

Early Assistance Intakes

From: 8/12/2019

Thru: 8/18/2019

Run Date: 8/19/2019 10:58:3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-207902-000-00-EA	2124 NW FLANDERS ST, 97210		DA - Design Advice Request	8/12/19		Pending
	<i>HLC HEARING - Four stories of market-rate apartments over a walk-out basement level with 19 residential units and typical utilities. Floors 01-04 are proposed to have outdoor balcony space. The roof is anticipated to incorporate a roof deck and solar panels. The project has no parking. The stormwater disposal method to be on-site storm water planters & drywells.</i>	1N1E33CA 09400 KINGS 2ND ADD N 100' OF W 50' OF E 150' OF BLOCK 36	Applicant: BRIAN EMERICK EMERICK ARCHITECTS 321 SW 4TH AVE #200 PORTLAND OR 97204 Applicant: ANNE MARIE KUBAN EMERICK ARCHITECTS 321 SW 4TH AVE # 200 PORTLAND OR 97204		Owner: 2124 NW FLANDERS LLC PO BOX 6843 PORTLAND, OR 97228	
19-210641-000-00-EA	2171 NW GLISAN ST, 97210		DA - Design Advice Request	8/15/19		Pending
	<i>HLC HEARING - Two proposed 3-story affordable multi-family buildings (each with a basement), focused on providing compact apartments residences for single moms with children. Project includes (13) 2-BR units, including (1) ADA-accessible unit and 600sf day care on basement level. R-2 occupancy, Type V-B NFPA 13R sprinklered. Stormwater treatment to be on-site, assumed to be with drywells, or simmlar.</i>	1N1E33CA 00900 KINGS 2ND ADD BLOCK 18 W 10' OF LOT 12 E 40' OF LOT 13	Applicant: DAVID HORSLEY DAO ARCHITECTURE LLC 310 SW 4TH AVE ST 810 PORTLAND OR 97204		Owner: 2167-2171 NW GLISAN LLC 141 SE 52ND AVE PORTLAND, OR 97215	
19-209467-000-00-EA	1037 SW BROADWAY, 97205		DA - Design Advice Request	8/13/19		Pending
	<i>Replace static displays on front and rear concert hall marquees to digital displays.</i>	1S1E03BB 03500 PORTLAND BLOCK 208 LOT 1-8 TL 3500	Applicant: GARY SHEPHERD OFFICE OF METRO ATTORNEY 600 NE GRAND AVE PORTLAND OR 97232		Owner: PORTLAND CITY OF 777 NE M L KING BLVD PORTLAND, OR 97232-2742	
19-211183-000-00-EA	5353 SE CESAR E CHAVEZ BLVD, 97202		EA-Zoning & Inf. Bur.- no mtg	8/15/19		Pending
	<i>Two lot land division, existing dwelling to remain on corner lot. New lot to be developed with detached NSFR.</i>	1S1E13AD 14700 WOODSTOCK BLOCK 147 LOT 4	Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: TERRY JANSSEN 1964 SE 169TH AVE RD SILVER SPRINGS, FL 34488-5818 Owner: DEBORAH JANSSEN 1964 SE 169TH AVE RD SILVER SPRINGS, FL 34488-5818	
19-209097-000-00-EA	8725 SE 91ST AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	8/13/19		Pending
	<i>Two parcel partition with new lot as a flag lot in the R7a zone. Existing dwelling and attached AD to remain on parcel along SE 91st Ave.</i>	12E28BA03200	Applicant: RUSS PETRUSHA LAUNCH NEGOTIATIONS, LLC 14310 SE STEELE ST PORTLAND OR 97236		Owner: RUSS PETRUSHA LAUNCH NEGOTIATIONS, LLC 14310 SE STEELE ST PORTLAND OR 97236	

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19-212151-000-00-EA	3920 SW VERMONT ST, 97219		EA-Zoning & Inf. Bur.- w/mtg	8/16/19		Application
	<i>ADA asphalt parking and pathway improvements, play area replacement - including new play equipment, pervious and impervious safety surfaces, decorative fencing, ADA picnic area improvements, site furnishing, lawn renovation, shrub and tree plantings, additional stormwater from play area improvements will be managed on site via swales and detention pond that continue existing and natural flows through the park.</i>	1S1E20BA 02100 SECTION 20 1S 1E TL 2100 22.13 ACRES	Applicant: GARY DATKA PORTALND PARKS AND RECREATION 1001 SW 5TH AVE #2200 PORTLAND, OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
19-209604-000-00-EA	3846 NW YEON AVE, 97210		EA-Zoning & Inf. Bur.- w/mtg	8/13/19		Application
	<i>Redevelopment of industrial site at 3900 NW Yeon Ave.</i>	1N1E20 01700 SECTION 20 1N 1E TL 1700 9.07 ACRES	Applicant: KEN SUN PROLOGIS 3353 GATEWAY BLVD FREMONT CA 94538		Owner: CONTAINER RECOVERY INC 3900 NW YEON AVE PORTLAND, OR 97210	
19-208703-000-00-EA	5415 SE POWELL BLVD, 97206		EA-Zoning Only - w/mtg	8/12/19		Application
	<i>Discussing land use actions anticipated at the site. Seeking further clarification, after EA 19-133168 PC, on project requirements base on site plan revisions and additional code research. Construction of 35 units, 20 one bedroom and 15 single room. 100% affordable housing, funding in part from PHB.</i>	1S2E07AC 04300 EAST CRESTON BLOCK 28 TL 4300	Applicant: JERRY JONES FINLEY COMMONS LLC 15333 SW SEQUOIA PKWY, SUITE 190 PORTLAND OR 97224		Owner: ST MARK'S EVANGELICAL LUTHERAN CHURCH OF PORTLAND 5415 SE POWELL BLVD PORTLAND, OR 97206-2953	
19-210409-000-00-EA	SW BARBUR BLVD, 97201		EA-Zoning Only - w/mtg	8/14/19		Application
	<i>New 62-unit apartment building, approved Historic Resource Review. This is a follow up Early Assistance meeting.</i>	1S1E10BB 08000 CARUTHERS ADD BLOCK 68 LOT 2&3&6&7 TL 8000	Applicant: FRANCIS DARDIS ANKROM-MOISAN ARCHITECTS 38 NW DAVIS PORTLAND OR 97209		Owner: MICHAEL DIAMOND 2839 SW 2ND AVE PORTLAND, OR 97201-4736 Owner: GEORGE DIAMOND 2839 SW 2ND AVE PORTLAND, OR 97201-4736 Owner: CATHERINE LEE OWEN 2839 SW 2ND AVE PORTLAND, OR 97201-4736	
19-209061-000-00-EA	SW BARBUR BLVD, 97239		EA-Zoning Only - w/mtg	8/13/19		Pending
	<i>Siding and window replacement, deck re-waterproofing and stair stringer replacement of entire building.</i>	1S1E10BC 80000 LAIR HILL HEIGHTS CONDOMINIUMS GENERAL COMMON ELEMENTS	Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE PMB 211 PORTLAND OR 97225		Owner: ASSOCIATION OF UNIT OWNERS OF LAIR HILL HEIGHTS CONDO 4380 SW MACADAM AVE #295 PORTLAND, OR 97239	

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19-211982-000-00-EA	1945 SE WATER AVE, 97214 <i>Turbine Hall Clerestory Roof Replacement</i>	1S1E03D 00300 SECTION 03 1S 1E TL 300 7.01 ACRES	EA-Zoning Only - w/mtg	8/16/19		Application
			Applicant: CLAIR FRISKEY OREGON MUSEUM OF SCIENCE & INDUSTRY 1945 SW WATER AVE PORTLAND OR 97214		Owner: OREGON MUSEUM OF SCIENCE & INDUSTRY 1945 SE WATER AVE PORTLAND, OR 97214-3356	
19-209485-000-00-EA	9652 NE DAVIS ST, 97220 <i>6 stories - 77 units, 5 stories wood frame over concrete podium. Building takes up entire site, no parking. 5:1 FAR. Stormwater contained onsite - disposed via drywell system under building. Solar on vegetated roof. Stormwater capture for flushing & laundry. Path to net zero energy all units affordable.</i>	1N2E33DB 00400 RUSSELLVILLE ADD BLOCK 2 E 8' OF N 52' OF LOT 20 N 52' OF LOT 21&22	PC - PreApplication Conference	8/13/19		Application
			Applicant: GORDON JONES 9837 NE IRVING STREET #302 PORTLAND, OR 97220		Owner: DAVIS COUCH HOLDINGS LLC PO BOX 790 BEAVERCREEK, OR 97004	
19-210336-000-00-EA	546 NE 12TH AVE, 97232 <i>Modernization of the existing Benson Polytechnic High School (BPHS) building and site (7.33 acres) and potential upgrades to 1.5 acre BPHS parking lot (if required). The school's current capacity of approximately 1800 students is expected to remain the same.</i>	1N1E35BD 01400 HOLLADAYS ADD BLOCK 145-148&165&166 TL 1400	PC - PreApplication Conference	8/14/19		Pending
			Applicant: MATTHEW DAVIS ARCHITECTURAL RESOURCES GROUP 720 SW WASHINGTON STREET SUITE 300 PORTLAND OR 97205		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
			Applicant: JEN SOHM PORTLAND PUBLIC SCHOOLS 501 N DIXON ST PORTLAND OR 97227			

Total # of Early Assistance intakes: 13

Final Plat Intakes

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19-130029-000-00-FP	5407 SE 47TH AVE, 97206	FP - Final Plat Review		8/14/19		Application
<p><i>Approval of a two-parcel partition that will result in two single-dwelling lots, per Exhibits C-1 through C-5, 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 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> <p><i>¿ Any buildings or accessory structures on the site at the time of the final plat application, with the setbacks of those structures to the new property line dimensioned on the plan;</i></p> <p><i>¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application;</i></p> <p><i>¿ Any other information specifically noted in the conditions listed below.</i></p> <p><i>B. The final plat must show the following:</i></p> <p><i>1. A recording block for the acknowledgement of special land use conditions as required by Condition C.3 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿An Acknowledgement of Tree Preservation Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records.¿</i></p> <p><i>C. The following must occur prior to Final Plat approval:</i></p> <p><i>Existing Development</i></p> <p><i>1. The applicant must obtain a finalized demolition permit for removal of the in-ground pool and associated decking on parcel 1. Prior to removal of these structures, tree protection must be installed in accordance with the approved Arborist Report, per Condition D.1.</i></p> <p><i>2. The applicant must meet Title 11 Tree density requirements by either planting trees on parcel 2 or making the equivalent payment into the City Tree Preservation and Planting Fund. Tree planting must be documented with a finalized Zoning Permit.</i></p> <p><i>Required Legal Documents</i></p> <p><i>3. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to parcels 1 & 2. A copy of the approved Tree Preservation Plan must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat.</i></p> <p><i>Other requirements</i></p> <p><i>4. The utility easement over the vacated right-of-way portion of the site must be released by PBOT.</i></p> <p><i>5. 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 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.</i></p> <p><i>6. To meet PBOT requirements, a finalized permit must be obtained to remove the northern-most curb cut in the frontage of parcel 2.</i></p>						
		1S2E18BD 09200				
		AVONIA BLOCK 6 INC PT VAC ST ACCR ORD 114315 LOT 1&2				
			Applicant: ERIK OSTMO OSTMO CONSTRUCTION 1750 SW SKYLINE BLVD #110 PORTLAND OR 97221			Owner: MARK RALEIGH 5407 SE 47TH AVE PORTLAND, OR 97206-5711
						Owner: MARIA RALEIGH 5407 SE 47TH AVE PORTLAND, OR 97206-5711

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18-280699-000-00-FP	13810 SE CLAYBOURNE ST, 97236	FP - Final Plat Review		8/14/19		Application
<i>HO HEARING - 14 lot subdivision with one environmental tract and one public street. Plus a planned development (IIX)</i>						
	1S2E23AA 01600		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: CLOVER HOLDINGS LLC 13810 SE CLAYBOURNE ST PORTLAND, OR 97236	
Total # of FP FP - Final Plat Review permit intakes: 2						
Total # of Final Plat intakes: 2						

Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-209507-000-00-LU	430 NW MACLEAY BLVD, 97210	AD - Adjustment	Type 2 procedure	8/13/19		Pending
<i>Adjustment to allow the exterior stairs to be within the side setback for an existing house. 33.110.220.D and Table 110-3</i>		1N1E32DA 05400	Applicant: DAN WILLIAMS FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201		Owner: ROGER DEMUTH 430 NW MACLEAY BLVD PORTLAND, OR 97210	
		KINGS HTS & RPLT BLOCK 27 LOT 14			Owner: GAIL JOHNSON 430 NW MACLEAY BLVD PORTLAND, OR 97210	
19-211692-000-00-LU	7236 N JORDAN AVE, 97203	AD - Adjustment	Type 2 procedure	8/16/19		Pending
<i>Requesting a variance for the existing house off-street parking requirement. Lot confirmation submittal to follow for south lot #25, keeping the existing house, demo garage and create an additional buildable lot.</i>		1N1E08CC 15100	Applicant: BRUCE HOWARD PDX BUSINESS INVESTMENTS LLC 8213 SW KINGFISHER WAY PORTLAND OR 97224		Owner: BRIGHT, LARRY W TR 7236 N JORDAN AVE PORTLAND, OR 97203-4447	
		SMITHSON LAND COS ADD BLOCK 5 LOT 21&24&25			Owner: BRIGHT, MARY C TR 7236 N JORDAN AVE PORTLAND, OR 97203-4447	
Total # of LU AD - Adjustment permit intakes: 2						
19-209290-000-00-LU	3181 SW SAM JACKSON PARK RD, 97239	DZ - Design Review	Type 1 procedure new	8/13/19		Pending
<i>Proposed installation of a wireless communications facility, consisting of three antennas and associated equipment, in an existing parking garage.</i>		1S1E09 00200	Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230		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				
19-209461-000-00-LU	3181 SW SAM JACKSON PARK RD, 97239	DZ - Design Review	Type 1 procedure new	8/13/19		Pending
<i>PERSONAL SERVICE WIRELESS FACILITY. Collocation of 2 smal cell antennas to an exising rooftop parapet of Mackenzie Hall. Proposed installation of a wireless communications facility, consisting of two antennas and associated equipment, on the rooftop parapet of an existing building.</i>		1S1E09 00600	Applicant: MELISSA BODINE VERIZON WIRELESS 5430 NE 122ND AVE PORTLAND OR 97230		Owner: OREGON STATE OF(MEDICAL DEPT 3181 SW SAM JACKSON PARK RD PORTLAND, OR 97239	
		SECTION 09 1S 1E TL 600 14.19 ACRES				
19-209183-000-00-LU	2121 NW RALEIGH ST, 97209	DZ - Design Review	Type 2 procedure	8/13/19		Pending
<i>Tenant improvement to Retail 110 and 109 for first time restaurant tenant in new building that requires louvers for intake air for the HVAC system & exhaust for the gas hot water heater (vapor only). Installation of new louvers to replace the transom windows facing Raleigh St, above a canopy, with minimal impact to the facade (above 10 ft - so above the ground floor window requirement). An lpe wood and steel slatted windscreen is proposed for a corner of the existing patio, in an area along the pedestiran alley on the west side of the building, with an evergreen jasmine climbing vine. Windscreen is set back from Raleigh St 57'-7" and will not exceed 5' in height.</i>		1N1E28CD 02900	Applicant: JULIA WOOD JULIA WOOD ARCHITECT 333 S STATE ST SUITE V-192 LAKE OSWEGO, OR 97034		Owner: XPO PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	
		COUCHS ADD BLOCK 294&295 TL 2900				

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19-208586-000-00-LU	930 NW 14TH AVE, 97209	DZ - Design Review	Type 2 procedure	8/12/19		Pending
<p><i>Replacement of four (4) existing swing doors and storefront glazing with three (3) new automatic-sliding doors, one (1) fixed storefront window, and one (1) roll-up door within existing building openings.</i></p>						
	1N1E33AD 00300	COUCHS ADD BLOCK 142 LOT 5 LOT 6-8 EXC PT IN STS	Applicant: MATTHEW BRAY GBD ARCHITECTS 1120 NW COUCH ST #300 PORTLAND OR 97209		Owner: LJNORTH LLC 101 E 6TH ST #350 VANCOUVER, WA 98660	
Total # of LU DZ - Design Review permit intakes: 4						
19-208247-000-00-LU	1120 SE MORRISON ST, 97214	DZM - Design Review w/ Modifications	Type 3 procedure	8/12/19		Pending
<p><i>7-story market rate apartment building with 247 units, ground floor retail, and basement parking. Three Modifications requested: 33.266.130F - Parking Layout, 33.266.220.C3 - Size of Bicycle Rack, 33.510243.B1 - Ecoroof - private terraces on the ecoroof. 4 signs included in this review.</i></p>						
	1S1E02BA 05100	EAST PORTLAND BLOCK 245 LOT 1&8 EXC PT IN ST LOT 2-7, LAND & IMPS SEE R150568 (R226516451) FOR BILLBOARD	Applicant: KURT SCHULTZ SERA DESIGN 338 NW 5TH AVE PORTLAND, OR 97209		Owner: CAMPF PROPERTIES LTD PARTNERSHIP 1120 SE MORRISON ST PORTLAND, OR 97214	Owner: AHC HOLDINGS LLC 1120 SE MORRISON ST PORTLAND, OR 97214
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
19-209036-000-00-LU	2104 NW EVERETT ST, 97210	HR - Historic Resource Review	Type 2 procedure	8/13/19		Pending
<p><i>Conversion of basement in existing SFR to hotel room. Exterior alterations include addition of chimney straps, addition of a new door on the west ground elevation, addition of an egress window on the east ground floor elevation, increase of the depth of the basement window on the west elevation, removal of garage door (if necessary per planner) and installation of a new window and siding (to fill in) in its place, and removal & replacement of the exterior west wall siding. Change of occupancy from R-3 to R-1; Convert unfinished basement to add 3 bedrooms, 2 bathrooms; common kitchen area. Contributing resource.</i></p>						
	1N1E33CA 07700	KINGS 2ND ADD E 39' OF N 57.5' OF BLOCK 32	Applicant: HAYDEN LAVERTY 164 INVESTMENTS LLC 5453 N 213TH PL PORTLAND OR 97229		Owner: TAYLOR FAMILY INVESTMENTS LLC 150 MAIN ST UNIT 400 SALINAS, CA 93901	
Total # of LU HR - Historic Resource Review permit intakes: 1						
19-211718-000-00-LU	5625 NE GLISAN ST, 97213	LC - Lot Consolidation	Type 1x procedure	8/16/19		Application
<p><i>Lot consolidation. Existing buildings to be demo'ed and 2 lots confirmed into one parcel for a proposed apartment project.</i></p>						
	1N2E31AC 09000	AVALON BLOCK 1 LOT 8 EXC PT IN ST	Applicant: ED BRUIN EDGE DEVELOPMENT 2233 NW 23RD AVE #100 PORTLAND OR 97210		Owner: DAVID LEE HIGGS REV LIV TR 8608 SE FLAVEL ST PORTLAND, OR 97266-5761	
Total # of LU LC - Lot Consolidation permit intakes: 1						

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19-206509-000-00-LU	1655 SE 130TH AVE, 97233	LDP - Land Division Review (Partition)	Type 1x procedure	8/12/19		Pending
<i>Divide current tax lot to create 2 parcels. Parcel 1 will keep existing duplex, parcel 2 will be a new vacant lot for future NSFR development.</i>		1S2E02CA 06500				
		DAGMAR AC BLOCK 4 LOT 1 EXC W 110' & EXC S 165.36' & EXC PT IN STS	Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210		Owner: CINDY L C PFEIFER 14827 SE LEA ST HAPPY VALLEY, OR 97086	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 1						

Total # of Land Use Review intakes: 10