

Early Assistance Intakes

Parameters: Begin intake date: **8/30/2021** End intake date: **9/5/2021**

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-082922-000-00-EA	135 NW PARK AVE, 97209		DA - Design Advice Request	9/2/21		Pending - EA
<p><i>New Hotel, 5 (Type IIIB) over 1 (Type IA), 94,000 sq ft, 179 units, eco roof and flow through planter for onsite stormwater. Adjustments/modifications to the loading standards and to the building lines design standard. (Note - previous EAs: DA 21-068595 & PC 21-058331)</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	
			Applicant: JON MCAULEY SERA ARCHITECTS 338 NW 5TH AVE PORTLAND OR 97209			
21-082318-000-00-EA	2700 SE TACOMA ST, 97202		EA-Zoning & Inf. Bur.- w/mtg	8/31/21		Application
<p><i>Construction of a new 4-story, self storage facility, totaling approximately 173,000 square feet. Site improvements consist of grading and associated improvements include parking, landscaping, utility improvements and buffer enhancements, across a total site area of 119,212 sf (2.74 Acres).</i></p>						
	Legal Description: 1S1E24C 00100 SECTION 24 1S 1E TL 100 2.77 ACRES LAND & IMPS SEE R644216 (R991241561) FOR OTHER IMPS		Applicant: RUSS COLVIN CLEAR SKY CAPITAL 2398 E CAMELBACK RD PHOENIX, AZ 85016		Owner: PACIFIC SE TACOMA STREET LLC PO BOX 82155 PORTLAND, OR 97282	
21-082801-000-00-EA	315 SW 5TH AVE, 97204		EA-Zoning & Inf. Bur.- w/mtg	9/1/21		Application
<p><i>Addition of a garage door at the underground parking garage entry on the exterior façade facing SW Oak Street.</i></p>						
	Legal Description: 1N1E34CD 06500 PORTLAND BLOCK 82 LOT 1 LOT 2 EXC S 0.56'		Applicant: TIM NIOU LRS ARCHITECTS 720 NW DAVIS ST #300 PORTLAND, OR 97209		Owner: CAREOREGON INC 315 SW 5TH AVE #900 PORTLAND, OR 97204	

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21-082045-000-00-EA	1025 SW MILL ST, 97201		EA-Zoning & Inf. Bur.- w/mtg	8/30/21		Application
<p><i>Inaccessible stairs to the podium from 10th Avenue and Mill Street will be removed. A new stair and accessible ramp on Mill Street will provide an equitable access point to the podium level from the south. The existing accessible ramp to the west from 11th Avenue will be maintained. - The accessible building entry will be rebuilt on the south side of the building at the podium level and will include a new vestibule. This will be the primary entry to the building. Little change is proposed to the existing site conditions; this project may be introducing a new Eco-roof. The proposed design removes all occupied uses from the 6th floor, in order to bring the building height below the threshold that would trigger high rise construction requirements. The existing enclosure at the 6th floor will be retained to as great extent as possible and used to house mechanical equipment. PSU is interested in its ability to use remaining portions of this enclosure for long term storage, and to perhaps retain the two original greenhouses that currently occupy a portion of this structure. The building height from basement FFL to fifth floor FFL is 77 ft -3 ¼ inches and the basement is a minimum of 3 ft 4 inches below grade on this sloping site. The existing façade will be modified as part of this project. The podium-level enclosure at the first floor will be replaced in its entirety and its footprint expanded. The new façade will be primarily glass, with some solid panels - On the upper floors of the tower, all existing windows and panels will be removed and replaced in the same location that they currently exist. New thermally insulated windows and panels will be installed; new windows will be introduced into the east and west facades which are currently clad with opaque panels. On the north and south elevations, the recessed window position as it currently exists will be retained. - At the podium walls to the basement, new windows will be introduced on the 10th Avenue Façade - The remaining exterior finishes will be cleaned and repainted.</i></p>						
	Legal Description: 1S1E04AD 06400 PORTLAND BLOCK 242 LOT 3 INC PT VAC ST LOT 4		Applicant: BECCA CAVELL BORA ARCHITECTS & INTERIORS 720 SW WASHINGTON ST, SUITE 800 PORTLAND OR 97205 USA		Owner: OREGON STATE OF (BOARD OF HIGHER EDUCATION) PO BOX 751 FPM/CRE PORTLAND, OR 97207-0751	
21-082085-000-00-EA	4027 N OVERLOOK TER - UNIT A, 97217		EA-Zoning Only - w/mtg	8/31/21		Pending - EA
<p><i>Single-family dwelling on site with 'c' and 'z' overlay zones (but expect to meet EN standards)</i></p>						
	Legal Description: 1N1E21DB 02600 SECTION 21 1N 1E TL 2600 0.39 ACRES		Applicant: VOLKAN ALKANOGLU 4027 N OVERLOOK TER UNIT A PORTLAND, OR 97227		Owner: VOLKAN ALKANOGLU 4027 N OVERLOOK TER UNIT A PORTLAND, OR 97227	
			Applicant: JENNIFER BONNER 4027 N OVERLOOK TER UNIT A PORTLAND, OR 97227		Owner: JENNIFER BONNER 4027 N OVERLOOK TER UNIT A PORTLAND, OR 97227	
21-082771-000-00-EA	2624 SE DIVISION ST, 97202		PC - PreApplication Conference	9/2/21		Pending - EA
<p><i>Five-story, 33,500 sf, 52 unit apartment project with inclusionary housing. Flow-through stormwater planter. Plan to pursue meeting Design Standards per 33.420.050 in lieu of Type II Design Review. Optional Pre-Application Conference. No land use reviews anticipated.</i></p>						
	Legal Description: 1S1E12BB 04800 EAST PORTLAND HTS BLOCK 1 LOT 3		Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227		Owner: 27TH AND DIVISION LLC PO BOX 402 KALAMA, WA 98625-0400	
					Owner: 2624 SE DIVISION LLC PO BOX 402 KALAMA, WA 98625-0400	

Early Assistance Intakes

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21-080927-000-00-EA	SE, 97214		PC - PreApplication Conference	9/1/21		Application
<p><i>Proposed new construction of approximately 200 units of affordable housing, construction type and number of stories TBD.</i></p>						
	Legal Description: 1S1E02BB 04800 EAST PORTLAND BLOCK 124 LOT 7&8		Applicant: JASON BOLT JONES ARCHITECTURE 120 NW 9TH AVE #210 PORTLAND OR 97209			Owner: UNITED STATES NATIONAL BANK OF OREGON PO BOX 460169 HOUSTON, TX 77056

Total # of Early Assistance intakes: 7

21-083663-000-00-LU	3210 NE BROADWAY, 97232	AD - Adjustment	Type 2 procedure	9/2/21		Pending
<p><i>Installation of signage over 30sf on existing canopy/awning replacing existing sign. The sign is in the ROW.</i></p>						
	Legal Description: 1N1E25CD 11400 BROADWAY ADD BLOCK 5 TL 11400		Applicant: REID STORM VANCOUVER SIGN CO. 3800 FRUIT VALLEY RD., STE B VANCOUVER, WA 98660			Owner: GPV I LLC 1015 NW 11TH AVE #243 PORTLAND, OR 97209
21-083608-000-00-LU	1602 SE MILLER ST, 97202	AD - Adjustment	Type 2 procedure	9/2/21		Pending
<p><i>Converting existing garage into a living space (master bedroom/suite). Also building a connector between the main house and the proposed master bedroom. The garage currently sits within the setbacks of two property lines. We are requesting a variance to the 5 feet set back.</i></p>						
	Legal Description: 1S1E23DB 08500 MILLERS ADD BLOCK 5 W 50' OF LOT 12&13		Applicant: REGAN SORENSON 1602 SE MILLER ST PORTLAND, OR 97202			Owner: REGAN SORENSON 1602 SE MILLER ST PORTLAND, OR 97202 Owner: ALEXANDRA SORENSON 1602 SE MILLER ST PORTLAND, OR 97202
21-083033-000-00-LU	2880 SE DIVISION ST, 97202	AD - Adjustment	Type 2 procedure	9/1/21		Pending
<p><i>Tenant improvement of approximately 2,700 square feet of existing ground floor shell space in a four-story multifamily residential building. The project will comprise four one-bedroom residential apartments and a shared amenity space. All units will be accessible directly from the street (three from Division St, one from SE 28th Pl). Exterior work will be limited to the addition of two unit entry doors off of existing entry alcoves. The proposed project will bring the total number of residential units in the building to 68 from the current total of 64. Two adjustments are requested: Ground Floor Window and Frontage Standards for Dwelling Units (33.130.230) & Minimum Required Parking Spaces (33.266.110).</i></p>						
	Legal Description: 1S1E12BB 01300 EAST PORTLAND HTS BLOCK 4 LOT 1-3		Applicant: MICHAEL PERSO WILLIAM KAVEN ARCHITECTURE 4075 N WILLIAMS AVE #440 PORTLAND OR 97227			Owner: D28 APARTMENTS LLC 3333 NW YEON AVE #200 PORTLAND, OR 97210

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
Total # of LU AD - Adjustment permit intakes: 3						
21-083633-000-00-LU	515 NE 102ND AVE, 97220	DZ - Design Review	Type 2 procedure	9/3/21		Pending
	<i>Addition of 1,082 sq. ft. to an (e) 1,472 sq. ft. single story service station with interior remodel. New materials at exterior of buildings to include paint, windows, doors, roofing, brick wainscoting, and CMU block. Site conditions will be upgraded to include (N) planting, lighting, curb cuts, parking, side walk dedication, and new trash enclosure.</i>					
	Legal Description: 1N2E33AD 02400 PLINK TR BLOCK 1 LOT 1&2&7 TL 2400		Applicant: RICHARD RAMER RAMER ARCHITECTURE 9380 SW 82ND AVE PORTLAND OR 97223 USA		Owner: AMAAN PETRO INC 14135 SE MILL PLAIN BLVD VANCOUVER, WA 98684-6977	
21-082722-000-00-LU	1631 SW 12TH AVE, 97201	DZ - Design Review	Type 2 procedure	9/1/21		Pending
	<i>Security improvements proposed on the exterior of a PSU Trash & Utility Enclosure.</i>					
	Legal Description: 1S1E04AC 01100 PORTLAND BLOCK N 1/2 B&S 1/2 B TL 1100		Applicant: CHRIS SAMUELS PORTLAND STATE UNIVERSITY 617 SW MONTGOMERY ST, SUITE 302 PORTLAND, OR 97201		Owner: OREGON STATE OF (BOARD OF HIGHER EDUCATION) PO BOX 751 FPM/CRE PORTLAND, OR 97207-0751	
21-082636-000-00-LU	1947 NW OVERTON ST, 97209	DZ - Design Review	Type 2 procedure	8/31/21		Pending
	<i>The applicant requests Type II Design Review approval for a new three-story building with underground parking in the Town Center area of the Northwest Plan District. The project concept is a three-story building with below-grade on-site parking capacity. DoveLewis, which needs to expand, plans to occupy the first two floors. The third floor will be available for lease to one or more additional tenants. Adjustment review is included to allow on-street curbside loading in lieu of one off-street loading space Section 33.266.310.</i>					
	Legal Description: 1N1E33AB 10100 COUCHS ADD BLOCK 265 W 1/2 OF LOT 6 LOT 7-9		Applicant: ROY PYATT LANDERHOLM PO BOX 1086 VANCOUVER, WA 98666		Owner: P & S LLC 805 BROADWAY ST STE 1000 VANCOUVER, WA 98660	
Total # of LU DZ - Design Review permit intakes: 3						
21-083313-000-00-LU	240 SE GRAND AVE, 97214	HR - Historic Resource Review	Type 1x procedure	9/2/21		Application
	<i>This application is for a Historic Resource Review to add window louvers in certain locations on the ground floor curtain walls along both the north elevation and west building elevation. Please see attached PDF for more information. Building has already gone through a Historic Resource Review and been approved, LU 20-124363 HR AD.</i>					
	Legal Description: 1N1E35CC 07100 EAST PORTLAND BLOCK 119 LOT 3&4		Applicant: ROBERT THOMPSON TVA ARCHITECTS INC 920 SW 6TH AVE STE 1500 PORTLAND OR 97204		Owner: GRAND OPPORTUNITY LLC 920 SW 6TH AVE #1200 PORTLAND, OR 97204	

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-083486-000-00-LU	83 SW 1ST AVE, 97204	HR - Historic Resource Review	Type 1x procedure	9/2/21		Pending
	<i>Installation of four new rooftop mechanical units on flat roof of five story section of New Market Theatre building.</i>					
	Legal Description: 1N1E34DC 01300 PORTLAND BLOCK 33 S 20' OF LOT 3 LOT 4		Applicant: BEN KING STEM ARCHITECTURE INC PO BOX 17034 PORTLAND, OR 97217		Owner: NBP NEW MARKET LLC 9 SE 3RD AVE STE 100 PORTLAND, OR 97214	
21-083710-000-00-LU	3125 NE 23RD AVE, 97212	HR - Historic Resource Review	Type 2 procedure	9/3/21		Pending
	<i>Conversion of Basement & Attic to habitable space; Close off and fill existing service yard @ South; New driveway and access @ North; New 175 sf garage at the North, 40' from front property line; New stairs from side walk to house entry; replace existing retaining walls along street frontage for new driveway and stairs; replacement of non-original front porch railing; New covered porch at the back yard; Replacement of non-historic aluminum storm windows throughout the house. For the new covered porch, and the garage ~400 sf total impervious storm planter or rain garden. This is a contributing resource in the Irvington Historic District.</i>					
	Legal Description: 1N1E26AA 14700 IRVINGTON BLOCK 13 LOT 8		Applicant: DARREN SCHROEDER DARREN SCHROEDER DESIGN & CONSULTING 716 SE 45TH AVE PORTLAND, OR 97215		Owner: FITZGERALD DESIGN/BUILD LLC 2724 NE 25TH AVE PORTLAND, OR 97212	
21-081870-000-00-LU	2028 SE 12TH AVE, 97214	HR - Historic Resource Review	Type 2 procedure	8/30/21		Void/ Withdrawn
	<i>8.03kW Roof Mounted Solar Array. This property is a contributing resource.</i>					
	Legal Description: 1S1E02CD 02200 LADDS ADD BLOCK 6 LOT 20		Applicant: GARRETT HARTWELL POWER NORTHWEST 11393 NW ANDERSON ST PORTLAND OR 97229 USA		Owner: YOSHIE KAGAWA 2028 SE 12TH AVE PORTLAND, OR 97214-5318 Owner: ROBERT KAGAWA 2028 SE 12TH AVE PORTLAND, OR 97214-5318 Owner: DEANNA KAGAWA 2028 SE 12TH AVE PORTLAND, OR 97214-5318	

Total # of LU HR - Historic Resource Review permit intakes: 4

Land Use Review Intakes

Case Number	Address	Work Proposed	Type Of Use	Date Rec'd	Date Issued	Status
21-083393-000-00-LU	2327 NE 16TH AVE, 97212	HRA - Historic Design Tier A	Type 1 procedure new	9/2/21		Pending
<p><i>Replace all windows on third floor of residence with wood windows. No changes to the exterior elevations on the east/front and north/side and south/sides of the house. Windows on rear/west elevation of third floor will be changed to allow for privacy in the updated bathroom. All windows are simple double hung wood windows without decorative glass of any kind. This is a contributing resource in the Irvington Historic District.</i></p>						
<p>Legal Description: 1N1E26DB 04900 IRVINGTON BLOCK 62 LOT 8</p>			<p>Applicant: ANNE THOMPSON 2327 NE 16TH AVE PORTLAND, OR 97212-4227</p>		<p>Owner: JAMES THOMPSON 2327 NE 16TH AVE PORTLAND, OR 97212-4227</p>	
					<p>Owner: ANNE THOMPSON 2327 NE 16TH AVE PORTLAND, OR 97212-4227</p>	

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

21-083127-000-00-LU	10405 N MACRUM AVE, 97203	RP - Replat	Type 1x procedure	9/2/21		Pending
<p><i>Replat of property to separate the two existing structures onto separate tax lots.</i></p>						
<p>Legal Description: 1N1E06AC 00200 EAST ST JOHNS BLOCK 10 LOT 1-5</p>			<p>Applicant: KIM HALL SUNSET COAST MARKETING LLC PO BOX 1784 NORTH PLAINS, OR 97133</p>		<p>Owner: SUNSET COAST MARKETING LLC PO BOX 1784 NORTH PLAINS, OR 97133</p>	

Total # of LU RP - Replat permit intakes: 1

Total # of Land Use Review intakes: 12