

Early Assistance Intakes

Parameters: Begin intake date: **11/30/2020** End intake date: **12/6/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-219923-000-00-EA	NW 19TH AVE, 97209		DA - Design Advice Request	12/1/20		Pending - EA
<p><i>The proposal is for blocks 261 and 262 in the Con-Way Master plan area. The proposed development will be market rate apartments on both parcels. Block 261 will be a 5 story building with tuck under parking (138 residential units), and block 262 will be a 6 story building with basement parking (214 residential units). Stormwater disposal is anticipated to be through dry wells.</i></p>						
	Legal Description: 1N1E28DC 03900 COUCHS ADD BLOCK 262 INC PT VAC ST LOT 7&10&11&14 INC PT VAC ST LOT 15 EXC PT IN ST, LOT 16-18 EXC PT IN ST		Applicant: KURT SCHULTZ SERA DESIGN AND ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209		Owner: XPO PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138	
20-219065-000-00-EA	550 SE M L KING BLVD, 97214		DA - Design Advice Request	12/3/20		Pending - EA
<p><i>The proposed development is for a 7-story building occupying a site at SE MLK Blvd. and Stark Street - the site is slightly smaller than a half-block, at 17,900 square-feet. The proposed building is planned as a "5-over-2" structure, with 5 levels of Type III wood construction, over 2 levels of Type I concrete construction.</i></p>						
	Legal Description: 1S1E02BB 02000 EAST PORTLAND BLOCK 101 LOT 1-4 TL 2000		Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: BURNS BROS INC 4949 MEADOWS RD #330 LAKE OSWEGO, OR 97035-3162	
20-221015-000-00-EA	3075 NE SANDY BLVD, 97232		EA-Zoning & Inf. Bur.- w/mtg	11/30/20		Application
<p><i>Discuss some design review modifications (to LU 2018-176279) for the new Lexus dealership. The modifications would be to: 1) reduce the western extension of the fourth floor (roof) slab to create a more open exterior plaza space with views to the sky and a more human-scale shelter element; 2) eliminate the V-shaped columns of the building (needed only to support the extended fourth-floor slab) due to the construction schedule; 3) remove the curving Blade Sign element above the building due to the complexity of its structural framing and high cost; 4) replace louvers at the third-floor level of the south elevation with horizontal frit banding on the glass; and 5) within the helix, replace horizontal bands in the central cylindrical core with mesh material.</i></p>						
	Legal Description: 1N1E36BA 06200 SECTION 36 1N 1E TL 6200 1.60 ACRES		Applicant: LEE LEIGHTON MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND OR 97214		Owner: HOLMAN PORTLAND REAL ESTATE LLC 17800 SE MILL PLAIN BLVD #190 VANCOUVER, WA 98683-7588	
20-221013-000-00-EA	SE HAWTHORNE MEADOWS ST, 97236		EA-Zoning & Inf. Bur.- w/mtg	12/3/20		Application
<p><i>New home construction on lots in the Hawthorne Estates Subdivision. Lots to utilize LIDA facilities and soakage trenches for stormwater management.</i></p>						
	Legal Description: 1S2E24DB 00104 LOT 1		Applicant: LEVI LEVASA LENNAR NORTHWEST 11807 NE 99TH ST #1170 VANCOUVER, WA 98682		Owner: HAWTHORNE MEADOWS LLC 5285 MEADOWS RD #171 LAKE OSWEGO, OR 97035-5290	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-219070-000-00-EA	12500 NW MARINA WAY, 97231		EA-Zoning & Inf. Bur.- w/mtg	11/30/20		Pending - EA
<p><i>Realign the existing tax lots to correspond with the uses of the property as an electrical substation (Parcel 1) and habitat restoration area (Parcel 2)</i></p>						
	<p>Legal Description: 2N1W34 00300 SECTION 34 2N 1W TL 300 62.97 ACRES DEPT OF REVENUE</p>		<p>Applicant: CHRISTOPHER BOZZINI PORTLAND GENERAL ELECTRIC 121 SW SALMON ST PORTLAND, OR 97204</p> <p>Applicant: JENNIFER SANTHOUSE PORTLAND GENERAL ELECTRIC 121 SW SALMON ST PORTLAND OR 97204</p> <p>Applicant: RICK BELLIVEAU PORTLAND GENERAL ELECTRIC COMPANY 121 SW SALMON ST, 3WTCBR09 PORTLAND OR 97204 USA</p>		<p>Owner: PORTLAND GENERAL ELECTRIC CO 121 SW SALMON ST PORTLAND, OR 97204-2901</p>	
20-219678-000-00-EA	14900 SE STARK ST, 97233		EA-Zoning & Inf. Bur.- w/mtg	12/1/20		Pending - EA
<p><i>Demo existing building and construct a new 104,418F Type V Affordable Housing Building (with 173 units total). The site has undergone an Early Assistance with a similar program (EA 20-190941), but this application examines a larger building footprint and covered parking under the West wing of the building.</i></p>						
	<p>Legal Description: 1S2E01BA 05300 LOMA AC LOT 20 EXC PT IN ST</p>		<p>Applicant: JOSEF WEST WEST ARCHITECTS INC 1750 SW SKYLINE BLVD, SUITE 100 PORTLAND OR 97221 USA</p>		<p>Owner: TATTINGERS PROPERTY LLC 14900 SE STARK ST PORTLAND, OR 97233-2852</p>	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-219681-000-00-EA	SW 4TH AVE, 97201		EA-Zoning Only - no mtg	12/1/20		Pending - EA
<p><i>New non-penetrating guardrails installed along the perimeter of the building, 1 foot away from the roof edge. The mechanical screen will be expanded 30 feet to the East and will cover all new and existing mechanical equipment.</i></p>						
	<p>Legal Description: 1S1E03CB 90000 URBAN CENTER CONDOMINIUM GENERAL COMMON ELEMENTS</p>		<p>Applicant: SHANNON SMITH HOLST ARCHITECTURE 123 NE 3RD AVE, #310 PORTLAND, OR 97232</p>		<p>Owner: OREGON STATE OF (HIGHER ED/PS) PO BOX 751 CPO PORTLAND, OR 97207-0751</p> <p>Owner: URBAN CENTER CONDOMINIUM ASSN 2525 SW 1ST AVE #201 PORTLAND, OR 97201</p> <p>Owner: OREGON STATE HIGHER EDUCATION ON BEHALF OF PSU PO BOX 751 CPO PORTLAND, OR 97207-0751</p> <p>Owner: OREGON STATE BOARD OF HIGHER EDUCATION ON BEHALF OF PSU PO BOX 751 CPO PORTLAND, OR 97207-0751</p> <p>Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1204 PORTLAND, OR 97204-1912</p>	
20-219920-000-00-EA	NW 19TH AVE, 97209		PC - PreApplication Conference	12/1/20		Pending - EA
<p><i>The proposal is for blocks 261 and 262 in the Con-Way Master plan area. The proposed development will be market rate apartments on both parcels. Block 261 will be a 5 story building with tuck under parking (138 residential units), and block 262 will be a 6 story building with basement parking (214 residential units). Stormwater disposal is anticipated to be through dry wells</i></p>						
	<p>Legal Description: 1N1E28DC 03900 COUCHS ADD BLOCK 262 INC PT VAC ST LOT 7&10&11&14 INC PT VAC ST LOT 15 EXC PT IN ST, LOT 16-18 EXC PT IN ST</p>		<p>Applicant: KURT SCHULTZ SERA DESIGN AND ARCHITECTURE 338 NW 5TH AVE PORTLAND, OR 97209</p>		<p>Owner: XPO PROPERTIES INC PO BOX 4138 PORTLAND, OR 97208-4138</p>	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-221362-000-00-EA	1500 NE SANDY BLVD, 97232		PC - PreApplication Conference	11/30/20		Application
<p><i>The project is a 6 story building comprised of: ground floor retail with five floors of wood framed multi-family housing, and 2 levels of below grade parking. Inclusive of the below grade parking, total gsf for the building is approximately 225,000 gross square feet. The ground floor retail is proposed as 16,139 leasable space including a grocer with back of house loading space, residential loading and trash, a residential lobby, and a vehicular access ramp to the below grade parking garage. The below grade parking has one level of parking dedicated for grocer use on P1 and one level of parking dedicated for residential use on P2. Total parking count is 181 total stalls. The five floors of housing consist of 130 housing units. Stormwater is anticipated to be treated via a rooftop eco-roof.</i></p>						
<p>Legal Description: 1N1E35DB 02000 MARSHALLS ADD BLOCK 315 LOT 2&3 EXC PT IN ST LOT 4&5, W 1/2 OF LOT 6</p>			<p>Applicant: GARY SCHOEPPNER CUNNINGHAM DEVELOPMENT COMPANY INC. 75 MALAGA COVE PLAZA #12 PALOS VERDES ESTATES CA 90274</p>		<p>Owner: STEPHEN W PUSCHMAN TR 6219 ARCIERO ST BAKERSFIELD, CA 93312</p> <p>Owner: VIRGINIA L BLEEG EST & TRUST U/W CHARLES H BLEEG 75124 W OREGON LN IRRIGON, OR 97844</p>	

Total # of Early Assistance intakes: 9

18-218364-000-00-FP	12436 SW BOONES FERRY RD, 97035	FP - Final Plat Review		12/1/20		Application
<p><i>Final plat to create 3 parcels.</i></p>						
<p>Legal Description: 1S1E33CC 05400 ALTO PK AC LOT 2</p>			<p>Applicant: JOSHUA BETONTE RNR HOMES LLC PO BOX 752 WILSONVILLE, OR 97070</p>		<p>Owner: RNR HOMES LLC PO BOX 752 WILSONVILLE, OR 97070</p>	
19-168681-000-00-FP	619 SW LOBELIA ST, 97219	FP - Final Plat Review		11/30/20		Application
<p><i>Final plat to create a 4-lot subdivision.</i></p>						
<p>Legal Description: 1S1E28AA 08100 KILPATRICK COLLINS TRACT BLOCK 2 LOT 2 E 30' OF LOT 3</p>			<p>Applicant: DANELLE ISENHART ISENHART CONSULTING LLC PO BOX 2364 BEAVERTON OR 97075</p>		<p>Owner: JOHN BEIRWAGEN 11127 SE 121ST CT HAPPY VALLEY, OR 97086</p> <p>Owner: KALIN BEIRWAGEN 11127 SE 121ST CT HAPPY VALLEY, OR 97086</p>	

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

Final Plat Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
-------------	---------	---------------	-------------	------------	-------------	--------

Total # of Final Plat intakes: 2

20-219656-000-00-LU	4300 NE KILLINGSWORTH ST, 97218	AD - Adjustment	Type 2 procedure	11/30/20		Pending
<p>3 sign adjustments for De La Salle Catholic High School.</p>						
	Legal Description: 1N2E19BB 04000 JORBADE BLOCK 2 LOT 14 EXC PT IN ST		Applicant: OSCAR LEONG DE LA SALLE NORTH CATHOLIC HIGH SCHOOL 7528 N FENWICK AVE PORTLAND OR 97217		Owner: ST CHARLES CATHOLIC CHURCH PORTLAND OREGON 5310 NE 42ND AVE PORTLAND, OR 97218-1510	

Total # of LU AD - Adjustment permit intakes: 1

20-221134-000-00-LU	905 NW 12TH AVE, 97209	DZ - Design Review	Type 2 procedure	12/3/20		Application
<p>This Type II design review submission requests storefront modification to the south side of the Rivertec Building at street level. The intent is to restore window bays at the south side of the ground floor, to match existing system, where ventilation louvers and a pair of blank metal doors are being removed. In addition, it is being proposed that the existing mechanical penthouse on the south side of the building be removed and capped.</p>						
	Legal Description: 1N1E33AD 00100 COUCHS ADD BLOCK 143 LOT 1-8		Applicant: MATT FITZGERALD GBD ARCHITECTS 1120 NW COUCH ST, STE 300 PORTLAND OR 97209		Owner: UNICO BOP RIVERTEC LLC 1215 4TH AVE #600 SEATTLE, WA 98161	

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

20-221184-000-00-LU	970 SW WASHINGTON ST, 97205	DZM - Design Review w/ Modifications	Type 3 procedure	12/4/20		Application
<p>*** This LU folder was created in error *** Please close / cancel if possible. -QK 12/4/20</p>						
	Legal Description: 1N1E34CC 05900 PORTLAND BLOCK 216 LOT 1-8 LOT 7&8		Applicant: PHILLIP BEYL GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209		Owner: BLOCK 216 LLC 920 SW 6TH AVE, #223 PORTLAND, OR 97204	
			Applicant: KYLE ANDERSEN GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND, OR 97209			

Total # of LU DZM - Design Review w/ Modifications permit intakes: 1

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-220384-000-00-LU	1964 NW JOHNSON ST, 97209	HRA - Historic Design Tier A	Type 1 procedure new	12/1/20		Pending
<i>Historic Resource Review for replacement fire escape for existing building. Type I review process. This is a contributing resource in the Alphabet Historic District</i>						
	Legal Description: 1N1E33AC 10000 COUCHS ADD BLOCK 271 LOT 14		Applicant: TAMMY MILLS FORTRESS PROPERTY MANAGEMENT 6130 NE 78TH CT., STE C-1 PORTLAND, OR 97218		Owner: CLASS 1 LLP 201-13541-102 AVE , CANADA V3T 4X8 SURREY BC	
Total # of LU HRA - Historic Design Tier A permit intakes: 1						
20-220546-000-00-LU	6138 SE 136TH AVE, 97236	LDP - Land Division Review (Partition)	Type 1x procedure	12/2/20		Pending
<i>Divide into two parcels.</i>						
	Legal Description: 1S2E14DC 01000 LAMARGENT PK NO 2 LOT 13 TL 1000		Applicant: MICHAEL SUSAK SUSAK PROPERTIES, LLC 6663 SW BEAVERTON HILLSDALE HWY #194 PORTLAND OR 97225		Owner: CORNEL CUREA 6138 SE 136TH AVE PORTLAND, OR 97236-4566	
20-219875-000-00-LU	12110 SE MARKET ST, 97216	LDP - Land Division Review (Partition)	Type 1x procedure	11/30/20		Pending
<i>The proposal is to divide the existing site into two lots. Parcel 1 will retain the existing duplex. Parcel 2 will be developed with new multi-dwelling units.</i>						
	Legal Description: 1S2E03DA 00200 D & O LITTLE HMS SUB 1 LOT 12 TL 200		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: MICHAEL DUVALKO 818 SW 3RD AVE PMB 61 PORTLAND, OR 97204-2405	

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
20-220712-000-00-LU	301 NE 2ND AVE, 97232	RP - Replat	Type 1x procedure	12/3/20		Pending
<p><i>The applicant requests a replat to meet condition of approval of STV IQ# 2019-239620. The replat will consolidate R149915 and R149917 into one lot, and R149920 and 149922 into one lot and will incorporate the vacated Everett St right-of-way (R699563).</i></p>						
<p>Legal Description: 1N1E34DA 00400 EAST PORTLAND BLOCK 33 LOT 1-8 TL 400 DEPT OF REVENUE</p>			<p>Applicant: DARRELL ANDERSON UNION PACIFIC RAILROAD COMPANY 1400 DOUGLAS ST - MS 1640 OMAHA NE 68179 USA</p>		<p>Owner: PACIFIC COAST FRUIT CO 201 NE 2ND AVE PORTLAND, OR 97232-2984</p>	
			<p>Applicant: TOM BRUGATO PACIFIC COAST FRUIT CO 201 NE 2ND AVE PORTLAND OR 97232 USA</p>		<p>Owner: UNION PACIFIC RAILROAD COMPANY 1400 DOUGLAS ST - MS 1640 OMAHA, NE 68179-1640</p>	
					<p>Owner: PORTLAND CITY OF(LEASED PO BOX 1659 PORTLAND, OR 97207-1659</p>	

Total # of LU RP - Replat permit intakes: 1

Total # of Land Use Review intakes: 7