



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 2/5/15 by Mary
 LU Reviews Expected DAR (DZ)
☐ Required ☐ Optional
 [Y] [N] Unincorporated MC
 [Y] [N] Flood Hazard Area (LD & PD only)
 [Y] [N] Potential Landslide Hazard Area (LD & PD only)

File Number: EA 15-115432 DAR

Appt Date/Time N/A

Qtr Sec Map(s) 2827 Zoning Exd
 Plan District Northwest
 Neighborhood NW District
 District Coalition NW/NW
 Business Assoc Nob Hill
 Neighborhood within 400/1000 ft NW District
EA 14-247472PC

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

Development Site

Address Block 294E: 1717 NW 21st Cross Street NW Xavier Street Site Size/Area ~165,600 SF
Block 295E: 1621 NW 21st
 Tax account number(s) Adjacent property in same ownership
 R 141304 R 141302 R 141305
 R 180231070 R 180230750 R 141306

Project Description - include proposed stormwater disposal methods

(see attached description)

Design Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 65,000,000.00

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 Michelle Schulz Company GBD Architects

Mailing Address 1120 NW Couch Street, Suite 300

City Portland State Oregon Zip Code 97209

Day Phone 503-224-9656 FAX _____ email michelles@gbdarchitects.com

Check all that apply ☐ Applicant ☒ Owner ☐ Other _____

Name Tom DiChiara Company Cairn Pacific Inc.

Mailing Address 1015 NW 11th Ave, Suite 242

City Portland State Oregon Zip Code 97209

Day Phone 503-444-9017 FAX _____ email tom@cairnpacific.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:

(see attached list of discussion items)

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. ☐

**Design Advice Request
Project Description for Block 294E /295E**

The Block 294/295 project consists of a (2) block development on the West side of NW 21st Street, between NW Raleigh and NW Thurman. The proposed development will include (2) new mixed-use residential/retail buildings, over a continuous (2) level underground parking structure.

- Block 295E will include approximately 158 apartment units over a retail/service base (5 over 1).
- Block 294E will be approximately 212 apartment units over a retail/service base (13 or 14 story concrete structure).
- The underground parking will provide parking for approximately 600 cars and 500+ bikes. 280 of these parking stalls will be replacement parking for Conway's existing surface parking lot.

In keeping with the Conway Master Plan, a 60' wide pedestrian Access way will run continuously along the western boundary of the site, and a 50' wide forecourt fronts NW Savier along the southern side of Block 294E.

NW Savier between NW 21st and NW 22nd is currently a private street and the intent of the project is to main this as a private street. The current master plan is unclear about the extent of Savier that is to remain private or public, so a separate Master Plan Amendment is under development to resolve this issue.

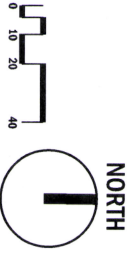
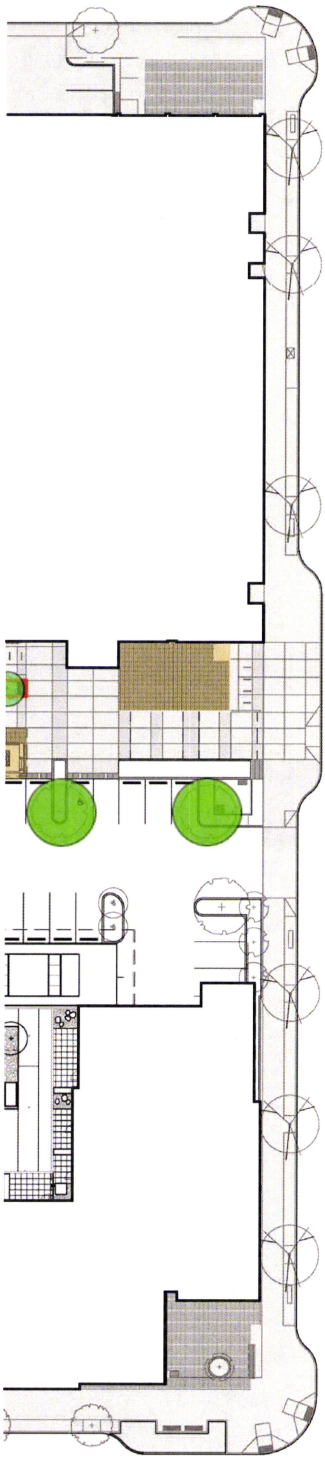
Final stormwater disposal methods are still under consideration but treatment and detention on site with eco-roofs, bio-planters, and on site water features in conjunction with possible stormwater use for toilet flushing and irrigation are being seriously investigated and considered.

**Design Advice Request
Items for Discussion for Block 294E / 295E**

It is our team's intention to focus this DAR meeting around the urban design, building massing, and site specific features of this project development, so that our Design Review meetings can focus on the design of our buildings.

1. Large multi-block development - extent of utility & infrastructure relocation necessary for replacing Con-way's existing surface parking into an underground parking garage and facilitating vertical development in the Con-way Master Plan area.
2. General site design items for discussion;
 - a. Pedestrian Accessway design and programming
 - b. Forecourt design and programming
 - c. Private Street development – Savier Street ROW
 - d. Internal private alleyways
3. Parking garage and loading/trash entrance locations
4. Transformer locations and installation methods
5. Overall building massing, scale, and site design
6. Ground floor uses





- RETAIL
- OFFICE
- LIVE/WORK
- HOUSING
- SERVICE/SUPPORT
- CIRCULATION
- PARKING

NW THURMAN STREET

195'-0"

60'-0" Ped Way

14'

27'-0"

27'-0"

115'-3"

34'-0"

27'-0"

32'-0"

28'-0"

17'-6"

3'-0"

8'-10³/₄"

NW 21ST AVENUE

19'-0"

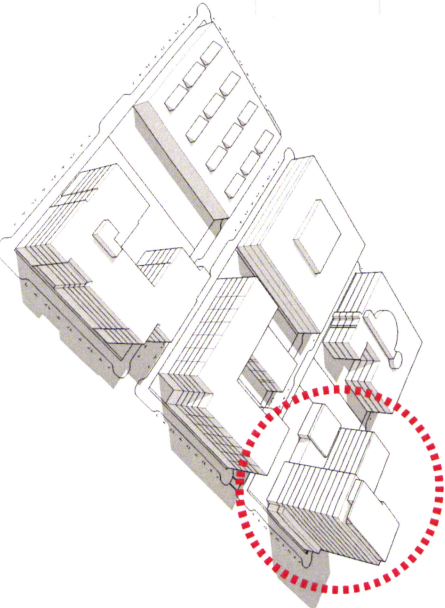
27'-0"

27'-0"

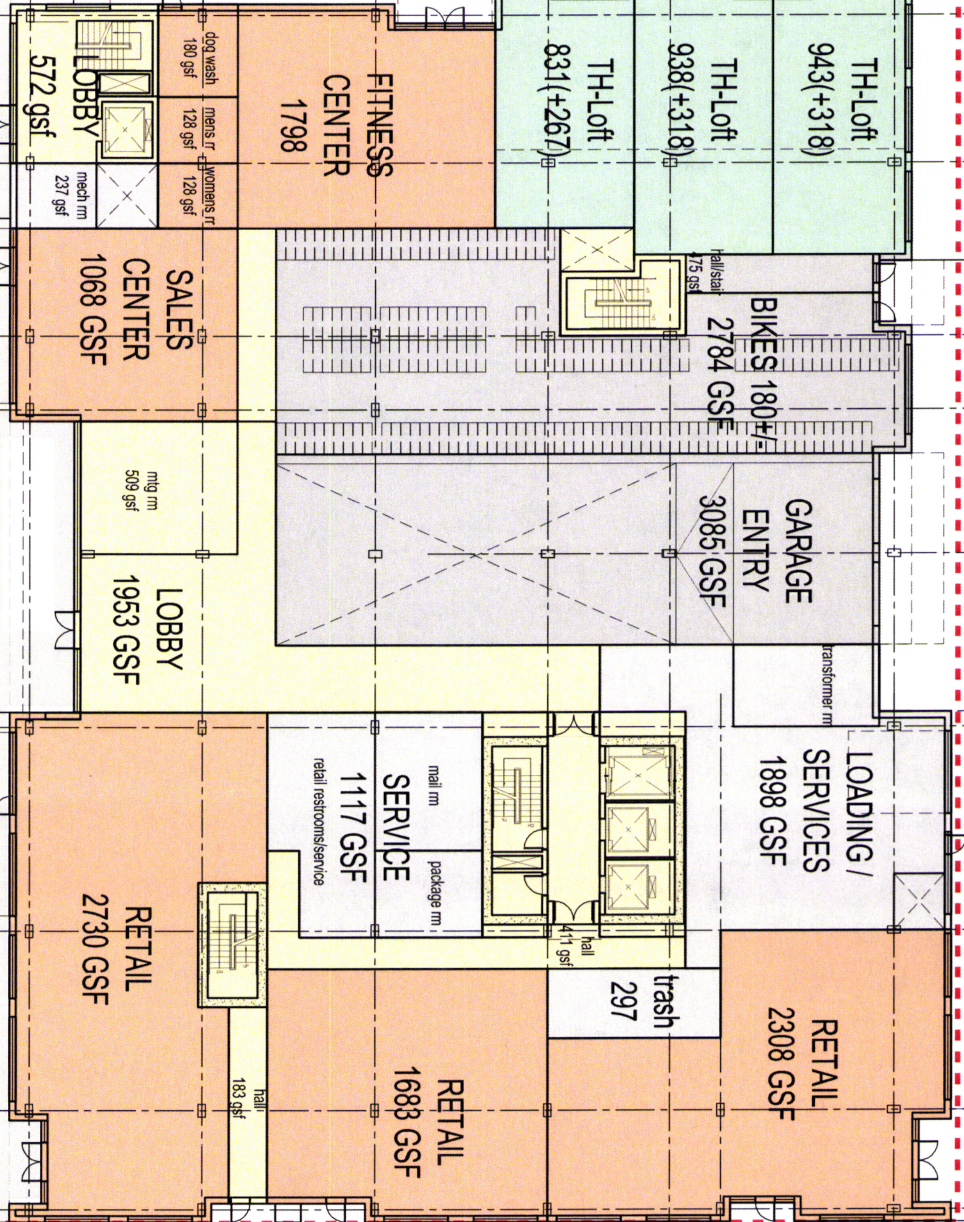
27'-0"

147'-0"

Pedestrian Way



Building Forecourt



Face of below
grade garage

NW SAVIER STREET

Face of below
grade garage

BLOCK 294E - GROUND FLOOR

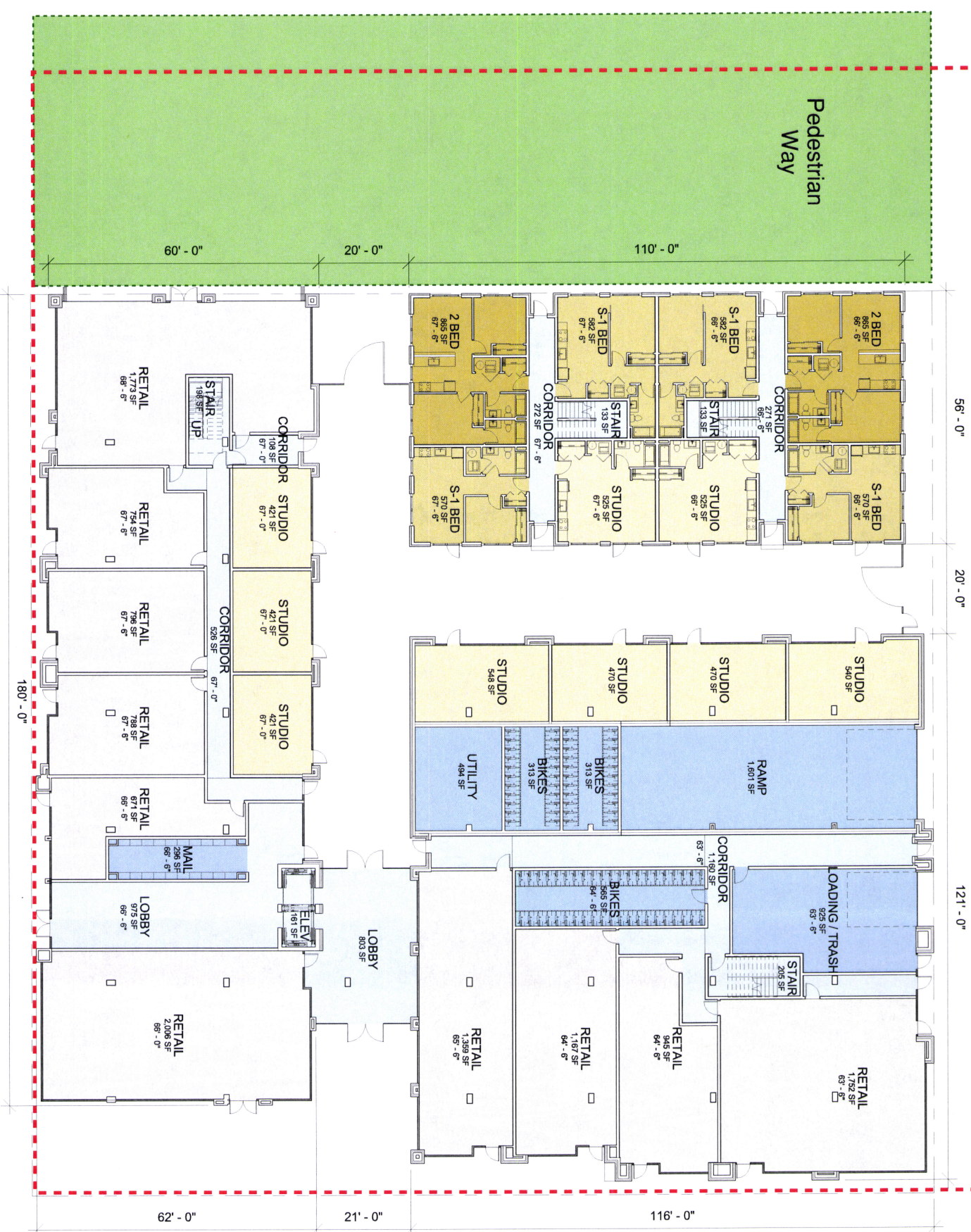
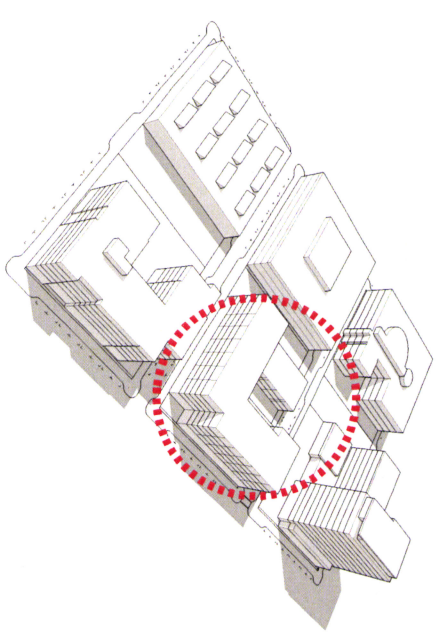
E4 15 - 115 4 32 DK



**Face of below
grade garage**

NW SAVIER STREET

Face of below
grade garage



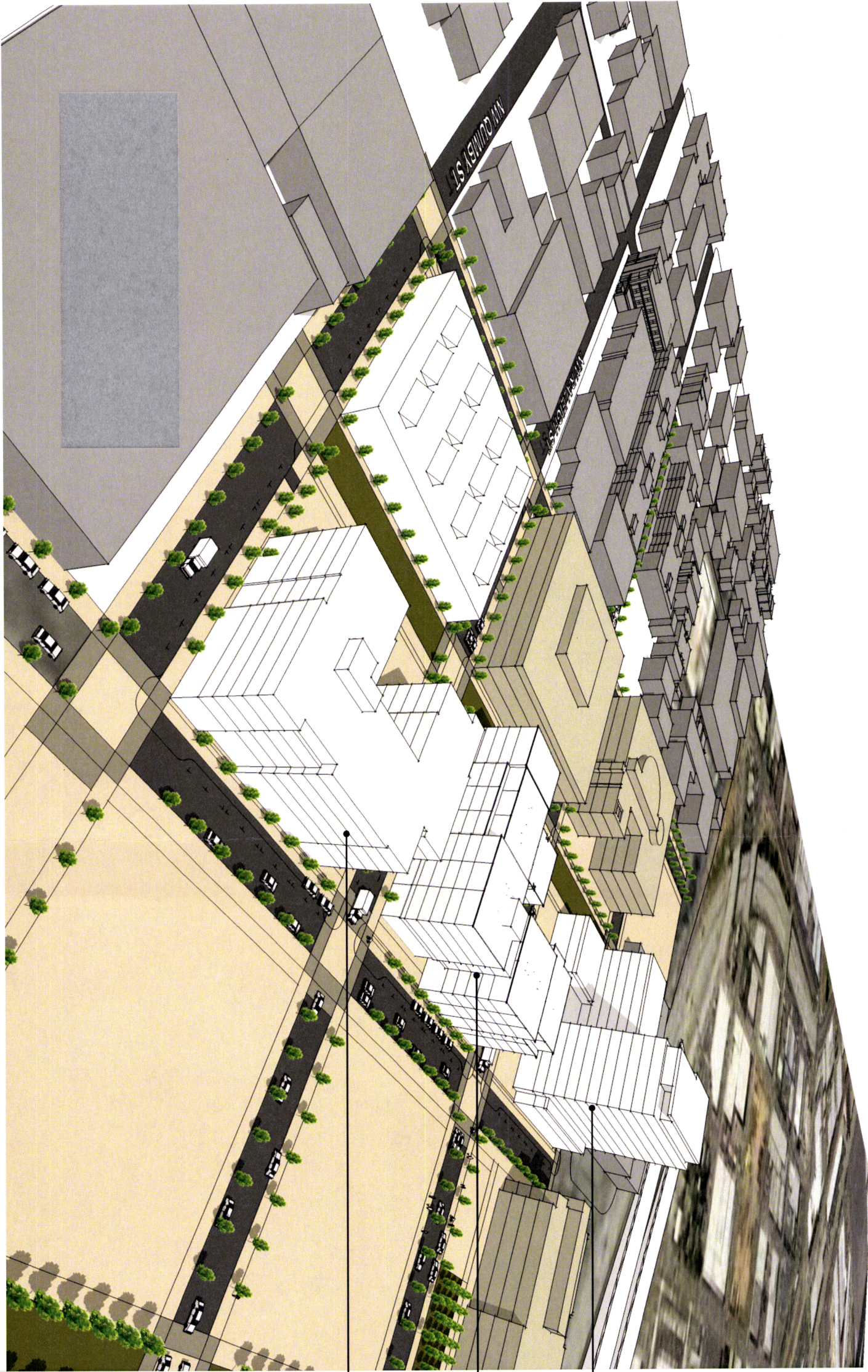
NW 21ST AVENUE

NW RALEIGH STREET

BLOCK 295E - GROUND FLOOR

E415-115432DA





BLOCK 294E

BLOCK 295E

BLOCK 296W and E (Under construction)

MASSING - VIEW FROM SE

E4 15-115432DAK



BLOCK 294E

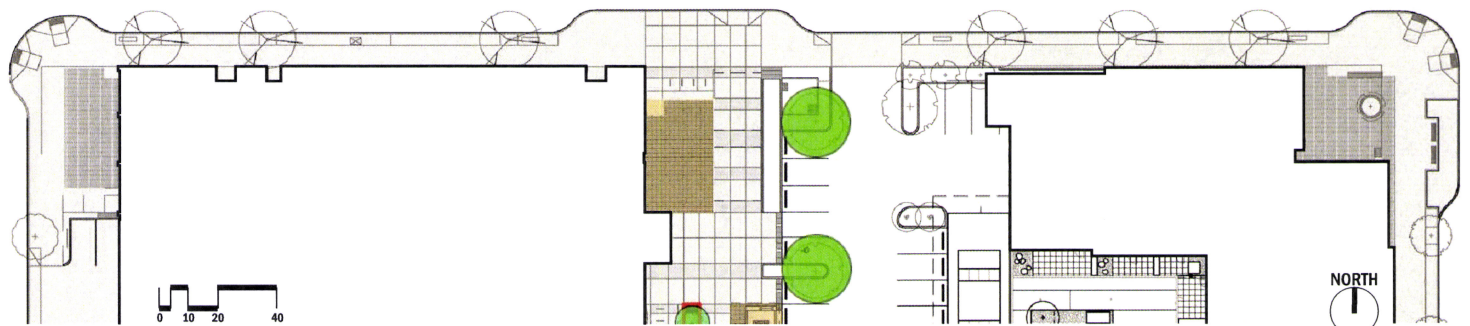
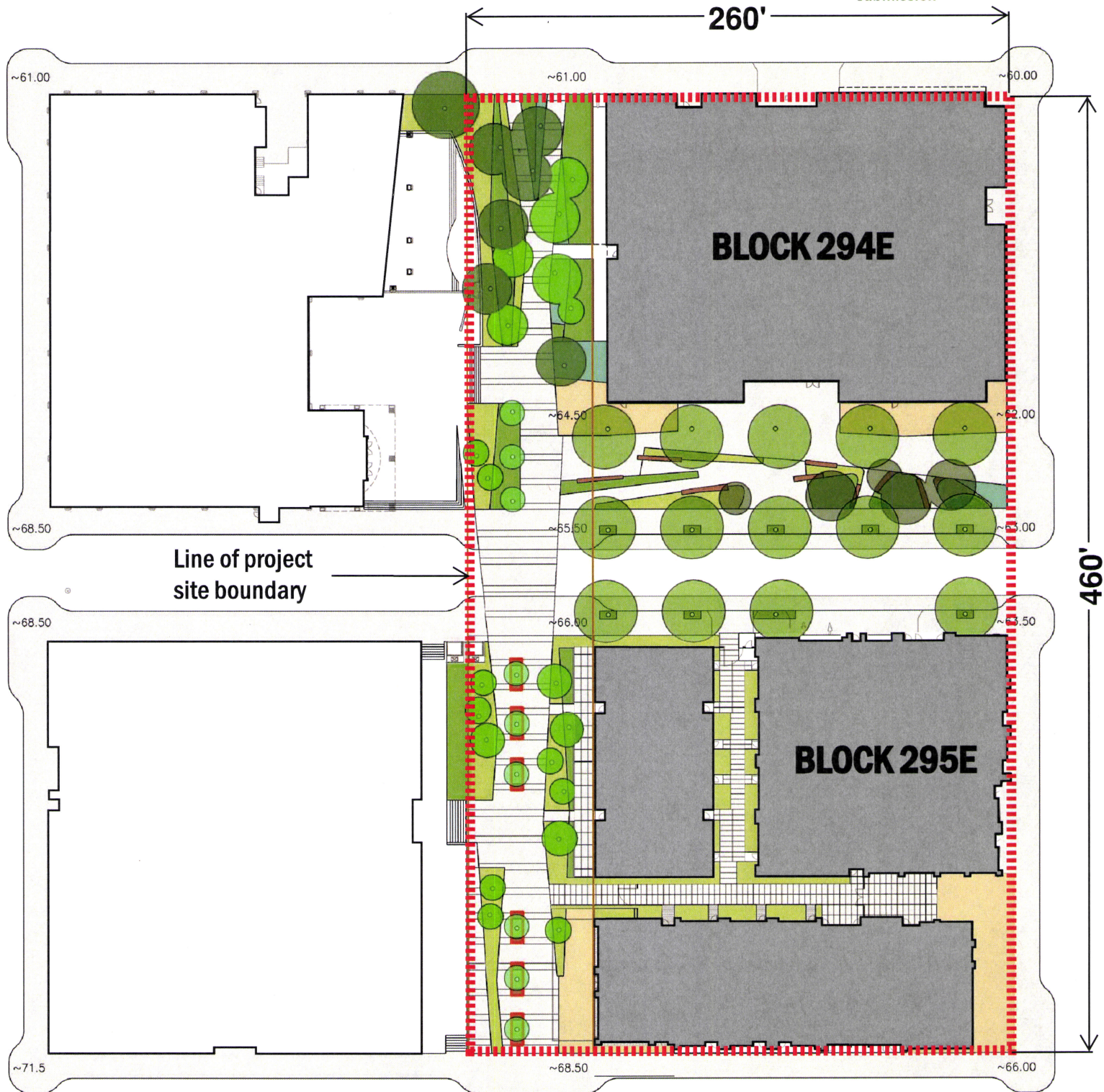
BLOCK 295E

BLOCK 296W and E (Under construction)

MASSING - VIEW FROM SW

EA 15-115432DAK

PROPOSED SITE PLAN - 8 1/2 X 11

DESIGN ADVICE REQUEST
submission

EA15-115432 DAR

BLOCK 294/295 WATER SERVICE
CONNECTION LOCATIONS

NW THURMAN ST

NW SAVIER ST

NW 21ST AVE

NW RALEIGH ST



POTENTIAL
DOMESTIC WATER
AND FIRE
CONNECTION

POTENTIAL
DOMESTIC WATER
AND FIRE
CONNECTION

NW 22ND AVE

NW SAVIER ST

24" WATER MAIN
RELOCATION OPTION 1

NW VAUGHN ST-THURMAN ST RAMP

NW THURMAN ST

NW SAVIER ST

CAP AND REMOVE
EXISTING 24"
WATER MAIN

NEW 24" CL 52 D.I.
IRON WATER MAIN.
MIN. 4' DEPTH
775 LF W/ FITTINGS

CAP AND REMOVE
EXISTING 8"
WATER LINE

CAP AND REMOVE
EXISTING 24"
WATER MAIN

NEW 8" CL 52 D.I.
WATER LINE TO LOOP
SERVICE SYSTEM.
MIN. 3' DEPTH
275 LF W/FITTINGS

VACATED ORD 159787

TI5291 - EP9374

NW 22ND AVE

NW 21ST AVE

NW RALEIGH ST

EA15115432 PAR

24" WATER MAIN
RELOCATION OPTION 2

NW THURMAN ST

NW VAUGHN ST-THURMAN ST RAMP

NW SAVIER ST

NW RALEIGH ST

NW 11ST AVE

NW 22ND AVE

TI5291 - EP9374

CAP AND REMOVE
EXISTING 8" WATER MAIN

CAP AND REMOVE
EXISTING 24" WATER MAIN

CAP AND REMOVE
EXISTING 24" WATER MAIN

NEW 24" CL 52 D.I.
WATER MAIN.
MIN. 4' DEPTH
775 LF W/ FITTINGS

NEW 8" CL 52 D.I.
WATER LINE TO LOOP
SERVICE SYSTEM.
MIN. 3' DEPTH
275 LF W/FITTINGS

2201-13

2122

2121-47

1805

2206

1717

2055

2211

2170

EA15-115432 DAR

BLOCK 294/295 COMBINATION
SEWER RELOCATION

PROPOSED MANHOLE.
APPROX. DEPTH: 11.8'

PROPOSED 36"
LINE APPROX.
11.7' DEEP @ 3%

PROPOSED 48" LINE
TO BE VERIFIED WITH
BES. RECONNECT
EXISTING LATERALS.

PROPOSED MANHOLE.
APPROX. DEPTH: 11.5'

EXISTING LINE
TO BE REMOVED

PROPOSED 12" LINE
TO BE VERIFIED WITH
BES. RECONNECT
EXISTING LATERALS.

PROPOSED MANHOLE.
APPROX. DEPTH: 11.6'

PROPOSED
BUILDING AND
PARKING GARAGE

ZONING



Site



Also Owned



Historic Landmark



Recreational Trail



NORTH

This site lies within the:
NORTHWEST PLAN DISTRICT

File No. EA 15-115432 DAR

1/4 Section 2827

Scale 1 inch = 300 feet

State Id 1N1E28CD 2800

Exhibit B (Feb 10, 2015)