

Submitter: Dean Gisvold

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB974

For the following reasons, I oppose removing Design Review as proposed in the SB974-1 Amendment Section 12 (5) page 10 and Section 13 (5) page 11.

Attention to design (i.e., building form, relating to context, durable and low-maintenance materials, energy efficiency, access to sun and light, etc.) are in fact critical ingredients in making buildings more cost efficient and affordable, long-lasting, and livable for ALL incomes.

Design Review in Portland underwent an administrative and legislative overhaul (DOZA) in Summer of 2021, investing significant resources, to streamline the process and make it more predictable for investors. Design Review in Portland does not apply to small residential development and is limited to a very small percentage of the City.

Design Review in Portland complies with current State law that requires a clear and objective standards approach. When Design Review is pursued, per Zoning Ordinance, Design Review is not able to require the applicant to reduce or increase the total floor area or height.

Design Review in Portland came about in the 1970s to address downtown blight and is a significant reason why Portland became a world-renowned, pedestrian-friendly place. Maintaining Design Review will help continue that success as Portland enters an era of recovery. Maintaining Design Review is an important part of continuing Portland's planning legacy and helping Portland recover, to once again be a favored destination for Oregonians and visitors from abroad.

Design Review in Portland supports the goals and policies of Portland's Comprehensive Plan, specifically Goals 3 and 4 which require the creation of complete, healthy and well-connected neighborhoods. Design Review in Portland supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Submitted by Dean Gisvold, participant (Chair of CAC) in the 1972 Portland Downtown Plan, which revitalized Portland's downtown. Thanks for your consideration.