

Early Assistance Intakes

Parameters: Begin intake date: **12/21/2020** End intake date: **12/27/2020**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-226810-000-00-EA	11400 NW ST HELENS RD, 97231		EA-Zoning & Inf. Bur.- no mtg	12/23/20		Application
<p><i>The NW 112th Ave Rail Crossing in the City of Portland has been identified by ODOT to receive rail safety improvement funds and is to be delivered through ODOT. Since it is within the City of Portland limits and on the local system, ODOT started coordination with the City on the improvements it would like to see completed on NW 112th. In late September ODOT held a meeting, with City of Portland staff in attendance, to discuss what improvements the City may want to see completed which will provide ODOT with additional cost estimating information. This project will also involve some roadway improvements and on these roadway improvements and ODOT is looking for guidance as to whether sidewalks would be required and/or curb and gutter improvements.</i></p>						
<p>Legal Description: 1N1W03AA 00200 SECTION 03 1N 1W TL 200 13.14 ACRES LAND & IMPS SEE R323829 (R961030051) FOR OTHER IMPS (DOR) & R646359 (R961030052) FOR MACH & EQUIP</p>			<p>Applicant: DANIEL RAMIREZ-CORNEJO OREGON DOT 123 NW FLANDERS ST PORTLAND OR 97209 USA</p>		<p>Owner: GATX TANK STORAGE TERMINALS CORP PO BOX 4372 HOUSTON, TX 77210-4372</p>	
20-227037-000-00-EA	1401 N HAYDEN IS DR, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/24/20		Application
<p><i>Construction of a 123-room hotel along the north property boundary and construction of a 4,000 retail store and gas station abutting the N. Hayden Island Drive right-of-way.</i></p>						
<p>Legal Description: 2N1E34 00300 SECTION 34 2N 1E TL 300 13.71 ACRES</p>			<p>Applicant: JENNIFER RINKUS BAYSINGER PARTNERS ARCHITECTURE 1006 SE GRAND AVE #300 PORTLAND OR 97214</p>		<p>Owner: THUNDERBIRD HOTEL LLC 909 N HAYDEN IS DR PORTLAND, OR 97217</p>	
20-226622-000-00-EA	7403 N MOBILE AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	12/23/20		Application
<p><i>Construct a new 3-story apartment building with associated landscape. No off-street parking. Drywall will be proposed for the impervious area.</i></p>						
<p>Legal Description: 1N1E16AB 04500 FIRST ELECTRIC ADD BLOCK 8 S 1/2 OF LOT 31 & LOT 32</p>			<p>Applicant: EDWARD RADULESCU EPR DESIGN LLC 919 NE 19TH AVE SUITE 155 PORTLAND OR 97232</p>		<p>Owner: I&N CONSTRUCTION INC 15137 SE 126TH AVE CLACKAMAS, OR 97015-9257</p>	

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20-226406-000-00-EA	2640 NW ALEXANDRA AVE, 97210		EA-Zoning Only - w/mtg	12/22/20		Application
	<i>Portland Japanese Garden proposes to use the current facilities on the site as a cultural community center for programs related to Japanese arts and culture, serving the local community.</i>					
	Legal Description: 1N1E29BC 01400 BLYTHSWOOD LOT 64-72 TL 1400		Applicant: STEVE BLOOM PORTLAND JAPANESE GARDEN 611 SW KINGSTON AVE PORTLAND, OR 97205		Owner: SALVATION ARMY 2640 NW ALEXANDRA AVE PORTLAND, OR 97210	
			Applicant: CYNTHIA HARUYAMA PORTLAND JAPANESE GARDEN 611 SW KINGSTON AVE PORTLAND OR 97205			
20-226360-000-00-EA	NW LOVEJOY ST, 97209		EA-Zoning Only - w/mtg	12/22/20		Application
	<i>Replace frameless 11th Ave glass entrance doors with framed doors and sidelights for security and energy efficiency.</i>					
	Legal Description: 1N1E34BC 99000 PARK PLACE CONDOMINIUMS IN THE PEARL GENERAL COMMON ELEMENTS		Applicant: DAVID LOKTING 922 NW 11TH AVE #1201 PORTLAND, OR 97209		Owner: ASSOCIATION OF PARK PLACE CONDOS IN THE PEARL 809 NW 11TH AVE PORTLAND, OR 97209	
			Applicant: SCOTT OMLID 922 NW 11TH AVE #1205 PORTLAND, OR 97209			
20-224644-000-00-EA	9912 SW 49TH AVE, 97219		EA-Zoning Only - w/mtg	12/21/20		Pending - EA
	<i>Complete a PLA between 9912 SW 49th Ave & 9929 SW 48th Ave. The PLA is intended to incorporate improvements that are currently located on 9929 SW 48th Ave into 9912 SW 49th Ave. Both properties are under the same ownership. No changes to existing improvements or new improvements are proposed so no changes to existing stormwater management methods. The proposed PLA would result in 9912 SW 49th Ave exceeding maximum lot size standards & would create irregular lot lines.</i>					
	Legal Description: 1S1E30DA 02400 SECTION 30 1S 1E TL 2400 0.20 ACRES		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: STEVE RUSSELL 9912 SW 49TH AVE PORTLAND, OR 97219-5887	
					Owner: MELANIE RUSSELL 9912 SW 49TH AVE PORTLAND, OR 97219-5887	

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20-226440-000-00-EA	2938 SW 2ND AVE, 97201		PC - PreApplication Conference	12/22/20		Application
<p><i>Renovation of a single family house to serve as a Certified Family Childcare facility operated by Cedarwood Waldorf School which is located across the street. Stormwater disposal TBD,</i></p>						
	<p>Legal Description: 1S1E10BB 09800 CARUTHERS ADD BLOCK 57 S 33 1/3' OF W 78 1/2' OF LOT 5</p>		<p>Applicant: JEFF GUGGENHEIM GUGGENHEIM ARCHITECTURE AND DESIGN STUDIO 915 NW 19TH SUITE C PORTLAND, OR 97209</p> <p>Applicant: COLIN STACEY GUGGENHEIM ARCHITECTURE + DESIGN STUDIO 915 NW 19TH AVE STUDIO #C PORTLAND, OR 97209</p> <p>Applicant: SUE LEVINE 3030 SW 2ND AVE PORTLAND OR 97201 USA</p>		<p>Owner: WESTERN VALLEY WALDORF ASSN INC 3030 SW 2ND AVE PORTLAND, OR 97201</p>	
20-226632-000-00-EA	1122 SE ANKENY ST, 97214		PC - PreApplication Conference	12/23/20		Application
<p><i>Proposed apartment building includes 50 units all offered at 60% AMI through a private program. The 'L' shaped building is 6 stories and 23,100 gsf. Team is anticipating 5 stories of modular/pre-fab mass plywood construction over a 1 story podium.</i></p>						
	<p>Legal Description: 1N1E35CD 03600 EAST PORTLAND BLOCK 238 W 34' & S 30' OF E 66' OF LOT 7 W 34' OF LOT 8</p>		<p>Applicant: LESLIE CLIFFE BORA ARCHITECTS 720 SW WASHINGTON ST, STE 800 PORTLAND OR 97205</p> <p>Applicant: BRAD NILE ANDERSEN CONSTRUCTION 6712 N CUTTER CIRCLE PORTLAND, OR 97217</p>		<p>Owner: RLAND DEVELOPMENT CO LLC 1122 SE ANKENY ST PORTLAND, OR 97214</p>	

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20-226288-000-00-EA	1541 SW MARKET ST, 97201		PC - PreApplication Conference	12/22/20		Application
<p><i>Scope of work: Demolish non-conforming office building. New 9-story structure with basement. Multi-family as an Affordable Housing Project. Stormwater disposal to utilize flow through planters.</i></p>						
	Legal Description: 1S1E04AC 03100 PORTLAND BLOCK SW1/4X INC PT VAC ST-W 45' OF LOT 5&6		Applicant: JAMES MCGUIRL MCGUIRL DESIGNS & ARCHITECTURE 811 E BURNSIDE #211 PORTLAND OR 97214 USA		Owner: MARKET STREET HOLDINGS LLC 1541 SW MARKET ST PORTLAND, OR 97201-2607	
20-226669-000-00-EA	4601 SE CESAR E CHAVEZ BLVD, 97202		PC - PreApplication Conference	12/23/20		Application
<p><i>Through an agreement with Home Forward, the site will be subdivided to create a new parcel at Holgate and 38th. Proposed apartment building includes 52 units all offered at 60% AMI through a private program. The 'U' shaped building is 5 stories and 23,000 gsf. Team is anticipating modular/pre-fab mass plywood construction.</i></p>						
	Legal Description: 1S1E13AA 13600 GRACELAND BLOCK 2 TL 13600		Applicant: LESLIE CLIFFE BORA ARCHITECTS 720 SW WASHINGTON ST, STE 800 PORTLAND OR 97205 Applicant: BRAD NILE ANDERSEN CONSTRUCTION 6712 N CUTTER CIRCLE PORTLAND, OR 97217		Owner: HOUSING AUTHORITY OF PORTLAND OREGON 135 SW ASH ST PORTLAND, OR 97204-3540	
20-226390-000-00-EA	NE 138TH AVE, 97230		Public Works Inquiry	12/22/20		Application
<p><i>New SFR & ADU Stormwater to go to new drywell</i></p>						
	Legal Description: 1N2E23DA 01402 PARTITION PLAT 1999-8 LOT 2		Applicant: ERNIE JETTE ERNIE JETTE CONSTRUCTION 6676 SE 252ND AVE GRESHAM OR 97080 USA		Owner: ALLEN LOVING TRUST PO BOX 856 SILVERTON, OR 97381	

Total # of Early Assistance intakes: 11

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-225892-000-00-LU	1155 SE GRANT ST, 97214	DZ - Design Review	Type 2 procedure	12/21/20		Pending
<p><i>Four semi-attached new single family homes configured as two buildings containing two units each. Each unit to be located on its own tax lot. Each tax lot will have a private outdoor space at the rear of the unit on the ground level as well as a deck at the 2nd floor. One unit in each building will also have an Accessory Dwelling Unit at the ground floor.</i></p> <p>Legal Description: 1S1E02CD 16401 LOT 1</p> <p>Applicant: JILL CROPP STUDIO CROPP 3556 SE WOODWARD ST PORTLAND, OR 97202</p> <p>Owner: BLUESTONE HOMES INC 401K PLAN & TR 16081 S MOORE RD OREGON CITY, OR 97045-9340</p>						
20-225869-000-00-LU	710 NE HOLLADAY ST, 97232	DZ - Design Review	Type 2 procedure	12/21/20		Pending
<p><i>This particular proposal is to reimagine the canopy structure and renovate the restroom facility on the site between those two existing buildings. Those two existing buildings are in the process of going through an extensive renovation to give them a new life. This application revises the Canopy structure and restroom facility within the open space to be more cohesive with the development to the North and the recently approved development to the South. The existing octagonal canopy and restroom building were used at a time when there was a carousel on the site. The carousel has long been gone, but the canopy and restroom facility remain operational and in use today.</i></p> <p>Legal Description: 1N1E35BC 00200 HOLLADAYS ADD BLOCK 91&102 TL 200 DEFERRED ADDITIONAL TAX LIABILITY</p> <p>Applicant: WADE LANGE AMERICAN ASSETS TRUST 700 NE MULTNOMAH STREET SUITE 300 PORTLAND OR 97232</p> <p>Applicant: MICHELLE SCHULZ GBD ARCHITECTS INC 1120 NW COUCH STREET, SUITE 300 PORTLAND OR 97209 USA</p> <p>Owner: AAT LLOYD DISTRICT LLC 11455 EL CAMINO REAL #200 SAN DIEGO, CA 92130-2047</p>						
Total # of LU DZ - Design Review permit intakes: 2						
20-225874-000-00-LU	11833 S RIVERWOOD RD, 97219	GW - Greenway	Type 2 procedure	12/21/20		Pending
<p><i>Extend main floor out about 10' and add a second floor above. Adjustment requested to setback. Please see RS 20-213766.</i></p> <p>Legal Description: 1S1E35DB 00400 RIVERWOOD LOT 10 TL 400</p> <p>Applicant: JUSTIN SMITH EMERICK ARCHITECTS 321 SW 4TH AVE, STE 200 PORTLAND OR 97204</p> <p>Owner: MICHAEL J EST OF ZUPAN 11833 S RIVERWOOD RD PORTLAND, OR 97219</p>						
Total # of LU GW - Greenway permit intakes: 1						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-226407-000-00-LU	333 NE RUSSELL ST, 97212	HR - Historic Resource Review	Type 1x procedure	12/21/20		Pending
<p><i>Installation of LED illuminated projected sign to existing hardware on building (less than 20 sq ft)</i></p> <p>Legal Description: 1N1E27AD 17800</p> <p>Applicant: DAN CULNANE IMAGE KING SIGNS 4051 W 1ST AVE EUGENE OR 97402</p> <p>Owner: BZB PROPERTIES L L C 819 SE MORRISON ST #110 PORTLAND, OR 97214</p>						
20-225931-000-00-LU	401 SW 5TH AVE, 97204	HR - Historic Resource Review	Type 1x procedure	12/21/20		Pending
<p><i>401 SW FIFTH AVENUE IS AN EXISTING NATIONAL HISTORIC LANDMARK IN DOWNTOWN PORTLAND, OREGON. THE BUILDING WAS ORIGINALLY BUILT IN 1915 AND HAS BEEN LISTED ON THE NATIONAL HISTORIC REGISTRY SINCE 1976. PROPOSED PROJECT SCOPE INCLUDES THE REPLACEMENT OF DAMAGED EXTERIOR DOORS, FRAMES, ACCESS CONTROLS, AND ACCESSIBLE HARDWARE AT TWO ENTRIES: ONE ON FIFTH AVENUE AND ONE ON HARVEY MILK STREET. THESE DOORS NEED TO BE REPLACED FOR MULTIPLE REASONS, INCLUDING RECURRING OPERATIONAL ISSUES DURING HOT WEATHER AS WELL AS RECENT DAMAGE CAUSED BY VANDALISM. THE APPEARANCE OF THE DOORS WILL REMAIN CONSISTENT WITH THE HISTORIC ARCHITECTURAL STYLE AND WILL INCLUDE ORNATE GRILLWORK THAT WILL BE CONSISTENT WITH THE ORIGINAL HISTORIC GRILLWORK THAT WAS USED THROUGHOUT THE BUILDING, INCLUDING ON THE EXTERIOR DOORS ACCORDING TO THE ORIGINAL DRAWINGS. THE ENTRY ON FIFTH AVENUE IS PROPOSED TO BE CHANGED FROM A 3-LEAF DOOR TO A 2-LEAF DOOR, WHICH IS MORE CONSISTENT WITH THE APPEARANCE OF THE ORIGINAL ENTRY. TOTAL AFFECTED FACADE AREA IS LESS THAN 500 SF.</i></p> <p>Legal Description: 1N1E34CD 06900 PORTLAND BLOCK 175 LOT 1&2</p> <p>Applicant: BEN DEINES ZGF ARCHITECTS 1223 SW WASHINGTON ST #200 PORTLAND OR 97205</p> <p>Owner: 401 SW 5TH LLC 88 KEARNY ST #1600 SAN FRANCISCO, CA 94108-5543</p>						
Total # of LU HR - Historic Resource Review permit intakes: 2						
20-226339-000-00-LU	2701 NW VAUGHN ST, 97210	HRM - Historic Resource Review w/Modifications	Type 3 procedure	12/21/20		Pending
<p><i>Repositioning of historic Montgomery Park office building including significant seismic and elevator improvements. Proposed exterior improvements include removal of 1980s west entrance and replacement with new entry curtainwall; window repairs; improvements to east entrance; pedestrian oriented landscaping of existing vehicle ramps at the east; storefront and public entrance improvements along existing north loading dock; removal of 1980s canopy at ground level of south façade; and six signs. The project is pursuing historic tax credits and Oregon special assessment. Also seeking a Modification to add a new Enclosed Walkway on the primary roof. The enclosure will extend from the central Atrium to the existing East Penthouse/Tank Room. The height of the Enclosed Walkway will be lower than the height of the East Penthouse/Tank Room.</i></p> <p>Legal Description: 1N1E29D 00200 SECTION 29 1N 1E TL 200 11.06 ACRES ALSO SEE SUBS -0291 -0292</p> <p>Applicant: SCOTT MARTIN GBD ARCHITECTS 1120 NW COUCH ST, SUITE 300 PORTLAND OR 97209 USA</p> <p>Owner: UPG MONTGOMERY PARK PROPERTY OWNER LLC 1215 4TH AVE STE 600 SEATTLE, WA 98161</p>						
Total # of LU HRM - Historic Resource Review w/Modifications permit intakes: 1						
Total # of Land Use Review intakes: 6						