

NOVEMBER 4, 2018: Sellwood-Moreland Neighborhood -- Multifamily / Townhouse Development Projects in Planning and Permit Process

See page 3 for keys to **Status** numbers and **Zoning** abbreviations

Status	Owner	Address	Lot Size	# Units	# parking	Zoning	Description
1	Mark Radford, PC PSMPP	1065 SE Ochoco	2,901	2		R5a	Early Assist / Public works (Nov. 4, 2018) inquiry about potential requirement for half street improvements with proposed construction of 2 units on the corner lot.
1	Portland Memorial Inc.	6705 SE 14th Ave				R5a	Early Assist (Oct. 7, 2018) to remove tax lot 1700 from Conditional Use approval associated with the funeral home, expand cemetery uses to the north and construct new parking lot for expanded cemetery.
1	Ross Kelley, 5216 SE 17th	5216 SE 17th Ave.	4,700	18		R1d	Early Assistance: Proposed 4-story, 18 unit apartment building. Existing structure will be removed.
1	SFP-F LLC (Attn Property Tax Accounting)	2500 W/SE Tacoma Street	42,203	0	33	CEd	Early Assistance: Proposed two commercial pad buildings, 33 vehicular parking stalls, landscaping, and ped walkways/plazas. Two accesses to SE Tacoma St., one with full ingress/egress, the other with drive-through egress only. <u>No residential use.</u>
1	Nicholas J. Kruttner	8080 SE 6th Avenue	5,000			CM2d	Early Assistance: Proposed 3-story apartment; no information on number of units.
1	Owner & Developer: Hyun Joo Lim	1610 SE Tolman Street (Dairy Queen property)	10,000			CM2dm	New Early Assistance (Aug. 17, 2018): Remodel existing Dairy Queen with change of use from assembly to business. Propose to keep the existing drive-thru. Exterior and interior modifications. Site upgrades as required. [Previous Early Assistance (Nov. 2016) proposed a 2-story, mixed-use building that would wrap around the Dairy Queen building.]
1	Susan J. La Porte	5415 / 5425 SE Milwaukie	43,560			RHdn	<u>Project is on hold.</u> Early Assistance: Proposed two, 5-story apartments, one with 32 units and one with 48 units. Issues include Landslide Topography and Lower Willamette River wildlife habitat overlays.
2	Scott McNeely & Aimee Panyard	2006 SE Nehalem, Unit B	5,000	1		R5a	Land Use Review (Sept. 2, 2018): Adjustment requested to maintain the existing setbacks (0.5 ft. from east & 1.5 ft. from south lot lines) and to have west side of ADU at 15 ft. tall due to shed roof design.
2	Tenth Church of Christ Scientist	5736 SE 17th Ave.	52,272	31	31	R1d & R1ad	Land Use Review for subdivision. Proposal is 31 townhomes, each with a garage. Access to units is from shared courts.
2	RMAK CAPITAL GROUP LLC	5145 SE McLoughlin	19,035	19		CEd	Type 2 Design Review. Proposed project is a 3-story, 19 unit apartment building to be located on the southern third of the parcel.
2	Bridger, Glenn & Karen	5308 SE 18th	4,792	17		R1d	Type 2 Design Review. Proposed project is a 3-story, 17 unit apartment building.
2	Robertson, Christopher and Jennifer	5316 SE 18th	5,000	8		R1d	Type 2 Design Review. Proposed project is a 2-story, 8 unit apartment building.
2	Kehoe Northwest Properties LLC (Portland Memorial, Inc.)	6705 W/ SE 14th (Parking lot between Glenwood & Bybee)	20,000	9	9	R2ad	Adjustment approved to reduce setback along west lot line (along SE 14th) due to requirement from PBOT to dedicate 5 feet to public right-of-way. Proposed 9 townhomes. Also, requested adjustment to the "master plan" boundary of the Portland Memorial development.
2	Equity Trust Co. LLC	838 SE Tacoma Street	5,000			R2ad	Adjustment approved to reduce on-site parking to one space. Preliminary plan approved for a two-parcel partition for 2 existing houses (no units were added to the tally).
2	Bulldog Capital LLC, 438 1st St., Lake Oswego	527 SE Spokane Street	5,000	4	2	R1d	Land Use Review: Adjustment requested to reduce parking from 4 spaces to 2 for the proposed four-plex.
3-d	Sackhoff Family LLC	1645 SE Nehalem	11,076			CM2d	Demolition permit ISSUED (Oct. 14, 2018) to remove single story warehouse.
3-d	Modern Homes LLC	835 SE Spokane	5,000			R2.5ad	Permits ISSUED (Oct. 26, 2018) to demolish the garage and to deconstruct the house. Demolition delay 35-day appeal period until 4:30 PM, Monday, October 22, 2018
3-d	Portland Development Group Investments LLC	1145 SE Sherrett	5,000	1	1	R5a	Permits to demo house & garage issued July 2018. June 17, 2018: Construction permit for new single family home is Under Review.
3-d	Dumdeang, Dona	1832 SE Tacoma	3,670			R1d	Permit to demo and deconstruct the single family house is Under Review The 35-day appeal period ended March 1, 2018.
3-d	H Hudson Homes, Inc., 9700 SW Capitol Hwy	1144 & 1204 SE Tenino St.	10,000	4		R2ad	Permits are now Under Reivew (Nov.4, 2018) for additions to the single family homes and for construction of two new ADUs (1 on each parcel). Demo permits for both houses and garages have been ISSUED. Note: the original proposal for 4 rowhouses was dropped by previous owner.
3-d	Dave Rodman, Brooklyn Hall LLC (Maurice Unis & Catherine Traylor)	1604 SE Rex Street	5,000			R5a	The single family home and garage have been demolished, but no construction permits have been submitted.

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3	Modern Homes LLC	835 SE Spokane	5,000			R2.5ad	Permit Issued (Oct. 28, 2018) to deconstruct single family dwelling. (appeal period ended 10/22/2018).
3	Kenoji LLC	2026 SE Nehalem	10,000	2		R5a	Permit Under Review (Oct. 28, 2018) to build duplex. The parcel has an existing single family residence.
3	Farshad F. Allahdadi	735 SE Nehalem	5,000	1		R5a	Permit Under Review (Oct. 21, 2018) to construct new 2-story Accessory Dwelling Unit.
3	Clyde Brummel LLC	1345 SE Marion St.	5,000	2		R5a	Permit Under Review (Oct. 21, 2018) to construct new single family residence with Accessory Dwelling Unit on main floor.
3	Pinney, James & Senna	1534 SE Lexington	5,000	2		R5a	Construction Permits for single family home and an ADU are approved to be issued. Permit ISSUED (7/28/2018) to Demo existing single family house.
3	ROHNY CHARESE & EDELMAN, JONAH	1212 SE Spokane	5,000			CM2d	Permit is Under Review to add > 2,000 SF and change from single family home to office and living space. Adjustments approved to increase maximum building setback from 10' to 12'3"; reduce perimeter vehicle area landscaping; allow parking for 1 vehicle between the building and the street.
3	Jetter, Anna	1650 SE Spokane (was 1654 SE Spokane)	7,500	27	0	CM2d	Permit Under Review for construction of 4-story, 27-unit apartment building. Permit issued to demo existing single family house.
3	Dewall, Stacy	1660 SE Spokane (was 1662 SE Spokane)	5,000	27	0	CM2d	Permit Under Review for construction of 4-story, 27-unit apartment building. Permit issued to demo existing single family house.
3	Mark Radford	8308 SE 13th (K&K Color Lab)	10,000	19	0	CM1dm	Construction permits are Under Review. Proposed project is a 4-story, 28,000 sq. ft., mixed-use building: retail & office on ground floor and 19 apartments on floors 2-4.
3	17th Ave LLC, PO Box 8880, Ketchum ID 83340	8123 SE 17th Avenue (Sam's Attic & Penguin Pub)	10,000	0	20	CM2dm	Construction permits are Under Review for proposed 13,292 sq. ft. retail pharmacy and 20 parking spaces. <u>No residential use.</u>
3	Bearson, David & Paula	5236 SE 18th	7,079	19	0	R1d	Construction permits are Under Review for proposed 19-unit apartment building (16, one-bedrooms units and 3 studios). This project did not have an Early Assistance process, so the neighborhood contact meeting was the first information provided to the neighborhood.
3	ESJ PROPERTIES LLC & BENSON, JANET L % JETER, ANNA M	1235 SE Lambert (was 1221-1223 SE Lambert)	5,000	15	0	CM2dm	Construction permits are Under Review for 3-story, 15-unit apartment building.
3	Janet Benson	626 (660) SE Spokane	5,000	12	0	CM2d	Construction permits are Under Review for 2-story, 12-unit apartment building.
3	Vic Remmers Everett Custom Homes	1323 SE Lambert Street	5,000	2	1	R2.5ad	Construction permit ISSUED to construct a duplex.
3	Alpina Properties LLC, PO Box 302, Marylhurst	1631 SE Reedway St.	5,000	12		R2.5ad	Construction permit is Under Review for a 2-story, 12 unit apartment.
3	UDG - Sackoff (David Mullens)	1645 SE Nehalem St. (formerly Sky Heating)	11,076	63	0	CM2d	Construction permit is Under Review for a 4-story, 63 unit apartment building. Per David Mullens, no more than 30 units will be "market rate;" the rest will be affordable housing. So, no on-site parking is required.
3	UDG - Sackoff	1717 & 1725 SE Tenino St. (formerly Mike's Drive-in)	15,000	91	19	CM2dm	Construction permit is Under Review. The 18 affordable units that would be required here are transferred to 1645 SE Nehalem.
3	James Mast, 2415 SE Ivon, 97202	2000 & 2006 SE Tacoma St. (previously 1944 SE Tacoma)	10,000	12	9	R1d	Permits are Approved to Issue for buildings 3 and 4 (each 3-stories, 3 units). Development will have a total of 12 units.
3	Southeast Portland Investors LLC	5205 / 5209 SE 18th Avenue	10,000	59	13	RHd	Construction permit is Under Review for 6-story, 59 unit apartment building with 13 ground floor parking spaces.
3	JAG Time LLC	5340 SE Milwaukie Ave.	10,355	19	17	RHd	Construction permit is Under Review for a 5-story, 19-unit apartment with 17 surface parking stalls. Replaces existing 8-unit apartment, so actual increase in # of dwelling units is 11.
3	Alpina Properties LLC PMB 1123, 10117 SE Sunnyside.	5377 SE 18th (was 1731 SE Insley)	5,000	12		R1d	Construction permit is Under Review for a 2-story, 12 unit apartment building.
3	Ten Bridges LLC	5434 SE Milwaukie Ave.	3,900	28	0	RHd	Construction permit is Under Review for 4-story, 28 unit apartment. All units are "inclusionary housing"
3	BENJAMIN SHARILYN K ET AL	5603 SE Milwaukie @ Ellis	3,080	30	0	CM1d	Construction permit is Under Review, now for a 4-story apartment with 30 units. (Early Assistance had Proposed 5-story apartment with 28 units.)
3	Classic Image Homes	8608 (8604) SE 19th Avenue	5,000	2	2	R2.5ad	Construction permit Under Review to for new, 3-story single family house with a 1-car garage.

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4	Gerri Lent	1834 SE Spokane Street	5,000	2	1	R2ad	Construction permit ISSUED for new SFR with tuck-under garage and ADU.
4	Sellwood Bricker LLC, 70 NW Couch St #207	8334 WI/SE 17th Avenue	5,000	12		CM2dm	Construction is Under Inspection for the 3-story, 12 unit apartment building.
4	Oregon Homeworks LLC	1461 SE Lexington St.	5,000	2	2	R5a	Construction is Under Inspection of the 3-story duplex, each with a garage.
4	FERRERO EDWARD L	1610 (or 1602) SE Tacoma St.	5,000	12	0	CM2dm	Construction is Under Inspection of the 3-story, 12-unit apartment (1- and 2-bedroom units along a pedestrian passageway and a central stair to the upper units).
4	Alpina Properties	1624 SE Insley Street	5,000	12		R1d	Construction is Under Inspection for a 3-story apartment with 12 units.
4	Bulldog Capital LLC, Lake Oswego	2027 SE Harold Street	5,949	4	2	R1d	Construction is Under Inspection. 3-story apartment with 4 units and 2 parking spaces.
4	Crescent Custom Homes EPR Designs	2216 SE Lambert St. (previously 2212 SE Lambert)	13,939	5	5	R2adp	Construction is Under Inspection for 5 townhomes each with a garage.
4	UDG Yukon LLC (David Mullens)	5955, 5965 & 6003 SE Milwaukie	8,500	54	0	CM2d	Construction is Under Inspection for a 4-story apartment building with 54 units. The 11 affordable units that would be required here were transferred to 1645 SE Nehalem.
4	Lauren Noecker/Ryan Feigelson NBP Capital/NFN Investment	7119 SE Milwaukie (formerly Boys & Girls Club)	1.31 ac.	232	100	CM2dm	Construction is Under Inspection. Project is a 4-story, mixed-use development with 232 apartments and underground parking.
4	Eric Wayne Jacobsen Senior Housing Partners LLC	7807 SE 13th (also, 1260 SE Lambert or 7835 SE 13th Ave)	10,000	30	7	CM2dm	Construction is Under Inspection. Project is a 4-story, mixed-use apartment building; main level has 3 tenant spaces, parking garage, trash room area, and lobby area; floors 2-4 have 30 units.
4	Joe Bradford	8130 SE 6th Avenue	5,000	29	0	CM2d	Construction is Under Inspection for a 4-story, 29 unit apartment.
4	LCHS Enterprises LLC	8220 & 8222 SE 6th Avenue	21,600	119	40	CM2d	Construction is Under Inspection. Project is 5- to 6-story, mixed use development with 119 apartments.
NUMBER OF UNITS and PARKING SPACES IN PLANNING AND PERMIT PROCESS				1,083	314		

STATUS	
1	Early Assistance for proposed project
2	Land Use Review (partitions; adjustments)
3-d	Demolition Permit
3	Construction Permit Review
4	Under Construction

ZONING DISTRICTS	
CEd - Commercial Employment; Design overlay	R2.5ad - Attached Residential; Alternative Design Density and Design overlays.
CM1d - Commercial Mixed Use 1 (small-scale, commercial/residential); Design overlay	R5a - Single Family, 5,000 SF lots; Alternative Design Density overlay
CM1dm - Commercial Mixed Use 1; Design and Centers Main Street overlays	RHd - High Density Residential; Design overlay
CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay	RHdn - High Density Residential; Design and River Natural overlays.
CM2dm - Commercial Mixed Use 2; Design and Centers Main Street overlays	
R1d - Medium Density Multi-Dwelling; Design overlay	
R1ad - Medium Density Multi-Dwelling; Alternative Design Density and Design overlays	
R2ad - Low Density Multi-Dwelling; Alternative Design Density and Design overlays	
R2adp - Low Density Multi-Dwelling; Alternative Design Density, Design, & Environmental Protection overlays	

November 4, 2018: Sellwood-Moreland Neighborhood -- Completed Multifamily Housing Projects by Year Built

Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2018	Yellow Submarine LLC	1278 SE Marion (previously 8705 SE 13th Ave)	10,000	24	12	CM1 - Commercial Mixed Use 1
2018	Maurice & Catherine Unis	7780 SE 21st Avenue	7,586	2	4	R5a - Single Family, 5,000 SF lots; Alternative Design Density overlay
2018	DEZ Development	8188 SE 19th (previously 1904 or 1906 SE Tacoma)	5,000	6	5	R1d -Medium Density Multi-Dwelling
2018	NW Properties LLC	5350 SE 18th Ave @ Insley	5,000	18	0	RHd - High Density Residential
2018	Rusth Miles	5505 SE 17th Avenue	6,290	6	0	RHd - High Density Residential
2018	Benjamin S. McInnis	5624 SE 22nd Avenue	5,000	15	0	RHd - High Density Residential
2018	Guymon D. Ben & Guymon, Kathryn TR	8100 / 8102 SE 21st Ave. (Also listed as 2106 SE Tacoma)	5,000	2	2	R2acd - Low Density Multi-Dwelling; Alternative Design Density, Environmental Conservation, and Design overlays
2018	Benjamin McInnis	7510 SE Milwaukie Ave.	10,000	30	0	CM - Mixed Commercial/ Residential
2018	1611 Bybee Investors LLC	1611 SE Bybee	5,000	1	0	CS - Storefront Commercial
2017	Claybourne Commons	1602-1612 SE Claybourne; 1603-1623 SE Glenwood; 6630-6640 SE 16th Ave.	20,000	20	20	CS - Storefront Commercial
2017*	Moreland Rose Apartments Milwaukie Avenue LLC	7625 & 7627 SE Milwaukie Ave.	5,250	13	0	CS - Storefront Commercial
2017*	Eastbank Quarters Elliott Properties Inc.	686 SE Spokane St. (original house was 634 SE Spokane)	5,000	12	0	CS - Storefront Commercial
2017*	Elliott Properties, Inc.	924 / 926 SE Tacoma Street	5,000	3	0	R2 - Low Density Residential
2016*	Springwater Flats	1685 SE Umatilla	15,000	69	21	CS - Storefront Commercial
2016*	Galaxie Apartments Joe Bradford	7400 SE Milwaukie Avenue	19,000	76	25	CM - Mixed Commercial/Residential
2016*	Morgan Apartments Yoshida Real Estate Holdings	1640 SE Tacoma Street (previously 1650 SE Tacoma)	9,650	44	13	CM - Mixed Commercial/ Residential
2016*	Lambert Lofts Vic Remmers	1313 SE Lambert Street	5,000	19	0	CS - Storefront Commercial
2015*	Spokane 13 Apartments Vic Remmers	1313 SE Spokane St. (previously 8020 SE 13th)	10,000	30	0	CS - Storefront Commercial
2015	The Moreland Apartments SE Harold LLC	1650 SE Harold Street	6,250	14	0	RH - High Density Residential
2015	Harold Apartments	5450 / 5490 SE Milwaukie	4,228	11	0	RH - High Density Residential
2014	Moreland Crossing Apartments	8150 SE 23rd Avenue	34,066	68	45	R1d -Medium Density Multi-Dwelling
2014	The Madison @ Sellwood	1315 SE Umatilla Street	10,000	21	21	CS - Storefront Commercial
2014	Spokane Chaney Chaney & Peterson LLC	610 SE Spokane Street	5,000	12	0	CS - Storefront Commercial
2014	Choi Cliff & Choi, Luana %Tangent Property Mgmt	8072 / 8074 SE 6th Ave	5,000	11	0	CS - Storefront Commercial
2014	Double Springs LLC	8624 / 8636 SE 17th Ave	5,000	4	0	CS - Storefront Commercial
2013	Sellwood Apartments Van Zile Apts LLC	1721 SE Tacoma Street	10,000	46	0	CS - Storefront Commercial
2013	Velo / WN Velo, LLC	7339 SE Milwaukie	5,279	14	0	CM - Mixed Commercial/ Residential
* Projects opened for lease or rent in 2017.						
NUMBER OF COMPLETED UNITS & PARKING SPACES				591	168	