

Early Assistance Intakes

Parameters: Begin intake date: **3/9/2020** End intake date: **3/15/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128167-000-00-EA	236 SE GRAND AVE, 97214		DA - Design Advice Request	3/9/20		Pending - EA
<p><i>A Design Advice Request for a new 8-story, 130,000sf office building with a height of 100'0", as calculated per the COP Zoning Code. Construction is Type IV-B using Cross Laminated Timber. Below-grade parking with 42 stalls provided with access off of SE Pine Street. Loading zone provided w/separate entry off of SE Pine Street. Stormwater will be managed on-site, via eco-roof and flow-through planter. Non-contributing resources</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	
			Applicant: LAMONT SMITH STURGEON DEVELOPMENT PARTNERS 16840 ALDER CIRCLE LAKE OSWEGO OR 97034			
20-128901-000-00-EA	6950 N MARYLAND AVE, 97217		EA-Zoning & Inf. Bur.- no mtg	3/11/20		Application
<p><i>The project involves 3 separate properties that are under separate ownerships, but they will be designed at the same time. Additionally each property is looking to have a shared easement amongst each other. 6950 N Maryland will have 30 dwelling units. 3 stories above grade with basement. The property will utilize onsite drywells.</i></p>						
	Legal Description: 1N1E15BC 05100 GOOD MORNING ADD BLOCK 11 LOT 8&9		Applicant: JAMES CASESY MCGUIRL 811 E BURNSIDE, #224 PORTLAND OR 97214 USA		Owner: SNOWBELL LLC 815 SE 23RD AVE PORTLAND, OR 97214	
20-128895-000-00-EA	6928 N MARYLAND AVE, 97217		EA-Zoning & Inf. Bur.- no mtg	3/11/20		Application
<p><i>The project involves 3 separate properties that are under separate ownerships, but they will be designed at the same time. Additionally each property is looking to have a shared easement amongst each other. 6928 N Maryland will have 13 dwelling units. 3 stories above grade with basement. The property will utilize onsite drywells.</i></p>						
	Legal Description: 1N1E15BC 04900 GOOD MORNING ADD BLOCK 11 LOT 5		Applicant: JAMES CASESY MCGUIRL 811 E BURNSIDE, #224 PORTLAND OR 97214 USA		Owner: MARYLAND 3 LLC 6925 N MARYLAND AVE PORTLAND, OR 97217	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-129063-000-00-EA	7151 NE PRESCOTT ST, 97218		EA-Zoning & Inf. Bur.- no mtg	3/11/20		Application
<p><i>Interior renovation and minor exterior building improvements for a taproom. No site work proposed. No work in right-of-way</i></p>						
	Legal Description: 1N2E20BD 05500 PADDOCK AC BLOCK 5 INC PT VAC ST-S 80' OF LOT 7		Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE LLC 2117 NE OREGON ST #201 PORTLAND OR 97232		Owner: BONELLI IRREV GST EXEMPT PO BOX 674 PASO ROBLES, CA 93447-0674	
20-129205-000-00-EA	RIGHT OF WAY		EA-Zoning & Inf. Bur.- w/mtg	3/11/20		Application
<p><i>The project proposes to replace 16 air release valves (ARV's) along the Inverness sewer force main to improve reliability of the system. The project begins at the Inverness pump station, off Inverness Dr, just west of 122nd Avenue and extends 7 miles underground to the connection with a 102' gravity sewer line near the intersection of N Columbia Boulevard and North Argyle way. A majority of the ARV's are currently under busy roadways (N and NE Columbia Boulevard, NE Lombard Street) and are difficult to maintain.</i></p>						
			Applicant: BRENDA SHERWOOD BUREAU OF ENVIRONMENTAL SERVICES 1900 SW 4TH AVE PORTLAND OR 97201 USA			
20-129852-000-00-EA	106 NE GRAND AVE, 97232		EA-Zoning & Inf. Bur.- w/mtg	3/13/20		Application
<p><i>Dividing space with demising walls into (4) tenants. Restaurants and retail, shared restrooms and trash. Replacement of some storefront, new finishes on exterior facade.</i></p>						
	Legal Description: 1N1E35CB 04100 EAST PORTLAND BLOCK 115 LOT 3&4 EXC PT IN ST		Applicant: MICHAEL PARSHALL WOODBLOCK ARCHITECTURE 827 SW 2ND AVE #300 PORTLAND OR 97204		Owner: CSK LLC 6983 N CHULA VISTA RESERVE PL TUCSON, AZ 85704	
20-130126-000-00-EA	1810 SE CESAR E CHAVEZ BLVD, 97214		EA-Zoning & Inf. Bur.- w/mtg	3/13/20		Application
<p><i>Multifamily development of (2) new buildings each containing (7) townhouse style units with three stories and a roof. Each unit will have a garage accessed by a shared on-site driveway. Stormwater to be handled with an on-site drywell.</i></p>						
	Legal Description: 1S1E01DA 07300 SECTION 01 1S 1E TL 7300 0.19 ACRES		Applicant: STEVEN FANG ZF DEVELOPMENT LLC 17186 WARREN CT LAKE OSWEGO OR 97035 USA		Owner: Z F DEVELOP LLC 17186 WARREN CT LAKE OSWEGO, OR 97035	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-130161-000-00-EA	1110 SE ALDER ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	3/13/20		Application
<p><i>Accessibility upgrades. Walkway between west doorway and the sidewalk may need to be replaced. Increase in impervious area of less than 500sf</i></p> <p>Legal Description: 1S1E02BA 05500 EAST PORTLAND BLOCK 244 LOT 1&2</p> <p>Applicant: MICHAEL MCLAUGHLIN 4075 N WILLIAMS PORTLAND OR 97227</p> <p>Owner: 1110 SE ALDER OZ LLC 210 SE MADISON ST #19 PORTLAND, OR 97214</p>						
20-129845-000-00-EA	1715 NW 26TH AVE, 97210		EA-Zoning & Inf. Bur.- w/mtg	3/13/20		Application
<p><i>Minor interior remodel and adding ADA access to the building</i></p> <p>Legal Description: 1N1E29DD 15500 BALCHS ADD BLOCK 320 LOT 1&2</p> <p>Applicant: JONATHAN DUNN WOODBLOCK ARCHITECTURE 827 SW 2ND AVE #300 PORTLAND OR 97204</p> <p>Owner: FRIENDLY HOUSE INC 2617 NW SAVIER ST PORTLAND, OR 97210-2413</p>						
20-128616-000-00-EA	5827 NE PRESCOTT ST, 97218		EA-Zoning & Inf. Bur.- w/mtg	3/10/20		Application
<p><i>New residential building with 50 dwelling units and community spaces. Storm water management intended as on-site infiltration via dry wells possibly supplemented by pervious paving and/or stormwater planters as needed.</i></p> <p>Legal Description: 1N2E19AD 10900 BERRY AC BLOCK 1 LOT 14</p> <p>Applicant: CRAIG RIEGELNEGG CARLETON HART ARCHITECTURE 830 SW 10TH AVE., #200 PORTLAND OR 97205</p> <p>Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204</p>						
20-128600-000-00-EA	5736 N GREELEY AVE, 97217		EA-Zoning Only - w/mtg	3/10/20		Pending - EA
<p><i>(2) New 13-unit, two and three-story multi-family residential buildings. No on-site parking proposed. Lots shall be consolidated. Shared common outdoor area proposed, along with secure long-term bicycle parking. Project prototype approved at 5635 &5645 NE GLISAN ST</i></p> <p>Legal Description: 1N1E16CD 05900 WILLAMETTE BLOCK 11 LOT 16</p> <p>Applicant: ED BRUIN EDGE DEVELOPMENT 2233 NW 23RD AVE #100 PORTLAND OR 97210</p> <p>Owner: SEVENTH & GREELEY INVESTMENTS LLC 818 H AVE ANACORTES, WA 98221-1441</p> <p>Owner: GREG MARTIN 18143 NW REEDER RD PORTLAND, OR 97231-1400</p>						

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128373-000-00-EA <i>Demolition of structure</i>	510 NW 3RD AVE, 97209 Legal Description: 1N1E34BD 00600 COUCHS ADD BLOCK A&N TL 600		EA-Zoning Only - w/mtg	3/10/20		Application
			Applicant: BERNIE KEROSKY CITY OF PORTLAND, PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209		Owner: PDC DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209-3812	
20-128807-000-00-EA <i>The intent of this Pre-application Conference is to change the current IG1 zoning designation to ME (EG1/EG2) at the west end of the site and to MU-U (CM3d) at the east end of the site.</i>	2100 NW 19TH AVE, 97209 Legal Description: 1N1E28D 00400 WATSONS ADD BLOCK 28&29&33 TL 400		PC - PreApplication Conference	3/11/20		Application
			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	
20-128132-000-00-EA <i>Remodel this structure including the following: add an elevator; replace roofing rooftop mechanical units, windows and sills, overhead trash door, and siding; repair flashings, storefront windows, and brick veneer; and bring exterior railings up to code.</i>	539 SW 13TH AVE, 97205 Legal Description: 1N1E33DD 03600 PORTLAND BLOCK S 1/2 J LOT 3&4 TL 3600 POTENTIAL ADDITIONAL TAX		PC - PreApplication Conference	3/9/20		Application
			Applicant: SERMIN YESILADA MWA ARCHITECTS 70 NW COUCH ST #401 PORTLAND OR 97209		Owner: DP ALDER HOUSE LLC PO BOX 3007 PORTLAND, OR 97208-3007	
20-128297-000-00-EA <i>Zoning change to RM2, to allow a new 3-story, 30-unit SRO facility for low-income young adults (just out of the foster care system).</i>	28 SE 56TH AVE, 97215 Legal Description: 1N2E31DC 00700 SUNSET PK & ADD 2 BLOCK 7 LOT 5&6		PC - PreApplication Conference	3/10/20		Application
			Applicant: ROB KARAS LEANTO ARCHITECTURE 5004 N MONTANA AVE PORTLAND, OR 97217		Owner: MARK R MADDEN REV LIV TR PO BOX 96068 PORTLAND, OR 97296	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-129522-000-00-EA	1341 N KILLINGSWORTH ST, 97217		PC - PreApplication Conference	3/12/20		Application
<p><i>New 5 story apartment building with no retail. On site infiltration likely.</i></p>						
	Legal Description: 1N1E15CC 16200 NORTH ALBINA BLOCK 2 LOT 3&4		Applicant: ALEX YALE YBA ARCHITECTS 123 NW 2ND AVE, SUITE 204 PORTLAND, OR 97209		Owner: ADORACION LIM 5416 N MICHIGAN AVE PORTLAND, OR 97217	
					Owner: JAIME LIM 5416 N MICHIGAN AVE PORTLAND, OR 97217	

Total # of Early Assistance intakes: 16

19-231018-000-00-FP	5144 NE FLANDERS ST, 97213	FP - Final Plat Review		3/13/20		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in two standard lots, as illustrated with Exhibit C.1-4, subject to the following conditions: A. The following must occur prior to Final Plat approval: 1. 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. 2. The applicant must obtain a finalized demolition permit for removing the detached garage on Parcel 2. 3. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees ; Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau. 4. The applicant must meet the requirements of Urban Forestry to plant 2 street tree(s) in the planter strip on NE 52nd Avenue adjacent to Parcel 1. The applicant must contact Urban Forestry at 503-823-TREE (8733) prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. B. The following conditions are applicable to site preparation and the development of individual lots: 1. The applicant must meet the Fire Bureau requirements for addressing and aerial fire department access. Aerial access applies to buildings that exceed 30 feet in height from the fire access as measured to the bottom of the eave of the structure or the top of the parapet for a flat roof.</i></p>						
	Legal Description: 1N2E31CA 01900 CENTER ADD BLOCK 9 LOT 1		Applicant: KEN DYRESON DYRESON DESIGN STUDIO 3239 NE 66TH AVE PORTLAND OR 97213		Owner: GEORGE LAIRD 3625 SE 39TH AVE PORTLAND, OR 97202	

Total # of FP FP - Final Plat Review permit intakes: 1

Total # of Final Plat intakes: 1

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128543-000-00-LU	7939 SE LUTHER RD, 97206	AD - Adjustment	Type 2 procedure	3/10/20		Application
<p><i>Adjustment requested to 33.140.240.B.1, Pedestrian Standards, since a paved walkway between the new building and the public right-of-way of SE Harney St is required, but Johnson Creek is in the way.</i></p>						
	Legal Description: 1S2E20DD 05500 SECTION 20 1S 2E TL 5500 6.82 ACRES		Applicant: ANDREW TULL 3J CONSULTING INC 9600 SW NIMBUS AVE #100 BEAVERTON OR 97008		Owner: GSD LUTHER ROAD LLC 1100 NASA PKWY #685 HOUSTON, TX 77058	
20-127741-000-00-LU	2633 NE ALAMEDA ST, 97212	AD - Adjustment	Type 2 procedure	3/9/20		Pending
<p><i>Attached garage addition. Adjustments requested to side and front setbacks: 33.110.220</i></p>						
	Legal Description: 1N1E24CC 05700 ALAMEDA PARK BLOCK 13 ELY 25' OF LOT 3 LOT 4		Applicant: ANNE DE WOLF ARCIFORM LLC 2303 N RANDOLPH AVE PORTLAND OR 97227		Owner: DIANA FITZPATRICK 2633 NE ALAMEDA ST PORTLAND, OR 97212-1617	
			Applicant: JOE HOFFMAN ARCIFORM LLC 2303 N Randolph Ave PORTLAND, OR 97227		Owner: PAUL ANDERSON 2633 NE ALAMEDA ST PORTLAND, OR 97212-1617	
<p>Total # of LU AD - Adjustment permit intakes: 2</p>						
20-129505-000-00-LU	3424 NE 24TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	3/12/20		Application
<p><i>Garage is collapsing, wall is crumbling. Will replace garage including unique original design on front of building. When house was purchased there was no functional door. Will choose a wooden door which is electronically opened/closed. using (e) plumbing, (e) electric, adding 5' extension for bicycle storage. Contributing resource.</i></p>						
	Legal Description: 1N1E25BB 06500 EDGEMONT BLOCK 7 LOT 18		Applicant: GEOFF GOLD G. GOLD DESIGNS 108 NE 57TH PORTLAND OR 97213 USA		Owner: MARTINE SACKS 3424 NE 24TH AVE PORTLAND, OR 97212	
20-130143-000-00-LU	600 SW 10TH AVE, 97205	HR - Historic Resource Review	Type 2 procedure	3/13/20		Application
<p><i>Selective demolition and replacement of ground level exterior storefront and doors, two new louvers set within existing elevator overrun, replacement of rooftop condensing units and addition of rooftop refrigeration racks.</i></p>						
	Legal Description: 1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX		Applicant: STEPHANIE AMEND SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209 USA		Owner: UPG GALLERIA PROPERTY OWNER LLC 1215 4TH AVE #600 SEATTLE, WA 98161	

Total # of LU HR - Historic Resource Review permit intakes: 2

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128876-000-00-LU	3016 NE 11TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	3/11/20		Application
<i>Replace front 4 windows. The old windows are lead and are leaking.</i>						
	Legal Description: 1N1E26BA 17700 IRVINGTON BLOCK 87 LOT 17		Applicant: YURI RAKU 3016 NE 11TH AVE PORTLAND, OR 97212		Owner: YURI RAKU 3016 NE 11TH AVE PORTLAND, OR 97212	
					Owner: ELENA STINEA 3016 NE 11TH AVE PORTLAND, OR 97212	

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

20-129457-000-00-LU	2126 NE 17TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	3/12/20		Application
<i>Rebuild front porch stair and stair rail. Replace front door - not street facing. Contributing resource</i>						
	Legal Description: 1N1E26DB 13800 IRVINGTON BLOCK 49 LOT 13		Applicant: ASMUND TWETO 3727 NE 7TH AVE PORTLAND OR 97212		Owner: ANDREW NORWOOD 2126 NE 17TH AVE PORTLAND, OR 97212	
					Owner: AMANDA NORWOOD 2126 NE 17TH AVE PORTLAND, OR 97212	

Total # of LU HRB - Historic Design Tier B permit intakes: 1

20-128928-000-00-LU	2009 NE 16TH AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	3/11/20		Application
<i>Remodel existing kitchen, existing full bathroom in main floor and build new deck in the back yard. 250 sq. ft. This is a contributing structure in the Irvington Historic District.</i>						
	Legal Description: 1N1E26DC 08300 IRVINGTON BLOCK 128 LOT 3		Applicant: OMAR MARTINEZ BARRERA CASA BONITA LLC 1631 NE BROADWAY #721 PORTLAND, OR 97232		Owner: DEBORAH NAUGLER 2009 NE 16TH AVE PORTLAND, OR 97212-4430	
					Owner: WILLSCOTT NAUGLER 2009 NE 16TH AVE PORTLAND, OR 97212-4430	

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

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128493-000-00-LU	13100 SE RAYMOND ST, 97236	LDP - Land Division Review (Partition)	Type 1x procedure	3/10/20		Application
<i>Two lot partition, divide 50' x 100' lot of south end</i>						
	Legal Description: 1S2E14BD 00300 SECTION 14 1S 2E TL 300 0.33 ACRES		Applicant: WILLIAM CHRISTIAN AT THE TOP ROOFING AND CONSTRUCTION 6805 SE HAROLD ST PORTLAND OR 97206 USA		Owner: WILLIAM CHRISTIAN 6805 SE HAROLD ST PORTLAND, OR 97206	
20-127723-000-00-LU	2737 NE M L KING BLVD, 97212	LDP - Land Division Review (Partition)	Type 1x procedure	3/9/20		Pending
<i>Divide into three parcels. Subdivide existing tax lots into 3 parcels including reconfiguration of existing southern tax lot (R102192) and division of northern tax lot (R102164). Final configuration will include parcels and access easement for existing parking lot. Proposed development has been shown to include new buildings on northern and southern parcels. Existing building on central proposed parcel to remain. No changes to existing parking lot, stormwater or impervious area.</i>						
	Legal Description: 1N1E27AD 11100 ALBINA BLOCK 15 LOT 10-12 EXC PT IN ST LOT 13 EXC PT IN STS, BLOCK 16, LOT 16 EXC PT IN ST		Applicant: PAUL WOLFE DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: GRAHAM STREET LLC PO BOX 12269 PORTLAND, OR 97212	
Total # of LU LDP - Land Division Review (Partition) permit intakes: 2						
20-128434-000-00-LU	3213 SE 129TH AVE, 97236	LDS - Land Division Review (Subdivision)	Type 2x procedure	3/10/20		Application
<i>Divide into 7 lots with new public street.</i>						
	Legal Description: 1S2E11BD 07300 LINN PK LOT 50		Applicant: NINH LE HNT DEVELOPMENT LLC 10850 SE RICHMOND COURT HAPPY VALLEY, OR 97086		Owner: HNT DEVELOPMENT LLC 10850 SE RICHMOND CT HAPPY VALLEY, OR 97086	
Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1						

Total # of Land Use Review intakes: 10