

Early Assistance Intakes

Parameters: Begin intake date: **6/1/2020** End intake date: **6/30/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-156492-000-00-EA	6325 SE DIVISION ST, 97206		DA - Design Advice Request	6/22/20		Pending - EA
<p><i>This project develops an interpretive program in Mount Tabor Park that tells the history of the Mt. Tabor reservoirs and the City of Portland's water system.</i></p> <p>Legal Description: 1S2E05 00100 SECTION 05 1S 2E TL 100 190.24 ACRES</p> <p>Applicant: ROBERT FRALEY COP - PORTLAND WATER BUREAU 1120 SW 5TH AVE PORTLAND, OR 97204</p> <p>Owner: PORTLAND CITY OF 1120 SW 5TH AVE #609 PORTLAND, OR 97204-1912</p>						
20-148913-000-00-EA	1006 SE GRAND AVE, 97214		DA - Design Advice Request	6/5/20		Pending - EA
<p><i>CONSTRUCT NEW 8-STORY MIXED USE BUILDING ON EAST QUARTER-BLOCK PORTION OF THE SITE, REMOVING 1-STORY NON-CONTRIBUTING STRUCTURE IN THE PROCESS. EXISTING 3-STORY HISTORIC OFFICE BUILDING FACING GRAND AVE TO BE PRESERVED. STORMWATER TO BE MANAGED ON-SITE USING DRYWELLS OR SIMILAR MEANS. Contributing Resource</i></p> <p>Legal Description: 1S1E02BC 01300 PARK ADD TO E P BLOCK 127 LOT 1&2 EXC PT IN ST LOT 7&8</p> <p>Applicant: NATE EMBER INK:BUILT ARCHITECTURE 2808 NE MARTIN LUTHER KING, STE G PORTLAND OR 97212 USA</p> <p>Owner: ARCOA PARTNERS LLC 2222 NE OREGON ST #201 PORTLAND, OR 97232</p>						
20-158166-000-00-EA	2057 SW PARK AVE, 97201		DA - Design Advice Request	6/24/20		Pending - EA
<p><i>The proposal is to build an 89-unit affordable housing building on a 6,016 square foot parcel at 2055-2057 SW Park Avenue. The building is an 11-story structure, modular units, prefabricated structure utilizing mass plywood panels and light gauge steel for a Type IV B building.</i></p> <p>Legal Description: 1S1E04DA 08800 PORTLAND BLOCK 234 E 70' OF LOT 1</p> <p>Applicant: RALPH TAHRAN TAHRAN ARCHITECTURE & PLANNING LLC 13741 KNAUS ROAD LAKE OSWEGO, OR 97034</p> <p>Owner: PARK AVENUE PSU LLC 4035 SW KELLY AVE PORTLAND, OR 97239</p>						

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20-154782-000-00-EA	9110 NE SUNDERLAND AVE, 97211		EA-Zoning & Inf. Bur.- no mtg	6/16/20		Pending - EA
<p><i>Siting a 1MW ground mounted solar PV system that will be built under the State's new Community Solar program.</i></p> <p>Legal Description: 1N1E12BA 00200 SUNDERLAND AC & PLAT 3 LOT 43&44 TL 200 POTENTIAL ADDITIONAL TAX \$125 274.45</p> <p>Applicant: EVAN RAMSEY BONNEVILLE ENVIRONMENTAL FOUNDATION 1500 SW 1ST AVE, SUITE 885 PORTLAND OR 97201</p> <p>Applicant: PJ CHRISTOPHER PORT OF PORTLAND PO BOX 3529 PORTLAND OR 97208-3529</p> <p>Owner: PORT OF PORTLAND CORPORATE REAL ESTATE PO BOX 3529 PORTLAND, OR 97208-3529</p>						
20-156100-000-00-EA	6625 SE DUKE ST, 97206		EA-Zoning & Inf. Bur.- no mtg	6/25/20		Pending - EA
<p><i>Option A.1 is to do two Property Line Adjustments and then build on the two vacant lots. The 3 lots are the original platted lots, Block 29, Lots 14, 15 and 16. Lot 14 was platted as a 12-foot wide lot. Lots 15 and 16 were both platted as 40-foot wide lots. Option A.2 is to do one PLA to create an "L"-shaped lot and a corner lot that will retain the existing house.</i></p> <p>Legal Description: 1S2E17CC 13500 TREMONT PL BLOCK 29 LOT 14-16</p> <p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p> <p>Owner: USA REGROWTH FUND LLC 16869 SW 65TH AVE, #317 LAKE OSWEGO OR 97035 USA</p>						
20-156017-000-00-EA	630 NE MARINE DR, 97211		EA-Zoning & Inf. Bur.- no mtg	6/17/20		Pending - EA
<p><i>New full-site parking lot to serve existing convenience store.</i></p> <p>Legal Description: 1N1E02BC 01700 SECTION 02 1N 1E TL 1700 0.73 ACRES</p> <p>Applicant: ROB KARAS LEANTO ARCHITECTURE 5004 N MONTANA AVE PORTLAND, OR 97217</p> <p>Owner: JSC USA LLC 630 NE MARINE DR PORTLAND, OR 97211</p>						
20-150506-000-00-EA	NE MASON ST, 97230		EA-Zoning & Inf. Bur.- no mtg	6/5/20		Pending - EA
<p><i>This application includes the proposal of an 8,500 SF maintenance building, gravel storage area, associated utilities, and parking stalls. It is assumed that this property is included as part of a larger stormwater facility and that by connecting to the existing storm system within NE Mason Street the stormwater requirements for this development will be met.</i></p> <p>Legal Description: 1N2E24 00501 PARTITION PLAT 1998-45 LOT 1 TL 501</p> <p>Applicant: JOE CORREY GOODFELLOW BROS LLC 7515 AMBASSADOR PL, SUITE E PORTLAND, OR 97220</p> <p>Owner: MORASCH'S PO BOX 30028 PORTLAND, OR 97294-3028</p>						

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20-158632-000-00-EA	7509 NE M L KING BLVD, 97211		EA-Zoning & Inf. Bur.- w/mtg	6/25/20		Application
<p><i>The enclosed SP-1 Site Plan depicts construction of a new 2,880-square foot ARCO ampm convenience store with 3,236-square foot fuel canopy over 6 MPDs.</i></p>						
	Legal Description: 1N1E10DD 10600 LOVES ADD BLOCK 7 LOT 8-11 TL 10600		Applicant: NICK WECKER BARGHAUSEN CONSULTING ENGINEERS 18215 72ND AVE SOUTH KENT WA 98032		Owner: BP WEST COAST PRODUCTS LLC PO BOX 941709 HOUSTON, TX 77094	
20-153127-000-00-EA	715 NW HOYT ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	6/23/20		Pending - EA
<p><i>Re-establish the historic Couch's Addition general block structure with minimal modifications necessary to maintain consistency with the proposed USPS Master Plan.</i></p>						
	Legal Description: 1N1E34BC 00100 COUCHS ADD BLOCK 113&114&129-132&147&148&192&193&T&Z TL 100		Applicant: SARAH HARPOLE PORTLAND DEVELOPMENT COMMISSION DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209		Owner: PORTLAND DEV COMM 222 NW 5TH AVE PORTLAND, OR 97209	
			Applicant: TROY TETSUKA KPF CONSULTING ENGINEERS INC 111 SW 5TH AVE SUITE 2600 PORTLAND OR 97204			
20-150235-000-00-EA	4738 SE BELMONT ST, 97215		EA-Zoning & Inf. Bur.- w/mtg	6/2/20		Application
<p><i>New 3-Story, mixed-use structure. 19 apartment units are proposed. The ground floor will contain 1,150 sf of commercial lease space along Belmont St. The project total square footage is 11,473. A drywell on the south end of the site will serve to dispose of stormwater. They plan to meet community design standards.</i></p>						
	Legal Description: 1S2E06BA 12100 PARADISE SPR TR BLOCK 9 E 75' OF LOT 1&2		Applicant: JIM TOPOREK STUDIO 3 ARCHITECTURE INC 275 COURT ST NE SALEM, OR 97301		Owner: ALPINA PROPERTIES LLC 10117 SE SUNNYSIDE RD #F1123 CLACKAMAS, OR 97015-7708	

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20-150765-000-00-EA	9800 SE STARK ST, 97216		EA-Zoning & Inf. Bur.- w/mtg	6/3/20		Pending - EA
<p><i>Remodel of existing tenant space for new Retail Marijuana Dispensary. Exterior alterations to building, no increase footprint or building area.</i></p> <p>Legal Description: 1S2E04A 01000 SECTION 04 1S 2E TL 1000 0.50 ACRES</p> <p>Applicant: SAM HEHR BAMA ARCHITECTURE 7350 SE MILWAUKIE AVE PORTLAND, OR 97202</p> <p>Owner: MEADBERRY PROPERTIES LLC 8800 SE SUNNYSIDE RD STE 315 CLACKAMAS, OR 97015</p>						
20-160275-000-00-EA	3841 SE 52ND AVE, 97206		EA-Zoning & Inf. Bur.- w/mtg	6/30/20		Application
<p><i>Phase 1: renovate and relocate historic house, add on-site parking & bike parking, & drywell. Phase 2: add 18-unit building, trash enclosure & increase bike parking. Phase 3: add 2nd 18-unit building and second drywell, expand parking & relocate trash enclosure.</i></p> <p>Legal Description: 1S2E07DB 14200 SECTION 07 1S 2E TL 14200 0.43 ACRES</p> <p>Applicant: CASEY MCGUIRL MCGUIRL DESIGNS & ARCHITECTURE 811 E BURNSIDE ST SUITE 224 PORTLAND OR 97214</p> <p>Owner: ALLEN & LAIRD FAMILY TR 4823 SW 45TH AVE PORTLAND, OR 97221</p> <p>Owner: 3823 SE 52ND LLC 4823 SW 45TH AVE PORTLAND, OR 97221</p>						
20-151668-000-00-EA	2202 E BURNSIDE ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/8/20		Pending - EA
<p><i>New 5-story, mixed-use building. Approximately 114 units, 115,800 SF. Stormwater management is TBD. Proposal is expected to meet community design standards, however, applicant would like update/info about DOZA implementation.</i></p> <p>Legal Description: 1N1E35DD 00900 DUNNS ADD BLOCK 12 TL 900</p> <p>Applicant: AARON WIGOD MARATHON ACQUISITION AND DEVELOPMENT 30050 SW TOWN CENTER LOOP W SUITE 200 WILSONVILLE OR 97070</p> <p>Owner: THE DONALD R FURTICK REV TR 2202 E BURNSIDE ST PORTLAND, OR 97214</p>						
20-153363-000-00-EA	5230 N BASIN AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/12/20		Pending - EA
<p><i>Identify any concerns that a future tenant improvement may trigger. A future tenant has not yet been identified, but the user will be in an allowed industrial use category.</i></p> <p>Legal Description: 1N1E21BB 00900 SECTION 21 1N 1E TL 900 6.63 ACRES</p> <p>Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND OR 97214 USA</p> <p>Owner: USPF BASIN LP 75 E SANTA CLARA ST 6TH FL SAN JOSE, CA 95113</p>						

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20-152204-000-00-EA	1666 SE LAMBERT ST, 97202		EA-Zoning & Inf. Bur.- w/mtg	6/8/20		Pending - EA
<p><i>The proposed project is a 86-unit multifamily (40 units in the northern building (BUILDING 1) and 46 units in the southern building (BUILDING 2) project across approximately 71,000 sf of living space and 4 stories of living space above one level of parking garage. The units will be studios, one bedroom and two bedroom units. There will be approximately 60 parking spaces provided on site.</i></p>						
	Legal Description: 1S1E23DB 01100 CRYSTAL SPR ADD BLOCK 1 LOT 1-4		Applicant: SEAN O'NEILL SWS PDX LLC 333 S STATE ST SUITE V PMB #354 LAKE OSWEGO, OR 97034		Owner: SOUTH LAMBERT DIAMOND LLC 2839 SW 2ND AVE PORTLAND, OR 97201-4736	
20-158124-000-00-EA	800 SW 13TH AVE, 97205		EA-Zoning & Inf. Bur.- w/mtg	6/25/20		Pending - EA
<p><i>Study development opportunities of Commercial Office, Residential or a mixed-use of Residential and Commercial Office uses with underground parking.</i></p>						
	Legal Description: 1N1E33DD 06500 PORTLAND BLOCK N 1/2 G LOT 1-8		Applicant: KATHERINE SCHULTZ GBD ARCHITECTS 1120 NW COUCH STREET, SUITE 300 PORTLAND OR 97209		Owner: THE PORTLAND CLINIC LLP 800 SW 13TH AVE PORTLAND, OR 97205-1902	
20-153400-000-00-EA	3230 SE MILWAUKIE AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	6/10/20		Pending - EA
<p><i>This project will consist of the demolition of the existing structure, followed immediately by the ground up construction of a new multi-family dwelling</i></p>						
	Legal Description: 1S1E11BD 01200 COLES ADD BLOCK 2 LOT 3-8		Applicant: KEEGAN HEBERT WORKS PROGRESS ARCHITECTURE LLP 811 SE STARK ST, SUITE 210 PORTLAND OR 97214 USA		Owner: UNITED STATES NATIONAL BANK OF OREGON 2800 E LAKE ST MINNEAPOLIS, MN 55406-1942	
20-152959-000-00-EA	N TOMAHAWK IS DR, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/10/20		Pending - EA
<p><i>Five-story multifamily housing complex totaling approx. 272 units across two buildings with approx. 273 surface parked stalls.</i></p>						
	Legal Description: 1N1E03AB 00400 POPPEN ISLANDER BLOCK 4		Applicant: JEREMIAH JOLICOEUR ALLINCE REALTY PARTNERS LLC 1325 4TH AVE, STE 1005 SEATTLE, WA 98101		Owner: COLUMBIA CROSSINGS LLC 2001 WESTERN AVE #330 SEATTLE, WA 98121-2133	

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20-155219-000-00-EA	302 SE 7TH AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/17/20		Pending - EA
<p><i>Upgrade to building shell for future Tenant Improvements. Exterior alterations may include enlarging select windows, cladding and/or painting portions of the exterior, and replacement of window and entrance systems. No changes are proposed to stormwater, as the entire existing site is impervious and no additional impervious area is proposed.</i></p>						
	Legal Description: 1N1E35CC 09700 EAST PORTLAND BLOCK 160 LOT 1&2&7 W 1/2 OF LOT 8		Applicant: MICHAEL MCLAUGHLIN 4075 N WILLIAMS PORTLAND OR 97227		Owner: 302 SE 7TH OZ LLC 210 SE MADISON ST #19 PORTLAND, OR 97214-4192	
20-152764-000-00-EA	4630 N INTERSTATE AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/10/20		Pending - EA
<p><i>Repainting and maintenance of existing masonry fences at perimeter of site. Removal and replacement of damaged asphalt and concrete paving. Removal and reinstall of exterior finishes on restaurant building to allow inspection of exterior walls.</i></p>						
	Legal Description: 1N1E22BC 04300 M PATTONS ADD & 2ND BLOCK 2 LOT 1 EXC PT IN STS LOT 2-4 EXC PT IN ST		Applicant: DANIEL GATES MCA ARCHITECTS PC 812 SW WASHINGTON ST., SUITE 800 PORTLAND OR 97205		Owner: LEE,RICHARD TR 111 W 39TH ST #A VANCOUVER, WA 98660-1974	
			Applicant: JOHN VAN LOH MCA ARCHITECTS 812 SW WASHINGTON ST, SUITE 800 PORTLAND, OR 97205			
20-151919-000-00-EA	8100 NE M L KING BLVD, 97211		EA-Zoning & Inf. Bur.- w/mtg	6/23/20		Pending - EA
<p><i>Existing fuel island and building will be demolished. Proposing 2 new retail fuel islands and 3 new card lock fuel islands as well as new convenience store with associated parking. Stormwater quality would be treated by filter vault. No quantity requirements apply due to proximity to slough.</i></p>						
	Legal Description: 1N1E10DA 00500 LOVES ADD BLOCK 25 LOT 1-3 TL 500		Applicant: SARAH JONES DAVID EVANS & ASSOCIATES, INC 2100 SW RIVER PARKWAY PORTLAND, OR 97201		Owner: HARRIS ENTERPRISES INC 4800 SW MEADOWS RD #300 LAKE OSWEGO, OR 97035	

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20-156422-000-00-EA	7003 NE 27TH AVE, 97211		EA-Zoning & Inf. Bur.- w/mtg	6/18/20		Pending - EA
<p><i>The project is the phased redevelopment of the Dekum Court affordable housing development. Currently Dekum Court has 40 units of housing on 5.3 acres of land. Phase 1 of the project will be to demolish the existing Head Start building and construct a minimum of 40 new apartment homes. Phase 2 of the project will be to move current residents into the new units, demolish all remaining structures on site and construct up to 160 additional units for a total of 200 units of housing.</i></p>						
	Legal Description: 1N1E13BC 18100 SECTION 13 1N 1E TL 18100 3.72 ACRES SPLIT MAP R315537 (R941141490)		Applicant: CHANDRA ROBINSON LEVER ARCHITECTURE PC 4713 N ALBINA AVE, 4TH FLOOR PORTLAND OR 97217		Owner: HOUSING AUTHORITY OF 135 SW ASH ST PORTLAND, OR 97204-3540	
20-149694-000-00-EA	7688 N INTERSTATE AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/1/20		Pending - EA
<p><i>Develop a 4-story low-income apartment building with ground floor permanent supportive service offices, community room, and courtyards. Stormwater disposal method is pending results from geotech report.</i></p>						
	Legal Description: 1N1E10CC 11400 AVENUE HMS BLOCK 1 LOT 1-3 LOT 4 EXC PT IN STS		Applicant: MOLLY CULBERTSON SERA DESIGN 338 NW 5TH AVE PORTLAND OR 97209		Owner: HOME FORWARD 135 SW ASH ST PORTLAND, OR 97204-3540	
			Applicant: GAURI RAJBADYA SERA DESIGN & ARCHITECTURE 338 NW 5TH AVE PORTLAND OR 97209			
20-156152-000-00-EA	511 NW BROADWAY, 97209		EA-Zoning Only - no mtg	6/18/20		Pending - EA
<p><i>PCNA would like to install a new 8' high ornamental fenced enclosure at the property line. There would be a new lockable 16' rolling gate to continue to allow loading activities (and service of the generator), and a new lockable 8' pair of swinging gates to accommodate trash and recycling dumpster service. There would also be a swinging exit gate at the bottom of each set of stairs (with adequate landing room per code), each with panic hardware on the inside and plates (no hardware) on the outside to prohibit access to this hardware. The remainder of the enclosure would be an ornamental fence with light gage mesh. In order to meet the minimum clearance requirements at the bottom landing (48"), the exit gates will need to encroach more than 12" into the ROW.</i></p>						
	Legal Description: 1N1E34BC 07800 COUCHS ADD BLOCK S TL 7800		Applicant: STEVE MILEHAM LRS ARCHITECTS INC 720 NW DAVIS ST, STE 300 PORTLAND, OR 97209		Owner: PORTLAND CITY OF PDC 222 NW 5TH AVE PORTLAND, OR 97209-3812	

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20-156470-000-00-EA	2275 W BURNSIDE ST, 97210		EA-Zoning Only - w/mtg	6/18/20		Pending - EA
<p><i>Tenant improvement of a 1,500 sf leased space on the corner of NW 23rd and W Burnside into a bank branch. Exterior improvements consist of a new corner entry, storefront windows, signage, stairs, ramp and ATM. This is a non-contributing resource.</i></p>						
	<p>Legal Description: 1N1E33CB 01200 STRONGS ADD BLOCK 2 S 5' OF W 50' OF LOT 13 LOT 15 EXC PT IN ST, LOT 16&17</p>		<p>Applicant: MATTHEW CRAWFORD ZCS ENGINEERING & ARCHITECTURE 524 MAIN ST, STE 2 OREGON CITY, OR 97045</p>		<p>Owner: WASHINGTON FEDERAL 425 PIKE ST SEATTLE, WA 98101</p>	
			<p>Applicant: JOELLE HARRIS ZCS ENGINEERING & ARCHITECTURE 524 MAIN ST #2 OREGON CITY, OR 97045</p>			
			<p>Applicant: DIANA VECCHIO CBRE PROJECT MANAGEMENT 1420 5TH AVE #1700 SEATTLE, WA 98101</p>			
20-160129-000-00-EA	8007 N HUDSON ST, 97203		EA-Zoning Only - w/mtg	6/30/20		Application
<p><i>Explore potential options for developing the site: rehab existing houses, & add new houses & ADUs; Demo existing and replace with all new houses, or small multi-family structure</i></p>						
	<p>Legal Description: 1N1W01DD 16000 POINT VIEW BLOCK 11 E 90' OF LOT 19-22 LOT 23</p>		<p>Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266</p>		<p>Owner: FHG PROPERTIES LLC 16869 SW 65TH AVE #317 LAKE OSWEGO, OR 97035</p>	
20-160146-000-00-EA	2935 N ARGYLE ST, 97217		EA-Zoning Only - w/mtg	6/30/20		Application
<p><i>Building permit currently in progress for one house, with plan to subdivide lot and add two more houses. New owner wants to explore other options for property development - townhomes, or small apt complex.</i></p>						
	<p>Legal Description: 1N1E09BD 19000 PENINSULAR ADD 3 BLOCK 36 LOT 42-44</p>		<p>Applicant: DON TITUS RESIDENTIAL DESIGNER LLC 5138 SE 115TH AVE PORTLAND OR 97266</p>		<p>Owner: JLO INVESTMENTS LLC 16869 SW 65TH AVE #317 LAKE OSWEGO, OR 97035</p>	

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20-158969-000-00-EA	SE WAVERLEIGH BLVD, 97202		EA-Zoning Only - w/mtg	6/26/20		Application
<p><i>Attached townhouse on single tax lot. Could not meet the building coverage, asked for LU 20-143005 AD, but planner found a old land use 00-00011-SU-AD have condition of approval for set back that restrict the set back of the 3 lots' housing development. Seeking advice or adjustments.</i></p>						
	Legal Description: 1S1E12AC 17803 DANIEL PLACE LOT 3		Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210		Owner: SKORO, KAROLINA TR 13030 SE WIESE RD DAMASCUS, OR 97089-8346 Owner: DANIEL SKORO 13030 SE WIESE RD DAMASCUS, OR 97089-8346 Owner: SKORO, IVAN TR 13030 SE WIESE RD DAMASCUS, OR 97089-8346	
20-160080-000-00-EA	N SCHMEER RD, 97217		EA-Zoning Only - w/mtg	6/30/20		Application
<p><i>Sign proposal for Prologis Meadows Campus signs (Former Portland Meadows site). Seeking feed back on proposal and guidance on modifications or adjustments needed to Title 32, for successful LUR request.</i></p>						
	Legal Description: 1N1E10BB 01300 SECTION 10 1N 1E TL 1300 0.77 ACRES		Applicant: DAN OSTERMAN TUBE ART ARCHITECTURAL & ELECTRICAL DISPLAY 4243-A SE INTERNATIONAL PORTLAND OR 97222		Owner: PROLOGIS LP 1800 WAZEE ST #500 DENVER, CO 80202-2526	
20-158521-000-00-EA	3025 SW UPPER DR, 97201		PC - PreApplication Conference	6/25/20		Application
<p><i>The Bureau of Environmental Services is rehabilitating (maintenance) three existing combined sewer pipes in this area.</i></p>						
	Legal Description: 1S1E05DC 00800 SMITHS ADD TO P BLOCK B LOT 6 TL 800		Applicant: YANG ZHANG CITY OF PORTLAND BUREAU OF ENVIRONMENTAL SERVICES 1120 SW 5TH AVE, ROOM 1000 PORTLAND OR 97204		Owner: JULIA PICKAR 3025 SW UPPER DR PORTLAND, OR 97201	

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20-155994-000-00-EA	1500 SE 96TH AVE, 97216		PC - PreApplication Conference	6/17/20		Pending - EA
<p><i>A Pre-Application Conference to discuss changes to the Adventist School Campus. The parking lot to the east of the existing building including the bus drop off and parking would be modified. Cancel the Option 2 covenant and establish the path forward for Option 1 for Non-Conforming Upgrades to the site. A Property Line Adjustment is proposed to reclaim some of the property to the north. This will bring the north classroom building back into the School lot. A Land Division is proposed to separate the Skilled Nursing Facility onto its own tax lot.</i></p>						
	Legal Description: 1S2E04A 02502 SECTION 04 1S 2E TL 2502 11.59 ACRES SPLIT LEVY R643110 (R992045490) DEFERRED ADDITIONAL TAX LIABILITY		Applicant: REBECCA KERR CIDA ARCHITECTS AND ENGINEERS 15895 SW 72ND AVE, STE 200 PORTLAND OR 97224		Owner: OREGON CONFERENCE EDUCATION ASSOCIATION 19800 SE OATFIELD RD GLADSTONE, OR 97027-2564	
			Applicant: ROD SHEARER SHEARER & ASSOCIATES INC 19300 NE 112TH AVE, STE 100 BATTLE GROUND WA 98604			
20-152910-000-00-EA	230 SW 2ND AVE, 97204		PC - PreApplication Conference	6/9/20		Application
<p><i>The proposed project is a 5-story, 136 key new build hotel with associated public improvements for the site. Gross building square footage is expected to be 80,540+/- . Stormwater disposal is proposed to be 60% ecoroof with vegetated stormwater flow through planter with orifice control at level 1 connected to combined sewer. Non-contributing Resource.</i></p>						
	Legal Description: 1N1E34CD 03800 PORTLAND BLOCK 29 LOT 5-8		Applicant: STEPHEN WENDELL MOUNTAIN SHORE PROPERTIES 123 NORTH COURT STREET FAYETTEVILLE WV 25840 USA		Owner: GREMAR LLC 920 SW 6TH AVE PORTLAND, OR 97204	
					Owner: LOT-49 LLC 920 SW 6TH AVE PORTLAND, OR 97204	
20-149243-000-00-EA	1525 SE GRAND AVE, 97214		PC - PreApplication Conference	6/1/20		Pending - EA
<p><i>A Pre-Application Conference to discuss construction of a 12,450 square foot retail building (CVS Pharmacy). A drive through window and a surface parking lot for 30 vehicles is proposed. There are curb cuts on both SE M L King and SE Grand for the parking lot and the drive-through. The drive-through exits onto SE Clay Street. An Early Assistance meeting was held in 2019 to discuss this project (19-238518)</i></p>						
	Legal Description: 1S1E02CB 09200 STEPHENS ADD BLOCK 60 LOT 3&4		Applicant: NICK WECKER BARGHAUSEN CONSULTING ENGINEERS 18215 72ND AVE SOUTH KENT WA 98032		Owner: GRAND/ANGEL LLC PO BOX 230968 TIGARD, OR 97281	

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20-154561-000-00-EA	4033 SW CANYON RD, 97221		PC - PreApplication Conference	6/16/20		Pending - EA
<p><i>A Pre-Application Conference to discuss the first project that implements the Bureau of Parks, Washington Park Master Plan. The project provides for storm water mitigation from the previously constructed parking lot per LU 12-156689CU, increases pedestrian and bicycle access and creates increased way finding and entry monumentation into the park. The criteria for Conditional Use approval are in Chapter 33.815.100, Uses in Open Space Zones.</i></p>						
	Legal Description: 1S1E05 00800 SECTION 05 1S 1E TL 800 107.18 ACRES		Applicant: TRAVIS RUYBAL PORTLAND PARKS & RECREATION 1221 SW 4TH AVE, SUITE 800 PORTLAND OR 97204 USA		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
20-158095-000-00-EA	5631 SE BELMONT ST, 97215		PC - PreApplication Conference	6/24/20		Cancelled
<p><i>The applicant, Lyrin Murphy, requests a Type III Conditional Use Review to allow for commercial meetings on the site at 5631 SE Belmont St. The site was approved for a Type B ASTR permit in July, 2019 (LU 19-168616). At that time, the property had split zoning of R2/R5 and was prohibited from applying for a Type III Conditional Use Permit that would allow for commercial meetings. An amendment was added to Better Housing by design which aligned the entire house under the RM1 zoning, thus removing the barrier to apply for alternate uses.</i></p>						
	Legal Description: 1S2E06AB 03900 MT TABOR CENTRAL PK BLOCK 2 E 14' OF N 75' OF LOT 2 S 125' OF LOT 2 EXC PT IN ST, HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX		Applicant: LYRIN MURPHY 2336 SW OSAGE ST., UNIT 303 PORTLAND, OR 97205		Owner: CHRISTMAS HOUSE PDX LLC 2336 SW OSAGE ST PORTLAND, OR 97205	
20-156508-000-00-EA	15550 N LOMBARD ST, 97203		PC - PreApplication Conference	6/18/20		Pending - EA
<p><i>A Pre-Application Conference to discuss expansion of the rail infrastructure at the Portland Bulk Terminals (PBT). Specifically this would occur at the Potash Unit Train Facility located at Terminal 5, Port of Portland. The proposed project will improve processing efficiency of incoming unit trains by keeping trains intact during arrival, unloading, and departure movements throughout the facility.</i></p>						
	Legal Description: 2N1W23C 00500 RIVERGATE INDUSTRIAL DIS BLOCK 10&12&E TL 500 LAND ONLY SEE R646396 (R708881941) FOR MACH & EQUIP SPLIT LEVY R256241 (R708881584)		Applicant: KURT REICHEL 1050 SW 6TH AVE., STE 1800 PORTLAND, OR 97204		Owner: PORT OF PORTLAND 2300 SW 1ST AVE #200 PORTLAND, OR 97201-5047	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-148529-000-00-EA	5600 NE 42ND AVE, 97218		PC - PreApplication Conference	6/1/20		Pending - EA
<p><i>A Pre-Application Conference to discuss the redevelopment of the PCC Metropolitan Workforce Training Center (Metro Center) on the west side of the site and development of new affordable multi-family housing on the east side of site. The project will have two phases. The first phase is the construction of the new Metro Center with approximately 50,000 square feet in floor area on the west portion of the site. The existing Metro Center will remain open until the new building is completed. In Phase 2, the existing building will be demolished and a four story multidwelling building will be constructed. Approximately 100-110 units are proposed by Home Forward. Seventy-Seven surface parking spaces are proposed to serve the Metro Center with nine of those available for the Home Forward project at the end of Phase 1.. There are curb cuts on NE 42nd and on NE Killingsworth.</i></p>						
	Legal Description: 1N2E18CC 07600 JORBADE BLOCK 1 LOT 2&3 TL 7600		Applicant: REBECCA OCKEN PORTLAND COMMUNITY COLLEGE 9700 SW CAPITOL HIGHWAY, STE 260 PORTLAND, OR 97219		Owner: PORTLAND COMMUNITY COLLEGE PO BOX 19000 PORTLAND, OR 97280-0990	
20-153737-000-00-EA	SW KING AVE, 97205		PC - PreApplication Conference	6/15/20		Pending - EA
<p><i>A Pre-Application Conference to discuss exterior alterations to a building in the King's Hill Historic District. The proposed changes include the exterior stucco, roofing and the plumbing system.</i></p>						
	Legal Description: 1N1E33CD 70000 KINGS HILL CONDOMINIUMS GENERAL COMMON ELEMENTS		Applicant: JAMES RILEY CERTA BUILDING SOLUTIONS 4410 SE 44TH AVE, SUITE 102 PORTLAND OR 97215 USA Applicant: ROB LOPICCOLO CERTA BUILDING SOLUTIONS 4410 SE 44TH AVE, SUITE 102 PORTLAND OR 97215 USA		Owner: ASSOCIATION OF UNIT OWNERS OF KINGS HILL CONDOMINIUMS 731 SW KING AVE #14 PORTLAND, OR 97205	
20-158177-000-00-EA	2057 SW PARK AVE, 97201		PC - PreApplication Conference	6/24/20		Pending - EA
<p><i>The proposal is to build an 89-unit affordable housing building on a 6,016 square foot parcel at 2055-2057 SW Park Avenue. The building is an 11-story structure, modular units, prefabricated structure utilizing mass plywood panels and light gauge steel for a Type IV B building.</i></p>						
	Legal Description: 1S1E04DA 08800 PORTLAND BLOCK 234 E 70' OF LOT 1		Applicant: RALPH TAHRAN TAHRAN ARCHITECTURE & PLANNING LLC 13741 KNAUS ROAD LAKE OSWEGO, OR 97034		Owner: PARK AVENUE PSU LLC 4035 SW KELLY AVE PORTLAND, OR 97239	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-156567-000-00-EA	NW 24TH PL, 97210		Pre-Prmt Zoning Plan Chck.Other	6/23/20		Pending - EA
<p>19 multi-family units. A lot confirmation was recently completed (see PR 20-119022 LC) A Lot Consolidation has been requested for these parcels. The remaining parcels are now under other ownership.</p>						
	Legal Description: 1N1E28CC 00801 BLOCK 6 LOT 12		Applicant: GRETA HOLSTROM 703 BROADWAY ST, STE 610 VANCOUVER WA 98660 USA		Owner: SLABTOWN PDX APARTMENTS LLC 2132 SW MONTGOMERY DR PORTLAND, OR 97201-2372	
20-160245-000-00-EA	14151 NE SAN RAFAEL ST, 97230		Public Works Inquiry	6/30/20		Application
<p>Remodel existing structure from an office building to a residence.</p>						
	Legal Description: 1N2E26DA 07000 RICHLAND LOT 7 TL 7000		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201		Owner: NOVA DEVELOPMENT INC 11439 NE MORRIS ST PORTLAND, OR 97220	
20-154228-000-00-EA	SW CORONADO ST, 97219		Public Works Inquiry	6/12/20		Pending - EA
<p>Develop lot and construct single family residential structure on one lot (Lot 15 & 16). Two story structure</p>						
	Legal Description: 1S1E31AC 08702 WEST PORTLAND PK BLOCK 80 LOT 15&16		Applicant: GABE DOMINEK DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST #A PORTLAND, OR 97214		Owner: SATTAR,MUKARRAM TR 7 BRADMAN HOUSE ABERCORN PL ST JOHNS WOOD LONDON , UK NW8 9XY	
20-154008-000-00-EA	311 NE 90TH AVE, 97220		Public Works Inquiry	6/17/20		Pending - EA
<p>Confirm Lots 2 & 4 and develop the lots with attached single family dwelling units. Stormwater will be managed on site.</p>						
	Legal Description: 1N2E33CA 06800 VILLA HILL BLOCK 1 LOT 2&4 EXC PT IN ST		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: BRIDGETOWN EQUITY CONSTRUCTION INC PO BOX 33408 PORTLAND, OR 97292	
20-151608-000-00-EA	3808 SW MT ADAMS DR, 97239		Public Works Inquiry	6/8/20		Completed
<p>New single family home</p>						
	Legal Description: 1S1E09CB 02400 COUNCIL CREST PK BLOCK 5 LOT 13&14 TL 2400 N 15' OF LOT 13, S 20' OF LOT 13, LOT 14		Applicant: ERNIE MUNCH 1515 SW MYRTLE ST PORTLAND, OR 97201		Owner: STIPKALA CONSTRUCTION LLC 8038 KAYAK WAY BLAINE, WA 98230	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
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Total # of Early Assistance intakes: 44

18-266139-000-00-FP	2215 SE 113TH AVE, 97216	FP - Final Plat Review		6/26/20		Application
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Approval of a Preliminary Plan for a 3-parcel partition, that will result in 1 standard lot, 1 flag lot and 1 narrow lot as illustrated with Exhibit C.1; Approval of a modification to the flag lot landscaped buffer standard for Parcel 2as described in Condition D.3; Approval of a modification to reduce the north side setback of Parcel 3 to 4 feet; 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: ζ Any buildings or accessory structures on the site at the time of the final plat application; ζ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; ζ 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 113th Avenue. The required right-of-way dedication must be shown on the final plat. 2. A Private Access Easement over the ζflag poleζ portion of Parcel 2 for the benefit of Parcels 1 and 3 shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for. 3. A recording block for each of the legal documents such as maintenance agreements, acknowledgement of special land use conditions, or Declarations of Covenants, Conditions, and Restrictions (CC&Rs) as required by Conditions C.8, C.9 and C.10 below. The recording blocks shall, at a minimum, include language substantially similar to the following example: ζA Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records.ζ C. The following must occur prior to Final Plat approval: Streets 1. The applicant shall complete street and storm sewer waivers of remonstrance (for future street and storm sewer improvements) as required by the City Engineer. Waiver forms and instructions will be provided to the applicant during the final plat review process. 2. The applicant must pay the LTIC fee to the satisfaction of PBOT. Existing Development 3. The applicant must obtain a finalized demolition permit for removing the garage on Parcel 3. Prior to removal of this structure, tree protection must be installed per the applicantζs arborist report (Exhibit A.9, also explained under section B. Tree Preservation above). 4. The applicant must remove the sheds on Parcel 3. The applicant must submit before and after photos of the removal (with the same perspective). Prior to removal of these structures, tree protection must be installed per the applicantζs arborist report (Exhibit A.9, also explained under section B. Tree Preservation above). Alternately, the applicant can execute a covenant with the City stating that the structures will be removed if a primary structure has not received final inspection on the lot(s) with the accessory structure(s) within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval. 5. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for decommissioning the historic cesspools (2) on the site. 6. A parking space shall be installed on Parcel 1, in conformance with the applicable requirements of the Portland Zoning Code. The applicant must obtain a finalized Zoning Permit for installation of the parking space. The permit plans must include the note: This permit fulfills requirements of Condition C.6 of LU 18-266139. The new parking space must also be shown on the supplemental plan. Tree protection must be installed per the applicantζs arborist report (Exhibit A.9, also explain

Legal Description:
1S2E03DC 12100
LAMBERT GROVE
BLOCK 1
LOT 9

Applicant:
DENNIS A PATERA

Owner:
PATERA REVOCABLE LIVING TRUST
1983 SE DOUGLAS PL
GRESHAM, OR 97080

Owner:
DENNIS A PATERA

Owner:
LYNNE M PATERA

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
17-269936-000-00-FP	14700 SE RHINE ST, 97236	FP - Final Plat Review		6/26/20		Application

Approval of a Preliminary Plan for a 4-lot subdivision, that will result in 4 standard lots as illustrated with Exhibit C.2-C.5, 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, BES and Fire 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 location of the existing drywell for Lot 4; - The fire access lane with a turning radius of 25 feet inside, 45 feet outside, from both directions. - 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 Rhine Street and the public pedestrian path. The required right-of-way dedications must be shown on the final plat. 2. Private sanitary sewer easements, for the benefits of Lots 3 and 4, shall be shown and labeled over the relevant portions of Lots 1, 2 and 3. 3. A private storm sewer easement, for a drywell in the private driveway benefitting Lots 1-4, shall be shown and labeled over the relevant portions of Lots 1-4. 4. A 20-foot wide Reciprocal Access Easement shall be shown and labeled on the final plat, centered on the common property lines between Lots 1-4. The easement shall allow shared use of this area for all of the purposes that a driveway would be typically used for. 5. 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 Conditions C.12-C.14 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 and for the public pedestrian connection. The applicant shall submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation and the Bureau of Environmental Services for required street frontage improvements. Prior to ground disturbing activity related to the public works permit, the applicant must obtain an approved tree protection inspection for the BDS Permit required by Condition D.1 2. The applicant shall obtain an updated Arborist Report prior to ground disturbing activity related to the public works permit which specifically addresses how the tree preserved by Condition D.1 will be preserved during street frontage improvements and site grading. 3. The applicant shall obtain a BDS Permit (Zoning Permit) to install tree protection and document the limits of disturbance for grading associated with the public works improvements. The clearing and grading plan submitted with the permit must substantially conform to the Preliminary Clearing and Grading Plan approved with this decision (Exhibit C.4) and include: - Tree Protection consistent with Condition D.1 - Construction limits of disturbance - A note that a tree protection inspection must be approved prior to the start of ground disturbing activity.

Legal Description:
 1S2E12BC 10600
 POWELL VILLAGE
 BLOCK 2
 LOT 6
 W 30' OF LOT 7

Applicant:
 KYM NGUYEN
 CONCEPT DESIGN &
 ASSOCIATES
 PO BOX 8464
 PORTLAND, OR 97207-8464

Owner:
 YAN WU
 14700 SE RHINE ST
 PORTLAND, OR 97236

 Owner:
 SHU TANG HUANG
 14700 SE RHINE ST
 PORTLAND, OR 97236

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-200308-000-00-FP	904 NE TILLAMOOK ST, 97212	FP - Final Plat Review		6/26/20		Application
<p><i>Approval of an Adjustment to reduce the rear (south) building setback of the existing house on Parcel 1 to 3 feet for the building wall and 2.25 feet for the eaves, and Approval of a Preliminary Plan for a 2-parcel partition. These approvals are granted for the proposal as illustrated with Exhibits C.1 - C.5, 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, BES, and Life Safety 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. Setbacks for building walls and eaves must be called-out on the plans; ¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; ¿ All stormwater management facilities on the site. ¿ Any other information specifically noted in the conditions listed below. B. The following must occur prior to Final Plat approval: 1. The applicant will be required to retrofit the stormwater facilities for the existing structure on Parcel 1 according to SWMM standards, with all required permits finalized (if applicable). 2. The applicant must meet Life Safety requirements related to the eave on the south side of the existing house that is less than 3 feet from the proposed lot line. The eave must either be altered or a no-build easement must be recorded and shown on the plat, in accordance with applicable building code and fire/life safety requirements. 3. All the street trees associated with Parcel 1 must be planted prior to final plat approval. A planting permit is required through Urban Forestry prior to planting. C. The following conditions are applicable to site preparation and the development of individual lots: 1. Future development on Parcel 1 is subject to a minimum density of 2 units. 2. Future development on Parcel 2 shall be limited to single-dwelling development. 3. The approved Adjustment request applies only to the existing house. Future development, including expansions to the existing house that increase its height within the reduced setback to the new property line, will be subject to the minimum building setbacks stated in the applicable sections of the zoning code. 4. 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. 5. Development on Parcel 2 shall be conducted in accordance with tree protection measures, including tree protection fencing, as noted on the Preliminary Site/Utility Plan (Exhibit C.4, attached) to protect the off-site 6-inch diameter deciduous tree on the property to the south (2004 NE 9th Ave). Tree protection fencing must be 6-foot high chain link and be secured to the ground with 8-foot metal posts driven into the ground. Encroachment into the specified root protection zones may only occur if it meets the Tree Protection Specifications of 11.60.030.</i></p>						
	Legal Description: 1N1E26CD 06300 WEST IRVINGTON BLOCK 122 LOT 4		Applicant: TIMOTHY PITTS 2442 NE 8TH AVE PORTLAND, OR 97212		Owner: TIMOTHY PITTS 904 NE TILLAMOOK ST PORTLAND, OR 97212	
					Owner: JACOB WRY 904 NE TILLAMOOK ST PORTLAND, OR 97212	
19-238388-000-00-FP	531 S NEBRASKA ST, 97239	FP - Final Plat Review		6/10/20		Under Review
<p><i>Final plat to create two parcels.</i></p>						
	Legal Description: 1S1E15CD 17500 SOUTHERN PORTLAND BLOCK 10 W 40' OF LOT 8		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: EXCEPTIONAL HOMES BY ANDRE INC 14237 BRIDGE CT LAKE OSWEGO, OR 97034-2177	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
18-170467-000-00-FP	4036 SE 92ND AVE, 97266	FP - Final Plat Review		6/26/20		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in two single dwelling lots as illustrated with Exhibit C.1, 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 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; √ The reduced side setbacks allowed under 33.120.270.D; √ The proposed location of stormwater facilities for the existing house on Parcel 1 √ 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 Gladstone St. The required right-of-way dedication must be shown on the final plat. 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 submit an application for a Public Works Permit and provide plans and financial assurances to the satisfaction of the Portland Bureau of Transportation, Urban Forestry and the Bureau of Environmental Services for required street frontage improvements. Utilities 2. 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. Existing Development 3. Documentation of the location of the stormwater disposal system for the existing house shall be submitted to the Bureau of Environmental Services. The location of any existing or required stormwater systems serving the existing home must be shown on the Supplemental Plan. If, as a result of final plat approval, the stormwater system for the existing home will extend beyond the boundaries of Parcel 1 (the lot with the existing home), then the applicant must meet one of the following: √ Provide finalized plumbing permits for modifications to the stormwater system that result in a system that meets City requirements. 4. The applicant must meet the requirements of BES for the sewer lateral serving the existing house to remain on Parcel 1. Prior to final plat approval the applicant must demonstrate to the satisfaction of BES that the sewer lateral serving the existing structure is located within the Parcel 1 frontage or cap the existing lateral for the future use of development on Parcel 2 and establish a new service connection from the existing structure to a public sewer. If modifications to the lateral are necessary, the applicant must obtain finalized plumbing permits for this work prior to final plat approval. 5. The applicant must meet the tree density standard of 11.50.050 on Parcel 1 with the existing house by either planting trees on the lot or making the equivalent payment into the City Tree Preservation and Planting Fund. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval. Other requirements 6. The applicant must pay into the City Tree Preservation and Planting Fund [Private Property Trees √ Planting and Establishment, fee in Lieu (per inch)] the amount equivalent to 6 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau. Payment must be completed prior to any tree removal, or prior to Final Plat approval, whichever would occur first. D.</i></p>						
<p>Legal Description: 1S2E09DC 07800 GLADSTONE SUB LOT 10</p>			<p>Applicant: BRIAN SYMES BRIAN SYMES ARCHITECT 4905 NE 38TH AVE PORTLAND OR 97211</p>		<p>Owner: P&M RENOVATION LLC PO BOX 2304 CLACKAMAS, OR 97015</p>	

Total # of FP FP - Final Plat Review permit intakes: 5

Total # of Final Plat intakes: 5

20-156439-000-00-LU	N COLUMBIA CT, 97203	AD - Adjustment	Type 1 procedure new	6/16/20		Application
<p><i>AT&T proposes to collocate on an existing Crown castle tower with a proposed 20' extension to the tower. The proposed equipment will be elevated and placed inside the existing compound. Proposal of increase in height to CMU wall to hide equipment from street view.</i></p>						
<p>Legal Description: 1N1E05CC 00800 COLLEGE PL BLOCK 28 S 25' OF LOT 5-8 LOT 9</p>			<p>Applicant: SARA MITCHELL J5 INFRASTRUCTURE 1410 E 9TH ST NEWBERG, OR 97132</p>		<p>Owner: LINDA ADAMS 6614 N CURTIS AVE PORTLAND, OR 97217-4062</p> <p>Owner: DAVID ADAMS 6614 N CURTIS AVE PORTLAND, OR 97217-4062</p>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-157179-000-00-LU	2124 N KILLINGSWORTH ST, 97217	AD - Adjustment	Type 2 procedure	6/22/20		Pending
<p><i>The zoning adjustment request is to increase the maximum setback from 10'-0" to 16'-9" to allow for the existing first floor to remain as is.</i></p>						
	Legal Description: 1N1E21AB 00800 TERMINUS ADD BLOCK 1 LOT 10		Applicant: PHILIP SYDNOR INTEGRATE ARCHITECTURE & PLANNING 1715 N TERRY ST PORTLAND, OR 97217		Owner: HATJACK LLC 2330 NE THOMPSON ST PORTLAND, OR 97212-4803	
20-152880-000-00-LU	3718 NE 42ND AVE, 97213	AD - Adjustment	Type 2 procedure	6/8/20		Incomplete
<p><i>New detached ADU with carport for primary residence on ground floor. Carport entrance and ADU (located above carport) to be located 5' from north property line (side setback), 5' from east property line (rear setback), 16' from south property line (side setback) and approx. 71'-6" from west property line (front setback). Request Adjustment to Table 110-3 and 33.110.220 to allow reduced garage setback from 18' to 5' from property line to entrance of carport. No garage doors on north facade of carport / ADU proposed.</i></p>						
	Legal Description: 1N2E19CC 22600 ROSLYN BLOCK 1 LOT 1&2		Applicant: KEN DYRESON DYRESON DESIGN STUDIO 3239 NE 66TH AVE PORTLAND OR 97213		Owner: TIFFANY REINKE 3718 NE 42ND AVE PORTLAND, OR 97213 Owner: ROBERT MYERS 3718 NE 42ND AVE PORTLAND, OR 97213	
20-155915-000-00-LU	6485 SE 128TH AVE, 97236	AD - Adjustment	Type 2 procedure	6/16/20		Pending
<p><i>Adjustment to minimum L3 landscape buffer where the project abuts the RM1 zone (33.130 Table 130-2). Adjustment to maximum building setback from the street lot line (33.130 Table 130-2).</i></p>						
	Legal Description: 1S2E14CC 06402 PARTITION PLAT 2007-90 LOT 2		Applicant: ERICA BAGGEN SCOTT EDWARDS ARCHITECTURE 2525 EAST BURNSIDE ST. PORTLAND, OR 97214		Owner: LUKE-DORF INC 8915 SW CENTER ST TIGARD, OR 97223	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-152174-000-00-LU	16015 SE STARK ST, 97233	AD - Adjustment	Type 2 procedure	6/5/20		Application
<p>100-day review timeline. Adjustment to reduce the percentage of ground floor active use area required by 33.415.200 within the Main Street overlay zone. The Stark Family Housing Project is a five-story building located at 16015 SE Stark Street in the Rosewood/Glenfair neighborhood of East Portland proposed by Human Solutions, Inc. (HSI), a non-profit affordable housing and social/economic service provider. Its program includes 93 affordable units that target 60% AMI households or lower, including Permanent Supportive Housing for formerly homeless families. While there is a mixture of 1 bedroom, 2 bedroom, and 3 bedroom units planned, family housing is the primary focus of project as nearly 50% of units include either 2 or 3 bedrooms. In addition to residential units distributed through each of the floors, the ground floor residential program includes a lobby, play-room for children, laundry room, maintenance areas, and bike room. Along with these resident spaces, the ground floor program also includes spaces that can host programming open to both residents and the public alike. These include four offices and a multipurpose space with kitchen that will house diverse community benefit programming, free of charge. The Stark Family Housing Project is one of the first new housing and community investments in the Rosewood neighborhood, and is a critical launch of the holistic neighborhood revitalization strategy spearheaded by the Rosewood Initiative. It will introduce additional housing density in an area that has not seen recent investment, leveraging existing transit investments, and supporting conditions to encourage future commercial and mixed-use investment. The Stark Family Housing Project was funded through the Portland Housing Bureau's Housing Bond through a highly competitive process in 2019. The Portland City Council extended the State of Emergency on affordable housing and homelessness until 2021, making the Stark Family Housing Project a critical part of advancing the City's goal of providing quality affordable housing with supportive services. The PHB Housing Bond also prioritizes the rapid delivery of community-responsive affordable housing using cost-effective measures, and the Stark Family Housing Project is working to meet those City priorities.</p>						
<p>Legal Description: 1N2E36DD 01400 MEYERMEAD BLOCK 3 S 175' OF LOT 12</p>			<p>Applicant: MASAYE HOSHIDE PORTLAND HOUSING BUREAU 421 SW 6TH AVE #500 PORTLAND OR 97204</p>		<p>Owner: HUMAN SOLUTIONS INC 12350 SE POWELL BLVD PORTLAND, OR 97236</p>	
			<p>Applicant: DANIEL EDDIE HOLST ARCHITECTURE 123 NE 3RD AVE, SUITE 310 PORTLAND OR 97232 USA</p>			
20-155524-000-00-LU	2735 NE 82ND AVE, 97220	AD - Adjustment	Type 2 procedure	6/12/20		Pending
<p>Proposed new signage including: Replacing the existing baseball/softball scoreboard at Madison High School with a new scoreboard. Replacing the freestanding welcome sign located at the main entrance with a new internally lit monument sign located at the main entrance on NE 82nd Avenue. Installing a freestanding entry sign located at the entrance to the south parking lot on NE 82nd Avenue.</p>						
<p>Legal Description: 1N2E29AD 03200 GLENHAVEN PK & SUB BLOCK 7-9 TL 3200 SPLIT MAP R101730 (R009301000)</p>			<p>Applicant: JESSIE STEIGER PORTLAND PUBLIC SCHOOLS 501 N DIXON ST PORTLAND OR 97227</p>		<p>Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107</p>	
20-153558-000-00-LU	11919 N JANTZEN DR, 97217	AD - Adjustment	Type 2 procedure	6/10/20		Application
<p>Floor & Décor, a national retailer of hard surface flooring materials, is proposing to demolish the vacant/former Safeway building and reconstruct an approximately ~80,000sf building and associated parking lot for their retail use.</p>						
<p>Legal Description: 2N1E34C 01300 SECTION 34 2N 1E TL 1300 4.63 ACRES</p>			<p>Applicant: BRAD LAUTH CENTERPOINT INTEGRATED SOLUTIONS c/o FLOOR & DECOR 355 UNION BLVD., STE 301 LAKEWOOD, CO 80228</p>		<p>Owner: SAFeway INC 1371 OAKLAND BLVD #200 WALNUT CREEK, CA 94596-4349</p>	

Total # of LU AD - Adjustment permit intakes: 7

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-151846-000-00-LU	14310 SE STEELE ST, 97236	CU - Conditional Use	Type 2 procedure	6/4/20		Incomplete
<p><i>The applicant requests a Conditional Use approval to operate a Type B Accessory Short-Term Rental (ASTR) in a Seven-bedroom single family home. Two bedrooms are located on a separate level as a mother-in-law and will be used by the home owner.</i></p>						
	Legal Description: 1S2E13BC 01000 LAMARGENT HTS N 1/2 OF LOT 7 EXC E 125'		Applicant: EUGENE PETRUSHA PO BOX 66373 PORTLAND, OR 97290		Owner: NATALYA PETRUSHA 14310 SE STEELE ST PORTLAND, OR 97236-4059	
					Owner: YURIY PETRUSHA 14310 SE STEELE ST PORTLAND, OR 97236-4059	

Total # of LU CU - Conditional Use permit intakes: 1

20-155872-000-00-LU	1902 SE MORRISON ST, 97214	DZ - Design Review	Type 2 procedure	6/16/20		Pending
<p><i>The applicant proposes a storage shed at the southeast corner of the property. The shed will measure 15'-3 1/2' (w) x 32'-9' (l) x 11'-10' (h) and will be clad with cedar boards on the north and west facades and with fiber cement panels on the east and south facades. Design Review is required because the proposal is for non-exempt development in a design overlay zone.</i></p>						
	Legal Description: 1S1E02AA 04200 GARRISON'S SUB BLOCK 11 LOT 1&2 W 10' OF LOT 3		Applicant: LORRAINE GUTHERIE LORRAINE GUTHERIE ARCHITECT, INC. 2748 SW PATTON CT PORTLAND, OR 97201		Owner: GOOD WORK PROPERTIES LLC 1300 SE STARK ST #201 PORTLAND, OR 97214	

Total # of LU DZ - Design Review permit intakes: 1

20-151838-000-00-LU	SW MACADAM AVE, 97219	GW - Greenway	Type 2 procedure	6/3/20		Pending
<p><i>New single family home with garage and skybridge that spans the railroad crossing</i></p>						
	Legal Description: 1S1E26CB 00300 SECTION 26 1S 1E TL 300 0.40 ACRES		Applicant: LAURIE SIMPSON CONNECT ARCHITECTURE 33 NE MONROE STREET PORTLAND OR 97212 USA		Owner: LINDQUIST DEVELOPMENT CO INC PO BOX 42135 PORTLAND, OR 97242-0135	

20-155964-000-00-LU	10504 NW ST HELENS RD, 97231	GW - Greenway	Type 2 procedure	6/16/20		Pending
<p><i>The purpose of this project is to convert a former industrial facility on the Willamette River into a habitat mitigation site. This includes demolition of the buildings, excavation to create off channel aquatic habitat, daylight an culverted creek into the habitat area, install a public pedestrian pathway at the north end of the property, and plant native grasses, shrubs, and trees on the remaining site. The existing land use decision for this project (14-239831 GW) calls for a "pervious asphalt" pathway, and we would like to change that to just a standard asphalt pathway with filter strip. Stormwater runoff from the pathway will be routed through an amended filter strip.</i></p>						
	Legal Description: 1N1W02C 00100 SECTION 02 1N 1W TL 100 21.15 ACRES		Applicant: JAKE HOFELD WATERWAYS CONSULTING, INC 1020 SW TAYLOR ST SUITE 380 PORTLAND, OR 97205		Owner: LINNTON WATER CREDITS LLC 337 17TH ST #200 OAKLAND, CA 94612	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU GW - Greenway permit intakes: 2						
20-155591-000-00-LU	600 SW 10TH AVE, 97205	HR - Historic Resource Review	Type 1x procedure	6/16/20		Pending
<p><i>The existing Target retail store that is currently located on the second and third floors of the building will be relocated and consolidated on the first floor of the building with minimal exterior alterations. Those exterior alterations include repurposing of existing blade signage, the addition of new signage, attaching new canvas to existing awnings, and installation of a small LTE antenna. Beyond the signage and awnings, the alterations affect less than 500 square feet of exterior façade.</i></p>						
	Legal Description: 1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX		Applicant: HEATHER SEXTON TARGET CORPORATION 50 SOUTH 10TH ST., STE 400, TP3-11403 MINNEAPOLIS MN 55403		Owner: UPG GALLERIA PROPERTY OWNER LLC 1215 4TH AVE #600 SEATTLE, WA 98161	
20-157144-000-00-LU	1825 SW ELM ST - UNIT 7, 97201	HR - Historic Resource Review	Type 1x procedure	6/18/20		Pending
<p><i>The proposal is for two new roof vents in a Historic Resource.</i></p>						
	Legal Description: 1S1E04CA 90007 HEIGHTS CONDOMINIUM LOT 7		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290 Applicant: DIANE MASON FIRST CALL HEATING & COOLING 13150 S CLACKAMAS RIVER DR OREGON CITY, OR 97045		Owner: CHRISTINE LIMPERIS 1825 SW ELM ST PORTLAND, OR 97201	
20-151064-000-00-LU	1730 NE THOMPSON ST, 97212	HR - Historic Resource Review	Type 2 procedure	6/2/20		Pending
<p><i>Add new covered back porch and second floor dormer to existing house (contributing structure).</i></p>						
	Legal Description: 1N1E26DB 12600 IRVINGTON BLOCK 49 LOT 1		Applicant: LAURA MIGLIORI LAURA MIGLIORI, ARCHITECT 812 NW 17TH AVE PORTLAND, OR 97209		Owner: DAVID NESSELER-CASS 2244 NE 17TH AVE PORTLAND, OR 97212-4603 Owner: JESSICA NESSELER-CASS 2244 NE 17TH AVE PORTLAND, OR 97212-4603	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-158993-000-00-LU	909 SW ST CLAIR AVE, 97205	HR - Historic Resource Review	Type 2 procedure	6/26/20		Application
<i>Replace existing cement tile roof with asphalt shingle roof. Contributing resource</i>						
	Legal Description: 1N1E33CD 04000 JOHNSONS ADD E 150' OF N 100' OF S 200' OF BLOCK 7		Applicant: SCOTT TERRALL 909 SW ST CLAIR AVE PORTLAND OR 97205 USA		Owner: ST CLAIR HOUSE LLC 909 SW ST CLAIR AVE PORTLAND, OR 97205-1330	

Total # of LU HR - Historic Resource Review permit intakes: 4

20-157651-000-00-LU	2615 NE STANTON ST, 97212	HRB - Historic Design Tier B	Type 1 procedure new	6/23/20		Pending
<i>Residential Remodel. Less than 150 sf of proposed exterior changes: Modify (2) existing basement windows, Add (1) new basement window, Modify (1) existing door.</i>						
	Legal Description: 1N1E25BC 03600 GLENEYRIE BLOCK 8 LOT 8&9 TL 3600		Applicant: MARY HOGUE MKM ARCHITECTURE INC PO BOX 25 SKAMOKAWA, WA 98647		Owner: KRISTEN KILL 2615 NE STANTON ST PORTLAND, OR 97212 Owner: JOSHUA KILL 2615 NE STANTON ST PORTLAND, OR 97212	

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

20-153631-000-00-LU	13445 SE FOSTER RD, 97236	LC - Lot Consolidation	Type 1x procedure	6/11/20		Pending
<i>Consolidate Parcels 1, 2 and 3 of Partition Plat No. 1990-29, and that tract of land described in the deed recorded October 7, 1977, Page 1527 of the Multnomah County Deed Records.</i>						
	Legal Description: 1S2E14DC 02903 PARTITION PLAT 1990-29 LOT 3 POTENTIAL ADDITIONAL TAX		Applicant: STEVE MESSINETTI HABITAT FOR HUMANITY PORTLAND/METRO EAST 1478 NE KILLINGSWORTH ST PORTLAND, OR 97211		Owner: HABITAT FOR HUMANITY PORTLAND/METRO EAST 1478 NE KILLINGSWORTH ST PORTLAND, OR 97211-4981	

Total # of LU LC - Lot Consolidation permit intakes: 1

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-158052-000-00-LU	6237 SE MORRISON ST, 97215	LDP - Land Division Review (Partition)	Type 1x procedure	6/24/20		Pending
<p><i>To divide the subject property into two parcels in order to create a separate parcel for each of the two existing houses. Parcel 1 will be 4,258 square feet and Parcel 2 will be 5,689 square feet. Each house has a separate address. The house at 717 SE 63rd Ave. (Parcel 1) has a concrete driveway off SE Alder Street. The house at 6237 SE Morrison Street (Parcel 2) has a concrete driveway at the intersection of SE Alder Street and SE Morison Street. This house faces south and has a carport on the north side, that has access from the driveway. No new development or increase in usage is being proposed. Each parcel has it's own existing and approved sewer and storm water disposal system. The existing storm water disposal system consist of gutters to the down spout to the connected system for each existing house.</i></p>						
<p>Legal Description: 1S2E05BB 07600 BELMONT PL LOT 4 E 8' OF LOT 5</p>			<p>Applicant: TERESA TALBOTT 6237 SE MORRISON ST PORTLAND, OR 97215</p>		<p>Owner: TERESA TALBOTT 6237 SE MORRISON ST PORTLAND, OR 97215</p> <p>Owner: KRISTY ALCORN 717 SE 63RD AVENUE PORTLAND OR 97215 USA</p>	

Total # of LU LDP - Land Division Review (Partition) permit intakes: 1

20-152706-000-00-LU	3203 SE WOODSTOCK BLVD, 97202	TIR - Transportation Impact Analysis	Type 2 procedure	6/5/20		Pending
<p><i>Traffic Impact Review for Reed College.</i></p>						
<p>Legal Description: 1S1E13 00100 SECTION 13 1S 1E TL 100 103.39 ACRES</p>			<p>Applicant: STEVEN YEADON THE REED INSTITUTE 3203 SE WOODSTOCK BLVD PORTLAND, OR 97202</p>		<p>Owner: THE REED INSTITUTE 3203 SE WOODSTOCK BLVD PORTLAND, OR 97202-8138</p>	

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

Total # of Land Use Review intakes: 19