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#309642 | May 12, 2021

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

I support the PDX Main Street Design Initiative that can be explored at www.pdxmainstreets.org . I have followed this coalition of community leaders for years and have witnessed first hand the extensive community outreach with included kiosks, surveys, open community forums invitations for public comment. I urge the City Concil to consider these guidlines which will assist in integrating density and affordability goals in ways that the whole community can fully embrace and enjoy. The following are a truncated list of recommendation that a wide swath of the community supports: 1. Add Main Street Design Standards. Many communities have asked for design standards that would help new development fit better with the existing foundational character of our smaller, older narrow vintage main streets 2. Review is not scaled for impact. New Design Review "Thresholds" need parity w/ Central City (i.e. maximum 45' review trigger, not 65' on narrow undesignated historic main Streets) Recommend 3-4 stories or 40-45'. 3. Add Demo Review for buildings in the areas of the Vintage Main Street Study The Low Rise Commercial Storefront Analysis (aka the VIntage Main St Centers Study) identifies vulnerable areas of special character. 4. Require Context Criteria for Permits To ensure sufficient evaluation of building and site conditions and impacts, Bureau of Development Services should add permit application submittal requirement for the following: Contextual Site Plan showing proposed footprint of project, adjacent lots with building footprints and windows facing adjacent sites; Context Elevations(s) showing proposed project and adjacent existing development of surrounding block for new commercial, mixed Use, and Institutional buildings. 5. Community Based Planning Policy There is currently no pathway for community led planning to be recognized according to city staff.

Testimony is presented without formatting.