

# Mary Vogel

**#329865 | June 10, 2021**

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

PlanGreen DOZA Amendments Testimony 6-10-21 Good Afternoon Councilors and Mayor Wheeler, I'm Mary Vogel, a CNU accredited professional testifying on behalf of myself and my small planning consulting business, PlanGreen. As you know, CNU is highly focused on urban design, in fact, we founded the movement towards FORM BASED CODES in order to allow developers and neighborhoods more certainty in the development process--thereby reducing costs. DOZA is the closest Portland has gotten to developing a FBC and I have been involved in helping to shape it off and on over the last five years. Let me share with you this part of an email I received yesterday from architect Ralph Tahran (the T in OTAK although he is on his own now) who is leading the construction of 89 unsubsidized 60% AMI units across I-405 from my neighborhood and the PSU campus: I wish you luck on your testimony tomorrow, and would be happy to share my thoughts as well on trying to make all this work to provide housing for all kinds of folks, as we do a large number of housing projects for all ranges of incomes and styles. Today's market is very tough, we cannot do anything about materials costs, or labor costs, so the only thing left is "TIMING" , and Portland is notoriously famous for being one of the most laborious, time consuming processes on the west coast! And for what reason???? I do work up and down the coast, and even in places like Denver, I can do two to three projects there in the time It takes to do one project in Portland, and I would put the quality of those projects up against any of those we go through in Portland, in design quality. Thank you for letting me offer my thoughts, I do not think I am alone in my opinions I will attach his entire email—shared with his permission—to my written testimony. While I was hoping to see NO FURTHER AMENDMENTS so that DOZA can be adopted ASAP, I can throw some support to Amendment 4 as long as it would cover unsubsidized projects like Ralph's in the d-overlay area. (Tahran's project is not in the d-overlay, rather allowed by the recent Comp Plan.) I remain neutral about Amendments 1, 2 & 6 and strongly oppose Amendments 3 and 5 for reasons that my P:NW colleagues have mentioned on MapApp and will mention in their testimony. Amendment 7: Spot zoning for the Overlook Neighborhood after they killed a Proud Ground project supported by so many of the leaders of the Black community is unconscionable. I oppose Amendment 8 Character Statements for each neighborhood as those would slow down the DOZA adoption process and will likely be used to tie up a project until it is no longer feasible. I wish I could quickly find on my computer the poster from Minneapolis based Neighbors for More Neighbors showing a gay man with his partner in the background. They had just bought a home. The poster read something like: When he starts to bring up NEIGHBORHOOD CHARACTER, talk to

him about equitable zoning. I also refer you to Sarah Marsom's excellent efforts to Dismantle Historic Preservation AS WE KNOW IT. Character is so tied to historic preservation that it is hard to separate the two and she is leading an HP community effort to develop an Anti-Racist Historic Preservation Resource List. Keeping in mind Tahran's words above, please pass DOZA without further delay. It has been FIVE YEARS in the making! Mary Vogel, CNU-A

Testimony is presented without formatting.