



Northwest District Association

House Bill 2007 is a wolf in sheep's clothing.

The Northwest neighborhood is one of the densest places in the city. Our neighborhood is also one of the oldest parts of the City. We are a mixed-use neighborhood with single family homes, apartment buildings, commercial and even light industrial living side by side. Do not mistake us for the west hills, we are the kind of neighborhood Portland has been planning for. We are a neighborhood of 75% renters. In 2010, the median income in the main part of the neighborhood was \$35,000.

Since 2010 we have seen an increase of 20% in the number of housing units. And when you count development applications that are now in for approval we will see a 27% increase in housing units. All this new construction is rental, mostly high end rental.

We need and want more affordable housing but this bill does not encourage affordable housing, it encourages poorly designed housing.

We invited density into our neighborhood through the Northwest Plan District. Much of the area in our neighborhood is zoned for buildings 75ft tall to 150ft tall. Included in this Plan District is a Master Plan on the 25 acre former Conway Trucks site. This area alone is planned for 1100 – 1500 housing units of which only 500 have been built. We invited this density in trade for discretionary design review. These many buildings this large make a significant impact to the neighborhood. The design of these buildings matter.

We are NOT in the Central City. HB2007 does not allow discretionary design review outside the Central City, including our neighborhood and the Conway Master Plan area.

We worked hard to plan our neighborhood. We have a City approved Northwest District Plan and the Northwest Plan District was adopted in code in 2003. These documents should be respected. Like the Central City and Gateway Plan District, the Northwest Plan District should be exempt from using only the Community Design Standards which are woefully inadequate to give guidance to so many large buildings.

I ask you to amend HB2007 Section 6 (5) to exempt planned high density neighborhoods from only using the clear and objective standards and to allow discretionary design review when appropriate. Please add to HB2007:

Section 6 (5) (c) An application or permit for residential development within cities of more than 500,000 on sites in adopted Plan Districts zoned for a minimum of 40 units per acre.

Karen Karlsson, President
Northwest District Association

The Northwest District Association is a 501(C)3 tax-exempt organization.

2257 NW Raleigh St. Portland, OR 97210 • 503-823-4288 contact@northwestdistrictassociation.org • northwestdistrictassociation.org