

Early Assistance Intakes

From: 1/21/2019

Thru: 1/27/2019

Run Date: 1/28/2019 08:58:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-111774-000-00-EA	1500 SW TAYLOR ST, 97205		DA - Design Advice Request	1/25/19		Application
	<i>Proposal for 100 residential apartments on 7 floors. This building would be a sister to the existing project at 930 SW 15th. Ground floor to include the lobby, housing units, commercial spaces, a mechanical and trash area and parking for 30 cars. Total gross square footage is 74,780. Will connect to existing water and storm water pipes on SW Taylor St</i>	1N1E33DC 04700 PORTLAND BLOCK 319 LOT 1&2	Applicant: ROBERT LEEB LEE B ARCHITECTS 308 SW FIRST AVENUE, STE 200 PORTLAND OR 97204		Owner: OPC 1500 TAYLOR STREET LLC 1211 SW 5TH AVE #2230 PORTLAND, OR 97204	
19-110899-000-00-EA	600 SW 10TH AVE, 97205		DA - Design Advice Request	1/24/19		Application
	<i>Renovation of the Galleria Building, which is listed on the National Historic Register. Work anticipated includes a new office penthouse and roof terraces.</i>	1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX	Applicant: KURT SCHULTZ SERA DESIGN 338 NW 5TH AVE PORTLAND, OR 97209		Owner: GALLERIA BUILDING DE LLC 2701 NW VAUGHN ST #390 PORTLAND, OR 97210	
19-110611-000-00-EA	1500 SE 96TH AVE, 97216		DA - Design Advice Request	1/23/19		Pending
	<i>Develop the site for Adventist Medical Center with a four story medical office building and adjacent surface parking.</i>	1S2E04A 02501 SECTION 04 1S 2E TL 2501 0.86 ACRES SPLIT LEVY R332431 (R992044130)	Applicant: TYLER CARLSON CLARK/KJOS ARCHITECTS, LLC 621 SW ALDER STE 700 PORTLAND OR 97205		Owner: OREGON CONFERENCE EDUCATION & ASSOCIATION 19800 SE OATFIELD RD GLADSTONE, OR 97027-2564	
19-110576-000-00-EA	643 SE 74TH AVE, 97215		EA-Zoning & Inf. Bur.- no mtg	1/23/19		Pending
	<i>Lot Confirmation/Property Line Adjustment to create two lots, existing house to remain.</i>	1S2E05AB 08900 MONTAVILLA BLOCK 3 LOT 1 INC PT VAC ST LOT 2 PP LIEN P397608 FCL 2018	Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: A MARTIN BILYEU 643 SE 74TH AVE PORTLAND, OR 97215	
19-109740-000-00-EA	11900 SW 49TH AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	1/22/19		Application
	<i>Portland Community College is undergoing a major renovation of the Health Technology building on the Sylvania campus to upgrade the building structure, systems and respond to changing program needs. No new parking or expansion to building footprint. We anticipate site/parking lot improvements (stormwater,landscaping,ADA) as well as a new entry of SW 49th Ave.</i>	1S1E31D 00200 SECTION 31 1S 1E TL 200 54.77 ACRES	Applicant: RASHMI VASAVADA HACKLER ARCHITECTS 1615 SW 3RD AVE., FIFTH FLOOR PORTLAND OR 97214		Owner: PORTLAND COMMUNITY COLLEGE DIST PO BOX 19000 PORTLAND, OR 97280-0990	
19-111828-000-00-EA	2326 N VANCOUVER AVE, 97227		EA-Zoning & Inf. Bur.- w/mtg	1/25/19		Application
	<i>New 19-Unit Apartment building on vacant 50x100 lot (approx. 12 to 14,000 sq ft gross building area). Stormwater disposal via on-site infiltration drywell (pending soils report). Recreational common area in dedicated interior spaces; Bike parking room provided</i>	1N1E27DB 00900 ALBINA BLOCK 30 LOT 7	Applicant: STEVE FOSLER FOSLER PORTLAND ARCHITECTURE LLC 1930 NW LOVEJOY STREET PORTLAND OR 97209		Owner: SHIRLEY M SLOAN 2521 SW MARIGOLD ST PORTLAND, OR 97219	

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19-111668-000-00-EA	5275 N BOWDOIN ST, 97203 <i>Provide affordable housing. 20 units in single building with affordable housing</i>	1N1E07DA 07600 UNIVERSITY PK BLOCK 39 NWLY 1/2 OF LOT 18 LOT 19	EA-Zoning & Inf. Bur.- w/mtg	1/25/19		Application
			Applicant: FRANK STOCK WDC PROPERTIES PO BOX 96068 PORTLAND OR 97296		Owner: WILLIAM T SEROCKI 5275 N BOWDOIN ST PORTLAND, OR 97203-4255	
19-111519-000-00-EA	11035 NE SANDY BLVD, 97220 <i>New 4,000 sf institutional building with associated landscaping and parking, utilizing existing on-site stormwater swales.</i>	1N2E22BD 00600 PARKROSE & RPLT BLOCK 71 LOT A&B TL 600	EA-Zoning & Inf. Bur.- w/mtg	1/25/19		Application
			Applicant: DAN BRAMSKE EMA ARCHITECTURE,LLC 111 SW OAK ST #300 PORTLAND OR 97204		Owner: MORRISON CHILD AND FAMILY 11035 NE SANDY BLVD PORTLAND, OR 97220-2553	
					Owner: SERVICES 11035 NE SANDY BLVD PORTLAND, OR 97220-2553	
19-109784-000-00-EA	4000 NE COLUMBIA BLVD, 97211 <i>Develop civil, stormwater, landscape and street frontage design, architectural construction drawings and structural foundation for a new approx. 23,000 SF prefabricated metal building. The building contains 15,000 SF of maintenance with 7,000 SF office uses.</i>	1N1E13AD 03200 SECTION 13 1N 1E TL 3200 2.58 ACRES	EA-Zoning & Inf. Bur.- w/mtg	1/22/19		Application
			Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: DFA LLC PO BOX 270665 LAS VEGAS, NV 89127	
19-110286-000-00-EA	1325 SW GIBBS ST, 97239 <i>The proposed project is a 30-unit multifamily project across approximately 24,000 sf of living space and 4 stories of living space above one level of parking garage on the R-1 portion of the site. Amenity bonuses will be utilized to obtain the full allowable 30 units. The entire multifamily and parking development will be limited to the existing parking lot area on the R-1 zoned parcel.</i>	1S1E09BD 02900 PORTLAND CITY HMSTD BLOCK 78 LOT 5-7	EA-Zoning & Inf. Bur.- w/mtg	1/23/19		Application
			Applicant: SEAN O'NEILL SCOTIA WESTERN STATES HOUSING, LLC 6340 N CAMPBELL AVE #240 TUCSON AZ 85718		Owner: MARTINI PROPERTIES LP 15450 SE FOR MOR CT CLACKAMAS, OR 97015	
19-109896-000-00-EA	701 NE 7TH AVE, 97232 <i>Zoning only meeting to discuss ground floor uses and massing options.</i>	1N1E35BC 02200 HOLLADAYS ADD BLOCK 84 LOT 5 S 16.9' OF LOT 6	EA-Zoning Only - w/mtg	1/22/19		Application
			Applicant: RYAN MIYAHIRA ANKROM MOISAN ARCHITECTS, INC 38 NW DAVIS ST PORTLAND OR 97209		Owner: AUTOMOBILE DEALERS & ASSOCIATION OF PORTLAND 777 NE 7TH AVE PORTLAND, OR 97232	

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19-111799-000-00-EA	810 SW GAINES ST, 97239		PC - PreApplication Conference	1/25/19		Application
	<i>Replace the existing OHSU Vehicle Storage and Garage building with 8,000 sf of Recycling Center that would contain recycling activities, motor pool, machine shop and shared offices</i>	1S1E09 01300 SECTION 09 1S 1E TL 1300 7.96 ACRES	Applicant: ANTHONY MORESCHI OHSU - DESIGN AND CONSTRUCTION 3181 SW SAM JACKSON PARKWAY RD CSB210 PORTLAND OR 97239-4256		Owner: OREGON STATE OF 1633 SW PARK AVE PORTLAND, OR 97201-3218	
19-109844-000-00-EA	701 NE 7TH AVE, 97232		PC - PreApplication Conference	1/22/19		Cancelled
	<i>Second Pre-App appointment to meet with Tim Heron to get input on ground floor uses and massing options.</i>	1N1E35BC 02200 HOLLADAYS ADD BLOCK 84 LOT 5 S 16.9' OF LOT 6	Applicant: RYAN MIYAHIRA ANKROM MOISAN ARCHITECTS, INC 38 NW DAVIS ST PORTLAND OR 97209		Owner: AUTOMOBILE DEALERS & ASSOCIATION OF PORTLAND 777 NE 7TH AVE PORTLAND, OR 97232	
19-110640-000-00-EA	2124 NW FLANDERS ST, 97210		PC - PreApplication Conference	1/23/19		Application
	<i>Proposal is for four stories of market-rate apartments over a walk-out basement level with 19 residential units and typical utilities. Floors 1-4 are proposed to have outdoor balcony space. The roof is anticipated to incorporate a roof deck, partial green roof and solar panels. Site is non-contributing in Alphabet Historic District.</i>	1N1E33CA 09400 KINGS 2ND ADD N 100' OF W 50' OF E 150' OF BLOCK 36	Applicant: MARISSA BROWN EMERICK ARCHITECTS 321 SW 4TH AVE STE 200 PORTLAND OR 97204		Owner: 2124 NW FLANDERS LLC PO BOX 6843 PORTLAND, OR 97228	
19-111108-000-00-EA	0150 SW MONTGOMERY ST, 97201		PC - PreApplication Conference	1/24/19		Application
	<i>Master plan development of approximately 8 acres.</i>	1S1E03CA 01000 PORTLAND BLOCK 104&105 TL 1000	Applicant: KATHERINE SCHULTZ GBD ARCHITECTS, INC. 1120 SW COUCH ST #300 PORTLAND, OR 97209		Owner: 0150 SW MONTGOMERY 9 SE 3RD AVE #100 PORTLAND, OR 97214 Owner: INVESTMENTS LLC 9 SE 3RD AVE #100 PORTLAND, OR 97214	

Total # of Early Assistance intakes: 15

Final Plat Intakes

From: 1/21/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-141840-000-00-FP	5123 N MICHIGAN AVE, 97217	FP - Final Plat Review		1/25/19		Application
<p><i>Approval of a Preliminary Plan for a 4- lot subdivision, that will result in four narrow lots as illustrated with Exhibit C.1-C.3, subject to the following conditions:</i></p> <p><i>A. The final plat must show the following:</i></p> <p><i>1. A 14-foot wide Reciprocal Access Easement shall be shown and labeled on the final plat, centered on the common property line between Lots 1-2 and Lots 3-4 as shown on Exhibit</i></p> <p><i>C.2. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for.</i></p> <p><i>2. 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.3-B.4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example:</i></p> <p><i>A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records.</i></p> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Utilities</i></p> <p><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></p> <p><i>Existing Development</i></p> <p><i>2. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system on the site.</i></p> <p><i>Required Legal Documents</i></p> <p><i>3. A Maintenance Agreement shall be executed for the Reciprocal Access Easement described in Condition A.1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval.</i></p> <p><i>4. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Lot 1. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgement shall be referenced on and recorded</i></p>						
		1N1E22BB 01700	M PATTONS & SUB N 50' OF S 150' OF E 100' OF BLOCK G	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290	Owner: GREEN CANOPY HOMES LLC 1131 POPLAR PL S SEATTLE, WA 98144-2833	
				Applicant: SAM LAI GREEN CANOPY HOMES 1131 POPLAR PL S SEATTLE WA 98144		
				Applicant: BOYD PICKRELL GREEN CANOPY HOMES 1131 POPLAR PL S SEATTLE WA 98144		

Acknowledgment: The acknowledgment shall be referenced on and recorded with the final plat. (Continued in full document)

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

Total # of Final Plat intakes: 1

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-110672-000-00-LU	3335 SE 7TH AVE, 97202	AD - Adjustment	Type 2 procedure	1/23/19		Pending
<i>Adjustment requested to allow a 7' 8" fence along the common property line along HWY 99E/SE McLoughlin Blvd (33.110.255).</i>						
	1S1E11BC 08300 MANHATTAN HTS BLOCK D LOT 4 LOT 15 EXC PT IN ST		Applicant: DAVID E III WARD 3335 SE 7TH AVE PORTLAND, OR 97202		Owner: DAVID E III WARD 3335 SE 7TH AVE PORTLAND, OR 97202	
Total # of LU AD - Adjustment permit intakes: 1						
19-111022-000-00-LU	901 NE LLOYD CENTER, 97232	DZ - Design Review	Type 2 procedure	1/24/19		Pending
<i>Minor changes to previously approved LU case (see LU 18-198469 DZM) to storefront and rooftop. Adjustment requested to location of tenant entrances.</i>						
	1N1E35BA 00200 HOLLADAYS ADD BLOCK 114&115 TL 200		Applicant: ANNA WILCOX WATERLEAF ARCHITECTURE 419 SW 11TH AVE STE 200 PORTLAND OR 97205		Owner: CAPREF LLOYD CENTER ANCHOR LLC 8343 DOUGLAS AVE #975 DALLAS, TX 75225	
Total # of LU DZ - Design Review permit intakes: 1						
19-109575-000-00-LU	5750 SE DUKE ST, 97206	LDP - Land Division Review (Partition)	Type 1x procedure	1/22/19		Pending
<i>Divide lot into three parcels.</i>						
	1S2E19AA 03200 SECTION 19 1S 2E TL 3200 0.13 ACRES		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: DAVID L ANDERSEN 1335 SW MYRTLE DR PORTLAND, OR 97201-2274	
					Owner: GLENDA K ANDERSEN 1335 SW MYRTLE DR PORTLAND, OR 97201-2274	
19-109794-000-00-LU	5822 SW MILES ST, 97219	LDP - Land Division Review (Partition)	Type 1x procedure	1/22/19		Pending
<i>Proposal to divide lot into two parcels. A replacement dwelling (RS18-186921) has been issued for the site and the dwelling will be on proposed Parcel 1. The existing dwelling proposed to be demolished via RS 18-186536.</i>						
	1S1E19BD 05400 APRIL HILL BLOCK 4 LOT 1		Applicant: DANELLE ISENHART EMERIO DESIGN 6445 SW FALLBROOK PL #100 BEAVERTON OR 97008		Owner: GLOBAL HOUSING INC 5822 SW MILES ST PORTLAND, OR 97219	
			Applicant: MARK KOVALEV GLOBAL HOUSING INC. 5822 SW MILES ST PORTLAND OR 97219			

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19-111625-000-00-LU	3969 N OVERLOOK TER, 97217	LDP - Land Division Review (Partition)	Type 2x procedure	1/25/19		Application
	<i>Proposal for a two lot land division with an environmental tract for habitat areas on the bluff's south side. The existing dwelling will stay on its own parcel and is undergoing a renovation.</i>	1N1E21DC 00300				
		SECTION 21 1N 1E TL 300 0.77 ACRES	Applicant: WILLIAM NEBURKA EVIDENT ARCHITECTURE OFFICE 411 SE 58TH PL PORTLAND, OR 97215		Owner: TIMOTHY P BROWN TRUST 112 W 11TH ST #100 VANCOUVER, WA 98660	

Total # of LU LDP - Land Division Review (Partition) permit intakes: 3

Total # of Land Use Review intakes: 5
