

Early Assistance Intakes

Parameters: Begin intake date: **6/1/2021** End intake date: **6/30/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-052103-000-00-EA	597 N DEKUM ST, 97217		DA - Design Advice Request	6/2/21		Pending - EA
<i>HLC HEARING - Repairing the historic windows and replacing the existing vinyl windows in the 2000 addition</i>						
	Legal Description: 1N1E15BD 00114A1 ROSEMONT COMMONS LOT 51 TL 114 IMPS ONLY SEE R503149 (R726901020) FOR LAND POTENTIAL ADDITIONAL TAX		Applicant: AMANDA DONOFRIO BERGSUND DELANEY ARCHITECTURE & PLANNING 1369 OLIVE ST EUGENE OR 97401 USA		Owner: ROSEMONT SENIOR HOUSING ASSOC LP 2316 SE WILLARD ST MILWAUKIE, OR 97222	
21-052546-000-00-EA	SE HAROLD ST, 97266		DA - Design Advice Request	6/1/21		Cancelled
<i>Development of two buildings on the site. This is for Phase 1 of the project - for the two buildings. The first building is an "L"-shaped building, with 163 units. The second building is a small standalone walk-up building that has 7 units (170 units proposed). Phase 2 is for two walk-up apartment buildings and are not part of this request.</i>						
	Legal Description: 1S2E16DB 07800 BERNHARDT PK BLOCK 1 LOT 1-4 TL 7800		Applicant: ALEX YALE YBA ARCHITECTS 123 NW 2ND AVE, SUITE 204 PORTLAND, OR 97209		Owner: PDC DBA PROSPER PORTLAND 222 NW 5TH AVE PORTLAND, OR 97209-3812 Owner: PORTLAND CITY OF (PDC) 222 NW 5TH AVE PORTLAND, OR 97209-3812	
21-055480-000-00-EA	8807 SW CAPITOL HWY, 97219		EA-Zoning & Inf. Bur.- no mtg	6/10/21		Pending - EA
<i>REVIEW UNDER RIP CODE: There is a small 735 SF SFR on property. Would like to either build a fourplex under new RIP zoning or a duplex and convert EX SFR to ADU. Stormwater will be either infiltrated on site through drywell or treated in flow through planter and tied into city combined sewer depending on infiltration rates.</i>						
	Legal Description: 1S1E29BB 01300 WESTWOOD BLOCK 10 LOT 4 N 4' OF W 30' OF LOT 5		Applicant: JOE KARMAN JOSEPH A KARMAN ARCHITECTS PC PO BOX 14631 PORTLAND, OR 97293		Owner: LISA WHITLOCK 3339 SW RIDGE DR PORTLAND, OR 97219 Owner: MICHAEL WHITLOCK 3339 SW RIDGE DR PORTLAND, OR 97219	

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21-054434-000-00-EA	4509 SE 128TH AVE, 97236		EA-Zoning & Inf. Bur.- no mtg	6/11/21		Pending - EA
<p><i>Review under RIP code. This proposal calls for proposed addition and development on the site to create a duplex and a residential multi-family structure. Stormwater is proposed to be handled by a medium-to-large drywell located on the NE portion of the site (pending appropriate infiltration rates verified by testing). Off-street parking is provided only for the duplex; a single driveway serving the existing garage to be retained. No additional off-street parking or new/modified curb cuts are proposed. Duplex will retain the existing site utility connections while new ones will be established for the multifamily building as necessary (where existing connections for the 1-story commercial building cannot be retained).</i></p>						
	Legal Description: 1S2E14BB 00100 SECTION 14 1S 2E TL 100 0.22 ACRES		Applicant: PAUL WOLFE DOMINEK ARCHITECTURE, LLC 2246 E BURNSIDE ST, #A PORTLAND, OR 97214		Owner: ALEXSI CROSDALE 4509 SE 128TH DR PORTLAND, OR 97236	
21-053791-000-00-EA	12050 SW 29TH AVE, 97219		EA-Zoning & Inf. Bur.- no mtg	6/4/21		Pending - EA
<p><i>RIP CODE: Partition of property into 3 parcels, Parcel 1-11,298 sf, Parcel 2 -27,867, Parcel 3 -11,185 sf. No site development with partition.</i></p>						
	Legal Description: 1S1E32DA 06100 SECTION 32 1S 1E TL 6100 1.16 ACRES		Applicant: BILL SEROYER SEROYER DESIGN & DEVELOPMENT LLC 28215 SW ICELAND AVE WILSONVILLE, OR 97070		Owner: STEVEN WHITAKER 12050 SW 29TH AVE PORTLAND, OR 97219 Owner: BRANDI WHITAKER 12050 SW 29TH AVE PORTLAND, OR 97219	
21-059297-000-00-EA	3231 SE 50TH AVE, 97206		EA-Zoning & Inf. Bur.- no mtg	6/22/21		Pending - EA
<p><i>Review under current code. This proposal calls for a tenant improvement to the existing building and site as follows; Demo and reconstruction of non-structural interior partitions to create new enclosed and open offices. Demo and reconstruction of existing casework in some areas. Installation of a new platform lift for accessible access to the second floor. Installation of a new trash enclosure on the NW corner of the site. Installation of new windows and openings in the structural walls.</i></p>						
	Legal Description: 1S2E07BD 09500 CRESTON BLOCK 12 LOT 6&7&10 S 25' OF LOT 8&9		Applicant: PAUL WOLFE DOMINEK ARCHITECTURE LLC 2246 E BURNSIDE ST, #A PORTLAND OR 97214		Owner: PLANNED PARENTHOOD OF THE COLUMBIA/WILLAMETTE INC 3727 NE M L KING BLVD PORTLAND, OR 97212-1112	
21-057033-000-00-EA	16942 SE POWELL BLVD, 97236		EA-Zoning & Inf. Bur.- no mtg	6/17/21		Pending - EA
<p><i>9 new vac bays and associated covered parking canopy structure and revised landscape area</i></p>						
	Legal Description: 1S3E07CD 01400 SUTTER HILL SUBDIVISION LOT 7		Applicant: TERRY AMUNDSON KOBLE CREATIVE ARCHITECTURE LLC 2117 NE OREGON ST #201 PORTLAND OR 97232		Owner: SAGE PROPERTY HOLDINGS LLC 465 NE 181ST AVE PMB 461 PORTLAND, OR 97230-6660	

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21-056839-000-00-EA	11054 SW 61ST AVE, 97219		EA-Zoning & Inf. Bur.- w/mtg	6/14/21		Pending - EA
<p><i>The proposal is to build a new 12 unit, 3 story apartment building on the north portion of the lot and retain the existing house on the south portion and demolish the existing garage only. Stormwater through on-site drywell.</i></p>						
	Legal Description: 1S1E31BB 01400 PASADENA BLOCK 1 LOT 19&20		Applicant: BAYARD MENTRUM MENTRUM ARCHITECTURE 2455 STORTZ AVE NE SALEM OR 97301		Owner: GLACIER PROPERTIES LLC 8334 SE TAYLOR CT PORTLAND, OR 97216-1209	
21-053872-000-00-EA	5528 SE RHONE ST, 97206		EA-Zoning & Inf. Bur.- w/mtg	6/7/21		Pending - EA
<p><i>RIP CODE: A new six unit multi-dwelling development is proposed. No parking will be provided. Stormwater disposal is proposed via drywells.</i></p>						
	Legal Description: 1S2E07DB 08500		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: HUNTER CONSTRUCTION AND RENOVATION LLC 4479 SE ANTELOPE HILLS PL GRESHAM, OR 97080-6404	
21-055875-000-00-EA	12402 SE STEELE ST, 97236		EA-Zoning & Inf. Bur.- w/mtg	6/11/21		Pending - EA
<p><i>RIP code: Divide into a 5-lot subdivision</i></p>						
	Legal Description: 1S2E14BC 07000 STATE ADD LOT 7		Applicant: JOHN CARSON CARSON III INVESTMENTS INC 12402 SE STEELE ST PORTLAND OR 97236		Owner: CARSON III INVESTMENTS LLC 12402 SE STEELE ST PORTLAND, OR 97236-4242 Owner: CYNTHIA CARSON 12402 SE STEELE ST PORTLAND, OR 97236-4242	
21-056975-000-00-EA	4834 NE 9TH AVE, 97211		EA-Zoning & Inf. Bur.- w/mtg	6/14/21		Pending - EA
<p><i>REVIEW UNDER RIP CODE: A Planned Development Review is proposed to develop the site with two new detached houses and retain the existing detached house. The site will be developed under RIP. Drywells are proposed.</i></p>						
	Legal Description: 1N1E23BD 07700 SECTION 23 1N 1E TL 7700 0.10 ACRES		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: NINE-ALBERTA LLC 3333 NE SANDY BLVD STE 206 PORTLAND, OR 97232-1854	

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21-051544-000-00-EA	613 NE COLUMBIA BLVD, 97211		EA-Zoning & Inf. Bur.- w/mtg	6/1/21		Pending - EA
<p><i>Redevelopment of portions of several industrial lots for trailer parking for a tenant in Building B of the Bridge Point I-5 project (permit 21-040151-CO).</i></p>						
	<p>Legal Description: 1N1E11C 01100 SECTION 11 1N 1E TL 1100 2.85 ACRES</p>		<p>Applicant: SUZANNAH STANLEY MACKENZIE 1515 SE WATER AVE, STE 100 PORTLAND OR 97214</p>		<p>Owner: PORFILY VENTURES PO BOX 672 PRINEVILLE, OR 97754</p> <p>Owner: LAMM INVESTMENTS LLC PO BOX 301639 PORTLAND, OR 97294-9639</p> <p>Owner: KEMPTON, ALAN TR P O BOX 301639 PORTLAND, OR 97294-9639</p> <p>Owner: LAMM, ELIZABETH B TR P O BOX 301639 PORTLAND, OR 97294-9639</p> <p>Owner: BRIDGE POINT I-5 LLC 9525 BRYN MAWR AVE STE 700 ROSEMONT, IL 60018-5250</p>	

21-059812-000-00-EA	1810 SE CESAR E CHAVEZ BLVD, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Application
<p><i>A Mixed Use, 3 story with basement, higher density multi-family development with commercial spaces, tenant support spaces and a non-profit ¿Family Promise¿ facility. Tenant support spaces include community lounges & decks, office spaces, an art & woodworking studio, laundries, a recreational area, storage units, bike storage, and mail & package lockers. Commercial spaces include a mini-bar, 24/7 vending, vendor kiosks, and computer bar seating. Commercial facilities are open to the public during business hours and remain open to the tenants 24/7. The non-profit ¿Family Promise¿ facility is open only during business hours. The 50 units are all studio apartments with 20% of the units set at 80% MFI rental rate.</i></p>						
	<p>Legal Description: 1S1E01DA 07300 SECTION 01 1S 1E TL 7300 0.19 ACRES</p>		<p>Applicant: STEVEN FANG ZF DEVELOP 7340 SW HUNZIKER ST., STE 100 TIGARD, OR 97223</p>		<p>Owner: Z F DEVELOP LLC 17186 WARREN CT LAKE OSWEGO, OR 97035</p>	

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21-056906-000-00-EA	N KILPATRICK ST, 97203		EA-Zoning & Inf. Bur.- w/mtg	6/14/21		Cancelled
<p><i>Review under current code. Remove Existing Garage, Driveway and Curbcut. Build new 2 story home with Basement ADU with Exterior Entry + 2 window wells. Main House (Unit A) 4 Bedroom 2.5bath. Basement ADU (Unit B). 2 bedroom 2 bath. New 9' wide driveway and new curb cut on N. Kilpatrick. New Water Connection on N. Kilpatrick. New Sanitary Connection Via 5' private easement on North Edge of Adjacent Property to connect to sewer on N. Woolsey Ave. New Storm water drywell to be installed beneath driveway.</i></p>						
	Legal Description: 1N1E08CA 01001 BLOCK 122 W 45' OF LOT 24&25		Applicant: JOSHUA KULAK 8205 N WOOLSEY AVE PORTLAND, OR 97203-3647		Owner: RACHEL KULAK 8205 N WOOLSEY AVE PORTLAND, OR 97203-3647	
21-057311-000-00-EA	4564 NE 72ND AVE, 97218		EA-Zoning & Inf. Bur.- w/mtg	6/15/21		Application
<p><i>RIP Code - Construct 20 units on existing property, potential Land Division or PD.</i></p>						
	Legal Description: 1N2E20AC 15100 SECTION 20 1N 2E TL 15100 1.00 ACRES		Applicant: ZAC HORTON FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND, OR 97201		Owner: LISA MOHR 40005 HWY 30 ASTORIA, OR 97103-8219	
21-054413-000-00-EA	4406 SE BELMONT ST, 97215		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Pending - EA
<p><i>Three-story, 33'-6" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells.</i></p>						
	Legal Description: 1S2E06BB 11200 GLENCOE PK BLOCK 2 LOT 4 TL 11200		Applicant: JOHN JAMIEL TVA ARCHITECTS 920 SW 6TH AVE SUITE 1500 PORTLAND OR 97204		Owner: LAWRENCE PROPERTY MANAGEMENT LLC 4430 SE BELMONT ST PORTLAND, OR 97215-1634	
21-051685-000-00-EA	1401 SE MORRISON ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/2/21		Pending - EA
<p><i>The project is an outdoor, enclosed and unconditioned structure. This will require slight modification to the existing parking lot.</i></p>						
	Legal Description: 1S1E02AB 11800 EAST PORTLAND BLOCK 299		Applicant: SERA KIMURA GREEN GABLES 1807 NW VAUGHN ST PORTLAND OR 97209		Owner: MORRISON INVESTORS (5287) 1615 SE 3RD AVE #100 PORTLAND, OR 97214	

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21-059497-000-00-EA	1015 SE STARK ST, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Pending - EA
<p><i>Interior renovation of (e) building for new tenants. verification of parking requirements and inquiry regarding converting portion of site to outdoor eating and/or food carts</i></p> <p>Legal Description: 1N1E35CD 12200 EAST PORTLAND BLOCK 222 LOT 3&4 W 1/2 OF LOT 5&6</p> <p>Applicant: JOHN WEIL WEIL ARCHITECTURE 1920 N KILPATRICK ST PORTLAND, OR 97217</p> <p>Owner: SAMNICK HOLDINGS II LLC PO BOX 2507 WILSONVILLE, OR 97070</p>						
21-057085-000-00-EA	SE 96TH AVE, 97216		EA-Zoning & Inf. Bur.- w/mtg	6/17/21		Pending - EA
<p><i>The project is a building for a vet clinic. The proposed building footprint is 8,200 square feet and a second story is being considered for a total of approximately 16,000 square feet. Because this is being considered on a finished lot, it is assumed that all the utilities have already been developed but needs to be confirmed.</i></p> <p>Legal Description: 1S2E04A 01602 PARTITION PLAT 2007-104 LOT 1</p> <p>Applicant: HANN LEE H. LEE & ASSOCIATES PLLC P.O. BOX 1849 VANCOUVER WA 98668</p> <p>Owner: ELLIOTT INVESTMENTS LLC 2233 NW 23RD AVE #100 PORTLAND, OR 97210-2334</p>						
21-061393-000-00-EA	3530 SE 88TH AVE, 97266		EA-Zoning & Inf. Bur.- w/mtg	6/28/21		Application
<p><i>Street vacation request. This EA is to only discuss the street vacation request.</i></p> <p>Legal Description: 1S2E09CA 01000</p> <p>Applicant: DEE WALKER RIGHT-OF-WAY ACQUISITION/CITY OF PORTLAND 1120 SW 5TH, STE 800 PORTLAND, OR 97204</p> <p>Applicant: JAKE MASTRUD MACKAY SPOSITO 1325 SE TECH CENTER DR VANCOUVER, WA 98662</p> <p>Owner: AGENA CORPORATION PO BOX 190 TOPPENISH, WA 98948-0190</p>						
21-055941-000-00-EA	12005 N BURGARD RD, 97203		EA-Zoning & Inf. Bur.- w/mtg	6/11/21		Pending - EA
<p><i>Construct a new building housing various process and conveying equipment to sort and separate mixed metals.</i></p> <p>Legal Description: 2N1W35 00500 SECTION 35 2N 1W TL 500 67.77 ACRES UPLAND 7.43 ACRES LOWLAND LAND & IMPS SEE R646262 (R971350713) FOR MACH & EQUIP</p> <p>Applicant: KENNY DUPUIS SMITH MONROE GRAY ENGINEERS, INC 8625 SE CASCADE AVE, STE 600 BEAVERTON, OR 97008</p> <p>Owner: SCHNITZER STEEL INDUSTRIES INC PO BOX 847 CARLSBAD, CA 92018</p>						

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21-059175-000-00-EA	N, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/21/21		Pending - EA
<p><i>RIP: New development of 9 to 10 townhouse style condos. Street vacation requested as part of this proposal.</i></p>						
	Legal Description: 1N1E03AC 01300 SECTION 03 1N 1E TL 1300 0.73 ACRES		Applicant: TALIETHA MATHIS ONTRAK DEVELOPERS LLC PO BOX 11787 PORTLAND, OR 97211		Owner: ONTRAK DEVELOPERS LLC 235 NE SOUTH SHORE RD PORTLAND, OR 97211-1152	
			Applicant: KADIR ABDULLAHI ONTRAK DEVELOPERS LLC PO BOX 11787 PORTLAND, OR 97211			
21-051449-000-00-EA	3126 SE 36TH AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	6/1/21		Pending - EA
<p><i>RIP Code - New duplex to replace existing single family home. Existing ADU to remain under RIP Zoning considerations.</i></p>						
	Legal Description: 1S1E12AC 01200 WAVERLEIGH HTS BLOCK 45 N 1/2 OF LOT 1-3		Applicant: TIMOTHY FOUCH FIELDWORK DESIGN & ARCHITECTURE 601 SE HAWTHORNE BLVD PORTLAND OR 97214 USA		Owner: BENJAMIN JEFFERSON-DOW 3126 SE 36TH AVE PORTLAND, OR 97202-1812	
					Owner: JAMES DOW 3126 SE 36TH AVE PORTLAND, OR 97202-1812	
21-059718-000-00-EA	4334 SW FAIRVALE DR, 97221		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Pending - EA
<p><i>A new 3,268 gross SF single family home on a 18,081 SF lot zoned RM1c. No infiltration for stormwater proposed due to previous slide activity. Site access to be via dedicated 20' alley on south side. Storm water collected in CB's and run through lined water quality swale. Storm drainage piping to be run to ACG495 on west side of 42nd.</i></p>						
	Legal Description: 1S1E17BC 07500 SECTION 17 1S 1E TL 7500 0.41 ACRES		Applicant: HANS ETTLIN HANS ETTLIN ARCHITECTURE 12357 HAMPTON DRIVE OREGON CITY, OR 97045		Owner: LYNNE BARTENSTEIN 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540	
					Owner: DANIEL HEIMS 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540	

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21-053306-000-00-EA	5109 NE KILLINGSWORTH ST, 97218		EA-Zoning & Inf. Bur.- w/mtg	6/3/21		Pending - EA
	<p><i>Proposed 2 story, 18 unit addition to existing 2 story, 19 unit apartment building.</i></p> <p>Legal Description: 1N2E18CD 04100 JORBADE BLOCK 1 S 330' OF LOT 17 EXC PT IN ST</p>		<p>Applicant: CURT OLSON OLSON GROUP ARCHITECTS 17150 SW UPPER BOONES FERRY RD DURHAM, OR 97224</p>	<p>Owner: KILLINGSWORTH 2016 LLC 6105 S MACADAM AVE PORTLAND, OR 97239</p>		
21-055645-000-00-EA	4510 SE 128TH AVE, 97236		EA-Zoning & Inf. Bur.- w/mtg	6/16/21		Pending - EA
	<p><i>RIP CODE: Six lot residential subdivision with private alley running east-west on southern border of property.</i></p> <p>Legal Description: 1S2E14BA 00700 SECTION 14 1S 2E TL 700 1.89 ACRES</p>		<p>Applicant: CHASE WELBORN 3J CONSULTING, INC 9600 SW NIMBUS AVE, #100 BEAVERTON, OR 97007</p>	<p>Owner: NW MCCOY INC 13610 SE STEELE ST PORTLAND, OR 97236</p>		
21-059388-000-00-EA	7736 N KERBY AVE, 97217		EA-Zoning & Inf. Bur.- w/mtg	6/22/21		Pending - EA
	<p><i>This project includes the construction of a new toddler play area in a location yet to be determined, as well as federally-mandated ADA updates to pathways, picnic tables, benches and other amenities.</i></p> <p>Legal Description: 1N1E10D 00200 SECTION 10 1N 1E TL 200 13.78 ACRES</p>		<p>Applicant: JILL HUTCHINSON PORTLAND PARKS & RECREATION 1120 SW 5TH AVE, SUITE 858 PORTLAND OR 97204 USA</p>	<p>Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912</p>		
21-058438-000-00-EA	221 NE 122ND AVE, 97230		EA-Zoning & Inf. Bur.- w/mtg	6/18/21		Pending - EA
	<p><i>Renovate and expand the existing vacant Safeway grocery store on this site to be a mixed-use facility serving a variety of their operational needs. The existing building is approximately 52,600 square feet. We propose expanding the footprint by about 5,000 square feet to the north, as well as adding a second story addition of approximately 16,000 square feet along the entire eastern side of the building along NE 122nd Avenue, for a total gross building area of approximately 73,000 square feet. Parking would remain in generally the same configuration as it is now, but we propose reducing the internal drive aisle in front of the building from three lanes to two. The existing loading dock on the south side of the building would remain. Reconstructed or new impervious area would be treated by stormwater planters within the landscape prior to discharge into existing drywells. The existing building will undergo a complete interior renovation and seismic upgrade, and exterior improvements will include new cladding, new glazing, and a new roof with photovoltaic panels and skylights.</i></p> <p>Legal Description: 1N2E34DA 00103 GLISAN STREET STATION LOT 1</p>		<p>Applicant: TEREZA WIEST HENNEBERY EDDY ARCHITECTS 921 SW WASHINGTON ST #250 PORTLAND, OR 97205</p>	<p>Owner: SAFEWAY INC PO BOX 800729 DALLAS, TX 75380-0729</p>		

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21-054475-000-00-EA	8137 SE 13TH AVE, 97202		EA-Zoning & Inf. Bur.- w/mtg	6/23/21		Pending - EA
<p><i>North portion of site is a Four-story, 45'-0" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells. South portion of the site is a three-story, 33'-6" tall, Type V construction, 19-unit apartment building. No vehicular parking provided. 29 long-term bike parking spaces provided. Stormwater is managed on-site via dry wells.</i></p>						
	Legal Description: 1S1E23CD 12900 SELLWOOD BLOCK 49 LOT 3&4		Applicant: JOHN JAMIEL TVA ARCHITECTS 920 SW 6TH AVE SUITE 1500 PORTLAND OR 97204		Owner: JAMES & NANCY NEVIN TR 40 MORNINGVIEW CIR LAKE OSWEGO, OR 97035	
21-052099-000-00-EA	1525 SE GRAND AVE, 97214		EA-Zoning & Inf. Bur.- w/mtg	6/1/21		Pending - EA
<p><i>Restoration of use and structure damaged by fire. Note: There is a Type III DZ, in Incomplete status, which is on hold right now (LU 20-174352 DZ).</i></p>						
	Legal Description: 1S1E02CB 09200 STEPHENS ADD BLOCK 60 LOT 3&4		Applicant: PETER FINLEY FRY FINLEY FRY 303 NW UPTOWN TERRACE #1B PORTLAND OR 97210		Owner: GRAND/ANGEL LLC PO BOX 230968 TIGARD, OR 97281	
			Applicant: JOSEPH ANGEL GRAND/ANGEL LLC PO BOX 230968 TIGARD OR 97281 USA			
21-057287-000-00-EA	4624 SW DICKINSON ST, 97219		EA-Zoning & Inf. Bur.- w/mtg	6/22/21		Pending - EA
<p><i>Partial redevelopment of existing apartment complex. Follow up to July 2020 EA meeting. The property owner proposes to retain all four existing buildings on site (32 units) and add 121 new apartment units in four new structures for a total of 153 dwelling units on site; one new podium apartment building (4.5 stories over parking), and add three new 3 story apartment buildings. Parking would be provided on the lower level of the podium building replacing the existing surface parking and new surface parking around the 3 story apartment buildings. Adjustments to height are being requested. Stormwater disposal methods to be determined.</i></p>						
	Legal Description: 1S1E31AA 00100 TRIO ADDITION BLOCK 1 TL 100		Applicant: NATHAN JONES OTAK INC 808 SW 3RD AVE, SUITE 800 PORTLAND OR 97204 USA		Owner: CARLTON PERRY 4600 SW DICKINSON ST #5 PORTLAND, OR 97219	

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21-059086-000-00-EA	235 SE 80TH AVE, 97215		EA-Zoning & Inf. Bur.-w/mtg	6/22/21		Pending - EA
	<p><i>12-unit apartment building with 7 parking spaces (main floor). Drywell or other private storm system on-site.</i></p> <p>Legal Description: 1N2E32DD 10200 MT TABOR VILLA ANX BLOCK 5 LOT 7</p>		<p>Applicant: PHILIP DURDEN ELEAY PROPERTIES - OREGON, LLC 330 CLAREMONT WAY MENLO PARK, CA 94025</p>	<p>Owner: ELEAY PROPERTIES - OREGON LLC 330 CLAREMONT WAY MENLO PARK, CA 94025</p>		
21-059155-000-00-EA	837 SW 11TH AVE, 97205		EA-Zoning Only - w/mtg	6/21/21		Pending - EA
	<p><i>Dish Wireless proposes to install a new rooftop wireless facility consisting of (3) new panel antennas, (6) new RRUs, (1) new OVP, and rooftop equipment cabinet on the existing rooftop.</i></p> <p>Legal Description: 1S1E04AA 00400 PORTLAND BLOCK 259 LOT 3&4</p>		<p>Applicant: CRAIG BRUNKENHOEFER DISH WIRELESS, LLC PORTLAND OR USA</p>	<p>Owner: EASTERN WESTERN CORPORATION PO BOX 3228 PORTLAND, OR 97208-3228</p>		
21-050352-000-00-EA	13705 NE AIRPORT WAY, 97230		EA-Zoning Only - w/mtg	6/2/21		Pending - EA
	<p><i>Installation of a new security fence (7'0" tall) surrounding their Airport Way Regional Lab facility. The new fence will fall within the environmental overlay zone on the north side of the property as well as within the 25' setback on the south side of the property (along Airport Way).</i></p> <p>Legal Description: 1N2E14DC 03000 SECTION 14 1N 2E TL 3000 6.15 ACRES</p>		<p>Applicant: BREEZE GRIFFIN ANDERSON DABROWSKI ARCHITECTS, LLC 7650 SW BEVELAND ST #120 PORTLAND, OR 97223</p>	<p>Owner: KAISER FOUNDATION HEALTH PLAN OF THE NORTHWEST 500 NE MULTNOMAH ST #100 KPB11 PORTLAND, OR 97232-2031</p>		
			<p>Applicant: JON ANDERSON ANDERSON DABROWSKI ARCHITECTS 7650 SW BEVELAND ST #120 PORTLAND, OR 97223</p>			
21-055986-000-00-EA	2199 NW EVERETT ST, 97210		EA-Zoning Only - w/mtg	6/10/21		Pending - EA
	<p><i>Dish Wireless proposes to install a new concealed rooftop wireless facility consisting of (3) new panel antennas, (6) new RRUs, (1) new OVP, and associated cables hidden within a proposed FRP screen enclosure on top of the existing rooftop penthouse. New equipment cabinets will be located indoors, in the basement of the building. This is non-contributing.</i></p> <p>Legal Description: 1N1E33CA 08500 KINGS 2ND ADD BLOCK 36 TL 8500</p>		<p>Applicant: CRAIG BRUNKENHOEFER DISH WIRELESS, LLC PORTLAND OR USA</p>	<p>Owner: RISING INVESTMENTS LLC 2107 NW 23RD AVE PORTLAND, OR 97210</p>		

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-059330-000-00-EA	1963 NW KEARNEY ST, 97209		EA-Zoning Only - w/mtg	6/22/21		Pending - EA
<p><i>Request for zone change and comprehensive plan map amendment for the properties located at 1987 and 1959-1963 NW Kearney St. to change the zoning from RM3d to CM2d (MU-U). The purpose of the zone change is to alleviate a split zoned property at 1959-1963 NW Kearney St. and to conform the zoning to the long existing restaurant use at 1987 NW Kearney St.</i></p>						
	Legal Description: 1N1E33AC 11000 COUCHS ADD BLOCK 269 W 18 2/3' OF LOT 12 LOT 13&17, E 10' OF LOT 18		Applicant: VANESSA PRESTON VDC PROPERTIES LLC 1987 NW KEARNEY ST PORTLAND, OR 97209		Owner: VDC PROPERTIES LLC 2018 NW 16TH AVE PORTLAND, OR 97209-2562 Owner: MOYER ENTERPRISES LLC 22850 SE MERCER COURT DAMASCUS OR 97089 USA	
21-061883-000-00-EA	4735 NE 72ND AVE, 97218		PC - PreApplication Conference	6/29/21		Application
<p><i>RIP CODE: Modify building most recently (10+ years ago) as a printing business into a daycare.</i></p>						
	Legal Description: 1N2E20BD 01600 PADDOCK AC BLOCK 6 INC PT VAC ST-E 50' OF N 100' OF LOT 6		Applicant: DAVE SPITZER DMS ARCHITECTS, INC 2325 NE 19TH AVE PORTLAND, OR 97212		Owner: AMAN LLC 2105 NE FAIRWAY DR PORTLAND, OR 97211	
21-058331-000-00-EA	135 NW PARK AVE, 97209		PC - PreApplication Conference	6/17/21		Pending - EA
<p><i>New Hotel, 5 over 1, 94,000 sq ft, 174 units, 1 Type B onsite loading space, eco-roof and flow through planter for onsite stormwater.</i></p>						
	Legal Description: 1N1E34CB 08800 COUCHS ADD BLOCK 57 LOT 8		Applicant: GARY GOLLA SERA ARCHITECTS 338 NW 5TH AVE PORTLAND, OR 97029		Owner: SMITHCO PROPERTIES INC 230 NW 10TH AVE PORTLAND, OR 97209 Owner: RICHARD HASS PO BOX 64142 ST PAUL, MN 55164	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-054514-000-00-EA	4247 NE SIMPSON CT, 97218		PC - PreApplication Conference	6/8/21		Pending - EA
<p><i>RIP CODE: A Pre-Application Conference to request of zoning map amendment from R10 to R5 and to discuss a land division to create 2 lots .</i></p>						
	Legal Description: 1N2E18CB 04700 STOKES TR LOT 37		Applicant: MARKUS STOFFEL 4316 NE AINSWORTH ST PORTLAND, OR 97218		Owner: MARKUS STOFFEL 4316 NE AINSWORTH ST PORTLAND, OR 97218	
			Applicant: ABIGAIL MAGES 4316 NE AINSWORTH ST PORTLAND, OR 97218		Owner: ABIGAIL MAGES 4316 NE AINSWORTH ST PORTLAND, OR 97218	
21-057099-000-00-EA	11744 NE AINSWORTH CIR, 97220		Pre-Prmt Zoning Plan Chck.Other	6/16/21		Pending - EA
<p><i>1. NEW CONCRETE TILT UP WAREHOUSE BUILDING FOR CAR PARTS STORAGE. 2. MAXIMUM OF 3000 SF OFFICE SPACES ON TOP OF THE WAREHOUSE. THE NEW CONCRETE TILT UP BUILDING WILL PRIMARILY BE USED AS A STORAGE FOR CAR PARTS. PART OF THE OFFICE SPACE WILL BE USED BY THE OWNER AND THE REMAINING SPACE BY OTHER TENANTS. THE OFFICE SPACE WILL BE USED PER ALLOWED OCCUPANCY IN THIS ZONING</i></p>						
	Legal Description: 1N2E15D 01900 SIVERS INDUSTRIAL PARK BLOCK 5 TL 1900		Applicant: SHANE PASCO KLC CONSULTING ENGINEERS & ARCHITECTS INC 11100 SAN PABLO AVE #207 EL CERRITO CA 94530 USA		Owner: 2950 COLLIER CANYON INVESTMENTS LLC 11744 NE AINSWORTH CIR PORTLAND, OR 97220	
21-059516-000-00-EA	4334 SW FAIRVALE DR, 97221		Public Works Inquiry	6/22/21		Cancelled
<p><i>A new 3,268 gross SF single family home on a 18,081 SF lot zoned RM1c. No infiltration for stormwater proposed due to previous slide activity. Site access to be via dedicated 20' alley on south side. Storm water collected in CB's and run through lined water quality swale. Storm drainage piping to be run to ACG495 on west side of 42nd.</i></p>						
	Legal Description: 1S1E17BC 07500 SECTION 17 1S 1E TL 7500 0.41 ACRES		Applicant: HANS ETTLIN HANS ETTLIN ARCHITECTURE 12357 HAMPTON DRIVE OREGON CITY, OR 97045		Owner: LYNNE BARTENSTEIN 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540	
					Owner: DANIEL HEIMS 4309 SW CULLEN BLVD PORTLAND, OR 97221-3540	

Early Assistance Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-057321-000-00-EA	928 N PRESCOTT ST, 97217		Public Works Inquiry	6/15/21		Active
<p><i>**Please expedite, if possible: SEWER LEAK - IT HAS CAUSED A SINKHOLE IN ADJACENT ALLEY. Please see NU 21-034656. We have a leak in the sewer line that leaves our building (at 926/928 N Prescott). After leaving the building the sewer line travels down a common alley and connects to the city sewer main in the street (N. Prescott St.) After discussing appropriate actions to fix this problem, Melanie Gualotunia at the Non-Conforming Sewer Program offered two options (see attached diagram and her email). We are planning to implement Melanie's option 1B, replace existing sewer line in the same route and connect it to the city extension on N. Prescott. This would also require the adjacent property (918 N Prescott) sewer line to be disconnected from ours and rerouted. We assume we can perform this work under a simplified sewer extension permit; and are ready to apply for the permit when we have the approval to move forward.</i></p>						
	Legal Description: 1N1E22CA 04200 MULTNOMAH BLOCK 2 E 1/2 OF LOT 2&4		Applicant: STEPHEN ZYLSTRA 2636 ELLIS ST BELLINGHAM, WA 98225-3525		Owner: STEPHEN ZYLSTRA 2636 ELLIS ST BELLINGHAM, WA 98225-3525	
					Owner: LAURA WEISS 2636 ELLIS ST BELLINGHAM, WA 98225-3525	
21-053855-000-00-EA	6666 N COLUMBIA WAY, 97203		Public Works Inquiry	6/4/21		Cancelled
<p><i>We intend to extend sewer main 165 ft to serve an existing adjacent (R151057) and purposed duplex lot 26. Purpose of the public works inquiry: obtain information on the following items (Please see attached questions to be discussed) Applicant request that PBOT comments and notes be emailed to applicant.</i></p>						
	Legal Description: 1N1E06DC 05500 EAST ST JOHNS BLOCK 1 LOT 12-26		Applicant: ANTOINE DEAN DEAN ESTATES 2800 N LOMBARD ST #205 PORTLAND, OR 97217		Owner: WARNER PACIFIC UNIVERSITY 2219 SE 68TH AVE PORTLAND, OR 97215	

Total # of Early Assistance intakes: 43

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
20-141862-000-00-FP	7747 SE LAMBERT ST, 97206	FP - Final Plat Review	(Old) Minor	6/21/21		Application
<p><i>Approval of a Preliminary Plan for a 6-lot subdivision, that will result in five standard lots (Lots 1-4 & 6) and one narrow lot (Lot 5), as illustrated with Exhibits C.1-5, subject to the following conditions:</i></p> <p><i>A. The Final Plat must show the following: 1. The applicant shall meet the street dedication requirements of the City Engineer for SE Lambert Street. The required right-of-way dedication must be shown on the final plat. 2. A public sanitary sewer easement, granted to the City of Portland, shall be shown over the relevant portions of the private street, to the satisfaction of the Bureau of Environmental Services. The easement must be labeled as "Public Sewer Easement to COP". 3. An Emergency Vehicle Access Easement, granted to the City of Portland, shall be shown over the entirety of the private street to the satisfaction of the Fire Bureau. 4. The private street tract shall be named, with approval from the City Engineer, and noted on the plat as "Tract A: Private Street name of street". 5. A note must be provided on the plat indicating that the private street tract will commonly owned and maintained by the owners of lots 1 through 6 or a homeowners' association. 6. A Public Access Easement must be shown over the sidewalk portion(s) of the street tract. 7. A Private Access Easement over the entirety of the private street for the benefit of adjacent property to the east (7809 SE Lambert Street) shall be shown and labeled on the final plat. The easement shall allow shared use of this area for all of the purposes that a private street would be typically used for if the adjacent property to the east is ever divided and the private street is expanded to serve this adjacent property. 8. 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 Condition B.12 below. The recording block(s) shall, at a minimum, include language substantially similar to the following example: "A Declaration of Maintenance Agreement for (name of feature) has been recorded as document no. _____, Multnomah County Deed Records." B. The following must occur prior to Final Plat approval: 1. The applicant shall meet the requirements of the City Engineer for right of way improvements along the site's SE Lambert 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. 2. The applicant shall submit an application for a Site Development Permit for construction of the private street and related site development improvements. Street design plans must be prepared by, or under the direction of, an Oregon licensed civil engineer. The plans must be in substantial conformance with Exhibit C.4 and the Private Street Administrative Rule. 3. The applicant shall furnish a financial guarantee of performance, as approved by the Bureau of Development Services, for 125 percent of the estimated construction cost for the private street and all required site development improvements. The applicant shall provide an engineer's estimate of the costs of performance including the costs for temporary erosion control measures required during construction. The financial guarantee of performance shall be accompanied by a performance agreement with the Bureau of Development Services to complete the required improvements. 4. The applicant shall provide a clearing and grading plan with the Site Development permit required for the private street described in Condition B.2. The clearing and grading plan must substantially conform to the Preliminary Grading and Erosion Control Plan approved with this decision (Exhibit C.5). See additional conditions in attachments tab.</i></p>						
	Legal Description: 1S2E20DA 10200 D & O LITTLE HMS SUB 2 LOT 20 TL 10200				Owner: REILLY SIGNATURE HOMES LLC 3231 NE US GRANT PL PORTLAND, OR 97212-5144	
18-119056-000-00-FP	SW BROADWAY DR, 97201	FP - Final Plat Review		6/16/21		Application
<p><i>Final plat to create two lots.</i></p>						
	Legal Description: 1S1E09AB 01400 SECTION 09 1S 1E TL 1400 2.40 ACRES		Applicant: KEN GUENTHER CIRQUE LLC 3707 SW 52ND PL., #1 PORTLAND, OR 97221		Owner: GUENTHER LLC 1603 S GREENWOOD RD PORTLAND, OR 97219-2986	

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

Total # of Final Plat intakes: 2

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-059169-000-00-LU	2351 NE 51ST AVE, 97213	AD - Adjustment	Type 2 procedure	6/22/21		Pending
	<p><i>Tenant improvement of approximately 4,950 sq ft of existing ground-floor shell space in an existing 6-story mixed-use building. The project will comprise of six residential apartment units (one studio, four one-bedroom, and one two-bedroom), a shared amenity space, and circulation for those units. All units will be accessed from the current residential lobby (off NE 51st Ave). Exterior changes will be limited to alterations of the existing ground floor storefront system as required to accommodate the proposed floor plan. The proposed project will bring the total number of residential units up, from 85 to 91. An adjustment is requested for the Ground Floor Window and Frontage Standards for Dwelling Units- 33.130.230.B.4.a.(3).</i></p>					
	Legal Description: 1N2E30CA 10000 ROSE CITY PK BLOCK 33 LOT 1 EXC PT IN ST LOT 2&3		Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227		Owner: SANDY 51 APARTMENTS LLC 3330 NW YEON AVE #100 PORTLAND, OR 97210-1531	
21-061486-000-00-LU	1600 SE 59TH AVE, 97215	AD - Adjustment	Type 2 procedure	6/28/21		Pending
	<p><i>Adjustment to Zoning Code section 33.110.220.C.1.a for 30% extension into side setback for chimney replacement.</i></p>					
	Legal Description: 1S2E06DA 09500 JACKSON PL BLOCK 1 LOT 50		Applicant: COREY CLIFFE LIMITLESS BLUE ARCHITECTURE AND SUSTAINABLE DESIGN 2865 SE CARUTHERS ST PORTLAND, OR 97214		Owner: JOEL STIMKORB 1600 SE 59TH AVE PORTLAND, OR 97215 Owner: HOLLY STIMKORB 1600 SE 59TH AVE PORTLAND, OR 97215	
21-057463-000-00-LU	3727 NE 10TH AVE, 97212	AD - Adjustment	Type 2 procedure	6/15/21		Incomplete
	<p><i>onstruct a second floor addition on top of an existing one-story home, located in the R2.5 zone. The addition will include two bedrooms, one bathroom, and a new stair connecting the first and second levels of the house. An adjustment is being requested to reduce the side setbacks from 5' to 3', with eaves projecting an additional 1'-6" towards the property lines.</i></p>					
	Legal Description: 1N1E23CD 10600 LINCOLN PK BLOCK 6 N 1/2 OF LOT 10 EXC N 7' OF W 44'		Applicant: SEAN BARNETT POLYMATH STUDIO 2505 SE 11TH AVE STE 342 PORTLAND OR 97202		Owner: NATHAN RAMSEY 3727 NE 10TH AVE PORTLAND, OR 97212	
21-056913-000-00-LU	9539 N DECATUR ST, 97203	AD - Adjustment	Type 2 procedure	6/14/21		Incomplete
	<p><i>Addition of an art studio to the rear (east) of the existing house. Addition will be accessed from the ground floor. Addition will extend to the existing north side property line, as allowed per table 140-2 in section 33.140 Employment and Industrial Zones. Proposing a reduction in the rear setback, which abuts an R-5 zoned property, to 5' from the rear (east) property line, and eaves at 4'. Requesting an adjustment in table 140-2 and 33.140.215 to allow the reduced setback from 15' to 5' for the rear wall (4' for eaves).</i></p>					
	Legal Description: 1N1W01CC 17500 ST JAMES PK ADD BLOCK 8 LOT 21		Applicant: ALLISON ELLIOTT ALLISON ELLIOTT ARCHITECT 5445 SE 47TH AVE PORTLAND OR 97206 USA		Owner: ALFRED J II ZANGARA 9539 N DECATUR ST PORTLAND, OR 97203-2821 Owner: RENEE ZANGARA 9539 N DECATUR ST PORTLAND, OR 97203-2821	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-061011-000-00-LU	6033 NE 23RD AVE, 97211	AD - Adjustment	Type 2 procedure	6/25/21		Pending
<p><i>Adjustment requested to the 5' setback requirement from the north property line</i></p>						
	<p>Legal Description: 1N1E14DA 13900 IRVINGTON PK BLOCK 9 LOT 10&12&14</p>		<p>Applicant: MARINA YUDIN 6033 NE 23RD AVENUE PORTLAND OR 97211 USA</p>		<p>Owner: RESIDENTIAL HOME SOLUTION LLC 12904 SE KNAPP ST PORTLAND, OR 97236</p>	
			<p>Applicant: DIMITRI YUDIN 6033 NE 23RD AVENUE PORTLAND OR 97211 USA</p>			
21-058956-000-00-LU	2533 NW SAVIER ST, 97210	AD - Adjustment	Type 2 procedure	6/21/21		Pending
<p><i>There are two main proposals for development on this lot which respectively require (4) separate adjustments. Proposal 1: Enclose the existing 6'-6" x 13'-8" Covered Porch for additional interior space at the Main House. Proposal requires (1) adjustment of the 5'-0" required setback to 4'-5 1/2" to enclose the Porch at the existing bearing line. Proposal 2: Construct a new 265 SF footprint Accessory Exercise/ Office shed in the rear yard within the North and East setbacks. Thus, (1) adjustment to the required North Setback and (1) adjustment to the East Setback to reduce the required 5'-0" setbacks to 0'-6" and 0'-0" respectively is requested. Further, the proposed added coverage of the structure will exceed the allowable lot coverage; therefore, an adjustment is requested to increase the allowable coverage from 1250 SF (50%) to 1310 SF (52%). Extended downspouts will be used to manage additional roof area. Proposal creates <500 SF additional impervious area.</i></p>						
	<p>Legal Description: 1N1E29DD 16000 BALCHS ADD BLOCK 319 E 1/2 OF LOT 4</p>		<p>Applicant: DANIEL KELLER DK DESIGN STUDIO 715 SE 35TH AVENUE PORTLAND OR 97214</p>		<p>Owner: MONICA SKORDILIS 2533 NW SAVIER ST PORTLAND, OR 97210</p>	
					<p>Owner: KYLE PEPIN 2533 NW SAVIER ST PORTLAND, OR 97210</p>	
21-056279-000-00-LU	3621 SW 48TH PL, 97221	AD - Adjustment	Type 2 procedure	6/10/21		Incomplete
<p><i>Addition of small, detached accessory structure to house a home office at the Northwest corner of the property, to be built within the 10' setbacks with the building walls 5' from from the Western and Northern property lines and roof eaves 3.5' from the property lines, 33.110.220 Setbacks. Building will have no bathroom or kitchen, and is not an ADU. Building will utilize a green roof to absorb stormwater with runoff collected in a drywell.</i></p>						
	<p>Legal Description: 1S1E07DA 05600 WILCOX ESTATES BLOCK 8 LOT 8&9 TL 5600</p>		<p>Applicant: GREGOR MITCHELL THE WORKS 1303 SE 6th Ave PORTLAND, OR 97214</p>		<p>Owner: ACRA LLC 3834 N LONGVIEW AVE PORTLAND, OR 97227</p>	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-059882-000-00-LU	11900 SW 49TH AVE, 97219	AD - Adjustment	Type 2 procedure	6/23/21		Pending
<p><i>Four adjustments are requested in conjunction with non-conforming upgrade requirements, due to the unique site and orientation of the campus. Adjustments include interior parking lot landscaping; perimeter parking lot landscaping; exterior storage area paving; and screening of ground mounted mechanical equipment & trash areas.</i></p>						
	Legal Description: 1S1E31D 00200 SECTION 31 1S 1E TL 200 54.77 ACRES		Applicant: RACHEL SCHOPMEYER HACKER ARCHITECTS 555 SE MLK JR BLVD, SUITE 501 PORTLAND OR 97214 USA		Owner: PORTLAND COMMUNITY COLLEGE DISTRICT PO BOX 19000 PORTLAND, OR 97280-0990	
			Applicant: EMILY HAYS HACKER 555 SE MLK AVENUE PORTLAND OR 97214 USA			
21-056948-000-00-LU	405 SE 22ND AVE - Unit B, 97214	AD - Adjustment	Type 2 procedure	6/14/21		Pending
<p><i>Convert existing basement into an ADU. Adjustment to parking requirement (33.266.110 and Table 266-2).</i></p>						
	Legal Description: 1N1E35DD 15700		Applicant: TRACY AMARAL 405 SE 22ND AVE PORTLAND, OR 97214		Owner: TRACY AMARAL 405 SE 22ND AVE PORTLAND, OR 97214-1620	
21-058466-000-00-LU	NE 15TH AVE, 97232	AD - Adjustment	Type 2 procedure	6/17/21		Pending
<p><i>New Multiple Pathways to Graduation (MPG) school building at the Benson Campus (overall campus is approx. 8.83 acres). The proposed building is 3 stories (approximately 86,000 SF) with 78 parking stalls below the building and 8 surface parking stalls. The use is permitted in EX; however, Adjustments are needed to the 10-foot maximum setback, ground floor window, and loading space requirements.</i></p>						
	Legal Description: 1N1E35DB 00800 LYDIA BUCKMANS ADD BLOCK 7&8&11&12 TL 800		Applicant: JOSEPH ECHEVERRI BASSETTI ARCHITECTS 721 NW 9TH AVE #350 PORTLAND OR 97209		Owner: SCHOOL DISTRICT NO 1 PO BOX 3107 PORTLAND, OR 97208-3107	
21-057019-000-00-LU	6728 SE CORA ST, 97206	AD - Adjustment	Type 2 procedure	6/14/21		Pending
<p><i>The proposal is to add an Accessory Dwelling Unit to the site that exceeds the maximum ADU size of 75% of the size of the house. The Adjustment Review requested is to increase the allowed ADU size from 502 square feet to 600 square feet. The existing house will be retained.</i></p>						
	Legal Description: 1S2E08CD 14400 KERN PK BLOCK 9 LOT 22		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: URBAN COTTAGE LLC 5901 S MACADAM AVE #108 PORTLAND, OR 97239-3622	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-056351-000-00-LU	5022 NE 26TH AVE, 97211	AD - Adjustment	Type 2 procedure	6/10/21		Pending
<p><i>The applicant proposes to construct a 3-story building with 4 townhouse-style apartments on this property. Since the apartments would be used for short-term rentals, the proposal is classified by the Zoning Code as a commercial use rather than a residential use. The applicant requests approval of the following Adjustments to Zoning Code requirements for commercial uses: ζ To reduce the minimum building setback from the front lot line from 10 feet to 5ζ-9ζ (Zoning Code Section 33.130.215.B.1.b.2); and ζ To reduce the percentage of the street-facing façade between 2 feet and 10 feet above the ground which must be windows from 40% to 20.9% (Zoning Code Section 33.130.230.B.2.a.1).</i></p>						
	Legal Description: 1N1E24BB 21700 INA PK BLOCK 13 LOT 8 EXC PT IN ST		Applicant: BOB SCHATZ ALLUSA ARCHITECTURE 2118 SE DIVISION PORTLAND OR 97202		Owner: JOHN MIMS 2008 SE 11TH AVE PORTLAND, OR 97214	

Total # of LU AD - Adjustment permit intakes: 12

21-053731-000-00-LU	150 S MONTGOMERY ST, 97201	CCMS - Central City Master Plan	Type 3 procedure	6/3/21		Pending
<p><i>Central City Master Plan review of approx. 8 acres of RiverPlace development that includes the following addresses: 0150, 0308 - 0320 SW Montgomery St., and 2025 WI/ and 2025 SW River Parkway.</i></p>						
	Legal Description: 1S1E03CA 01000 PORTLAND BLOCK 104&105 TL 1000		Applicant: AGUSTIN ENRIQUEZ GBD ARCHITECTS INC 1120 NW COUCH ST, SUITE 300 PORTLAND OR 97209		Owner: 0150 SW MONTGOMERY INVESTMENTS LLC 9 SE 3RD AVE #100 PORTLAND, OR 97214	

Total # of LU CCMS - Central City Master Plan permit intakes: 1

21-058949-000-00-LU	, 97203	CN - Comprehensive Natural Resource Mgmt Plan & Amend	Type 2 procedure	6/17/21		Pending
<p><i>Portland General Electric (PGE) owns and operates existing transmission lines in industrial northwest Portland, Oregon. Two transmission lines that connect PGE's Rivergate Substation to other PGE substations in North Portland require maintenance. Two existing poles (Pole 2124 and Pole 89) and one existing three-pole structure (Structure 0/3, comprising Poles 2326, 2327, and 2328) require replacement. These poles are located south of the N Lombard Street overpass and north of the Rivergate Substation. These structures bear the load of transmission lines as they bend south from an east-west alignment to enter the substation.</i></p>						
	Legal Description: 2N1W35A 00100 RIVERGATE INDUSTRIAL DIS BLOCK 24 LOT 1		Applicant: JENNIFER SANHOUSE PORTLAND GENERAL ELECTRIC 121 SW SALMON ST, 1WT1302 PORTLAND OR 97204		Owner: PORT OF PORTLAND PO BOX 3529 PORTLAND, OR 97208-3529	

Total # of LU CN - Comprehensive Natural Resource Mgmt Plan & Amend permit intakes: 1

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-056540-000-00-LU	15840 SE TAYLOR ST, 97233	CU - Conditional Use	Type 2 procedure	6/11/21		Pending
<p><i>The subject site is the campus of Parklane Elementary School and Oliver Elementary School. The applicant proposes to construct an approximately 7,335-square-foot addition to the west side of the Parklane Elementary School building for a new gymnasium. In addition, a new soft-surface playground area is proposed near the new gymnasium. Outdoor recreation areas for schools do not trigger Conditional Use Review (Zoning Code Section 33.281.050.A.1), but the proposed building addition triggers Type II Conditional Use Review (Zoning Code Section 33.281.050.B).</i></p>						
	Legal Description: 1S2E01 00100 NEWHURST PK LOT 1&2 TL 100		Applicant: STEVE KAY CASCADIA PLANNING & DEVELOPMENT SERVICES PO BOX 1920 SILVERTON, OR 97381		Owner: SCHOOL DIST NO 28 18135 SE BROOKLYN ST PORTLAND, OR 97236-1049	
21-053371-000-00-LU	1546 SE 169TH PL, 97233	CU - Conditional Use	Type 2 procedure	6/3/21		Pending
<p><i>The subject site is the campus of Patrick Lynch Elementary School. The applicant proposes to construct an approximately 7,335-square-foot addition to the northeast corner of the school building for a new gymnasium. In addition, a new soft-surface playground area is proposed in the southeastern portion of the site. The proposed building addition triggers Type II Conditional Use Review per Zoning Code Section 33.281.050.B.</i></p>						
	Legal Description: 1S3E06CA 00100 SECTION 06 1S 3E TL 100 10.00 ACRES		Applicant: MATT LEWIS CARDNO 6720 S MACADAM AVE., STE 150 PORTLAND, OR 97219		Owner: SCHOOL DISTRICT NO 28J 18135 SE BROOKLYN ST PORTLAND, OR 97236	
21-052894-000-00-LU	3615 SE 174TH AVE, 97236	CU - Conditional Use	Type 2 procedure	6/2/21		Incomplete
<p><i>Proposed gymnasium addition with non-conforming development upgrades to pedestrian and landscape facilities.</i></p>						
	Legal Description: 1S3E07DB 06900 SECTION 07 1S 3E TL 6900 3.84 ACRES SPLIT MAP 99307-2880		Applicant: MATT LEWIS CARDNO 6720 S MACADAM AVE., STE 150 PORTLAND, OR 97219		Owner: SCHOOL DIST NO 28 18135 SE BROOKLYN ST PORTLAND, OR 97236-1049	
21-052649-000-00-LU	4534 SE TENINO DR, 97206	CU - Conditional Use	Type 3 procedure	6/1/21		Pending
<p><i>Two regional, vegetated stormwater management facilities (Dry Ponds). These Ponds will manage stormwater runoff from newly paved streets and portions of runoff from Errol Heights Park. Ponds are associated with a larger project: a collaborative effort between the Bureau of Environmental Services (BES) and the Portland Bureau of Transportation (PBOT) in the form of a Local Improvement District (LID) created to enable street improvements on unimproved streets in the Brentwood-Darlington neighborhood.</i></p>						
	Legal Description: 1S2E19CC 00200 ERROL HTS BLOCK 30 LOT 6&7&9-11 LOT 8 EXC PT IN ST		Applicant: ROBIN SCHOLETZKY URBANLENS PLANNING LLC 3439 SE HAWTHORNE, SUITE 215 PORTLAND OR 97214		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	

Total # of LU CU - Conditional Use permit intakes: 4

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-053661-000-00-LU	5911 NE M L KING BLVD, 97211	DZ - Design Review	Type 2 procedure	6/4/21		Incomplete
	<p><i>Construct New Retail Shell Building. Proposed Tenants to include: Restaurant, Barbershop, Retail, Recreational Marijuana Store. Structured Underground Catchment system & Infiltration into soil</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>	
21-052544-000-00-LU	421 SW 5TH AVE, 97204	DZ - Design Review	Type 2 procedure	6/1/21		Pending
	<p><i>The applicant requests Design Review for building storefront alterations to the transom windows at the south-east corner of the building's ground floor. The proposal will remove existing non-original transom windows from the eastern most bay on the south elevation, and the southern most bay on the eastern elevation, to be replaced with new windows matching existing original windows in the same locations. Design Review is required for proposed non-exempt alterations to development in the Design (z d z) overlay zone of the West End Sub-District of the Central City Plan District.</i></p>					
	<p>Legal Description: 1N1E34CC 04100 PORTLAND BLOCK 175 LOT 3&4 LAND & IMPS SEE R566916 (R667717901) FOR OTHER IMPS</p>		<p>Applicant: MIKE DI BLASI MULTNOMAH COUNTY 401 N DIXON ST PORTLAND, OR 97227</p>		<p>Owner: MULTNOMAH COUNTY 401 N DIXON ST PORTLAND, OR 97227-1865</p>	
21-058513-000-00-LU	1215 SW BROADWAY, 97205	DZ - Design Review	Type 2 procedure	6/15/21		Pending
	<p><i>This project will provide mechanical upgrades to the Sovereign Building. A new condensing unit will be placed on the roof of the two-story OHS Building. Refrigerant piping and electrical conduit will route up the south side of the adjacent Sovereign Building. The piping and conduit will be covered with SpeediChannel, which is made of paintable resin. The nine-story Sovereign Building has a lower-level on the south side that terminates at the third-floor roof. The piping will run north across this TPO roof and will be supported on Durablocks and covered with SpeediChannel. The piping will enter the Sovereign through the existing louvered opening at the 4th floor mechanical room to serve a new air handler.</i></p>					
	<p>Legal Description: 1S1E03BB 02800 PORTLAND BLOCK 206 LOT 1&2 TL 2800</p>		<p>Applicant: JESSICA ENGEMAN MERITUS PROPERTY GROUP 1111 NE FLANDERS ST, SUITE 206 PORTLAND OR 97232 USA</p>		<p>Owner: OREGON HISTORICAL SOCIETY 1230 SW PARK AVE PORTLAND, OR 97205-2441</p>	
21-056055-000-00-LU	515 SW CLAY ST, 97201	DZ - Design Review	Type 2 procedure	6/10/21		Pending
	<p><i>The applicant requests Design Review for a fence along the SW 6th Avenue frontage of the Hotels Zags at 515 SW Clay Street in the Downtown subdistrict of Central City. The 8'-7' tall fence will be comprised of steel framing and horizontal lpe wood slats. The fence and gate would enclose the courtyard and landscaping that exists along 6th Avenue. Design Review is required because the proposal does not meet the exemptions of Section 33.420.045.</i></p>					
	<p>Legal Description: 1S1E03BC 02800 PORTLAND BLOCK 165 LOT 1-4 LOT 6-8</p>		<p>Applicant: HUGO MARTINEZ H&M INNOVATION 2658 SE GLACIER CT GRESHAM, OR 97080</p>		<p>Owner: GOLDEN BEARS OWNER LLC 4747 BETHESDA AVE STE 1100 BETHESDA, MD 20814</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-061466-000-00-LU	200 SW MARKET ST, 97201	DZ - Design Review	Type 2 procedure	6/28/21		Pending
<p><i>Installation of freestanding sign "200 MARKET BUILDING". 42.14 sq ft. Single faced. Internal illumination. Height 10 ft TOH.</i></p> <p>Legal Description: 1S1E03CB 00800 SOUTH AUDITORIUM ADD BLOCK A LOT 2 TL 800</p> <p>Applicant: CYNDI STOCKS SECURITY SIGNS 2424 SE HOLGATE BLVD PORTLAND OREGON 97202</p> <p>Owner: TWO HUNDRED MARKET ASSOC LP 200 SW MARKET ST #1720 PORTLAND, OR 97201</p>						
21-060340-000-00-LU	9722 SE WASHINGTON ST, 97216	DZ - Design Review	Type 2 procedure	6/24/21		Pending
<p><i>Existing restaurant is 6,275 sf. No new heated SF to the building. Exterior improvements include converting north, south and east windows into overhead and folding, full light doors, creating a new covered, patio area where 4 parking spaces currently exist and creating a screen / fence around the new covered patio area (950 sf). The patio cover will be a 14' high steel structure with a low sloping metal roof. The structure will be 40' x 25'-8" at the columns.</i></p> <p>Legal Description: 1S2E04A 01300</p> <p>Applicant: TODD LASHER TODD LASHER DESIGN 5632 N ATLANTIC AVE PORTLAND, OR 97217</p> <p>Owner: 205 PLACE ASSOCIATES LLC 19767 SW 72ND AVE #100 TUALATIN, OR 97062-8352</p>						
Total # of LU DZ - Design Review permit intakes: 6						
21-055806-000-00-LU	228 NE BROADWAY, 97232	DZM - Design Review w/ Modifications	Type 2 procedure	6/10/21		Pending
<p><i>The applicant is seeking a modification to the transit street main entrance standard (PCC 33.130.242) and seeking a modification to the ground floor windows standard (PCC 33.510.220.B) for an existing and operating hardware store through a Type II amendment to an existing design review approval (LU 14-196082). Additional details on the modification requests are provided in the attached narrative.</i></p> <p>Legal Description: 1N1E27DD 10000 HOLLADAYS ADD BLOCK 215 LOT 1-3 E 30' OF LOT 4 EXC PT IN ST, LOT 5 EXC PT IN ST, LOT 6-8</p> <p>Applicant: DANIEL WARREN ACE HARDWARE 228 NE BROADWAY PORTLAND, OR 97232</p> <p>Owner: 228 BROADWAY INVESTMENTS LLC 9 SE 3RD AVE #100 PORTLAND, OR 97214</p>						
21-061842-000-00-LU	550 SE M L KING BLVD, 97214	DZM - Design Review w/ Modifications	Type 3 procedure	6/29/21		Pending
<p><i>A new 7-story (5-over-2) mixed use, residential building with retail and parking. The basement consists of mechanical spaces and residential amenities (bike parking and fitness), the ground floor consists of building services, residential lobby, a garage with semi-automated parking stackers and future commercial/retail use core and shell spaces. Floors 2-7 consist of 132 apartments. Amenity spaces are provided at the ground floor. The building has a vegetated roof system. Two modifications are being requested: one to ground floor windows in the EX zone (33.140.230) and one to the ground floor active uses (33.510.225).</i></p> <p>Legal Description: 1S1E02BB 02000 EAST PORTLAND BLOCK 101 LOT 1-4 TL 2000</p> <p>Applicant: MARCUS LIMA GBD ARCHITECTS 1120 NW COUCH ST SUITE 300 PORTLAND OR 97209</p> <p>Owner: BURNS BROS INC 4949 MEADOWS RD #330 LAKE OSWEGO, OR 97035-3162</p>						

Total # of LU DZM - Design Review w/ Modifications permit intakes: 2

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-054913-000-00-LU	, 97239	EN - Environmental Review	Type 1x procedure	6/8/21		Pending
<p><i>Construct an off-street 12-foot wide trail from near the intersection of SW Nebraska Street and SW Capitol Hwy northwestward to SW Bertha Blvd. The trail will require a bridge structure to cross a ravine in the public right-of-way. Approximately 65% of the length of the trail alignment is located in the Environmental Conservation Zone. Application for environmental violation review for unapproved work within the environmental conservation zone. We request a review to revise the original conditions specified in the approved Type 1x permit LU 18-113365 EN. Delete 2 Creation of 7 snags by pruning dangerous native trees; 2 at the request of the Urban Forester. The opinion is that these seven trees are not particularly dangerous and will provide better habitat if they decompose naturally. Replace Exhibit C.4, Construction Management Plan. Add Exhibit C.5, Tree Removal and Protection Plan. Replace Exhibit C.6, Planting Plan. These exhibit changes will reduce the overall impact within the environmental zone.</i></p>						
	Legal Description: 1S1E16CC 04100 BERTHA BLOCK 7 N OF CAPITOL HWY LOT 6 LOT 7		Applicant: JOHN WILSON CITY OF PORTLAND (PBOT) 1120 SW 5TH AVE., STE 1300 PORTLAND, OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE 8TH FLOOR PORTLAND, OR 97204-1912	
21-058984-000-00-LU	6400 SE 101ST AVE, 97266	EN - Environmental Review	Type 2 procedure	6/21/21		Pending
<p><i>Environmental Review and Tree Review to enable ancillary site improvements that are necessary for the site's redevelopment and support of approximately 870,000 square feet of industrial space spread across three Class A industrial buildings.</i></p>						
	Legal Description: 1S2E21A 00100 SECTION 21 1S 2E TL 100 70.21 ACRES LAND & IMPS SEE R606684 (R992222591) FOR MACH & EQUIP SPLIT MAP R336871 (R992222590)		Applicant: KEN BARNHART PROLOGIS 4380 S Macadam Ave, Ste 285 Portland, OR 97239		Owner: PROLOGIS-EXCHANGE 6400 SE 101ST LLC 1800 WAZEE ST #500 DENVER, CO 80202	
21-054979-000-00-LU	SW CALDEW ST, 97219	EN - Environmental Review	Type 2 procedure	6/8/21		Pending
<p><i>The proposed project is for a new single-family residential home and associated features. A previous land use application was approved for the subject property (LU 07-116536 EN / HO 4070053). The current proposal includes a smaller overall development footprint with development in the Environmental Overlay reduced. The Applicant seeks approval for the proposed project and the associated Environmental Conservation overlay zone impacts through a Type 2 review procedure.</i></p>						
	Legal Description: 1S1E19AD 00200 BELLA VISTA BLOCK 6 LOT 5 E 33.4' OF LOT 8		Applicant: TINA FARRELLY PACIFIC HABITAT SERVICES 9450 SW COMMERCE CIRCLE SUITE 180 WILSONVILLE OR 97070		Owner: RONALD RAFN 1003 NW JOY AVE PORTLAND, OR 97229 Owner: LAUREN HOBSON 1003 NW JOY AVE PORTLAND, OR 97229	
21-056437-000-00-LU	NW LEIF ERIKSON DR, 97229	EN - Environmental Review	Type 3 procedure	6/11/21		Pending
<p><i>Various pipeline maintenance repairs within existing pipeline easement.</i></p>						
	Legal Description: 1N1W14 00600 SECTION 14 1N 1W TL 600 157.63 ACRES		Applicant: GINA DORSEY KINDER MORGAN 1001 LOUISIANA ST., STE 1000 HOUSTON, TX 77002		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #1302 PORTLAND, OR 97204-1912	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU EN - Environmental Review permit intakes: 4						
21-059883-000-00-LU	1402 N RIVER ST, 97227	GW - Greenway	Type 2 procedure	6/23/21		Pending
	<i>Install new stormwater flow-through planter facility for compliance under Oregon DEQ 1200Z Stormwater Permit</i>					
	Legal Description: 1N1E28D 00200 SECTION 28 1N 1E TL 200 3.23 ACRES LAND & IMPS SEE R646404 (R941280351) FOR MACH & EQUIP		Applicant: DAN WILLIAMS FASTER PERMITS 2000 SW 1ST AVE SUITE 420 PORTLAND OR 97201		Owner: SAKRETE OF PACIFIC NORTHWEST INC 16310 E MARIETTA AVE SPOKANE VALLEY, WA 99216-1837	
Total # of LU GW - Greenway permit intakes: 1						
21-053081-000-00-LU	NW GLISAN ST, 97210	HR - Historic Resource Review	Type 1x procedure	6/2/21		Pending
	<i>The applicant requests Historic Resource Review for new signage on a non-contributing building located in the Alphabet Historic District and the Northwest Plan District. The proposal includes a single sided hanging canopy sign with LED illuminated letters ("HunterDouglas") and logo and a single sided hanging blade style canopy sign with non-illumination. The canopy sign will be 8" tall by 6' long and will include 3/4" acrylic letter faces and aluminum backer panel with black vinyl. The blade sign will be aluminum construction painted black including 1/4" thick flat cutout letters ("HunterDouglas by Skyline Window Coverings") and logo and will be 12-82 tall by 42-62 long. The subject building, the Ann Sacks House, is a non-contributing resource that was constructed in 2000, was damaged in an explosion in 2016, and was rebuilt as it was before the blast. The 14,000 SF structure incorporates office and retail spaces on the lower three floors with a multi-level private residence and garden on the top floor. Historic resource review is required because the proposal is for non-exempt exterior alterations on a resource in the Alphabet Historic District.</i>					
	Legal Description: 1N1E33CB 80000 GLISAN STREET CONDOMINIUMS GENERAL COMMON ELEMENTS		Applicant: CHRIS SLOVICK RAMSAY SIGNS 9160 SE 74TH AVE PORTLAND OR 97206		Owner: GLISAN STREET CONDOMINIUMS OWNERS' ASSN 510-A NW 23RD AVE PORTLAND, OR 97210	
21-052615-000-00-LU	506 SW WASHINGTON ST, 97204	HR - Historic Resource Review	Type 1x procedure	6/1/21		Pending
	<i>The applicant seeks Historic Resource Review approval for a proposal to replace existing signage at the Historic Landmark Lipman, Wolfe & Co. Building, a structure originally built in 1912, and designed by Doyle & Patterson. A new hotel will occupy the building, and thus new signage is necessary at the entry marquee and at the corner pilaster on SW 5th and Washington. Two new 18.6 SF internally illuminated projecting signs will replace the existing blade signs at the corner pilaster and individual metal letters will be attached to the entry marquee. Historic Resource Review is required per Section 33.445.140.A.3 for new signs on a Historic Landmark property.</i>					
	Legal Description: 1N1E34CC 07700 PORTLAND BLOCK 174 LOT 1-4		Applicant: RUSSEL MASON MEYER SIGN COMPANY of OR 15205 SW 7TH AVE TIGARD OR 97224		Owner: HPT IHG-2 PROPERTIES TRUST 506 SW WASHINGTON ST PORTLAND, OR 97204	
21-061740-000-00-LU	1010 SE ASH ST, 97214	HR - Historic Resource Review	Type 1x procedure	6/30/21		Pending
	<i>New construction of a 6-story building with grade parking, ground floor retail and amenity, outdoor roof amenity and residential/extended stay units above. Elevator Overrun</i>					
	Legal Description: 1N1E35CD 08400 EAST PORTLAND BLOCK 224 LOT 1&2&7&8		Applicant: MIRANDA WRIGHT HARTSHORNE PLUNKARD ARCHITECTURE 232 N CARPENTER STREET CHICAGO IL 60607 USA		Owner: TROY LAUNDRY RESIDENTIAL PROPERTY HOLDER LLC 133 N JEFFERSON ST 4TH FL CHICAGO, IL 60661	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-056049-000-00-LU	2903 NE ALAMEDA ST, 97212	HR - Historic Resource Review	Type 2 procedure	6/10/21		Pending
	<p><i>Placement of a 10" range exhaust duct and exterior vent through exterior 1st floor wall. Location is proposed on the driveway/backside (North) of the building, The building is 12" thick brick, original to structure, but proposed location is in a non structural part of the wall that was originally a door, but has been filled in with 2x4 stud wall. This location will not require change to any permanent part of the structure. Exhaust fan will be 900CFM Max, building is 1916 and not airtight, so we propose a passive makeup air intake vent of equivalent size shall be placed on same wall.</i></p>					
	<p>Legal Description: 1N1E24CD 11500 OLMSTED PK BLOCK 6 LOT 1 SWLY 18' OF LOT 5&6</p>		<p>Applicant: ROBERT BRUMMETT 2903 NE ALAMEDA ST PORTLAND, OR 97212</p>		<p>Owner: RHODORA CORPUZ 2903 NE ALAMEDA ST PORTLAND, OR 97212</p>	
21-061185-000-00-LU	2877 NW WESTOVER RD, 97210	HR - Historic Resource Review	Type 2 procedure	6/28/21		Pending
	<p><i>Conversion of detached garage to a sauna room and art studio space, with a kiln, and additional storage space within the garage, while maintaining garage door access and parking for one car. Exterior impacts are as follows: Reduce the roll up garage door from a 17' span to a 9' span, maintaining the 7' height, and retaining current roll up garage door style. Door is wood and has an automated lift. That exterior wall will be covered in the exact lap, beveled, cedar siding to match the original building siding currently on the garage (any other siding needs, where rot exists, will also be replaced with equivalent materials and profile). Replace the single paned casement windows with double paned casement windows (all units), matching the windows in their entirety, maintaining them as wood windows with divided light spacers throughout. The windows will be purchased as inset pieces, so all exterior casing, window boxes and trim will be maintained as it currently is. Where some dry rot replacement may be required, equivalent materials will be used. Trim, flashing and casement details will be matched to existing. Replace the back door with a solid wood door in the same 6-panel style, and placed into the same rough opening. All needed trim will be replaced to match existing. Where siding patches are necessary, and wherever any trim or casing is to be replaced, the areas will be painted to match the existing color scheme, which matches the main residence.</i></p>					
	<p>Legal Description: 1N1E32AB 02700 WESTOVER TERR BLOCK 2 LOT 1</p>		<p>Applicant: RHONDA MCCUTCHEN DON YOUNG & ASSOCIATES INC PO BOX 10857 PORTLAND, OR 97296</p>		<p>Owner: LEE STEWART 2877 NW WESTOVER RD PORTLAND, OR 97210-2825</p>	
					<p>Owner: CHRISTOPHER SHERRY 2877 NW WESTOVER RD PORTLAND, OR 97210-2825</p>	
21-054388-000-00-LU	63 NE COOK ST, 97212	HR - Historic Resource Review	Type 2 procedure	6/7/21		Pending
	<p><i>Remove and replace current retaining wall; Dimensions of new concrete retaining wall: 50' long x 5' tall x 8" thick. Footing and wall constructed according to engineering and drawings.</i></p>					
	<p>Legal Description: 1N1E27AA 08400 WILLIAMS AVE ADD BLOCK 7 LOT 14</p>		<p>Applicant: PATRICK CRAIG CURB ACCENTS, INC. 3001 NE 133RD CT. VANCOUVER, WA 98682</p>		<p>Owner: ANDREW DUBUISSON 63 NE COOK ST PORTLAND, OR 97212</p>	
					<p>Owner: ADRIENNE TOZIER DE LA POTERIE 63 NE COOK ST PORTLAND, OR 97212</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-053526-000-00-LU	6325 SE DIVISION ST, 97206	HR - Historic Resource Review	Type 2 procedure	6/3/21		Pending
<p><i>The Portland Water Bureau (PWB) and the City of Portland Parks and Recreation Department intend to install public education interpretive program services (interpretive signs) to document and share the history of Mt. Tabor reservoirs and the Bull Run watershed, making these important narratives accessible to the public.</i></p>						
	Legal Description: 1S2E05 00100 SECTION 05 1S 2E TL 100 190.24 ACRES		Applicant: ROSS SWANSON PORTLAND PARKS & RECREATION 1001 SW 5TH AVE #2200 PORTLAND OR 97204		Owner: PORTLAND CITY OF 1120 SW 5TH AVE #405 PORTLAND, OR 97204-1912	
			Applicant: ROBERT FRALEY COP - PORTLAND WATER BUREAU 1120 SW 5TH AVE PORTLAND, OR 97204			
21-058099-000-00-LU	N DEKUM ST, 97217	HR - Historic Resource Review	Type 2 procedure	6/16/21		Void/ Withdrawn
<p><i>Installation of Roof Mounted Solar PV system on the building additon built in 2014. The array will only be visible to to center courtyard. NO PV will be installed on the older portions of the building.</i></p>						
	Legal Description: 1N1E15BD 00114 ROSEMONT COMMONS LOT 51 TL 114 LAND ONLY SEE R503153 (R726901021) FOR IMPS POTENTIAL ADDITIONAL TAX		Applicant: AARON EDDY EARTHLIGHT TECHNOLOGIES 1037 COMMERCE CT SILVERTON OR 97381 USA		Owner: PROUD GROUND 5288 N INTERSTATE AVE PORTLAND, OR 97217-3731	
21-057366-000-00-LU	600 SW 10TH AVE, 97205	HR - Historic Resource Review	Type 2 procedure	6/15/21		Pending
<p><i>Replace existing central skylight glazing and framing with new skylight. Existing structural support to remain and be re-used.</i></p>						
	Legal Description: 1N1E34CC 09400 PORTLAND BLOCK 217 LOT 1-8 HISTORIC PROPERTY, POTENTIAL ADDITIONAL TAX		Applicant: PATRICK SULLIVAN SERA DESIGN 338 NW 5TH AVE PORTLAND OR 97209 USA		Owner: UPG GALLERIA PROPERTY OWNER LLC 1215 4TH AVE #600 SEATTLE, WA 98161	
			Applicant: CHRIS MEIGEL SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209 USA			

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-056031-000-00-LU	1521 NE SISKIYOU ST, 97212	HR - Historic Resource Review	Type 2 procedure	6/10/21		Incomplete
<p><i>Add onto existing garage and enlarge; change stairs and porch cover to main entrance at east side; enlarge the porch roof; add new stairs to porch; change the color of the home and install new trim board and eave returns.</i></p>						
	Legal Description: 1N1E26AB 12200 IRVINGTON BLOCK 58 W 1/3 OF LOT 9&10 E 1/3 OF LOT 11&12		Applicant: ED SPENCER ENDPOINT DESIGN INC PO BOX 55333 PORTLAND OR 97238		Owner: THE MONARK TR 21 ORINDA WY #C PMB 176 ORINDA, CA 94563-2534	
21-055202-000-00-LU	1944 NE 17TH AVE, 97212	HR - Historic Resource Review	Type 2 procedure	6/8/21		Pending
<p><i>Replacing two existing second story entries and staircases with new. Railings to match existing. Stair and landing materials proposed as Azek Slate Grey Existing - does not affect project. Stormwater will not be affected. All second story entries on building to be replaced over time. This is a non-contributing structure in Irvington. Please see CO 20-215591.</i></p>						
	Legal Description: 1N1E26DC 06900 JOHN IRVINGS 1ST ADD BLOCK 20 LOT 6-8		Applicant: JIM GATES THREE RIVERS CUSTOM DECKS 23885 S MOUNTAIN TER BEAVERCREEK, OR 97004		Owner: DIANE HARR 6283 SW CANYON CT PORTLAND, OR 97221-1442 Owner: IRVINGTON CREST LLC 6283 SW CANYON CT PORTLAND, OR 97221-1442 Owner: RICHARD HARR 6283 SW CANYON CT PORTLAND, OR 97221-1442	
21-055352-000-00-LU	1821 NE HANCOCK ST, 97212	HR - Historic Resource Review	Type 2 procedure	6/8/21		Pending
<p><i>Replace two existing second story entries and staircases with new. Railing to match existing. Stair and landing materials proposed as Azek Slate Grey. All second story entries on building to be replaced over time. No change to stormwater.</i></p>						
	Legal Description: 1N1E26DC 06800 JOHN IRVINGS 1ST ADD BLOCK 20 W 1/2 OF LOT 3 LOT 4&5		Applicant: JIM GATES THREE RIVERS CUSTOM DECKS 23885 S MOUNTAIN TER BEAVERCREEK, OR 97004		Owner: IRVINGTON COURT LLC 6283 SW CANYON CT PORTLAND, OR 97221-1442	

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-054834-000-00-LU	2701 NW VAUGHN ST, 97210	HR - Historic Resource Review	Type 3 procedure	6/7/21		Void/ Withdrawn
<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 activation of the penthouse roof just below the existing rooftop sign. The project is pursuing historic tax credits and Oregon special assessment. Stormwater currently via combo sewer. No changes proposed. This is a Landmark building (Montgomery Ward & Co.)</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 HR - Historic Resource Review permit intakes: 13

21-061006-000-00-LU	1016 NE TILLAMOOK ST, 97212	HRA - Historic Design Tier A	Type 1 procedure new	6/25/21		Pending
<p><i>The Wan Residence is a Queen Anne style Victorian duplex built in 1894 and located in Portland's Irvington Historic District. Time and weather have taken a serious toll on much of the existing front porch, specifically on the entry stairs, porch floor, and the hand railing assembly. Unfortunately, these elements have decayed beyond the point of repair (see A3). This project proposes to rebuild the stairs and porch floor, faithful to the original design and aesthetic. The current railing assembly, which is not original, will be replaced with a new decorative cedar balustrade that is historically appropriate and complies with current building code (see A4 & A5). The existing newel post and porch post will be carefully recreated in cedar with some minor modifications to make them compatible with the new 36" high railing assembly (See details 3/A5 - 6/A5). The rest of the original decorative porch elements (turned spandrels, decorative brackets, etc.) will be preserved. The project is designed to comply with all relevant zoning code approval criteria (33.846.060 Section G).</i></p>						
<p>Legal Description: 1N1E26CD 04900 WEST IRVINGTON BLOCK 123 LOT 3</p>			<p>Applicant: TARA VELARDE VELARDE DESIGNS 5008 NE MULTNOMAH STREET PORTLAND OR 97213 USA</p>		<p>Owner: SAMUEL WAN 1012-1016 NE TILLAMOOK ST PORTLAND, OR 97212</p>	

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

21-053683-000-00-LU	1349 SE BIRCH ST, 97214	HRB - Historic Design Tier B	Type 1 procedure new	6/3/21		Pending
<p><i>The applicant seeks Historic Resource Review approval to add two basement egress windows. Window one is proposed to be located behind the chimney on the west elevation. Window two is proposed to be located on the east elevation. Historic Resource Review is required for non-exempt exterior alterations in the Ladd's Addition Historic District.</i></p>						
<p>Legal Description: 1S1E02CD 06100 LADDS ADD BLOCK 8 SELY 46' OF LOT 2&3</p>			<p>Applicant: MIKE MONTGOMERY SIMPL HOME DESIGNS 4931 SW 76TH AVE, PMB 211 PORTLAND, OR 97225</p>		<p>Owner: EMILY FINCH 1349 SE BIRCH ST PORTLAND, OR 97214</p> <p>Owner: CLYDE FINCH 1349 SE BIRCH ST PORTLAND, OR 97214</p>	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-055379-000-00-LU	5934 N MOORE AVE, 97217	HRB - Historic Design Tier B	Type 1 procedure new	6/9/21		Pending
<p><i>Addition of a new new egress window to replace existing fixed window . Existing header to remain. Additional proposed window pane will be subterranean and not visible from the street.</i></p>						
	Legal Description: 1N1E15DC 01500 PIEDMONT BLOCK 26 LOT 9		Applicant: PATRICK BUSS 5934 N MOORE AVE PORTLAND OR 97217		Owner: SUSAN O'CONNOR 5934 N MOORE AVE PORTLAND, OR 97217-2146	
					Owner: PATRICK BUSS 5934 N MOORE AVE PORTLAND, OR 97217-2146	
21-057534-000-00-LU	1956 NW EVERETT ST, 97209	HRB - Historic Design Tier B	Type 1 procedure new	6/15/21		Pending
<p><i>Exterior alterations: on rear south facing ground floor, remove existing window and door, and replace with new double doors along same facade. The door being removed is not original to the home (appears to be < 20 years old). Existing historic trim will be preserved and used in new location or replicated. French doors to be used were left behind in basement of property after purchase, and are believed to have been used within the home at some point in the past. Contributing Resource</i></p>						
	Legal Description: 1N1E33DB 08900 COUCHS ADD BLOCK 276 E 1/2 OF LOT 11&12		Applicant: CORBETT BARR 1956 NW EVERETT ST PORTLAND OR 97209 USA		Owner: DAVID GUARRAIA 1956 NW EVERETT ST PORTLAND, OR 97209-1919	
<p>Total # of LU HRB - Historic Design Tier B permit intakes: 3</p>						
21-052579-000-00-LU	2629 NE 23RD AVE, 97212	HRC - Historic Design Tier C	Type 1 procedure new	6/1/21		Pending
<p><i>The applicant requests Historic Resource Review approval for a new rear deck in the Irvington Historic District. The proposal will replace an existing deck, a paved area and planting. The proposed wood deck will extend directly from the rear elevation of the home, setback from the sides, and made of wood materials with a simple metal railing system. Additionally, applicant requests approval of two stair access options: one stair set, or two stairs sets as shown. Because the proposal is for a new addition in a Historic District, Historic Resource Review is required.</i></p>						
	Legal Description: 1N1E26AD 16600 IRVINGTON BLOCK 10 S 10' OF LOT 2 N 40' OF LOT 3		Applicant: ROSE BRADY KEANE ROSE BRADY KEANE LANDSCAPE ARCHITECTURE 2211 NE 17TH AVE PORTLAND, OR 97212		Owner: TIMOTHY JACOBSON 2629 NE 23RD AVE PORTLAND, OR 97212-4825	
					Owner: EMILY COSTA 2629 NE 23RD AVE PORTLAND, OR 97212-4825	
<p>Total # of LU HRC - Historic Design Tier C permit intakes: 1</p>						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-058925-000-00-LU	11124 NE FARGO ST, 97220	LDP - Land Division Review (Partition)	Type 1x procedure	6/21/21		Pending
<i>Two lot land division, existing dwelling to remain. New lot will be a flag lot.</i>						
	Legal Description: 1N2E27BA 08000 PARKROSE HTS BLOCK 5 E 80' OF LOT 8		Applicant: KEVIN PARTAIN URBAN VISIONS 223 NE 56TH AVE PORTLAND OR 97213		Owner: ZHANNA ANTONOVICH 11124 NE FARGO ST PORTLAND, OR 97220 Owner: SAMUEL ANTONOVICH 11124 NE FARGO ST PORTLAND, OR 97220	
21-062116-000-00-LU	4125 SE 102ND AVE, 97266	LDP - Land Division Review (Partition)	Type 2x procedure	6/30/21		Pending
<i>A land division is proposed to divide the site into two lots. The existing house and detached garage will be retained on Parcel 2. A new house will be built on Parcel 1. An Adjustment Review to maximum lot area is requested.</i>						
	Legal Description: 1S2E09DD 00800 RIZA PK LOT 7&8 TL 800		Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290		Owner: BRENT KETTNER 4125 SE 102ND AVE PORTLAND, OR 97266 Owner: JENNIFER KETTNER 4125 SE 102ND AVE PORTLAND, OR 97266	
21-061271-000-00-LU	12346 SW ORCHARD HILL RD, 97035	LDP - Land Division Review (Partition)	Type 2x procedure	6/28/21		Pending
<i>3-lot land division</i>						
	Legal Description: 1S1E33CC 01700 SECTION 33 1S 1E TL 1700 1.80 ACRES		Applicant: LAURIE SIMPSON CONNECT ARCHITECTURE 4072 N WILLIAMS ST #A PORTLAND OR 97227		Owner: LINDQUIST DEVELOPMENT CO INC PO BOX 42135 PORTLAND, OR 97242-0135	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-056824-000-00-LU	1656 SW SUNSET BLVD, 97239	LDP - Land Division Review (Partition)	Type 2x procedure	6/14/21		Pending
<p><i>Divide the site into two lots. The existing duplex will be retained on Parcel 1. A new house and detached ADU will be built on Parcel 2.</i></p>						
	<p>Legal Description: 1S1E16CA 08500 HILLSDALE HTS BLOCK 1 LOT 14</p>		<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: MELISSA LIGHT 1652-1656 SW SUNSET BLVD PORTLAND, OR 97239</p> <p>Owner: ADAM LIGHT 1652-1656 SW SUNSET BLVD PORTLAND, OR 97239</p>	
21-054328-000-00-LU	9 SW RIDGE DR, 97219	LDP - Land Division Review (Partition)	Type 2x procedure	6/7/21		Pending
<p><i>The proposal is to divide the existing site into three lots. The existing house will be retained on Parcel 3. Two new lots are proposed with access from SW Collins Street. Existing house retain connection to storm in SW Ridge Dr. New homes to connect to storm in Collins</i></p>						
	<p>Legal Description: 1S1E27BC 11400 SOUTH RIDGE E 120' OF LOT 6</p>		<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: MARCY PARKER 35 SW RIDGE DR PORTLAND, OR 97219-6567</p> <p>Owner: JOSEPH PARKER 35 SW RIDGE DR PORTLAND, OR 97219-6567</p>	
<p>Total # of LU LDP - Land Division Review (Partition) permit intakes: 5</p>						
21-052608-000-00-LU	3430 NW RALEIGH ST, 97210	LDS - Land Division Review (Subdivision)	Type 2x procedure	6/1/21		Incomplete
<p><i>The proposal is for a 3 lot land division. In addition, one tree tract will be proposed. The existing house and detached garage will be retained on Parcel 1. Adjustments to maximum lot area are proposed for Parcels 2 and 3.</i></p>						
	<p>Legal Description: 1N1E32BA 00900 WILLAMETTE HTS ADD BLOCK 22 INC PT VAC ST LOT 19&20</p>		<p>Applicant: SARAH RADELET STRATA LAND USE PLANNING PO BOX 90833 PORTLAND OR 97290</p>		<p>Owner: JASON R BAUER 2911 NW RALEIGH ST PORTLAND, OR 97210-1975</p> <p>Owner: SARAH HEWARD 2911 NW RALEIGH ST PORTLAND, OR 97210-1975</p>	
<p>Total # of LU LDS - Land Division Review (Subdivision) permit intakes: 1</p>						

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-056921-000-00-LU	2401 SW TAYLORS FERRY RD, 97219	PD - Planned Development Review	Type 3 procedure	6/8/21		Pending
<p><i>Planned Development to add 17 detached single family homes to be developed as condominiums for Habitat for Humanity Portland Metro.</i></p>						
	Legal Description: 1S1E28BB 06300 FIR LODGE TR LOT 3-5 TL 6300		Applicant: ANDREA WALLACE INK BUILT DESIGN 2808 NE M L KING BLVD SUITE G PORTLAND, OR 97212		Owner: HABITAT FOR HUMANITY PORTLAND/METRO EAST PO BOX 11527 PORTLAND, OR 97211-0527	

Total # of LU PD - Planned Development Review permit intakes: 1

21-058072-000-00-LU	2415 SE SHERMAN ST, 97214	RP - Replat	Type 1x procedure	6/16/21		Pending
<p><i>Adjust east property line of 2224 SE 24th Avenue, relocating it 36.09 feet west. Eastern-most 36.09 feet of said property to be transferred to 2415 SE Sherman. Both properties have the same owner.</i></p>						
	Legal Description: 1S1E01CC 15101 MURRAYMEAD BLOCK 5 LOT 4&5 TL 15101		Applicant: MICHELLE JERESEK IVON STREET STUDIO 1028 SE WATER AVE #260 PORTLAND, OR 97214		Owner: THOMAS FISHER 2415 SE SHERMAN ST PORTLAND, OR 97214	Owner: ALICIA COHEN 2415 SE SHERMAN ST PORTLAND, OR 97214

21-059815-000-00-LU	3546 SW HILLSIDE DR, 97221	RP - Replat	Type 1x procedure	6/22/21		Pending
<p><i>A replat of lot 7 of Tualatin View Park to bring it into minimum lot size compliance in the R10 zone.</i></p>						
	Legal Description: 1S1E08BD 00300 TUALATIN VIEW PK BLOCK 4 LOT 5&6		Applicant: ERIC RYSTADT MAIN STREET DEVELOPMENT INC 5331 SW MACADAM AVENUE SUITE 258 PORTLAND OR 97239		Owner: STEVEN YOUNG 3546 SW HILLSIDE DR PORTLAND, OR 97221	

Total # of LU RP - Replat permit intakes: 2

Total # of Land Use Review intakes: 58