

Submitter: Colin Cortes
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB974
March 17, 2025

Colin Cortes, AICP, CNU-A
9452 SW Maplewood Dr, Apt. F60
Tigard, OR 97223-6160

Re: Senate Bill 974

Dear Oregon Senate Committee on Housing and Development:

I oppose removing Design Review as proposed in the SB 974 – 1 Amendment “Section 12 (5)” on page 10 and “Section 13 (5)” on page 11.

Please consider that:

- Buildings that will stand for over 50 years have a major presence among their neighbors and so should be well designed.
- Communities embrace denser housing when they're confident it will look good and attract care.
- Residents of affordable housing deserve good design, too.
- 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 matters: When new larger infill developments relate to their context, they can fit seamlessly. When they don't, they stick out like a sore thumb, calling attention to gentrification and disrupting the success of business districts.

Sincerely,

Colin Cortes, AICP, CNU-A