

**JUNE 30, 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
	South Lambert Diamond LLC	1666 SE Lambert	33541	44		R1ad (had been RM2)	No Early Assist or other permit application yet. Property is being marketed as potential site for multifamily, from 44 units to maybe 130 + "micro apartments." Sale listing is <a href="https://loopnet.com/Listing/1666-SE-Lambert-St-Portland-OR/13185363">https://loopnet.com/Listing/1666-SE-Lambert-St-Portland-OR/13185363</a>
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		0		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	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. <b>No residential use.</b>
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.
2	Owner & Developer: Hyun Joo Lim	1610 SE Tolman Street (Dairy Queen property)	10,000	0		CM2dm	Adjustments approved (7/8/2019): reduce parking lot landscaping from 5' to 3' along SE Milwaukie Ave; increase maximum length of pedestrian path from main entrance to SE Milwaukie from 51' to 56'; and, allow new vehicle area between the building and SE Tolman St. Proposed to remodel existing Dairy Queen building to be a bank with drive-thru ATM. New Early Assistance completed Sept. 27, 2018.
2	Tenth Church of Christ Scientist	5736 SE 17th Ave.	52,272	23	23	R1d & R1ad	Demo Permit is Under Review. Preliminary subdivision plat approved (May 26, 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	14237 Bridge Court, Lake Oswego	7104 SE 13th	5,000	2		R5as	June 30, 2019: Partition application is pending (a Type 2x Land Division review to partition the lot into two parcels). May 26, 2019: Demo permit is Under Review. April 28, 2019: Demo permit for house built in 1920. Appeal period
3-d	Bunce, Jon	8835 SE 15th	5,000			R2.5ad	May 26, 2019: Demo permit is Under Review. April 28, 2019: Demo permit for house built in 1928. Appeal period ended May 28, 2019.
3-d	Adam Jones, Tawnie Jones and Willow Alexander	815 SE Bidwell	5,000			R5a	Demo of dwelling and garage is Under Inspection.
3	Sellwood Norm Building LLC	527 SE Spokane	5,000	6	0	R1d	Construction permits are Under review. Proposal is for a 3-story, 6 unit apartment building with no parking.
3	Kehoe Northwest Properties LLC (Portland Memorial, Inc.)	6705 WI/ SE 14th (Parking lot between Glenwood & Bybee)	20,000	9	9	R2ad	Construction permit is Under Review for 4 of the homes. 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.
3	Greenworks Contractors, LLC	1144 & 1204 SE Tenino St.	10,000	4		R2ad	Construction permit for 1144 SE Tenino is Approved to Issue. Project is 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.

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3	ROHNY CHARESE & EDELMAN, JONAH	1212 SE Spokane	5,000	0		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	Construction permits are Under Review to construct a 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	Construction permits are Under Review to construct a 4-story, 27-unit apartment building. Permit issued to demo existing single family house.
3	Mark Radford	1314 SE Umatilla (was 8308 SE 13th Ave., 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	Bearson, David & Paula	5236 SE 18th (was 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 and Demolition permit is Ready to Issue. Project is a 2-story, 12-units apartment building.
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.
4	James Mast, 2415 SE Ivon, 97202	2000 & 2006 SE Tacoma St. (previously 1944 SE Tacoma)	10,000	12	9	R1d	Construction is Under Inspection for buildings 3 and 4 (each 3-stories, 3 units). Development will have a total of 12 units.
4	BENJAMIN SHARILYN K ET AL	5603 SE Milwaukie @ Ellis	3,080	30	0	CM1d	Construction is Under Inspection for a 4-story apartment with 30 units. (Early Assistance had Proposed 5-story apartment with 28 units.)
4	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	Construction is Under Inspection for proposed 13,292 sq. ft. retail pharmacy and 20 parking spaces. <u>No residential use.</u>
4	Alpina Properties LLC	1631 SE Reedway St.	5,000	12		R2.5ad	Construction is Under Inspection for a 2-story, 12 unit apartment.
4	Alpina Properties LLC	5377 SE 18th (was 1731 SE Insley)	5,000	12		R1d	Construction is Under Inspection for a 2-story, 12 unit apartment building.
4	Ten Bridges LLC	5434 SE Milwaukie Ave.	3,900	28	0	RHd	Construction is Under Inspection for a 4-story, 28 unit apartment. All units are "inclusionary housing"

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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	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	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	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.
<b>NUMBER OF UNITS and PARKING SPACES IN PLANNING AND PERMIT PROCESS</b>				<b>606</b>	<b>135</b>		

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

<b>ZONING DISTRICTS</b>	
<b>CEd</b> - Commercial Employment; Design overlay	<b>R2.5ad</b> - Attached Residential; Alternative Design Density and Design overlays.
<b>CM1d</b> - Commercial Mixed Use 1 (small-scale, commercial/residential); Design overlay	<b>R5a</b> - Single Family, 5,000 SF lots; Alternative Design Density overlay
<b>CM1dm</b> - Commercial Mixed Use 1; Design and Centers Main Street overlays	<b>R5as</b> - Single Family, 5,000 SF lots; Alternative Design Density and Scenic Resource overlays
<b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay	<b>RHd</b> - High Density Residential; Design overlay
<b>CM2dm</b> - Commercial Mixed Use 2; Design and Centers Main Street overlays	<b>RHdn</b> - High Density Residential; Design and River Natural overlays.
<b>R1d</b> - Medium Density Multi-Dwelling; Design overlay	
<b>R1ad</b> - Medium Density Multi-Dwelling; Alternative Design Density and Design overlays	
<b>R2ad</b> - Low Density Multi-Dwelling; Alternative Design Density and Design overlays	
<b>R2adp</b> - Low Density Multi-Dwelling; Alternative Design Density, Design, & Environmental Protection overlays	

**June 30, 2019: Sellwood-Moreland Neighborhood -- Completed Multifamily Housing Projects by Year Built**

Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2019	<b>Yukon Flats</b> David Mullens	5965 SE Millwaukie @ Yukon (had used 5955 & 6003)	8,500	54	0	<b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	<b>The Meeting House</b> NBP 7119 SE MILWAUKIE LLC	7119 SE Milwaukie (formerly Boys & Girls Club)	1.31 ac.	232	100	<b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	<b>The Wheelhouse</b> Joe Bradford	8130 SE 6th Avenue	5,000	29	0	<b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	<b>Crescent Custom Homes</b>	2216 SE Lambert (was 2212 SE Lambert)	13,939	5	5	<b>R2ad and R2adp</b> - Low Density Residential
2019	<b>WAK LLC</b>	8324 - 8334 W/ SE 17th Ave. (also was 8410 SE 17th)	5,000	12	0	<b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	<b>Ternium Apartments, Wak LLC</b>	1610 SE Tacoma	5,000	12	0	<b>CM2d</b> - Commercial Mixed Use 2 (medium-scale, commercial/residential); Design overlay
2019	<b>Holm Apartments, LCHS Enterprises</b>	8220 & 8222 SE 6th Ave.	21,600	119	40	<b>CM2d</b> - 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	<b>CM1</b> - Commercial Mixed Use 1
2018	Maurice & Catherine Unis	7780 SE 21st Avenue	7,586	2	4	<b>R5a</b> - 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	<b>R1d</b> -Medium Density Multi-Dwelling
2018	NW Properties LLC	5350 SE 18th Ave @ Insley	5,000	18	0	<b>RHd</b> - High Density Residential; Design overlay
2018	Rusth Miles	5505 SE 17th Avenue	6,290	6	0	<b>RHd</b> - High Density Residential; Design overlay
2018	Benjamin S. McInnis	5624 SE 22nd Avenue	5,000	15	0	<b>RHd</b> - 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	<b>R2acd</b> - Low Density Multi-Dwelling; Alternative Design Density, Environmental Conservation, and Design overlays
2018	Benjamin McInnis	7510 SE Milwaukie Ave.	10,000	30	0	<b>CM</b> - Mixed Commercial/ Residential
2018	1611 Bybee Investors LLC	1611 SE Bybee	5,000	1	0	<b>CS</b> - Storefront Commercial
2017	<b>Claybourne Commons</b>	1602-1612 SE Claybourne; 1603-1623 SE Glenwood; 6630-6640 SE 16th Ave.	20,000	20	20	<b>CS</b> - Storefront Commercial
2017	<b>Moreland Rose Apartments</b> Milwaukie Avenue LLC	7625 & 7627 SE Milwaukie Ave.	5,250	13	0	<b>CS</b> - Storefront Commercial
2017	<b>Eastbank Quarters</b> Elliott Properties Inc.	686 SE Spokane St. (original house was 634 SE Spokane)	5,000	12	0	<b>CS</b> - Storefront Commercial
2017	Elliott Properties, Inc.	924 / 926 SE Tacoma Street	5,000	3	0	<b>R2</b> - Low Density Residential
2016	<b>Springwater Flats</b>	1685 SE Umatilla	15,000	69	21	<b>CS</b> - Storefront Commercial
2016	<b>Galaxie Apartments</b> Joe Bradford	7400 SE Milwaukie Avenue	19,000	76	25	<b>CM</b> - Mixed Commercial/Residential
2016	<b>Morgan Apartments</b> Yoshida Real Estate Holdings	1640 SE Tacoma Street (previously 1650 SE Tacoma)	9,650	44	13	<b>CM</b> - Mixed Commercial/Residential
2016	<b>Lambert Lofts</b> Vic Remmers	1313 SE Lambert Street	5,000	19	0	<b>CS</b> - Storefront Commercial
2015	<b>Spokane 13 Apartments</b> Vic Remmers	1313 SE Spokane St. (previously 8020 SE 13th)	10,000	30	0	<b>CS</b> - Storefront Commercial
2015	<b>The Moreland Apartments</b> SE Harold LLC	1650 SE Harold Street	6,250	14	0	<b>RH</b> - High Density Residential
2015	<b>Harold Apartments</b>	5450 / 5490 SE Milwaukie	4,228	11	0	<b>RH</b> - High Density Residential

**June 30, 2019: Sellwood-Moreland Neighborhood -- Completed Multifamily Housing Projects by Year Built**

Year	Name/Owner	Address	Lot Size	# Units	# Parking	Zoning
2014	<b>Moreland Crossing Apartments</b>	8150 SE 23rd Avenue	34,066	68	45	<b>R1d</b> - Medium Density Multi-Dwelling
2014	<b>The Madison @ Sellwood</b>	1315 SE Umatilla Street	10,000	21	21	<b>CS</b> - Storefront Commercial
2014	<b>Spokane</b> Chaney Chaney & Peterson LLC	610 SE Spokane Street	5,000	12	0	<b>CS</b> - Storefront Commercial
2014	Choi Cliff & Choi, Luana %Tangent Property Mgmnt	8072 / 8074 SE 6th Ave	5,000	11	0	<b>CS</b> - Storefront Commercial
2014	Double Springs LLC	8624 / 8636 SE 17th Ave	5,000	4	0	<b>CS</b> - Storefront Commercial
2013	<b>Sellwood Apartments</b> Van Zile Apts LLC	1721 SE Tacoma Street	10,000	46	0	<b>CS</b> - Storefront Commercial
2013	<b>Velo / WN Velo, LLC</b>	7339 SE Milwaukie	5,279	14	0	<b>CM</b> - Mixed Commercial/ Residential
<b>NUMBER OF COMPLETED UNITS &amp; PARKING SPACES</b>				<b>1,054</b>	<b>313</b>	