

Early Assistance Intakes

From: 7/23/2018

Thru: 7/29/2018

Run Date: 7/30/2018 15:43:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-210300-000-00-EA	350 NW 12TH AVE, 97209		DA - Design Advice Request	7/27/18		Application
	<i>23-story building including 11 stories for a new Hyatt Place brand hotel with ground floor public uses and 12 stories for a new residential apartment community (approximately 120 residential units total).</i>	1N1E33DA 02700 COUCHS ADD BLOCK 78 LOT 6&7	Applicant: LI ALLIGOOD OTAK, INC 808 SW 3RD AVE #300 PORTLAND OR 97204		Owner: PARQ ON 12TH LLC 606 MAYNARD AVE S #251 SEATTLE, WA 98104	
18-208591-000-00-EA	2135 SE NEHALEM ST, 97202		EA-Zoning & Inf. Bur.- no mtg	7/25/18		Pending
	<i>Replacement of existing decks/balconies on exterior of buildings. Decks will be replaced with same exact floor dimensions and with new footings.</i>	1S1E23DA 02600 SELLWOOD BLOCK 112 TL 2600	Applicant: KELLI GROVER FIRWOOD DESIGN GROUP LLC 359 E HISTORIC COLUMBIA RIVER HWY TROUTDALE OR 97060		Owner: DARLENE M PETERS PO BOX 665 BRUSH PRAIRIE, WA 98606  Owner: RICHARD G PETERS PO BOX 665 BRUSH PRAIRIE, WA 98606	
18-207035-000-00-EA	1875 SW PARK AVE, 97201		EA-Zoning & Inf. Bur.- w/mtg	7/23/18		Application
	<i>Updates to existing accessory maintenance facility at Portland State University including a new stormwater facility.</i>	1S1E04 00300 PORTLAND BLOCK 229-231 237-240 268-270 TL 300	Applicant: ANTHONY BOHAN PORTLAND STATE UNIVERSITY PO BOX 751 PORTLAND OR 97207		Owner: OREGON STATE OF (BOARD OF PO BOX 751 PORTLAND, OR 97207-0751  Owner: HIGHER EDUCATION PO BOX 751 PORTLAND, OR 97207-0751	
18-209452-000-00-EA	3203 SE WOODSTOCK BLVD, 97202		EA-Zoning & Inf. Bur.- w/mtg	7/26/18		Application
	<i>The Reed College Conditional Use Master Plan (CUMP) will expire in the fall of 2018. A Transportation Impact Review (TIR) is required under the new Campus Institutional zoning designation for the college when new projects are proposed for development. Reed College is specifically seeking PBOT feedback on the new TIR process and RDM standards and how they may apply at the college. Also Reed College will be seeking an Adjustment review to some of the remaining nonconforming use items. Will these delay the zoning change?</i>	1S1E13 00100 SECTION 13 1S 1E TL 100 103.39 ACRES	Applicant: Trent Thelen ZGF Architects 1223 SW Washington St Portland, OR 97205		Owner: THE REED INSTITUTE 3203 SE WOODSTOCK BLVD PORTLAND, OR 97202-8138	
18-210282-000-00-EA	527 SW 11TH AVE, 97205		EA-Zoning & Inf. Bur.- w/mtg	7/27/18		Application
	<i>Renovate the main lobby, which may include replacment or renovation of storefront components and replacement of the roof and existing skylight.</i>	1N1E33DD 02300 PORTLAND BLOCK 256 LOT 3	Applicant: VICTOR WINKLER CARLYLE PARTNERS LLC 5611 NE COLUMBIA BLVD PORTLAND OR 97218		Owner: CARLYLE PARTNERS LLC 621 SW ALDER ST #800 PORTLAND, OR 97205	

**Early Assistance Intakes**

From: 7/23/2018

Thru: 7/29/2018

Run Date: 7/30/2018 15:43:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-208577-000-00-EA <i>2 parcel partition</i>	1230 NE GERTZ RD	1N1E11B 00901 PARTITION PLAT 1995-166 LOT 3 POTENTIAL ADDITIONAL TAX \$157 551.01 DEFERRAL-POTENTIAL ADDITIONAL TAX	EA-Zoning Only - w/mtg	7/25/18		Pending
			Applicant: E MICHAEL CONNORS HATHAWAY LARSON LLP 1331 NW LOVEJOY ST, STE 950 PORTLAND OR 97209		Owner: MARY A FAZIO 1230 NE GERTZ RD PORTLAND, OR 97211-1310	
					Owner: ANTHONY A FAZIO 1230 NE GERTZ RD PORTLAND, OR 97211-1310	
18-210168-000-00-EA <i>Type III Historic Landmark Designation.</i>	126 NE ALBERTA ST, 97211	1N1E22AD 03400 MAEGLY HIGHLAND BLOCK 3 LOT 1&2	PC - PreApplication Conference	7/27/18		Application
			Applicant: IAN FLOOD MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND OR 97209		Owner: ALBERTA ABBEY LLC 3416 VIA OPORTO #301 NEWPORT BEACH, CA 92663	
18-208026-000-00-EA <i>Proposal is to reposition the existing single tenant office into a multi-tenant office building. This will include plaza redevelopment options, interior demolition and potential exterior skin modifications.</i>	2151 NW SAVIER ST, 97210	1N1E28CD 02800 COUCHS ADD BLOCK 294 INC PT VAC ST LOT 11-18	PC - PreApplication Conference	7/24/18		Pending
			Applicant: MICHELLE SCHULZ GBD ARCHITECTS, INC 1120 NW COUCH, SUITE 300 PORTLAND, OR 97209		Owner: XPO PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	

**Total # of Early Assistance intakes: 8**

**Final Plat Intakes**

From: 7/23/2018

Thru: 7/29/2018

Run Date: 7/30/2018 15:43:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-189807-000-00-FP	6237 SW VIRGINIA AVE, 97201	FP - Final Plat Review		7/27/18		Application
<p><i>Approval of a Preliminary Plan for a two-parcel partition that will result in two lots for single dwelling development as illustrated with Exhibits C.2 and C.3, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for review and approval by the Land Use Services section of BDS. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following:</i></p> <ul style="list-style-type: none"> <li><i>¿ Any buildings or accessory structures on the site at the time of the final plat application;</i></li> <li><i>¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i></li> <li><i>¿ Any other information specifically noted in the conditions listed below.</i></li> </ul> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <li><i>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&amp;Rs) as required by Condition C.6 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿An acknowledgement of tree preservation land use conditions has been recorded as document no. _____, Multnomah County Deed Records.¿</i></li> </ol> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <ol style="list-style-type: none"> <li><i>1. 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.</i></li> <li><i>2. The applicant shall meet the requirements of the Water Bureau for providing plans and financial assurances for the water main extension in SW Carolina Street.</i></li> </ol> <p><i>Existing Development</i></p> <ol style="list-style-type: none"> <li><i>3. A parking space shall be installed on Parcel 2, in conformance with the applicable requirements of the Portland Zoning Code. The applicant must obtain a finalized Zoning Permit for installation of the parking space. The permit plans must include the note: This permit fulfills requirements of Condition C.3 of LU 17-189807 LDP. The surveyed location of the new parking space must also be shown on the supplemental plan.</i></li> <li><i>4. The applicant must meet the requirements of Urban Forestry to plant two street tree(s) in the planter strip on SW Carolina Street and one street tree in the planter strip on SW</i></li> </ol>						
		1S1E15CD 01700				
		SOUTHPORT				
		BLOCK 8				
		LOT 9				
			Applicant:		Owner:	
			JON SANFORD		ALLISON WALLACE	
			BERKSHIRE HATHAWAY		17414 NE 30TH ST	
			3 CENTERPOINTE DRIVE, STE 260		VANCOUVER, WA 98682	
			LAKE OSWEGO OR 97035			
					Owner:	
					ADAM WALLACE	
					17414 NE 30TH ST	
					VANCOUVER, WA 98682	

011011

Virginia Avenue adjacent to Parcel 2. The applicant must contact Urban Forestry at 503-

823-TREE (8733) prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit.

5. The applicant must meet the tree density standard of 11.50.050 for Parcel 2 with the existing house by either planting trees on the lot or within the adjacent right of way or making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit and/or Urban Forestry Street Tree Planting Permit must be obtained to document tree planting prior to final plat approval.

*Required Legal Documents*

6. The applicant shall execute an Acknowledgement of Tree Preservation Land Use

Conditions that notes tree preservation requirements that apply to Parcel 1. 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.

*Other requirements*

7. The applicant must pay into the City Tree Preservation and Planting Fund required for

the permanent loss of one street tree planting space (1.5-inches). Payment must be made

to the Bureau of Development Services, who administers the fund for the Parks Bureau.

Payment must be completed prior to Final Plat approval.

D. The following conditions are applicable to site preparation and the development of

individual lots:

1. De

---

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

---

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

Land Use Review Intakes

From: 7/23/2018

Thru: 7/29/2018

Run Date: 7/30/2018 15:43:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-210317-000-00-LU	6040 NE 42ND AVE, 97218 <i>Nine unit town house (condo) development. Adjustment to front setback requested.</i>	AD - Adjustment	Type 2 procedure	7/27/18		Application
		1N2E18CB 05100 STOKES TR INC PT VAC ST W OF & ADJ LOT 34	Applicant: GUY BRYANT GPB CONSTRUCTION INC 17764 KELOK RD LAKE OSWEGO, OR 97034		Owner: GPB DEVELOPMENT LLC 17764 KELOK RD LAKE OSWEGO, OR 97034-6623	
<b>Total # of LU AD - Adjustment permit intakes: 1</b>						
18-210251-000-00-LU	2020 SW 4TH AVE, 97201 <i>Replace two existing fascia signs for "Jacobs Center".</i>	DZ - Design Review	Type 2 procedure	7/27/18		Application
		1S1E03CC 01000 SOUTH AUDITORIUM ADD BLOCK B LOT 2 TL 1000	Applicant: DAN OSTERMAN TUBE ART GROUP 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: 2020 PORTLAND OWNER LLC 222 SW COLUMBIA ST #700 PORTLAND, OR 97201	
18-206971-000-00-LU	515 NE HOLLADAY ST, 97232 <i>See 16-287887 DZM. Reconsideration of roof mechanical equipment for a new 12 story affordable housing (GATR/PHB Funded Project) with ground floor retail.</i>	DZ - Design Review	Type 2 procedure	7/23/18		Pending
		1N1E35BB 03500 HOLLADAYS ADD BLOCK 45 LOT 1-3 EXC PT IN ST LOT 4 EXC PT IN STS	Applicant: CALISTA FITZGERALD LRS ARCHITECTS 720 NW DAVIS STE 300 PORTLAND, OR 97209		Owner: HOME FORWARD 135 SW ASH ST PORTLAND, OR 97204-3598	
<b>Total # of LU DZ - Design Review permit intakes: 2</b>						
18-210124-000-00-LU	936 SW WASHINGTON ST, 97205 <i>Full-block building is a 35-story tower with a mix of office, hotel and residential uses. The proposed height is 460 feet. Parking will be configured below-grade in 4 levels. Access for the parking is proposed from SW Washington. The access to the loading dock is proposed from SW Alder St. The floor area is approximately 807,000 square feet above grade and 161,000 square feet below grade. The project will be entitled in accordance with the CG 2035 amendments. Stormwater will be disposed in accordance with City of Portland Stormwater Manual.</i>	DZM - Design Review w/ Modifications	Type 3 procedure	7/27/18		Application
		1N1E34CC 05900 PORTLAND BLOCK 216 LOT 1&2 LOT 7&8	Applicant: PHILLIP BEYL GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209  Applicant: KYLE ANDERSEN GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209		Owner: BLOCK 216 LLC 920 SW 6TH AVE, #223 PORTLAND, OR 97204	
<b>Total # of LU DZM - Design Review w/ Modifications permit intakes: 1</b>						
18-208712-000-00-LU	, 97219 <i>The scope of the project is to construct a new pedestrian trail bridge that will span Tryon Creek in the Foley-Balmer Natural Area, and realign the connecting trail.</i>	EN - Environmental Review	Type 1x procedure	7/25/18		Pending
		1S1E28BC 01300 BALMER TR BLOCK 4 LOT 8&9 TL 1300	Applicant: JILL HUTCHINSON PORTLAND PARKS & RECREATION 1001 SW 5TH AVE, SUITE 2200 PORTLAND OR 97204		Owner: METRO 600 NE GRAND AVE PORTLAND, OR 97232-2736	

Land Use Review Intakes

From: 7/23/2018

Thru: 7/29/2018

Run Date: 7/30/2018 15:43:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-208696-000-00-LU	, 97219	EN - Environmental Review	Type 1x procedure	7/25/18		Pending
<p><i>The scope of the project is to construct a new pedestrian trail bridge that will span Owl Creek, a tributary of Tryon Creek in Marshall Park. The project will also include approximately 400 ft of new trail work, and 125 ft of decommissioned trail.</i></p>						
	1S1E28BD 01600	MAPLECREST ANX INC PT VAC ST LOT 4	Applicant: JILL HUTCHINSON PORTLAND PARKS & RECREATION 1001 SW 5TH AVE, SUITE 2200 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1221 SW 4TH AVE #130 PORTLAND, OR 97204-1900	
18-208727-000-00-LU	1248 SW UPLAND DR, 97221	EN - Environmental Review	Type 2 procedure	7/25/18		Pending
<p><i>The scope of this project included grading and construction of two retaining walls to repair and stabilize the hillside of the subject property. Property landslide was repaired under Permit 16-198748 RS.</i></p>						
	1S1E06AD 06400	WEST HIGHLANDS & EXTD BLOCK C LOT 15	Applicant: LAURA HAUNREITER HARPER HOUF PETERSON RIGHELLIS INC 205 SE SPOKANE ST, STE 200 PORTLAND OR 97202		Owner: ANDREW ROSENGARTEN 1248 SW UPLAND DR PORTLAND, OR 97221-2654  Owner: ALEXIS ROSENGARTEN 1248 SW UPLAND DR PORTLAND, OR 97221-2654	
<b>Total # of LU EN - Environmental Review permit intakes: 3</b>						
18-210095-000-00-LU	2217 NE 14TH AVE, 97212	HR - Historic Resource Review	Type 1 procedure new	7/27/18		Pending
<p><i>Replace the vinyl siding and windows which had been installed prior to applicant purchasing the home. Please note that the vinyl siding has been removed already (she didn't realize she needed a land use review to do this project), and the vinyl windows "fell out". She is trying to retain four wooden windows (one on the north elevation and three on the east/front elevation). Please see comments.</i></p>						
	1N1E26CA 09500	WEST IRVINGTON BLOCK 77 LOT 4	Applicant: ANGELA CRANDALL 1800 NW 167TH PL #150 BEAVERTON, OR 97006-4861		Owner: WATERBANK HOLDINGS LLC 1800 NW 167TH PL #150 BEAVERTON, OR 97006	
18-207128-000-00-LU	2328 SE LADD AVE, 97214	HR - Historic Resource Review	Type 2 procedure	7/23/18		Pending
<p><i>Dormer remodel on side yard facades of contributing dwelling in Ladd's Addition. New gable and Boston dormer to match existing roof pitch and materials. Siding, rafter tails, window design and casings will match existing original details.</i></p>						
	1S1E02DD 20700	LADDS ADD BLOCK 28 LOT 12	Applicant: ROBERT MCILWAIN 2328 SE LADD AVE PORTLAND, OR 97214		Owner: MELANIE MARKARIAN 2328 SE LADD AVE PORTLAND, OR 97214-5425	
18-207847-000-00-LU	633 NW 11TH AVE, 97209	HR - Historic Resource Review	Type 2 procedure	7/24/18		Pending
<p><i>Installation of a 3.65kw solar array on roof. The system will be flush mounted no higher than 5ft above the highest part of the roof and 4ft back from the roof edge for every 1' of height.</i></p>						
	1N1E34BC 04000	PEARL BLOCK NO 2 LOT 22 TL 4000	Applicant: ZACH PARROTT IMAGINE ENERGY, LLC 2409 N KERBY AVE PORTLAND, OR 97227		Owner: VR INVESTMENTS WEST LLC 2991 WOODLAND DR NW WASHINGTON, DC 20008	

**Total # of LU HR - Historic Resource Review permit intakes: 3**

**Land Use Review Intakes**

From: 7/23/2018

Thru: 7/29/2018

Run Date: 7/30/2018 15:43:1

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-208070-000-00-LU	4856 NE GRAND AVE, 97211	LC - Lot Consolidation	Type 1x procedure	7/24/18		Pending
<i>Lot Consolidation is required to consolidate Lot 24 and Tract C to facilitate the property line adjustment (see PR 18-184372 PLA, LC).</i>						
	1N1E23BC 05000		Applicant: NATHAN ARNOLD FASTER PERMITS 2000 SW 1ST AVE, SUITE 420 PORTLAND OR 97201		Owner: STRUCTURE REDEVELOPMENT LLC PO BOX 3026 CLACKAMAS, OR 97015-3026	
	DAVIS HIGHLAND BLOCK 2 LOT 23&24&C					
<b>Total # of LU LC - Lot Consolidation permit intakes: 1</b>						
18-208946-000-00-LU	401 NE 106TH AVE, 97220	TR - Tree Review	Type 2 procedure	7/25/18		Pending
<i>Tree review to remove the 12" dogwood, which is protected by LU 16-191509 LDP. They plan to plant replacement trees to mitigate and meet 33.630 requirement.</i>						
	1N2E34CB 01700		Applicant: MIKE SUSAK 6663 SW BEAVERTON-HILLSDALE HWY #194 PORTLAND OR 97225		Owner: UBALDO C SIERRA 465 NE 181ST AVE PMB 619 PORTLAND, OR 97230	
<b>Total # of LU TR - Tree Review permit intakes: 1</b>						
<b>Total # of Land Use Review intakes: 12</b>						