



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 2/23/15 by Mary
 LU Reviews Expected DAR
 Required Optional
 [N] Unincorporated MC
 [N] Flood Hazard Area (LD & PD only)
 [N] Potential Landslide Hazard Area (LD & PD only)

File Number: EA 15-123301 DAR

Appt Date/Time

Qtr Sec Map(s) 3330 Zoning CXd
 Plan District CC-South waterfront
 Neighborhood South Portland
 District Coalition SWNI
 Business Assoc South Portland
 Neighborhood within 400/1000 ft none

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

Development Site

Address 3303 SW Bond Avenue Cross Street SW Moody/SW Bond Site Size/Area 80,000 sf +/- 2%

Tax account number(s)
 R 882450150 (block 28) → R 543806
 R 882450350 (block 29) → R 543810

Adjacent property in same ownership
 R see attached diagram
 R _____

Project Description - include proposed stormwater disposal methods

See attached 11x 17 labeled 'Project Description'

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ \$200,000,000

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	\$4,289	
<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 <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 Stefanie Becker Company ZGF Architects LLP

Mailing Address 1223 SW Washington Street Suite 200

City Portland State OR Zip Code 97205

Day Phone (503) 863-2443 FAX (503) 224-2482 email stefanie.becker@zgf.com

Check all that apply Applicant Owner Other _____

Name Elaine Dabrowski Company OHSU Design and Construction

Mailing Address 3181 SW Sam Jackson Park Road, CSB210

City Portland State OR Zip Code 97239

Day Phone (503) 494-9679 FAX (503) 494-4256 email dabrowsk@ohsu.edu

Check all that apply Applicant Owner Other _____

Name Brian Newman Company OHSU Capital Planning Design + Real Estate

Mailing Address 3181 SW Sam Jackson Park Road, PP22E

City Portland State OR Zip Code 97239

Day Phone (503) 346-0005 FAX (503) 494-4256 email newmanb@ohsu.edu

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

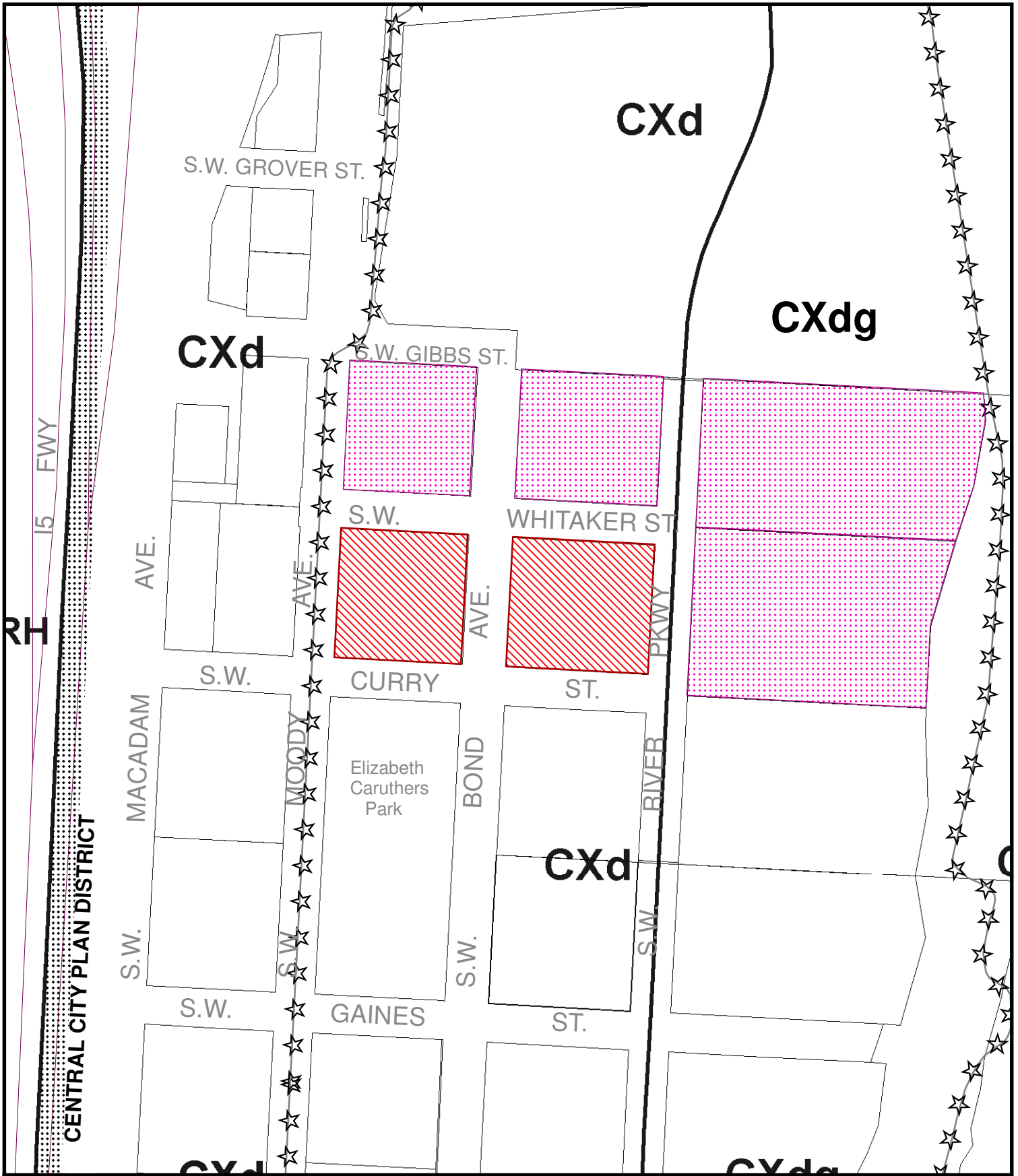
NOTE:

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:

Urban design issues related to the project, including loading dock, main entry, massing and proposed bridges.

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

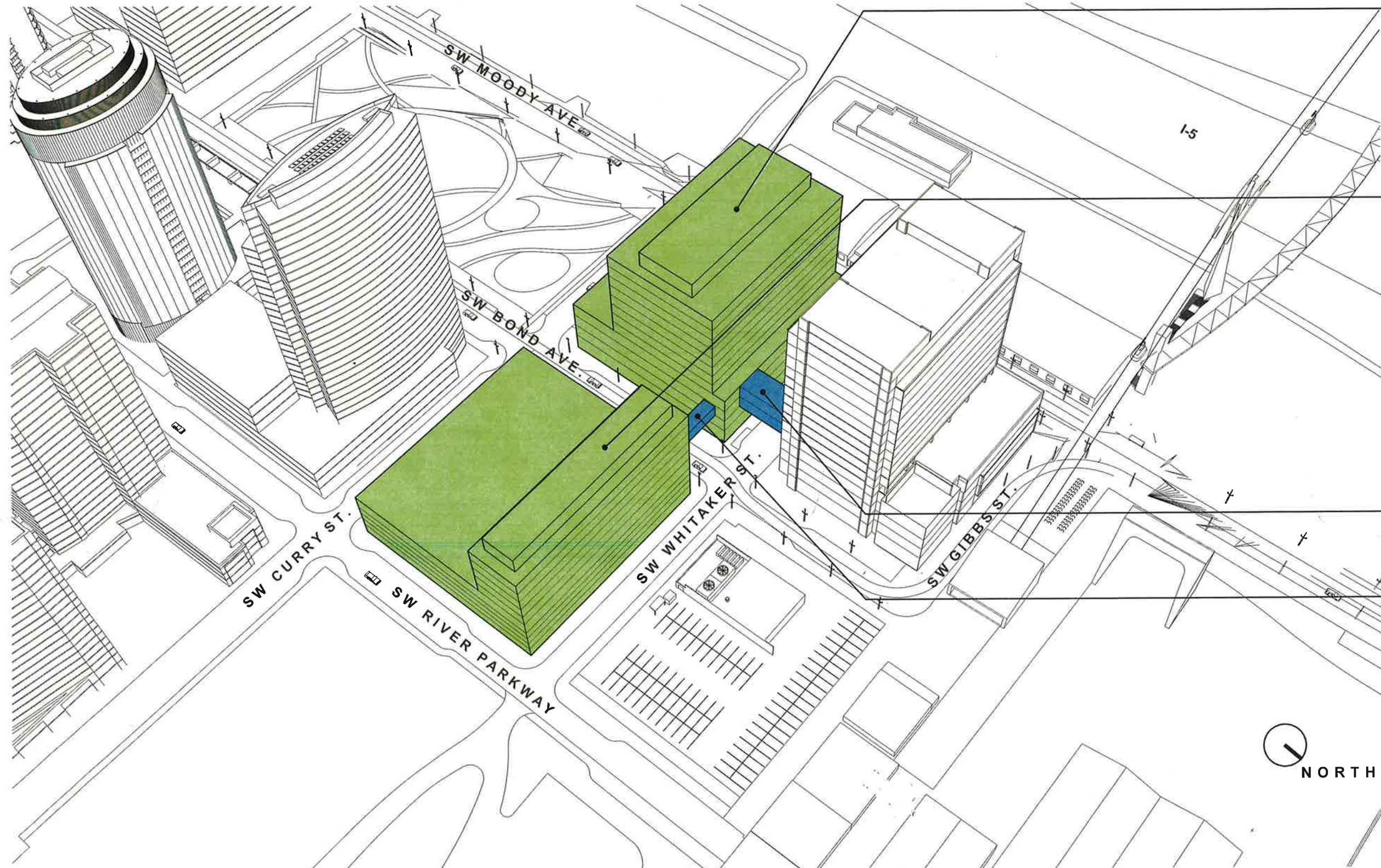
-  Site
-  Also Owned
-  Recreational Trail



This site lies within the:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT SUBDISTRICT

File No. EA 15-123301 DAR
 1/4 Section 3330
 Scale 1 inch = 200 feet
 State_Id 1S1E10AC 307
 Exhibit B (Feb 26, 2015)

Project Description



Block 29

New 12 story Ambulatory Care Facility, constructed on top of existing below grade parking structure.

360,000 BGSF Total +/-
300,000 sf - Ambulatory Care
60,000 sf - Knight Cancer Clinical Trials

Block 28

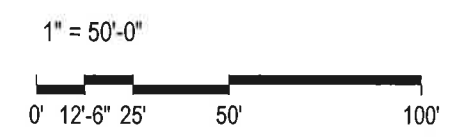
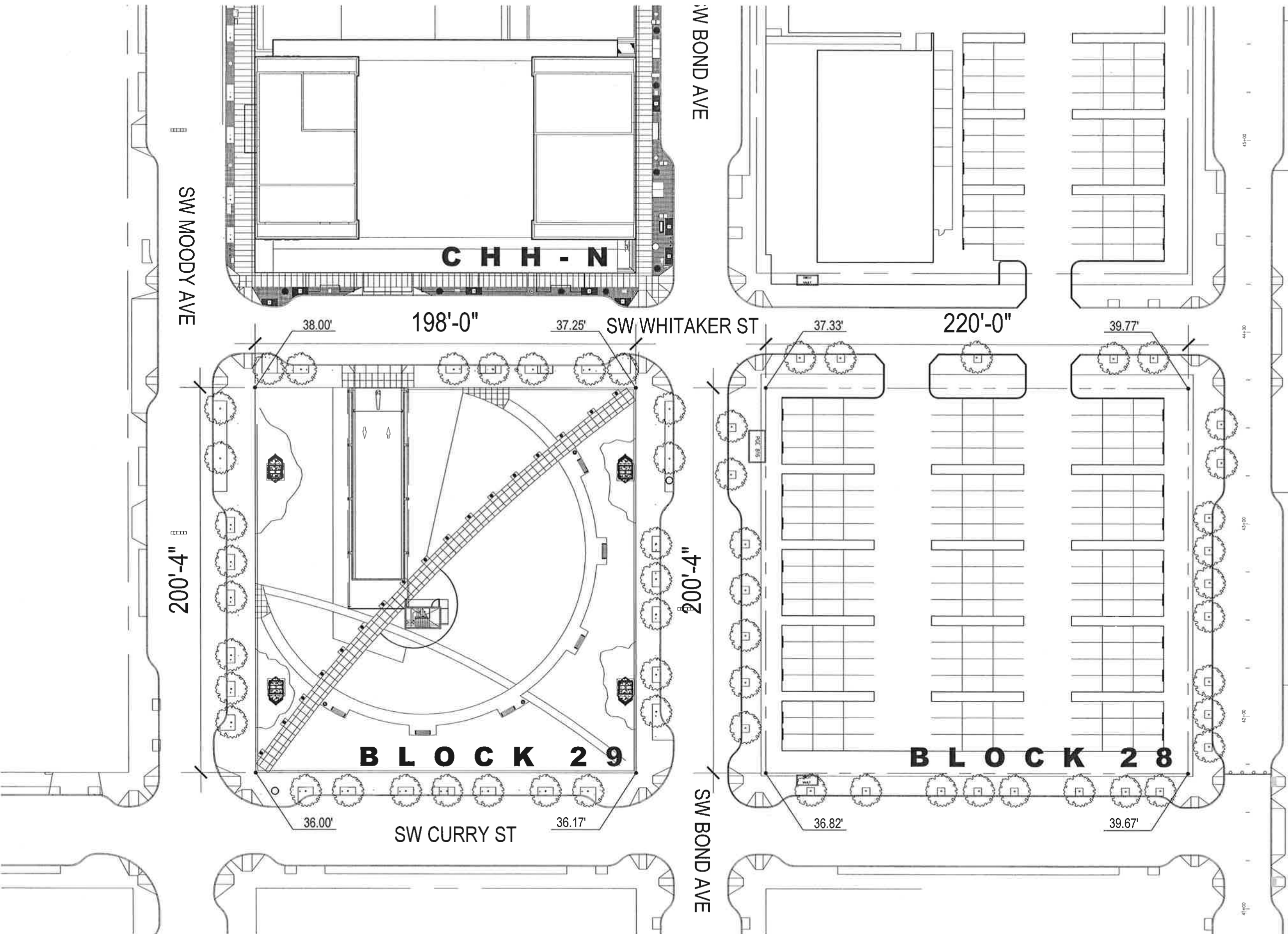
New 10 story mixed use structure (one level of below grade parking, retail and conference center on the ground floor, 4 levels of elevated structured parking, elevated Central utility plant on top of the parking structure, and guest housing above)

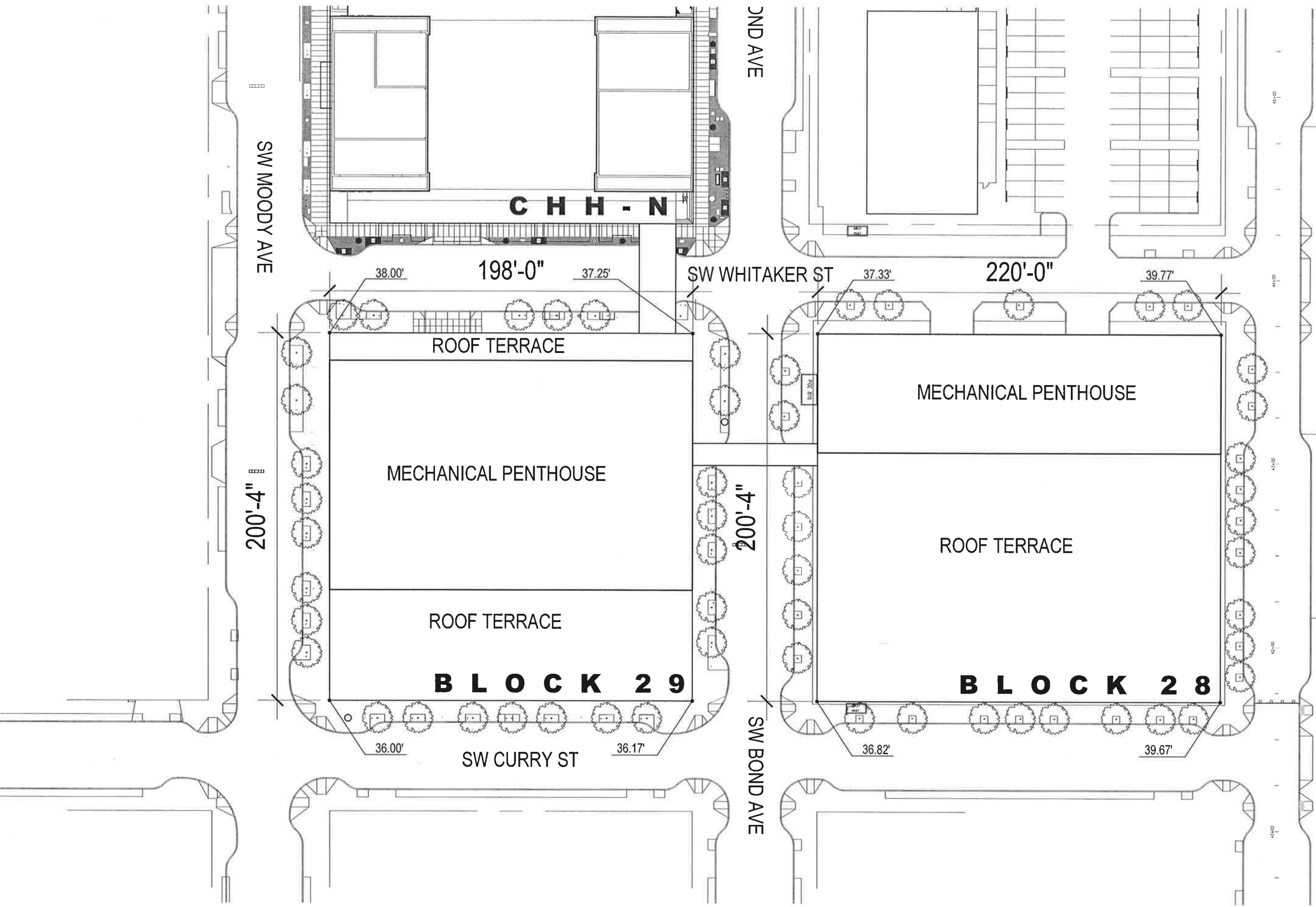
264,000 BGSF Total
132,000 Above Grade Parking
44,000 SF Below Grade Parking
(515 Approximate Total Parking Spaces)
72,000 SF Guest Housing (80 beds / units)

Sky Bridges

OVER WHITAKER ST - Connecting surgery, imaging, and sterile supplies services from CHH North to the new ambulatory facility on levels 3 and 4.

OVER BOND ST - Connecting the new ambulatory facility to the guest housing component on level 4 - providing an enclosed, conditioned connection for immunocompromised patients. Sky bridge will also provide essential above grade utility connection (out of flood plain) to new CUP infrastructure.

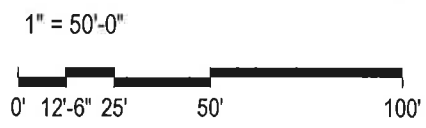


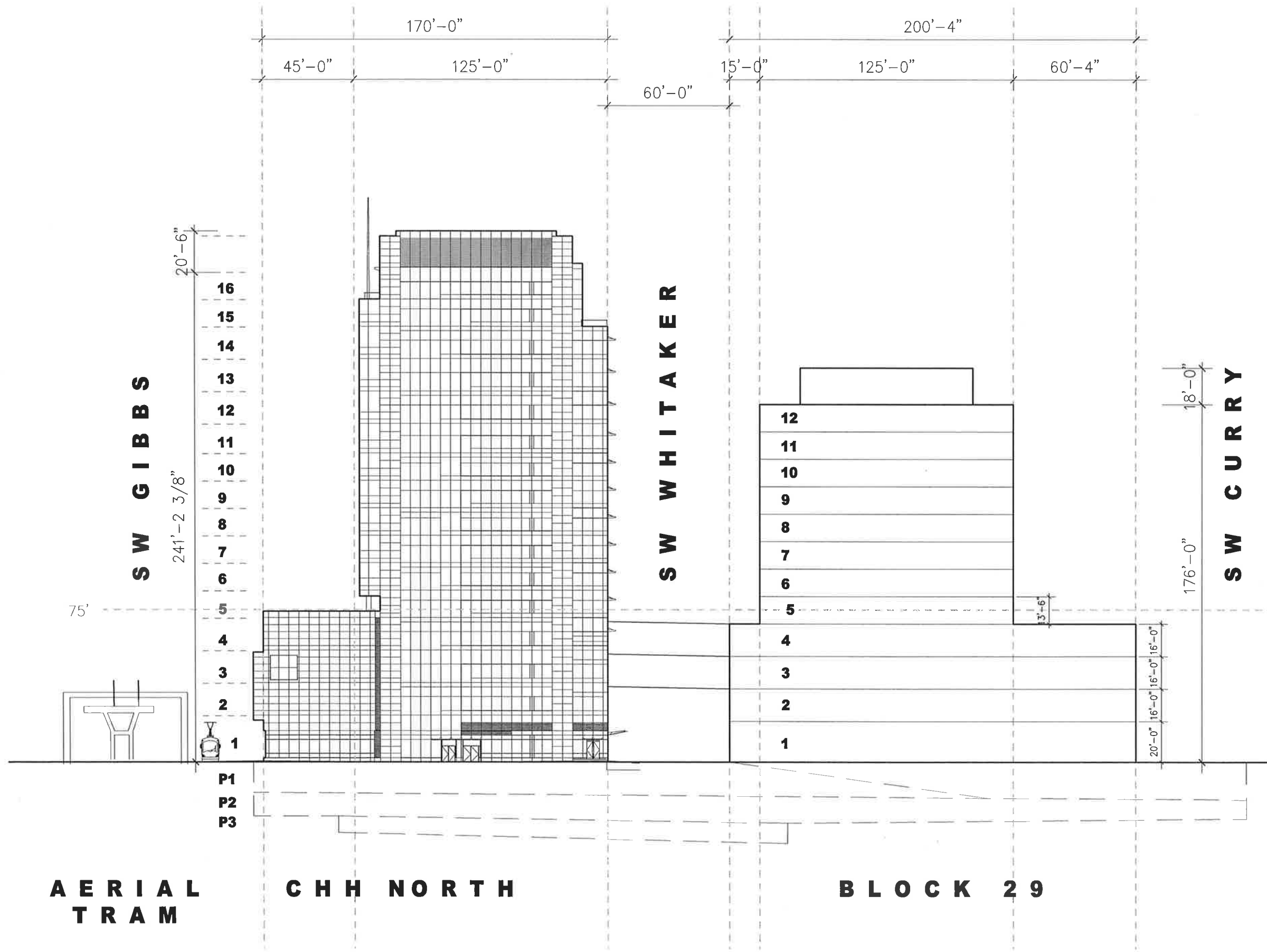


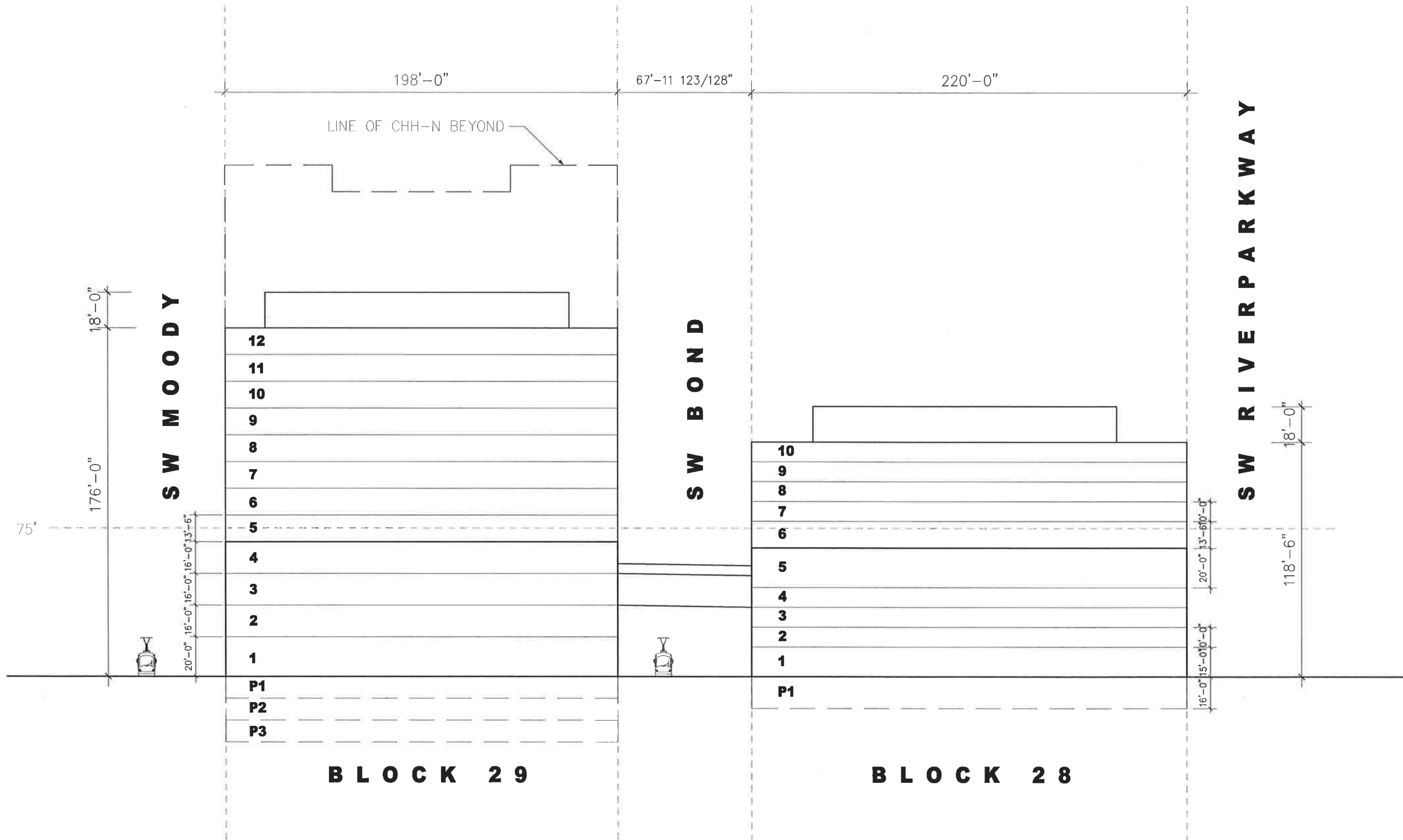
* PRELIMINARY *

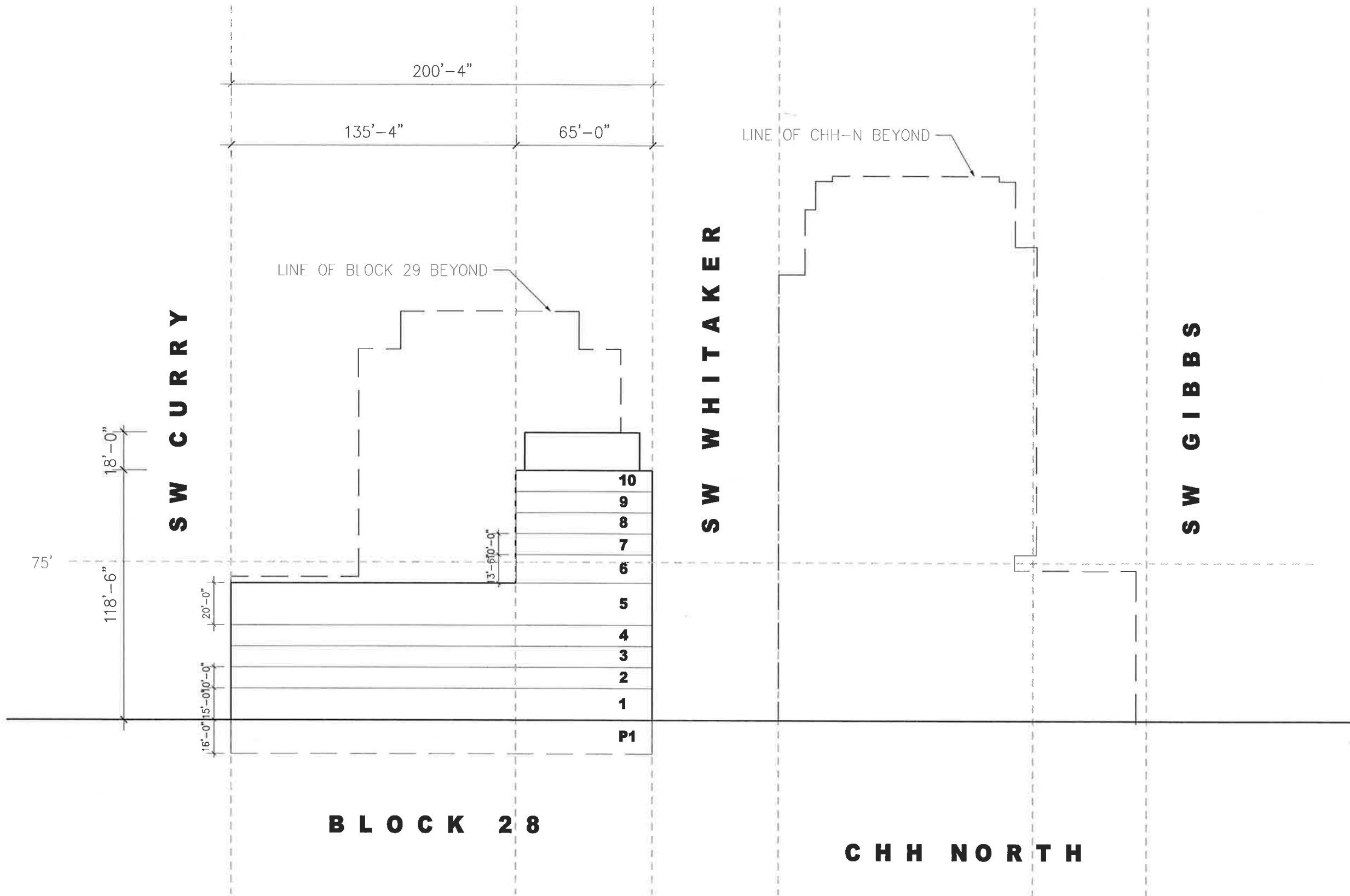
A102
PROPOSED SITE PLAN

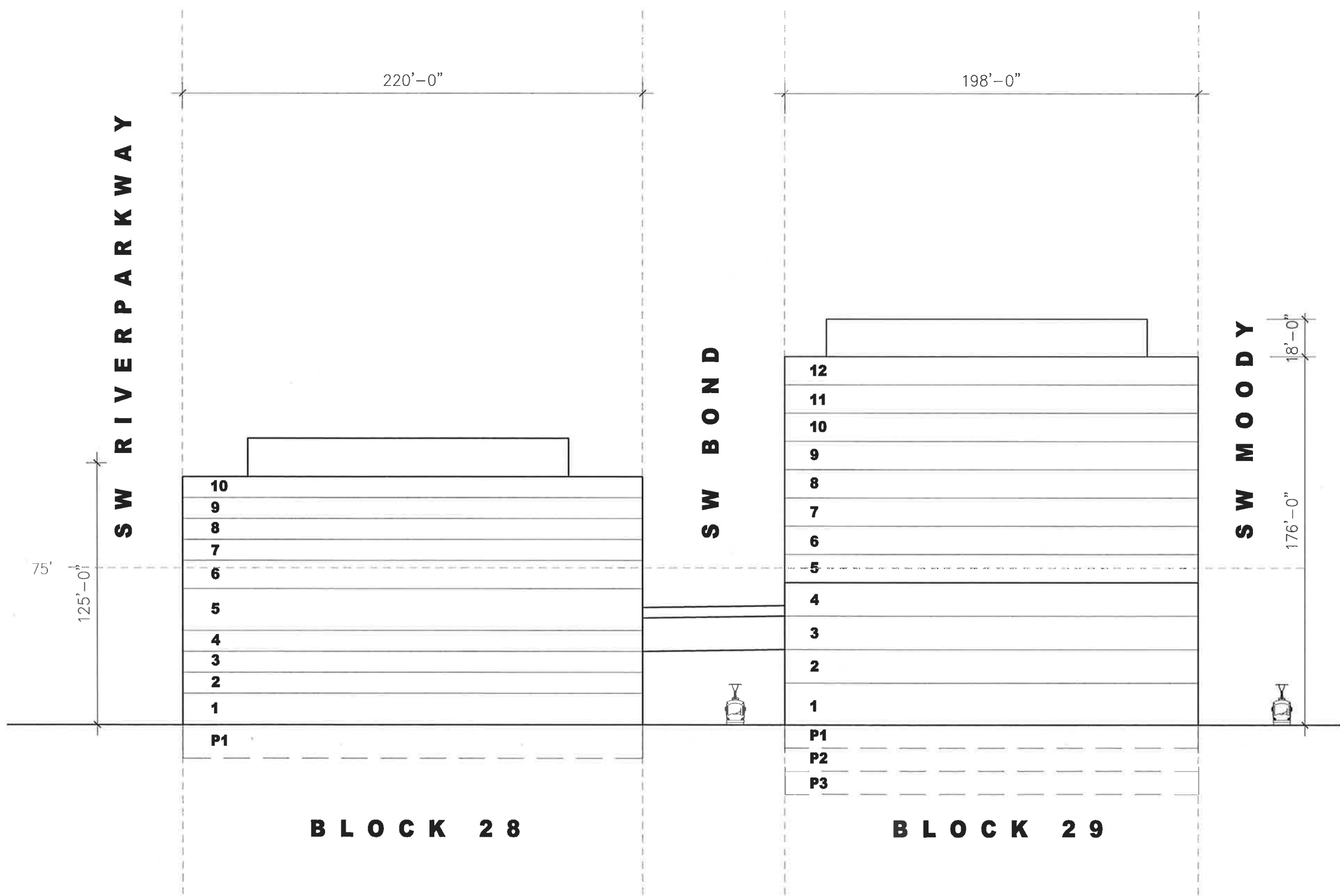
02/17/2015











42" combined sewer

12" water

10" sewer

12" storm

12" water

10" sewer

12" storm

12" storm

24" water

8" water

12" water

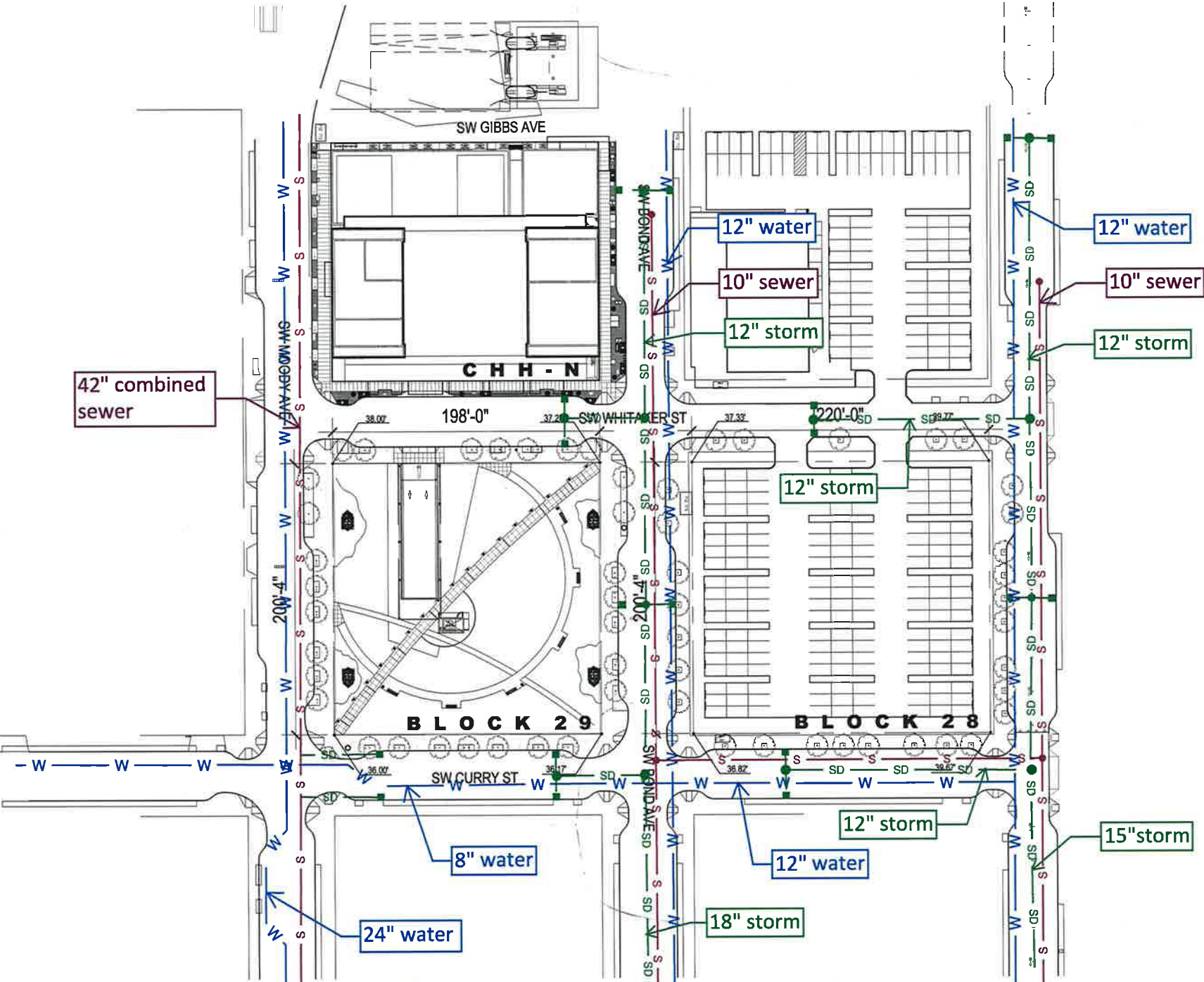
12" storm

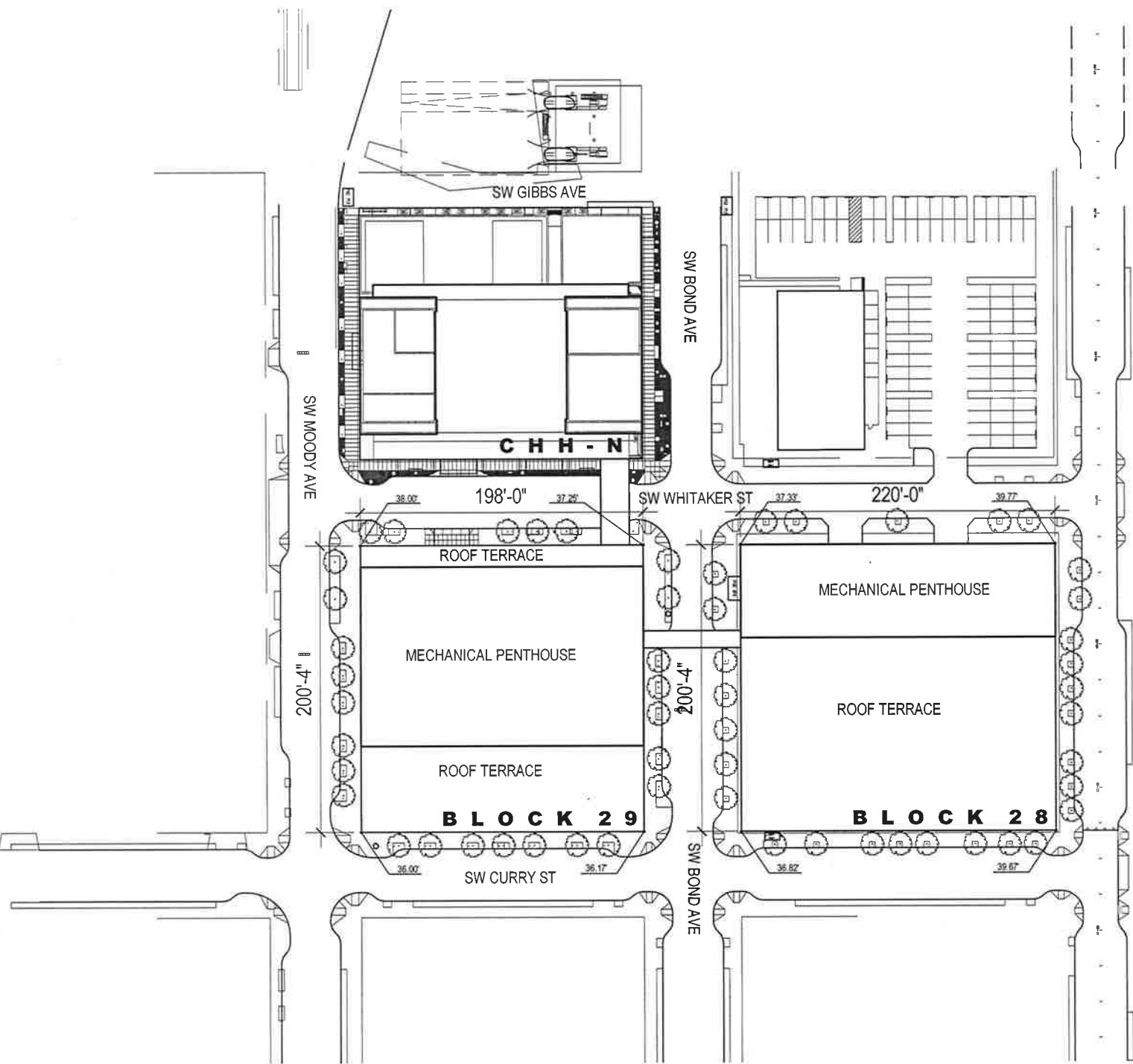
15" storm

18" storm



* PRELIMINARY *

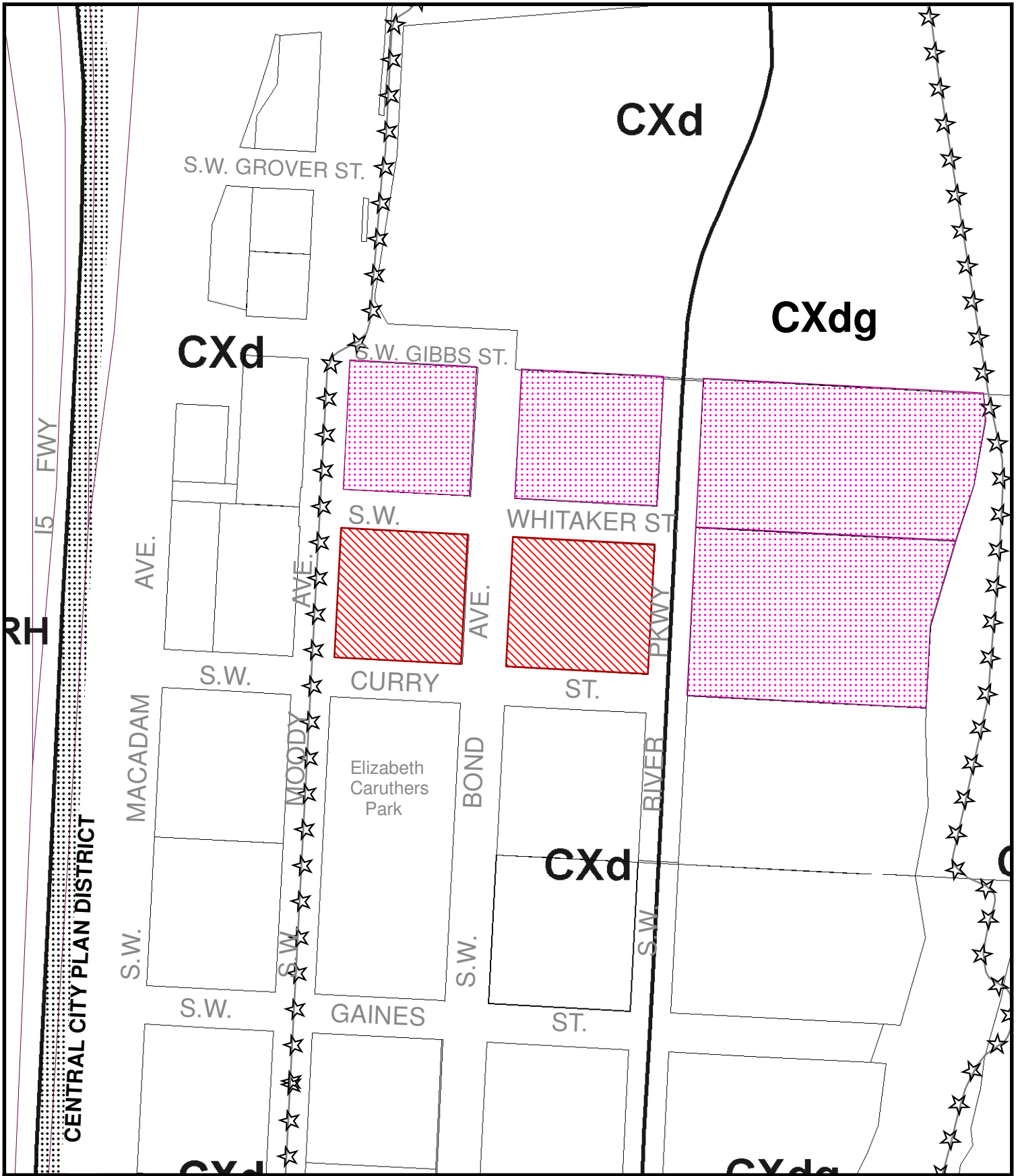




** PRELIMINARY **

A103
PROPOSED SITE PLAN

02/17/2015



ZONING

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