



# City of Portland Design Commission

## Type III Land Use Review

### MEMORANDUM

**Date:** May 24, 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 7<sup>th</sup> Ave Development  
 Type III Design Review – Hearing #2 – June 01, 2023

Attached is a drawing set for the Type III Design Review scheduled on June 01, 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 7<sup>th</sup>. 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 7<sup>th</sup> Ave or NE Irving.

#### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Brian Varricchione   Mackenzie
<b>Owner</b>	Steve Master   Master Development, LLC
<b>Project Valuation</b>	\$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

##### **Staff recommends approval.**

The project team has responded to previous Commission comments from the first Design Review hearing (February 16, 2023) providing: a significant addition of balconies on all elevations for a total of 39 recessed and 184 Juliette balconies to the project; additional landscaping and design details for surrounding landscape features and north-east corner seating feature; additional information regarding the flexibility and universal accessibility of the ground floor; and submittal of an art and water feature addressing applicable guidelines to the east elevation.

##### Regarding the proposed Art / Water feature:

The proposed Art / Water feature is a six-panel, etched glass, nature-scape installation 43'-9" long and 9'-7" high to be located mid-block on the building's east elevation. The six panels are separated by 3' wide (9'-7" high) "water-themed art/privacy glazing". The art piece will be lighted from above via the canopy that runs the length of the piece.

Note about the art imagery: The actual image is not specific to one area of Oregon but is the artist's representation of these features: water, trees. Because RACC was not involved in review of the proposed art, the actual imagery was not reviewed through RACC's lens.

If Commission does not support the proposed Art / Water feature as submitted, Commission could strike the first sentence and the words "alternatively" and "in its place" in the proposed Condition of Approval 'C', noted below:

*C. The etched glass artwork located on the east elevation, mid-block, shall be maintained in perpetuity with the current development. Removal or alterations are not allowed without a Design Review. Alternatively, a public art piece shall be installed in its place via the Regional Arts and Culture Council (RACC) approval. A covenant for the public art piece will be required following the regulations of Section 33.700.060, Covenants with the City, to ensure the installation, preservation, maintenance, and replacement of the public art piece. The covenant must document approval by the Regional Arts and Culture Council, these guidelines are met.*

#### V. PROCEDURAL NOTES

- The EA-Preapplication Conference (EA 21-117524 PC) was held on January 20, 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 submitted on July 15, 2022 and deemed complete on December 27, 2022.
- Design Review Hearing #1: February 16, 2023

Attachments: Drawing Set (paper and digital)  
Guidelines Matrix (digital only)  
Commission Memo for Design Review Hearing #1 on February 16, 2023. (digital only)