

Early Assistance Intakes

Parameters: Begin intake date: **3/1/2020** End intake date: **3/31/2020**

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			
20-132286-000-00-EA	NW 29TH AVE, 97210		DA - Design Advice Request	3/25/20		Application
<p><i>Performance and education facility for Northwest Children's Theater. One level of partially below grade parking; two levels of performance, education and administrative space above. Stormwater planters; assume no infiltration allowed due to fill.</i></p>						
	Legal Description: 1N1E29DB 04300 WILLAMETTE HTS ADD BLOCK 11 LOT 3&4&7&8&11 TL 4300		Applicant: NOEL JOHNSON 2455 NW RALEIGH ST PORTLAND OR 97210 USA		Owner: CAIRN PACIFIC PROPERTIES 10 LLC 1015 NW 11TH AVE #242 PORTLAND, OR 97209-3496	

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20-125943-000-00-EA	1835 N FLINT AVE, 97227		DA - Design Advice Request	3/4/20		Pending - EA
<p><i>DESIGN HEARING - New seven-story residential building with 134 dwelling units. The program includes four townhouses, amenity space for residents, structured parking, and a courtyard space on the ground floor. Upper stories include a mix of studios, micro-studios, two-bedroom, and three-bedroom dwelling units and 25 car parking spaces. Proposed exterior materials include Viroc cement-bonded particle board, Hardie panel fiber cement board, 18-gauge raw steel break metal (lobby area), aluminum storefront windows and doors (lobby area), and commercial-grade vinyl windows (residential units). Five Modifications to zoning code development standards are requested: 1) 33.266.220.C.3.b - Standards for all bicycle parking, Bicycle racks. Provide long-term spaces that are 1'-6" x 6'-0", rather than the required 2'-0" x 6'-0", with a combination of staggered, wall-mounted racks and a double-decker rack system. 2) 33.266.130.F.2 - Parking space and aisle dimensions. Provide parking in a mechanical stacking system with spaces that range in width, the smallest being 8'-2 7/16" rather than the required 8'-6" minimum. 3) 33.266.130.F.1.a - Parking area layouts, access to parking spaces. Locate required loading spaces in the parking area drive aisle and maintaining access to all the vehicle parking spaces via a mechanically automated "shuffling" parking system. 4) 33.510.220.B.2 - Ground floor windows. The applicant proposes a large scale vitrine to display custom art installations in lieu of the standard-required 40% window area with views into lobbies or working areas along the non-residential portion of the N Hancock Street façade. 5) 33.130.230.B.4.a - Ground floor window and frontage standards for dwelling units, Flexible ground floor design. The applicant proposes that the ground floor dwelling unit at the northeast corner of the building have a depth of 22'-10" from the N Flint Avenue-facing façade, rather than the required 25'-0" minimum depth. One exception is requested to Window Projections Into Public Right-of-Way OSSC/32/#1 Code Guide standards: the applicant requests that a projecting window mass at the northeast corner of the building be allowed to be 46'-7 ½" long on its east elevation and 40'-0 ¼" long on its north elevation, exceeding the maximum length allowed of 12 feet on both elevations.</i></p>						
	Legal Description: 1N1E27DC 03100 SECTION 27 1N 1E TL 3100 0.36 ACRES		Applicant: JESSAMYN GRIFFIN WORKS PROGRESS ARCHITECTURE, LLP 811 SE STARK ST, #210 PORTLAND OR 97214		Owner: MICHAEL NYLAND 23737 SW STAFFORD HILL DR WEST LINN, OR 97068	
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.- no 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			

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20-126027-000-00-EA	6936 N MARYLAND AVE, 97217		EA-Zoning & Inf. Bur.- no mtg	3/4/20		Pending - EA
<p><i>Construction of 30 new dwelling units at 6936 N Maryland. Building will be 3 stories above-grade with basement and will utilize onsite drywells (revised to one lot from original proposal).</i></p>						
	<p>Legal Description: 1N1E15BC 05000 GOOD MORNING ADD BLOCK 11 LOT 6&7</p>		<p>Applicant: JAMES CASESY MCGUIRL 811 E BURNSIDE, #224 PORTLAND OR 97214 USA</p>		<p>Owner: ASH APARTMENTS LLC 815 SE 23RD AVE PORTLAND, OR 97214</p> <p>Owner: SNOWBELL LLC 815 SE 23RD AVE PORTLAND, OR 97214</p> <p>Owner: MARYLAND 3 LLC 6925 N MARYLAND AVE PORTLAND, OR 97217</p>	
20-132229-000-00-EA	2141 NW 25TH AVE, 97210		EA-Zoning & Inf. Bur.- no mtg	3/25/20		Application
<p><i>Private party lease agreement for exterior storage, private vehicle parking and trailer type offices. This will be an interim use of a portion of the property. This parking will not be open to the public</i></p>						
	<p>Legal Description: 1N1E28C 00100 SECTION 28 1N 1E TL 100 15.57 ACRES LAND & IMPS SEE R646138 (R941280371) FOR MACH & EQUIP</p>		<p>Applicant: JENNIFER PITTSLEY 1535 A1 LLC 2495 NW NICOLAI STREET PORTLAND OR 97210 USA</p>		<p>Owner: 1535-A1 LLC 2539 NW VAUGHN ST PORTLAND, OR 97210</p>	
20-132819-000-00-EA	7909 SE HARNEY ST, 97206		EA-Zoning & Inf. Bur.- no mtg	3/27/20		Application
<p><i>Inland Washington is proposing a 150 unit multi-family development in two 4-story building. The development will include surface parking, detached garages, outdoor playground and open space. Access will be from SE Harney St and SE Crystal Springs. Storm water management will be designed to comply with local requirements for the treatment of water quality and quantity. Infiltration rates are high on-site, so detention is not anticipated as part of this project.</i></p>						
	<p>Legal Description: 1S2E20DD 01200 D & O LITTLE HMS SUB 2 W 50' OF E 165' OF S 200' OF LOT 9 EXC PT IN ST</p>		<p>Applicant: JOHN FISHER INLAND WASHINGTON, LLC 120 W CATALDO AVE #100 SPOKANE WA 99201</p>		<p>Owner: ROGER GOLDINGAY 0836 SW CURRY ST #1400 PORTLAND, OR 97239-4529</p> <p>Owner: CAROL OTIS 0836 SW CURRY ST #1400 PORTLAND, OR 97239-4529</p>	

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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	
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	
20-131641-000-00-EA	9243 SE HOLGATE BLVD, 97266		EA-Zoning & Inf. Bur.- no mtg	3/20/20		Application
<p><i>30 unit multi-dwelling apartment building 3 stories inclusionary 60% MFI. Stormwater to drywell. PLA is in process to create the 60 and 40 ft lot frontages on lot 10 and 11. Existing home will be demolished</i></p>						
	Legal Description: 1S2E09DC 04800 ELMO HTS BLOCK 4 LOT 10 EXC PT IN ST		Applicant: BOB FOGGIO PO BOX 120 GLADSTONE OR 97029		Owner: LAURA SULLIVAN 9243 SE HOLGATE BLVD PORTLAND, OR 97266	
20-126473-000-00-EA	5025 SE 122ND AVE, 97236		EA-Zoning & Inf. Bur.- no mtg	3/5/20		Pending - EA
<p><i>Build a two-story mosque (total area of 6,511 sq ft)</i></p>						
	Legal Description: 1S2E15AD 08700 SECTION 15 1S 2E TL 8700 0.42 ACRES		Applicant: ADNAN KAMATI AZH ENGINEERS 10175 SW BARBUR BLVD #200B PORTLAND, OR 97219		Owner: MASJID ABU-BAKAR 2 NE 80TH AVE PORTLAND, OR 97213	
			Applicant: TAWAB AZH ENGINEERS 10175 SW BARBUR BLVD #200B PORTLAND OR 97219 USA			

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20-132824-000-00-EA	3436 SE 43RD AVE, 97206		EA-Zoning & Inf. Bur.- no mtg	3/27/20		Application
<p><i>St. Ignatius aspires to create a healthier, safer play space for the children of the parish and surrounding Southeast Portland neighborhood. Like many urban elementary school, a low maintenance ocean of asphalt has sufficed as a play surface for many years. Design goals for this project include adding green space, reducing pavement area and increasing permeable surface area. Concepts for the play space re-imagining have been drafted. We would like to understand any permitting and land use requirements for this project.</i></p>						
	Legal Description: 1S2E07BC 05901 SECTION 07 1S 2E TL 5901 3.83 ACRES		Applicant: MATT WANGLER ST IGNATIUS CATHOLIC CHURCH 3400 SE 43RD AVE PORTLAND OR 97206 USA		Owner: ST IGNATIUS CATHOLIC CHURCH PORTLAND OREGON 3400 SE 43RD AVE PORTLAND, OR 97206	
20-125530-000-00-EA	11040 N LOMBARD ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	3/3/20		Pending - EA
<p><i>Proposed rail yard expansion, placement of 2-5' of railroad ballast. Decommission catch basin in the area of the proposed rail yard and allow rainfall to infiltrate directly into the railroad ballast and subsurface soil.</i></p>						
	Legal Description: 1N1W02 00100 SECTION 02 1N 1W TL 100 91.96 ACRES		Applicant: ADA BANASIK MAUL FOSTER & ALONGI INC 2001 NW 19TH AVENUE, SUITE 200 PORTLAND OR 97209 USA		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	
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>						
	Legal Description: 1S1E02BA 05500 EAST PORTLAND BLOCK 244 LOT 1&2		Applicant: MICHAEL MCLAUGHLIN 4075 N WILLIAMS PORTLAND OR 97227		Owner: 1110 SE ALDER OZ LLC 210 SE MADISON ST #19 PORTLAND, OR 97214	
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	

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20-129845-000-00-EA	1715 NW 26TH AVE, 97210		EA-Zoning & Inf. Bur.- w/mtg	3/13/20		Application
	<i>Minor interior remodel and adding ADA access to the building</i>					
	Legal Description: 1N1E29DD 15500 BALCHS ADD BLOCK 320 LOT 1&2		Applicant: JONATHAN DUNN WOODBLOCK ARCHITECTURE 827 SW 2ND AVE #300 PORTLAND OR 97204		Owner: FRIENDLY HOUSE INC 2617 NW SAVIER ST PORTLAND, OR 97210-2413	
20-127136-000-00-EA	6745 SE 60TH AVE, 97206		EA-Zoning & Inf. Bur.- w/mtg	3/6/20		Application
	<i>Two lot partition. No new development proposed.</i>					
	Legal Description: 1S2E19AA 04000 SECTION 19 1S 2E TL 4000 12.84 ACRES SEE ALSO SUB R336102 (R992190071)		Applicant: NICK SUKKAU PORTLAND PUBLIC SCHOOLS 501 N DIXON ST PORTLAND OR 97227		Owner: SCHOOL DISTRICT #1J 1120 SW 5TH AVE #1302 PORTLAND, OR 97204 Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204	
20-124909-000-00-EA	6865 SE 52ND AVE, 97206		EA-Zoning & Inf. Bur.- w/mtg	3/2/20		Pending - EA
	<i>Cooper 52 is an apartment building with three stories and a basement. There are 25 residential units. There is surface and tuck-under parking, building services, bike parking, outdoor common area, and residential units in the basement and ground floor. there are residential units and exterior circulation space on the second and third floors. the stormwater disposal methodology is to be determined.</i>					
	Legal Description: 1S2E19BA 16500 AMERATOS ADD LOT 1 LOT 2 EXC W 60'		Applicant: ALEX YALE YBA ARCHITECTS 123 NW 2ND AVE, SUITE 204 PORTLAND, OR 97209		Owner: HMS SE 52ND ST LLC 6712 N CUTTER CIR PORTLAND, OR 97217	

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20-125451-000-00-EA	4220 SW FREEMAN ST - UNIT A, 97219		EA-Zoning & Inf. Bur.- w/mtg	3/3/20		Pending - EA
<p><i>2-parcel partition. The existing dwelling to remain on one parcel and the existing ADU to become the primary residence on the other parcel</i></p>						
	<p>Legal Description: 1S1E20CC 07300 SECTION 20 1S 1E TL 7300 0.60 ACRES</p>		<p>Applicant: DANELLE ISENHART ISENHART CONSULTING LLC PO BOX 2364 BEAVERTON OR 97075</p>		<p>Owner: CHRISTOPHER JABLONSKI 4220 SW FREEMAN ST PORTLAND, OR 97219</p>	
			<p>Applicant: CHRISTOPHER JABLONSKI 4220 SW FREEMAN ST PORTLAND, OR 97219</p>		<p>Owner: KELSEY JABLONSKI 4220 SW FREEMAN ST PORTLAND, OR 97219</p>	
			<p>Applicant: KELSEY JABLONSKI 4220 SW FREEMAN ST PORTLAND, OR 97219</p>			
20-126138-000-00-EA	NW JOHNSON ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	3/4/20		Pending - EA
<p><i>The Ball Parc condominium Association proposes to repair and replace its steam heat, domestic water supply (hot and cold) and sanitary lines (venting if necessary). The site is located within the Alphabet Historic District and is listed as a Historic Landmark on the National Register of Historic Places (American Apartment Building). No exterior work is anticipated, but the applicant is interested in identifying potential permitting and review requirements in the event minor exterior work is required. Contributing resource</i></p>						
	<p>Legal Description: 1N1E33BD 88000 BALL PARC AMERICAN CONDOMINIUMS GENERAL COMMON ELEMENTS</p>		<p>Applicant: LI ALLIGOOD OTAK INC 808 SW THIRD AVE, SUITE 800 PORTLAND OR 97204 USA</p>		<p>Owner: BALL PARC AMERICAN CONDOMINIUMS OWNERS ASSN 2255 NW JOHNSON ST #1 PORTLAND, OR 97210</p>	
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>						
	<p>Legal Description: 1S1E01DA 07300 SECTION 01 1S 1E TL 7300 0.19 ACRES</p>		<p>Applicant: STEVEN FANG ZF DEVELOPMENT LLC 17186 WARREN CT LAKE OSWEGO OR 97035 USA</p>		<p>Owner: Z F DEVELOP LLC 17186 WARREN CT LAKE OSWEGO, OR 97035</p>	

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20-125314-000-00-EA	515 NE 102ND AVE, 97220		EA-Zoning & Inf. Bur.- w/mtg	3/3/20		Pending - EA
<p><i>Addition of 1,080 sq ft to an existing 1,472 sq ft service station building. The existing building and addition will include a store for the sale of gasoline, packaged food and a coffee shop</i></p>						
	Legal Description: 1N2E33AD 02400 PLINK TR BLOCK 1 LOT 1&2&7 TL 2400		Applicant: RICHARD RAMER RAMER ARCHITECTURE 9380 SW 82ND AVE PORTLAND OR 97223 USA		Owner: AMAAN PETRO INC 14135 SE MILL PLAIN BLVD VANCOUVER, WA 98684-6977	
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>						
	Legal Description: 1N2E19AD 10900 BERRY AC BLOCK 1 LOT 14		Applicant: CRAIG RIEGELNEGG CARLETON HART ARCHITECTURE 830 SW 10TH AVE., #200 PORTLAND OR 97205		Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204	
20-125629-000-00-EA	N BRADFORD ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	3/3/20		Application
<p><i>Proposal to build an Aviation Development Center ('ADC West') for Skyward IO Inc, for product testing, evaluation, integration and validations of systems for drones and other aviation technologies.</i></p>						
	Legal Description: 1N1W11 00300 SECTION 11 1N 1W TL 300 3.51 ACRES		Applicant: E. MICHAEL CONNERS HATHAWAY LARSON LLP 1331 NW LOVEJOY ST, SUITE 950 PORTLAND OR USA Applicant: MICHAEL HUDSON VERIZON ONE VERIZON WAY, ROOM N/A BASKING RIDGE NJ 07920 USA Applicant: GARY HUCKA CUSHMAN & WAKEFIELD 4242 DUKE STREET ALEXANDRIA VA 22304 USA		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	

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20-131628-000-00-EA	2127 NW 26TH AVE, 97210		EA-Zoning Only - no mtg	3/25/20		Application
<p><i>Redevelopment of individual building complex that will include re-installing windows at existing openings, roof top activation, addition at west elevation, north elevation activation, roof top addition at the existing parking structure and new construction at the northwest corner.</i></p>						
	<p>Legal Description: 1N1E29DA 01400 SECTION 29 1N 1E TL 1400 0.42 ACRES</p>		<p>Applicant: TRICIA FORSI PETER MEIJER ARCHITECT PC 605 NE 21ST AVENUE, SUITE 200 PORTLAND OR 97232 USA</p>		<p>Owner: NORCREST CHINA CO 2701 NW VAUGHN ST #390 PORTLAND, OR 97210</p> <p>Owner: UPG AMERICAN CAN PROPERTY OWNER LLC 1215 4TH AVE STE 600 SEATTLE, WA 98161</p>	
20-130734-000-00-EA	653 NW CULPEPPER TER, 97210		EA-Zoning Only - no mtg	3/16/20		Application
<p><i>Extend hours of operation for preschool/daycare program to 7am to 7pm</i></p>						
	<p>Legal Description: 1N1E32AC 03800 SECTION 32 1N 1E TL 3800 3.43 ACRES</p>		<p>Applicant: KESTER WISE LINCOLN YOUTH SOCCER - HILLSIDE COMMUNITY CENTER 1725 SW SPRING ST PORTLAND OR 97201 USA</p>		<p>Owner: PORTLAND CITY OF 1221 SW 4TH AVE #130 PORTLAND, OR 97204-1900</p>	
20-125204-000-00-EA	2238 SE MADISON ST, 97214		EA-Zoning Only - w/mtg	3/2/20		Pending - EA
<p><i>No immediate development proposed. Asking about potential for future development on vacant lot next to existing apartment building.</i></p>						
	<p>Legal Description: 1S1E02AD 20200 SALISBURY HILL BLOCK 3 LOT 1 LOT A EXC PT IN ST</p>		<p>Applicant: BEN SCHONBERGER WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205</p>		<p>Owner: MAISON DE JARDIN LLC 1539 NW 19TH AVE PORTLAND, OR 97209</p>	
20-126128-000-00-EA	NW FRONT AVE, 97210		EA-Zoning Only - w/mtg	3/4/20		Pending - EA
<p><i>Placement of a clean sand and gravel cover over Dredge Material Management Units 8 and 9 for post-dredge surface management as required by the Portland sediment Evaluation Team and U.S. Environmental Protection Agency. The project area and required information are showing in figures attached to this application. The project area is located entirely within the Lower Willamette River, approximately 200 feet riverward of the Ordinary High Water Mark at this location. All work will be performed in and from the river with no disturbance of the Greenway setback.</i></p>						
	<p>Legal Description: 1N1E18C 01300 SECTION 18 1N 1E TL 1300 18.02 ACRES LAND ONLY SEE R315787 (R941180261) FOR IMPS</p>		<p>Applicant: EDGAR "TED" MCCALL MCCALL OIL AND CHEMICAL CORPORATION 5480 NW FRONT AVE PORTLAND, OR 97210</p>		<p>Owner: TANKER BASIN LLC 5480 NW FRONT AVE PORTLAND, OR 97210</p>	

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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>						
	Legal Description: 1N1E16CD 05900 WILLAMETTE BLOCK 11 LOT 16		Applicant: ED BRUIN EDGE DEVELOPMENT 2233 NW 23RD AVE #100 PORTLAND OR 97210		Owner: SEVENTH & GREELEY INVESTMENTS LLC 818 H AVE ANACORTES, WA 98221-1441	
					Owner: GREG MARTIN 18143 NW REEDER RD PORTLAND, OR 97231-1400	
20-128373-000-00-EA	510 NW 3RD AVE, 97209		EA-Zoning Only - w/mtg	3/10/20		Application
<p><i>Demolition of structure</i></p>						
	Legal Description: 1N1E34BD 00600 COUCHS ADD BLOCK A&N TL 600		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	
20-125701-000-00-EA	7510 N INTERSTATE AVE, 97217		EA-Zoning Only - w/mtg	3/3/20		Pending - EA
<p><i>Remove and replace three UST's (and dispensers) and canopies with new.</i></p>						
	Legal Description: 1N1E10CC 15000 FAIRPORT BLOCK 37 LOT 5-7 LOT 8&9 EXC PT IN ST, LOT 22, WLY 5' OF LOT 23, LAND ONLY SEE R606275 (R267905501) FOR IMPS		Applicant: MIKE ZIRKLE WSCO PETROLEUM CORP 2929 NW 29TH AVE PORTLAND, OR 97210		Owner: WSCO PETROLEUM CORP 2929 NW 29TH AVE PORTLAND, OR 97210-1705	
					Owner: RAD RAZ LLC 2929 NW 29TH AVE PORTLAND, OR 97210	
20-131607-000-00-EA	321 NE COUCH ST, 97232		PC - PreApplication Conference	3/20/20		Application
<p><i>The project consists of capping the existing driveway on NE Third Ave. to the below grade parking garage. A new 12' high speed garage door at the street frontage will secure access to the garage. The non-accessible lid will be designed with green roof and gravel patterning. Stormwater will be connected to the existing stormwater system.</i></p>						
	Legal Description: 1N1E34DA 02900 EAST PORTLAND BLOCK 75 LOT 2-6 TL 2900		Applicant: BORIS KRATZENBERG WORKS PROGRESS ARCHITECTURE 811 SE STARK STREET PORTLAND OR 97214 USA		Owner: BLOCK 75 LLC 116 NE 6TH AVE #400 PORTLAND, OR 97232-3529	

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Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128132-000-00-EA	539 SW 13TH AVE, 97205		PC - PreApplication Conference	3/9/20		Pending - EA
<p><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></p>						
	Legal Description: 1N1E33DD 03600 PORTLAND BLOCK S 1/2 J LOT 3&4 TL 3600 POTENTIAL ADDITIONAL TAX		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	
20-125338-000-00-EA	804 SW 12TH AVE, 97205		PC - PreApplication Conference	3/3/20		Pending - EA
<p><i>A Pre-Application Conference to discuss construction of a 14 story, mixed-use development. The proposal will include retail uses, lobbies and support space on Level 1, leasable medical and commercial office space on Levels 2-5 and residential units on Levels 6-13. Three levels of below grade parking are proposed with access from SW 12th</i></p>						
	Legal Description: 1N1E33DD 06400 PORTLAND BLOCK 259 LOT 5-8 LAND & IMPS SEE R246619 (R667728721) FOR BILLBOARD		Applicant: BRAD SHOCKLEY RENDINA HEALTHCARE REAL ESTATE 661 UNIVERSITY BLVD. SUITE 200 JUPITER FL 33458		Owner: L-13 LLC 920 SW 6TH AVE #223 PORTLAND, OR 97204	
			Applicant: BRIAN MOCK RENDINA HEALTHCARE REAL ESTATE 661 UNIVERISTY BLVD., STE 200 JUPITER, FL 33458			
20-128297-000-00-EA	28 SE 56TH AVE, 97215		PC - PreApplication Conference	3/10/20		Application
<p><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></p>						
	Legal Description: 1N2E31DC 00700 SUNSET PK & ADD 2 BLOCK 7 LOT 5&6		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	
20-131637-000-00-EA	1709 SE 3RD AVE, 97214		PC - PreApplication Conference	3/20/20		Application
<p><i>Renovate the existing building and establish a new daycare use in an approximately 10,000 square foot of indoor space.</i></p>						
	Legal Description: 1S1E03DA 03800 SECTION 03 1S 1E TL 3800 1.07 ACRES		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: OEB INVESTORS (5291) 1615 SE 3RD AVE #111 PORTLAND, OR 97214	

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		Pending - EA
<p><i>New 5 story apartment building with no retail. On site infiltration likely.</i></p> <p>Legal Description: 1N1E15CC 16200 NORTH ALBINA BLOCK 2 LOT 3&4</p> <p>Applicant: ALEX YALE YBA ARCHITECTS 123 NW 2ND AVE, SUITE 204 PORTLAND, OR 97209</p> <p>Owner: ADORACION LIM 5416 N MICHIGAN AVE PORTLAND, OR 97217</p> <p>Owner: JAIME LIM 5416 N MICHIGAN AVE PORTLAND, OR 97217</p>						
20-125498-000-00-EA	6729 SE 162ND AVE, 97236		PC - PreApplication Conference	3/3/20		Pending - EA
<p><i>A Pre-Application Conference to discuss a proposed assisted living facility. This use would be classified as Group Living in the Portland Zoning Code. The facility would have 91 units of memory care and assisted living units Surface parking is proposed. The approval criteria for Group Living Uses are in Chapter 33.815.105 Institutional and Other Uses in Residential and Institutional Zones</i></p> <p>Legal Description: 1S2E24AA 00300 SECTION 24 1S 2E TL 300 4.99 ACRES</p> <p>Applicant: ANDREW TULL 3J CONSULTING INC 9600 SW NIMBUS AVE #100 BEAVERTON OR 97008</p> <p>Owner: SPRINGWATER STABLES ARENA LLC PO BOX 11930 PORTLAND, OR 97211-0930</p>						
20-130397-000-00-EA	729 NE OREGON ST, 97232		PC - PreApplication Conference	3/16/20		Pending - EA
<p><i>Phased (2) block development on a portion of the site of the existing Oregon Square block. Two commercial office buildings are being proposed on Block 90 (SW) and Block 103 (SE). The buildings are (5) stories and (6) stories respectively totaling 370,000 GSF. The blocks will sit on one level of underground parking serving both buildings.</i></p> <p>Legal Description: 1N1E35BC 01600 HOLLADAYS ADD BLOCK 90 INC PT VAC ST LOT 5 EXC PT IN ST INC PT VAC ST LOT 6-7, INC PT VAC STS LOT 8</p> <p>Applicant: KYLE ANDERSEN GBD ARCHITECTS 1120 NW COUCH SUITE 300 PORTLAND OR 97209</p> <p>Owner: AAT LLOYD DISTRICT LLC 11455 EL CAMINO REAL #200 SAN DIEGO, CA 92130-2047</p>						
20-128807-000-00-EA	2100 NW 19TH AVE, 97209		PC - PreApplication Conference	3/11/20		Application
<p><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></p> <p>Legal Description: 1N1E28D 00400 WATSONS ADD BLOCK 28&29&33 TL 400</p> <p>Applicant: LOGAN MCCLAIN GREEN GABLES DESIGN AND RESTORATION 1807 NW VAUGHN ST PORTLAND OR 97209</p> <p>Owner: FRONT STREET LOT LLC 3865 NW GALES CREEK RD FOREST GROVE, OR 97116</p>						

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-125909-000-00-EA	821 SW 10TH AVE, 97205		PC - PreApplication Conference	3/4/20		Pending - EA
<p><i>Addition of new exterior terraces on either side of the main entrance of Multnomah County's Central Library. Each side terrace would consist of approximately 500-600 sq ft of new occupiable area. The existing non-compliant ramp (built in 1982) would also be removed and replaced with a fully accessible sloped walkway.</i></p>						
	Legal Description: 1S1E04AA 00300 PORTLAND BLOCK 250		Applicant: DEREK KIRSCHNER MULTNOMAH COUNTY 401 N. DIXON ST PORTLAND, OR 97227		Owner: MULTNOMAH COUNTY LIBRARY DISTRICT 401 N DIXON ST PORTLAND, OR 97227	
			Applicant: TEREZA WIEST HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST #250 PORTLAND, OR 97205			

Total # of Early Assistance intakes: 42

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	
19-118642-000-00-FP	3205 SE 28TH AVE, 97202	FP - Final Plat Review		3/5/20		Under Review
<p><i>Final plat to create a four (4)-lot subdivision</i></p>						
	Legal Description: 1S1E12BC 10000 WAVERLY BLOCK 10 TL 10000		Applicant: PAUL WOLFE DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: TISSON MATHEW 14631 SW MILLIKAN WAY BEAVERTON, OR 97003	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-141837-000-00-FP	4601 SE 118TH AVE, 97266	FP - Final Plat Review		3/6/20		Application
<p><i>Approval of a Preliminary Plan for a 3-lot subdivision, that will result in three standard lots and a private street tract as illustrated with Exhibit C.1-C.6, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following: " 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; " The exact surveyed in location of the existing house (including eaves) in association to the new property lines. " Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the entirety of the private street to the satisfaction of the Fire Bureau. 2. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street." A note must also be provided on the plat indicating that the tract will commonly owned and maintained by the owners of lots 1 through 3. 3. 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.10-12 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: Streets 1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's street frontage. The applicant shall apply for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements. 2. The applicant shall apply for a Site Development Permit for construction of the private street and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibit C.1, C.4, C.5 and the Private Street Administrative Rule. Additionally: " The design for the private street must include a driveway approach and curbs cuts in a location that can provide access to the new parking space required on the lot 1 with the existing house that will remain. " Fire Bureau requirements for driving surfaces for emergency vehicle apparatus access, no parking sign requirements and any conditions related to Fire Bureau appeal decisions. " The Site Development plans shall show the street tree(s) required to be planted on Lot 1 within 5-feet of the private street. The street tree(s) for along Lot 1 must meet the minimum planting size of Title 11. The street tree(s) must be installed prior to final inspection of the site development permit. 3. The applicant shall furnish a financial guarantee of performance, as approved by the Bureau of Development Services, for 125 percent of the estimated construction cost for the private street and all required site development improvements. The applicant shall provide an engineer's estimate of the costs of performance including the costs for temporary erosion control measures required during construction. The financial guarantee of performance shall be accompanied by a performance agreement with the Bureau of Development Services to complete th</i></p>						
	Legal Description: 1S2E15AA 06300 SECTION 15 1S 2E TL 6300 0.42 ACRES		Applicant: DAVID FOSTER FOSTER SURVEYING, INC 3517 SE 198TH AVE CAMAS, WA 98607		Owner: ARMANDO ARENIVAR-GARCIA 1739 NE 155TH AVE PORTLAND, OR 97230	
19-136599-000-00-FP	11557 SE POWELL BLVD, 97266	FP - Final Plat Review		3/6/20		Application
<p><i>and a private street tract as illustrated with Exhibit C.1-C.4, Approval of a modification to 33.110.220 (table 110-3) to allow the new front porch serving the new duplex proposed on Lot 1 to encroach within the side setback 2' in order to allow preservation of an existing tree within the private street tract in substantial conformance with the approved site plan as illustrated with Exhibit C.3, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use Review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following: " 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; " Any other information specifically noted in the conditions listed below.</i></p>						
	Legal Description: 1S2E10AC 05700 LARKWOOD LOT 37 TL 5700		Applicant: DAVID FOSTER FOSTER SURVEYING, INC 3517 SE 198TH AVE CAMAS, WA 98607		Owner: MATTHEW HOGAN PETERS TR 11557 SE POWELL BLVD PORTLAND, OR 97266	
			Applicant: JON ALLENDER NW CONSTRUCTION CONSULTANTS 11501 SW PACIFIC HWY #201 PORTLAND OR 97223			

Final Plat Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of FP FP - Final Plat Review permit intakes: 4						
Total # of Final Plat intakes: 4						
20-128543-000-00-LU	7939 SE LUTHER RD, 97206	AD - Adjustment	Type 2 procedure	3/10/20		Pending
<i>New self-storage facility with a parking lot. 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>						
	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	
20-126095-000-00-LU	2216 SE 24TH AVE, 97214	AD - Adjustment	Type 2 procedure	3/4/20		Pending
<i>The applicant is currently processing a Lot Confirmation and Property Line Adjustment to confirm the existing historic underlying subdivision lot located just north of the existing house. Once confirmed and adjusted for building setback purposes, the existing garage and driveway will be located on the newly confirmed lot, separated from the existing house, meaning it is no longer associated with the house and leaves the house without an on-site parking space. Portland Zoning Code Section 33.266.110.C and Tables 266-1 and 266-2 list the required minimum parking space requirements. The site is more than 500-feet from a transit street with frequent bus service so 1 parking space is required. Because the applicant is requesting to reduce the on-site parking space requirement from one to zero, an Adjustment is required.</i>						
	Legal Description: 1S1E01CC 14900 MURRAYMEAD BLOCK 5 LOT 1&2		Applicant: AMANDA SCHMOLE 2216 SE 24TH AVE PORTLAND, OR 97214		Owner: AMANDA SCHMOLE 2216 SE 24TH AVE PORTLAND, OR 97214	
			Applicant: FILIP SCHMOLE 2216 SE 24TH AVE PORTLAND, OR 97214		Owner: FILIP SCHMOLE 2216 SE 24TH AVE PORTLAND, OR 97214	
20-131620-000-00-LU	1035 SE BIDWELL ST, 97202	AD - Adjustment	Type 2 procedure	3/20/20		Application
<i>Convert the existing, non-conforming, detached garage into an Accessory Dwelling Unit that is in keeping with similar neighborhood examples. The adjustments are to reduce the setbacks at the North and West property lines (33.110.220)</i>						
	Legal Description: 1S1E23CA 18100 CITY VIEW PK BLOCK 13 LOT 18		Applicant: JEFFREY KOLWITZ 1035 SE BIDWELL ST PORTLAND, OR 97202		Owner: JEFFREY KOLWITZ 1035 SE BIDWELL ST PORTLAND, OR 97202	
					Owner: HEIDE GOERTZEN 1035 SE BIDWELL ST PORTLAND, OR 97202	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-127741-000-00-LU	2633 NE ALAMEDA ST, 97212	AD - Adjustment	Type 2 procedure	3/9/20		Incomplete
<i>Attached garage addition. Adjustments requested to side and front setbacks: 33.110.220</i>						
	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	

Total # of LU AD - Adjustment permit intakes: 4

20-132301-000-00-LU	1039 NW 16TH AVE, 97209	DZ - Design Review	Type 2 procedure	3/25/20		Application
<i>Approval to add (2) HVAC Split System Heat Pumps. Outdoor Unit on brackets on south elevation above double doors to the trash room. Indoor units located in Amenity/Retail space on 2nd floor level. Proposed outdoor units located on the southwest side of the building. In association with 18-176501-REV-02-MT</i>						
	Legal Description: 1N1E33AB 01800 COUCHS ADD BLOCK 181 LOT 4 EXC S 16.5' OF E 75 & EXC PT IN ST LOT 5&8 EXC PT IN ST, POTENTIAL ADDITIONAL TAX		Applicant: ANDREA BOWLDS JACOBS HEATING & AIR CONDITIONING 4474 SE MILWAUKIE AVE PORTLAND OR 97202		Owner: DERBY SLABTOWN LLC 1401 17TH ST 12TH FLOOR DENVER, CO 80202-5928	

20-130657-000-00-LU	SW 5TH AVE, 97204	DZ - Design Review	Type 2 procedure	3/16/20		Application
<i>Removal of existing storefront door, frame and sidelites on SW 4th Ave and replace with glass, frame and base to match existing finishes. Removal of existing awning fabric from existing canopy structure. Canopy structure to remain. Awning fabric to be replaced with new scheduled awning in white with logo. Removal of existing Coach plaques on stone pier for new plaques</i>						
	Legal Description: 1S1E03BB 90000 PIONEER PLACE CONDOMINIUM GENERAL COMMON ELEMENTS		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: ASSOCIATION OF UNIT OWNERS OF PIONEER PLACE CONDO 700 SW 5TH AVE PORTLAND, OR 97204	

20-130478-000-00-LU	2055 NW SAVIER ST, 97209	DZ - Design Review	Type 2 procedure	3/16/20		Application
<i>UNICO Slabtown Center office building: planter modifications for new gas meter recess and exterior wall infill/overhead door replacement to accommodate new bike room</i>						
	Legal Description: 1N1E28CD 02300 COUCHS ADD BLOCK 293 TL 2300		Applicant: MICHELLE SCHULZ GBD ARCHITECTS INC 1120 NW COUCH STREET, SUITE 300 PORTLAND OR 97209 USA		Owner: UCP 2055 NW SAVIER LLC 1215 4TH AVE #600 SEATTLE, WA 98161	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-127191-000-00-LU	907 NW IRVING ST, 97209	DZ - Design Review	Type 2 procedure	3/6/20		Pending
<p><i>Renovation to the existing trash enclosure to meet the City requirements for trash enclosures</i></p> <p>Legal Description: 1N1E34BC 06800 COUCHS ADD BLOCK 128 TL 6800</p> <p>Applicant: DAN WILLIAMS FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201</p> <p>Owner: ECOTRUST PROPERTIES LLC 721 NW 9TH AVE #200 PORTLAND, OR 97209-3448</p>						
20-124950-000-00-LU	327 NW 6TH AVE, 97209	DZ - Design Review	Type 3 procedure	3/2/20		Pending
<p><i>100-day Review Timeline. Construction of a new, 7-story, mixed-use building on a quarter block site. Project includes 100 deeply affordable units of permanently supporting housing, including 72 transient housing units (SROs) with PHB funding, and 28 studio apartments. It will also contain ground and second floor CCC Office space and community functions. There will be a small retail space at the northwest corner. Adjustment to 33.510.263 is requested to allow loading area access on NW Flanders.</i></p> <p>Legal Description: 1N1E34CA 02300 COUCHS ADD BLOCK 47 LOT 5&8</p> <p>Applicant: ADAM HOSTETLER WORKS PROGRESS ARCHITECTURE LLP 811 SE STARK ST, STE 210 PORTLAND, OR 97214</p> <p>Owner: PORTLAND CITY OF 421 SW 6TH AVE #500 PORTLAND, OR 97204</p>						
Total # of LU DZ - Design Review permit intakes: 5						
20-125179-000-00-LU	526 NW 23RD AVE, 97210	HR - Historic Resource Review	Type 1x procedure	3/2/20		Pending
<p><i>The applicant seeks Historic Resource Review approval for a 3.3 square foot projecting sign to be mounted on the West elevation of a 2-story neo-classical revival building that is a noncontributing building within the Alphabet Historic District located in the Northwest Plan District. The sign will be approximately 20" tall and 24" wide and will be mounted with two 1" x 1 1/2" steel tubes attached to the building with two 4" by 4" mounting plate. Historic Resource Review is required because the proposal is for signage within the Historic Alphabet District.</i></p> <p>Legal Description: 1N1E33CB 00200 KINGS 2ND ADD BLOCK 17 LOT 15-17 TL 200</p> <p>Applicant: CHRIS BROWN RAMSAY SIGNS INC 9160 SE 74TH AVE PORTLAND OR 97206</p> <p>Owner: TIMOTHY GRAY 530 1/2 NW 23RD AVE PORTLAND, OR 97210-3275</p>						
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> <p>Legal Description: 1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX</p> <p>Applicant: STEPHANIE AMEND SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209 USA</p> <p>Owner: UPG GALLERIA PROPERTY OWNER LLC 1215 4TH AVE #600 SEATTLE, WA 98161</p>						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-129505-000-00-LU	3424 NE 24TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	3/12/20		Pending
<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: ARMANDO J ZELADA 3424 NE 24TH AVE PORTLAND, OR 97212		Owner: ARMANDO J ZELADA 3424 NE 24TH AVE PORTLAND, OR 97212	
			Applicant: GEOFF GOLD G. GOLD DESIGNS 108 NE 57TH PORTLAND OR 97213 USA		Owner: MARTINE SACKS 3424 NE 24TH AVE PORTLAND, OR 97212	
20-125955-000-00-LU	915 NE SCHUYLER ST, 97212	HR - Historic Resource Review	Type 3 procedure	3/4/20		Pending
<p><i>Renovation of Dahlke Manor consists of limited exterior repairs, site work and a new 725 SF addition. The addition will be a single story space to enlarge the existing ground floor community room located on west side of the building. Non-contributing resource.</i></p>						
	Legal Description: 1N1E26CD 06400 HOLLADAYS ADD BLOCK 254 LOT 1-8		Applicant: HALLA HOFFER PETER MEIJER ARCHITECT PC 605 NE 21ST AVE STE 200 PORTLAND OR 97232		Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540	
Total # of LU HR - Historic Resource Review permit intakes: 4						
20-128876-000-00-LU	3016 NE 11TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	3/11/20		Pending
<p><i>Replace front 4 windows. The old windows are lead and are leaking. This is a contributing structure. The CC case notes all the windows were changed, so to abate that case all the windows will need to be included in this review.</i></p>						
	Legal Description: 1N1E26BA 17700 IRVINGTON BLOCK 87 LOT 17		Applicant: YURI RAKU 14212 SE WEBSTER RD PORTLAND, OR 97267		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						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-129457-000-00-LU	2126 NE 17TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	3/12/20		Pending
<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	
20-132866-000-00-LU	3116 NE 20TH AVE - UNIT A, 97212	HRB - Historic Design Tier B	Type 1 procedure new	3/27/20		Application
<i>Adjust window locations, backdoor size, chimney location. All proposed changes are to side/rear elevations and sum of changes is less than 150 s.f. The project was reviewed and approved under LU 15-257970 and is under construction currently. The proposed changes would be to the approved design. (i.e. not yet a built project). Contributing resource.</i>						
	Legal Description: 1N1E26AA 10901 IRVINGTON BLOCK 27 LOT 12 TL 10901		Applicant: JACK BARNES JACK BARNES ARCHITECT 1809 NE 2ND AVE PORTLAND, OR 97212		Owner: SUZANNE MALIN 3116 NE 20TH AVE PORTLAND, OR 97212	
					Owner: GRANT MALIN 3116 NE 20TH AVE PORTLAND, OR 97212	

Total # of LU HRB - Historic Design Tier B permit intakes: 2

20-124790-000-00-LU	2726 NE 18TH AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	3/2/20		Pending
<i>The applicant is seeking Historic Resource Review approval for an addition to a non-contributing detached garage including replacing the foundation, replacing the non-original overhead garage door with new out-swinging ½ lite wood doors, and a 120 square foot workspace addition (10 feet by 12 feet) to the southwest corner of the existing garage. New windows in the addition will be custom-made WoodDale Windows to match the existing windows on the structure (similar size lites and similar wall plane-to-glazing depth relationship). Historic Resource Review is required for non-exempt exterior alterations within the Irvington Historic District.</i>						
	Legal Description: 1N1E26AC 12600 IRVINGTON BLOCK 39 N 1/2 OF LOT 13 LOT 14		Applicant: CARL MUNZ CARL MUNZ DESIGN LLC 3726 N GANTENBEIN AVE PORTLAND, OR 97227		Owner: LAURA MAPES 2726 NE 18TH AVE PORTLAND, OR 97212-3314	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128928-000-00-LU	2009 NE 16TH AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	3/11/20		Pending
<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: 2

20-128493-000-00-LU	13100 SE RAYMOND ST, 97236	LDP - Land Division Review (Partition)	Type 1x procedure	3/10/20		Pending
<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

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-128434-000-00-LU	3213 SE 129TH AVE, 97236	LDS - Land Division Review (Subdivision)	Type 2x procedure	3/10/20		Pending
<p><i>Divide into 7 lots with new public street.</i></p> <p>Legal Description: 1S2E11BD 07300 LINN PK LOT 50</p> <p>Applicant: NINH LE HNT DEVELOPMENT LLC 10850 SE RICHMOND COURT HAPPY VALLEY, OR 97086</p> <p>Owner: HNT DEVELOPMENT LLC 10850 SE RICHMOND CT HAPPY VALLEY, OR 97086</p>						

Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1

20-125358-000-00-LU	10326 SE HOLGATE BLVD, 97266	ZE - Zoning Map Correction	Type 2 procedure	3/3/20		Pending
<p><i>Zone Map Error Correction from RM1 to CM1 for a 10' x 10' portion of the site.</i></p> <p>Legal Description: 1S2E15BB 15200 IRIS LOT 2-4 TL 15200</p> <p>Applicant: DOUGLAS HARDY CITY OF PORTLAND/BUREAU OF DEVELOPMENT SERVICES 1900 SW 4TH AVE PORTLAND, OR. 97201</p> <p>Owner: KUM LOON INVESTMENT LLC 15820 SE BYBEE DR PORTLAND, OR 97236-7800</p>						

Total # of LU ZE - Zoning Map Correction permit intakes: 1

Total # of Land Use Review intakes: 22