

Early Assistance Intakes

From: 7/4/2016

Thru: 7/10/2016

Run Date: 7/11/2016 08:43:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-202525-000-00-EA	2025 SW VERMONT ST, 97201		EA-Zoning & Inf. Bur.- w/mtg	7/8/16		Application
<p><i>PROPOSAL IS TO DEMOLISH EXISTING SINGLE FAMILY RESIDENCE AND DEVELOPMENT SITE WITH FIVE DETACHED DUPLEXES FOR 10 LIVING UNITS IN ALL. FOCUS OF THIS EA ARE RIGHTS OF WAY ISSUES, TREE REMOVAL AND REPLACEMENT, AND SOME DESIGN REVIEW QUESTIONS.</i></p>						
		1S1E16CC 10800 BERTHA BLOCK 1 LOT 6&7		Applicant: JENNIFER MARTIN COLAB ARCHITECTURE AND URBAN DESIGN 930 NW 14TH AVE., SUITE 280 PORTLAND OR 97209		Owner: PATRICK C H CLARK 3706 SW BEAVERTON AVE PORTLAND, OR 97239
16-202510-000-00-EA	5603 SE MILWAUKIE AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	7/8/16		Application
<p><i>PROPOSAL IS TO BUILD A FIVE STORY 28 UNIT APARTMENT COMPLEX.</i></p>						
		1S1E14DB 17700 BROWN'S TRACT BLOCK 4 N 20' OF E 44' OF LOT 7 E 44' OF LOT 8		Applicant: ERIC RYSTANDT MAIN ST DEVELOPMENT INC. PMB #208 5331 SW MACADAM AVE # 258 PORTLAND, OR. 97239		Owner: SHARILYN K BENJAMIN 7886 SE 13TH AVE PORTLAND, OR 97202-6300
16-202103-000-00-EA	1001 SE HAWTHORNE BLVD, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/8/16		Application
<p><i>Renovations including adding a second story and 8 new double wide shipping container office spaces.</i></p>						
		1S1E02BD 10600 HAWTHORNE PK BLOCK 212 LOT 1-4 LOT 7&8 EXC PT IN ST		Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE 3405 NE 46TH PORTLAND, OR 97213		Owner: LARSON & KING LLC 1001 SE HAWTHORNE BLVD PORTLAND, OR 97214
16-201127-000-00-EA	5101 SE 17TH AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	7/7/16		Application
<p><i>Approximately 126 market-rate units in 5 stories for a total of 100,000 GSF, 50 under ground parking spaces with 14 above grade for a total of 64. Stormwater will be managed through underground detention and minor drainage swales.</i></p>						
		1S1E14AC 04700 HOLGATE ADD BLOCK 3 E 25' OF LOT 1&2 LOT 21&22		Applicant: LANE LOWRY OPTIMAL PRODUCTIVITY SYSTEMS INC. 10117 SE SUNNYSIDE RD ST F707 CLACKAMAS, OR 97015		Owner: 5101 & 5115 SE 17TH LLC PO BOX 10761 PORTLAND, OR 97296-0761
16-199889-000-00-EA	, 97219		EA-Zoning Only - no mtg	7/5/16		Pending
<p><i>Early Assistance to find out more about building an NSFR on property.</i></p>						
		1S1E30BA 05600 TUALATIN VIEW LOT 6		Applicant: ERIN MARTZ 7420 SW NEPTUNE TER BEAVERTON, OR 97007		Owner: STEVEN E LINDER 9468 SW 62ND DR PORTLAND, OR 97219  Owner: LYNN S SCHORE 9468 SW 62ND DR PORTLAND, OR 97219

Early Assistance Intakes

From: 7/4/2016

Thru: 7/10/2016

Run Date: 7/11/2016 08:43:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-199771-000-00-EA	1331 NW 17TH AVE, 97209		PC - PreApplication Conference	7/5/16		Pending
	<i>3/4-block, mixed-use, multi-family, residential building. See Pre-application EA 16-124425 - note that the site has changed, in that they are adding the two SW corner parcels.</i>	1N1E33AB 04100 COUCHS ADD BLOCK 232 LOT 5&8	Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: REDSIDE PETTYGROVE INVESTORS LLC PO BOX 42310 PORTLAND, OR 97242	
16-202207-000-00-EA	1340 SE 9TH AVE		PC - PreApplication Conference	7/7/16		Pending
	<i>Existing 1 and 2 story factory use building on 2 blocks to be re-used and upgraded for creative office, factory, and small retail. Undeveloped 1/2 block to the east to have potential 4 story building with parking at ground level.</i>	1S1E02BD 06900A1 HAWTHORNE PK BLOCK 210 LOT 1-4 MACH & EQUIP SEE R176869 (R366701630) FOR LAND & IMPS	Applicant: TOM BYRNE SCOTT EDWARDS ARCHITECTURE, LLP 2525 E BURNSIDE ST. PORTLAND OR 97214		Owner: MFG CO PO BOX 14340 PORTLAND, OR 97293-0340  Owner: CUSTOM STAMPING PO BOX 14340 PORTLAND, OR 97293-0340	
16-202266-000-00-EA	2510 NE SANDY BLVD, 97232		PC - PreApplication Conference	7/8/16		Application
	<i>PROPOSAL TO DEMO EXISTING BUILDING AND DEVELOP A NEW 6 STORY MIXED USED BUILDING. GROUND FLOOR COMMERCIAL WITH APPROXIMATELY 88 APARTMENTS.</i>	1N1E36BC 09300 LOGANS ADD BLOCK 3 LOT 3&4 EXC PT IN ST LOT 5-8	Applicant: SHEA GILLIGAN BRETT SCHULZ ARCHITECT 2222 NE OREGON ST #203 PORTLAND, OR 97232		Owner: WILDASH ENTERPRISES LLC 2510 NE SANDY BLVD PORTLAND, OR 97232-2341	
16-202291-000-00-EA	6704 SE 122ND AVE, 97236		PC - PreApplication Conference	7/8/16		Application
	<i>Implement first phase of 30 year Master Plan for Leach Botanical Garden</i>	1S2E23BB 00900 SECTION 23 1S 2E TL 900 0.89 ACRES	Applicant: TIM BROOKS WINTERBROOK PLANNING 310 SW 4TH, STE 1100 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912  Owner: BUREAU OF PARKS 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912  Owner: RECREATION 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	

**Early Assistance Intakes**

From: 7/4/2016

Thru: 7/10/2016

Run Date: 7/11/2016 08:43:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-201350-000-00-EA	820 SE ALDER ST, 97214		PC - PreApplication Conference	7/7/16		Application
	<i>NEW MIXED-USE COMMERCIAL OFFICE BUILDING, SEVEN STORIES. UNDERGROUND PARKING, OPEN-AIR ROOFTOP TERRACE, AND ECO-ROOF STORMWATER TREATMENT.</i>	1S1E02BB 03700 EAST PORTLAND BLOCK 179 LOT 5-8 TL 3700 LAND & IMPS SEE R150344 (R226511381) FOR BILLBOARD	Applicant: KIRK OLSEN TRAMMELL CROW COMPANY 1350 SW 5TH AVE, #3050 PORTLAND, OR 97201		Owner: PETER COTTONTAIL 7265 SW DOGWOOD PL PORTLAND, OR 97225-1503  Owner: ENTERPRISES LLC 7265 SW DOGWOOD PL PORTLAND, OR 97225-1503	
16-201977-000-00-EA	, 97201		PC - PreApplication Conference	7/8/16		Application
	<i>Project Description: Pre-Application Conference to discuss Type III Design Review for proposed phased development of 4 new, 7-story mixed-use building with approx. 3500 square feet of Retail in each, 200- 300 market-rate apartments and 150-250 parking spaces per building with street improvements.</i>	1S1E10DB 00300 SECTION 10 1S 1E TL 300 7.68 ACRES	Applicant: SUSAN MAKRIS GBD ARCHITECTS INC 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403	
16-199893-000-00-EA	, 97219		Public Works Inquiry	7/5/16		Pending
	<i>Public Works Inquiry regarding the potential of building a NSFR on property.</i>	1S1E30BA 05600 TUALATIN VIEW LOT 6	Applicant: ERIN MARTZ 7420 SW NEPTUNE TER BEAVERTON, OR 97007		Owner: STEVEN E LINDER 9468 SW 62ND DR PORTLAND, OR 97219  Owner: LYNN S SCHORE 9468 SW 62ND DR PORTLAND, OR 97219	
16-200653-000-00-EA	205 SW TAYLORS FERRY RD, 97219		Public Works Inquiry	7/6/16		Pending
	<i>Build NSFRs on the lots - wondering about how to be able to avoid putting a sidewalk on SW 2nd.</i>	1S1E22CC 04100 CARSON HTS BLOCK 36 INC PT VAC ST LOT 2 EXC PT IN ST INC PT VAC ST-E 20' OF LOT 3	Applicant: MALDEEP S KANG 205 SW TAYLORS FERRY RD PORTLAND, OR 97219		Owner: MALDEEP S KANG 205 SW TAYLORS FERRY RD PORTLAND, OR 97219	

**Total # of Early Assistance intakes: 13**

**Final Plat Intakes**

From: 7/4/2016

Thru: 7/10/2016

Run Date: 7/11/2016 08:43:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
15-177535-000-00-FP	3015 SW IDAHO ST, 97201	FP - Final Plat Review		7/7/16		Application

Approval of a Preliminary Plan for a 2-parcel partition that will result in two lots, as illustrated with Exhibits C.1 and C.2, subject to the following conditions:

A. The final plat must show the following:

1. A recording block for each of the legal documents such as maintenance agreement(s), acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions B.4 and B.5 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. \_\_\_\_\_, Multnomah County Deed Records."

1S1E17DC 05000

GLENELYN  
BLOCK 8  
LOT 13-15 TL 5000

Applicant:  
DAN WILLIAMS  
FASTER PERMITS  
14334 NW EAGLERIDGE LANE  
PORTLAND, OR 97229

Owner:  
EVERETT CUSTOM HOMES INC  
735 SW 158TH AVE #180  
BEAVERTON, OR 97006-4952

B. The following must occur prior to Final Plat approval:

**Streets**

1. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.

**Utilities**

2. The applicant shall meet the requirements of the Water Bureau concerning relocation of the existing sanitary sewer or relocation of the existing water service connection that formerly served the existing house on the site which was demolished. Plumbing permits are required to be finalized for relocation of sanitary sewer or payment for relocation of water service provided to Water Bureau prior to final plat approval.

3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval.

**Required Legal Documents**

4. The applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Parcels 1 and 2 to contain internal fire suppression sprinklers, per Fire Bureau Appeal no 16-005. The acknowledgement shall be recorded with Multnomah County, and referenced on the final plat.

5. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcel 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.

C. The following conditions are applicable to site preparation and the development of individual lots:

*development of individual lots.*

*1. Development on Parcel 2 shall be in conformance with the Tree Preservation Plan (Exhibit C-2) and the applicant's arborist report (Exhibit A-3). Specifically, tree number 1 is required to be preserved, with the root protection zones indicated on Exhibit C-2. Tree protection fencing is required along the root protection zone of each tree to be preserved. The fence must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur under the supervision of a certified arborist. Planning and Zoning approval of development in the root protection zones is subject to receipt of a report from an arborist, explaining that the arborist has approved of the specified methods of construction, and that the activities will be performed under his supervision.*

*2. The applicant must meet the addressing requirements of the Fire Bureau.*

*3. The applicant will be required to meet the requirements identified through a Fire Code Appeal and install residential sprinklers in the new dwelling units on Parcel 1 and 2.*

---

**Total # of FP FP - Final Plat Review permit intakes: 1**

---

**Total # of Final Plat intakes: 1**

Land Use Review Intakes

From: 7/4/2016

Thru: 7/10/2016

Run Date: 7/11/2016 08:43:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-202109-000-00-LU	2239 NE ELROD DR, 97211 <i>Adjustment to allow construction of a 40 x 50 ft shed barn for equipment storage and hobby use.</i>	AD - Adjustment	Type 2 procedure	7/8/16		Application
		1N1E12CB 00500 SUNDERLAND AC & PLAT 3 LOT 52 TL 500	Applicant: MATT MANSFIELD CONFLUENCE DESIGN BUILD INC 5504 NE SKIDMORE ST PORTLAND OR 97218		Owner: ERIC R KNOTT 5504 NE SKIDMORE ST PORTLAND, OR 97218-2171	
16-200666-000-00-LU	4480 SW GARDEN HOME RD, 97219 <i>They will be converting a portion of this existing gravel lot into a food cart court and need an adjustment to allow above the 50% max threshold for the property frontage on Garden Home Rd.</i>	AD - Adjustment	Type 2 procedure	7/6/16		Pending
		1S1E20CB 08200 SECTION 20 1S 1E TL 8200 0.55 ACRES	Applicant: STEPHEN GERBER GERBER ARCHITECT, LLC 9340 SW YOUNGBERG HILL ROAD MCMINNVILLE OR 97128		Owner: ETHOS PROPERTIES LLC PO BOX 80067 PORTLAND, OR 97280-1067	
<b>Total # of LU AD - Adjustment permit intakes: 2</b>						
16-200368-000-00-LU	3250 NE M L KING BLVD, 97212 <i>Conditional Use and Design Reviews for new cell tower.</i>	CU - Conditional Use	Type 2 procedure	7/6/16		Pending
		1N1E26BB 04400 ALBINA BLOCK 12&13 TL 4400 POTENTIAL ADDITIONAL TAX	Applicant: VERIZON WIRELESS C/O SMARTLINK LLC 621 SW ALDER ST #660 PORTLAND OR 97205		Owner: ELIOT HOUSING LIMITED 219 NW 2ND AVE PORTLAND, OR 97209-3905	
<b>Total # of LU CU - Conditional Use permit intakes: 1</b>						
16-202471-000-00-LU	, 97212 <i>PROPOSAL IS FOR NEW CONSTRUCTION OF A FOUR STORY APARTMENT BUILDING THAT WILL HAVE 24 STUDIO APTS AND FOUR LARGE LOFT UNITS. THE GROUND FLOOR WILL HAVE COMMON AREAS TO SUPPORT THE RESIDENTS OF THE BUILDING.</i>	DZ - Design Review	Type 2 procedure	7/8/16		Application
		1N1E22DD 15400 ALBINA HMSTD BLOCK 5 LOT 11	Applicant: HOUNDSTOOTH DEVELOPMENT LLC 1540 SW DAVENPORT ST PORTLAND, OR 97201-2230		Owner: HOUNDSTOOTH DEVELOPMENT LLC 1540 SW DAVENPORT ST PORTLAND, OR 97201-2230	
16-199368-000-00-LU	505 NE GRAND AVE, 97232 <i>Conversion of a storage room to a new retail space in an existing building. Replacement of existing garage door, new door opening, and exterior lighting.</i>	DZ - Design Review	Type 2 procedure	7/5/16		Pending
		1N1E35BC 03600 HEIPLE ADD BLOCK 6 LOT 5	Applicant: LORRAINE GUTHRIE LORRAINE GUTHRIE ARCHITECT 2748 SW PATTON CT PORTLAND OR 97201		Owner: CONVENTION CENTER LLC 1532 SW MORRISON ST #1000 PORTLAND, OR 97205	
16-199346-000-00-LU	528 SW 3RD AVE, 97204 <i>Add second entry door to front of space to match existing door.</i>	DZ - Design Review	Type 2 procedure	7/6/16		Pending
		1S1E03BA 05400 PORTLAND BLOCK 19 LOT 6	Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE PMB211 PORTLAND, OR 97219		Owner: FRIEDA TOBIN 4875 SW 78TH AVE #150 PORTLAND, OR 97225	

Land Use Review Intakes

From: 7/4/2016

Thru: 7/10/2016

Run Date: 7/11/2016 08:43:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-202393-000-00-LU	3250 NE M L KING BLVD, 97212	DZ - Design Review	Type 2 procedure	7/6/16		Pending
<i>Design Review for new cell tower. See concurrent Conditional Use Review LU 16-200368.</i>						
	1N1E26BB 04400		Applicant: VERIZON WIRELESS C/O SMARTLINK LLC 621 SW ALDER ST #660 PORTLAND OR 97205		Owner: ELIOT HOUSING LIMITED 219 NW 2ND AVE PORTLAND, OR 97209-3905	
	ALBINA BLOCK 12&13 TL 4400 POTENTIAL ADDITIONAL TAX				Owner: PARTNERSHIP 219 NW 2ND AVE PORTLAND, OR 97209-3905	
16-201466-000-00-LU	631 SW HARRISON ST, 97201	DZ - Design Review	Type 3 procedure	7/8/16		Pending
<i>PROPOSAL IS TO REQUEST A RECONSIDERATION OF REQUIRED FENESTRATION OF THE EAST AND WEST SIDES OF FLOORS 2-5 OF THE ADDITION PORTION OF THE PROJECT TO EXPAND THE EXISTING PSU SCHOOL OF BUSINESS.</i>						
	1S1E04DA 05400		Applicant: Sam Stadler SRG Partnership Inc. 621 SW Morrison St #200 Portland, OR 97205		Owner: OREGON STATE OF(BOARD OF PO BOX 751 PORTLAND, OR 97207	
	PORTLAND BLOCK 190 LOT 1-8				Owner: HIGHER EDUCATION PO BOX 751 PORTLAND, OR 97207	
<b>Total # of LU DZ - Design Review permit intakes: 5</b>						
16-200314-000-00-LU	7708 SE ASPEN SUMMIT DR	EN - Environmental Review	Type 2 procedure	7/6/16		Pending
<i>PROPOSAL IS FOR A NEW PATHWAY, LIGHTING AND RESTROOM ENCLOSURE FOR TRIMET BUS OPERATORS AT EXISTING LINE 19 LAYOVER LOCATION AT SE FLAVEL, MT SCOTT BLVD AND I-205.</i>						
	1S2E21DB 00203		Applicant: JOE RECKER TriMET 1800 SW 1ST AVE SUITE 300 PORTLAND OR 97201		Owner: RJ BROSSART LLC 12668 SE RIDGECREST RD HAPPY VALLEY, OR 97086-6131	
	ASPEN SUMMIT VILLAGE LOT 1 INC UND 5.408% INT TR A THRU G					
<b>Total # of LU EN - Environmental Review permit intakes: 1</b>						
16-200008-000-00-LU	2229 SE ORANGE AVE, 97214	HR - Historic Resource Review	Type 2 procedure	7/5/16		Pending
<i>Historic Review for replacing deteriorated front porch with new - making it a little bigger too.</i>						
	1S1E02DC 15400		Applicant: KEVIN McNAMARA OMNI CONSTRUCTION LLC PO BOX 820074 PORTLAND OR 97282		Owner: KATHERINE R SCHMIDT 2229 SE ORANGE AVE PORTLAND, OR 97214	
	LADDS ADD BLOCK 1 LOT 2					

**Land Use Review Intakes**

From: 7/4/2016

Thru: 7/10/2016

Run Date: 7/11/2016 08:43:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
16-200705-000-00-LU	1917 NE 15TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	7/6/16		Pending
<p><i>PROPOSAL IS TO REMOVE AND REPLACE WINDOWS DUE TO IMPROPER INSTALLATION FROM PREVIOUS OWNER. ALSO REMOVE AND REPLACE ALL SIDING.</i></p>		1N1E26DC 09400	Applicant: MOLLY BUCK 1917 NE 15TH AVE PORTLAND, OR 97212		Owner: BRIAN BUCK 1917 NE 15TH AVE PORTLAND, OR 97212	
		HOLLADAYS ADD BLOCK 264 LOT 6			Owner: MOLLY BUCK 1917 NE 15TH AVE PORTLAND, OR 97212	
<b>Total # of LU HR - Historic Resource Review permit intakes: 2</b>						
16-199907-000-00-LU	703 NE KILLINGSWORTH ST, 97211	LDP - Land Division Review (Partition)	Type 1x procedure	7/5/16		Pending
<p><i>Divide property into two parcels. Existing home to remain. Detached garage to be removed.</i></p>		1N1E14CC 19000	Applicant: CHRIS HAGERMAN THE BOOKIN GROUP LLC 612 SW WASHINGTON ST STE 600 PORTLAND, OR 97205		Owner: SEAN CONNOLLY 703 NE KILLINGSWORTH ST PORTLAND, OR 97211-3858	
		CLOVERDALE EXTN & PLAT 2 BLOCK 15 LOT 1 EXC PT IN ST S 3' OF LOT 2				
<b>Total # of LU LDP - Land Division Review (Partition) permit intakes: 1</b>						
<b>Total # of Land Use Review intakes: 12</b>						