

Submitter: Kevin Green

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure, Appointment or Topic: SB974

I oppose removing Design Review as proposed in the SB974 –1 Amendment “Section 12 (5)” on page 10 and “Section 13 (5)” on page 11.

Design review does not apply (in Portland) to small residential development and will therefore not negatively affect the current goal of developing more residential housing through infill, ADU's, etc. Larger developments of apartment buildings and other types of structures deserve to have a design review.

- this ensures compatibility with community goals and design standards
- this ensures that new constructions blends with existing neighborhoods, gradually changing them
- residents of new development deserve to live in well-designed buildings, integrated into existing construction
- all of this will ensure that new development has a longer lifespan and does not negatively affect the livability and durability of our communities or cause future blight

Other points specific to Portland:

- 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 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.

thank you
Kevin Green