

Early Assistance Intakes

Parameters: Begin intake date: **7/13/2020** End intake date: **7/19/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-166081-000-00-EA	6401 E BURNSIDE ST, 97215		EA-Zoning & Inf. Bur.- no mtg	7/15/20		Application
<p><i>Shared Court Land Division The two concepts we are pursuing utilize a shared court to make way for option 1) a seven lot single-family detached land division, and option 2) a nine lot single-family attached land division.</i></p>						
	Legal Description: 1N2E32CB 10900 SECTION 32 1N 2E TL 10900 0.52 ACRES		Applicant: GUY BRYANT 17764 KELOK RD LAKE OSWEGO, OR 97034		Owner: GUY BRYANT 17764 KELOK RD LAKE OSWEGO, OR 97034	
20-164086-000-00-EA	2359 SE 124TH AVE, 97233		EA-Zoning & Inf. Bur.- no mtg	7/13/20		Pending - EA
<p><i>Applicant proposes to develop the project site to support a new commercial/retail building. The lot is currently vacant and has some existing structures and paved areas which will be removed in preparation for the proposed improvements. The lot is zoned CM2 and all improvements will fall under the allowed outright uses of the CM2 zone. Proposed site improvements include the construction of two buildings, a driveway and a parking/loading area in between the two buildings. All stormwater runoff from the impervious parking area will be disposed on-site via an infiltration swale and roof runoff will be retained and infiltrated onsite via drywells underneath the parking area. Building construction will be phased such that the rear building will be constructed first.</i></p>						
	Legal Description: 1S2E02CC 06000 SECTION 02 1S 2E TL 6000 0.43 ACRES		Applicant: KELLI GROVER FIRWOOD DESIGN GROUP LLC 359 E HISTORIC COLUMBIA RIVER HWY TROUTDALE OR 97060		Owner: FREEWATER HSU LLC PO BOX 1010 BUCKSPORT, ME 04416	
20-164551-000-00-EA	3805 SE HAWTHORNE BLVD, 97214		EA-Zoning & Inf. Bur.- no mtg	7/13/20		Pending - EA
<p><i>Implementing 4 EV charging stations in the existing parking lot. Installing supporting equipment pad for electrical infrastructure that will be screened with an 8' tall fence</i></p>						
	Legal Description: 1S1E01AD 22600 SUNNYSIDE ADD BLOCK 1&2 TL 22600		Applicant: DANIELLE PRESCOTT KIMLEY-HORN & ASSOCIATES 4582 S ULSTER ST DENVER CO 80210 USA		Owner: FRED MEYER STORES INC 1014 VINE ST 7TH FL CINCINNATI, OH 45202-1141	
20-164390-000-00-EA	1313 NW MARSHALL ST, 97209		EA-Zoning & Inf. Bur.- w/mtg	7/13/20		Pending - EA
<p><i>Development of full block retaining historic structures.</i></p>						
	Legal Description: 1N1E33AA 02800 COUCHS ADD BLOCK 203 LOT 1-8 LAND & IMPS SEE R140971 (R180218201) FOR OTHER IMPS & R646123 (R180218203) FOR MACH & EQUIP		Applicant: JULIE BRONDER ZGF ARCHITECTS 1220 SW WASHINGTON STREET, SUITE 200 PORTLAND OR 97209 USA		Owner: NORTHRUP INVEST CO P O BOX 66384 PORTLAND, OR 97290	

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20-166937-000-00-EA	4624 SW DICKINSON ST, 97219		EA-Zoning & Inf. Bur.- w/mtg	7/17/20		Application
<p><i>Partial redevelopment of existing apartment complex. Remove 2 existing apartment buildings from the site and add 2 new buildings and a total of 300 dwelling units on site. Stormwater disposal methods to be determined.</i></p>						
	Legal Description: 1S1E31AA 00100 TRIO ADDITION BLOCK 1 TL 100		Applicant: NATHAN JONES OTAK INC 808 SW 3RD AVE, SUITE 300 PORTLAND OR 97204		Owner: CARLTON PERRY 4600 SW DICKINSON ST #5 PORTLAND, OR 97219	
20-163466-000-00-EA	5916 N GREELEY AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/14/20		Pending - EA
<p><i>Retail vending/ food cart pod on paved lot. Lot also has small commercial building in SW corner of property. Approximately 6 mobile trucks 16' long and 8'wide. Some trucks will vend out of the rear of the truck, some out of the side. Trucks will be parked in the rear of the lot and on the East property line and along the North and South perimeter with picnic tables and a fire pit in the middle. Proposal would like to be able to use umbrellas over the tables, but maybe upgrade the outdoor seating in the future by applying for a commercial building permit for permanent outdoor seating or wedding style tent. Food Carts will have access to electricity and water on site. Applicant seeks to have a couple of 450 lb propane tanks for the trucks to have access to. The building will be used for some indoor seating along with retail sales and food/ beverage service if the health department permits. There is also restroom access. Grease will be collected from individual truck grease traps and deposited in to a above ground 4x4x4 plastic food grade tote that will be collected or pumped out from a disposal company. This could be located near the Trash and Recycling area in the NW corner of the lot. Bathrooms will be porta-potty style with two regular potties and one handicap potty located along the North property line near the front of the lot. Trash and recycling will be concealed in a decorative wooden fence screen along the North property line in the NW Corner of the lot and collected by a trash disposal company. Landscaping: There will be several above ground bamboo planting containers to be used as decorative landscaping and separated seating areas. Stormwater: This parking lot seems to drain fine on its own through some seepage but also by draining to the curb at the front of the property. There is an existing rear curb along the whole East property line. Neither adjacent property on the North or South line are paved and there is vegetation and trees between the properties. The building has a flatish torch down roof style with one main rain drain at the back that goes in to a downspout and then directly in to the main sewer line. Proposal would allow to set up some rain catchment at that location to use for landscaping needs.</i></p>						
	Legal Description: 1N1E16CD 06500 WILLAMETTE BLOCK 11 S 48' OF LOT 22		Applicant: EVAN ROSS INTREPID EXPERIENCE LLC 6224 N ATLANTIC AVE PORTLAND, OR 97217		Owner: SUPACHAL WICHAPORN 5706 SE 49TH AVE PORTLAND, OR 97206	
20-163597-000-00-EA	SW 40TH AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	7/13/20		Pending - EA
<p><i>The applicant would like to develop the property with either two 4-plex buildings, or 8 Townhouses (with possible land divisions). Stormwater will be disposed as required by City code.</i></p>						
	Legal Description: 1S1E20CB 08300 SECTION 20 1S 1E TL 8300 0.33 ACRES		Applicant: STEVE MILLER EMERIO DESIGN 6445 SW FALLBROOK PLACE, SUITE 100 BEAVERTON OR 97008		Owner: FROG AND TOAD LLC PO BOX 550 SAN ANSELMO, CA 94979	

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20-165726-000-00-EA	1213 N AINSWORTH ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	7/15/20		Application
<p><i>Proposed new development consisting of two four-story congregate living structures and trash enclosure. Stormwater to be infiltrated on-site via drywell within the central courtyard.</i></p>						
	Legal Description: 1N1E15CB 07900 PRINCIPLE ADD BLOCK 6 LOT 6		Applicant: SCHUYLER SMITH POLYPHON ARCHITECTURE & DESIGN 4103 NE TILLAMOOK ST PORTLAND, OR 97212		Owner: PRESTON M III BROWNING 2126 N FARRAGUT ST PORTLAND, OR 97217	
			Applicant: SHANE BOLAND OWEN GABBERT LLC PO BOX 11266 PORTLAND, OR 97211			
20-165660-000-00-EA	8205 SE HARNEY ST, 97266		EA-Zoning & Inf. Bur.- w/mtg	7/15/20		Application
<p><i>Consolidate Lots 1-13 and 14-26 into Parcel I and Parcel II of Tax Lot 2100. Replat Tax Lot 2100 into Parcel I and Parcel II.</i></p>						
	Legal Description: 1S2E21CC 02100 BLOCKS ADD BLOCK 3 LOT 1-26 TL 2100		Applicant: ANDERSON SHANNAH CITY OF PORTLAND BES 1020 SW 5TH ST ROOM 1000 PORTLAND OR 97204		Owner: O K ENTERPRISES 8205 SE HARNEY ST #1 PORTLAND, OR 97266-6577	
			Applicant: MARK O'DONNELL O.K. ENTERPRISES, LLC 1 CENTERPOINTE DR, SUITE 505 LAKE OSWEGO OR 97035 USA			
20-166121-000-00-EA	5035 NE 42ND AVE, 97218		EA-Zoning & Inf. Bur.- w/mtg	7/15/20		Pending - EA
<p><i>New five story assisted living facility for developmentally disadvantaged individuals, some of whom drive. The ground floor contains a small parking area, pharmacy and building lobby. Floors 2 thru 4 contains a total of 24 group living sleeping rooms with shared dining room and commercial kitchen. The fifth floor contains offices for the operator and staff of the facility.</i></p>						
	Legal Description: 1N1E24AA 15500 SECTION 24 1N 1E TL 15500 0.11 ACRES		Applicant: BRETT SCHULZ BRETT SCHULZ, ARCHITECT PC 2500 NE SANDY BLVD, STE D PORTLAND, OR 97232		Owner: FRANCIS DJORGEE 6907 N CONGRESS AVE PORTLAND, OR 97217	
					Owner: VIDA DJORGEE 6907 N CONGRESS AVE PORTLAND, OR 97217	

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20-166966-000-00-EA	800 SW HARVEY MILK ST, 97205		EA-Zoning & Inf. Bur.- w/mtg	7/17/20		Application
<p><i>Project includes demolition of park and parking garage including utilities.</i></p>						
	Legal Description: 1N1E34CC 04700 PORTLAND BLOCK 1 PORTLAND PARK BLOCKS LOT 1-4		Applicant: GARY DARLING IML SERVICES LLC 500 WEST 8TH ST., STE 205 VANCOUVER, WA 98660		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	
20-164366-000-00-EA	323 SE 7TH AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/13/20		Pending - EA
<p><i>Upgrade to building shell for future Tenant Improvement: Restripe parking, upgrade entrances, enlarge the windows, and clad and/or paint portions of the exterior. No proposed changes to stormwater, as the entire site is impervious and no additional impervious area is proposed.</i></p>						
	Legal Description: 1N1E35CC 09500 EAST PORTLAND BLOCK 143 E 4.5' OF LOT 4 LOT 5-8		Applicant: MICHAEL MCLAUGHLIN FLUENT DESIGN 4075 N WILLIAMS, SUITE 210 PORTLAND OR 97227		Owner: 302 SE 7TH OZ LLC 210 SE MADISON ST #19 PORTLAND, OR 97214-4192	
20-165049-000-00-EA	6635 N BALTIMORE AVE, 97203		EA-Zoning & Inf. Bur.- w/mtg	7/14/20		Pending - EA
<p><i>Proposed alterations include reconfiguring some interior spaces, providing a new entry lobby (Gallery) within the existing building footprint and a new brick entry façade at the lobby. Also proposed are new storage mezzanines, new clerestory windows, and addition of two new exterior stairs. Proposed changes will increase building footprint by less than 500 sf. Estimated construction cost is \$2.2 million. \$800,000 of this will be for voluntary seismic upgrades and required ADA improvements.</i></p>						
	Legal Description: 1N1W12BB 04500 PARTITION PLAT 1992-152 LOT 3		Applicant: BRETT SCHULZ BRETT SCHULZ, ARCHITECT PC 2500 NE SANDY BLVD, STE D PORTLAND, OR 97232		Owner: WORKSHOP CATHEDRAL OWNER LLC 1030 W CHICAGO AVE #300 CHICAGO, IL 60642	
20-164387-000-00-EA	3114 SE BELMONT ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	7/13/20		Pending - EA
<p><i>5-story apartment building with 24 total units, 2 affordable units at 60% MFI. Drywell in SW corner for stormwater disposal.</i></p>						
	Legal Description: 1S1E01BA 06800 SUNNYSIDE & PLAT 2 & 3 BLOCK 24 E 1/2 OF LOT 4 LOT 5		Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227		Owner: NEZ C HALLETT III REV LIV TR PO BOX 10761 PORTLAND, OR 97296	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-165167-000-00-EA	2431 NW IRVING ST, 97210		EA-Zoning Only - w/mtg	7/15/20		Application
<p><i>Proposal of lot line confirmation to separate the existing 2 buildings on its own tax lots</i></p>						
	<p>Legal Description: 1N1E33BC 16300 KINGS 2ND ADD BLOCK 6 LOT 1-5 E 39' OF LOT 8</p>		<p>Applicant: KYM NGUYEN CONCEPT DESIGN AND ASSOCIATES LLC 522 NW 23RD AVE SUITE F PORTLAND OR 97210</p>		<p>Owner: NOB HILL APARTMENTS LLC 660 VERMONT ST #C SAN FRANCISCO, CA 94107-2636</p>	
20-166904-000-00-EA	NE 66TH AVE, 97218		PC - PreApplication Conference	7/17/20		Application
<p><i>This is a request for a zoning change on the property (R317277). I am asking for a change from RF to IE2. The updated overlay on the property and a large portion of the surrounding area modifies the master plan for the area to IE2 and I would like to see the change made as soon as possible. The IE2 designation has already been granted to numerous lots on both sides of NE 66th Ave. including one that I already own on the corner of Columbia Blvd. NE and NE 66th Ave.</i></p>						
	<p>Legal Description: 1N2E17CB 00600 SECTION 17 1N 2E TL 600 0.32 ACRES</p>		<p>Applicant: ROBERT J JR ARDISSONO 7628 NE 140TH PL KIRKLAND, WA 98034</p>		<p>Owner: ROBERT J JR ARDISSONO 7628 NE 140TH PL KIRKLAND, WA 98034</p>	
			<p>Applicant: BRIDGET A ARDISSONO 7628 NE 140TH PL KIRKLAND, WA 98034</p>		<p>Owner: BRIDGET A ARDISSONO 7628 NE 140TH PL KIRKLAND, WA 98034</p>	
					<p>Owner: ARDISSONO, ROBERT J JR TR PO BOX 80615 INDIANAPOLIS, IN 46280</p>	
					<p>Owner: ARDISSONO, BRIDGET A TR PO BOX 80615 INDIANAPOLIS, IN 46280</p>	

Total # of Early Assistance intakes: 16

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
19-258445-000-00-FP	1325 SW GIBBS ST, 97239	FP - Final Plat Review		7/15/20		Application
<p><i>HO DECISION - Approval of a Planned Development Review for a multi-dwelling structure in an RF through R2.5 zone, that consists of a 5-story, 27-unit apartment building; Approval of the following Environmental Review Modifications: √ Create a lot (Parcel 1) that will be split zoned R7 and R1 (33.610.500); √ Increase in maximum lot area of Parcel 1 from the R7 zone standard of 12,000 to approximately 22,893 square feet (33.610.200 & Table 610-2); √ Increase in height in the R1 zone within the first 10-feet of the front property line from 25 to 45-feet (33.120.215); √ Increase in height within the R7 zoned portion of the site from 30 to approximately 49-feet (33.110.215 and Table 110-3).</i></p>						
<p>Legal Description: 1S1E09BD 02900 PORTLAND CITY HMSTD BLOCK 78 LOT 5-7</p>			<p>Applicant: JESSE WINTEROWD WINTERBROOK PLANNING 610 SW ALDER ST #810 PORTLAND OR 97205</p>		<p>Owner: MARTINI PROPERTIES LP 15450 SE FOR MOR CT CLACKAMAS, OR 97015</p>	
19-267610-000-00-FP	8739 SE WASHINGTON ST - UNIT A, 97216	FP - Final Plat Review		7/14/20		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, that will result in 2 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 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; √ Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. A 10-foot wide private sanitary sewer easement, for the benefit of Parcel 2, shall be shown and labeled over the relevant portions of Parcel 1. 2. 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 C4 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: √ A Declaration of Maintenance Agreement for The Private Sanitary Sewer Easement has been recorded as document no. _____, Multnomah County Deed Records. √ C. The following must occur prior to Final Plat approval: 1. The applicant shall meet the requirements of the Site Development Section of the Bureau of Development Services for the decommissioning the septic system/cesspool on the site. 2. 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. In addition to meeting the tree density standards, a replacement tree for 19-237899-UF shall be planted on-site. A finalized Zoning Permit must be obtained to document tree planting prior to final plat approval. 3. The applicant shall meet the requirements of the Fire Bureau for ensuring adequate dwelling addressing and hydrant flow from the nearest hydrant. The applicant must provide verification to the Fire Bureau that Appendix B of the Fire Code is met, the exception is used, or provide an approved Fire Code Appeal prior final plat approval. 4. A Maintenance Agreement shall be executed for the Private Sewer Easement described in Condition B1 above. The agreement shall include provisions assigning maintenance responsibilities for the easement area and any shared facilities within that area, consistent with the purpose of the easement, and all applicable City Code standards. The agreement must be reviewed by the City Attorney and the Bureau of Development Services, and approved as to form, prior to final plat approval. 5. The applicant must remove the garage on Parcel 2. The applicant must submit before and after photos of the removal (with the same perspective). 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. Additional Conditional can be viewed in attachments.</i></p>						
<p>Legal Description: 1S2E04BA 16500 ALTAMEAD BLOCK 7 LOT 10</p>			<p>Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213</p>		<p>Owner: FX HOMES PO BOX 1540 SANDY, OR 97055-1540</p>	

Total # of FP FP - Final Plat Review permit intakes: 2

Total # of Final Plat intakes: 2

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-166364-000-00-LU	127 SW SALMON ST, 97204	AD - Adjustment	Type 2 procedure	7/14/20		Pending
<i>Installation of (1) projecting sign on the west elevation on SW 2nd St.</i>						
	Legal Description: 1S1E03BA 02100 PORTLAND BLOCK 12 LOT 1-4 5-8 EXC PT IN ST		Applicant: DAN OSTERMAN TUBE ART 4243-A SE INTERNATIONAL WAY MILWAUKIE, OR 97007		Owner: 121 SW SALMON ST CORP 121 SW SALMON ST PORTLAND, OR 97204-9951	

Total # of LU AD - Adjustment permit intakes: 1

20-167251-000-00-LU	11706 S RIVERWOOD RD, 97219	GW - Greenway	Type 2 procedure	7/16/20		Pending
<i>Redevelopment of single family home; associated utility work; new landscaping; removal of non-conforming outbuildings.</i>						
	Legal Description: 1S1E35AC 02600 RIVERWOOD LOT 6 TL 2600		Applicant: DAVID THOMPSON DTHOMPSON PROPERTIES LLC 750 NE COLUMBIA PORTLAND, OR 97211		Owner: D THOMPSON PROPERTIES LLC 750 NE COLUMBIA BLVD PORTLAND, OR 97211	

Total # of LU GW - Greenway permit intakes: 1

Total # of Land Use Review intakes: 2