

Early Assistance Intakes

Parameters: Begin intake date: **11/9/2020** End intake date: **11/15/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-212825-000-00-EA	6343 N LOMBARD ST, 97203		EA-Zoning & Inf. Bur.- no mtg	11/9/20		Application
	<i>Development of net zero 3 story, 12 unit, 7500 GSF multifamily. Likely stormwater infiltration via drywell.</i>					
	Legal Description: 1N1E07AC 12700 WILLUMBIA BLOCK 1 LOT 3&4		Applicant: ROBERT PILE VIKING DEVELOPMENT 33122 FELISHA WAY SCAPPOOSE, OR 97056		Owner: COLUMBIA ENTERPRISES 6343 LLC 8549 NW SKYLINE BLVD PORTLAND, OR 97231-2618	
20-212956-000-00-EA	PART/ TERMINAL 1 SOUTH, 97209		EA-Zoning & Inf. Bur.- w/mtg	11/9/20		Application
	<i>Construction of an office building</i>					
	Legal Description: 1N1E28DB 00100 SHERLOCKS ADD BLOCK 37 TL 100 LAND ONLY SEE R540254 (R766004294) FOR IMPS		Applicant: STEVE MILLER EMERIO DESIGN 6445 SW FALLBROOK PLACE, SUITE 100 BEAVERTON OR 97008		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	
20-212739-000-00-EA	SW CAROLINA ST, 97239		EA-Zoning Only - w/mtg	11/9/20		Application
	<i>New single family residence</i>					
	Legal Description: 1S1E15CD 01701 PARTITION PLAT 2019-23 LOT 1		Applicant: JACK LYON STUDIO 410 11575 SW PACIFIC HWY SUITE 111 TIGARD OR 97223		Owner: ALLISON WALLACE 19912 SE 5TH WAY CAMAS, WA 98607-8606 Owner: ADAM WALLACE 19912 SE 5TH WAY CAMAS, WA 98607-8606	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-212902-000-00-EA	322 SW 11TH AVE, 97205		PC - PreApplication Conference	11/13/20		Application
<p><i>Schematic plans show 66 single-room occupancy (SRO) units each with a kitchenette, with common bathrooms shared by the tenants. Resident amenities and services will be provided at the first floor, such as a community room with a full kitchen, laundry room, clinic and counseling rooms and associated staff offices. Interior work planned for the first floor level will include the removal of most all internal walls, furnishings and equipment, in preparation for the new work. A seismic upgrade to the unreinforced masonry structure will be conducted, as well as the replacement of all building systems, including a new elevator. A rooftop terrace is planned, providing dedicated outdoor space for tenants. Roof access will be service by two stairwells, with the extended stair at the southeast corner being a new addition to the rooftop. Exterior work will be conducted in a manner that respects the historic vintage of the Joyce Hotel. The brickwork will be cleaned and repainted as required. The main floor storefront system will be reconstructed to reflect a more original configuration. The existing canopy over the hotel entrance is not considered to be in its original form, is structurally deficient and a life-safety hazard. It is planned to be removed and replaced. The fire escape is unnecessary and a seismic hazard, and is also planned to be removed. The windows at the residential floors are to be removed and replaced with fiberglass-framed windows with single-hung operation. The existing rough opening widths in most cases are too wide to support the ease of operation for larger, single windows, so side-by-side window pairs are proposed. The new window proportions will retain a commonly-understood configuration for an historic building of this type. All existing attached signage is to be removed, with the exception of a single vintage blade sign at the corner of the building, attached at the third floor level. Only one of the two cold water lines will be used to service the building, and an upgraded fire water line is to be installed. There are four existing sidewalk vaults, with one of the vaults to be retrofit to accommodate updated electrical service. There is the potential for one of the vaults to be decommissioned. Although allowed to submit under previous bicycle parking standards, this project will be addressing the most recent code requirements. "Household Living" is the applicable residential category, with "Elderly and Disabled House" as the specific use for this project. The bicycle parking room will be located in the basement.</i></p>						
<p>Legal Description: 1N1E34CC 02300 PORTLAND BLOCK 87 TL 2300</p>			<p>Applicant: MARTIN SEGURA CARLETON HART ARCHITECTURE PC 830 SW 10TH AVE #200 PORTLAND OR 97205</p>		<p>Owner: CITY OF PORTLAND 421 SW 6TH AVE #500 PORTLAND, OR 97204</p>	

Total # of Early Assistance intakes: 4

20-214471-000-00-LU	700 N BUFFALO ST, 97217	AD - Adjustment	Type 2 procedure	11/12/20		Pending
<p><i>Add an additional story to an existing garage. Requesting an Adjustment Review to allow the existing garage to comply with existing (setback) standards and the new added floor to comply with the current zoning codes (for setback). Also requesting an Adjustment Review for the roof pitch/type. The current garage built in 1922 sits 2 feet off the property line. The existing garage would comply with Zoning 33.110.253(C) and the added floor would comply with the current zoning requirements by stepping back the additional 3 feet. We are also requesting an Adjustment review for the Roof pitch/type to minimize the overall height of the structure.</i></p>						
<p>Legal Description: 1N1E15BA 08400 SWINTON BLOCK 50 LOT 31&32</p>			<p>Applicant: JEFFREY REYNOLDSON 700 N BUFFALO ST PORTLAND, OR 97217</p>		<p>Owner: LAURA REYNOLDSON 700 N BUFFALO ST PORTLAND, OR 97217</p> <p>Owner: JEFFREY REYNOLDSON 700 N BUFFALO ST PORTLAND, OR 97217</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-215214-000-00-LU	6536 NE MALLORY AVE, 97211	AD - Adjustment	Type 2 procedure	11/13/20		Pending
<i>Two-story addition. Adjustment to setback is requested to allow the on-site parking space encroach 2' into the front setback.</i>						
	Legal Description: 1N1E15AD 14200 BEVERLY BLOCK 2 LOT 15		Applicant: WOLFGANG KAHLER 6536 NE MALLORY AVE PORTLAND, OR 97211		Owner: WOLFGANG KAHLER 6536 NE MALLORY AVE PORTLAND, OR 97211	
					Owner: WILLIAM KAHLER 6536 NE MALLORY AVE PORTLAND, OR 97211	

Total # of LU AD - Adjustment permit intakes: 2

20-214838-000-00-LU	2245 NE 36TH AVE, 97212	CU - Conditional Use	Type 3 procedure	11/13/20		Pending
<i>Improvements (including the addition of lighting) to the multi-use field located on Grant Park and Grant High School property. Adjustment to Maximum Structure Height of 50 feet to allow for seven new field lighting poles that will range from approximately 70 to 80 feet high (33.110.245.C and Table 110-5).</i>						
	Legal Description: 1N1E25DB 02200 SECTION 25 1N 1E TL 2200 10.20 ACRES		Applicant: KATE FEIERTAG BORA ARCHITECTS 720 SW WASHINGTON SUITE 800 PORTLAND OR 97205		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
			Applicant: JAMIE HURD PORTLAND PUBLIC SCHOOLS 501 N DIXON ST PORTLAND OR 97205 USA			

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

20-214418-000-00-LU	1725 SW SALMON ST, 97205	DZ - Design Review	Type 2 procedure	11/12/20		Pending
<i>Manufacture and install (1) new 38.5 sq. ft. illuminated double sided projecting blade sign</i>						
	Legal Description: 1N1E33DC 05700 SECTION 33 1N 1E TL 5700 0.59 ACRES		Applicant: MICHELLE MORRIS ES&A SIGN & AWNING CO 89975 PRAIRIE ROAD EUGENE OR 97402 USA		Owner: CI-GS PORTLAND LLC 465 MEETING ST #500 CHARLESTON, SC 29403-4832	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-213946-000-00-LU	2057 SW PARK AVE, 97201	DZ - Design Review	Type 2 procedure	11/9/20		Application
<p><i>100 day review timeline. New construction 91-unit affordable housing building on a 6,016 square foot parcel. 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 S KELLY AVE PORTLAND, OR 97239-4316	

Total # of LU DZ - Design Review permit intakes: 2

20-214693-000-00-LU	9426 N BRISTOL AVE, 97203	LDP - Land Division Review (Partition)	Type 1x procedure	11/13/20		Pending
<p><i>Partition single family lot into two single family parcels. Existing residential structure to remain on parcel 1</i></p>						
	Legal Description: 1N1W01DB 03700 OAK PARK ADD BLOCK 8 NLY 1/4 OF LOT 3		Applicant: WILLIAM LATHROP 9426 N BRISTOL AVE PORTLAND, OR 97203		Owner: SYDNEY LATHROP 9426 N BRISTOL AVE PORTLAND, OR 97203	Owner: WILLIAM LATHROP 9426 N BRISTOL AVE PORTLAND, OR 97203

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

20-214835-000-00-LU	6737 SW 45TH AVE, 97219	RP - Replat	Type 1x procedure	11/13/20		Pending
<p><i>This project is a replat that will consolidate four existing parcels into one parcel. One of the four parcels in this replat (R113785) does not have Lot of Record status. The purpose of this replat is to correct the Lot of Record status for that parcel and consolidate all of the parcels on this site in preparation for a multifamily development on the entire site.</i></p>						
	Legal Description: 1S1E19AA 00300 BELLA VISTA BLOCK 1 LOT 9 EXC N 11' & EXC PT IN ST		Applicant: JORDAN WINKLER WINKLER DEVELOPMENT CORPORATION dba GABRIEL 45, LLC 210 SW MORRISON ST #600 PORTLAND, OR 97204		Owner: GABRIEL 45 LLC 210 SW MORRISON ST #600 PORTLAND, OR 97204-3150	

Total # of LU RP - Replat permit intakes: 1

Total # of Land Use Review intakes: 7