

Early Assistance Intakes

Parameters: Begin intake date: **3/8/2021** End intake date: **3/14/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-023947-000-00-EA	5911 NE M L KING BLVD, 97211		EA-Zoning & Inf. Bur.- no mtg	3/10/21		Application
<p><i>Retail Center, 2 Phase project (See EA 19-162099). Stormwater to be resolved by Underground structure, Drywell, or soakage trench (TBD) Development to meet community design standards.</i></p> <p>Legal Description: 1N1E15DD 00300 PIEDMONT BLOCK 21 INC STRIP 20' WIDE E OF & ADJ LOT 4&5 LAND & IMPS SEE R243362 (R657803081) FOR BILLBOARD</p> <p>Applicant: JEREMY MILLER METROPOLITAN DESIGN STUDIO 5336 N MARYLAND AVE PORTLAND, OR 97217</p> <p>Owner: PAUL JR KNAULS 2600 T ST APT 72 VANCOUVER, WA 98661</p>						
21-023967-000-00-EA	2440 N LOMBARD ST, 97217		EA-Zoning & Inf. Bur.- w/mtg	3/10/21		Application
<p><i>Proposed multifamily 16-unit, 4 story (45j) project at 2440 N Lombard.</i></p> <p>Legal Description: 1N1E16AB 10600 FIRST ELECTRIC ADD BLOCK 10 W 1/2 OF LOT 22&23 W 1/2 OF LOT 24 EXC PT IN ST & EXC PT IN HWY</p> <p>Applicant: NATHAN ARNOLD FASTER PERMITS 2000 SW 1ST AVE #420 PORTLAND OR 97201</p> <p>Owner: MYERS LIV TR 13913 NE 101ST ST VANCOUVER, WA 98682</p>						
21-021885-000-00-EA	10645 SE HENRY ST, 97266		EA-Zoning & Inf. Bur.- w/mtg	3/8/21		Pending - EA
<p><i>This proposed project is essentially a redistribution of tenant spaces. There will not be any expansion of the building envelope. The tenant lease spaces will be of the same types of use, (Dispensary and grow operation/wholesale). Refer to attached drawings. We are inquiring what infrastructure requirements may be levied on this proposed reshuffling of lease spaces to determine if the project is viable.</i></p> <p>Legal Description: 1S2E15CC 03400 MENTONE BLOCK 81 TL 3400</p> <p>Applicant: NEIL LEE LEEKA ARCHITECTURE AND PLANNING 1001 SE WATER AVE, SUITE 175 PORTLAND, OR 97214</p> <p>Owner: AGL VENTURES LLC 2416 SW 5TH AVE PORTLAND, OR 97201</p>						

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21-024178-000-00-EA	NW GERMANTOWN RD, 97231		EA-Zoning & Inf. Bur.-w/mtg	3/11/21		Application
<i>Construct a new single family residence on the adjacent undeveloped properties. Properties under the same ownership.</i>						
	Legal Description: 1N1W11BB 03300 GLEN HARBOR BLOCK 7 LOT 5 EXC PT IN ST		Applicant: BRAD MASCAL HARKA ARCHITECTURE 107 SE WASHINGTON ST, SUITE 740 PORTLAND, OR 97214		Owner: MARK HYLAS 323 N 6TH ST BELEN, NM 87002 Owner: ARIELLA HYLAS 323 N 6TH ST BELEN, NM 87002	
21-024133-000-00-EA	11930 SE ANKENY ST, 97216		EA-Zoning Only - no mtg	3/11/21		Application
<i>Renovation of building exterior siding, roofing, deck removal, entry stair replacement. ADA improvements to the parking lot.</i>						
	Legal Description: 1N2E34DD 06500 VENTURA PK BLOCK 29 LOT 1-17 POTENTIAL ADDITIONAL TAX		Applicant: KEVIN SAXTON KASA ARCHITECTS 4119 NE CESAR E CHAVEZ BLVD PORTLAND, OR 97211		Owner: ANKENY ARMS LIMITED PARTNERSHIP 12350 SE POWELL BLVD PORTLAND, OR 97236	
21-015792-000-00-EA	8235 NE BEECH ST, 97220		PC - PreApplication Conference	3/8/21		Pending - EA
<i>Type III Zoning Map Amendment from RM1-Residential Multi-Dwelling to CM2-Commercial/Mixed-Use 2.</i>						
	Legal Description: 1N2E21CC 09200 ROSE VILLAS E 1/2 OF LOT 11		Applicant: ALVIN RIMES 19415 ORCHID GROVE DR OREGON CITY, OR 97045-7129 Applicant: TRICIA TOOL 225 SE 80TH AVENUE PORTLAND OR 97215 USA		Owner: ALVIN RIMES 19415 ORCHID GROVE DR OREGON CITY, OR 97045-7129 Owner: GERALDINE RIMES 19415 ORCHID GROVE DR OREGON CITY, OR 97045-7129	

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21-024563-000-00-EA	1018 SW MORRISON ST, 97205		PC - PreApplication Conference	3/12/21		Application
<p><i>This proposal is for a 6-story core and shell building with approximately 70,000 SF total, and a maximum height of 75 feet. On-site car parking is not required and is not proposed. Long and short term bike parking is required and will be provided. Retail space is proposed at ground level, with B-occupancy office space on levels 2-6. Stormwater will be managed on-site via an eco-roof.</i></p>						
	Legal Description: 1N1E33DD 04800 PORTLAND BLOCK 251 LOT 1&2 N 36' OF E 95' OF LOT 3		Applicant: TIM WYBENGA TVA ARCHITECTS 920 SW 6TH AVE #1500 PORTLAND OR 97204		Owner: COOK, WARD V TR 13611 SE RIVERCREST DR VANCOUVER, WA 98683	
			Applicant: MANDY BUTLER TVA ARCHITECTS 920 SW 6TH AVE., STE 1500 PORTLAND, OR 97204		Owner: COOK, LOIS A TR 13611 SE RIVERCREST DR VANCOUVER, WA 98683	
21-023360-000-00-EA	6100 SW RAAB RD, 97221		PC - PreApplication Conference	3/9/21		Application
<p><i>Interior renovation/conversion of existing church into a preK-5 international school. There will be no increase in square footage, and exterior work is limited to some new windows and a playground.</i></p>						
	Legal Description: 1S1E06CC 00200 SECTION 06 1S 1E TL 200 18.12 ACRES		Applicant: MARK MILLER ANKROM MOISAN ARCHITECTS INC. 38 NW DAVIS ST., STE 300 PORTLAND OR 97209		Owner: FIRST CHURCH OF THE NAZARENE 6100 SW RAAB RD PORTLAND, OR 97221-1350	
21-023293-000-00-EA	541 NE 20TH AVE, 97232		PC - PreApplication Conference	3/9/21		Application
<p><i>Maintenance project. Full tear-off and replacement of existing roof system. Project includes replacement of existing aged / unsafe roof access stairs. One access stair will structurally connect to existing concrete wall. This is a Landmark building, Jantzen Knitting Mills Company Building.</i></p>						
	Legal Description: 1N1E35AD 05300 SULLIVANS ADD BLOCK 7&16 TL 5300		Applicant: ROBIN BEST PROFESSIONAL ROOF CONSULTANTS 1108 SE GRAND AVE #300 PORTLAND, OR 97214		Owner: MAPLETON WATERLOO LLC 9952 SANTA MONICA BLVD BEVERLY HILLS, CA 90212-1607	
21-023206-000-00-EA	N TOMAHAWK IS DR, 97217		Pre-Prmt Zoning Plan Chck.Other	3/9/21		Application
<p><i>Five-story multifamily housing complex totaling approx. 280 units with approx. 370 surface parked stalls.</i></p>						
	Legal Description: 1N1E03AB 00400 POPPEN ISLANDER BLOCK 4		Applicant: MIKE COYLE FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: COLUMBIA CROSSINGS LLC 2001 WESTERN AVE #330 SEATTLE, WA 98121-2133	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of Early Assistance intakes: 10						
21-023394-000-00-LU	2025 SE BROOKLYN ST, 97202	AD - Adjustment	Type 2 procedure	3/9/21		Pending
<p><i>Demolish existing house located on site. Construct a new single-family dwelling on the west side of the property, with the entrance facing SE Brooklyn Street. Construct a new garage with ADU above on the east side of the property, facing SE 21st Avenue. Requesting an adjustment to 33.110.253.E to allow the street facing side of the garage on SE 21st Avenue despite the lack of a street facing wall of dwelling unit on that street.</i></p>						
	Legal Description: 1S1E11AA 19401 TIBBETTS ADD BLOCK 53 LOT 7&8 TL 19401		Applicant: SCHUYLER SMITH POLYPHON ARCHITECTURE 4103 NE TILLAMOOK STREET PORTLAND OR 97212 USA		Owner: DONALD JR JONES 2912 SE 26TH AVE PORTLAND, OR 97202-2123 Owner: LESLIE JONES 2912 SE 26TH AVE PORTLAND, OR 97202-2123	
21-024344-000-00-LU	2766 SW HILLSBORO ST, 97239	AD - Adjustment	Type 2 procedure	3/11/21		Pending
<p><i>The project consists of a four foot extension of the existing single car garage to the front (north side) of the house. The small (24 Sq. Ft.) existing shed tot he east side of the garage would be removed and replaced with a smaller (20 Sq. Ft.) bay window in the same location, on the east side of the existing attached garage.</i></p>						
	Legal Description: 1S1E08DA 04900 COUNCIL CREST PK BLOCK 12 LOT 6		Applicant: TED GRUND THEODORE GRUND PLANNING & DESIGN 2617 NE 33RD AVE PORTLAND, OR 97212		Owner: DEAN FREED 2766 SW HILLSBORO ST PORTLAND, OR 97239-1408 Owner: ALISON FREED 2766 SW HILLSBORO ST PORTLAND, OR 97239-1408	
21-024847-000-00-LU	4631 NE ALAMEDA ST, 97213	AD - Adjustment	Type 2 procedure	3/12/21		Pending
<p><i>Replace existing detached garage with new 16'X24" detached single car garage. Overall height of structure is 15 feet high and the walls of the structure are 10 feet high, excluding the portion of the wall within a gable. Structure fire wall details comply with ORSC 302.1 on walls adjacent to property lines. Adjustment to the height.</i></p>						
	Legal Description: 1N2E30BC 09300 ROSE CITY PK BLOCK 132 LOT 7&8		Applicant: RICHARD ADAMS FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201		Owner: REED HALL 4631 NE ALAMEDA ST PORTLAND, OR 97213 Owner: BRITTANY HALL 4631 NE ALAMEDA ST PORTLAND, OR 97213	

Total # of LU AD - Adjustment permit intakes: 3

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-023126-000-00-LU	1631 SW 12TH AVE, 97201	DZ - Design Review	Type 2 procedure	3/8/21		Pending
<p><i>Installing security gates and fencing to fully secure parking garage.</i></p>						
	<p>Legal Description: 1S1E04AC 01100 PORTLAND BLOCK N 1/2 B&S 1/2 B TL 1100</p>		<p>Applicant: ANTHONY BOHAN PSU CAPITAL PROJECTS & CONSTRUCTION 617 SW MONTGOMERY ST SUITE 302 PORTLAND OR 97201 USA</p>		<p>Owner: OREGON STATE OF (BOARD OF HIGHER EDUCATION) PO BOX 751 PORTLAND, OR 97207</p>	
21-022957-000-00-LU	1250 NE 99TH AVE, 97220	DZ - Design Review	Type 2 procedure	3/8/21		Pending
<p><i>TriMet will construct a new station platform on R239530 for improvements to the Red Line serving the Portland Airport. The improvements also include upgrades to the park and ride and associated Gateway Transit Center infrastructure that are not subject to design review. R239531 is an adjacent lot owned by Providence Health Systems. It is included in this application because, until a concurrent PLA is approved and recorded, some of the station platform is situated on R239531.</i></p>						
	<p>Legal Description: 1N2E33AA 01103 PARTITION PLAT 1997-44 LOT 1 EXC PT IN ST</p>		<p>Applicant: JOSEPH RECKER TRI-MET ENGINEERING AND CONSTRUCTION 1800 SW 1ST AVE # 300 PORTLAND OR 97201</p>		<p>Owner: PROVIDENCE HEALTH & SERVICES- OREGON 4400 NE HALSEY ST BLDG 2 #190 PORTLAND, OR 97213-1545</p>	
			<p>Applicant: MAX BRUNKE KLK CONSULTING LLC 906 NW 23RD AVE PORTLAND OR 97201 USA</p>		<p>Owner: TRI-COUNTY METROPOLITAN TRANSPORTATION DISTRICT 4012 SE 17TH AVE PORTLAND, OR 97202-3940</p>	

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

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-024184-000-00-LU	1521 SW SKYLINE BLVD, 97221	EN - Environmental Review	Type 2 procedure	3/11/21		Pending
<p><i>New NSFR in Environmental Conservation Overlay Zone ("c" overlay). 3 Adjustments are requested for 33.110.230 Main Entrances, 33.110.254.D Length of Street facing Garage Wall and 33.110.253.E Street Lot Line Setbacks (for garage)</i></p>						
<p>Legal Description: 1S1E06AC 02400 HIGHLANDS CREST LOT 4 TL 2400</p>			<p>Applicant: NATHANIEL ROSEMEYER MAIN STREET DEVELOPMENT 5331 SW MACADAM AVE #258 PMB 208 PORTLAND OR 97239</p>		<p>Owner: MAIN STREET DEVELOPMENT INC 4035 S KELLY AVE PORTLAND, OR 97239-4316</p>	
			<p>Applicant: MARK DANE MARK DANE PLANNING 12725 SW GLENHAVEN ST PORTLAND, OR 97225</p>			
			<p>Applicant: ERIC RYSTADT MAIN STREET DEVELOPMENT 5331 SW MACADAM AVE, STE 258 PMB 208 PORTLAND, OR 97239</p>			

Total # of LU EN - Environmental Review permit intakes: 1

21-023159-000-00-LU	2349 NE 20TH AVE, 97212	HRB - Historic Design Tier B	Type 1 procedure new	3/8/21		Pending
<p><i>Remodel existing attached garage. No change to footprint size. New concrete walls at interior side of existing concrete walls. New concrete roof and slab to replace existing concrete roof and slab. Increase garage height by 16" in order to achieve less slope at garage driveway. Replace existing garage door. Existing railing to remain. Non-contributing resource</i></p>						
<p>Legal Description: 1N1E26DA 03500 IRVINGTON BLOCK 34 S 1/2 OF LOT 5 N 1/2 OF LOT 6</p>			<p>Applicant: BEATE IOANIDE-CULI R & B DESIGN STUDIO 70 NE FREMONT ST PORTLAND OR 97212</p>		<p>Owner: ROETHER, JULIA R TR 2349 NE 20TH AVE PORTLAND, OR 97212</p>	
					<p>Owner: SIMONSON, THOMAS N TR 2349 NE 20TH AVE PORTLAND, OR 97212</p>	

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Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-023196-000-00-LU	1044 NE ONEONTA ST, 97211	HRB - Historic Design Tier B	Type 1 procedure new	3/9/21		Pending
<i>We are remodeling the kitchen and need to make the front window smaller and remove one of the side windows. Contributing resource</i>						
	Legal Description: 1N1E14BD 12400 WOODLAWN BLOCK 7 LOT 5		Applicant: KRAIG LEMAY MOUNTAINWOOD HOMES 8324 SW NIMBUS AVE BEAVERTON OR 97008		Owner: JUSTIN HARTSELL 1044 NE ONEONTA ST PORTLAND, OR 97211	
					Owner: CORBIN WIECHENS 1044 NE ONEONTA ST PORTLAND, OR 97211	

Total # of LU HRB - Historic Design Tier B permit intakes: 2

21-022940-000-00-LU	3305 SE 71ST AVE, 97206	LDP - Land Division Review (Partition)	Type 1x procedure	3/8/21		Pending
<i>Two lot partition plat, south parcel to retain existing dwelling, north parcel to be sold. No development plans at this time.</i>						
	Legal Description: 1S2E08BD 07900 SECTION 08 1S 2E TL 7900 0.23 ACRES		Applicant: CLAUDE IV BRATCHER 1739 SE 47TH AVE PORTLAND, OR 97215		Owner: CLAUDE IV BRATCHER 1739 SE 47TH AVE PORTLAND, OR 97215	

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

21-024645-000-00-LU	, 97204	PR - Central City Parking Review	Type 1x procedure	3/12/21		Pending
<i>A new perimeter fenced enclosure of the existing "Salmon Street Parking Lot" with a motorized vehicular gate and 2 secured person gates for access by Multnomah County Sheriffs vehicles supporting the operations of the adjacent Multnomah County Central Courthouse. This is changing from the existing Visitor Parking to Preservation parking designation.</i>						
	Legal Description: 1S1E03BD 00700 PORTLAND BLOCK 7 LOT 1-8		Applicant: MARK KOGUT SRG PARTNERSHIP, INC. 621 SW COLUMBIA ST PORTLAND, OR 97201		Owner: MULTNOMAH COUNTY 401 N DIXON ST PORTLAND, OR 97227-1865	

Total # of LU PR - Central City Parking Review permit intakes: 1

21-023319-000-00-LU	SE JENNE RD, 97236	PV - Pleasant Valley Resources Review	Type 2 procedure	3/8/21		Pending
<i>Review to mitigate for a violation of fill and a wall in the 'v' overlay.</i>						
	Legal Description: 1S3E18C 02600 JENNELYND AC LOT 28 EXC W 339'		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: ARMANDO GARCIA 1739 NE 155TH AVE PORTLAND, OR 97230	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU PV - Pleasant Valley Resources Review permit intakes: 1						
21-024481-000-00-LU	5081 SE MALDEN DR, 97206	TV - Tree Preservation Plan Violation	Type 2 procedure	3/11/21		Pending
<p><i>The proposal consists of mitigation for removal of a 17-inch English Walnut Tree (identified as Tree #10266) on the site plan and that was required to be preserved through the approved tree preservation plan. The tree preservation plan was approved through the land division approval under Land Use Case File# LU 2019-157197 LDP. The tree was removed illegally by the neighbors at 5009 SE MALDEN DR ANDERSON, THOMAS E & ANDERSON, KARLA without contacting the owner of the property or the City of Portland. To mitigate for the removal of the Tree #2 -English Walnut Tree, the applicant proposes to plant five (5) trees on the site during development.</i></p>						
Legal Description: LOT 2			Applicant: DMITRY SHMELEV 6048 SE KNAPP ST PORTLAND, OR 97206-7546	Owner: DMITRY SHMELEV 6048 SE KNAPP ST PORTLAND, OR 97206-7546		

Total # of LU TV - Tree Preservation Plan Violation permit intakes: 1

Total # of Land Use Review intakes: 12