



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 10-1-14 by kaf
 LU Reviews Expected DZ, AD
☐ Required ☒ Optional
 [Y] ☒ Unincorporated MC
 [Y] ☒ Flood Hazard Area (LD & PD only)
 [Y] ☒ Potential Landslide Hazard Area (LD & PD only)

File Number: 14-220633 EA

Appt Date/Time DAR

Qtr Sec Map(s) 3229 Zoning CX d South Auditorium
 Plan District Central City
 Neighborhood Portland Downtown
 District Coalition NH NW
 Business Assoc none
 Neighborhood within 400/1000 ft none

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

Development Site 325 SW Harrison
 Address 333 SW Harrison Cross Street 4th Avenue Site Size/Area 45,000 SF

Tax account number(s)

R 272208

R

Adjacent property in same ownership

R

R 272204

R

R

Project Description - include proposed stormwater disposal methods

Proposed project will be a mixed use development with
Detail at ground level and 13 to 15 stories of residential apartments above
Current plans are for a grocer to occupy the entire ground floor and the
residential to be a mix of primarily student housing for PSU and market rate
apartments

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

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

Developer

Name Benson Angelo

Company Core Campus, LLC

Mailing Address 2234 West North Avenue

City Chicago

State IL

Zip Code 60647

Day Phone 312-961-3620

FAX N/A

email ben@corecamp.us

Check all that apply



Applicant



Owner



Other

Developer

Name Tom Harrington

Company Core Campus, LLC

Mailing Address 2234 W. North Avenue

City Chicago

State IL

Zip Code 60647

Day Phone 217-369-0038

FAX

email tomh@corecamp.us

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

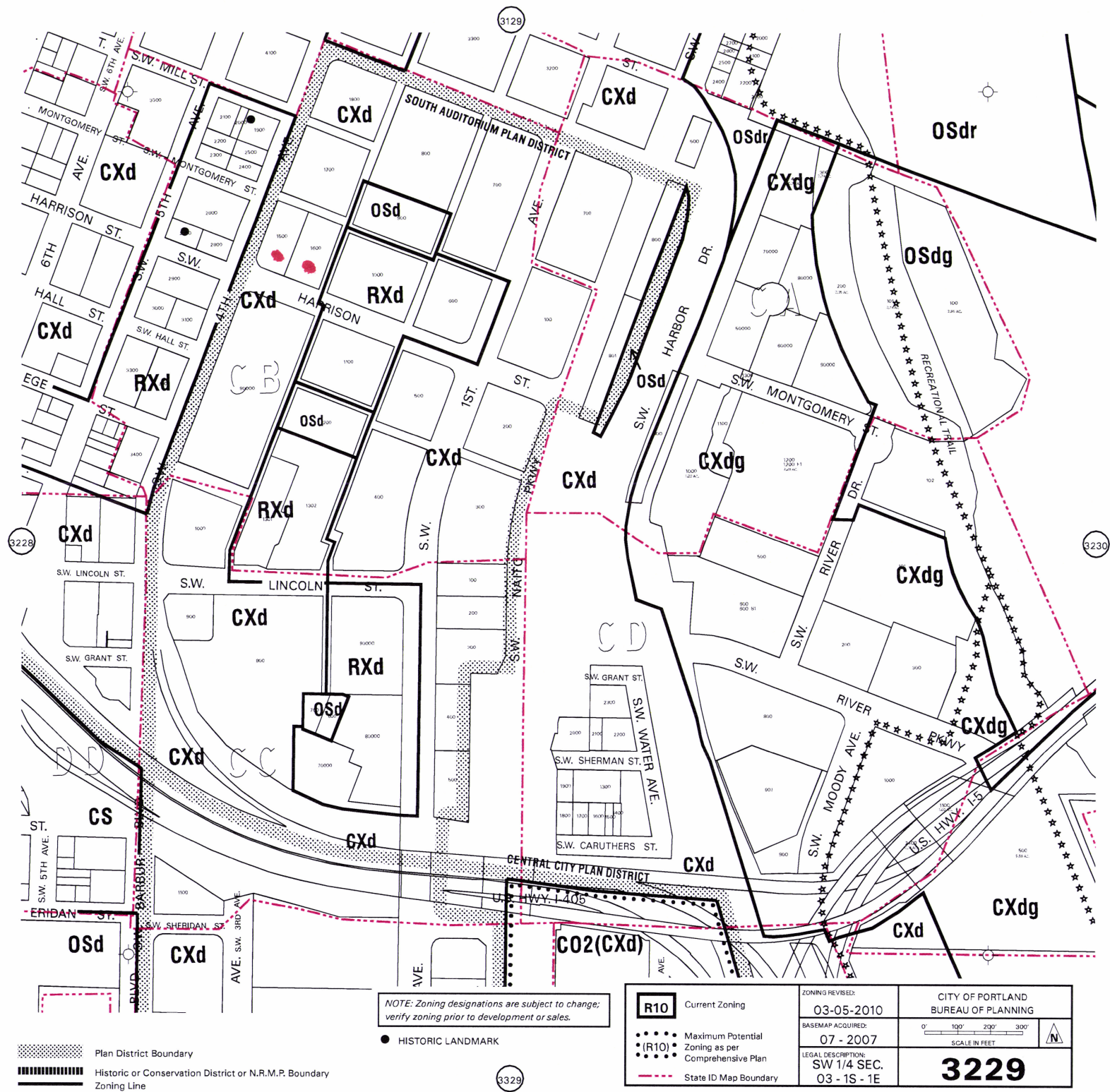
NOTE:

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. ☐

EA 14-220633 DAR



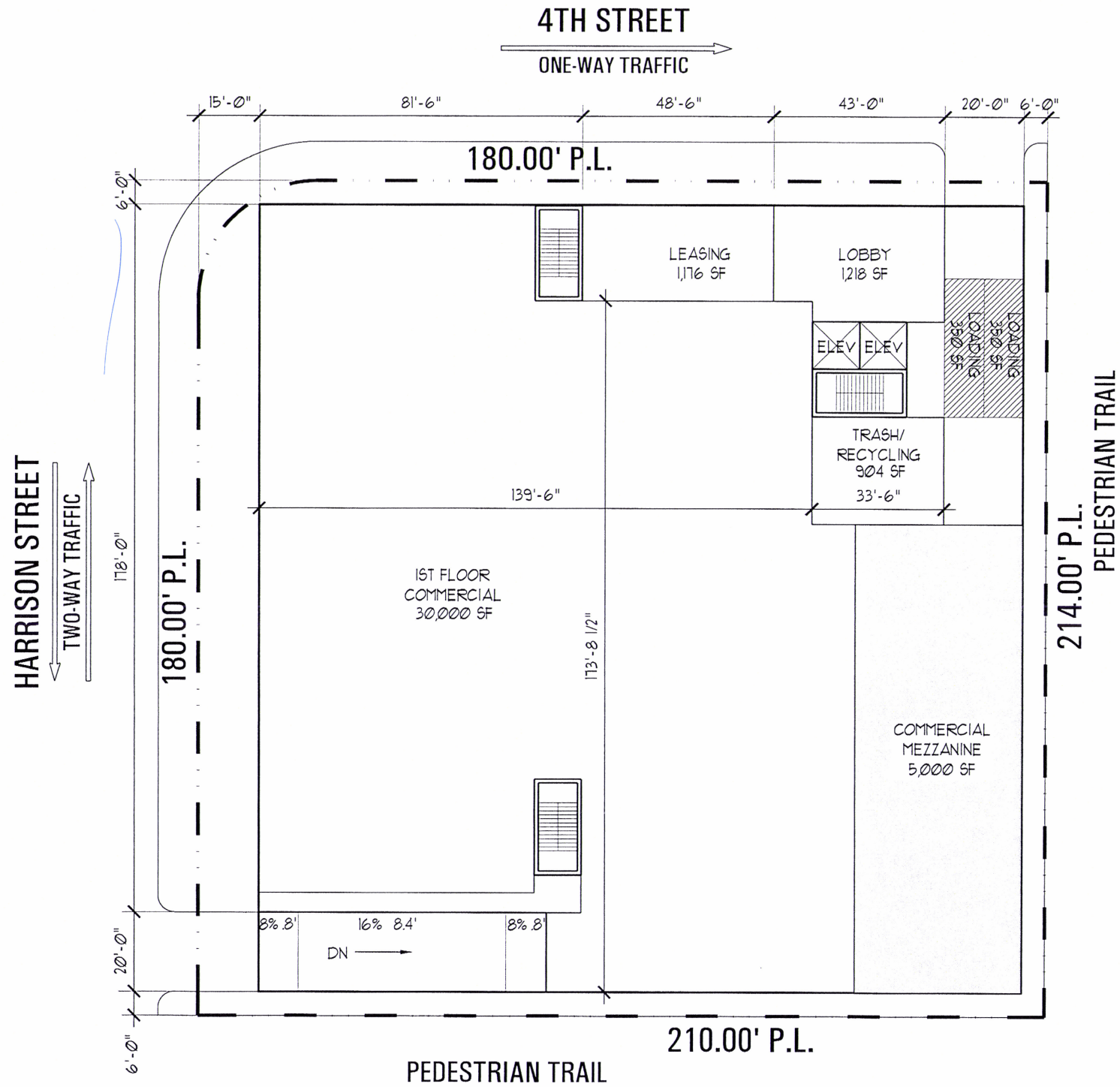
NOTE: Zoning designations are subject to change; verify zoning prior to development or sales.

● HISTORIC LANDMARK

Plan District Boundary
Historic or Conservation District or N.R.M.P. Boundary
Zoning Line

R10	Current Zoning	ZONING REVISED: 03-05-2010	CITY OF PORTLAND BUREAU OF PLANNING
● (R10) ●	Maximum Potential Zoning as per Comprehensive Plan	BASEMAP ACQUIRED: 07 - 2007	SCALE IN FEET 0' 100' 200' 300'
---	State ID Map Boundary	LEGAL DESCRIPTION: SW 1/4 SEC. 03 - 1S - 1E	3229

EA 14-220633 DAR



1ST FLOOR	
COMMERCIAL	35,000 SF TOTAL 30,000 AT GRADE 5,000 AT MEZZ
COMMON	2,749 SF
LOADING/GARAGE	3,070 SF
LEASING/LOBBY	2,395 SF
GROSS	43,214 SF 38,214 SF (AT GRADE)

HARTSHORNE PLUNKARD ARCHITECTURE

HPA

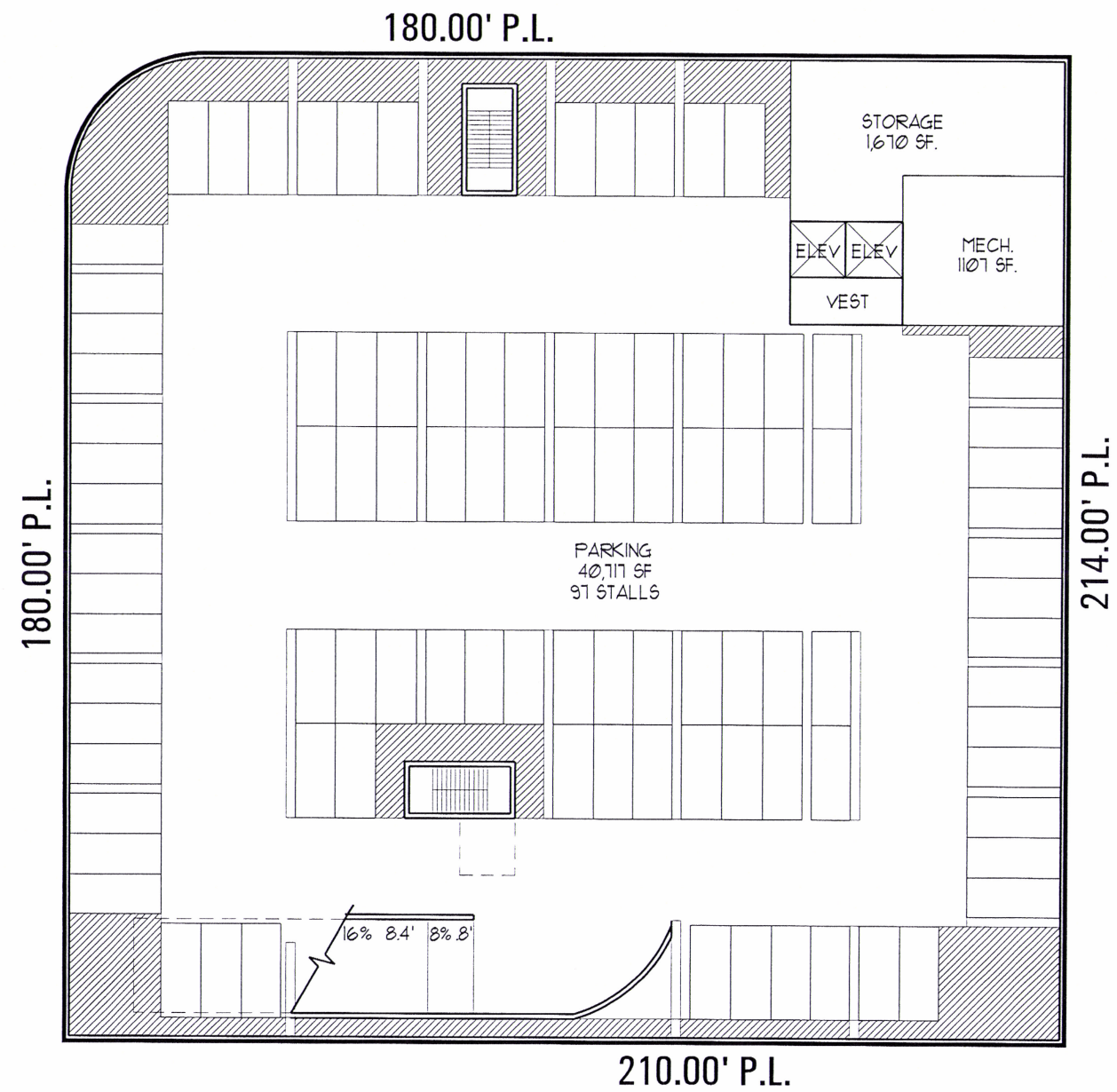
232 NORTH CARPENTER STREET
CHICAGO, IL 60607
312.226.4488
HPARCHITECTURE.COM

PLANS AND ALL
SPECIFICATION ARE
SUBJECT TO REVISION AS
DEEMED NECESSARY OR
ADVISABLE BY BUILDER,
ARCHITECT, OR AS
REQUIRED BY LAW.

4th & Harrison

Portland, OR

	SCALE	DRAWING	SK#
	N.T.S.	FIRST FLOOR WHOLE FOODS	01
	DATE		
	09-29-14		



4th & Harrison

Portland, OR

HARTSHORNE PLUNKARD ARCHITECTURE

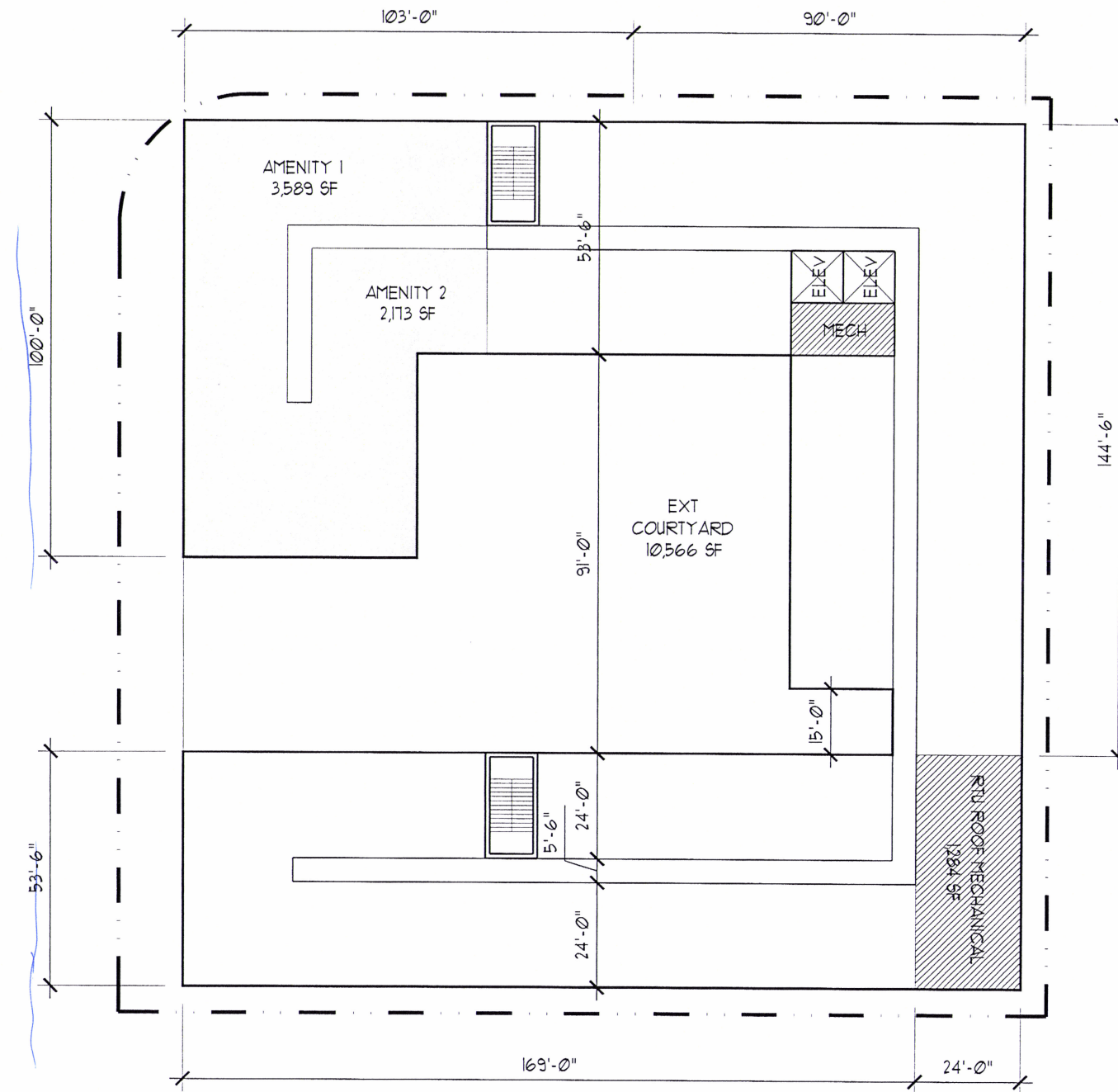
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	SCALE	DRAWING	SK#
	N.T.S.	BELOW GRADE	00
	DATE		
	09-29-14		

EA 14-220633 DK



2ND FLOOR	
RENTABLE	16,905 SF
AMENITY	5,763 SF
COMMON	3,697 SF
GROSS	26,365 SF

4th & Harrison Portland, OR

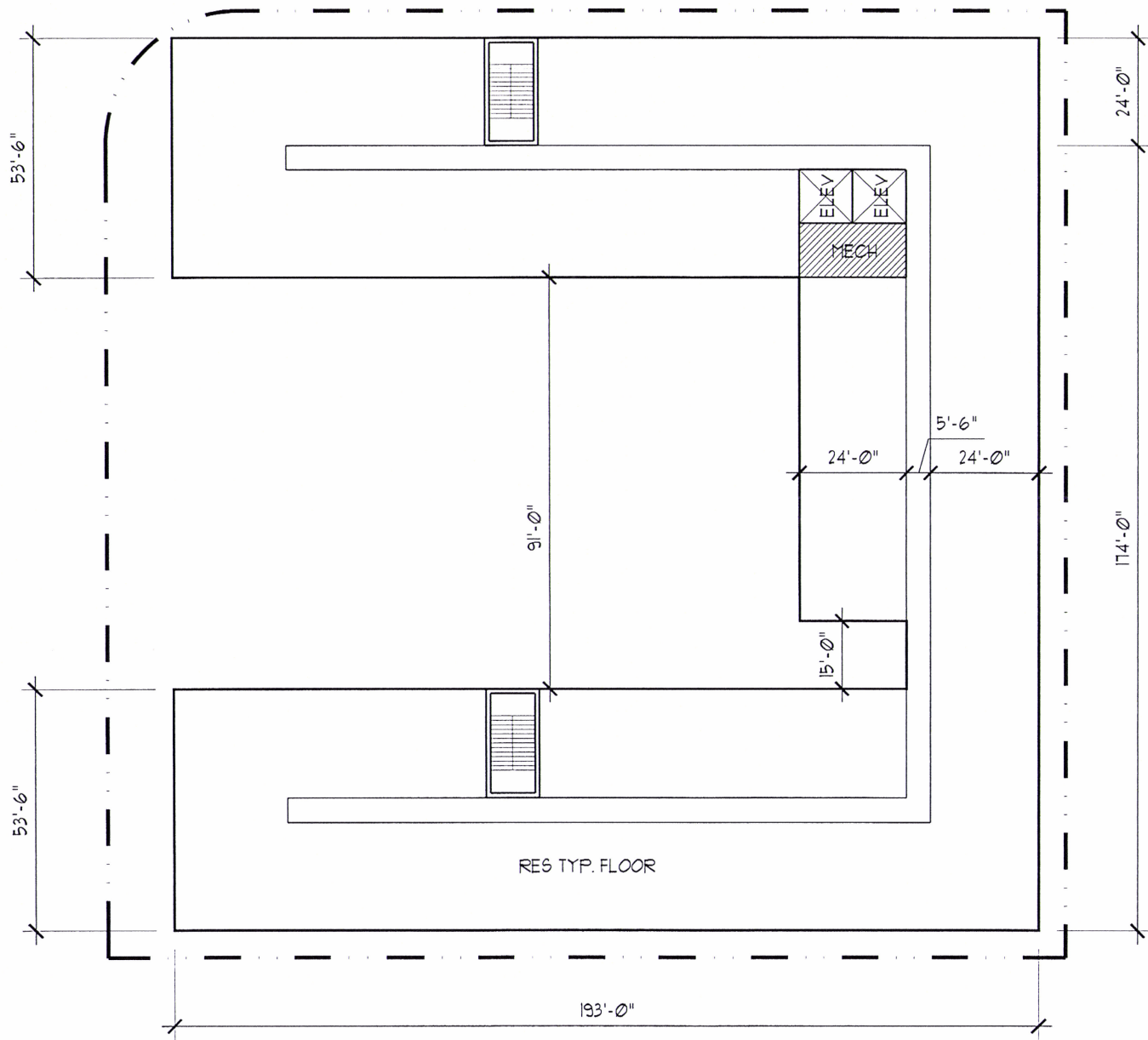
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<div>PROJECT NORTH</div>	SCALE N.T.S.	DRAWING SECOND FLOOR	SK# 02
	DATE 09-29-14		

EA 14-220633 DAR

EA 14-220633 DAR



TYP FLOOR

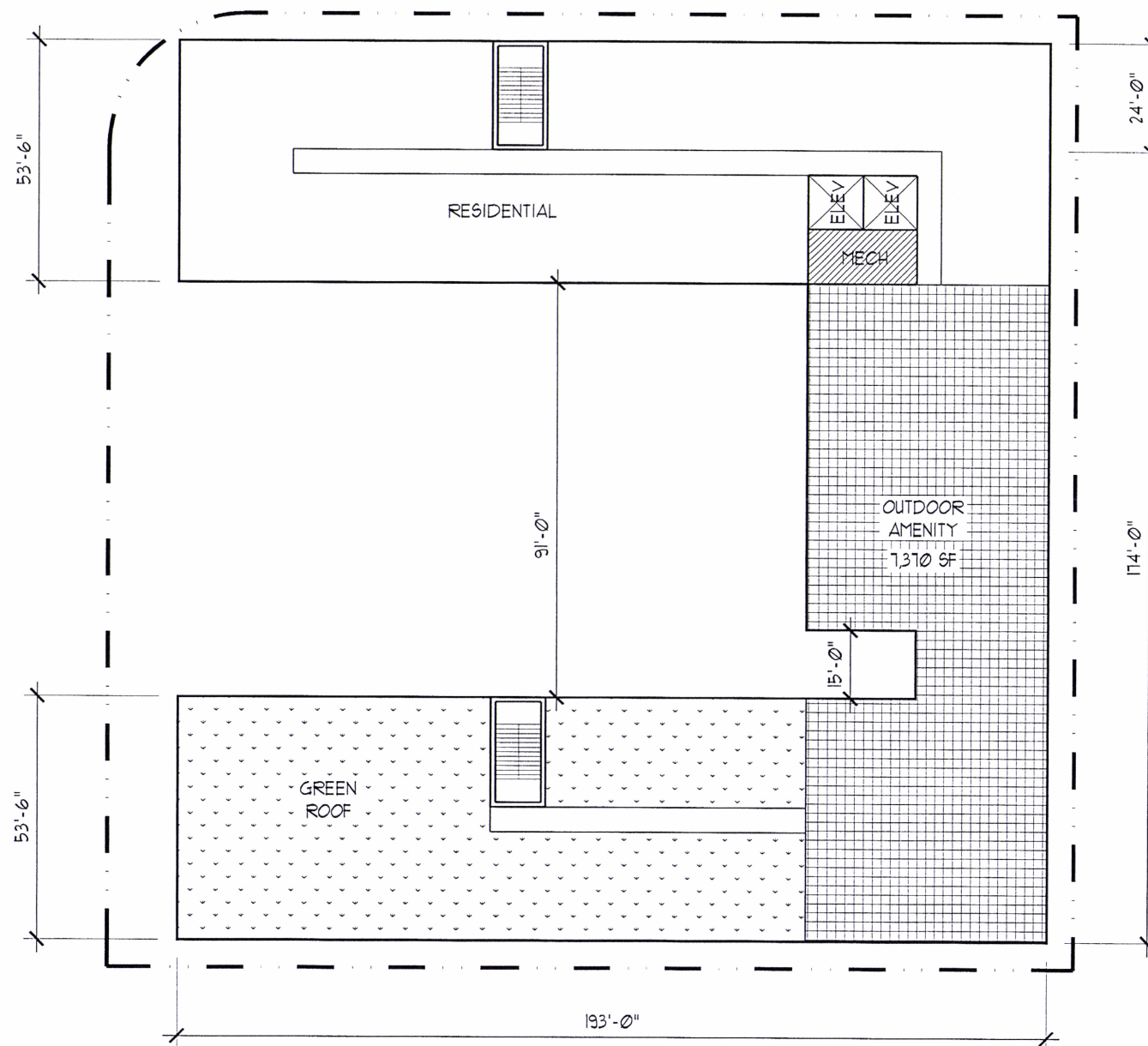
RENTABLE	21,665 SF	(x12= 259,980 SF)
COMMON	3,495 SF	(x12= 41,940 SF)
GROSS	25,160 SF	(x12= 301,920 SF)

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	SCALE	DRAWING	SK#
	N.T.S.	TYPICAL FLOOR 3RD-14TH	03
	DATE		
	09-29-14		



13TH FLOOR

RENTABLE	8,541	SF
COMMON	2,073	SF
GROSS	10,614	SF

4th & Harrison

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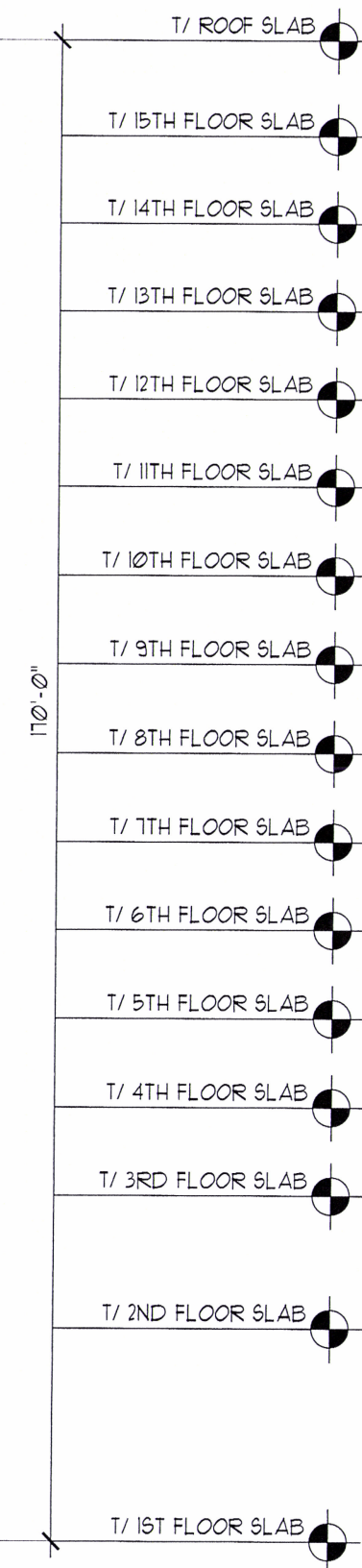
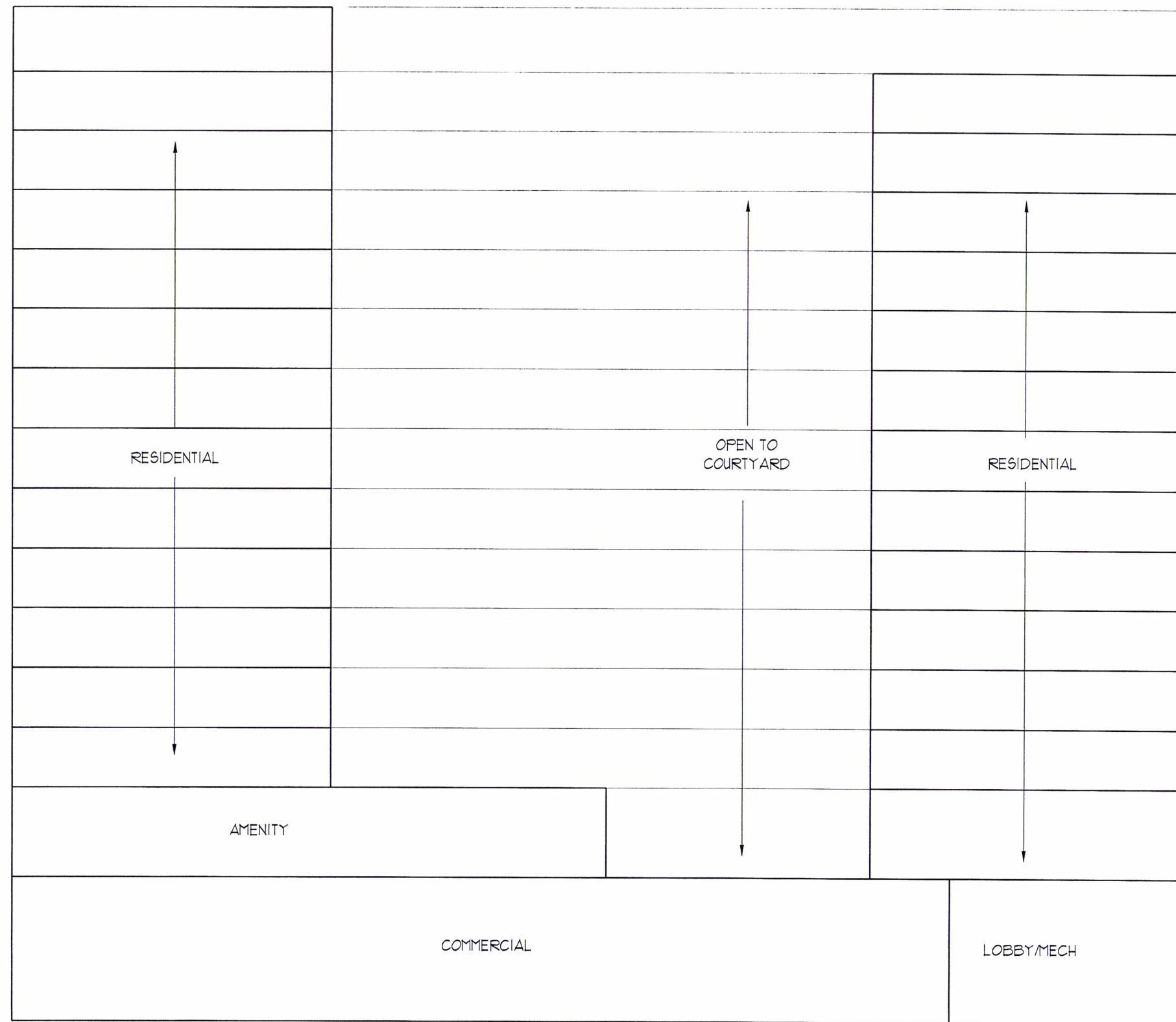
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	SCALE	DRAWING	SK#
	N.T.S.		
	DATE		
	09-29-14	15TH FLOOR	04

EA 14-220633 D4R

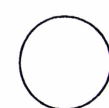


11'-0"

10'-0" TYP.

15'-0"

24'-0"





LA 14-220633 D4c

