12.04.14  
SEPA



EA 14-247321 DR





EA 14 - 247321DAR

SOUTH BEVATTON





EA 14 - 2 47 32 1DAR

WEST ELEVATION