

Early Assistance Intakes

From: 7/1/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-201292-000-00-EA	1202 NW IRVING ST, 97209		DA - Design Advice Request	7/30/19		Application
	<i>10-story/170,000 gsf hotel including a ground floor lobby, one floor of below grade parking, and a rooftop amenity.</i>	1N1E33AD 02800 COUCHS ADD BLOCK 118 LOT 5-8	Applicant: JULIE BRONDER ZGF ARCHITECTS LLP 1220 SW WASHINGTON ST, SUITE 200 PORTLAND, OR 97205		Owner: PORTLAND PEARL PROPER LLC 1437 7TH ST #250 SANTA MONICA, CA 90401	
19-181500-000-00-EA	701 E BURNSIDE ST, 97214		DA - Design Advice Request	7/23/19		Pending
	<i>Redevelopment of existing warehouse into flex/retail retaining existing brewery operation. New 3 story building, retail with lofts above. New 4 over 2 mixed use residential tower (approx 48 units). New 2 story retail/office at corner of Burnside and 7th.</i>	1N1E35CB 07300 EAST PORTLAND BLOCK 156 LOT 1-3 LOT 4 EXC PT IN ST, LAND & IMPS SEE R150297 (R226510461) FOR BILLBOARD & R696046 (R226510462) FOR BILLBOARD	Applicant: ERIC HOFFMAN SUM DESIGN STUDIO + ARCHITECTURE 231 SE 12TH AVE PORTLAND OR 97214 Applicant: COLE CABLER SUM DESIGN STUDIO + ARCHITECTURE 231 SE 12TH AVE PORTLAND OR 97214		Owner: 701 EAST BURNSIDE LLC PO BOX 90953 PORTLAND, OR 97290	
19-191986-000-00-EA	546 NE 12TH AVE, 97232		DA - Design Advice Request	7/12/19		Pending
	<i>LANDMARKS HEARING - Benson Polytechnic High School Modernization Project - will retain the historic 1917 Main Classroom Building, the 1927 Old Gymnasium and the 1930 Auditorium Building, as well as the 1916 Foundry Building. Renovation will also include the 1964 Gym, 1992 Radio Building and 1991 Library Addition. Demolition is proposed for the 1953 Automotive/Aeronautics and Library buildings. New construction includes two story CTE additions to the north and south along with a central student Commons. The north CTE addition includes the salvaged north facade of the 1917 CTE building. These new structures are designed to form the edges of a re-created historic east courtyard. The Commons, a new heart of the school, will serve multiple uses such as cafeteria, student and community gatherings, foyer for athletic events, informal studies and access to various exterior spaces.</i>	1N1E35BD 01400 HOLLADAYS ADD BLOCK 145-148&165&166 TL 1400	Applicant: JEN SOHM PORTLAND PUBLIC SCHOOLS PO BOX 3107 PORTLAND OR 97208		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
19-190122-000-00-EA	1435 NE 62ND AVE, 97213		EA-Zoning & Inf. Bur.- no mtg	7/9/19		Pending
	<i>New 2-3 story residential building for household living with multiple dwelling units (approximately 5 units). Existing SFR and accessory structure will be demolished.</i>	1N2E31AA 06300 SUMMIT ADD BLOCK 2 LOT 4	Applicant: MELISSA MEINERS KOBLE CREATIVE ARCHITECTURE LLC 2117 NE OREGON ST #701 PORTLAND OR 97232		Owner: BARLEY POD LLC 2222 NE OREGON ST #209 PORTLAND, OR 97232	

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19-202076-000-00-EA	2855 SW PATTON RD, 97201		EA-Zoning & Inf. Bur.- no mtg	7/31/19		Application
	<i>Demolition of an existing grocery store building. The new construction will be 12 town houses with garages and an apartment building with parking and 3.500 sf of retail spce. Parking for the retail will be on grade. Storm water disposal will be by using storm planters. The new site plan would NOT have any new buildings on top of the sewer line, however there would be parking (and drive aisles) above the line at some locaations. The combined sewer would not be moved. There is about 12 feet of natural drop access the site from south to north.</i>	1S1E08AA 13200 GREENWAY BLOCK P TL 13200	Applicant: MARK ENGBERG COLAB 1189 NW PETTYGROVE ST PORTLAND OR 97209		Owner: SOUTHWEST HILLS LLC 12802 BONITA HEIGHTS DR SANTA ANA, CA 92705-6303	
19-200526-000-00-EA	2000 SE MADISON ST, 97214		EA-Zoning & Inf. Bur.- no mtg	7/29/19		Pending
	<i>Proposal for a renovation of an existing building to create new office space. Work will include demo of interior partitions, new interior partitions, structural upgrades as required, new plumbing fixtures, new parking lot layout and landscaping as required, new recessed storefront entry along SE 20th Ave. They plan on meeting community design standards.</i>	1S1E02AD 21100 KENWORTHYS ADD BLOCK 11 LOT 1&2 TL 21100	Applicant: PAUL WOLFE DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: CARYL JOY WILLIAMS-PIOVANELLI REV TR 259 NE 199TH AVE PORTLAND, OR 97230	
19-199528-000-00-EA	8739 SE WASHINGTON ST - UNIT A, 97216		EA-Zoning & Inf. Bur.- no mtg	7/26/19		Pending
	<i>Two lot partition with existing dwellings to remain. New lot to be developed with detached SFR.</i>	1S2E04BA 16500 ALTAMEAD BLOCK 7 LOT 10	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: MOON WAGON PROPERTIES LLC 711 SW 10TH AVE PORTLAND, OR 97205	
19-188509-000-00-EA	7570 SW 74TH AVE		EA-Zoning & Inf. Bur.- w/mtg	7/3/19		Pending
	<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. The two buildings will be 19 units and 11 units respectively, for a total of 31 units.</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		Pending
	<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	

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19-187070-000-00-EA	NE, 97213		EA-Zoning & Inf. Bur.- w/mtg	7/1/19		Cancelled
	<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	
19-187568-000-00-EA	NE 42ND AVE, 97218		EA-Zoning & Inf. Bur.- w/mtg	7/2/19		Pending
	<i>New mixed use building with 55 dwelling units including 4 artist lofts units and community spaces. Stormwater management intended as on-site infiltration, pending geotechnical/civil study -- pervious pavers in courtyard, green roof, dry wells and other measures as needed. Site survey indicates a 6'7" no build easement along north property line.</i>	1N2E19BC 10600 STEIGERWALD ADD BLOCK 2 LOT 3&4	Applicant: CRAIG RIEGELNEGG CARLETON HART ARCHITECTURE 830 SW 10TH AVE., #200 PORTLAND OR 97205		Owner: CDP DEVELOPERS LLC 126 NE ALBERTA ST STE 202 PORTLAND, OR 97211	
19-187812-000-00-EA	1605 N ROSA PARKS WAY, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/2/19		Pending
	<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	
19-198262-000-00-EA	5519 SE WOODSTOCK BLVD, 97206		EA-Zoning & Inf. Bur.- w/mtg	7/24/19		Cancelled
	<i>Two new 3-story, multi-family, residential structures containing 42 apartment units. No parking is proposed. Stormwater will be treated on-site via drywell. Type V-B construction. Ground units to contain one (1) accessible type A unit and 13 accessible type B units.</i>	1S2E18DB 12000 TREMONT PK BLOCK 5 E 1/2 OF LOT 7 LOT 8	Applicant: FRANK STOCK WDC PROPERTIES 3621 NW YEON AVE PORTLAND OR 97210		Owner: JOHN BRANDSEN 11802 SE JENNIFER ST CLACKAMAS, OR 97015 Owner: PAUL BRANDSEN 11802 SE JENNIFER ST CLACKAMAS, OR 97015	
19-187688-000-00-EA	1709 SE 3RD AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/2/19		Pending
	<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	

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19-187719-000-00-EA	4349 N PORT CENTER WAY		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				Applicant: CHRIS WALKER CIDA INC. 15895 SW 72ND AVE STE 200 PORTLAND, OR 97224
19-193806-000-00-EA	265 N BROADWAY, 97227		EA-Zoning & Inf. Bur.- w/mtg	7/16/19		Pending
	<i>Demolish approx. 1,700sf of parking and sidewalk. Construct new concrete pad for mobile PET/CT scanner + new concrete walk and cover over walk to protect patients from weather. Install new door in existing building to facilitate access to PET/CT without going around through main entry. Stormwater management will be achieved by retrofitting existing catch basin(s) with an approved filter system.</i>	1N1E27DC 05700 ELIZABETH IRVINGS ADD BLOCK 17 LOT 1-4 LOT 7 EXC PT IN ST, LOT 8-12				Applicant: AMY TALLENT VLMK ENGINEERING + DESIGN 3933 SW KELLY AVE PORTLAND, OR 97239 Owner: AOR REAL ESTATE INC 2800 POST OAK BLVD #3700 HOUSTON, TX 77056
19-193765-000-00-EA	12529 SE POWELL BLVD, 97236		EA-Zoning & Inf. Bur.- w/mtg	7/16/19		Application
	<i>New construction of approximately 160-180 affordable, multi-family apartments ranging in size between one bedroom and three bedroom. Development will include resident community room and support spaces along with site utilities, waste/recycling, auto parking, bike parking and play area.</i>	1S2E11BC 08900 SECTION 11 1S 2E TL 8900 3.71 ACRES				Applicant: BILL LANNING MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND OR 97209 Owner: KENNETH LORD 1180 NE BURNSIDE RD GRESHAM, OR 97030-5711
19-196539-000-00-EA	7410 N LEADBETTER RD, 97203		EA-Zoning & Inf. Bur.- w/mtg	7/22/19		Pending
	<i>Professional Auto Transport intends to use approximately two-thirds of the site and plans to lease the remainder of the property to a tenant. Proposed on the property is a new single story 10,000sf maintenance building for Auto Transport trucks and trailers. The building will contain a three bay maintenance area, an office area, parts storage, toilet rooms and other support spaces. A mezzanine is proposed for a portion of the office area and parts storage. Exterior improvements will include off-street parking, trucking parking for 12-13 vehicles, landscaping, site lighting and stormwater improvements meeting the local jurisdiction's requirements.</i>	2N1W25A 01300 LEADBETTER INDUSTRIAL PK LOT 3 TL 1300				Applicant: NICHOLAS VIPOND LIVERMORE ARCHITECTURE AND ENGINEERING, INC 1500 SW 1ST AVE, SUITE 240 PORTLAND OR 97201 Applicant: TODD OVARD LIVERMORE ARCHITECTURE & ENGINEERING 1500 NW FIRST AVE, SUITE 240 PORTLAND OR 97201 Owner: 7410 LEADBETTER LLC 7410 LEADBETTER LLC 413 PARKHURST ST JURUPA, CA 91752
19-192319-000-00-EA	SW 37TH AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	7/12/19		Pending
	<i>Community Design Standards being used for new 5700 sf mixed use building with 6, 2bd, 2ba units and 700 sf of retail/office space. Building to be 2 stories on one half and 3 on the other. Stormwater to be disposed of on site with stormwater planters.</i>	1S1E20CA 09001 WILDWOOD BLOCK 7 LOT 7&8 TL 9001				Applicant: ELIJAH ELDER CONVERGENCE ARCHITECTURE 2410 N WINCHELL ST PORTLAND OR 97216 Owner: FARZAD MORADIAN 16620 SW RED ROCK WAY ALOHA, OR 97007-8768 Owner: SOHELIA SADEGH 16620 SW RED ROCK WAY ALOHA, OR 97007-8768

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19-192482-000-00-EA	904 SE DIVISION ST, 97202		EA-Zoning & Inf. Bur.- w/mtg	7/12/19		Application
	<i>Phase II. Scope of work is for a new NW Natural Response / Service Center facility not open to visitors. The project site is approximately 4.35 acres. Approximately 2.85 acres are currently being developed under Phase I (North portion of site). Phase 1 is currently under review for building permit. Approximately 1.5 acres are in the planning stages, Phase II (South portion of site). Phase II consists of a single story fleet garage and 1 story community relations storage building. Including on-site work and public street improvements for the NWN facilities, parking lot design and on-site sand filtration system for stormwater management.</i>	1S1E11BA 06900 SECTION 11 1S 1E TL 6900 0.15 ACRES DEPT OF REVENUE	Applicant: MARY FIERROS BOWER LRS ARCHITECTS INC 720 NW DAVIS ST., STE 300 PORTLAND OR 97209		Owner: NORTHWEST NATURAL GAS CO 220 NW 2ND AVE PORTLAND, OR 97209-3943	
19-190811-000-00-EA	SW MACADAM AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	7/10/19		Pending
	<i>New single family dwelling structure and garage spanning across rail ROW and fronting river.</i>	1S1E26CB 00300 SECTION 26 1S 1E TL 300 0.40 ACRES	Applicant: LAURIE SIMPSON CONNECT ARCHITECTURE 4072 N WILLIAMS ST #A PORTLAND OR 97227			
19-199337-000-00-EA	4144 SW CANBY ST, 97219		EA-Zoning & Inf. Bur.- w/mtg	7/26/19		Pending
	<i>Construction of a 76-unit apartment on the R1 portion of the site, accessed from SW Canby St. Development is proposed to remain outside the environmental overlay zones.</i>	1S1E20CB 01400 PASTORAL VIEW & PLAT 2 BLOCK 2 LOT 7 INC PT VAC SW 42ND AVE ACCR BY CO ORD 1891 LOT 8	Applicant: JESSE WINTEROWD WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205		Owner: HUTCHISON FAMILY DISTRIBUTION TR 222 SEWARD ST #206 JUNEAU, AK 99801	
19-201053-000-00-EA	3800 SE 164TH AVE, 97236		EA-Zoning & Inf. Bur.- w/mtg	7/30/19		Application
	<i>Three story, 71 unit multi-family building, consisting entirely of affordable housing, plus surface parking. Stormwater to be treated on site. A lot line adjustment will be needed as part of the proposal.</i>	1S3E07CB 07200 SUN BOW VALLEY BLOCK 10 LOT 6-9&16-19 TL 7200	Applicant: LISA MCCLELLAN SCOTT EDWARDS ARCHITECTURE 2525 E BURNSIDE PORTLAND OR 97214		Owner: CASCADIA HOUSING INC 847 NE 19TH AVE #100 PORTLAND, OR 97232	
19-201011-000-00-EA	431 SE 8TH AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/30/19		Application
	<i>A mobility hub for Electric Vehicle Symposium, featuring electric scooters, electric bikes, pavilions with electric furniture, test ride areas and an attended restroom.</i>	1N1E35CC 11000 EAST PORTLAND BLOCK 161 LOT 5 EXC PT IN ST LOT 6, DEPT OF REVENUE	Applicant: KELSEY TROSTLE PORTLAND GENERAL ELECTRIC COMPANY 121 SW SALMON STREET PORTLAND OR 97204		Owner: PORTLAND GENERAL ELECTRIC CO 121 SW SALMON ST PORTLAND, OR 97204-2901	

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19-202040-000-00-EA	11332 SE DIVISION ST, 97266		EA-Zoning & Inf. Bur.- w/mtg	7/31/19		Cancelled
	<i>Project consists of 60 units of low barrier permanent supportive housing located at 11332 SE Division on a 1.07acre site, R1 zoning.</i>	1S2E10AB 03500 MCGREWS TR BLOCK 1 LOT 6-8 EXC PT IN ST	Applicant: SUZANNE ZUNIGA PORTLAND HOUSING BUREAU 421 SW 6TH AVE. SUITE 500 PORTLAND, OR 97204 Applicant: LAURIE LINVILLE-GREGSTON ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST #300 PORTLAND OR 97209		Owner: KYUNG LEE 2900 RAWWHITE ST WEST LINN, OR 97068 Owner: EUNG LEE 2900 RAWWHITE ST WEST LINN, OR 97068	
19-189582-000-00-EA	839 N KILLINGSWORTH ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/8/19		Pending
	<i>Exterior improvements to existing building with minimal interior improvements in preparation for future TI.</i>	1N1E15CD 14600 WEST PIEDMONT BLOCK 2 W 1/2 OF LOT 1 S 17 1/2' OF W 1/2 OF LOT 2	Applicant: JASON TAND LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND, OR 97209		Owner: JEANNE MEHAN PO BOX 2341 GEARHART, OR 97138	
19-191392-000-00-EA	1642 NE SANDY BLVD, 97232		EA-Zoning & Inf. Bur.- w/mtg	7/11/19		Pending
	<i>Construction of a new 4-story hotel with lobby and commercial space on ground floor. Existing single story building to partially remain and new build will be constructed above and adjacent. Stormwater will be managed on site.</i>	1N1E35DB 03300 LYDIA BUCKMANS ADD BLOCK 17 1/2 LOT 1 EXC PT IN ST LOT 2	Applicant: JARED DIGANCI WORKS PROGRESS ARCHITECTURE 811 SE STARK STREET, STE #210 PORTLAND OR 97214		Owner: GEORGE KASSAPAKIS 21 SE 16TH AVE PORTLAND, OR 97214	
19-197812-000-00-EA	NE FREMONT ST, 97213		EA-Zoning & Inf. Bur.- w/mtg	7/24/19		Pending
	<i>Proposal for a three story slab-on-grade, wood framed 11 unit apartment building including outdoor courtyard with lined storm water planter, waste-recycling room and bike parking.</i>	1N2E30BA 03600 ROSE CITY PK BLOCK 153 N 43.31' OF LOT 16	Applicant: ERIK MATTHEWS EM ARCHITECTURE 1001 SE SANDY BLVD PORTLAND, OR 97214		Owner: JASON PETERSON 11008 S MULINO RD CANBY, OR 97013-8735 Owner: BLAIR PETERSON 11008 S MULINO RD CANBY, OR 97013-8735 Owner: SARA JANE PETERSON 11008 S MULINO RD CANBY, OR 97013-8735	

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19-199631-000-00-EA <i>Self storage</i>	1005 NE STAFFORD ST, 97211	1N1E14BA 01300 FARRELLS 2ND BLOCK 4 LOT 12	EA-Zoning & Inf. Bur.- w/mtg	7/26/19		Pending
			Applicant: MARK TAYLOR NORTH PEAK DEVELOPMENT GROUP 18765 SW BOONES FERRY RD, STE 325 TUALATIN OR 97062		Owner: ROBERT MYERS PO BOX 744 JOHN DAY, OR 97845-0744 Owner: JANET MYERS PO BOX 744 JOHN DAY, OR 97845-0744	
19-194073-000-00-EA <i>New construction, 16 attached dwellings located on individual lots along Cesar Chavez Boulevard. Each dwelling unit is on its own lot, approximately 1,800sf and share a common drive. All storm water collection and treatment will occur on site and be distributed to existing storm line in right of way.</i>	1822 SE CESAR E CHAVEZ BLVD, 97214	1S1E01DA 07200 SECTION 01 1S 1E TL 7200 0.19 ACRES	EA-Zoning & Inf. Bur.- w/mtg	7/17/19		Pending
			Applicant: BRANDON DOLE 17404 WAKE ROBIN CIR OREGON CITY OR 97045		Owner: Z F DEVELOP LLC 17186 WARREN CT LAKE OSWEGO, OR 97035	
19-201592-000-00-EA <i>Proposal is for 20 unit townhouse development on single property with private driveway, parking on-site. The R5 portion of the site to be confirmed & built separately.</i>	7602 N EMERALD AVE, 97217	1N1E09CC 08400 PENINSULAR ADD 5 BLOCK 71&72 TL 8400	EA-Zoning & Inf. Bur.- w/mtg	7/30/19		Pending
			Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: OPEN MEADOW ALTERNATIVE SCHOOLS INC 7633 N WABASH AVE PORTLAND, OR 97217-6031	
19-202322-000-00-EA <i>Two-story clinic, classified as traditional office occupancy use, with entrance off Powell and from within site. 175 surface parking spaces, separated as public parking and employee parking. Staff parking entry from east side of site being negotiated with adjacent property owner. Second drive entry on 88th Avenue application being submitted to transportation.</i>	SE, 97266	1S2E09CA 01000 SECTION 09 1S 2E TL 1000 0.13 ACRES	EA-Zoning Only - no mtg	7/31/19		Application
			Applicant: SAVANNAH GREGORY THE NEENAN COMPANY 3325 S TIMBERLINE RD, SUITE 100 FORT COLLINS CO 80526		Owner: AGENA CORPORATION PO BOX 190 TOPPENISH, WA 98948	
19-188349-000-00-EA <i>Proposed modification of an existing unmanned telecommunications facility.</i>	737 SW 17TH AVE, 97205	1N1E33DC 02602 PARTITION PLAT 1997-27 LOT 2 POTENTIAL ADDITIONAL TAX	EA-Zoning Only - no mtg	7/3/19		Pending
			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	

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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	7/3/19		Pending
19-201136-000-00-EA	SE, 97214 <i>The proposed project is a 79,795 sf building (with less than 60,000 sf of industrial office, 5,000 sf of traditional office, ground floor retail and structured parking). The building has a day lit basement level and first floor of concrete with 5 levels of Type 3-A heavy timber above. Stormwater will be collected on the roof of the building and treated in flow through stormwater planters on the third level.</i>	1N1E34DD 02700 FRUSHS SQUARE ADD BLOCK 5 LOT 1&4 LOT 2&3 EXC E 43'	EA-Zoning Only - w/mtg	7/30/19		Application
19-186688-000-00-EA	1475 SW 20TH AVE, 97201 <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	EA-Zoning Only - w/mtg	7/1/19		Cancelled
19-202043-000-00-EA	11332 SE DIVISION ST, 97266 <i>Project consists of 60 units of low barrier permanent supportive housing located at 11332 SE Division on a 1.07acre site, R1 zoning.</i>	1S2E10AB 03500 MCGREWS TR BLOCK 1 LOT 6-8 EXC PT IN ST	EA-Zoning Only - w/mtg	7/31/19		Application
19-197729-000-00-EA	8213 N FISKE AVE, 97203 <i>Discuss reducing the size of a church site from 23,290 square feet to 15,890 square feet. The 7,500 square foot area to be removed has an existing structure that will be converted back to a single dwelling house with one off-street parking space. A Lot Confirmation will be submitted to confirm Lot 3 as a separate buildable lot (Lot 3 is on the northern portion of the 7,500 square foot parcel. There is no reduction in existing off-street parking for the church.</i>	1N1E08CA 08200 GARDEN PK BLOCK 6 LOT 1-3	EA-Zoning Only - w/mtg	7/24/19		Pending

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19-190251-000-00-EA	1840 SW MAIN ST, 97205		EA-Zoning Only - w/mtg	7/9/19		Pending
<p><i>Consolidate two parcels and construct a new multi-unit residential building preserving existing homes (less than 20 units).</i></p>						
		1S1E04BA 00300	Applicant: MICHAEL LEIS 1840 SW MAIN ST PORTLAND, OR 97205		Owner: MICHAEL LEIS 1840 SW MAIN ST PORTLAND, OR 97205	
		AMOS N KINGS W 35' OF NLY 1/2 OF NW 1/4 OF BLOCK 2			Owner: MELANIE YOO 782 UNION ST SAN FRANCISCO, CA 94133	
					Owner: MELANIE GOTT 1832 SW MAIN ST PORTLAND OR 97205	
19-187082-000-00-EA	1318 NW 20TH AVE, 97209		EA-Zoning Only - w/mtg	7/1/19		Pending
<p><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 EXd to CM3d in the Northwest Plan District. No stormwater disposal methods determined at this point.</i></p>						
		1N1E33AB 09400	Applicant: PARKER MCNULTY CARBON LLC 225 SW 1ST AVE PORTLAND OR 97204		Owner: 1318 NW 20TH LLC 2669 NW SAVIER ST PORTLAND, OR 97210	
		COUCHS ADD BLOCK 265 LOT 17				
19-192343-000-00-EA	733 SW VISTA AVE, 97205		EA-Zoning Only - w/mtg	7/12/19		Pending
<p><i>Change in occupancy: changing top story of existing building from residential to office space. Requires a Nonconforming Situation Review.</i></p>						
		1N1E33CB 01500	Applicant: TOM JALESKI CODE UNLIMITED 12655 SW CENTER ST, STE 350 BEAVERTON OR 97005		Owner: 733 VISTA PORTLAND LLC 1172 LAUREL ST BERKELEY, CA 94708	
		CEDAR HILL LOT 32 EXC S 60'				
19-196197-000-00-EA	404 NW 23RD AVE, 97210		EA-Zoning Only - w/mtg	7/19/19		Pending
<p><i>Existing 4 story mixed use, Floors 1-2 are commercial retail. Floors 3-4 are 10, two-story apartment units organized around a north/south entry courtyard (non-street facing) creating West and East building elements. We are proposing to remove and replace failed stucco and window systems with new rain screen stucco and new windows on the West (23rd Avenue) and South (Flanders St) facing facades on the West building. Additional work will be to replace roof/waterproofing at unit balconies and modify existing non-code compliant balcony railings. There will be no change to building massing or opening sizes. Color is to match existing and window configuration (mullion spacing and vent operations) will remain. Window material and color to be determined. Envelope repair/replacement on the East building will occur in the future.</i></p>						
		1N1E33CB 00500	Applicant: MICHAEL CLINE RDH BUILDING SCIENCE 5331 SW MACADAM AVE #314 PORTLAND OR 97239		Owner: FLANDERS PDX LLC ET AL 116 NE 6TH AVE #400 PORTLAND, OR 97232-2904	
		MEADS ADD BLOCK 2 W 1/2 OF S 100' OF LOT 12 S 50' OF LOT 13, LOT 14				
19-187701-000-00-EA	SW MOODY AVE, 97239		PC - PreApplication Conference	7/2/19		Pending
<p><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></p>						
		1S1E10 00300	Applicant: BOYCE POSTMA HACKER 1615 SE 3RD AVENUE, 5TH FLOOR PORTLAND OR 97214		Owner: Z R Z REALTY COMPANY 2020 SW 4TH AVE #600 PORTLAND, OR 97201	
		SECTION 10 1S 1E TL 300 14.33 ACRES				

Early Assistance Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-189687-000-00-EA	2374 SW VERMONT ST, 97219		PC - PreApplication Conference	7/8/19		Pending
<p><i>A Pre-Application Conference to discuss new multi-dwelling development. The development site is presently part of a church site. Two parcels would be created either through a property line adjustment of land division. Fifty-six units are proposed in tri-plex and duplex structures. The site for the new multi-dwelling is split zoned (R7 and R2) and there is environmental zoning on the R2 portion. The surface parking on the church site would not be reduced.</i></p>		1S1E21BB 01100 SECTION 21 1S 1E TL 1100 12.89 ACRES	Applicant: JOSH PHILIPPI HABITAT FOR HUMANITY PORTLAND/METRO EAST 1478 NE KILLINGSWORTH ST PORTLAND OR 97211		Owner: GREATER PORTLAND BIBLE CHURCH 2374 SW VERMONT ST PORTLAND, OR 97219	
19-189520-000-00-EA	NW KEARNEY ST, 97210		PC - PreApplication Conference	7/8/19		Pending
<p><i>A Pre-Application Conference to discuss construction of a 16-unit apartment building. No off-street parking is proposed. The site is in the Alphabet Historic District. The proposed height of the building is 30'.</i></p>		1N1E33BC 00600 KINGS 2ND ADD BLOCK 20 LOT 12	Applicant: MIKE OSTERMAN OSTERMAN DESIGN, INC. 7158 MILL RIDGE PLACE SE SALEM OR 97317		Owner: ANDREY KOSHUBA 14237 BRIDGE CT LAKE OSWEGO, OR 97034	
19-200497-000-00-EA	1710 NE MULTNOMAH ST, 97232		PC - PreApplication Conference	7/29/19		Pending
<p><i>Removal of a Condition of Approval from a prior Comprehensive Plan Map/Zoning Map Amendment to allow conversion of existing extended stay hotel units to residential use.</i></p>		1N1E35A 00100 HOLLADAYS ADD BLOCK 180&181&192&193 TL 100	Applicant: ALLISON REYNOLDS STOEL RIVES LLP 760 SW 9TH AVE #3000 (30TH FL) PORTLAND OR 97205		Owner: ARC HOSPITALITY PORTFOLIO CRESTLINE 3950 UNIVERSITY DRIVE #301 FAIRFAX, VA 22030	
19-200271-000-00-EA	131 NE M L KING BLVD, 97232		PC - PreApplication Conference	7/29/19		Pending
<p><i>Construction of an 8-story hotel and associated public improvements. Guestroom count is expected to be 168 keys. Gross building square footage is expected to be 104,330+/- . Stormwater disposal methods: it is required to provide a 100% eco-roof, with up to 40% exemptions allowed for mechanical and rooftop equipment. However, if the total provided is 70% (or more), all management can be met and direct discharge to the public systems is allowed. Proposal is targeting a minimum of 70% eco-roof.</i></p>		1N1E34DA 03100 EAST PORTLAND BLOCK 75 LOT 7&8 EXC PT IN ST	Applicant: SHAWN SULLIVAN GUARDIAN REAL ESTATE DEVELOPMENT 760 SW 9TH AVE #2200 PORTLAND OR 97205		Owner: BLOCK 75 II LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232	Owner: UNION ARMS LLC 1800 SW 1ST AVE #220 PORTLAND, OR 97201
19-198390-000-00-EA	SW BOND AVE, 97239		PC - PreApplication Conference	7/24/19		Pending
<p><i>Project including four separate mixed-use multifamily structures with approximately 1,200 multifamily units, ground floor retail and parking uses. Blocks 41 & 44 (along the river) will be high rises and Blocks 42 & 45 (along Bond) will be mid-rises. The project will also include greenway improvements and infrastructure.</i></p>		1S1E10DB 00300 SECTION 10 1S 1E TL 300 7.68 ACRES	Applicant: KIM LAN AM/DRI WILLAMETTE LLC 3012 FAIRMOUNT STREET, SUITE 100 DALLAS TX 75201		Owner: THE LANDING AT MACADAM LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403-1161	

Early Assistance Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-199517-000-00-EA	SE TENINO ST, 97206		Public Works Inquiry	7/26/19		Pending
<i>Develop each of the two existing lots with one NSFR (each).</i>						
		1S2E19CC 02400 STANFORD HTS BLOCK 13 LOT 10	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: SILVERADO FUNDING LLC 10300 SW GREENBURG RD #270 PORTLAND, OR 97223	
19-194540-000-00-EA	2635 SW GEORGIAN PL, 97201		Public Works Inquiry	7/17/19		Completed
<i>Add new detached single car garage w/home office below. We need to modify and existing City of Portland owned guardrail for our new driveway access.</i>						
		1S1E05DD 03000 GEORGIAN CT LOT 18	Applicant: DAVID GIULIETTI GIULIETTI / SCHOUTEN ARCHITECTS 2800 NW THURMAN ST PORTLAND, OR 97210		Owner: GEETA GUPTA 2635 SW GEORGIAN PL PORTLAND, OR 97201 Owner: ADAM JANOTA 2635 SW GEORGIAN PL PORTLAND, OR 97201	
19-201343-000-00-EA	46 NE 148TH AVE, 97230		Public Works Inquiry	7/30/19		Cancelled
<i>Would like to know what PBOTs requirements will be for this property.</i>						
		1N2E36CA 08000 ASCOT AC EXC PT IN ST LOT 243 W 110' OF N 70.25' OF LOT 243	Applicant: ROYCE TOLLEY MAXIM BAY III LLP 5150 HILDGO ST HOUSTON TX 77057		Owner: FOREST LENDING LLC PO BOX 5342 BEAVERTON, OR 97006	
19-197464-000-00-EA	NW SKYLINE BLVD, 97229		Public Works Inquiry	7/23/19		Pending
<i>4000 sq ft NSFR with attached 3 car garage. Detached pool. Detached shop. Asphalt paving for driveway, septic and leach field for waste. Stormwater to be managed by a planter onsite.</i>						
		1N1W36DB 01500 SECTION 36 1N 1W TL 1500 1.19 ACRES	Applicant: JOE KARMAN JOSEPH A KARMAN ARCHITECTS PC PO BOX 14631 PORTLAND, OR 97293		Owner: MARY R FINCH TR ET AL 2711 LAKEVIEW BLVD LAKE OSWEGO, OR 97035	
19-189470-000-00-EA	SW 64TH DR, 97219		Public Works Inquiry	7/8/19		Completed
<i>NSFR with attached garage. Stormwater disposal via flow-thru planter with overflow to storm sewer. Existing sewer lines (which cross the property) will remain in place. Note - the location of the sewer easements will remain and won't affect the location of the house. And the house is not going to be in the "c" overlay.</i>						
		1S1E30CC 08100 WESTERGREEN BLOCK 1 LOT 4	Applicant: MICHAEL VAUGHN URBAN REVIVAL LLC 6810 SW WALNUT TER PORTLAND, OR 97223		Owner: ALEX E FINKE TR PO BOX 1940 BEND, OR 97709	

Total # of Early Assistance intakes: 53

Final Plat Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
17-284518-000-00-FP	4837 SE 122ND AVE, 97236	FP - Final Plat Review		7/26/19		Application
<p><i>Preliminary Plan for a three parcel partition, that will result in one duplex lot and two attached housing lots as illustrated with Exhibit C.1, 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 Bureau of Environmental Services (BES), and Land Use Review, for review and approval. That plan must portray how the conditions of approval Decision Notice for LU 17-284518 LDP Page 3 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"> - Any buildings or accessory structures on the site at the time of the final plat application; - Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; - BES requires the surveyor to field locate and show exact location of the existing sanitary lateral for the existing house (from the street to the house) on the supplemental survey in association to the new lot lines. - After the existing house is altered, the final supplemental survey must document the impervious surface calculation for the lot with the house and document it is compliance with the 33.537.150.E. - If either of the spruce trees on Parcel 1 can be preserved after obtaining a Right-Of-Way permit to construct required frontage improvements on SE 122nd Avenue, the applicant shall update the supplemental survey with a tree preservation plan showing the following: surveyed location of all trees preserved on Parcel 1. Tree numbers corresponding to an updated arborist report as noted in Condition C.10 below. Location, type, and size of trees to be preserved and tree protection meeting the requirements of Chapter 11.60, Technical Specification. - Any other information specifically noted in the conditions listed below. <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> 1. The applicant shall meet the street dedication requirements of the City Engineer for SE Liebe Street and SE 122nd Avenue. The required right-of-way dedication must be shown on the final plat. 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 Condition C.8 below. The recording block(s) shall, at a minimum include language substantially similar to the following example: A 						
	1S2E15AA 08300	CHOLOMA LOT 1&3 TL 8300	Applicant: DEBBIE CLEEK THE BOOKIN GROUP 1140 SW 11TH AVE #500 PORTLAND OR 97205		Owner: FISH, LYNN E TR 6401 NE 33RD AVE PORTLAND, OR 97211-7209	Owner: FISH, JEFFREY P TR 6401 NE 33RD AVE PORTLAND, OR 97211-7209

at a minimum, include language substantially similar to the following example. An Acknowledgment of Tree Preservation has been recorded as document no. _____.

Multnomah County Deed Records.

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

Streets

1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant must obtain an approved Right-of-Way permit from the Portland Bureau of Transportation to install the required sidewalk corridor. The improvements along the frontage of Parcel 1, where the existing house will be retained, must be constructed prior to final plat approval. During the review of the Right-Of-Way permit it shall be determined if either of the existing spruce trees can be preserved. Preservation of these trees will be at the City Engineer's discretion in consultation with Urban Forestry. The improvements along the frontage of the undeveloped lots, Parcels 2 & 3, may be constructed with development on each lot as per the City Engineer's discretion.

Existing Development

2. The applicant must obtain a finalized demolition permit for removing the accessory structure (garage with attached shed) on Parcel 1. As part of this building permit application, the plans must show, tree protection for the trees required to be preserved as per the approved Tree Preservation Plan and pursuant to Title 11. If required by Title

11, tree protection must be in place prior to removal of these structures.

(Continued in full document; refer to Documents tab)

Final Plat Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-254404-000-00-FP	2540 SW CUSTER ST, 97219	FP - Final Plat Review		7/24/19		Application
<p><i>Approval of a Preliminary Plan for a two (2)-parcel partition that will result in two standard Single-dwelling Parcels, Parcel 1 and 2 as illustrated with Exhibit C.1 & C.2 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 Land Use Services & Life Safety Section of BDS, review and approval. 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"> <i>- Any buildings or accessory structures on the site at the time of the final plat application;</i> <i>- Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i> <i>- Any other information specifically noted in the conditions listed below.</i> <p><i>B. The final plat must show the following:</i></p> <ol style="list-style-type: none"> <i>1. A private storm sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1.</i> <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 Condition C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: A Declaration of Maintenance Agreement for Private Storm Sewer Easement has been recorded as document no. _____, Multnomah County Deed Records.</i> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <ol style="list-style-type: none"> <i>1. The applicant shall pay the Local Transportation Infrastructure Charge (LTIC) as it applies to SW Custer Street frontage and document street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) have been completed or submit new street and storm waivers of remonstrance as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process.</i> <p><i>Development</i></p> <ol style="list-style-type: none"> <i>2. If the new house is under construction at the time of final plat submittal, then the surveyor shall document location of the new house (foundation, building walls, eaves etc..) in association to the new property line. This supplemental survey must document the new house under construction is in compliance with Building Code and Zoning Code in relationship to the new property line is being met. The information on the supplemental survey plan must match the issued approved building plans</i> 						
		1S1E20AD 17100 SECTION 20 1S 1E TL 17100 0.39 ACRES		Applicant: DANELLE ISENHART EMERIO DESIGN 6445 SW FALLBROOK PL #100 BEAVERTON OR 97008		Owner: NOE GARNICA 6312 SW CAPITOL HWY PMB 124 PORTLAND, OR 97239 Owner: ANNA GARNICA 6312 SW CAPITOL HWY PMB 124 PORTLAND, OR 97239

supplemental survey plan must match the issued approved building plans.

Utilities

3. The applicant must document the requirements of the Plumbing Code Appeal have been met to the satisfaction of Bureau of Development Services. (Continued in Decision document)

Final Plat Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-148352-000-00-FP	7016 SE DUKE ST, 97206	FP - Final Plat Review		7/24/19		Application
<p><i>Approval of a Preliminary Plan for a five (5) lot subdivision, that will result in three attached housing narrow lots (Lots 1, 2 and 3) and two (2) detached single-dwelling standard lots (Lots 4 and 5), as illustrated with Exhibit C.2, subject to the following conditions:</i></p> <p><i>A. The final plat must show the following:</i></p> <p><i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE Duke Street. The required right-of-way dedication must be shown on the final plat.</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 Condition B.2 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿A Declaration of Acknowledgement of Tree Preservation Land Use Conditions, 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>Streets</i></p> <p><i>1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site¿s street frontage. The applicant shall complete the application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation for required street frontage improvements.</i></p> <p><i>Required Legal Documents</i></p> <p><i>2. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Lots 4 and 5. A copy of the approved Tree Preservation Plan must be included as an Exhibit C.1 and Arborist Report (Exhibit A.14) to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.</i></p> <p><i>3. The applicant shall execute a covenant with the city that prohibits the development of an off-street parking space or curb cut on the attached housing lots, Lots 1, 2 and 3, unless the applicant demonstrates that regulations in effect at that time are met. The covenant must meet the requirements of section 33.700.060 and must be referenced on and recorded with the plat.</i></p> <p><i>Other requirements</i></p> <p><i>4. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees ¿ Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 3 inches of trees (a fee for the loss of two (2) street trees-1.5-inches each). Payment must be made to the Bureau of Development Services, which administers the fund for the Parks Bureau.</i></p> <p><i>C. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. Development on Lots 4 and 5 shall be in conformance with the Tree Preservation Plan (Exhibit C.1) and the applicant's arborist report (Exhibit A.14). Specifically, Tree identified by the arborist report as #34, Douglas Fir, is required to be preserved, with the root protection zones indicated on Exhibit C.1 & the arborist report (Exhibit A.14). Tree protection fencing is required along the root protection zone of the trees 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. This tree preservation plan requires an arborist to be on site when any excavation occurs with 22-ft of this Douglas Fir. A copy of the contract for the arborist services to be on-site during this time, must be provided to Planning prior to permit issuance as required by Title 11.60.030.C.2.d. Also, a final report from the arborist documenting the inspections and verifying the viability of the Douglas Fir</i></p>						
		1S2E20BA 05000				
		BRENTWOOD & SUB BLOCK 6 W 96' OF LOT 10				
			Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: PORTLAND HOUSEWORK'S LLC 5105 SW 45TH AVE #201 PORTLAND, OR 97221-3651	

applicant documenting the inspections and verifying the validity of the Douglas Form (#34) must be provided prior to the City's Final inspection of the building permit.

2. Lots 1, 2 and 3 must be developed with attached dwelling units and meet the development standards of 33.110.240.C.2.

3. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings

Final Plat Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-174028-000-00-FP	5110 SE 111TH AVE, 97266	FP - Final Plat Review		7/29/19		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition, as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. The final plat must show the following:</i></p> <p><i>1. The applicant shall meet the street dedication requirements of the City Engineer for SE 111th Avenue, SE 112th Avenue and the new pedestrian connection. The required right-of-way dedication must be shown on the final plat.</i></p> <p><i>2. A private sanitary sewer easement, for the benefit of Parcel 3, shall be shown and labeled over the relevant portions of Parcel 2.</i></p> <p><i>3. A Private Access Easement over Parcel 2 for the benefit of Parcel 3 shall be shown and labeled over the relevant portions of Parcel 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>4. A recording block for each of the legal documents such as maintenance agreements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Condition B.4 and B.5 below. The recording blocks 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. ¿</i></p> <p><i>B. The following must occur prior to Final Plat approval:</i></p> <p><i>Streets</i></p> <p><i>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.</i></p> <p><i>2. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site¿s street frontage. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements.</i></p> <p><i>Utilities</i></p> <p><i>3. The applicant shall meet the requirements of the Water Bureau for providing plans and financial assurances for the water main extension in SE 112th Avenue.</i></p> <p><i>Required Legal Documents</i></p> <p><i>4. A Maintenance Agreement shall be executed for the Private Access Easement and Private Sewer Easement described in Conditions A.2 and A.3 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>5. The applicant shall execute an Acknowledgement of Special Land Use conditions, requiring residential development on Parcels 2 and 3 to contain internal fire suppression sprinklers. The acknowledgement shall be referenced on and recorded with the final plat.</i></p> <p><i>Existing Development</i></p> <p><i>6. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the cesspool on the site.</i></p> <p><i>C. The following conditions are applicable to site preparation and the development of individual lots:</i></p> <p><i>1. The applicant will be required to install residential sprinklers in the new houses on Parcels 2 and 3 to the satisfaction of the Fire Bureau</i></p>						
		1S2E15BD 00600				
		MIDLAND AC TR N 1/2 OF LOT 30				
			Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: SKORO HOMES LLC PO BOX 38 BORING, OR 97009-0038	

on 7 areas 2 and 3 to the satisfaction of the Fire Bureau.

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

Total # of FP FP - Final Plat Review permit intakes: 4

Total # of Final Plat intakes: 4

Land Use Review Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-202124-000-00-LU	5261 NE 29TH AVE, 97211	AD - Adjustment	Type 2 procedure	7/31/19		Application
<i>Detached ADU with entry in side setback. Adjustment is for the setbacks.</i>						
	1N1E24BB 16300		Applicant: MATTHEW MCCUNE MCCUNE DESIGN LLC 2812 NE 8TH AVE PORTLAND, OR 97212		Owner: 5261 NE 29TH AVENUE LLC 443 STRAWBERRY LN ASHLAND, OR 97520-2778	
	INA PK BLOCK 6 LOT 18					
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		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	
	HAWTHORNE PK BLOCK 175 LOT 3-8 TL 2800					
19-191108-000-00-LU	17229 SE MILL ST, 97233	AD - Adjustment	Type 2 procedure	7/10/19		Incomplete
<i>Conversion of a 3 car garage into an ADU. 799sf of living space and 237sf of unconditioned storage. The existing structure is 20ft from the south property line. Requesting an Adjustment to 33.205.040, setbacks for ADU's.</i>						
	1S3E06DB 09000		Applicant: SAMUEL SALYUK 17229 SE MILL ST PORTLAND OR 97233		Owner: SVETLANA SALYUK 17229 SE MILL ST PORTLAND, OR 97233	
	SECTION 06 1S 3E TL 9000 0.43 ACRES					
19-191904-000-00-LU	4775 N LOMBARD ST, 97203	AD - Adjustment	Type 2 procedure	7/12/19		Incomplete
<i>The property is in the process of confirming the lot and adjusting the property line (18-273277) to create two lots. The conditional use for the church needs to be adjusted. Because the PLA LC creates a non-conforming setback condition, an adjustment is requested to 33.120 Table 120-7 in order to process the PLA LC.</i>						
	1N1E08CD 05300		Applicant: DOUG CIRCOSTA DOUG CIRCOSTA ARCHITECT LLC 14670 SW FOREST DRIVE BEAVERTON OR 97007		Owner: UNIVERSITY PARK UNITED METHODIST CHURCH OF PORTLAND OREGON 4784 N LOMBARD ST PORTLAND, OR 97203-4565	
	NORWOOD BLOCK 107 LOT 20-26					
19-196694-000-00-LU	2930 SW NEVADA CT, 97219	AD - Adjustment	Type 2 procedure	7/22/19		Pending
<i>Additon of a 20'x24' ADU. Front setback is the west side of current house and front of proposed ADU. New addition will, if approved, encroach into existing front setback by ~5-6 feet. Per table 110-3 and 33.110.220, eave of front porch is additional 1 foot.</i>						
	1S1E20AD 09300		Applicant: STANLEY PAKEL 2930 SW NEVADA CT PORTLAND, OR 97219-2452		Owner: STANLEY PAKEL 2930 SW NEVADA CT PORTLAND, OR 97219-2452	
	TOWNSENDS ADD BLOCK 5 N 25' OF LOT 23 LOT 24		Applicant: ERIC SCHWARM VISTA HOMES NW 844 SW 58TH AVE PORTLAND OR 97219			

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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: 6						
19-200893-000-00-LU	12032 SE HOLGATE BLVD, 97266	CU - Conditional Use	Type 2 procedure	7/30/19		Pending
	<i>Construct a covered / enclosed pedestrian connection between 3 existing buildings</i>	1S2E15AA 00600 SECTION 15 1S 2E TL 600 1.08 ACRES	Applicant: JOHN FINKLEA JOHN FINKLEA ARCHITECT 104 N 1ST ST, SUITE 6 SILVERTON OR 97381		Owner: ROSALINDA ASA 12032 SE HOLGATE BLVD PORTLAND, OR 97266-2160 Owner: ROBERT ASA 12032 SE HOLGATE BLVD PORTLAND, OR 97266-2160	
19-199693-000-00-LU	4317 NE EMERSON ST, 97218	CU - Conditional Use	Type 3 procedure	7/26/19		Pending
	<i>Type III Conditional Use to at the St. Charles Church site to remove the DePaul Treatment Center from the site, and to add De La Salle North Catholic High School. Four adjustments are requested (reduce landscape buffering and overall landscaping, increase FAR and building coverage).</i>	1N2E19BB 04000 JORBADE BLOCK 2 LOT 14-16	Applicant: OSCAR LEONG DE LA SALLE NORTH CATHOLIC HIGH SCHOOL 7528 N FENWICK AVE PORTLAND OR 97217		Owner: ST CHARLES CATHOLIC CHURCH PORTLAND OREGON 5310 NE 42ND AVE PORTLAND, OR 97218	
19-192268-000-00-LU	369 SW KINGSTON AVE, 97205	CU - Conditional Use	Type 3 procedure	7/12/19		Incomplete
	<i>The Portland Japanese Garden wishes to extend the use of the Kingston House as the Garden's offices for another 10-year period. Per condition D of the 2009 decision (LU 09-143061 CU AD) this requires a Type III Conditional Use review</i>	1N1E32DD 05800 ARLINGTON HTS & RPLT BLOCK 11 LOT 18&26 TL 5800	Applicant: CYNTHIA HARUYAMA PORTLAND JAPANESE GARDEN 611 SW KINGSTON AVE PORTLAND OR 97205		Owner: THE JAPANESE GARDEN FOUNDATION OF OREGON PO BOX 3847 PORTLAND, OR 97208	
Total # of LU CU - Conditional Use permit intakes: 3						
19-197908-000-00-LU	1500 SW 1ST AVE, 97201	DZ - Design Review	Type 1 procedure new	7/24/19		Pending
	<i>Verizon Wireless seeks approval for installation of a new wireless small cell site facility including 2 small cell 5G antennas to be installed on facade of building just above loading dock, on east building wall with associated equipment radio, RRUs. cabinets installed on interior lower level building wall areas per site plans; proposal to install two (2) small cell antennas color to match existing building exterior. Installation of 2 new exterior antennas on existing wall along with required equipment, coax, fiber, RRUS and necessary elements and associated equipment installed inside building. Installation power conduit and fiber in conduit to demarcations within building (not visible to public)</i>	1S1E03CA 00600 PORTLAND BLOCK 116 TL 600	Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230		Owner: URBAN OFFICE & PARKING FACILITIES 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201-5845	

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19-200869-000-00-LU	2115 SW RIVER PKWY, 97201	DZ - Design Review	Type 1 procedure new	7/30/19		Pending
<p><i>Installation of a wireless communications facility, consisting of two sectors, on the rooftop of an existing building. On the northeast corner of the building, two panel antennas, shrouded with FRP, are proposed. On the southeast corner of the building, a cylindrical antenna is proposed.</i></p>						
	1S1E03CD 01000 SOUTH WATERFRONT EXTN LOT 5 TL 1000		Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230		Owner: BRE SELECT HOTELS PROPERTIES LLC PO BOX A-3956 CHICAGO, IL 60690-3956	
19-192119-000-00-LU	9777 NE GLISAN ST, 97220	DZ - Design Review	Type 2 procedure	7/12/19		Void/ Withdrawn
<p><i>Northwest Housing Alternatives (NHA) obtained DR approval for a 159-unit affordable workforce housing project in the Hazelwood neighborhood under LU 18-177124 DZM and modified under LU 18-281663. This review requests the addition of air conditioning vents on the exterior.</i></p>						
	1N2E33AD 04800 SECTION 33 1N 2E TL 4800 1.03 ACRES		Applicant: CHRIS HAGERMAN THE BOOKIN GROUP LLC 1140 SW 11TH AVE, SUITE 500 PORTLAND, OR 97205		Owner: GATEWAY HERMISTON AFFORDABLE HOUSING 13819 SE MCLOUGHLIN BLVD MILWAUKIE, OR 97222	
19-187024-000-00-LU	1430 N KILLINGSWORTH ST, 97217	DZ - Design Review	Type 2 procedure	7/1/19		Incomplete
<p><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></p>						
	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	
19-186709-000-00-LU	1513 SW MARKET ST, 97201	DZ - Design Review	Type 2 procedure	7/1/19		Pending
<p><i>Replace two windows on one side of the building and replace all of the siding on the duplex.</i></p>						
	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	
19-187641-000-00-LU	1130 NE ALBERTA ST, 97211	DZ - Design Review	Type 2 procedure	7/2/19		Incomplete
<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 ALBINA HTS BLOCK 3 LOT 12&13 LOT 14 EXC PT IN ST		Applicant: JONATHAN HEPPNER LEVER ARCHITECTURE 4713 N ALBINA PORTLAND OR 97217		Owner: MARGARET BROOKS 6715 NE 23RD AVE PORTLAND, OR 97211 Owner: SAMUEL BROOKS 6715 NE 23RD AVE PORTLAND, OR 97211	

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19-190179-000-00-LU	724 SW HARRISON ST, 97201	DZ - Design Review	Type 2 procedure	7/9/19		Incomplete
<p><i>Four fascia signs, each 42 sq ft are proposed. Two will be on the east facade and two on the west. both facades are primary building walls where the signs are intended to identify the building. The signs are comprised of individual letters made of brushed aluminum fastened directly to the building. These signs are associated with Neuberger Hall, previously approved via LU 17-174490 DZM</i></p>						
	1S1E04DA 06900 PORTLAND BLOCK 199		Applicant: MATTHEW LEAVITT HACKER ARCHITECTS 1615 SE 3RD AVE, 5TH FLOOR PORTLAND OR 97209		Owner: OREGON STATE OF (BOARD OF HIGHER EDUCATION) PO BOX 751 PORTLAND, OR 97207	
19-192433-000-00-LU	515 SW CLAY ST, 97201	DZ - Design Review	Type 2 procedure	7/12/19		Pending
<p><i>Propose (3) non illuminated wall signs @ 79.67 sf each.</i></p>						
	1S1E03BC 02800 PORTLAND BLOCK 165 LOT 1-4 LOT 6-8		Applicant: CYNDI STOCKS SECURITY SIGNS, INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: GOLDEN BEARS OWNER LLC 7315 WISCONSIN AVE 1100 WEST BETHESDA, MD 20814	
19-200101-000-00-LU	2315 NW WESTOVER RD, 97210	DZ - Design Review	Type 2 procedure	7/29/19		Pending
<p><i>Exterior alterations that include new storefront system with new entry door and new signage (5 exterior signs total).</i></p>						
	1N1E33CB 06500 BROOKVILLE BLOCK 5 TL 6500		Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE PMB 211 PORTLAND OR 97225		Owner: THIELE'S LLC P O BOX 529 EUGENE, OR 97440-0529	
19-188551-000-00-LU	1017 SW WASHINGTON ST, 97205	DZ - Design Review	Type 2 procedure	7/3/19		Incomplete
<p><i>Proposal to make changes to an approved design review and reduce the scope of work. Core and shell renovation of a c. 1907 five-story office building. Scope of work includes seismic upgrades, addition of sprinkler system throughout the building, new elevator, new second exit stair and egress door and building system upgrades. Exterior improvements include storefront replacement at existing lobby, store front modifications at new egress door, window replacement, stucco and terracotta repairs, paint, refurbished exterior lighting, new penthouses at the stairs and elevator, new outdoor terrace on the north-west corner of the second story, new outdoor decks on the north side of the fourth and fifth stories and a new roof deck</i></p>						
	1N1E34CC 05200 PORTLAND BLOCK 254 E 99.5' OF LOT 3&4		Applicant: KATHY JOHNSON JONES ARCHITECTURE 120 NW 9TH AVE, SUITE 210 PORTLAND OR 97209		Owner: TALON FLIEDNER QOZB LLC 929 108TH AVE NE STE 1510 BELLEVUE, WA 98004	
			Applicant: MEAGHAN BULLARD JONES ARCHITECTURE 120 NW 9TH AVE, STE 210 PORTLAND OR 97209			
19-199684-000-00-LU	1401 SW NAITO PKWY, 97201	DZ - Design Review	Type 2 procedure	7/26/19		Pending
<p><i>Type II Design Review (per Chapter 33.825) to undertake a minor exterior alteration to the Portland Marriott Downtown Waterfront hotel that consists of replacing the revolving door at the east entrance with a vestibule that will increase the building area by approximately 75 square feet.</i></p>						
	1S1E03BD 02900 PORTLAND BLOCK 115 LOT 1-8		Applicant: CHRIS HAGERMAN THE BOOKIN GROUP LLC 1140 SW 11TH AVE, SUITE 500 PORTLAND, OR 97205		Owner: AB/DCP PORTLAND HOTEL PROPERTY OWNER LLC 3021 CITRUS CIRCLE #130 WALNUT CREEK, CA 94598	

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19-195718-000-00-LU	3181 SW SAM JACKSON PARK RD, 97239	DZ - Design Review	Type 3 procedure	7/19/19		Pending
<p><i>14 Level mixed use hospital expansion for OHSU. 8 levels of new hospital plus 3 levels of parking, 2 mechanical floors, 1 ground level entry floor.</i></p>						
	1S1E09 00200		Applicant: CARL TULLY NBBJ 223 YALE AVE N SEATTLE WA 98109		Owner: OREGON STATE BOARD OF HIGHER EDUCATION 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239-3011	
	SECTION 09 1S 1E TL 200 26.24 ACRES LAND & IMPS SEE R327745 (R991090552) FOR AIRSPACE & IMPS & R327746 (R991090555) FOR IMPS					

Total # of LU DZ - Design Review permit intakes: 12

19-188597-000-00-LU	2923 SE DIVISION ST, 97202	DZM - Design Review w/ Modifications	Type 2 procedure	7/3/19		Incomplete
<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.3.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	

19-194302-000-00-LU	3802 NE M L KING BLVD, 97212	DZM - Design Review w/ Modifications	Type 2 procedure	7/17/19		Pending
<p><i>The proposed project is one of four buildings to be developed sequentially on four adjacent but separate lots that extend from the southeast corner of NE Martin Luther King Jr Boulevard and NE Failing Street south toward NE Beech Street. Lot confirmation or property line adjustments are currently being processed by the City. This submission seeks review for the first of the four buildings, Building A. Building A is a new three story, mixed use structure located at the intersection of NE Martin Luther King Jr Boulevard and NE Failing Street. It is comprised of two stories of residential apartments over ground floor retail, lobby and residential. The project site is currently vacant. The ground level will contain 850sf of retail area, a residential lobby and 3 Type-B residential units. The building's upper levels contain a total of 16 residential units, combined with the ground level units for a total of 19 apartments. Vehicular parking and loading are not required. Proposed structural systems include light wood framing and structural steel in isolated instances. Exterior materials include brick, box rib metal panel, fiber cement panel, aluminum storefront and painted steel. Modification to ground floor window and frontage standards for dwelling units. Modification for vertically hung bike rack spacing.</i></p>						
	1N1E23CC 09700		Applicant: MAX TASCHEK WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE, #440 PORTLAND OR 97227		Owner: MLK FAILING LLC 3330 NW YEON AVE PORTLAND, OR 97210	
	LINCOLN PK BLOCK 1 LOT 1-3 TL 9700					

Total # of LU DZM - Design Review w/ Modifications permit intakes: 2

19-198035-000-00-LU	1010 NW FLANDERS ST, 97209	HR - Historic Resource Review	Type 1x procedure	7/24/19		Pending
<p><i>Installation of (7) various exterior projecting and fascia signs on North, East and South elevations. Historic Landmark: Ballou & Wright Company Warehouse</i></p>						
	1N1E34CB 03100		Applicant: DAN OSTERMAN TUBE ART GROUP 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: FLANDERS VENTURE LLC 10260 SW GREENBURG RD #170 PORTLAND, OR 97223-5511	
	COUCHS ADD BLOCK 71 LOT 4&5&8					

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19-199751-000-00-LU	NW, 97209	HR - Historic Resource Review	Type 1x procedure	7/26/19		Pending
<p><i>Exterior alterations to building approved through LU 16-153002 HRM AD. Move lobby door on 13th to sidewalk grade, add door at dock height, add lighting at dock and penthouse, identify potential louver locations for ground floor tenants. Proposed facade alterations cover approximately 300 sf.</i></p>		1N1E33AD 04000	Applicant: CHRIS HARTSON SPECHT PROPERTIES INC 10260 SW GREENBURG RD., SUITE 170 PORTLAND OR 97223		Owner: PBE LLC 431 BURGESS DR STE 110 MENLO PARK, CA 94025	
19-193326-000-00-LU	404 NW 23RD AVE, 97210	HR - Historic Resource Review	Type 1x procedure	7/16/19		Pending
<p><i>New rooftop condensing units for future tenant, New rooftop fans for future kitchen, No site work; No adding building area, No change of use. Mechanical trade permits will be submitted by other (future).</i></p>		1N1E33CB 00500	Applicant: SETH MORAN MFA - MICHAEL FLOWERS ARCHITECT 107 SE WASHINGTON ST #227 PORTLAND OR 97214		Owner: FLANDERS PDX LLC ET AL 116 NE 6TH AVE #400 PORTLAND, OR 97232-2904	
19-187879-000-00-LU	225 SW ASH ST, 97204	HR - Historic Resource Review	Type 1x procedure	7/2/19		Pending
<p><i>Installation of one (1) illuminated sign on south elevation of building. 2' x 7.5', Historic Bickel 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	
19-202153-000-00-LU	1617 NE THOMPSON ST, 97212	HR - Historic Resource Review	Type 2 procedure	7/31/19		Application
<p><i>Proposal is to allow for an extension of the entry vestibule. The existing front entry stairs will be repaired, including their foundation footings. Side stairs will be added to this project.</i></p>		1N1E26DB 06400	Applicant: JOHN SARDARI YBA ARCHITECTS 123 NW 2ND AVE SUITE 204 PORTLAND OR 97209		Owner: MISTI ANDERSEN 2134 NE 19TH AVE PORTLAND, OR 97212-4613	
19-200323-000-00-LU	2926 NE 17TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	7/29/19		Pending
<p><i>Renovate the existing deteriorated garage into live/work space (not an ADU). Non-contributing resource.</i></p>		1N1E26AC 02300	Applicant: MARIA COHEN MARIA COHEN DESIGN 33 N HOLMAN ST PORTLAND OREGON 97217		Owner: SARAH HAYES 3032 NE 48TH AVE PORTLAND, OR 97213	
		IRVINGTON BLOCK 45 N 5' OF LOT 12 LOT 13, S 1/2 OF LOT 14			Owner: JACOB JOHNSON 3032 NE 48TH AVE PORTLAND, OR 97213	

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19-193115-000-00-LU	404 NW 23RD AVE, 97210 <i>New retail tenant storefront upgrade, new entry doors, new entrance canopy and signage (1).</i>	HR - Historic Resource Review	Type 2 procedure	7/15/19		Incomplete
		1N1E33CB 00500 MEADS ADD BLOCK 2 W 1/2 OF S 100' OF LOT 12 S 50' OF LOT 13, LOT 14	Applicant: SABRINA CHEUNG SKYLAB ARCHITECTURE 413 SW 13TH AVE, #200 PORTLAND OR 97205		Owner: FLANDERS PDX LLC ET AL 116 NE 6TH AVE #400 PORTLAND, OR 97232-2904	
19-191091-000-00-LU	2104 NE 13TH AVE, 97212 <i>Add 1 story, w/basement, multifamily building behind existing 2 story residence in Irvington District. Contributing Resource</i>	HR - Historic Resource Review	Type 2 procedure	7/11/19		Incomplete
		1N1E26CA 10100 WEST IRVINGTON BLOCK 77 LOT 11 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX	Applicant: RYAN PICKREL FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: SECRETARY BIRD, LLC 800 NE BROADWAY PORTLAND, OR 97232	
Total # of LU HR - Historic Resource Review permit intakes: 8						
19-197034-000-00-LU	2317 NE 12TH AVE, 97212 <i>Replace existing non-original door and window on rear elevation of contributing structure in the Irvington Historic District.</i>	HRA - Historic Design Tier A	Type 1 procedure new	7/23/19		Incomplete
		1N1E26CA 07000 IRVINGTON BLOCK 90 LOT 9	Applicant: JAMES C BARTA 2317 NE 12TH AVE PORTLAND, OR 97212		Owner: ANNE WILLIAMSON 2317 NE 12TH AVE PORTLAND, OR 97212-4137	
Total # of LU HRA - Historic Design Tier A permit intakes: 1						
19-192357-000-00-LU	3144 NE 24TH AVE, 97212 <i>Remove existing fabric canopy and replace with permanent canopy. Property is a contributing resource.</i>	HRB - Historic Design Tier B	Type 1 procedure new	7/12/19		Pending
		1N1E25BB 07700 EDGEMONT BLOCK 8 LOT 15	Applicant: DAVID SPITZER DMS ARCHITECTS 2325 NE 19TH AVE PORTLAND OR 97212		Owner: EVAN SCHAYE 3144 NE 24TH AVE PORTLAND, OR 97212 Owner: STEPHANIE GO 3144 NE 24TH AVE PORTLAND, OR 97212	
19-188489-000-00-LU	2221 SE ELLIOTT AVE - UNIT A, 97214 <i>Non-street facing exterior window removal, addition and replacement plus associated siding work. Construct new wood deck and stair. Contributing Resource</i>	HRB - Historic Design Tier B	Type 1 procedure new	7/3/19		Incomplete
		1S1E02CD 06400 LADDS ADD BLOCK 5 LOT 25 SLY 20' OF LOT 28	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 Owner: NANETTE MARIE LAUFIK TR 2221 SE ELLIOTT AVE PORTLAND, OR 97214	

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19-195749-000-00-LU	2247 NW IRVING ST, 97210	HRB - Historic Design Tier B	Type 1 procedure new	7/19/19		Pending
	<i>Kitchen renovation requiring window change, addition of french doors, deck and pergola in backyard. Contributing resource</i>	1N1E33BD 15600		Applicant: ARTHUR LEE-FELDMAN 2249 NW IRVING ST PORTLAND, OR 97210	Owner: ARTHUR LEE-FELDMAN 2249 NW IRVING ST PORTLAND, OR 97210	
		KINGS 2ND ADD BLOCK 8 LOT 9			Owner: JENNIFER LEE-FELDMAN 2249 NW IRVING ST PORTLAND, OR 97210	
19-191976-000-00-LU	2416 NE 7TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	7/12/19		Incomplete
	<i>Install / Replace 6 windows to match. Contributing Resource</i>	1N1E26CB 09400		Applicant: SAMUEL FRIEDENBERG 2236 NE 31ST AVE PORTLAND, OR 97212-5101	Owner: EQUITY LLC 2236 NE 31ST AVE PORTLAND, OR 97212-5101	
		IRVINGTON BLOCK 118 LOT 16				
19-200556-000-00-LU	3419 NE 15TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	7/29/19		Pending
	<i>Changing the location of one door and one window and also adding two egress windows. Under 150sf. Interior remodel; unfinished basement to accommodate 2 bedrooms, den, full bath and laundry, 2nd floor improvements to master suite.</i>	1N1E26AB 07800		Applicant: JOSH HILTON ROLOFF CONSTRUCTION 4300 NE FREMONT ST, SUITE 130 PORTLAND OR 97213	Owner: SARAH STANGE 3419 NE 15TH AVE PORTLAND, OR 97212-2308	
		DIXON PL BLOCK 16 LOT 3&4 TL 7800			Owner: ALEXANDER STANGE 3419 NE 15TH AVE PORTLAND, OR 97212-2308	
19-191336-000-00-LU	2133 SE 20TH AVE, 97214	HRB - Historic Design Tier B	Type 1 procedure new	7/11/19		Pending
	<i>Removal of a failing primary chimney located on the south (side) facade of a contributing resource in the Ladd's Addition Historic District. Patch of the area where chimney is located, with horizontal beveled wood siding to match existing condition and roofing to match existing (new in 2019) composite roofing.</i>	1S1E02DD 17500		Applicant: HANEMANN, LISA TR 2133 SE 20TH AVE PORTLAND, OR 97214-5402	Owner: HANEMANN, LISA TR 2133 SE 20TH AVE PORTLAND, OR 97214-5402	
		LADDS ADD BLOCK 27 LOT 4			Owner: HANEMANN, DAVID TR 2133 SE 20TH AVE PORTLAND, OR 97214-5402	
19-198738-000-00-LU	2158 NE HANCOCK ST, 97212	HRB - Historic Design Tier B	Type 1 procedure new	7/25/19		Pending
	<i>Remove and replace exterior deck (to match design of existing building) to allow for the installation of egress window wells to four rooms in the basement. Deck is 32 sq ft.</i>	1N1E26DD 09700		Applicant: BRADLEE HERSEY FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND OR 97201	Owner: PREMIER INVESTORS OF PORTLAND LLC 920 SW 6TH AVE PORTLAND, OR 97205	
		JOHN IRVINGS 1ST ADD BLOCK 15 E 1/2 OF LOT 13 LOT 14				

Total # of LU HRB - Historic Design Tier B permit intakes: 7

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-199314-000-00-LU	2336 NE 22ND AVE, 97212	HRBM - Historic Design Tier B w/Modification	Type 1 procedure new	7/26/19		Pending
<p><i>Replacement of rotted wood trellis (which has already been removed) on top of five existing concrete columns. The trellis sits on a roof patio on top of the existing embedded garage below at street level. The wood replacement is what triggers the review, but the five existing columns encroach in the side and front setback due to their location on the walls of the non-conforming one-story garage below. A modification is requested because of this.</i></p>						
	1N1E26DA 06800	IRVINGTON BLOCK 9 LOT 14	Applicant: GENO SALIMENA GUSTO DESIGN, LLC 7637 SE 13TH AVE PORTLAND OR 97202		Owner: MEGAN COOPER 2336 NE 22ND AVE PORTLAND, OR 97212-4811	
			Applicant: AARON COOPER		Owner: AARON A C COOPER 2336 NE 22ND AVE PORTLAND, OR 97212-4811	
Total # of LU HRBM - Historic Design Tier B w/Modification permit intakes: 1						
19-197550-000-00-LU	2846 NE 8TH AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	7/23/19		Pending
<p><i>Removal of one window and one door on the back of the house and installation of new french doors and deck (over 30" high) on east elevation. Affected facade approximately 112 sq ft.</i></p>						
	1N1E26BC 13400	IRVINGTON BLOCK 109 LOT 20	Applicant: JASON STAMP WORKADAY DESIGN 3324 NE HOLMAN ST PORTLAND OR 97211		Owner: LAUREN DEISENROTH 2270 NW SAVIER ST #306 PORTLAND, OR 97210	
					Owner: ANDREW MERRELL 2270 NW SAVIER ST #306 PORTLAND, OR 97210	
Total # of LU HRC - Historic Design Tier C permit intakes: 1						
19-189826-000-00-LU	2212 N KILPATRICK ST, 97217	LC - Lot Consolidation	Type 1x procedure	7/9/19		Incomplete
<p><i>Lot Consolidation</i></p>						
	1N1E09DB 04700	KENTON BLOCK 38 LOT 30 EXC W 5' LOT 31&32	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: GARY PIGMAN 2212 N KILPATRICK ST PORTLAND, OR 97217-6820	
19-202086-000-00-LU	4240 SE GLENWOOD ST, 97206	LC - Lot Consolidation	Type 1x procedure	7/31/19		Application
<p><i>Consolidating two 25' wide tracts in order to comply with new PLA requirements.</i></p>						
	1S2E19BB 12900	DOVER BLOCK 2 INC PT VAC ALLEY ACCR BY ORD 104189 LOT 8-10	Applicant: JIM LASHBAUGH 6114 SE 19TH AVE PORTLAND OR 97202		Owner: VINTAGE PROPERTIES NW LLC ET AL 6114 SE 19TH AVE PORTLAND, OR 97202	
Total # of LU LC - Lot Consolidation permit intakes: 2						

Land Use Review Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-195066-000-00-LU	3230 SE 118TH AVE, 97266 <i>Divide the current lot of 14,746sf into two lots, creating a flag lot of approximately 7,000sf, about one half of the existing lot. This would leave the existing one-family home on a lot of approximately the same size (7,000sf).</i>	LDP - Land Division Review (Partition) 1S2E10AD 10000 NEELS TR 2 LOT 1	Type 1x procedure	7/18/19		Pending
			Applicant: KARL ROBBINS HAAGA-HELIA UNIVERSITY OF APPLIED SCIENCES RATAPIHATIE 73 HELSINKI 00520 FINLAND		Owner: KARL ROBBINS 3224 SE 134TH AVE PORTLAND, OR 97236-3302	
19-197563-000-00-LU	11005 NE GLISAN ST, 97220 <i>Proposal to divide property into 2 lots. Parcel 1, 2,091sf in area, on the north, having frontage on NE 110th Ave. Parcel 2, 2,908 sf, with existing house, to remain. There are two existing trees on Parcel 2, referenced on the tree report. Remove and relocate current curb cut/apron to new location to provide parking space. Remove detached garage. Proposed 4' x 5' deep drywell for future NSFR at Parcel 1. Stormwater at existing house to remain as-is.</i>	LDP - Land Division Review (Partition) 1N2E34BD 13500 SECTION 34 1N 2E TL 13500 0.11 ACRES	Type 1x procedure	7/24/19		Pending
			Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210		Owner: THUY PHUONG THI DANG 3812 NE 134TH AVE PORTLAND, OR 97230-2855 Owner: HIEN NGUYEN 3812 NE 134TH AVE PORTLAND, OR 97230-2855 Owner: HIEN NGUYEN 11005 NE GLISAN ST PORTLAND OR 97220 Owner: THUY PHUONG TH DAN 11005 NE GLISAN ST PORTLAND OR 97220	
19-190297-000-00-LU	11005 NE GLISAN ST, 97220 <i>Proposal to divide property into 2 lots. Parcel 1, 2,091sf in area, on the north, having frontage on NE 110th Ave. Parcel 2, 2,908 sf, with existing house, to remain. There are two existing trees on Parcel 2, referenced on the tree report. Remove and relocate current curb cut/apron to new location to provide parking space. Remove detached garage. Proposed 4' x 5' deep drywell for future NSFR at Parcel 1. Stormwater at existing house to remain as-is.</i>	LDP - Land Division Review (Partition) 1N2E34BD 13500 SECTION 34 1N 2E TL 13500 0.11 ACRES	Type 1x procedure	7/9/19		Void
			Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210		Owner: THUY PHUONG THI DANG 3812 NE 134TH AVE PORTLAND, OR 97230-2855 Owner: HIEN NGUYEN 3812 NE 134TH AVE PORTLAND, OR 97230-2855	

Land Use Review Intakes

From: 7/1/2019

Thru: 7/31/2019

Run Date: 8/2/2019 07:47:28

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-200308-000-00-LU	904 NE TILLAMOOK ST, 97212	LDP - Land Division Review (Partition)	Type 2x procedure	7/29/19		Pending
<i>Divide into two parcels with existing home to remain. Adjustment requested to 33.110.220 to allow the existing home to be in the setback.</i>						
	1N1E26CD 06300		Applicant: TIMOTHY PITTS 2442 NE 8TH AVE PORTLAND, OR 97212		Owner: TIMOTHY PITTS 2442 NE 8TH AVE PORTLAND, OR 97212	
	WEST IRVINGTON BLOCK 122 LOT 4				Owner: JACOB WRY 2442 NE 8TH AVE PORTLAND, OR 97212	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 4						
19-194993-000-00-LU	1135 SE GRANT ST, 97214	LDS - Land Division Review (Subdivision)	Type 2x procedure	7/18/19		Pending
<i>Four lot land division</i>						
	1S1E02CD 16400		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: BLUESTONE HOMES INC 401K PLAN & TR 16081 S MOORE RD OREGON CITY, OR 97045-9340	
	STEPHENS ADD BLOCK 127 LOT 5					
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						
19-198071-000-00-LU	1001 N SCHMEER RD, 97217	Other	Type 2 procedure	7/24/19		Pending
<i>Lot Validation Request</i>						
	1N1E10 00200		Applicant: KEN SUN PROLOGIS 3353 GATEWAY BLVD FREMONT CA 94538		Owner: HAYDEN MEADOWS 760 SW 9TH AVE PORTLAND, OR 97205	
	SECTION 10 1N 1E TL 200 63.65 ACRES LAND & IMPS SEE R314974 (R941101593) & R314975 (R941101596) FOR OTHER IMPS SPLIT MAP R314493 (R941032710)					
Total # of LU Other permit intakes: 1						
19-198094-000-00-LU	N SCHMEER RD, 97217	VR - Lot Validation Review	Type 2 procedure	7/24/19		Pending
<i>Proposal to validate 'Parcel C' (4.74 acres +/-) per series of deeds recorded as of September 23, 2005. Request prepares for submittal of Property Line Adjustment, Land Division and construction permit applications for full industrial redevelopment of the Portland Meadows former horse racing track and associated facilities.</i>						
	1N1E10 00100		Applicant: KEN SUN PROLOGIS 3353 GATEWAY BLVD FREMONT CA 94538		Owner: GILBERT & SEIBEL LLC ET AL 13015 NW 46TH AVE VANCOUVER, WA 98685	
	SECTION 10 1N 1E TL 100 4.23 ACRES				Owner: IVERS,MARGARET TR ET AL 201 NW 52ND ST VANCOUVER, WA 98663-1217	
Total # of LU VR - Lot Validation Review permit intakes: 1						
Total # of Land Use Review intakes: 50						