

Early Assistance Intakes

From: 12/16/2019

Thru: 12/22/2019

Run Date: 12/23/2019 11:11:

Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-265815-000-00-EA	2855 SW PATTON RD, 97201		EA-Zoning & Inf. Bur.- w/mtg	12/17/19		Pending - EA
	<i>Reconfigure existing underlying lots and build two new mixed-use buildings (3-stories and 19 units each) and 11 new townhomes (also 3-stories each).</i>	1S1E08AA 13200 GREENWAY BLOCK P TL 13200	Applicant: MEAGHAN BULLARD JONES ARCHITECTURE 120 NW 9TH AVE, STE 210 PORTLAND OR 97209		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912 Owner: SOUTHWEST HILLS LLC 12802 BONITA HEIGHTS DR SANTA ANA, CA 92705-6303	
19-265985-000-00-EA	410 SW HARRISON ST, 97201		EA-Zoning & Inf. Bur.- w/mtg	12/17/19		Application
	<i>New senior housing project with approximately 260-290 units, below grade parking and 16 stories above grade type 1 construction.</i>	1S1E03CB 02900 PORTLAND BLOCK 154 LOT 1&2&7&8	Applicant: CARRIE STRICKLAND WORKS ARCHITECTURE 811 SE STARK SUITE210 PORTLAND OR, 97214		Owner: ERIDANUS WARENHANDELSGESELLSCHAFT INC 2800 EAST LAKE ST MINNEAPOLIS, MN 55406-1930	
19-267645-000-00-EA	2425 SE BYBEE BLVD, 97202		EA-Zoning & Inf. Bur.- w/mtg	12/20/19		Application
	<i>Proposing a new wireless facility with antennas on the driving range pole (replaced and increased by 10ft) with equipment in parking lot.</i>	1S1E13 00200 SECTION 13 1S 1E TL 200 80.33 ACRES	Applicant: TAMMY HAMILTON ACOM CONSULTING INC FOR VERIZON WIRELESS 5200 SW MEADOWS RD, SUITE 151 PORTLAND OR 97035		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204	
19-266660-000-00-EA	N SCHMEER RD, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/18/19		Application
	<i>Proposal to develop a 269,000sf warehouse with associated loading docks and site improvements on the northern portion of R314493. The development will support the larger Prologis Meadows campus and the industrial redevelopment of the former Portland Meadows horse race track.</i>	1N1E03C 00200 SECTION 03 1N 1E TL 200 31.47 ACRES SPLIT MAP R314973 (R941101590)	Applicant: KEN SUN PROLOGIS 3353 GATEWAY BLVD FREMONT, CALI. 94538		Owner: PROLOGIS LP 1800 WAZEE ST #500 DENVER, CO 80202-2526	
19-267485-000-00-EA	10909 SW BOONES FERRY RD, 97219		EA-Zoning Only - w/mtg	12/20/19		Application
	<i>Client would like to split lot into two lots</i>	1S1E33AB 02600 SECTION 33 1S 1E TL 2600 0.94 ACRES	Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE PMB 211 PORTLAND OR 97225		Owner: NEZ C HALLETT III REV LIV TR PO BOX 10761 PORTLAND, OR 97296	
19-267590-000-00-EA	11900 SW 49TH AVE, 97219		EA-Zoning Only - w/mtg	12/20/19		Application
	<i>PCC will be undergoing a major renovation of the Health Technology building on the Sylvania campus to upgrade the building structure, systems and respond to changing program needs. No new parking or expansion to building footprint. Early Assistance is requested to vet assumptions related to NCU requirements.</i>	1S1E31D 00200 SECTION 31 1S 1E TL 200 54.77 ACRES	Applicant: RACHEL SCHOPMEYER HACKER ARCHITECTS 1615 SW 3RD AVE, FIFTH FLOOR PORTLAND OR 97214		Owner: PORTLAND COMMUNITY COLLEGE DISTRICT PO BOX 19000 PORTLAND, OR 97280-0990	

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19-266110-000-00-EA	811 SW SALMON ST, 97205		EA-Zoning Only - w/mtg	12/17/19		Application
	<i>Re-roof. Partial seismic upgrade with parapet and chimney bracing and roof diaphragm reinforcement. Replacement of multiple mechanical units.</i>	1S1E03BB 06000 PORTLAND PORTLAND PARK BLOCKS BLOCK 6 LOT 2&3	Applicant: DAVID HYMAN DECA INC 935 SE ALDER STREET PORTLAND, OR 97214		Owner: ARLINGTON CLUB 811 SW SALMON ST PORTLAND, OR 97205-3013	
19-267725-000-00-EA	1025 SE PINE ST, 97214		PC - PreApplication Conference	12/20/19		Application
	<i>The scope of exterior restoration will be determined by a visual facade assessment provided by a Historic Architect Consultant. Restoration of the existing historic window frames is anticipated and will include an energy retrofit utilizing insulated glazing units. Facade renovations will be compatible with the historic building and are anticipated to include a new canopy at the main entry, new main entry storefront system, and new carriage doors at the service entry inspired by the historic condition. The facade materials of the rooftop addition are intended to provide a clear distinction between the historic building and the new addition. The massing will be setback from the existing parapet wall to minimize site lines from the street. The interior renovation of the building will include seismic retrofits, new MEP systems, and code required Fire and Life Safety components. Site work is anticipated to include restoration of adjacent sidewalks in public right-of-way, preservation of existing street trees and stormwater management improvements.</i>	1N1E35CD 08400 EAST PORTLAND BLOCK 224 LOT 1-8	Applicant: ANDREW BECKER HARTSHORNE PLUNKARD ARCHITECTURE LLC 232 N CARPENTER ST CHICAGO IL 60607		Owner: TROY LAUNDRY PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FLR CHICAGO, IL 60661	
19-267776-000-00-EA	SW SALMON ST, 97205		PC - PreApplication Conference	12/20/19		Application
	<i>Proposal is for a new 13 story, 330 unit multi-dwelling residential building with 169 structured residential parking spaces and 230 additional below-grade parking spaces for use by the Multnomah Athletic Club.</i>	1N1E33CD 09400 AMOS N KINGS BLOCK 7 TL 9400	Applicant: FRANCIS DARDIS ANKROM MOISAN ASSOCIATED ARCHITECTS 38 NW DAVIS ST, STE 300 PORTLAND OR 97209		Owner: MAC BLOCK 7 LLC 1849 SW SALMON ST PORTLAND, OR 97205-1726	
19-267842-000-00-EA	SW ALDER ST, 97204		PC - PreApplication Conference	12/20/19		Application
	<i>The project is proposing changes to the ground floor retail along SW 4th which will involve increased visual access to tenants, access to light, facade articulation and an emphasis of the ground floor. These modifications work to improve the pedestrian experience along SW 4th by creating a brighter more welcoming environment along the building elevation.</i>	1N1E34CD 09000 PORTLAND BLOCK 48 LOT 5-8 LAND ONLY SEE R246083 (R66770-5811) FOR IMPS	Applicant: MEGHAN WIRTNER HENNEBERY EDDY ARCHITECTS INC 921 SW WASHINGTON ST, STE 250 PORTLAND OR 97205		Owner: MARK CENTRAL PLAZA LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201-5845	

Total # of Early Assistance intakes: 10

Final Plat Intakes

From: 12/16/2019

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-194993-000-00-FP	1135 SE GRANT ST, 97214	FP - Final Plat Review		12/17/19		Application
<p><i>Approval of a Preliminary Plan for a 4-lot subdivision, that will result in 4 single dwelling lots, illustrated with Exhibit C1 and C2, subject to the following conditions</i></p> <p><i>A. The final plat must show the following:</i></p> <p><i>1. Lot 4, the corner lot, must be the narrowest lot in the subdivision.</i></p> <p><i>B. The following must occur prior to Final Plat approval:</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 frontages. The applicant shall submit an application for a permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation for the required right-of-way improvements. The applicant shall obtain a Right of Way permit or a Public Works permit to install the required sidewalk corridor. The improvements may be constructed with development on each lot as per the City Engineer's discretion.</i></p> <p><i>2. A finalized permit must be obtained for demolition of the existing residence on the site and capping the existing sanitary sewer connection. Note that Title 24 requires a 35-day demolition delay period for most residential structures. Additionally, the City's Deconstruction ordinance applies to houses built in 1916 or earlier and/or designated historic resources.</i></p> <p><i>3. The applicant must obtain a finalized demolition permit for removing the onsite garage.</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 shall meet the requirements of the City Engineer for right of way improvements along the frontages of Lots 1, 2, 3, and 4.</i></p> <p><i>2. Fire Bureau requirements for addressing and aerial fire department access shall be met to the satisfaction of the Fire Bureau.</i></p>		<p>1S1E02CD 16400</p> <p>STEPHENS ADD BLOCK 127 LOT 5</p>	<p>Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213</p>	<p>Owner: KAREN HARDING 1135 SE GRANT ST PORTLAND, OR 97214-5344</p> <p>Owner: BLUESTONE HOMES INC 401K PLAN & TR 16081 S MOORE RD OREGON CITY, OR 97045-9340</p>		
<p>Total # of FP FP - Final Plat Review permit intakes: 1</p>						
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Land Use Review Intakes

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-265489-000-00-LU	7740 SE POWELL BLVD, 97206	AD - Adjustment	Type 2 procedure	12/16/19		Pending
<p><i>Applicantion for three adjustments: (1)Ground Floor Window Standard: 33.130.230.B, and Transit Street Main Entrance Standard: 33.130.242 for modular buildings (2)A & (3)B</i></p>		1S2E08DA 02200	Applicant: DEVIN FOLLINGSTAD CARLETON HART ARCHITECTURE 830 SW 10TH AVE. SUITE 200 PORTLAND OR 97205	Owner: SHAKTI ENT LLC 415 SW MONTGOMERY ST PORTLAND, OR 97201-5505		
19-265367-000-00-LU	7735 SE 119TH CT, 97266	AD - Adjustment	Type 2 procedure	12/17/19		Pending
<p><i>Adjustment to side setback for an existing attached carport w/roof top deck (33.110.230).</i></p>		1S2E22DA 02700	Applicant: TERRY HELLEM PROJECTIVE CONSTRUCTION DESIGN PO BOX 6542 BEAVERTON, OR 97007	Owner: THEODORE PAPPAS 7735 SE 119TH CT PORTLAND, OR 97266-5998		
		RIDGEVIEW ESTATES BLOCK 3 LOT 9		Owner: LISA PAPPAS 7735 SE 119TH CT PORTLAND, OR 97266-5998		
Total # of LU AD - Adjustment permit intakes: 2						
19-265307-000-00-LU	4619 N MICHIGAN AVE, 97217	CU - Conditional Use	Type 2 procedure	12/16/19		Pending
<p><i>The Patton Home for the Friendless building currently has land use status as Group Living with previous approvals for 63 residents. This proposal is to add additional units to the existing building up to a maximum of 80 and to add an on-site commercial kitchen that produces food for off-site locations. Listed as a contributing structure in the Mississippi Conservation District, historic incentive 33.445.610.C(5) allows conditional uses to be processed through a Type II procedure.</i></p>		1N1E22BC 02500	Applicant: BILL LANNING MWA ARCHITECTS INC 70 NW COUCH ST #401 PORTLAND OR 97209	Owner: PATTON HOME LP 0245 SW BANCROFT ST #B PORTLAND, OR 97239-4258		
		M PATTONS ADD & 2ND BLOCK 22 POTENTIAL ADDITIONAL TAX				
19-267882-000-00-LU	6705 SE 14TH AVE, 97202	CU - Conditional Use	Type 3 procedure	12/20/19		Application
<p><i>The applicant proposes to remove lot 1700 and an approimatly 1,8 acre area in the northern portion of the site from the Conditional Use approval associated with the funeral home and mausoleum, and construct a new approximately 21-space parking lot with associated landscaping and a stormwater drywells. A lot conformaation and two Property Line Adjustments are proposed.</i></p>		1S1E23BA 00900	Applicant: RICHARD BENTON PORTLAND MEMORIAL INC 6705 SE 14TH AVENUE PORTLAND OR 97202	Owner: PORTLAND MEMORIAL INC 6705 SE 14TH AVE PORTLAND, OR 97202-5703		
		SECTION 23 1S 1E TL 900 1.25 ACRES CEMETERY LAND POTENTIAL ADDITIONAL TAX				

Total # of LU CU - Conditional Use permit intakes: 2

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Case Number	Address	Work Proposed	Type of Use	Date Rec'd	Date Issued	Status
19-265385-000-00-LU	8222 N IVANHOE ST, 97203	DZ - Design Review	Type 2 procedure	12/16/19		Incomplete
<p><i>PLANNER - See COMMENTS - before incomplete letter [if any]. T. Heron 12/18/19</i> <i>The proposed project is primarily interior work, splitting a larger space into two tenant spaces. This will require adding a second door into the existing storefront and adding a covered trash area behind the building. This will be going into the same area where a previous trash enclosure was located. The new covered trash area will consist of 6" curbs and a standing seam metal roof with the front support columns embedded in yellow painted bollards for protection and visibility. The new roof will be painted a medium gray to match the existing building cap flashing. The new storefront door will match the existing black storefront. The new trash area drain will be tied into the existing storm drain line.</i></p>						
	1N1W12AB 06400		Applicant: KEVIN MOHR TILAND/SCHMIDT ARCHITECTS, P.C. 3611 SW HOOD AVE, STE 200 PORTLAND, OR 97239		Owner: SAFEWAY INC 1371 OAKLAND BLVD #200 WALNUT CREEK, CA 94596-4349	
Total # of LU DZ - Design Review permit intakes: 1						
19-267865-000-00-LU	11724 SW RIVERWOOD RD, 97219	EV - Environmental Violation	Type 3 procedure	12/20/19		Application
<p><i>The purpose of the proposed project is to correct a violation and to install a pool, storm facility, sanitary sewer pipe, and dock/river access on and adjacent property at 11724 SW Riverwood Road. The project is needed to provide remediation for unauthorized work in the C-zone and Greenway, on-site recreation and enjoyment of the property (pool), required stormwater treatment, replacement of the sanitary sewer lateral line, and aquatic recreation and temporary boat moorage on the Willamette River (dock). The project includes riparian plantings for remediation of the violation and to support the riparian and aquatic ecosystem and habitat-forming processes.</i></p>						
	1S1E35AC 02400 RIVERWOOD LOT 7 TL 2400		Applicant: ROGER POLLOCK 11724 SW RIVERWOOD RD PORTLAND OR 97219		Owner: BAJA ESCAPES LLC 11724 SW RIVERWOOD RD PORTLAND, OR 97219-8473	
Total # of LU EV - Environmental Violation permit intakes: 1						
19-267565-000-00-LU	2218 NE 9TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	12/20/19		Application
<p><i>Remove non-original carport and attached storage room on south side, remove existing stair, landing and roof on north side; add new stair, landing and roof on south side, add new deck on east side, repair and/or replace as needed, existing windows, doors, siding, trim, rafter tails, roofing etc. Construction of new detached two-car garage at southeast corner. Contributing resource.</i></p>						
	1N1E26CA 18600 WEST IRVINGTON BLOCK 105 LOT 17		Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266		Owner: COLUMBIA PACIFIC HOMES LLC 9221 SW BARBUR BLVD #308 PORTLAND, OR 97219-5421	
19-267571-000-00-LU	6123 N COMMERCIAL AVE, 97217	HR - Historic Resource Review	Type 2 procedure	12/20/19		Application
<p><i>Demolish existing roof and attic, front porch, side porch awning and center chimney; add new second floor and front porch. The historically inauthentic aluminum siding and trim will be removed, and replaced with wooden lap siding and trim more appropriate to the house and neighborhood. Contributing Resource.</i></p>						
	1N1E15DB 18400 PIEDMONT BLOCK 31 LOT 7		Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266		Owner: COLUMBIA PACIFIC HOMES LLC 9221 SW BARBUR BLVD #308 PORTLAND, OR 97219-5421	
19-266709-000-00-LU	1729 NE STANTON ST, 97212	HR - Historic Resource Review	Type 2 procedure	12/18/19		Pending
<p><i>Replace swing garage door with similar look rollup garage door. Remove man-door (a recent un-permitted change) from front of garage and center the existing opening. Add a new dormer to the back of the house. New gabled dormer is 25' wide with slope and detail to match front gable, with two windows 1'6"x2'8" tall, casements. No other changes. Contributing Resource.</i></p>						
	1N1E26AC 02000 IRVINGTON BLOCK 45 LOT 10		Applicant: JOHN MCCULLOCH MCCULLOCH CONSTRUCTION 1729 NE SISKIYOU ST PORTLAND, OR 97212		Owner: JOHN MCCULLOCH 1729 NE SISKIYOU ST PORTLAND, OR 97212-2349	

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

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19-266577-000-00-LU	2533 NE TILLAMOOK ST, 97212 <i>Replace existing basement windows and door. Replace non-original vinyl windows at attic dormers. This is a contributing resource.</i>	HRA - Historic Design Tier A	Type 1 procedure new	12/18/19		Pending
	1N1E25CB 16700 EAST IRVINGTON BLOCK 2 E 1/2 OF LOT 8&9		Applicant: JACK BARNES JACK BARNES ARCHITECT 1809 NE 2ND AVE PORTLAND, OR 97212		Owner: CHRISTOPHER FESLER 2533 NE TILLAMOOK ST PORTLAND, OR 97212-4119	
Total # of LU HRA - Historic Design Tier A permit intakes: 1						
19-267689-000-00-LU	2140 N WILLIAMS AVE, 97227 <i>Lot consolidation creating a total of three parcels.</i>	LC - Lot Consolidation	Type 1x procedure	12/20/19		Application
	1N1E27DA 13200 ALBINA BLOCK 23&24 TL 13200 POTENTIAL ADDITIONAL TAX		Applicant: MICAH WIRHOL WESTLAKE CONSULTANTS, LLC 15115 SW SEQUIOIA PARKWAY TIGARD OR 97224		Owner: PORT CITY LLC 600 CALIFORNIA ST STE 900 SAN FRANCISCO, CA 94108	
Total # of LU LC - Lot Consolidation permit intakes: 1						
19-267610-000-00-LU	8739 SE WASHINGTON ST - UNIT A, 97216 <i>Two lot partition</i>	LDP - Land Division Review (Partition)	Type 1x procedure	12/20/19		Application
	1S2E04BA 16500 ALTAMEAD BLOCK 7 LOT 10		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: FX HOMES PO BOX 1540 SANDY, OR 97055-1540	
19-267627-000-00-LU	1503 SE KNIGHT ST, 97202 <i>Two lot partition</i>	LDP - Land Division Review (Partition)	Type 1x procedure	12/20/19		Application
	1S1E14DB 09400 BROWN'S TRACT BLOCK 2 LOT 2		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: KEYSTONE LLC 14237 BRIDGE CT LAKE OSWEGO, OR 97034-2177	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
Total # of Land Use Review intakes: 13						