

Jonathan Greenwood

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

I am writing tying my support to what Portland:Neighbors Welcome is saying: WHAT WE SUPPORT: Amendment #4: Affordable Housing Review (Rubio) - Allow more affordable housing projects to choose between a Type II and Type III procedure. Expands the eligible projects to those using a wider variety of funding options beyond City Subsidy projects. Thresholds are 50% of units at or below 60% median family income (MFI). PNW supports this amendment to give affordable housing developers options for Design Review, based on the needs of their individual projects If developers are providing long-term truly affordable housing, they should not be excluded, if they are not receiving City funds Affordable builders we've heard support from strongly support providing Type II as an option for affordable housing that isn't receiving City funds WHAT WE STRONGLY OPPOSE: Amendment #5: Threshold for Design Review (Rubio) - Reduce the threshold requiring design review instead of Standards, from 75' to 55', except for projects meeting the affordable housing eligibility requirements in Amendment #4. Those affordable housing projects can choose to use the design standards or go through design review. PNW opposes any amendment that discouraging housing in our high opportunity neighborhoods by exposing it the risky and costly appeals BDS just released data showing that projects with housing are 20X more likely to be appealed than projects without housing Every time a building with housing is appealed, it discourages future housing from being built, even if that appeal is eventually dismissed We can avoid these appeals, by adopting the Planning & Sustainability Commission's recommendation to give all buildings with housing up to 75' tall the option to use appeal-proof Design Standards These Standards raise the bar for building designs due to 5 years of collaborative discussions and hard work with the public, City staff, and the Design and Planning & Sustainability commissions Design Standards continue to allow the community to provide meaningful feedback to developers through the Neighborhood Contact process OTHER CHANGES THAT COULD MAKE IT HARDER TO BUILD HOUSING: Amendment #7: Ground floor active use in Arbor Lodge (Ryan) - This amendment adds a new Context standard for the eastern edge of the Arbor Lodge neighborhood along North Interstate in the CM3 zone that requires ground floor active uses in new buildings. PNW opposes this amendment as it could require new projects with housing to subsidize retail space leading to higher rents or less housing Comprehensive Plan only required active uses in projects with housing, if there would be sufficient demand to support it In other parts of Portland, it should be an option not a requirement Unanimous opposition to this requirement from affordable builders, because it can kill projects by requiring housing to subsidize empty storefronts Amendment #3:

Main Street Standards (Mapps) - This amendment adds 5 optional design standards for projects on sites with the Centers Main Street overlay (m-overlay) in the Inner Pattern area. PNW opposes this amendment as it ignores 5 years of work by staff, Design Commission, and the Planning and Sustainability Commission to develop culturally neutral Design Standards. We shouldn't be incentivizing buildings to meet a 1860-1940 European architecture-style that reinforces white-dominant architectural preferences. Instead, our Design Standards should encourage Main Streets with a diversity of cultural and architectural styles. Council should consider character statements as a way for neighborhoods to inform designs in their neighborhood instead of codifying a single style.

NEUTRAL: Amendment #8: Directive to create character statements (Wheeler) - Direct the Bureau of Planning and Sustainability to create character statements with area-specific plans that have the Design overlay zone. Character statements should be very short - even as little as a single sentence - concentrating on details that comprise character, enhance neighborhood identity, and offer architects useful guidance during project design. Statements should not become de facto rezonings prescribing height, FAR, or massing or hyperlocal design manuals that can kill projects or drive up costs, like the Macadam Character Statement with phrases like "new development should be designed to limit scale impacts".

Amendment #2: Makeup of Design Commission (Ryan) - Move positions with expertise in natural resource management and sustainable building practices to the larger list of development-related experts from which 5 members are chosen, instead of reserving a position for each expertise. While Portland: Neighbors Welcome is neutral on this amendment, we would like to see the spirit of our original proposal-- to include a permanent member with experience living, designing, or building affordable housing on the Design Commission-- continued in other conversations in the future. This requires further conversations on equity and diversity, and we look forward to engaging with the City and others on this.

Amendment #1: Bridges (Hardesty) - Require a design advice request (DAR) for bridges with a span of over 100 feet, instead of requiring a Type III Design Review for bridges with a span of over 60 feet.

Amendment #6: Technical Amendments (Rubio)

Thank you, Jonathan Greenwood

Testimony is presented without formatting.