

Submitter: Carol Paddock
On Behalf Of:
Committee: House Committee On Rules
Measure: HB3414

Committee Members:

We have just been through a contentious application process in McMinnville for demolition of historic structures and construction of a large hotel on our historic Third Street in our downtown historic district. Approval would have meant the effective overriding and elimination of design guidelines in our downtown zoning overlay meant to protect the historic district in the underlying commercial zone. It looks like we'll be successful. It has been an incredible amount of effort to show the decision makers that massing and configuration guidelines do matter in the continuity and sustaining of the historic district.

The underlying commercial zone does allow housing. From what I read, it looks like HB 3414 would allow this project to fly through, simply changing the hotel to apartments. We have wonderful apartments downtown—from historic to modern, which follow the rules in place. But the size of the proposed project is 6 stories, rather than the 1-, 2-, and 3-story historic adjacencies, and 180' long (by buying up three contiguous historic structures) rather than 60' historically. It would more than dominate the historic street and character. We fear it would also artificially trigger a rush to demolish accordingly throughout the historic district.

Please allow us to determine and retain our downtown design guidelines.

Thank you for considering my concerns.

Carol Paddock