

# Charles Kingsley

**#299447 | May 1, 2021**

Testimony to **Portland City Council** on the **Design Overlay Zone Amendments, Recommended Draft**

I've previously worked on the vision for Division Street where the community spent years working with the city to try and create better quality and considered developments. We tried to create a string of pearls which preserved some of the historic structures and created space for new and good developments. I now live in Sellwood and have recently spent a lot of time with a developer's architects who presented a good initial design for replacing a historic home, only to be value engineered in subsequent meetings to the approved generic box and poorly contextualized building. What could have been an asset is turning into one more bland building that is not built to last and that totally detracts from the character of the rest of the street. And the developer, Vic Remmers, has developments like this all over town. This leads me to strongly encourage the design standards recommended by SMILE added to DOZA so that new developments can be neighborhood assets and there is better building design in Sellwood-Moreland. It is past time where we balance the considerations of the local communities with those of the most often non resident developers and their bottom lines.

Testimony is presented without formatting.