

Early Assistance Intakes

Parameters: Begin intake date: **2/1/2020** End intake date: **2/29/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-113559-000-00-EA	1021 NE 33RD AVE, 97232		DA - Design Advice Request	2/3/20		Pending - EA
<p><i>LANDMARKS HEARING: The conversion of an existing 51,000sf historic group living complex into an affordable housing complex. With a new 36,000sf addition and a future, 32,000sf stand alone building to be added to the site, a total of 128 new affordable housing units will be created. The intention is to include on-site filtration methods pending the results of the geotechnical report.</i></p>						
	Legal Description: 1N1E36BA 04800 SECTION 36 1N 1E TL 4800 3.14 ACRES		Applicant: KEITH DAILY EMERICK ARCHITECTS 321 SW 4TH AVE STE 200 PORTLAND OR 97204		Owner: THE MOVEMENT CENTER INC PO BOX 13310 PORTLAND, OR 97213-0310	
20-124416-000-00-EA	2250 NW FLANDERS ST, 97210		DA - Design Advice Request	2/28/20		Application
<p><i>6-story apartment building with approximately 186 units in the Northwest Plan District and Alphabet Historic District. Stormwater disposal method TBD.</i></p>						
	Legal Description: 1N1E33CA 02500 MEADS ADD BLOCK 3 LOT 6-8 E 10' OF LOT 9, LOT 10&11, LOT 14		Applicant: KURT SCHULTZ SERA ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: FLANDERS PROFESSIONAL BUILDING LLC 2300 SW BROADWAY DR PORTLAND, OR 97201	
20-123211-000-00-EA	539 NW 10TH AVE, 97209		DA - Design Advice Request	2/26/20		Application
<p><i>Project consisting of a new +/-11-story hotel with partial basement on a quarter-block site. The new structure will replace an existing 1-story commercial building. The hotel will contain 150-160 guest rooms with 85,000-90,000 square feet. Loading access is planned along NW Hoyt Street, with a single interior loading bay. No off-street parking is proposed. Ground floor program includes hotel lobby, restaurant, lounge, kitchen, offices, restrooms, mechanical rooms and bike storage. Floors 2-11 will be primarily guest rooms with limited amenity spaces such as fitness room, board room and a roof terrace with bar. Stormwater treatment and detention will be accomplished by way of a vegetated roof.</i></p>						
	Legal Description: 1N1E34BC 05300 COUCHS ADD BLOCK 75 LOT 5&8		Applicant: ANDREW SMITH HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST #250 PORTLAND OR 97205		Owner: KALBERER COMPANY 321 SW 4TH AVE #800 PORTLAND, OR 97204-2330	
20-122617-000-00-EA	NW, 97209		DA - Design Advice Request	2/25/20		Pending - EA
<p><i>7 story market rate apartment building with 180 residential units and basement parking. Stormwater disposal will occur through drywells in the pedestrian way.</i></p>						
	Legal Description: 1N1E33BA 00105 PARTITION PLAT 2019-21 LOT 2&3 TL 105		Applicant: KURT SCHULTZ SERA DESIGN AND ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: PREG NW PORTLAND LLC 1900 S NORFOLK ST #150 SAN MATEO, CA 94403-1161	

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20-116599-000-00-EA	3000 SE POWELL BLVD, 97202		DA - Design Advice Request	2/10/20		Pending - EA
<p><i>This is the second design advice request for this Portland Housing Bond project. New multi-family affordable housing building with approximately 210 units. Wood framed construction and all stormwater is maintained on-site.</i></p>						
	Legal Description: 1S1E12CA 02201 WAVERLEIGH HTS BLOCK 14 W 40' OF LOT 18 LOT 19		Applicant: DAVID OTTE HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204	
20-117434-000-00-EA	11706 SW RIVERWOOD RD, 97219		EA-Zoning & Inf. Bur.- no mtg	2/11/20		Cancelled
<p><i>Replace SFR</i></p>						
	Legal Description: 1S1E35AC 02600 RIVERWOOD LOT 6 TL 2600		Applicant: CURTIS OLSON OLSON GROUP ARCHITECTS 17150 SW UPPER BOONES FERRY ROAD DURHAM OR 97223		Owner: GREGG SCHOEN 11706 SW RIVERWOOD RD PORTLAND, OR 97219-8473	
20-117437-000-00-EA	11706 SW RIVERWOOD RD, 97219		EA-Zoning & Inf. Bur.- no mtg	2/11/20		Pending - EA
<p><i>Replace existing single family residence with new. The development will occur landward of greenway setback. Remove deck/storage building within the greenway setback. Stormwater quality provided by flow through planters; disposal to river area with energy dispersion.</i></p>						
	Legal Description: 1S1E35AC 02600 RIVERWOOD LOT 6 TL 2600		Applicant: CURTIS OLSON OLSON GROUP ARCHITECTS 17150 SW UPPER BOONES FERRY ROAD DURHAM OR 97223		Owner: GREGG SCHOEN 11706 SW RIVERWOOD RD PORTLAND, OR 97219-8473	
20-120272-000-00-EA	5936 NE MASON ST, 97218		EA-Zoning & Inf. Bur.- no mtg	2/19/20		Pending - EA
<p><i>Maintain existing 1,120 SF home on site, and add one SFR in the SW corner of lot. Project will also include the addition of a new ADU above a garage space, and 1,000 SF shop space. Possible PLA.</i></p>						
	Legal Description: 1N2E19DA 06500 COMMUNITY AC BLOCK 6 E 50' OF LOT 5		Applicant: PATRICK DONALDSON HARKA ARCHITECTURE LLC 107 SE WASHINGTON ST, STE 740 PORTLAND, OR 97214		Owner: SHAWN BUSSE 5936 NE MASON ST #B PORTLAND, OR 97218-2214	

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20-119112-000-00-EA	4937 SE WOODSTOCK BLVD, 97206		EA-Zoning & Inf. Bur.- w/mtg	2/14/20		Pending - EA
<p><i>New 4-story mixed-use building with about 1,800sf of ground floor retail space facing Woodstock Blvd. and 87 rental dwellings on all floors, consisting of studio, 1-bed, 2-bed and 3-bed units. 1 loading space will be provided on site with access from Woodstock. Storm water to be accommodated with a combination of dry-wells, landscape and if necessary, eco-roofs.</i></p>						
	Legal Description: 1S2E18CA 06300 WOODSTOCK BLOCK 3 INC PT VAC ST LOT 1 LOT 2		Applicant: TOM BYRNE SCOTT EDWARDS ARCHITECTURE, LLP 2525 E BURNSIDE ST. PORTLAND OR 97214		Owner: CHINESE PRESBYTERIAN CHURCH OF PORTLAND OREGON 4937 SE WOODSTOCK BLVD PORTLAND, OR 97206	
20-117567-000-00-EA	11845 SE MORRISON ST, 97216		EA-Zoning & Inf. Bur.- w/mtg	2/11/20		Pending - EA
<p><i>Street vacation of 119th Ave for development of new housing with public access pathway.</i></p>						
	Legal Description: 1S2E03AA 07800 VENTURA PK BLOCK 20 LOT 25-27		Applicant: SAMUEL STUCKEY 11845 SE MORRISON ST PORTLAND, OR 97216		Owner: MAI LUU 11903 SE MORRISON ST PORTLAND, OR 97216	
					Owner: RAMBERG, WANDA L TR 11850 SE ALDER ST PORTLAND, OR 97216	
					Owner: KELLY STARK 11845 SE MORRISON ST PORTLAND, OR 97216	
					Owner: SAMUEL STUCKEY 11845 SE MORRISON ST PORTLAND, OR 97216	
					Owner: REYNOLDS, SHIRLEY L TR 11906 SE ALDER ST PORTLAND, OR 97216	

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20-123704-000-00-EA	5528 NW DOANE AVE, 97210		EA-Zoning & Inf. Bur.- w/mtg	2/26/20		Application
<p><i>The objective of the proposed project is to install a building that will serve as an enclosure for a groundwater extraction and treatment (GWET) system. The new GWET system will serve as a replacement for the GWET system that is currently operating at the property. The existence and operation of this GWET system is mandated by the Oregon State Department of Environmental Quality (DEQ) as part of Order on Consent WMCSR-NWR-94-06. Treated water is discharged to an existing sanitary sewer under the Bureau of Environmental services wastewater discharge permit 500.15.</i></p>						
	Legal Description: 1N1E18C 00900 SECTION 18 1N 1E TL 900 2.70 ACRES LAND & IMPS SEE R646350 (R941180042) FOR MACH & EQUIP		Applicant: CHRISTOPHER DOTSON ARCADIS US INC 111 SW COLUMBIA ST., SUITE 670 PORTLAND, OR 97201		Owner: PHILLIPS 66 COMPANY PO BOX 5600 BARTLESVILLE, OK 74005	
20-119626-000-00-EA	2231 NW PETTYGROVE ST, 97210		EA-Zoning & Inf. Bur.- w/mtg	2/18/20		Pending - EA
<p><i>New 5-story, 30-unit apartment building with partial basement.</i></p>						
	Legal Description: 1N1E33BA 06600 COUCHS ADD BLOCK 308 LOT 8		Applicant: RYAN YOSHIDA SCOTT/EDWARDS ARCHITECTURE 2525 E BURNSIDE ST PORTLAND, OR 97214		Owner: 2231 PETTYGROVE LLC 8835 SW CANYON LN #408 PORTLAND, OR 97225	
20-116935-000-00-EA	3906 NE KILLINGSWORTH ST, 97211		EA-Zoning & Inf. Bur.- w/mtg	2/10/20		Pending - EA
<p><i>Construct 2 duplexes (4 units total). Review project under the new RM1 zone and the new code effective in March 2020. The existing dwelling has been demolished and the demo permit (19-235854) is Under Inspection.</i></p>						
	Legal Description: 1N1E24AA 05300 KILLINGSWORTH AVE ADD BLOCK 3 LOT 20		Applicant: DANIEL SILVEY DBS GROUP LLC PO BOX 205 TUALATIN OR 97062		Owner: PMC REO FINANCING TR 6101 CONDOR DR STE 202 MOORPARK, CA 93021	
20-121314-000-00-EA	13445 SE FOSTER RD, 97236		EA-Zoning & Inf. Bur.- w/mtg	2/21/20		Application
<p><i>40 Units of Affordable Housing</i></p>						
	Legal Description: 1S2E14DC 02903 PARTITION PLAT 1990-29 LOT 3 POTENTIAL ADDITIONAL TAX		Applicant: ANDREA WALLACE INK BUILT DESIGN 2808 NE M L KING BLVD SUITE G PORTLAND, OR 97212		Owner: HABITAT FOR HUMANITY PORTLAND/METRO EAST 1478 NE KILLINGSWORTH ST PORTLAND, OR 97211-4981	

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20-119009-000-00-EA	NW 24TH PL, 97210		EA-Zoning & Inf. Bur.- w/mtg	2/14/20		Pending - EA
<p><i>Develop one lot with a 9-unit multi-family housing building along with associated improvements. Note that they are in the process of having Lots 11-14 confirmed through PR 20-119022 LC</i></p>						
	Legal Description: 1N1E28CC 00800 WILSONS ADD BLOCK 6 LOT 11-14&16 TL 800		Applicant: GRETA HOLMSTROM STANDRIDGE DESIGN, INC 703 BROADWAY ST #610 VANCOUVER WA 98660		Owner: 1535-A1 LLC 2539 NW VAUGHN ST PORTLAND, OR 97210	
20-117138-000-00-EA	8101 NE KILLINGSWORTH ST, 97218		EA-Zoning & Inf. Bur.- w/mtg	2/11/20		Cancelled
	Legal Description: 1N2E17DD 01000 SECTION 17 1N 2E TL 1000 3.94 ACRES		Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, SUITE 100 PORTLAND, OR 97214		Owner: KIP HOLDINGS CO 805 SW BROADWAY STE 2100 PORTLAND, OR 97205	
20-121409-000-00-EA	4905 N VANCOUVER AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	2/21/20		Application
<p><i>New 4 story (12 unit) apartment building with ground floor residential. Storm water is assumed to be drywells.</i></p>						
	Legal Description: 1N1E22AC 15700 CENTRAL ALBINA ADD BLOCK 1 LOT 7 EXC PT IN ST		Applicant: IAN ROLL WORKS PROGRESS ARCHITECTURE 811 SE STARK ST, STE 210 PORTLAND OR 97214 USA		Owner: PORTLAND CHRISTIAN NETWORK SERVICES PO BOX 11437 PORTLAND, OR 97211	
20-114435-000-00-EA	700 SE 106TH AVE, 97216		EA-Zoning & Inf. Bur.- w/mtg	2/4/20		Pending - EA
<p><i>Add food carts to the lot. Widen the driveway (to allow enough space for the food trucks to get in/out) and he will likely need to remove part of the garage to be able to widen the driveway.</i></p>						
	Legal Description: 1S2E03BA 06700 SECTION 03 1S 2E TL 6700 0.19 ACRES		Applicant: GHAITH SAHIB DARSALAM LLC 2921 NE ALBERTA ST PORTLAND OR 97211		Owner: ELAINE ELSEA 700 SE 106TH AVE PORTLAND, OR 97216-3102	

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20-116850-000-00-EA	12215 SE POWELL BLVD, 97236		EA-Zoning & Inf. Bur.- w/mtg	2/10/20		Pending - EA
<p><i>This application follows up on the Aug. 15, 2019 Zoning Confirmation Letter from Jean Hester (19-205186) to Meghan Zedick. Octapharma Plasma Inc. intends to undertake interior renovation of the building on site to operate a blood plasma collection center, as shown on the attached floor plan; we expect the renovation to require building permits valued over \$168,550. We plan no changes to stormwater disposal methodology, but do seek specific guidance on application of PCC 33.258.070 to such a renovation, which we recognize might require additional landscaping.</i></p>						
	Legal Description: 1S2E11BC 11000 SECTION 11 1S 2E TL 11000 0.34 ACRES		Applicant: PETER F FRY 303 NW UPTON TERRACE #1B PORTLAND OR 97210		Owner: GREEN LEAVES HEALTHCARE PHARMACY INC PO BOX 1159 DEERFIELD, IL 60015-6002	
20-121662-000-00-EA	3145 NW RIO VISTA TER, 97210		EA-Zoning Only - no mtg	2/21/20		Pending - EA
<p><i>Confirm Lots 1-3 and 18/19, then adjust lot line to the south for one 7,000 sq ft lot with frontage on NW Rio Vista Ter and one 14,000 sq ft lot with frontage on NW Macleay Blvd.</i></p>						
	Legal Description: 1N1E32BD 03900 KINGS HTS & RPLT BLOCK 23 TL 3900		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND, OR 97213		Owner: LINDA HAMILTON 3145 NW RIO VISTA TER PORTLAND, OR 97210-3349	
20-119525-000-00-EA	SE 52ND AVE, 97206		EA-Zoning Only - no mtg	2/18/20		Pending - EA
<p><i>Develop two 25'x100' lots with one single family detached home on each lot. The lots will have a shared driveway, between the houses, which will lead to a shared detached 2 car garage in the rear of the lots. The proposed houses will be 15' wide maximum, and about 24' tall to the peak of the roof. The proposed detached shared garage will abut the rear property line and will have a maximum height of 15'. Adjustment to east lot's side setback will be needed.</i></p>						
	Legal Description: 1S2E19DB 17401 DARLINGTON BLOCK 1 LOT 7		Applicant: MICHAEL MALONEY 4390 SUNSET DR LAKE OSWEGO, OR 97035		Owner: MICHAEL MALONEY 4390 SUNSET DR LAKE OSWEGO, OR 97035	
20-117260-000-00-EA	2100 NW 19TH AVE, 97209		EA-Zoning Only - w/mtg	2/11/20		Pending - EA
<p><i>Comprehensive Plan Map and Zoning Map Amendment to change property to entirely Mixed-Use-Urban Center (MU-U) Comp Plan designation, and to change zoning to a zone that corresponds to the MU-U designation.</i></p>						
	Legal Description: 1N1E28D 00400 WATSONS ADD BLOCK 28&29&33 TL 400		Applicant: LOGAN MCCLAIN GREEN GABLES DESIGN AND RESTORATION 1807 NW VAUGHN ST PORTLAND OR 97209		Owner: FRONT STREET LOT LLC 3865 NW GALES CREEK RD FOREST GROVE, OR 97116	

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20-122709-000-00-EA	127 SW SALMON ST, 97204		EA-Zoning Only - w/mtg	2/25/20		Application
	<i>Installation of (1) projecting sign on the west elevation on SW 2nd St.</i>					
	Legal Description: 1S1E03BA 02100 PORTLAND BLOCK 12 LOT 1-4 5-8 EXC PT IN ST		Applicant: HALEY ARNELL TUBE ART GROUP 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97222		Owner: 121 SW SALMON ST CORP 121 SW SALMON ST PORTLAND, OR 97204-9951	
20-115153-000-00-EA	2800 NW FRONT AVE, 97210		EA-Zoning Only - w/mtg	2/5/20		Pending - EA
	<i>The applicant is proposing a remodel to upgrade and modernize their existing office facilities, as well as required non-conforming site upgrades.</i>					
	Legal Description: 1N1E28B 00600 SECTION 28 1N 1E TL 600 12.14 ACRES LAND & IMPS SEE R646279 (R941280901) FOR MACH & EQUIP		Applicant: READ STAPLETON DOWL 720 SW WASHINGTON STREET, SUITE 750 PORTLAND OR 97205		Owner: SULZER PUMPS (US) INC 1255 ENCLAVE PKWY, #300 HOUSTON, TX 77077	
20-116523-000-00-EA	12529 SE POWELL BLVD, 97236		EA-Zoning Only - w/mtg	2/10/20		Pending - EA
	<i>New construction of approximately 165 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>					
	Legal Description: 1S2E11BC 08900 SECTION 11 1S 2E TL 8900 3.71 ACRES		Applicant: BILL LANNING MWA ARCHITECTS INC 70 NW COUCH ST #401 PORTLAND OR 97209		Owner: KENNETH LORD 1180 NE BURNSIDE RD GRESHAM, OR 97030-5711	
20-119578-000-00-EA	335 SE 99TH AVE, 97216		EA-Zoning Only - w/mtg	2/18/20		Pending - EA
	<i>755 sq ft addition to existing 5040 sq ft building. Adjustment needed to allow more square footage.</i>					
	Legal Description: 1N2E33DD 08600 PRUNEDALE ADD BLOCK 8 LOT 1-4		Applicant: AARON HALL AARON HALL ARCHITECTURE 2606 SW BUCKINGHAM AVE PORTLAND, OR 97201		Owner: EQUACORP LLC 234 SE GRAND AVE PORTLAND, OR 97214	
20-121512-000-00-EA	7140 SW MACADAM AVE, 97219		PC - PreApplication Conference	2/21/20		Pending - EA
	<i>OPB is preparing for site improvements to meet a non-conforming Option 2 agreement with the City of Portland (PR 18-140945 NCU). A Type III review is required to modify a previous condition of approval. Modifications through Design Review are needed to perimeter and interior parking lot standards where existing conditions preclude full compliance.</i>					
	Legal Description: 1S1E22AC 00200 SECTION 22 1S 1E TL 200 1.24 ACRES		Applicant: DEBBIE ROTICH OREGON PUBLIC BROADCASTING 7140 SW MACADAM AVE PORTLAND OR 97219		Owner: OREGON PUBLIC BROADCASTING FOUNDATION 7140 SW MACADAM AVE PORTLAND, OR 97219-3013	

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20-124542-000-00-EA	3750 NW YEON AVE, 97210		PC - PreApplication Conference	2/28/20		Application
	<p><i>Univar Solutions USA is required by ODEQ to obtain a solid waste permit for storage of non-hazardous waste in containers in the facility warehouse for a period not to exceed 10 days before transporting to a final disposal facility. Stormwater Permit and Operational Plan included in submittal.</i></p>					
	Legal Description: 1N1E20 01600 SECTION 20 1N 1E TL 1600 8.06 ACRES LAND & IMPS SEE R646219 (R941200151) FOR MACH & EQUIP		Applicant: ERIK OTTO UNIVAR SOLUTIONS USA INC 3750 NW YEON AVE PORTLAND OR 97210 USA		Owner: OWENS CORNING ROOFING & ASPHALT LLC 13155 NOEL RD #100 DALLAS, TX 75240	
20-121380-000-00-EA	7615 SE 162ND AVE, 97236		PC - PreApplication Conference	2/21/20		Pending - EA
	<p><i>A Pre-Application Conference to discuss an eight lot land division. Lot 2 would be developed with a total of nine units and the remaining five lots would be developed with 5 single dwelling units. The total number of units would be 14. The existing house will remain.</i></p>					
	Legal Description: 1S2E24DA 00101 PARTITION PLAT 1998-32 LOT 1		Applicant: GEORGE BITROUS BITROUS BROTHERS LLC PO BOX 66634 PORTLAND OR 97290		Owner: GEORGE BITROUS 9854 SE TOP O'SCOTT HAPPY VALLEY, OR 97086 Owner: ELIAS BITROUS 9854 SE TOP O'SCOTT HAPPY VALLEY, OR 97086	
20-124250-000-00-EA	1000 SW BROADWAY, 97205		PC - PreApplication Conference	2/28/20		Application
	<p><i>Exterior improvements on the ground floor only. Renovations to include added ground floor building square footage to SW Broadway, exterior canopies and signage revisions.</i></p>					
	Legal Description: 1S1E03BB 02400 PORTLAND BLOCK 182 LOT 5-8		Applicant: JASON TAND LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND, OR 97209		Owner: ONE THOUSAND BROADWAY BUILDING LP 1000 SW BROADWAY #1770 PORTLAND, OR 97205-3069	
20-124426-000-00-EA	306 SE 8TH AVE, 97214		PC - PreApplication Conference	2/28/20		Application
	<p><i>New 7 story market-rate apartment building with 113 units and ground floor retail.</i></p>					
	Legal Description: 1N1E35CC 10400 EAST PORTLAND BLOCK 183 LOT 1-3&6-8 TL 10400 LAND & IMPS SEE R150358 (R226511642) FOR BILLBOARD		Applicant: KURT SCHULTZ SERA ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: SPECHT 306 LLC 10260 SW GREENBURG RD #170 PORTLAND, OR 97223	

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20-116589-000-00-EA	3000 SE POWELL BLVD, 97202		PC - PreApplication Conference	2/10/20		Pending - EA
<p><i>This is the second pre-application conference for this Portland Housing Bond project. New multi-family affordable housing building with approximately 210 units. Wood framed construction and all stormwater is maintained on-site.</i></p>						
	Legal Description: 1S1E12CA 02201 WAVERLEIGH HTS BLOCK 14 W 40' OF LOT 18 LOT 19		Applicant: DAVID OTTE HOLST ARCHITECTURE 110 SE 8TH AVE PORTLAND, OR 97214		Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204	Owner: TERRY EMMERT 11811 SE HIGHWAY 212 CLACKAMAS, OR 97015-9038
20-120342-000-00-EA	2321 SE 89TH AVE, 97216		PC - PreApplication Conference	2/19/20		Pending - EA
<p><i>Planned development to create three new fourplex apartments (with existing SFR to remain) to create a total of 13 units on the lot.</i></p>						
	Legal Description: 1S2E04CD 03700 ANDERSON TR LOT 42		Applicant: ELSON NGUYEN HM GROUP LLC 3036 SE 131ST AVE PORTLAND OR 97236		Owner: MOLLY GORDON-SCHNACKEY 8627 SE 28TH PL MILWAUKIE, OR 97222	Owner: CHRISTOPHER SCHNACKY 8627 SE 28TH PL MILWAUKIE, OR 97222
20-117903-000-00-EA	539 NW 10TH AVE, 97209		PC - PreApplication Conference	2/12/20		Pending - EA
<p><i>A Pre-Application Conference to discuss construction of a new 11-story hotel. The hotel will contain 150-160 guest rooms with 85,000-90,000 square feet of floor area. Loading access is proposed from NW Hoyt St with a single interior loading bay. No off-street parking is proposed.</i></p>						
	Legal Description: 1N1E34BC 05300 COUCHS ADD BLOCK 75 LOT 5&8		Applicant: ANDREW SMITH HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST #250 PORTLAND OR 97205		Owner: KALBERER COMPANY 321 SW 4TH AVE #800 PORTLAND, OR 97204-2330	
20-113982-000-00-EA	11728 SW SUMMERVILLE AVE, 97219		PC - PreApplication Conference	2/4/20		Pending - EA
<p><i>A Pre-Application Conference to discuss a 4 lot land division. The existing house would remain and be remodeled.</i></p>						
	Legal Description: 1S1E35BC 03000 ABERNETHY HTS LOT 34&35 TL 3000		Applicant: RALPH TAHRAN TAHRAN ARCHITECTURE & PLANNING LLC 13741 KNAUS ROAD LAKE OSWEGO, OR 97034		Owner: JANE M SCHIFFHAUER TRUST 3213 SW UPPER CASCADE DR PORTLAND, OR 97205	

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20-117938-000-00-EA	2321 SE 89TH AVE, 97216		PC - PreApplication Conference	2/12/20		Cancelled
<p><i>New (3) fourplexes apartment to create a total 13 units on the lot.</i></p>						
	Legal Description: 1S2E04CD 03700 ANDERSON TR LOT 42		Applicant: ELSON NGUYEN HM GROUP LLC 3036 SE 131ST AVE PORTLAND OR 97236		Owner: MOLLY GORDON-SCHNACKEY 8627 SE 28TH PL MILWAUKIE, OR 97222	
					Owner: CHRISTOPHER SCHNACKY 8627 SE 28TH PL MILWAUKIE, OR 97222	
20-114349-000-00-EA	1505 SW 57TH AVE, 97221		PC - PreApplication Conference	2/4/20		Pending - EA
<p><i>A Pre-Application Conference to discuss a Zone Map Amendment in compliance with the Comprehensive Plan Map. The base zone would change from R20 (Single Dwelling Zone) to RM1 (Multi-Dwelling Zone, Chapter 33.120 of the Portland Zoning Code). A Planned Development is required to be approved concurrently with the Zoning Map Amendment because the site is in the Northwest Hills Plan District.</i></p>						
	Legal Description: 1S1E06CA 01200 SECTION 06 1S 1E TL 1200 0.49 ACRES		Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225		Owner: JEFFREY JORGENSON 1505 SW 57TH AVE PORTLAND, OR 97221	
20-122241-000-00-EA	8614 N CRAWFORD ST, 97203		Pre-Prmt Zoning Plan Chck.Other	2/24/20		Pending - EA
<p><i>4-story apartment building with 110 affordable family apartments. The unit mix will be (11) 3-bedrooms, (45) 2-bedrooms, (37) 1-bedrooms, and (17) studios. There will be resident services on the ground floor and 37 parking spaces. There is a basement level at the NW corner of the building that will house bike parking and storage.</i></p>						
	Legal Description: 1N1W12BD 06100 JAMES JOHNS ADD FRACTIONAL BLOCKS BLOCK 5 TL 6100		Applicant: MASAYE HOSHIDE PORTLAND HOUSING BUREAU 421 SW 6TH AVE #500 PORTLAND OR 97204		Owner: PACIFIC EQUIPMENT RENTAL COMPANY 8316 N LOMBARD ST PMB 451 PORTLAND, OR 97203-3727	
			Applicant: KRISTINA HAURI MWA ARCHITECTS 70 NW COUCH ST, SUITE 401 PORTLAND OR 97209			

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-114385-000-00-EA	4852 SE 92ND AVE, 97266		Public Works Inquiry	2/4/20		Completed
<i>Build two new detached units. The existing house will be removed. Drywells will be proposed for stormwater.</i>						
	Legal Description: 1S2E16AB 07300 CADWELLS ADD BLOCK 9 S 64.87' OF LOT 3 EXC E 90'		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: VESTAWEST LLC 1135 SE MALDEN ST PORTLAND, OR 97202-5933	

Total # of Early Assistance intakes: 39

19-129717-000-00-FP	5351 SE 88TH AVE, 97266	FP - Final Plat Review		2/3/20		Under Review
<i>Final plat to create three parcels</i>						
	Legal Description: 1S2E16BD 06200 SECTION 16 1S 2E TL 6200 0.26 ACRES		Applicant: JASON RUCKER 2ND STORY INVESTMENTS LLC 4804 NW BETHANY BLVD STE 1-2 #232 PORTLAND OR 97229		Owner: 2ND STORY INVESTMENTS LLC 4804 NW BETHANY BLVD #12 PMB 232 PORTLAND, OR 97229	
19-180539-000-00-FP	8102 SW 39TH AVE, 97219	FP - Final Plat Review		2/3/20		Under Review
<i>Final plat to create 3 parcels.</i>						
	Legal Description: 1S1E20CA 07600 FIRDALE LOT 14&15				Owner: MULTNOMAH INVESTMENT PROPERTIES LLC PO BOX 10074 PORTLAND, OR 97296	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
15-253310-000-00-FP	2724 SE 112TH AVE, 97266	FP - Final Plat Review		2/24/20		Application
<p><i>Approval of an Adjustment to eliminate the required flag lot landscape buffer area (33.110.240.F.2) on the northern and eastern property line of Parcel 2, per Exhibit C.2; Approval of a Preliminary Plan for a 2-parcel partition that will result in one standard lot (Parcel 1) and one flag lot (Parcel 2), as illustrated with Exhibit C.2, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for BES 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: " 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; " All utilities located within Parcel 2 that serve existing development at 2714 SE 112th Avenue as well as the future development on this parcel. Adequate separation distances between the sanitary laterals and water lines must be shown; " Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. The applicant shall meet the street dedication requirements of the City Engineer for SE 112th Avenue. The required right-of-way dedication must be shown on the final plat. 2. The applicant must show the existing access and utility easements located over the relevant portions of Parcel 2, per Multnomah County document records 2012-141352 and Book 2518, Page 1344-46. 3. If the applicant does not quit claim the existing public sanitary sewer easement it must be shown on the final plat, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as "Public Sewer Easement to COP". 4. 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.10 below. The recording block(s) 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." C. The following must occur prior to Final Plat approval: 1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SE 112th Avenue street frontage. The applicant must obtain a Minor Improvement permit from the Portland Bureau of Transportation to install the required sidewalk corridor. Prior to construction of the sidewalk the applicant must provide a contract with a certified Arborist conforming with Exhibit A.6, which clearly indicates that an Arborist has been hired to supervise said work. 2. The applicant must meet the requirements of BES to either quit claim the existing public sanitary sewer easement or receive approval of an easement encroachment for any new piping within this area. 3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval. 4. The applicant must meet the requirements of the Fire Bureau for providing an adequate fire access way for Parcel 2, as required in Chapter 5 of the Oregon Fire Code. Alternately, the applicant will be required to install residential sprinklers in the new house on Parcel 2, if applying the exception. An Acknowledgement of Special Land Use Conditions describing the sprinkler requirement must be referenced on and recorded with the final plat. 5. The applicant must obtain a finalized demolition permit for removing the shed</i></p>						
	Legal Description: 1S2E10AB 07600 MCGREWS TR BLOCK 2 W 1/2 OF LOT 2 EXC PT IN ST		Applicant: MICHAEL SUSAK DK HOMES, LLC 6663 SW BEAVERTON HILLSDALE HWY, #194 PORTLAND OR 97225		Owner: JIA RONG 159 W BOND ST ASTORIA, OR 97103	
18-176444-000-00-FP	SE, 97236	FP - Final Plat Review		2/14/20		Under Review
<p><i>Final plat to create a 6-lot subdivision.</i></p>						
	Legal Description: 1S2E11AB 01900 SECTION 11 1S 2E TL 1900 0.36 ACRES		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: HKN PROPERTIES ONE LLC 9855 SW HALITE CT BEAVERTON, OR 97007	

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

Total # of Final Plat intakes: 4

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-122399-000-00-LU	1709 SE 3RD AVE, 97214	AD - Adjustment	Type 2 procedure	2/24/20		Pending
<p><i>Adjustment to parking aisle width. Core and Shell Renovation of existing two-story office and warehouse building. maintain office on second floor and convert warehouse area to parking and commercial suite.</i></p>						
	Legal Description: 1S1E03DA 03800 SECTION 03 1S 1E TL 3800 1.07 ACRES		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE, STE 420 PORTLAND OR 97201		Owner: OEB INVESTORS (5291) 1615 SE 3RD AVE #111 PORTLAND, OR 97214	
20-118923-000-00-LU	5228 SE 70TH AVE, 97206	AD - Adjustment	Type 2 procedure	2/14/20		Pending
<p><i>Adjustment request to total size allowed for ADU. Would like to convert an existing detached structure to ADU.</i></p>						
	Legal Description: 1S2E17BD 04000 FIRLAND BLOCK 18 S 1/2 OF LOT 10 W 10' OF S 1/2 OF LOT 11		Applicant: DAVE SPITZER DMS ARCHITECTS 2325 NE 19TH AVE PORTLAND OR 97212		Owner: MATTHEW KIMBER 5228 SE 70TH AVE PORTLAND, OR 97206	
20-114313-000-00-LU	1610 SE TOLMAN ST, 97202	AD - Adjustment	Type 2 procedure	2/4/20		Pending
<p><i>The applicant proposes to substantially alter the existing Dairy Queen building on the site in order to convert it to a Chase Bank branch. The drive-through facility will be retained, as will the general footprint and location of the building. The applicant will retain parking on the site, but will close two curb cuts and re-route vehicles through the site to enter only on SE Milwaukie Ave and exit only on SE Tolman. A previous review on the site in 2019 (LU 19-114212 AD) approved Adjustments to pedestrian path length, landscaping width along the west property line, and allowed new vehicle area between the building and SE Tolman St. Another Adjustment Review is currently underway to exceed the allowed sign area for the site (LU 20-112863 AD). The applicant has applied for the required building permits for the work under permit number 19-223064 CO. The applicant is now requesting an Adjustment to Zoning Code Section 33.224.030.B to waive the required 5-foot landscape buffer for the drive-through stacking lane at the south end of the site, where the property abuts another commercially-zoned property. In lieu of the setback and landscaping, the applicant proposes a four-foot-tall masonry wall measuring 10 inches wide. This Adjustment would allow the applicant to address the final nonconforming element of the site that would be required to be met through the redevelopment of the property.</i></p>						
	Legal Description: 1S1E14DC 13600 WESTMORELAND BLOCK 2 LOT 1&2		Applicant: JOSH BEHR ANKROM MOISAN ARCHITECTS, INC. 38 NW DAVIS ST #300 PORTLAND, OR 97209		Owner: CBC MORELAND LLC 1920 SW RIVER DR # E806 PORTLAND, OR 97201	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-121267-000-00-LU	14230 SE STEELE ST, 97236	AD - Adjustment	Type 2 procedure	2/21/20		Pending
<p><i>Requesting Adjustment to the Front Setback requirement. Setback is 28' to eaves, 30' from property line to structure. Converting existing garage into livable occupied space as an ADU. Remove garage doors and replace with windows, total of 5 around structure including 1 French door on south side. Finish interior with bedroom, living room, bathroom and kitchen. Add 200 amp electrical service and meter from existing 100 amp.</i></p>						
<p>Legal Description: 1S2E13BC 00700 LAMARGENT HTS LOT 8 TL 700</p>			<p>Applicant: BARTLEY SKYE 14230 SE STEELE ST PORTLAND, OR 97236-4057</p>		<p>Owner: BARTLEY SKYE 14230 SE STEELE ST PORTLAND, OR 97236-4057</p>	
			<p>Applicant: TAMMY SKYE 14230 SE STEELE ST PORTLAND, OR 97236-4057</p>		<p>Owner: TAMMY SKYE 14230 SE STEELE ST PORTLAND, OR 97236-4057</p>	
20-123417-000-00-LU	2420 SW HOFFMAN AVE, 97201	AD - Adjustment	Type 2 procedure	2/26/20		Application
<p><i>Adjustment requested to Building Height. The proposal is two, attached houses for a total of (4) units. Each unit is three stories with a daylight basement. Each unit has two off street parking spaces and the curb configuration is approved by a Driveway Design Exception. There are three existing tax lots and a lot adjustment is required to meet the attached house criteria. A minor portion of one of the lots may be considered. For the front yard setbacks, please see the entire zoning analysis. Total building SF = 6,877 per submitted building code analysis.</i></p>						
<p>Legal Description: 1S1E04DD 09900 SEVENTH ST TERR BLOCK 1 LOT 7&8 EXC PT IN ST</p>			<p>Applicant: BARRY SMITH BARRY R SMITH PC ARCHITECT 715 SW MORRISON ST #909 PORTLAND OR 97205</p>		<p>Owner: ALLISON L KEHOE TR 11627 SW SUMMERVILLE AVE PORTLAND, OR 97219-8390</p>	
20-111785-000-00-LU	4257 N ALASKA ST, 97203	AD - Adjustment	Type 2 procedure	2/3/20		Pending
<p><i>The applicant is working with Home Forward (formerly Housing Authority of Portland) to replace an existing monument sign at the primary driveway entry to the site of the Tamarack Apartments in the Portsmouth neighborhood. The sign is located near the southernmost point of the property, adjacent to and facing the easternmost of two driveway entries for the site off N. Alaska Street (the site has a third driveway off N. Chautauqua Place with no signage). The proposed sign is a monument-style sign with a low masonry base approximately 18-inches tall, and a trapezoidal sign structure atop the masonry base with a pyramidal top whose high point is approximately 9-feet, 6-inches above grade (see attached drawings). The sign face itself containing the site layout and building address/location details, as well as the name of the complex, measures 4-feet by 8-feet in dimension, for a total sign face area of 32 square feet. Sign regulations for multi-dwelling structure types with a household living or residential use in the R2 zone limit the maximum sign face area of any one sign to no more than 10 square feet (32.32.010.A/Table 1). As proposed, the sign face area is 32 square feet. Therefore, in accordance with regulations that require a Sign Adjustment in order to depart from adjustable sign code standards (32.38.010.B), the applicant has requested a Sign Adjustment to increase the maximum sign face area on the site from 10 to 32 square feet.</i></p>						
<p>Legal Description: 1N1E08AB 09500 DAHLKE ADD BLOCK 14-16 TL 9500 LAND ONLY SEE R698100 (R194106291) FOR IMPS</p>			<p>Applicant: KEVIN SAXTON KASA ARCHITECTS 4119 NE CESAR E CHAVEZ BLVD PORTLAND, OR 97211</p>		<p>Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540</p>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-119711-000-00-LU	2707 SE 85TH AVE, 97266	AD - Adjustment	Type 2 procedure	2/18/20		Incomplete
<p><i>Requesting Adjustment to 33.120.220 Table 120-3: Minimum Building Setback. A lot consolidation has been requested under 19-214545 PR. The consolidation would create a nonconforming situation. The existing duplex' front setback would only be 7' instead of the required 10' for approx. 56% of the building frontage.</i></p>						
	Legal Description: 1S2E09BB 06900 TABOR VIEW BLOCK 4 E 10' OF LOT 2 LOT 3&4		Applicant: MILDRED WHITE BAMA ARCHITECTURE & DESIGN LLC 7350 SE MILWAUKIE AVE PORTLAND OR 97202		Owner: MARIA C B SALMON PO BOX 19496 PORTLAND, OR 97280	
20-123225-000-00-LU	2511 SE 17TH AVE - UNIT A, 97202	AD - Adjustment	Type 2 procedure	2/26/20		Application
<p><i>We are proposing a 252 SF two-story addition to the back (west side) of the existing 1908 residence. The addition will include an expanded kitchen with mudroom entry on the main level and a master suite on the upper left. Adjustment requested to 33.120.220 - We are requesting adjustment to allow the north wall of the addition to align with the existing north wall of the original non-conforming structure, which is 2'-4' from the property line.</i></p>						
	Legal Description: 1S1E11AB 04000 MADELINE BLOCK 1 N 37 1/2' OF S 1/2 OF LOT 10&11		Applicant: GENO SALIMENA GUSTO DESIGN, LLC 7637 SE 13TH AVE PORTLAND OR 97202		Owner: STEPHEN FISHER 2511 SE 17TH AVE PORTLAND, OR 97202-1155	
Total # of LU AD - Adjustment permit intakes: 8						
20-122423-000-00-LU	4205 SW CORBETT AVE, 97239	CU - Conditional Use	Type 2 procedure	2/24/20		Pending
<p><i>Type B Accessory Short Term Rental (4 bedrooms)</i></p>						
	Legal Description: 1S1E10CD 04000 PORTLAND HMSTD SUB OF LOT 2 BLOCK 6 S 45' OF LOT E		Applicant: TAMMY LEATHERMAN 4205 SW CORBETT AVE PORTLAND, OR 97239		Owner: TAMMY LEATHERMAN 4205 SW CORBETT AVE PORTLAND, OR 97239	
			Applicant: KENNETH LEATHERMAN 4205 SW CORBETT AVE PORTLAND, OR 97239		Owner: KENNETH LEATHERMAN 4205 SW CORBETT AVE PORTLAND, OR 97239	
20-119914-000-00-LU	7106 SW 31ST AVE, 97219	CU - Conditional Use	Type 2 procedure	2/18/20		Pending
<p><i>Type B Short Term Rental</i></p>						
	Legal Description: 1S1E20AB 12800 LAUDENKREST LOT 2 EXC N 65.40' OF W 84.5'		Applicant: SHAWN MCEUEN 7106 SW 31ST PORTLAND OREGON 97219		Owner: SHAWN MCEUEN 7106 SW 31ST AVE PORTLAND, OR 97219	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-118012-000-00-LU	6345 NE CLEVELAND AVE, 97211	CU - Conditional Use	Type 2 procedure	2/12/20		Incomplete
<p><i>New Type B Accessory Short Term Rental to rent up to 5 rooms on a short-term basis (rent out 4 bedrooms until he builds an ADU - like he hopes to - and then he'll live in the ADU and rent out all 5 of the main house bedrooms).</i></p>						
	Legal Description: 1N1E15DA 05700 PIEDMONT BLOCK 45 LOT 5		Applicant: LIAM WOODS 6345 NE CLEVELAND AVE PORTLAND, OR 97211		Owner: LIAM WOODS 6345 NE CLEVELAND AVE PORTLAND, OR 97211	
					Owner: GEORGE HOFFMANN 6345 NE CLEVELAND AVE PORTLAND, OR 97211	
					Owner: EILEEN MURPHY HOFFMANN 6345 NE CLEVELAND AVE PORTLAND, OR 97211	
20-119547-000-00-LU	6037 SE 40TH AVE - UNIT A, 97202	CU - Conditional Use	Type 2 procedure	2/18/20		Pending
<p><i>Conditional use for a Type B accessory short term rental</i></p>						
	Legal Description: 1S1E13DD 00806 EVERETT WOODSTOCK LOT 5&6 TL 806		Applicant: LINDSEY CHARLET 6037 SE 40TH AVE UNIT A PORTLAND, OR 97202		Owner: LINDSEY CHARLET 6037 SE 40TH AVE UNIT A PORTLAND, OR 97202	
20-118783-000-00-LU	5151 NW CORNELL RD, 97210	CU - Conditional Use	Type 2 procedure	2/14/20		Pending
<p><i>Renovate and modernize the existing Wildlife Care Center (WCC) to provide additional animal care and administrative space to serve the existing employees and patient census. Proposal is to convert the attic space into conditioned and usable square footage. The building footprint will not be changed.</i></p>						
	Legal Description: 1N1E31AC 00600 SECTION 31 1N 1E TL 600 0.36 ACRES		Applicant: MELISSE KUHN SCOTT EDWARDS ARCHITECTURE 2525 EAST BURNSIDE PORTLAND OR 97214		Owner: AUDUBON SOCIETY OF PORTLAND OREGON 5151 NW CORNELL RD PORTLAND, OR 97210	
20-119086-000-00-LU	4219 SE SALMON ST, 97215	CU - Conditional Use	Type 3 procedure	2/14/20		Pending
<p><i>Review for a preschool and day care at 4235 SE Salmon Street.</i></p>						
	Legal Description: 1S2E06BC 12900 WARREN ADD LOT 1-22 TL 12900		Applicant: JULIE LEE CHILDSWORK LEARNING CENTER, INC. 4235 SE SALMON ST PORTLAND OR 97215		Owner: ST STEPHEN CATHOLIC CHURCH PORTLAND OREGON 1112 SE 41ST AVE PORTLAND, OR 97214	

Total # of LU CU - Conditional Use permit intakes: 6

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-124513-000-00-LU	1515 SE WATER AVE, 97214	DZ - Design Review	Type 2 procedure	2/28/20		Application
<p><i>Replace roll-up doors with storefront and man doors on west elevation facing parking lot. Design Review-exempt exterior alterations also proposed: Replacement of glass in existing openings on north side and Addition of new mechanical units on roof; these will be exempt per 33.420.045.M</i></p> <p>Legal Description: 1S1E03DA 01400 STEPHENS ADD BLOCK 1 TL 1400 LAND ONLY SEE R589213 (R794000011) FOR IMPS</p> <p>Applicant: DAVID QUIGLEY RIVEREAST INVESTOR LLC 1515 SE WATER AVE PORTLAND OR 97214 USA</p> <p>Owner: OREGON STATE OF 1 SW COLUMBIA ST STE 950 PORTLAND, OR 97258-2010</p>						
20-116949-000-00-LU	16061 SE DIVISION ST, 97236	DZ - Design Review	Type 2 procedure	2/10/20		Pending
<p><i>Proposed revision to approved Land Use Decision: LU 17-213740 (a three story concrete masonry unit (CMU) and metal clad Self Storage Facility). Revision to add louvers to exterior walls necessary for HVAC design & modify parapet height as required for elevator shaft installatio.</i></p> <p>Legal Description: 1S2E01DD 12700 RITLOW AC BLOCK E LOT 7 EXC W 114' & EXC PT IN STS</p> <p>Applicant: MIKE COYLE FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201</p> <p>Owner: LG DIVISION STORAGE LLC 433 E LAS COLINAS BLVD STE 300 IRVING, TX 75039-5522</p>						
20-121524-000-00-LU	632 SW HALL ST, 97201	DZ - Design Review	Type 2 procedure	2/21/20		Pending
<p><i>Design approval is sought for the improvements proposed for the exterior of the PSU's East Hall Building. Improvements include: Replacement of exterior windows. Replacement of exit door, replacement of exit gates. Removal of the two original fire escapes.</i></p> <p>Legal Description: 1S1E04DA 05100 PORTLAND BLOCK 192 LOT 7&8</p> <p>Applicant: ANTHONY BOHAN PSU CAPITAL PROJECTS & CONSTRUCTION 617 SW MONTGOMERY ST., SUITE 302 PORTLAND, OR 97201</p> <p>Owner: OREGON STATE OF (BOARD OF HIGHER EDUCATION) PO BOX 751 PORTLAND, OR 97207</p>						
20-124325-000-00-LU	1821 NE 33RD AVE, 97212	DZ - Design Review	Type 2 procedure	2/28/20		Application
<p><i>Installation of two signs, both are larger than 20 sq ft</i></p> <p>Legal Description: 1N1E25CD 03900 BROADWAY ADD BLOCK 7 LOT 7-10 LOT 13 EXC PT IN ST, LOT 14-18</p> <p>Applicant: DAVID DEMUTH HANNAH SIGN SYSTEMS 1660 SW BERTHA BLVD PORTLAND OR 97219</p> <p>Owner: MJH LAND LLC 1014 VINE ST PROPERTY TAX-7TH FL CINCINNATI, OH 45202</p>						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-120106-000-00-LU	3818 N VANCOUVER AVE, 97227	DZ - Design Review	Type 2 procedure	2/19/20		Pending
	<p>Add a new two-story (3500 sq ft) commercial structure for office use to rear (east) of site (zoned CM3d). No change to existing duplex which is located on the front (west) of site. Provide site landscaping pedestrian walkways, long and short-term bike parking and enclosure for trash/recycling containers.</p>					
	<p>Legal Description: 1N1E22DC 12000 ALBINA HMSTD BLOCK 29 LOT 14</p>		<p>Applicant: DOUG SKIDMORE BEEBE SKIDMORE ARCHITECTS LLC 1500 SW 11TH AVE #2004 PORTLAND OR 97201</p>		<p>Owner: DOUBLE DOUBLE LLC 3818 N VANCOUVER AVE PORTLAND, OR 97227</p>	
20-124403-000-00-LU	4051 N WILLIAMS AVE, 97227	DZ - Design Review	Type 2 procedure	2/28/20		Application
	<p>New four-story commercial (office) comprised of three stories of office over ground floor retail, office, lobby and tuck-under parking.</p>					
	<p>Legal Description: 1N1E22DB 13100 ALBINA HMSTD BLOCK 27 LOT 3</p>		<p>Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227</p>		<p>Owner: RUBEN J MENASHE INC 11359 NE HALSEY ST PORTLAND, OR 97220</p>	
20-123266-000-00-LU	8017 N WILLAMETTE BLVD - UNIT A, 97203	DZ - Design Review	Type 2 procedure	2/26/20		Application
	<p>Adding a 5.12 KW Solar Array to the roof. The design would have them closer to the edge of the roof than is currently allowed in the d-overlay. We would install this the same as in other Portland neighborhoods.</p>					
	<p>Legal Description: 1N1W12AC 07500 ADAMS ADD BLOCK 2 LOT 3</p>		<p>Applicant: ROBERT RATHBONE PREMIER SOLAR NW 12399 NW WAKER DR PORTLAND OR 97229</p>		<p>Owner: JONATHAN BRINKMANN TRUST 8017 N WILLAMETTE BLVD PORTLAND, OR 97203-4954</p>	
20-124559-000-00-LU	730 SW 10TH AVE, 97205	DZ - Design Review	Type 2 procedure	2/28/20		Application
	<p>Addition of ventilation equipment for SW elevator tower</p>					
	<p>Legal Description: 1N1E34CC 09500 PORTLAND BLOCK 218 LOT 1-8 SEE ALSO SUB-ACCT -3301</p>		<p>Applicant: CHRISTINE RUMI FFA ARCHITECTURE & INTERIORS 520 SW YAMHILL ST #900 PORTLAND OR 97204</p>		<p>Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204</p>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-122638-000-00-LU	1421 NE GRAND AVE, 97232	DZ - Design Review	Type 2 procedure	2/26/20		Application
	<p><i>Minor exterior building modifications including updating the existing copper mansard canopy, adding two sections of raised parapet, and adding canopies at the existing order board and drive-through pick-up window. Site work includes a roof on the existing trash enclosure, two new landscaping planter islands and reworking the existing ADA parking stalls. Adjustment to PZC 33.510.215, Required building lines and an adjustment to PZC 33.510.216, ground floor windows.</i></p>					
	Legal Description: 1N1E35BB 01000 HOLLADAYS ADD BLOCK 69 LOT 1-4 EXC PT IN ST LOT 5-8		Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTS 1006 SE GRAND AVE SUITE 300 PORTLAND OR 97214		Owner: ALTA HOME PROPERTIES LLC PO BOX 256 DUBLIN, OH 43017-0256	
20-119143-000-00-LU	6543 N INTERSTATE AVE, 97217	DZ - Design Review	Type 2 procedure	2/14/20		Incomplete
	<p><i>A mini (308sq ft) geodesic dome, being built as an accessory dwelling unit (ADU) in the backyard of an existing single family home</i></p>					
	Legal Description: 1N1E16AD 21800 WILBURTON BLOCK 1 LOT 7 EXC PT IN ST		Applicant: JOSHUA TULBERG 6543 N INTERSTATE AVE PORTLAND, OR 97217		Owner: JULIANN TULBERG 6543 N INTERSTATE AVE PORTLAND, OR 97217	Owner: JOSHUA TULBERG 6543 N INTERSTATE AVE PORTLAND, OR 97217
20-118861-000-00-LU	710 NE HOLLADAY ST, 97232	DZ - Design Review	Type 2 procedure	2/14/20		Pending
	<p><i>The applicant requests Design Review approval for a new sign on the building at 710 NE Holladay Street in the Lloyd Sub District of Central City. The project includes a total of five new signs added to the street facades of the building, however, only one is subject to review since it is over 32 SF in size. The 3' tall x 14'-4.5' sign is proposed on the east building elevation facing NE 9th Avenue above the windows near the building's parapet. The sign will consist of individual aluminum channel letters with internal illumination and acrylic face panels. Signs over 32 SF in Design Overlay zones require Design Review Per Zoning Code Section 33.420.041.F.</i></p>					
	Legal Description: 1N1E35BC 00200 HOLLADAYS ADD BLOCK 91&102 TL 200 DEFERRED ADDITIONAL TAX LIABILITY		Applicant: DAVID DEMUTH HANNAH SIGN SYSTEMS 1660 SW BERTHA BLVD PORTLAND OR 97219		Owner: AAT LLOYD DISTRICT LLC 11455 EL CAMINO REAL #200 SAN DIEGO, CA 92130-2047	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-119887-000-00-LU	1539 W BURNSIDE ST - UNIT C2, 97209	DZ - Design Review	Type 2 procedure	2/18/20		Pending
<i>Installation of 3 signs. One new EMS sign 41.045"x 96", overall 27.36 square feet. And two illuminated blade signs - overall projection = 38", 24" tall x 36" length: 6 square feet for each blade sign.</i>						
	Legal Description: 1N1E33DA 60010 EMPRESS CONDOMINIUMS LOT C2		Applicant: SAVANA MEYER RUDNICK ELECTRIC SIGNS LCC 1400 SE TOWNSHIP RD CANBY, OR 97013		Owner: CHANEY CHANEY 9450 SW GEMINI DR #59876 BEAVERTON, OR 97008-7105	
			Applicant: STEVEN RUDNICK RUDNICK ELECTRIC SIGNS LLC 1400 SE TOWNSHIP RD CANBY OR 97013 USA		Owner: PETERSON LLC 9450 SW GEMINI DR #59876 BEAVERTON, OR 97008-7105	
20-113638-000-00-LU	602 SE 11TH AVE, 97214	DZ - Design Review	Type 2 procedure	2/3/20		Incomplete
<i>New finishes to the exterior of the building: paint, wood decorative panels, new storefront and overhead doors, windows and new canopy. Voluntary seismic upgrade.</i>						
	Legal Description: 1S1E02BA 07200 EAST PORTLAND BLOCK 243 LOT 1&2		Applicant: MICHAEL PARSHALL WOODBLOCK ARCHITECTURE 827 SW 2ND AVE #300 PORTLAND OR 97204		Owner: 602 SE 11TH LLC 819 SE MORRISON ST #110 PORTLAND, OR 97214	
Total # of LU DZ - Design Review permit intakes: 13						
20-124376-000-00-LU	4047 N WILLIAMS AVE, 97227	DZM - Design Review w/ Modifications	Type 2 procedure	2/28/20		Application
<i>Two new four-story buildings located on N Williams Ave, mid-block between N Mason St and N Shaver St.</i>						
	Legal Description: 1N1E22DB 13200 ALBINA HMSTD BLOCK 27 LOT 4		Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227		Owner: CHRISTOPHER FRICK 4047 N WILLIAMS AVE PORTLAND, OR 97227	
					Owner: LAURA FRICK 4047 N WILLIAMS AVE PORTLAND, OR 97227	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-120426-000-00-LU	3802 NE M L KING BLVD, 97212	DZM - Design Review w/ Modifications	Type 2 procedure	2/19/20		Pending
<p>The proposed project is for the fourth of four buildings (Building "D") to be developed sequentially on four adjacent, but separately owned, lots that extend from the southeast corner of NE Martin Luther King Jr Blvd and NE Failing St, south toward NE Beech St. Building D is a new three-story, mixed-use in-fill structure located just south of the intersection of NE Martin Luther King Jr Blvd and NE Failing St. It is comprised of two stories of residential apartments over ground floor retail, lobby, and residential. The project site is 3802 NE Martin Luther King Jr. Blvd and is currently an abandoned structure that was formerly a school converted from a single-family house, the structure will be demolished under CO 19-153642. The proposed ground level will contain 890 sq ft of retail area, a residential lobby, and 3 Type-B residential units. The building's upper levels will 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. 2 Modifications are requested, to 33.130.228.B.2.b.1 ζ Minimum Square Foot Requirements for Common Outdoor Areas and 33.266.220.C.3.B Minimum Bike Rack Space Width</p>						
	Legal Description: 1N1E23CC 09700 LINCOLN PK BLOCK 1 LOT 2&3 TL 9700		Applicant: MAX TASCHEK WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE, #440 PORTLAND OR 97227		Owner: MLK FAILING 1 LLC 3330 NW YEON AVE #100 PORTLAND, OR 97210	
20-120437-000-00-LU	NE M L KING BLVD, 97212	DZM - Design Review w/ Modifications	Type 2 procedure	2/19/20		Pending
<p>The proposed project is for the third of four buildings (Building "C") to be developed sequentially on four adjacent, but separately owned, lots that extend from the southeast corner of NE Martin Luther King Jr Blvd and NE Failing St, south toward NE Beech St. Building C is a new three-story, mixed-use in-fill structure located just south of the intersection of NE Martin Luther King Jr Blvd and NE Failing St. It is comprised of two stories of residential apartments over ground floor retail, lobby, and residential. The ground level will contain 890 sq ft of retail area, a residential lobby, and 3 Type-B residential units. The building's upper levels will 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. 2 Modifications are requested.</p>						
	Legal Description: 1N1E23CC 09703 BLOCK 1 LOT 1&2 TL 9703		Applicant: MAX TASCHEK WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE, #440 PORTLAND OR 97227		Owner: MLK FAILING 2 LLC 3330 NW YEON AVE #100 PORTLAND, OR 97210	
20-124392-000-00-LU	4039 N WILLIAMS AVE, 97227	DZM - Design Review w/ Modifications	Type 2 procedure	2/28/20		Application
<p>Construction of two new 4-story buildings organized around a shared courtyard.</p>						
	Legal Description: 1N1E22DB 13300 ALBINA HMSTD BLOCK 27 LOT 5		Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227		Owner: CHRISTOPHER FRICK 223 NE GRAHAM ST PORTLAND, OR 97212-3005 Owner: LAURA FRICK 223 NE GRAHAM ST PORTLAND, OR 97212-3005	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-120395-000-00-LU	NE M L KING BLVD, 97212	DZM - Design Review w/ Modifications	Type 2 procedure	2/19/20		Pending
<p><i>The proposed project is for the second of four buildings (Building "B") to be developed sequentially on four adjacent, but separately owned, lots that extend from the southeast corner of NE Martin Luther King Jr Blvd and NE Failing St, south toward NE Beech St. Building B is a new three-story, mixed-use in-fill structure located just south of the intersection of NE Martin Luther King Jr Blvd and NE Failing St. It is comprised of two stories of residential apartments over ground floor retail, lobby, and residential. The ground level will contain 890 sq ft of retail area, a residential lobby, and 3 Type-B residential units. The building's upper levels will 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. 2 modifications are requested.</i></p>						
	Legal Description: 1N1E23CC 09702 BLOCK 1 LOT 1 TL 9702		Applicant: MAX TASCHEK WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE, #440 PORTLAND OR 97227		Owner: MLK FAILING 3 LLC 3330 NW YEON AVE #100 PORTLAND, OR 97210	
20-123610-000-00-LU	1137 NW 23RD AVE, 97210	DZM - Design Review w/ Modifications	Type 3 procedure	2/26/20		Application
<p><i>New mixed use building with ground level retail, 4 levels of apartments above, and 1 level of below grade parking. 74 units.</i></p>						
	Legal Description: 1N1E33BB 03100 GOLDSMITHS ADD BLOCK 2 LOT 3&4		Applicant: RICHARD DOBROT GBD ARCHITECTS INCORPORATED 1120 NW COUCH ST, SUITE 300 PORTLAND OR 97209		Owner: C E JOHN PROPERTIES 71 LLC 1701 SE COLUMBIA RIVER DR VANCOUVER, WA 98661	

Total # of LU DZM - Design Review w/ Modifications permit intakes: 6

20-116877-000-00-LU	9619 N RIVERGATE BLVD, 97203	EN - Environmental Review	Type 1x procedure	2/10/20		Pending
<p><i>The project would include the removal of two existing transmission poles and the installation of four new transmission poles to enable the re-route of the existing PGE transmission line around the proposed footprint of the City's Rivergate Boulevard Overcrossing Project</i></p>						
	Legal Description: 2N1W35 00100 RIVERGATE INDUSTRIAL DIS BLOCK 16 LOT 2 TL 100		Applicant: MARK LINDLEY PORTLAND GENERAL ELECTRIC COMPANY 121 SW SALMON STREET, 1WTC1302 PORTLAND OR 97204 USA		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-121349-000-00-LU	11837 SW RIVERWOOD RD, 97219	EN - Environmental Review	Type 2 procedure	2/21/20		Pending
<i>Proposed project is to install a river dock adjacent to property at 11837 SW Riverwood Rd.</i>						
	Legal Description: 1S1E35DB 00300 RIVERWOOD LOT 9 TL 300		Applicant: GLEN S DAVIS 11837 SW RIVERWOOD RD PORTLAND, OR 97219-8453		Owner: GLEN DAVIS 11837 SW RIVERWOOD RD PORTLAND, OR 97219-8453	
					Owner: LUDMILA YAMSLOVA-DAVIS 11837 SW RIVERWOOD RD PORTLAND, OR 97219-8453	
20-116560-000-00-LU	10040 NE 6TH DR, 97211	EN - Environmental Review	Type 2 procedure	2/10/20		Incomplete
<i>Design park improvements for Columbia Children's Arboretum, including modified hard-surface trail, new ADA access and parking, new shelter, park furnishings, trail experience locations, and 6th Drive ROW improvements. A proposed new bus turn-around is an important safety enhancements, eliminating current hazard of children crossing 6th Drive. Wildlife habitat and slough functions will be improved through invasive species removal, stormwater vegetative strips, realigning existing pathways away from the slough and a heritage tree, and substantial new native plantings.</i>						
	Legal Description: 1N1E02C 00300 SECTION 02 1N 1E TL 300 28.80 ACRES		Applicant: TIM BROOKS WINTERBROOK PLANNING 610 SW ALDER STREET, SUITE 810 PORTLAND OR 97205		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
Total # of LU EN - Environmental Review permit intakes: 3						
20-114877-000-00-LU	11833 SW RIVERWOOD RD, 97219	GW - Greenway	Type 2 procedure	2/5/20		Incomplete
<i>Installation of a 400sqft dock, gangway, stiff arm connector, hinge connections and access deck frame.</i>						
	Legal Description: 1S1E35DB 00400 RIVERWOOD LOT 10 TL 400		Applicant: ANDREW JANSKY FLOWING SOLUTIONS INC 3305 SW 87TH AVE PORTLAND, OR 97225		Owner: MICHAEL J EST OF ZUPAN 11833 SW RIVERWOOD RD PORTLAND, OR 97219	
Total # of LU GW - Greenway permit intakes: 1						
20-118026-000-00-LU	113 SW NAITO PKWY, 97204	HR - Historic Resource Review	Type 1x procedure	2/12/20		Pending
<i>Installation of 3 illuminated projecting signs at 4.9 sq ft for Smith Block building.</i>						
	Legal Description: 1N1E34DC 01600 PORTLAND BLOCK 27 LOT 1-3&7 TL 1600 HISTORIC PROPERTY 15 YR 2007, POTENTIAL ADDITIONAL TAX		Applicant: CYNDI STOCKS SECURITY SIGNS 2424 SE HOLGATE BLVD PORTLAND OREGON 97202		Owner: MMI SMITH BLOCK LLC 111 SW COLUMBIA ST #1380 PORTLAND, OR 97201	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-113675-000-00-LU	RIGHT OF WAY	HR - Historic Resource Review	Type 2 procedure	2/3/20		Pending
<p><i>The applicant proposes a new fiber optic cable line across the I-5 Interstate Bridge, a historic landmark, that is located in both the City of Portland and the City of Vancouver. The proposed conduit will consist of a 4 1/2 diameter tube located at the underside of the western sidewalk of the bridge and secured to the bridge via embedded anchor bolts at the underside of the sidewalk. The conduit will connect at grade on the north side of the abutment just north of North Hayden Island Drive, in the same location as other existing conduit. Historic Resource Review is required because the proposal is for non-exempt alterations to a Historic Landmark. This review applies only to those portions of the proposal within the city limits of Portland. Note: Within the city limits of Vancouver, the conduit will run up and down the towers of the bridge at either end of the lift; however, because this portion of the bridge is located in Vancouver, this aspect of the proposal is not subject to Portland's Historic Resource Review.</i></p>						
				<p>Applicant: JENNIFER GLUECK PACE ENGINEERS INC 4500 KRUSE WAY #250 LAKE OSWEGO OR 97035</p>		
20-123374-000-00-LU	2627 NE SISKIYOU ST, 97212	HR - Historic Resource Review	Type 2 procedure	2/26/20		Application
<p><i>140 SF Addition at back of house. New 168 SF deck & pergola. New french door in existing opening. Contributing resource</i></p>						
<p>Legal Description: 1N1E25BB 12300 EDGEMONT BLOCK 2 E 46.42' OF LOT 9&10</p>			<p>Applicant: LYNN HARRITT 517 NE 30TH PORTLAND OR 97232 USA</p>		<p>Owner: PAUL GAULKE 2627 NE SISKIYOU ST PORTLAND, OR 97212-2556</p> <p>Owner: EMILY PORTER 2627 NE SISKIYOU ST PORTLAND, OR 97212-2556</p>	
20-124282-000-00-LU	901 SW KING AVE, 97205	HR - Historic Resource Review	Type 2 procedure	2/28/20		Application
<p><i>Addition of a mechanical fan unit and surrounding screen at the roof level of an existing, non-conforming, 12-story apartment building. Elevations are to remain unchanged (essentially). Project is not considered "maintenance" or "repair" and the site is non-contributing.</i></p>						
<p>Legal Description: 1N1E33CD 02500 JOHNSONS ADD BLOCK 5 LOT 2&3 E 50' OF LOT 6&7</p>			<p>Applicant: JASON TAND LRS ARCHITECTS 720 NW DAVIS, SUITE 300 PORTLAND, OR 97209</p>		<p>Owner: KING TOWER HOLDINGS LLC 101 SW MAIN ST #1210 PORTLAND, OR 97204</p>	
20-124348-000-00-LU	1025 SE PINE ST, 97214	HR - Historic Resource Review	Type 3 procedure	2/28/20		Application
<p><i>New 6-story multi-family residential project with two below-grade parking levels.</i></p>						
<p>Legal Description: 1N1E35CD 08400 EAST PORTLAND BLOCK 224 LOT 1-8</p>			<p>Applicant: MEGAN ZACK HARTSHORNE PLUNKARD ARCHITECTURE 232 N CARPENTER CHICAGO IL 60607</p>		<p>Owner: TROY LAUNDRY PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FLR CHICAGO, IL 60661</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-124363-000-00-LU	236 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 3 procedure	2/28/20		Application
<p><i>New 8-story, 130,000 sq ft office building. One adjustment requested to the loading stall.</i></p>						
	Legal Description: 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	

Total # of LU HR - Historic Resource Review permit intakes: 6

20-120199-000-00-LU	3326 NE 11TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	2/19/20		Pending
<p><i>Restore the two windows, which flank the fireplace on the south-facing façade, which had been removed (and the voids covered with siding) during a 1952 remodel. The applicant will use the existing voids to determine the size and placement of the windows and they will be operable awning windows in the same style as others that have passed historic review. No other materials will be altered on the house. This is a contributing structure.</i></p>						
	Legal Description: 1N1E26BA 05300 IRVINGTON BLOCK 85 LOT 13		Applicant: ALEXIS PETERKA 3326 NE 11TH AVE PORTLAND, OR 97212		Owner: ALEXIS PETERKA 3326 NE 11TH AVE PORTLAND, OR 97212	

Total # of LU HRA - Historic Design Tier A permit intakes: 1

20-118811-000-00-LU	2428 NE 20TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	2/14/20		Pending
<p><i>Remove one window at the rear of the house and replace with painted wood full light set of French doors that are the same width as the window. Remove one 2'x2' internal brick flue/chimney. The chimney is not seen from the exterior of the house. This is a contributing resource.</i></p>						
	Legal Description: 1N1E26DA 04100 IRVINGTON BLOCK 23 LOT 18		Applicant: WES HAAS COOPER DESIGN BUILDERS, INC. 720 NE FLANDERS ST, STE 200 PORTLAND, OR 97232-2763		Owner: KERI WEPPLER 2428 NE 20TH AVE PORTLAND, OR 97212 Owner: MARK THOMPSON 2428 NE 20TH AVE PORTLAND, OR 97212	

20-121294-000-00-LU	2134 NE 17TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	2/21/20		Pending
<p><i>1st floor addition at rear of house. Addition is under existing roof, so no new building coverage or new impervious area. New patio doors in addition. One new window opening in existing rear wall. Replace two existing windows with windows to match. Contributing resource</i></p>						
	Legal Description: 1N1E26DB 13900 IRVINGTON BLOCK 49 LOT 14		Applicant: MARTY BUCKENMEYER BUCKENMEYER ARCHITECTURE 2517 NE 47TH AVE PORTLAND, OR 97213		Owner: HAMILTON FAMILY TRUST 11456 MEADOW CREEK RD EL CAJON, CA 92020-8274	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-122362-000-00-LU	2745 NE 26TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	2/24/20		Pending
<p><i>The proposal includes: 1. Enlarging and replacing two existing wood awning basement windows with two new (2'-11" W X 3'-4" H Same width, different height) wood-clad awning windows located on the south side of the house. Per chapter 33.445.320.B..4 of Title 33, these two windows are exempt from Historic Resource Review. 2. Adding two new wood-clad casement basement windows (3'-0" W X 3'-4" H) located on the west side of the house. These two windows are egress windows. All work proposed cannot be seen from the street. Total alteration: 40 square feet. This is a contributing resource in Irvington Historic District.</i></p>						
<p>Legal Description: 1N1E25BC 09800 GLENEYRIE BLOCK 2 N 1' OF LOT 12 LOT 13</p>			<p>Applicant: MERIAM RAHALI 2745 NE 26TH AVE PORTLAND, OR 97212-3502</p>		<p>Owner: MERIAM RAHALI 2745 NE 26TH AVE PORTLAND, OR 97212-3502</p>	
			<p>Applicant: TIMOTHY SMITH 2745 NE 26TH AVE PORTLAND, OR 97212-3502</p>		<p>Owner: TIMOTHY SMITH 2745 NE 26TH AVE PORTLAND, OR 97212-3502</p>	
20-117175-000-00-LU	3004 NE 20TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	2/11/20		Pending
<p><i>The applicant seeks Historic Resource Review for changes to existing rear steps and a small roof structure over the landing outside the rear door. While the primary scope of the project includes a new stained cedar landing and stained cedar steps below two existing landings, new painted cedar railings, and a wrought iron handrail, these elements are exempt from review because they are not more than 30" above adjacent grade and therefore do not require a building permit. The elements of the proposal that are subject to historic resource review include: " Replacing the existing corrugated fiberglass roofing and plastic gutter above the rear door with a new asphalt self-adhering sheet surface with 1x4 tongue and groove painted cedar soffit. " Replacing existing handrails on upper landings with new code-compliant painted cedar rails, to match proposed railings on lower steps. " Replacing existing wood decking on upper landing with stained cedar decking to match lower steps. Historic Resource Review is required for non-exempt exterior alterations in a Historic District.</i></p>						
<p>Legal Description: 1N1E26AD 05100 IRVINGTON BLOCK 26 LOT 16</p>			<p>Applicant: JEFFREY KIRSCH 3004 NE 20TH AVE PORTLAND, OR 97212-3442</p>		<p>Owner: JEFFREY KIRSCH 3004 NE 20TH AVE PORTLAND, OR 97212-3442</p>	
					<p>Owner: DEBRA KIRSCH 3004 NE 20TH AVE PORTLAND, OR 97212-3442</p>	
20-119071-000-00-LU	2120 NE TILLAMOOK ST, 97212	HRB - Historic Design Tier B	Type 1 procedure new	2/14/20		Pending
<p><i>The applicant requests Historic Resource approval for a new sign on the Bridgetown Church, a noncontributing building in the Irvington Historic District. The proposal includes removing the existing signage on the north façade near the main building entry and replacing with similar letters and location. The new sign area will be 13.75 SF (6"-10" wide x 2'-0" tall) and consists of 3/4" thick aluminum letters and logo with a golden metallic finish. Installation of new signs in Historic Districts require Historic Resource Review Per Zoning Code Section 33.445.320.A.3.</i></p>						
<p>Legal Description: 1N1E26DD 10500 JOHN IRVINGS 1ST ADD BLOCK 18 N 50' OF LOT 6-8 LOT 9-14</p>			<p>Applicant: KIM MULLEN GRAYSCALE WORKS 2120 NE TILLAMOOK ST PORTLAND OR 97212 USA</p>		<p>Owner: BRIDGETOWN CHURCH 2120 NE TILLAMOOK ST PORTLAND, OR 97212</p>	

Total # of LU HRB - Historic Design Tier B permit intakes: 5

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-114335-000-00-LU	2243 SE ELLIOTT AVE, 97214	HRC - Historic Design Tier C	Type 1 procedure new	2/4/20		Pending
<p><i>Provide a new detached accessory dwelling unit,. Proposed ADU adheres to smaller ADU guidelines (33.110.250.C.2.b) with a 24x24 footprint and maximum height of 15' to signal it is a secondary accessory nature. The house is contributing, garage in not.</i></p>						
<p>Legal Description: 1S1E02CD 06700 LADDS ADD BLOCK 5 LOT 20</p>			<p>Applicant: MICHELLE JERESEK IVON STREET STUDIO 1028 SE WATER AVE #260 PORTLAND, OR 97214</p>		<p>Owner: PETER RITSON 2243 SE ELLIOTT AVE PORTLAND, OR 97214</p>	

Total # of LU HRC - Historic Design Tier C permit intakes: 1

20-116501-000-00-LU	2112 NW IRVING ST, 97210	HRM - Historic Resource Review w/Modifications	Type 1x procedure	2/10/20		Pending
<p><i>The applicant proposes one new sign and revisions to previously approved signage in the Alphabet Historic District. The previously approved retail signs were constructed on ipé and mounted to the pilasters. The proposed signs are to be of similar design but will be constructed of aluminum with vinyl lettering attached to aluminum plates to be inserted into the frames and will be mounted to the underside of the canopies. One new sign will be mounted to the southernmost pilaster on NW 21st Avenue. A Modification is requested to: 1. 32.32.030.E.1 to allow a sign to be attached to a primary building wall that is not the primary building wall for the tenant space it signifies. Historic Resource Review is required because the proposal is for non-exempt exterior alterations in the Alphabet Historic District.</i></p>						
<p>Legal Description: 1N1E33BD 08700 KINGS 2ND ADD BLOCK 11 LOT 1-3 TL 8700</p>			<p>Applicant: SETH MORAN MFA - MICHAEL FLOWERS ARCHITECT 107 SE WASHINGTON ST #227 PORTLAND OR 97214</p>		<p>Owner: 625 NW 21ST LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232-2904</p>	

20-124442-000-00-LU	546 NE 12TH AVE, 97232	HRM - Historic Resource Review w/Modifications	Type 3 procedure	2/28/20		Application
<p><i>Modernization of the existing Benson Polytechnic High School (BPHS) building.</i></p>						
<p>Legal Description: 1N1E35BD 01400 HOLLADAYS ADD BLOCK 145-148&165&166 TL 1400</p>			<p>Applicant: MATTHEW DAVIS ARCHITECTURAL RESOURCES GROUP 720 SW WASHINGTON STREET SUITE 300 PORTLAND OR 97205</p>		<p>Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107</p>	
			<p>Applicant: JEN SOHM PORTLAND PUBLIC SCHOOLS 501 N DIXON ST PORTLAND OR 97227</p>			

Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 2

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-114021-000-00-LU	2801 SE 22ND AVE, 97202	LDP - Land Division Review (Partition)	Type 1x procedure	2/4/20		Pending
<i>Divide lot into two parcels.</i>						
	Legal Description: 1S1E11AA 13400 HOME ADD TO E P BLOCK 1 LOT 5		Applicant: MARCELLA LINN THIEL 1816 LITTLE RAVEN ST DENVER CO 80202		Owner: IAN CHARLES SPECTOR & MARCELLA LINN THIEL 25 STUBBS WOOD AMERSHAM , UK HP6 6EY	
20-117338-000-00-LU	5353 SE CESAR E CHAVEZ BLVD, 97202	LDP - Land Division Review (Partition)	Type 1x procedure	2/11/20		Pending
<i>Divide into two lots.</i>						
	Legal Description: 1S1E13AD 14700 WOODSTOCK BLOCK 147 LOT 4		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: KIMCO PROPERTIES LTD PO BOX 1540 SANDY, OR 97055-1540	
20-122839-000-00-LU	2731 SE 131ST AVE - UNIT A, 97236	LDP - Land Division Review (Partition)	Type 2x procedure	2/25/20		Pending
<i>Proposal for a 3 lot land division. The existing house and detached ADU will be retained. A new public pedestrian connection is proposed. An Adjustment Review is requested to reduce the front setback for Parcel 2</i>						
	Legal Description: 1S2E11BA 03800 SECTION 11 1S 2E TL 3800 0.38 ACRES		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: ALEX DON 1641 OLYMPUS AVE HACIENDA HEIGHTS, CA 91745	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 3						
20-122774-000-00-LU	601 NE 113TH AVE, 97220	LDS - Land Division Review (Subdivision)	Type 1x procedure	2/25/20		Pending
<i>3 lot division and one greenspace tract.</i>						
	Legal Description: 1N2E34AC 07900 SECTION 34 1N 2E TL 7900 0.26 ACRES		Applicant: BSPOKE HOMES LLC 10905 SE 105TH AVENUE HAPPY VALLEY, OR 97086		Owner: BUCHANAN NEW CONSTRUCTION LLC 1609 SE 16TH AVE PORTLAND, OR 97214	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-116765-000-00-LU	2505 NE PACIFIC ST, 97232	PDB - Planned Development Bonus Review	Type 2x procedure	2/10/20		Pending
<p><i>Amendment to the Sandy Blvd Planned Development and Phase 1 of Design Review for the Pepsi site, to rename the Woonerf. Modification request to 33.270.200.B: Park Access from a Public Street.</i></p>						
	<p>Legal Description: 1N1E36BC 12004 PARTITION PLAT 2019-33 LOT 1 TL 12004</p>		<p>Applicant: Gus Baum Security Properties 701 Fifth Ave, Suite 5700 Seattle, WA 98104</p>		<p>Owner: SP JADE II LLC 701 5TH AVE #5700 SEATTLE, WA 98104-7014</p>	

Total # of LU PDB - Planned Development Bonus Review permit intakes: 1

20-114487-000-00-LU	0615 SW PALATINE HILL RD, 97219	TIR - Transportation Impact Analysis	Type 2 procedure	2/4/20		Pending
<p><i>Transportation Impact Analysis/Review for Lewis and Clark College Campus.</i></p>						
	<p>Legal Description: 1S1E27D 00100 SECTION 27 1S 1E TL 100 85.50 ACRES SPLIT LEVY (R709301280</p>		<p>Applicant: MICHEL GEORGE LEWIS & CLARK COLLEGE 0615 SW PALATINE HILL ROAD, MSC 76 FACILITIES PORTLAND OR 97219</p>		<p>Owner: LEWIS & CLARK COLLEGE 0615 SW PALATINE HILL RD MSC 27 PORTLAND, OR 97219</p>	
			<p>Applicant: GABRIEL MONTEZ LEWIS & CLARK COLLEGE 0615 SW PALATINE HILL ROAD - MSC 109 - TRANSPORTATION & PARK PORTLAND OR 97219</p>			
			<p>Applicant: DAVID REESE LEWIS & CLARK COLLEGE 0615 SW PALATINE HILL ROAD - MSC 33 PRESIDENT'S OFFICE PORTLAND OR 97219</p>			
			<p>Applicant: DAVID ELLIS LEWIS & CLARK COLLEGE 0615 SW PALATINE HILL ROAD - MSC 33 PRESIDENT'S OFFICE PORTLAND OR 97219</p>			

Total # of LU TIR - Transportation Impact Analysis permit intakes: 1

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
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Total # of Land Use Review intakes: 58