

June 6, 2024

Chair Mary-Rain O'Meara
Vice Chair Michael Pouncil
Vice Chair Erica Thompson
Commissioner Michael Alexander
Commissioner Wade Lange
Commissioner Nikesh J. Patel
Commissioner Steph Routh
Commissioner Eli Spevak

Dear Planning Commissioners:

The Portland Design Commission (DC) offers our support of the application of the Design Overlay to the areas zoned Central Employment (EX) as proposed in the Montgomery Park Area Plan Proposed Draft, coming before the Planning Commission in the Spring of 2024.

Background/Process

- The Montgomery Park Area Plan seeks to allow and encourage the development of a broader mix of land uses within an existing industrial and employment context. To allow this, but encourage the retention of existing uses, the MPAP includes an expansion of Central Employment (EX) Zone. The Design 'd' Overlay Zone will also be applied with the EX zone, within the Vaughn Nicolai Plan District (VNPd). The 'd' overlay zone is applied with the EX zone to help guide the growth of future development, keeping in mind the need to balance goals and minimize the conflicts that arise from a diverse mix of uses allowed.
- This expansion means that the Portland Citywide Design Guidelines will apply to a broader area within the VNPd, and Northwest Town Center, on projects undergoing Design Review.
- The *Montgomery Park Character Statement* will provide further guidance for development on how to support community goals, such as acknowledging the area's industrial and cultural contributions within new development and improving connectivity throughout the VNPd for pedestrians and cyclists to the dense and diverse NW.

Design Commission Recommendation

We recommend that the Planning Commission:

- Accept and recommend the application of the Design Overlay Zone to areas zoned Central Employment (EX), as proposed in the *Montgomery Park Area Plan*.

Sincerely,



Brian McCarter
Chair

