

Early Assistance Intakes

Parameters: Begin intake date: **12/7/2020** End intake date: **12/13/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-222284-000-00-EA	SW SALMON ST, 97205		DA - Design Advice Request	12/9/20		Pending - EA
<p><i>DZ HEARING - This is a request for a Design Advice Request conference for a Type III Design Review for a new 16 story, 340 unit multi-dwelling residential building with 408 below-grade parking spaces (= < 1.2:1 ratio = max. for Goose Hollow). R-2 residential will be the primary occupancy with parking/S-2 moderate hazard storage as the secondary occupancy. The garage entrance and exit will be accessed on SW Main Street at Level 2; the lowest garage level will connect to the existing MAC parking garage across SW main via a new tunnel to be approved via the Major Encroachment Review process. Level 2 contains the residential trash and loading spaces, residential units and wrapped parking. The parking will ramp up to Level 4 and will be wrapped by residential units and the secondary residential lobby at Level 3/4 (double height); no parking will be visible. At Level 5, the plan will shift to an L-shaped layout of residential units with an outdoor plaza which may also house some of the stormwater facilities. The L-plan runs up to Level 15 and then steps back at Level 16 to allow for a rooftop amenity space above the southeast wing of the building. The site is zoned RM4d. The Central City Plan District (33.510) standards will apply for this site.</i></p>						
	Legal Description: 1N1E33CD 09400 AMOS N KINGS BLOCK 7 TL 9400		Applicant: FRANCIS DARDIS ANKROM MOISAN ARCHITECTS 38 NW DAVIS ST, STE 300 PORTLAND OR 97209		Owner: MAC BLOCK 7 LLC 1849 SW SALMON ST PORTLAND, OR 97205-1726	
20-221752-000-00-EA	2985 NW LURAY TER, 97210		EA-Zoning & Inf. Bur.- no mtg	12/7/20		Pending - EA
<p><i>Construction of new hillside home and ADU accessed off NW Luray. The site previously contained a SFR that was demolished in 2010.</i></p>						
	Legal Description: 1N1E32AB 11100 SECTION 32 1N 1E TL 11100 0.21 ACRES		Applicant: WILLIAM NEBURKA EVIDENT ARCHITECTURE OFFICE 411 SE 58TH PL PORTLAND OR 97215		Owner: TEE WAN 1722 SW VISTA AVE PORTLAND, OR 97201	
20-223041-000-00-EA	3454 NW THURMAN ST, 97210		EA-Zoning & Inf. Bur.- w/mtg	12/10/20		Application
<p><i>BES is proposing to construct a new 8-inch, 120-foot-long sewer extension from NW Aspen Avenue to an existing line in the backyard of 2024 NW Aspen Avenue using trenchless technology. Horizontal drilling and staging would occur within an Ec-zone.</i></p>						
	Legal Description: 1N1E29CB 05300 WILLAMETTE HTS ADD BLOCK 32 LOT 1-4 TL 5300		Applicant: RAEHEL FROGNER BES PORTLAND OR USA		Owner: STEVEN FREER 3454 NW THURMAN ST PORTLAND, OR 97210	
			Applicant: MELANIE GOULOTUNIA CITY OF PORTLAND, BES 1120 SW 5TH AVE., RM 1000 PORTLAND OR 97204		Owner: KATRINA PERRY 3454 NW THURMAN ST PORTLAND, OR 97210	

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20-222195-000-00-EA	5327 NE GLISAN ST, 97213		EA-Zoning & Inf. Bur.- w/mtg	12/8/20		Pending - EA
<i>NEW 27,671SF 30-UNIT APARTMENT BUILDING</i>						
	Legal Description: 1N2E31AC 06700 CENTER ADD ANX BLOCK 1 LOT 9 EXC PT IN ST		Applicant: JOSEF WEST WEST ARCHITECTS INC 1750 SW SKYLINE BLVD, SUITE 100 PORTLAND OR 97221 USA		Owner: 53G LLC 1500 SW 5TH AVE #404 PORTLAND, OR 97201	
20-222866-000-00-EA	5802 SE 92ND AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	12/10/20		Application
<i>The applicant seeks to develop a mixed-use project consisting of ground floor retail/commercial use and 4 floors of multifamily residential apartment use. The number of units is expected to be between approximately 37-42. The existing building on R135387 will be converted to ground floor commercial and residential units on the top floor It is assumed a mix of studio, one, and two bedrooms. On site parking will be evaluated. All required common/open space will be provided. Stormwater treatment has not yet been identified at this time.</i>						
	Legal Description: 1S2E16DB 07200 CLEMSON ADD BLOCK 1 LOT 17 EXC PT IN ST		Applicant: NATHAN JONES OTAK INC 808 SW 3RD AVE, SUITE 800 PORTLAND OR 97204 USA		Owner: GENERATION PARTNERS LLC 412 NW 5TH AVE STE 200 PORTLAND, OR 97209	
			Applicant: ROBERT GIBSON PALINDROME COMMUNITIES LLC 412 NW 5TH AVE, SUITE 200 PORTLAND OR 97209 USA			
20-221731-000-00-EA	2111 N ROSA PARKS WAY, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/7/20		Pending - EA
<i>New 23,106SF, 30-unit apartment building with inclusionary housing.</i>						
	Legal Description: 1N1E16AC 11601 D & O LITTLE HMS SUB 3 BLOCK 4 TL 11601 SPLIT LEVY R146093 (R20270-0220)		Applicant: JOSEF WEST WEST ARCHITECTS INC 1750 SW SKYLINE BLVD, SUITE 100 PORTLAND OR 97221 USA		Owner: OREGON HOMEWORKS LLC 10200 SW EASTRIDGE ST #200 PORTLAND, OR 97225-5032	

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20-218972-000-00-EA	1736 NE SCHUYLER ST, 97212		EA-Zoning Only - w/mtg	12/8/20		Pending - EA
<p><i>The current project site (50' x 100') contains an existing 3,260 sf residential tri-plex (which will remain) and proposes new construction of a 3-story triplex (additional primary structure) approximately 2,196 sf. The site also contains an existing garage, which will be demolished to accommodate the new building.</i></p>						
<p>Legal Description: 1N1E26DC 05700 JOHN IRVINGS 1ST ADD BLOCK 12 LOT 12</p>			<p>Applicant: JASON MARSHALL LIME DESIGN COLLECTIVE LLC 208 S LANE ST PORTLAND, OR 97239</p>		<p>Owner: ELB INVESTMENT GROUP LLC PO BOX 19052 PORTLAND, OR 97280-0052</p>	
20-222047-000-00-EA	4957 NE 8TH AVE, 97211		EA-Zoning Only - w/mtg	12/8/20		Application
<p><i>Five-story multifamily residential development consisting of (31) units total, including (25) 1-bedroom and (6) studio units. Support spaces for residents include ground floor common areas, indoor bike storage room, and central laundry. Exterior site improvements include full ROW improvements along NE Alberta Street. It is anticipated that a drywell on south portion of the site will be the primary means of stormwater treatment.</i></p>						
<p>Legal Description: 1N1E23BC 01300 LESHS ADD BLOCK 4 N 3 1/2' OF LOT 11 LOT 12 EXC PT IN ST</p>			<p>Applicant: CAITLIN MCKEE ACCESS ARCHITECTURE 400 COLUMBIA STREET, SUITE 120 VANCOUVER WA 98660 USA</p>		<p>Owner: CDP DEVELOPERS LLC 3416 VIA OPORTO #310 NEWPORT BEACH, CA 92663</p>	
20-221775-000-00-EA	506 NE ALBERTA ST, 97211		EA-Zoning Only - w/mtg	12/7/20		Application
<p><i>506 NE Alberta (Grand Ave) is one of two Alberta Alive Projects which will create 52 units in two community-informed affordable housing properties. The proposal for 506 NE Alberta is new five story, multi-family building. The building will contain a mix of studios, 1-bedroom, 2-bedroom and 3-bedroom units, totaling 22 apartments.</i></p>						
<p>Legal Description: 1N1E23BC 05600 LESHS ADD BLOCK 2 LOT 1 EXC PT IN ST N 18' OF LOT 2</p>			<p>Applicant: CAITLIN MCKEE ACCESS ARCHITECTURE 400 COLUMBIA STREET, SUITE 120 VANCOUVER WA 98660 USA</p>		<p>Owner: CITIZENS BETTER TRANSIT INC 734 SE 47TH AVE PORTLAND, OR 97215-1715</p>	

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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	12/7/20		Pending - EA
<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: 10

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-106748-000-00-FP	210 N BUFFALO ST, 97217	FP - Final Plat Review	(Old) Minor	12/7/20		Application
<p><i>Approval of a Preliminary Plan for a 2-parcel partition, as illustrated with Exhibit C1, subject to the following conditions: A. Supplemental Plan. A 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 location of the following: √ Surveyed location of any buildings or accessory structures on the site at the time of the final plat application; √ Surveyed location of 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, if the applicant intends to use this option; √ Sanitary sewer and stormwater management systems for the existing house (see Conditions C.2 and C.4 below); 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 N Buffalo Street and N Vancouver Avenue. The required right-of-way dedication must be shown on the final plat. C. The following must occur prior to Final Plat approval: Streets and Alleys 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 and the Bureau of Environmental Services for required street frontage improvements. Utilities 2. The applicant shall meet the requirements of the Bureau of Environmental Services concerning the capping of the nonconforming partied sewer and the creation of a new sewer service connection to the existing home. 3. 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 4. The applicant must remove the accessory structure on Lot 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 with the accessory structure within two years of final plat approval. The covenant must be recorded with Multnomah County prior to final plat approval. 5. Documentation of the location of the stormwater disposal system for the existing house on Parcel 1 shall be submitted to the satisfaction of 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. The applicant must modify the stormwater disposal system as necessary to comply with BES and SWMM requirements. Any required permits must be finalized prior to final plat approval. 6. The applicant must meet the requirements of Urban Forestry to verify Parcel 1 is planted to density for street tree(s) in the planter strip on both streets adjacent to parcel 1. The applicant must contact Urban Forestry at 503-823-TREE (8733) prior to selecting trees to discuss the species of trees that are permitted and to obtain the planting permit. Alternatively, this requirement can be met as part of the public works permit process to the satisfaction of Urban Forestry. Other requirements 7. The applicant must pay into the City Tree Preservation and Planting Fund [Street Trees √ Fee in Lieu of Planting and Establishment (per inch)] the amount equivalent to 1.5 inches of trees. Payment must be made to the Bureau of Development Services, who administers the fund for the Parks Bureau.</i></p>						
	Legal Description: 1N1E15AB 11300 GREEN C LOVE ADD BLOCK 5 LOT 1&2 TL 11300		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: FX HOMES 210 N BUFFALO ST PORTLAND, OR 97217	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-158052-000-00-FP	6237 SE MORRISON ST, 97215	FP - Final Plat Review		12/10/20		Application
<p><i>Approval of 2-parcel partition for 2 standard-sized lots, as illustrated with Exhibits C.1 and C.2, subject to the following conditions: A. Supplemental Plan. A supplemental plan shall be submitted with the final plat survey for Land Use review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following: ¿ Any buildings or accessory structures on the site at the time of the final plat application; ¿ Any driveways and off-street vehicle parking areas on the site at the time of the final plat application; ¿ Any other information specifically noted in the conditions listed below. B. The final plat must show the following: 1. A recording block for the Acknowledgement of Tree Preservation Land Use Conditions, as required by Condition C.1, below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: ¿An Acknowledgement of Tree Preservation Land Use Conditions has been recorded as document no. _____, Multnomah County Deed Records.¿ C. The following must occur prior to Final Plat approval: 1. The applicant shall execute an Acknowledgement of Tree Preservation Land Use Conditions that notes tree preservation requirements that apply to Parcels 1 and 2. The approved Tree Survey must be included as an Exhibit to the Acknowledgement. The acknowledgment shall be referenced on and recorded with the final plat. D. The following conditions are applicable to site preparation and the development of individual lots: 1. Development on Parcels 1 and 2 shall be in conformance with the Tree Preservation Plan and the applicant's arborist report (Exhibit A.3). Specifically, tree number 2, a 20-inch Oregon Ash, is required to be preserved in accordance with the Tree Protection Specifications of 11.60.030.</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: KRISTY ALCORN 6237 SE MORRISON ST PORTLAND, OR 97215</p>	
					<p>Owner: TERESA TALBOTT 6237 SE MORRISON ST PORTLAND, OR 97215</p>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-127723-000-00-FP	2737 NE M L KING BLVD, 97212	FP - Final Plat Review		12/8/20		Application
<p><i>Approval of a Preliminary Plan for a 3-parcel partition, as illustrated with Exhibits C.1-3, subject to the following conditions: A. Supplemental Plan. Three copies of an additional supplemental plan shall be submitted with the final plat survey for Land Use review and approval. That plan must portray how the conditions of approval listed below are met. In addition, the supplemental plan must show the surveyed location of the following: 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 NE Martin Luther King Jr. Boulevard. The required right-of-way dedication must be shown on the final plat. 2. A Reciprocal Access Easement shall be shown and labeled on the final plat, over the relevant portions of Parcels 1 and 2, for the benefit of Parcels 1 through 3 to allow shared use and access of the existing parking lot and trash enclosure. 3. A private storm sewer easement shall be shown and labeled on the final plat to the satisfaction of the Bureau of Environmental Services, over the relevant portions of Parcels 1 and 2, to allow shared use of the existing stormwater system. 4. 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.1-3 below. The recording block(s) 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: 1. A Maintenance Agreement shall be executed for the Reciprocal Access Easement described in Condition B.2, 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. 2. A Maintenance Agreement shall be executed for the Private Storm Sewer Easement described in Condition B.3 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. 3. The applicant must record a revised Operations and Maintenance Plan (O&M) for the existing stormwater facilities to remain, to the satisfaction of the Bureau of Environmental Services (BES). 4. The applicant must demonstrate compliance with applicable Building Code requirements, to the satisfaction of the Commercial Life Safety Plan Reviewer, for the existing structure to remain on Parcel 2 in relation to new property lines. D. The following conditions are applicable to site preparation and the development of individual lots: 1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the frontages of Parcel 1 and 3 to the satisfaction of the City Engineer. 2. Parcels 1 through 3 shall be considered one site for development purposes in order allow shared use of the parking lot and trash enclosure.</i></p>						
Legal Description: 1N1E27AD 11100 ALBINA BLOCK 15 LOT 10-12 EXC PT IN ST LOT 13 EXC PT IN STS, BLOCK 16, LOT 16 EXC PT IN ST		Applicant: PAUL WOLFE DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: GRAHAM STREET LLC PO BOX 12269 PORTLAND, OR 97212		

Total # of FP FP - Final Plat Review permit intakes: 3

Total # of Final Plat intakes: 3

20-222129-000-00-LU	5613 N OMAHA AVE, 97217	AD - Adjustment	Type 2 procedure	12/7/20		Pending
<p><i>Addition of an attached single-car garage and small vestibule to connect house with garage. Adjustment requested to all the garage wall/eaves to be located 1' from the north property line. (Table 11-3 and 33.110.220)</i></p>						
Legal Description: 1N1E16DC 14600 GAYS ADD BLOCK 3 LOT 20		Applicant: TALITHA FEHR 5613 N OMAHA AVE PORTLAND, OR 97217		Owner: BRADFORD CHATELLIER 5613 N OMAHA AVE PORTLAND, OR 97217		
		Applicant: BRADFORD CHATELLIER 5613 N OMAHA AVE PORTLAND, OR 97217				

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-223296-000-00-LU	4610 NE 158TH AVE, 97230	AD - Adjustment	Type 2 procedure	12/10/20		Pending
<p><i>Type II Adjustment to 33.266.115.B.1.a (maximum allowed parking) to accommodate operations of a cross-dock distribution facility. Building and paved area approved through 20-129930-CO; additional parking striping will be added following Adjustment approval. No change to impervious areas with this Adjustment.</i></p>						
<p>Legal Description: 1N2E24AD 00109 INTERSTATE CROSSROADS LOT 21</p>			<p>Applicant: MARVIN LARSEN DIAMOND LINE DELIVERY 1450 N HICKORY AVE MERIDIAN ID 83642</p>		<p>Owner: DIAMOND LINE DELIVERY SYSTEMS INC PO BOX 938 MERIDIAN, ID 83680-0938</p>	

Total # of LU AD - Adjustment permit intakes: 2

20-222674-000-00-LU	3203 NE 17TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	12/9/20		Pending
<p><i>Replace the windows in our house in Irvington (affected façade less than 150 sq ft).</i></p>						
<p>Legal Description: 1N1E26AB 14500 IRVINGTON BLOCK 55 LOT 5</p>			<p>Applicant: ALAN WIEDER 3203 NE 17TH AVE PORTLAND, OR 97212</p>		<p>Owner: JOAN KRUG 3203 NE 17TH AVE PORTLAND, OR 97212</p>	
					<p>Owner: ALAN WIEDER 3203 NE 17TH AVE PORTLAND, OR 97212</p>	

Total # of LU HRA - Historic Design Tier A permit intakes: 1

20-223087-000-00-LU	10711 SE BOISE ST, 97266	LDP - Land Division Review (Partition)	Type 1x procedure	12/10/20		Pending
<p><i>Divide into three parcels. One parcel will be for a detached single family home (on the north end), and the other two parcels will be for attached homes on the corner (south end) using the "corner lot alternative development option" in 33.110.240.</i></p>						
<p>Legal Description: 1S2E10CD 04000 NYSTROMS ADD BLOCK 2 LOT 6 W 9' OF LOT 7</p>			<p>Applicant: JAMES LASHBAUGH VINTAGE PROPERTIES NW, LLC 6114 SE 19TH AVE PORTLAND OR 97202</p>		<p>Owner: FFCR LLC 12815 E SPRAGUE AVE #100B SPOKANE VALLEY, WA 99216</p>	

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

Total # of Land Use Review intakes: 4