

Early Assistance Intakes

From: 12/2/2019

Thru: 12/8/2019

Run Date: 12/9/2019 10:43:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-261645-000-00-EA	915 NE SCHUYLER ST, 97212		DA - Design Advice Request	12/6/19		Application
	<i>Renovation of Dahlke Manor consists of limited exterior repairs, site work, and a new addition. The addition will be a single story space to enlarge the existing ground floor community room located on the west side of the building.</i>	1N1E26CD 06400 HOLLADAYS ADD BLOCK 254 LOT 1-8	Applicant: HALI KNIGHT PETER MEIJER ARCHITECT, PC 605 NE 21ST AVE., SUITE 200 PORTLAND OR 97232		Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540	
19-259353-000-00-EA	16015 SE STARK ST, 97233		EA-Zoning & Inf. Bur.- w/mtg	12/3/19		Application
	<i>Construction of a new 5 story Type III construction, low income multi-family apartment building, with surface parking and courtyard.</i>	1N2E36DD 01400 MEYERMEAD BLOCK 3 S 175' OF LOT 12	Applicant: BEN OTT HOLST 123 NE 3RD AVE, STE 310 PORTLAND OR 97232		Owner: HUMAN SOLUTIONS INC 12350 SE POWELL BLVD PORTLAND, OR 97236	
19-261927-000-00-EA	5733 NE M L KING BLVD, 97211		EA-Zoning & Inf. Bur.- w/mtg	12/6/19		Application
	<i>Construct new 5 story apartment building with approx 72 units, 20 ground floor parking spaces, two community rooms to provide required common space, bike parking, stormwater treatment via green roof or drywell, inclusionary zoning applies, 10' setback from alley provided.</i>	1N1E15DD 13400 PIEDMONT BLOCK 20 INC STRIP 20' WIDE E OF & ADJ LOT 3 EXC S 16' INC STRIP 20' WIDE E OF & ADJ LOT 4&5	Applicant: STEVE FOSLER FOSLER ARCHITECTURE 1930 NW LOVEJOY ST PORTLAND OR 97209		Owner: PDX REDEVELOPMENT LLC PO BOX 1100 WILSONVILLE, OR 97070-1100	
19-260924-000-00-EA	9110 NE SUNDERLAND AVE, 97211		EA-Zoning Only - w/mtg	12/5/19		Pending - EA
	<i>Siting a 1MW ground mounted solar PV system that will be built under the State's new Community Solar program.</i>	1N1E12BA 00200 SUNDERLAND AC & PLAT 3 LOT 43&44 TL 200 POTENTIAL ADDITIONAL TAX \$125 274.45	Applicant: EVAN RAMSEY BONNEVILLE ENVIRONMENTAL FOUNDATION 1500 SW 1ST AVE, SUITE 885 PORTLAND OR 97201		Owner: PORT OF PORTLAND CORPORATE REAL ESTATE PO BOX 3529 PORTLAND, OR 97208-3529	
19-261648-000-00-EA	915 NE SCHUYLER ST, 97212		PC - PreApplication Conference	12/6/19		Application
	<i>Renovation of Dahlke Manor consists of limited exterior repairs, site work, and a new addition. The addition will be a single story space to enlarge the existing ground floor community room located on the west side of the building.</i>	1N1E26CD 06400 HOLLADAYS ADD BLOCK 254 LOT 1-8	Applicant: HALI KNIGHT PETER MEIJER ARCHITECT, PC 605 NE 21ST AVE., SUITE 200 PORTLAND OR 97232		Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540	
19-261700-000-00-EA	236 SE GRAND AVE, 97214		PC - PreApplication Conference	12/6/19		Application
	<i>This proposal is for a new, 8-story, 130,000 sf office building with a height of 98'-6" as calculated per the COP zoning code. Construction is Type IV-B using Cross-Laminated Timber. Below-grade parking with 39 stalls provided with access off of SE Pine St. Loading zone provided w/ separate entry off of SE Pine St. Stormwater will be managed on-site via eco-roof and dry wells if required. Alternate 6-story option also provided.</i>	1N1E35CC 07100 EAST PORTLAND BLOCK 119 LOT 3&4	Applicant: ROBERT THOMPSON TVA ARCHITECTS INC 920 SW 6TH AVE STE 1500 PORTLAND OR 97204		Owner: GRAND OPPORTUNITY LLC 920 SW 6TH AVE #1200 PORTLAND, OR 97204	

Early Assistance Intakes

From: 12/2/2019

Thru: 12/8/2019

Run Date: 12/9/2019 10:43:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-260109-000-00-EA	5716 SE 92ND AVE, 97266		Pre-Prmt Zoning Plan Chck.Oth	12/4/19		Pending - EA
	<p><i>The project consists of developing a new public plaza adjacent to the Zoiglhaus brewery in Lents. To create the space for the plaza we are proposing the demolition of the existing single-story carpet warehouse. The back of the site will include an expansion to the existing Zoiglhaus brewery, with a new glass facade to create a more transparent and aesthetically interesting backdrop for the plaza. To create the new public space we are redesigning the area that was the carpet store as well as the existing parking area to create a new urban plaza and a new private street off SE 92nd Ave. This private street will be designed as a woonerf, that will be a multi-use area for emergency vehicles, private cars on weekdays, but then an extension of the plaza to accommodate the Lents Farmers Market and other community events. The project will include new seating, shade structures, public art, new plantings, and a water feature. The plaza design will also include stormwater management both for the surfaces of the plaza as well for the water from the roof of the extension for the brewery via bioswale and ground infiltration.</i></p>					
		<p>1S2E16DB 07300 CLEMSON ADD BLOCK 2 TL 7300 ENTERPISE ZONE POTENTIAL ADDITIONAL TAX</p>	<p>Applicant: TUAN VU PROPEL STUDIO ARCHITECTURE 822 SE 13TH AVE PORTLAND, OR 97214</p>		<p>Owner: PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209-3812</p>	

Total # of Early Assistance intakes: 7

Final Plat Intakes

From: 12/2/2019

Thru: 12/8/2019

Run Date: 12/9/2019 10:43:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
18-174826-000-00-FP	6740 SE 64TH AVE, 97206	FP - Final Plat Review		12/3/19		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition, that will result in two standard lots (Parcel 1 and Parcel 2) and one narrow lot (Parcel 3), as illustrated with Exhibit C.1, subject to the following conditions:</i></p> <p><i>A. Supplemental Plan. Two 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> <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. The applicant shall meet the street dedication requirements of the City Engineer for SE 64th Avenue and SE Cooper Street. The required right-of-way dedication must be shown on the final plat.</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.9 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><i>C. The following must occur prior to Final Plat approval:</i></p> <p>Streets</p> <ol style="list-style-type: none"> <i>1. The applicant shall meet the requirements of the City Engineer for right-of-way improvements along the site¿s street frontages. 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, the Bureau of Environmental Services, and Urban Forestry for required street frontage improvements. Prior to ground disturbing activity related to the public works permit, the applicant must obtain an approved tree protection inspection for the BDS Permit required by Condition C.2.</i> <i>2. The applicant shall obtain a BDS Permit to install tree protection consistent with Condition D.1, prior to final plat approval or the right-of-way construction, whichever occurs first. A tree protection inspection must be approved prior to the start of ground disturbing activity for the right-of-way improvements. The project arborist must be onsite during any excavation near the protected tree (Tree 1, 30-inch diameter Douglas fir). The fencing must remain in place throughout the street construction activities or as directed by Urban Forestry.</i> <p>Utilities</p> <ol style="list-style-type: none"> <i>3. The applicant shall meet the requirements of the Bureau of Environmental Services (BES) for extending a public sewer main in SE Cooper Street. The public sewer extension requires a Public Works Permit, which must be initiated and at a stage acceptable to BES prior to final plat approval. As part of the Public Works Permit, the applicant must provide engineered designs, and performance guarantees for the sewer extension to BES prior to final plat approval.</i> <i>4. The applicant shall meet the requirements of the Water Bureau for the water main extension in SE Cooper Street, including all fees and plans for existing and proposed utilities and street trees for Parcel 3.</i> 						
	1S2E20BB 06300	BRENTWOOD & SUB BLOCK 24 W 90' OF S 99.24' OF LOT 6	Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: KATIE LI LIN 13490 SE SHANNON VW CLACKAMAS, OR 97015-7387	
					Owner: KUIAI CHAN LEONG 13490 SE SHANNON VW CLACKAMAS, OR 97015-7387	
					Owner: LESLEY YAN 13490 SE SHANNON VW CLACKAMAS, OR 97015-7387	

18-283588-000-00-FP NW 29TH AVE, 97210	FP - Final Plat Review	12/5/19	Application
<p>Approval of an Adjustment to the maximum building length (Portland City Code 33.120.230.B) from 100-feet to 160-feet for Lots 1-8 and to 120-feet for Lots 9-14, per the submitted Adjustment Narrative (June 17, 2019), Building Footprint Plan (June 25, 2019), and Rendering (April 11, 2019), subject to conditions C.1 and C.2;</p> <p>Approval of a Preliminary Plan for a 14-lot subdivision that will result in 14 lots for attached houses and a private alley tract (Tract A), as illustrated with Exhibits C. 1-9, subject to the following conditions: A. The Final Plat must show the following:</p> <p>1. Applicant shall meet the street dedication requirements of the City Engineer for NW 29th Avenue and NW Wilson Street. The required right-of-way dedication must be shown on the final plat.</p> <p>2. A public sanitary sewer easement, granted to the City of Portland, shall be shown over the relevant portions of the private alley tract, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as "Public Sewer Easement to COP."</p> <p>3. The private alley tract shall be noted on the plat as "Tract A: Private Alley."</p> <p>4. The following Private Access Easements shall be shown and labeled on the final plat:</p> <p>• A Private Access Easement is proposed over the relevant portions of Lot 2 to provide vehicle access to Lots 1 and 3;</p> <p>• A Private Access Easement is proposed over the relevant portions of Lot 5 to provide vehicle access to Lots 4 and 6;</p> <p>• A Private Access Easement is proposed over the relevant portions of Lot 7 to provide vehicle access to Lots 6 and 8;</p> <p>• A Private Access Easement is proposed over the relevant portions of Lot 10 to provide vehicle access to Lots 9 and 11;</p> <p>• A Private Access Easement is proposed over the relevant portions of Lot 13 to provide vehicle access to Lots 12 and 14;</p> <p>• A 10-foot wide private access easement is proposed over Lots 8 and 9 to provide pedestrian access from NW Wilson Street to the Private Alley Tract (Tract A);</p>	<p>1N1E29DB 03900</p> <p>WILLAMETTE HTS ADD BLOCK 10 LOT 4&5&8&9&12 TL 3900</p>	<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>	<p>Owner: ROYAL OAK HOMES LLC 9400 SW BEAVERTON-HILLSDALE HWY #131 BEAVERTON, OR 97005</p>
Total # of FP FP - Final Plat Review permit intakes: 2			

Total # of Final Plat intakes: 2

Land Use Review Intakes

From: 12/2/2019

Thru: 12/8/2019

Run Date: 12/9/2019 10:43:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-259554-000-00-LU	N DENVER AVE, 97217	AD - Adjustment	Type 2 procedure	12/3/19		Pending
<p><i>New single-family residence to be attached housing with new residence on separate property to the NW. This is a skinny lot (20'-0" wide) extending past an existing duplex on another separate property to the NE. All lots are under the same ownership. We are looking to reduce the 5'-0" setback on the North, adjacent to the existing duplex site to 1'-0" and zero for the eaves. Non-contributing resource.</i></p>						
	1N1E09DC 25400	GRAYBROOK BLOCK 3 N 20' OF LOT 26	Applicant: JASON KENTTA JASON KENTTA ARCHITECT 7003 NE 9TH AVE PORTLAND OR 97211		Owner: HAYES ENTERPRISES LLC 10725 SW BARBUR BLVD #200 PORTLAND, OR 97219	
					Owner: DEANGELA ENTERPRISES LLC 10725 SW BARBUR BLVD #200 PORTLAND, OR 97219	
19-259712-000-00-LU	36 NE BEECH ST, 97212	AD - Adjustment	Type 2 procedure	12/3/19		Pending
<p><i>Adjustment requested to front setback of existing dwelling due to proposed PLA (19-246804 PR).</i></p>						
	1N1E22DD 19600	ALBINA HMSTD BLOCK 25 E 1/2 OF LOT 1&2	Applicant: SLAVIK DEZHNYUK DEZ DEVELOPMENT LLC 10117 SE SUNNYSIDE RD, STE F1123 CLACKAMAS OR 97015		Owner: DEZ DEVELOPMENT LLC 10117 SE SUNNYSIDE RD #F1123 CLACKAMAS, OR 97015-7708	
Total # of LU AD - Adjustment permit intakes: 2						
19-259439-000-00-LU	39 NW 23RD PL, 97210	DZ - Design Review	Type 2 procedure	12/3/19		Pending
<p><i>New exterior ATM machine, extend existing canopy over ATM, replace existing storefront in matching kind, except doors to be 8 feet high in lieu of existing 7 feet high.</i></p>						
	1N1E33CB 06302	PARTITION PLAT 2006-18 LOT 1	Applicant: ARON FAEGRE ARON FAEGRE & ASSOCIATES 520 SW YAMHILL PORTLAND OR 97204		Owner: ATLAS UPTOWN-RETAIL LLC 808 SW ALDER ST #200 PORTLAND, OR 97205	
19-259563-000-00-LU	33 NE 3RD AVE, 97232	DZ - Design Review	Type 2 procedure	12/3/19		Pending
<p><i>Review for 2 vinyl super graphic displays on east & west elevations (over 20 sq ft ea.)</i></p>						
	1N1E34DA 02001	EAST PORTLAND BLOCK 67 LOT 1-8 TL 2001 POTENTIAL ADDITIONAL TAX	Applicant: CYNDI STOCKS SECURITY SIGNS, INC 2424 SE HOLGATE BLVD PORTLAND OR 97202		Owner: YARD RESIDENCES LLC 17485 MONTERAY RD #308 MORGAN HILL, CA 95037	
			Applicant: MELISSA HAYDEN SECURITY SIGNS, INC. 2424 SE HOLGATE BLVD PORTLAND OR 97202			

Total # of LU DZ - Design Review permit intakes: 2

Land Use Review Intakes

From: 12/2/2019

Thru: 12/8/2019

Run Date: 12/9/2019 10:43:4

Page 2 of 3

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-261508-000-00-LU	1835 N FLINT AVE, 97227	DZM - Design Review w/ Modifications	Type 3 procedure	12/6/19		Application
<p><i>The proposed development is for a 7-story multi-family building with 134 residential units. The building use includes an open courtyard, lobby, gym, active residential amenity space, four townhouses, tuck under parking at grade, and 6 levels of residential units above. The at-grade amenity is a combination of lobby gathering space, shared courtyard space, meeting space and a gym. Additional amenity for the residents is dispersed throughout the building, with shared laundry at every-other floor and a kitchen and roof top deck located on the 7th floor. Pedestrian enterances will be located off N Flint, with private residence enterances off N Hancock St, each set back and covered to provide protection at each entry. Vehicle parking access to the site will be from N. Hancock St., along the north western edge of this site. 1 adjustment for oriel windows. 2 modifications, 1 for loading parking and bike parking.</i></p>		1N1E27DC 03100				Owner: MICHAEL NYLAND 23737 SW STAFFORD HILL DR WEST LINN, OR 97068
		SECTION 27 1N 1E TL 3100 0.36 ACRES				
Total # of LU DZM - Design Review w/ Modifications permit intakes: 1						
19-259074-000-00-LU	525 SW MORRISON ST, 97204	HR - Historic Resource Review	Type 1x procedure	12/2/19		Pending
<p><i>Historic Meier & Frank Building Replace 3 windows on the Alder St. facade with mechanical louvers to match adjacent existing louvers. Alder street is the elevation that houses mechanical rooms, freight elevators, garbage room and other back of house spaces. The louvers will be in alignment with other existing louvers on this facade.</i></p>		1S1E03BB 70001				Owner: SIX TWENTY ONE SW FIFTH AVENUE BUILDING CONDO OWNERS' ASSN 7 W 7TH ST CINCINNATI, OH 45202
		SIX TWENTY ONE SW FIFTH AVENUE BLDG CONDOMINIUM LOT 1 HISTORIC PROPERTY POTENTIAL ADDITIONAL TAX	Applicant: STEPHANIE AMEND SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209			Owner: BEAVERS OWNER LLC 4747 BETHESDA AVENUE SUITE 1100 BETHESDA, MD 20814
						Owner: EOSII/SB PORTLAND LLC 800 NEWPORT CENTER DR #700 NEWPORT BEACH, CA 92660
19-260377-000-00-LU	NW 4TH AVE, 97209	HR - Historic Resource Review	Type 1x procedure	12/4/19		Pending
<p><i>Replace three sets of storefront doors and infill with matching storefront (on the ground level). The affected facade is less than 500 sq ft.</i></p>		1N1E34CA 80000				Owner: OLD TOWN LOFTS CONDO ASSN 233 NW 5TH AVE PORTLAND, OR 97209-3839
		OLD TOWN LOFTS CONDOMINIUM GENERAL COMMON ELEMENTS	Applicant: BRIAN KIMURA CLIMATE ARCHITECTURE LLC 3934 NE MLK JR BLVD SUITE 205A PORTLAND, OR 97212			
19-260773-000-00-LU	2334 NW KEARNEY ST, 97210	HR - Historic Resource Review	Type 2 procedure	12/5/19		Pending
<p><i>Modifications to existing attached 3-story deck on rear facade of 4-unit multi-family apartment building. Current deck configuration will be slightly modified to create a code compliant egress stair from 3rd floor bedrooms. This is a contributing structure.</i></p>		1N1E33BC 09800				Owner: NW KEARNEY CAPITAL LLC 2334 NW KEARNEY ST PORTLAND, OR 97210
		KINGS 2ND ADD BLOCK 3 LOT 7	Applicant: RYAN FLATTERY CASCADE STUDIO ARCHITECTURE 1612 SE 35TH AVE PORTLAND OR 97214			

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

Land Use Review Intakes

From: 12/2/2019

Thru: 12/8/2019

Run Date: 12/9/2019 10:43:4

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-260394-000-00-LU	3217 NE 18TH AVE, 97212 <i>Replace chimney of house (which is a contributing structure).</i>	HRA - Historic Design Tier A	Type 1 procedure new	12/4/19		Pending
		1N1E26AB 16400 IRVINGTON BLOCK 44 LOT 4		Applicant: COURTNEY LEE PORTLAND FIREPLACE AND CHIMNEY INC 11124 NE HALSEY ST BOX 465 PORTLAND, OR 97220		Owner: SLADER, DAVID L TR 3217 NE 18TH AVE PORTLAND, OR 97212-2327 Owner: SLADER, BARBARA R TR 3217 NE 18TH AVE PORTLAND, OR 97212-2327
Total # of LU HRA - Historic Design Tier A permit intakes: 1						
19-260870-000-00-LU	5046 SE OGDEN ST, 97206 <i>Demolish the existing home and detached garage, 19-257113 & 19-257136 (currently under review), demolition includes paying into the tree fund for (1) 12" tree on site. Divide the property into two 37.5' x 100' lots through this LC and a PLA (19-260890)</i>	LC - Lot Consolidation	Type 1x procedure	12/5/19		Pending
		1S2E19BD 03000 ERROL HTS BLOCK 7 LOT 9-11		Applicant: MICHAEL STOUDE 5 PARKSIDE DESIGN INC 13417 SE PARKSIDE DR HAPPY VALLEY OR 97086		Owner: MIYOKO YOUNG 5046 SE OGDEN ST PORTLAND, OR 97206
19-259529-000-00-LU	SW BARROW LN, 97221 <i>Consolidate all of Lot 11, Block 6, The Highlands Plat No. 2 and that portion of Lot 10 of said Block 6</i>	LC - Lot Consolidation	Type 1x procedure	12/4/19		Pending
		1S1E05BC 02300 THE HIGHLANDS PLAT 1 & 2 BLOCK 6 LOT 1&11&10 TL 2300		Applicant: WHITNEY PETERSON FARRELL REALTY 4772 N LOMBARD STREET PORTLAND OR 97203		Owner: PETERSON, MARJORIE M TR 7960 SW FAIRWAY DR PORTLAND, OR 97225-2748
Total # of LU LC - Lot Consolidation permit intakes: 2						
19-259407-000-00-LU	6615 SE FOSTER RD, 97206 <i>Confirming the legal status of the nonconforming sign at this location</i>	NE - Nonconf. Status Establishment	Type 2 procedure	12/3/19		Pending
		1S2E17BB 01000 ARLETA PK 3 BLOCK 7 E 1/2 OF LOT 1-3 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX		Applicant: MATT FROMAN FOSTER THE PHOENIX 906 NW 23RD AVE PORTLAND OR 97210		Owner: FOSTER THE PHOENIX LLC 906 NW 23RD AVE PORTLAND, OR 97210
Total # of LU NE - Nonconf. Status Establishment permit intakes: 1						
Total # of Land Use Review intakes: 12						