

Early Assistance Intakes

From: 7/1/2019

Thru: 7/7/2019

Run Date: 7/8/2019 12:29:16

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-188509-000-00-EA	7570 SW 74TH AVE		EA-Zoning & Inf. Bur.- w/mtg	7/3/19		Application
	<i>This proposal is for two new three-story apartment buildings situated on two lots (lot line adjustment needed) in the CM1 and R1 zones at the Tigard/Portland boundary. Basement level parking is proposed with lined stormwater planters integrated into the structure.</i>	1S124DC03100 NICHOL'S ADDITION NO.2, LOT PT 15, ACRES .31	Applicant: ERIK MATTHEWS EM ARCHITECTURE 1001 SE SANDY BLVD PORTLAND, OR 97214		Owner: MURPHY, LEO JAMES JR MURPHY, LEO JAMES JR 7380 SW GARDEN HOME RD PORTLAND, OR 97223	
19-188204-000-00-EA	710 NE HOLLADAY ST, 97232		EA-Zoning & Inf. Bur.- w/mtg	7/3/19		Application
	<i>Minor exterior renovations to include: new storefront entrance, repair of entrance canopies, replace existing spandrel glazing with vision glass to increase natural lighting. Replace existing entry storefront with new system. No changes to stormwater disposal methods with this work.</i>	1N1E35BC 00300 HOLLADAYS ADD BLOCK 91 LOT 1-3 EXC PT IN ST INC PT VAC ST LOT 4, DEFERRED ADDITIONAL TAX LIABILITY	Applicant: WHIT MIDDLECOFF GBD ARCHITECTS 1120 NW COUCH SUITE 300 PORTLAND OR 97209		Owner: AAT LLOYD DISTRICT LLC 11455 EL CAMINO REAL #200 SAN DIEGO, CA 92130-2047	
19-187719-000-00-EA	4349 N PORT CENTER WAY, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/2/19		Pending
	<i>Construction of a new service bay workshop on Daimler's Swan Island campus. Future phases to include 3-story offices adjacent to workshop-1, separate new building to include a workshop-2 and 2-story office.</i>	1N1E21C 00204 PARTITION PLAT 2003-38 LOT 2 TL 204 SPLIT MAP R540243 (R649831500)	Applicant: CHRIS WALKER CIDA INC. 15895 SW 72ND AVE STE 200 PORTLAND, OR 97224		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	
19-187812-000-00-EA	1605 N ROSA PARKS WAY, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/2/19		Application
	<i>3-story, 18-unit multifamily project. 6 units on each floor. 2 stairs, a bike/utility room, storage room and trash enclosure. Primarily pitched roof over 6:12. All flat roofs have a cornice. Stormwater will be handled via drywell.</i>	1N1E16AD 19200 WILBURTON BLOCK 2 LOT 10 E 12 1/2' OF LOT 11	Applicant: MARIA SIMON MINARIK ARCHITECTURE INC 2222 NE OREGON ST #217 PORTLAND OR 97232		Owner: ROSA PARKS LLC 2808 NW 131ST ST VANCOUVER, WA 98685	
19-187568-000-00-EA	NE 42ND AVE, 97218		EA-Zoning & Inf. Bur.- w/mtg	7/2/19		Application
	<i>Site is slightly sloped with approximately 4' of elevation rise from NW corner to SE corner. Site survey indicates a 6'7" no build easement. There are 10 tuck-under surface parking spaces along the east side. The ground floor is Type-IA construction with (4) artist lofts units, community space and lobby and support space for housing above. Floors 2-4 are Type-VA wood framed structure with 51 dwelling units. Stormwater management intended as on-site infiltration, pending geotechnical/civil study -- pervious pavers in courtyard, green roof, dry wells and other measures as needed.</i>	1N2E19BC 10600 STEIGERWALD ADD BLOCK 2 LOT 3&4	Applicant: CRAIG REIGELNEGG CARLETON HART ARCHITECTURE 830 SW 10TH AVE., #200 PORTLAND OR 97205		Owner: CDP DEVELOPERS LLC 126 NE ALBERTA ST STE 202 PORTLAND, OR 97211	

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19-187070-000-00-EA	NE, 97213		EA-Zoning & Inf. Bur.- w/mtg	7/1/19		Application
	<i>New 4-story multifamily residential structure containing 22 apartment units. No parking is proposed. Stormwater will be treated on-site via drywell. Type V-A construction. Ground units to contain (1) accessible type A unit and (6) accessible type B units.</i>	1N2E31AC 07700 AVALON BLOCK 2 LOT 7 EXC PT IN ST	Applicant: MARK MADDEN WDC PROPERTIES 3621 NW YEON AVE FRONTAGE R PORTLAND OR 97210		Owner: YONG KEUN LIM 740 SE 25TH ST GRESHAM, OR 97080-9301 Owner: YOUNG HEE LIM 740 SE 25TH ST GRESHAM, OR 97080-9301	
19-187688-000-00-EA	1709 SE 3RD AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/2/19		Application
	<i>New creative office development to be developed in 2 phases, as two distinct buildings. "Phase 3" is the renovation of an existing bow-string truss warehouse with basement level parking. "Phase 4" is a 6+ story mass timber office building over two levels of underground parking. Work may include removal of a portion of the existing warehouse building, currently located in the right-of-way.</i>	1S1E03DA 03800 SECTION 03 1S 1E TL 3800 1.07 ACRES	Applicant: EMILY HAYS HACKER 1615 SE 3RD AVENUE, 5TH FLOOR PORTLAND OR 97214		Owner: OEB INVESTORS LLC 101 E 6TH ST #350 VANCOUVER, WA 98660	
19-188349-000-00-EA	737 SW 17TH AVE, 97205		EA-Zoning Only - no mtg	7/3/19		Pending
	<i>Proposed modification of an existing unmanned telecommunications facility.</i>	1N1E33DC 02602 PARTITION PLAT 1997-27 LOT 2 POTENTIAL ADDITIONAL TAX	Applicant: JOSH ROBERTS CENTERLINE SOLUTIONS 6623 NE 78TH COURT SUITE B-1 PORTLAND OR 97218 Applicant: NICK FITZSIMMONS T-MOBILE 8960 NE ALDERWOOD RD PORTLAND OR 97220		Owner: STADIUM STATION APARTMENTS LP 1900 N CALIFORNIA BLVD #1070 WALNUT CREEK, CA 94596-7251	
19-187082-000-00-EA	1318 NW 20TH AVE, 97209		EA-Zoning Only - w/mtg	7/1/19		Pending
	<i>Commercial office building over retail. Requesting initial zoning only review of development program concept and height and density provisions, following on previous staff correspondence regarding transition from former EX to CM3 in the Northwest Plan District. No stormwater disposal methods determined at this point.</i>	1N1E33AB 09400 COUCHS ADD BLOCK 265 LOT 17	Applicant: PARKER MCNULTY CARBON LLC 225 SW 1ST AVE PORTLAND OR 97204		Owner: 1318 NW 20TH LLC 2669 NW SAVIER ST PORTLAND, OR 97210	
19-186688-000-00-EA	1475 SW 20TH AVE, 97201		EA-Zoning Only - w/mtg	7/1/19		Cancelled
	<i>Re-design for a re-submittal for a design review for the 9-unit (4 story+ ground floor parking) condo project. The previous design was approved for 16 units via a Type III review (see LU 15-118576).</i>	1S1E04BA 06400 CARTERS ADD TO P SUB LOT 8 BLOCK D TL 6400	Applicant: SEAN ONEILL SCOTIA WESTERN STATES HOUSING 6340 N CAMPBELL AVE #240 TUSCON AZ		Owner: SCOTIA MARKET ST & GAINES LLC 6340 N CAMPBELL AVE #240 TUCSON, AZ 85718-3183	

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19-188264-000-00-EA	3910 SW BEAVERTON HILLSDALE HWY, 97221 <i>Proposed land division into two buildable lots and one environmental resource tract.</i>	1S1E17BD 02900 SECTION 17 1S 1E TL 2900 0.95 ACRES	EA-Zoning Only - w/mtg Applicant: CRAIG ANDERSON PO BOX 80975 PORTLAND OR 97280	7/3/19		Application Owner: EUGENE A ANDERSON REV LIV TR 6493 MILL CREEK RD THE DALLES, OR 97058
19-187701-000-00-EA	SW MOODY AVE, 97239 <i>Proposed interim artist amphitheater including public bathrooms, terraced bleacher seating, performance stage, pedestrian walkways, concession stands and artist back stage venue. Utilities will be installed to all on-site structures. Life of lease 7 years w/extensions.</i>	1S1E10 00300 SECTION 10 1S 1E TL 300 14.33 ACRES	PC - PreApplication Conference Applicant: BOYCE POSTMA HACKER 1615 SE 3RD AVENUE, 5TH FLOOR PORTLAND OR 97214	7/2/19		Pending Owner: Z R Z REALTY COMPANY 2020 SW 4TH AVE #600 PORTLAND, OR 97201

Total # of Early Assistance intakes: 12

Land Use Review Intakes

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19-186744-000-00-LU	831 SE SALMON ST, 97214	AD - Adjustment	Type 2 procedure	7/1/19		Pending
<i>Adjustment requested to the size allocation and to the maximum area per sign; for two signs, both larger than 20 sq ft.</i>						
	1S1E02BC 02800 HAWTHORNE PK BLOCK 175 LOT 3-8 TL 2800		Applicant: JEFFREY MAAS URBAN PATTERNS ARCHITECTURE 1035 SE 9TH AVE #202 PORTLAND OR 97214		Owner: THE REDD FOUNDRY LLC 721 NW 9TH AVE STE 200 PORTLAND, OR 97209-3448	
19-187008-000-00-LU	3019 NE M L KING BLVD, 97212	AD - Adjustment	Type 2 procedure	7/1/19		Pending
<i>Adjustment requested to north, west and partial south setback on a new, four-story, six-unit apartment building. Project includes landscaping and bicycle parking.</i>						
	1N1E27AA 24000 WILLIAMS AVE ADD BLOCK 11 N 30' OF E 90' OF LOT 13		Applicant: MARC CONNOLLY ANCHORED LLC 236 NE MORRIS ST PORTLAND OR 97212		Owner: ANCHORED LLC 236 NE MORRIS ST, APT A PORTLAND, OR 97212	
Total # of LU AD - Adjustment permit intakes: 2						
19-186709-000-00-LU	1513 SW MARKET ST, 97201	DZ - Design Review	Type 2 procedure	7/1/19		Pending
<i>Replace two windows on one side of the building and replace all of the siding on the duplex.</i>						
	1S1E04AC 02800 PORTLAND BLOCK SW1/4X E 25' OF W 50' OF LOT 3&4		Applicant: SANDRA BLANK 1441 SW CLAY ST #204 PORTLAND, OR 97201		Owner: SANDRA BLANK 1441 SW CLAY ST #204 PORTLAND, OR 97201	
19-188551-000-00-LU	1017 SW WASHINGTON ST, 97205	DZ - Design Review	Type 2 procedure	7/3/19		Application
	1N1E34CC 05200 PORTLAND BLOCK 254 E 99.5' OF LOT 3&4		Applicant: MEAGHAN BULLARD JONES ARCHITECTURE 120 NW 9TH AVE, STE 210 PORTLAND OR 97209		Owner: TALON FLIEDNER QOZB LLC 929 108TH AVE NE STE 1510 BELLEVUE, WA 98004	
19-187024-000-00-LU	1430 N KILLINGSWORTH ST, 97217	DZ - Design Review	Type 2 procedure	7/1/19		Pending
<i>This project building is proposed as a 6-story structure with a height of just over to 72' above average grade. It will provide an additional multifamily housing opportunity comprised if a total of 154 new apartments. These apartments consist of a variety of studio, 1 bedroom, 2 bedroom and loft units. In addition, 3 retail/commercial spaces comprising of over 3700 sf will be created.</i>						
	1N1E22BB 08500 M PATTONS & SUB SUB N 1/2 TRACT B LOT 1-2 SUB N 1/2 TRACT B LOT 3-5 EXC PT IN ST SUB N 1/2 TRACT B LOT 6 EXC PT IN STS		Applicant: JOSHUA SCOTT KOZ DEVELOPMENT LLC 1830 BICKFORD AVE SUITE 201 SNOHOMISH WA 98290 Applicant: TRICIA DOOLIN-MCINTOSH KOZ DEVELOPMENT 1830 BICKFORD AVE, SUITE 201 SNOHOMISH WA 97201		Owner: KOZ DEVELOPMENT LLC 1830 BICKFORD AVE #201 SNOHOMISH, WA 98290	

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19-187641-000-00-LU	1130 NE ALBERTA ST, 97211	DZ - Design Review	Type 2 procedure	7/2/19		Pending
<p><i>New five story mixed-use building with one level below grade. Uses onsite include retail sales and service, restaurant, office and associated services.</i></p>						
	1N1E23BD 03100		Applicant: JONATHAN HEPPNER LEVER ARCHITECTURE 4713 N ALBINA PORTLAND OR 97217		Owner: MARGARET BROOKS 6715 NE 23RD AVE PORTLAND, OR 97211	
	ALBINA HTS BLOCK 3 LOT 12&13 LOT 14 EXC PT IN ST				Owner: SAMUEL BROOKS 6715 NE 23RD AVE PORTLAND, OR 97211	
Total # of LU DZ - Design Review permit intakes: 4						
19-188597-000-00-LU	2923 SE DIVISION ST, 97202	DZM - Design Review w/ Modifications	Type 2 procedure	7/3/19		Application
<p><i>Proposal for a new three story mixed-use building located on the north side of SE Division Street between SE 29th Avenue and SE 30th Avenue. The project is comprised of two stories of residential apartments over ground floor retail, lobby and three residential units. The project provides a mix of one bedroom (5) and studio (14) apartments, totaling 19 units. Modification requested to 33.266.220.C.B Minimum Bike Rack Space Width</i></p>						
	1S1E01CD 09600		Applicant: ANDREW SCHILLING WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE, #440 PORTLAND OR 97227		Owner: JAMES KERN 2923 SE DIVISION ST PORTLAND, OR 97202	
	LINNWOOD BLOCK 1 LOT 2				Owner: ASHLEY KERN 2923 SE DIVISION ST PORTLAND, OR 97202	
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
19-187879-000-00-LU	225 SW ASH ST, 97204	HR - Historic Resource Review	Type 1x procedure	7/2/19		Application
<p><i>Installation of one (1) illuminated sign on south elevation of building.</i></p>						
	1N1E34CD 01700		Applicant: CHRIS BROWN RAMSAY SIGNS 9160 SE 74TH AVE PORTLAND OR 97206		Owner: 223 ASH STREET LLC 412 NW COUCH ST STE 201 PORTLAND, OR 97209	
	PORTLAND BLOCK 32					
Total # of LU HR - Historic Resource Review permit intakes: 1						
19-188489-000-00-LU	2221 SE ELLIOTT AVE - UNIT A, 97214	HRB - Historic Design Tier B	Type 1 procedure new	7/3/19		Pending
<p><i>Non-street facing exterior window removal, addition and replacement plus associated siding work. Construct new wood deck and stair. Contributing Resource</i></p>						
	1S1E02CD 06400		Applicant: ALAN ARMSTRONG STRONGWORK ARCHITECTURE, LLC 3309 SE SHERRETT, UNIT A PORTLAND OR 97222		Owner: RAYMOND FRANCIS PHELAN TR 2221 SE ELLIOTT AVE PORTLAND, OR 97214	
	LADDS ADD BLOCK 5 LOT 25 SLY 20' OF LOT 28				Owner: NANETTE MARIE LAUFUK TR 2221 SE ELLIOTT AVE PORTLAND, OR 97214	
Total # of LU HRB - Historic Design Tier B permit intakes: 1						
Total # of Land Use Review intakes: 9						