



## Portland Planning and Sustainability Commission

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July 7, 2020

Portland Design Commission  
1900 SW 4th Ave  
Portland, OR 97201

Dear Chair Livingston and members of the Design Commission,

The Planning and Sustainability Commission (PSC) is pleased to offer our testimony to you on the repeal of the Macadam Corridor Design Guidelines (1985) and the application of the Design Overlay Zone Amendments (DOZA) Citywide Design Guidelines and Macadam Character Statement to South Portland properties that are within the Macadam Plan District boundary. As you start your deliberations, the PSC offers the following suggestions for your consideration as the recommending body for this portion of the project.

At the May 12, 2020, PSC work session, we reviewed Bureau of Planning and Sustainability (BPS) staff's proposal in the *River Plan/South Reach Proposed Draft* (January 2020) to repeal the Macadam Corridor Design Guidelines and replace it with the Citywide Design Guidelines and a character statement. We discussed our overall support for the recommendation and a proposed change to the Macadam Character Statement. While the guidelines provide criteria for best practices that offer flexibility and encourage innovation, the character statement serves to provide more specific and local context within the guidelines. Together, the guidelines and character statement will inform how development applies these practices within the Macadam area, to achieve future desired design outcomes.

Our testimony refers to the revised Macadam Character Statement presented at the PSC work session on May 12. City staff updated the draft character statement discussed at the work session to include testimony previously received from the South Portland Neighborhood Association and the Bureau of Development Services. Staff helped frame our discussion based on two topics: (Item 01) the repeal of the Macadam Corridor Design Guidelines and its replacement with the *Portland Citywide Design Guidelines*; and (Item 02) the adoption of the Macadam Character Statement to be added to the *Portland Citywide Design Guidelines*.

### **Item 01: Repeal of the Macadam Corridor Design Guidelines and replace it with the *Portland Citywide Design Guidelines*.**

PSC members concur with this item as the current guidelines are outdated and no longer align with City planning goals as stated in the 2035 Comprehensive Plan. The adoption and implementation of the



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*Portland Citywide Design Guidelines* in the Macadam area will guide development to address current community goals, such as improved pedestrian connections and river responsive design.

**Item 02: Adoption of the Macadam Character Statement.**

PSC members appreciate staff's work to build on the proposed citywide design guidelines by creating a character statement that provides area specific context for the Macadam area. We recognize that BPS staff worked with the South Portland community to develop the Macadam Character Statement and much of the context-specific information came from their input. We support this statement.

On page 2, paragraph 1, sentence 3 under Community Character, we suggest adding the word *ecological* to emphasize that in addition to being natural and scenic resources, ecological systems are also critical elements to Community Character in this riverfront community:

*Development should recognize the recreational, ecological, social and cultural values of the riverfront through onsite features and river-responsive design.*

Overall, the PSC is very pleased with new Macadam Character Statement and the proposal to apply the *Portland Citywide Design Guidelines* in the Macadam area. They greatly improve upon the design review tools we have today. We look forward to the Design Commission's discussion and recommendation to City Council on this work.

Sincerely,



Eli Spevak  
Chair

Attachment

cc: PSC Members  
Cassie Ballew, City Planner

