

MARCH 31, 2019: 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 Assistance completed 12/12/2018. 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 on west side of SE 14th.
1	Ross Kelley, 5216 SE 17th	5216 SE 17th Ave.	4,700	18		R1d	Sept. 2018: permit issued for Accessory Short term Rental for 2 bedrooms. Plan for a new apartment may be on hold. Early Assistance: Proposed 4-story, 18 unit apartment building. Existing structure will be removed.
1	SFP-F LLC (Attn Property Tax Accounting)	2500 WI/SE Tacoma Street	42,203	0	33	CEd	Early Assistance completed Jan. 2018: 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 completed July, 2016: Proposed 3-story apartment; no information on # of units.
1	Susan J. La Porte	5415 / 5425 SE Milwaukie	43,560			RHdn	Project is on hold. 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	Immanuel Evangelical Lutheran Church	1546 (1540) SE Lambert				R5a	Conditional Use Application modification filed Jan. 30, 2019. Relocate preschool playground from 1546 SE Lambert (a 5,000 SF parcel east of church building) to northeast corner of Bidwell & 15th, and sell the 5,000 SF lot.
2	Owner & Developer: Hyun Joo Lim	1610 SE Tolman Street (Dairy Queen property)	10,000			CM2dm	Land Use Adjustment (filed 1/31/2019) to setbacks & requirement for street-facing entry. Proposed to re-build/replace existing Dairy Queen building with a bank with drive-thru ATM. New Early Assistance completed Sept. 27, 2018: Remodel existing Dairy Queen with change of use from assembly to business. Keep the existing drive-thru; exterior & interior modifications.
2	Tenth Church of Christ Scientist	5736 SE 17th Ave.	52,272	23	23	R1d & R1ad	Land Use Review for subdivision is pending (Jan. 24, 2019). Plan is for 23 townhomes, each with a garage. Access to most units is from new public street, SE Ramona, between SE 17th and SE 18th. Units in north portion of subdivision use private drive.
2	RMAK CAPITAL GROUP LLC	5145 SE McLoughlin	19,035	19		CEd	Type 2 Design Review is pending. 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 is pending. 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 is pending. Proposed project is a 2-story, 8 unit apartment building.
2	Kehoe Northwest Properties LLC (Portland Memorial, Inc.)	6705 WI/ 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 PBOT requirement 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	SELLWOOD NORM BUILDING LLC (had been Bulldog Capital LLC)	527 SE Spokane Street	5,000	6	0	R1d	Proposal is for a 3-story, 6 unit apartment building with no parking. No permits yet on file.
3-d	Mast, James and Fan, Jessie	2000 and 2006 SE Tacoma	10,000			R1d	Demo permits are issued for existing houses and garage. The 12 units on this site are tallied in section "3" Permits.
3-d	Adam Jones, Tawnie Jones and Willow Alexander	815 SE Bidwell	5,000			R5a	Demolish single family residence and detached garage. Subject to 35 day demo delay ending Friday, April 19, 2019.
3-d	Modern Homes LLC	835 SE Spokane	5,000			R2.5ad	Deconstruction is Under Inspection. Demo permit issued (Oct. 26, 2018) for garage and to deconstruct house. Demol delay appeal period ended October 22, 2018.
3	Greenworks Contractors, LLC	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 to construct two new ADUs (1 on each parcel). Demo permits for both houses and garages ISSUED. Note: the original proposal for 4 rowhouses was dropped by previous owner.
3	Clyde Brummel LLC	1345 SE Marion St.	5,000	2		R5a	Demolition is Under Inspection. Permit Under Review (Oct. 21, 2018) to construct new single family residence with Accessory Dwelling Unit on main floor.

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3	ROHNY CHARESE & EDELMAN, JONAH	1212 SE Spokane	5,000			CM2d	Permit Under Review to replace existing garage with mixed-use addition to existing building & convert existing single family home to office space. (New description 01/18/19). 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	Permits are Under Review to construct 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	Permits are Under Review to construct 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	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	8145 SE 17th Ave.(was 8123 SE 17th) (Sam's Attic & Penguin Pub)	10,000	0	20	CM2dm	Land Use Review for lot consolidation. 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 (had been 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	Demolition permit is Under Review (11/15/2018) and construction permits for a 2-story, 12-units apartment building are Under Review (latest activity 12/19/2018). Nov. 11, 2018: Permit is Under Review to deconstruct the existing single family house.
3	Alpina Properties LLC	1631 SE Reedway St.	5,000	12		R2.5ad	Construction permit is Under Review for a 2-story, 12 unit apartment.
3	James Mast, 2415 SE Ivon, 97202	2000 & 2006 SE Tacoma St. (previously 1944 SE Tacoma)	10,000	12	9	R1d	Demo permits for houses & garage are ISSUED. Permits 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	Demolition is Under Inspection and Permits are Approved to Issue 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	Demolition is Under Inspection and construction permits are 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.)
4	Kenoji LLC	2082 SE Nehalem (duplex): 2026 SE Nehalem (SFR)	10,000	2	2	R5a	Construction is Under Inspection. Permit Under Review (Oct. 28, 2018) to build duplex. The parcel has an existing single family residence.
4	UDG - Sackoff	1717 & 1725 SE Tenino St. (formerly Mike's Drive-in)	15,000	91	19	CM2dm	Revised plan removes 1 basement level apartment. Feb. 17, 2019: Construction permits are ISSUED. The 18 affordable units that would be required here are transferred to 1645 SE Nehalem.
4	Vic Remmers Everett Custom Homes	1323 & 1327 SE Lambert St	5,000	2	1	R2.5ad	Project, a 3-story duplex, is Under Construction.
4	Pinney, James & Senna	1534 SE Lexington	5,000	2		R5a	Project, a SFR and ADU, are Under Construction. Permit ISSUED (7/28/2018) to Demo existing single family house.
4	UDG - Sackoff (David Mullens)	1645 SE Nehalem St. (formerly Sky Heating)	11,076	63	0	CM2d	Construction permits are ISSUED 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 on-site parking is not required.
4	Gerri Lent	8057 SE 19th (was 1834 SE Spokane)	5,000	2	1	R2ad	Construction is Under Inspection for new SFR with tuck-under garage and ADU.

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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	2019, 2027, 2029 SE Harold	5,949	4	2	R1d	Construction is Under Inspection for 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 Final 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 retail tenant spaces, parking garage, trash room area, and lobby area.
4	Joe Bradford	8130 SE 6th Avenue	5,000	29	0	CM2d	Construction is Under Inspection for a 4-story, 29 unit apartment.

NUMBER OF UNITS and PARKING SPACES IN PLANNING AND PERMIT PROCESS **927** **261**

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	

March 31, 2019: Sellwood-Moreland Neighborhood -- Completed Multifamily Housing Projects by Year Built

Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2019	WAC LLC; 10220 SW Greenburg Rd. #111 Tigard, OR 97223	8324 - 8334 W/ SE 17TH AVE (also was 8410 SE 17th)	5,000	12	0	CM2dm
2019	Ternium Apartments, Wak LLC	1610 SE Tacoma	5,000	12	0	CM2d - Commercial Mixed Use 2
2019	Holm Apartments, LCHS Enterprises	8220 & 8222 SE 6th Ave.	21,600	119	40	CM2d - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
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; Design overlay
2018	Rusth Miles	5505 SE 17th Avenue	6,290	6	0	RHd - High Density Residential; Design overlay
2018	Benjamin S. McInnis	5624 SE 22nd Avenue	5,000	15	0	RHd - High Density Residential; Design overlay
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	734	208