

Submitter: Olivia Smith

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 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 the business districts.
- Buildings that will stand for over 50 years have a major impact on their neighbors and should be well designed.
- Communities embrace denser housing when they're confident it will look good.
- Residents of affordable housing deserve good design, too.

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 expanded in the 1990s and 2000s, in concert with higher density residential development, to areas slated for significant growth to ensure development in neighborhood cores will have positive impacts.

Design Review in Portland ensures that even those living in low-income affordable housing are provided with the opportunity to live with dignity in durable, safe and well-connected developments.

High-density residential development is inevitable so please keep it a positive – and not a negative – growth factor.

Olivia L. Smith