



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: February 09, 2023
To: Design Commission
From: Arthur Graves, Design / Historic Review Team
 503.865.6517 | Arthur.Graves@portlandoregon.gov
Re: LU 22-163683 DZM – 701 & 777 NE 7th Ave Development
 Type III Design Review – February 16, 2023

Attached is a drawing set for the Type III Design Review scheduled on February 16, 2023. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III **Design Review** for a proposed 15-story residential apartment building with 240 dwelling units on a half-block site in the Lloyd Subdistrict of the Central City Plan District. The ground floor of the building will provide resident amenities. The rooftop will have an amenity deck and an ecoroof. Below grade parking for 164 vehicles is proposed with access from NE Irving St.

One **Modification** is requested:

- Parking Dimensions - 33.266.130.F.2 – To reduce the parking space width from the standard 8'-6" x 16'-0" dimension for 91 spaces (55% of the parking spaces). The proposed width reduction is approximately 9-inches and is due to the locations of structural columns and shear walls.

Note: The site fronts the Green Loop alignment, which will be on either NE 7th Ave (the site's east frontage) or on NE Irving (the site's south frontage). While the City has not landed on an approved alignment, early analysis suggests it may be more likely to be on NE 7th. However, NE Irving is not "off the table" for consideration. This Staff Report therefore must be based on a proposed Green Loop alignment of NE 7th Ave or NE Irving.

II. DEVELOPMENT TEAM BIO

Architect	Brian Varricchione Mackenzie
Owner	Steve Master Master Development, LLC
Project Valuation	\$72,000,000

III. DESIGN REVIEW APPROVAL CRITERIA – See attached matrix.

- The Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines
- 33.825.040 Modification Criteria

IV. STAFF RECOMMENDATION

Although this project will provide much needed housing, and to an area of the Central City that has traditionally been mostly commercial, and while this proposal was designed with Lloyd District in mind, and meets many of the design guidelines, there remains only a few items to resolve before recommending approval (as outlined in the Staff Report). A list of outstanding issues not fully meeting applicable guidelines is below:

1. Lack of response to required public Art and Water feature guidelines,
2. Lack of response to Portland Themes (A2) Guideline,
3. The blank wall area and inactive interior programming (bike storage and dog wash) at the south ground floor elevation,
4. Flexibility of the programming along NE 7th Ave,
5. Lack of continuous canopies along NE 7th Ave,
6. Lack of proposed balconies,
7. Likely success of landscaping in the above-ground planters, including the viability of vines growing up the wall,
8. Details of the northeast corner seating element and likely success of the covered sedums, and
9. Confirmation of barrier-free design throughout the building.

V. PROCEDURAL NOTES

- The EA-Preapplication Conference (EA 21-117524 PC) was held on March 10, 2022.
- The subject proposal was heard before at a voluntary Design Advice Requests (DAR) meeting, EA 22-119814 DA, held on April 21, 2022. Commissioners present: Brian McCarter, Chandra Robinson, Sam Rodriguez, Zari Santner, and Don Vallaster. See the attached Summary Memo of Commission comments.
- The application was deemed complete on December 27, 2022.

Attachments: Drawing Set (paper and digital)
Guidelines Matrix (digital only)
Summary Notes from the DAR held on April 21, 2022 (EA 22-119814 DA) (digital only)