

# Michael Molinaro

**#329855 | June 10, 2021**

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

Amendment 3 (Mapps) - Support Main Street Standards Amendment with modification to apply as optional throughout the D-Overlay, require 4 points from this list in the M-Overlay. - Amendment 5 (Hardesty) - Support this recommended lower Design Review Threshold of 55' however this still misses any design review of vintage main streets with small lots and big impacts. Please consider the square footage and length of buildings in context as well as heights for these design review triggers for "aligning the level of design review with level of impact" As you can see from slide 6 where these scenarios have big impacts on small lots, on 60' wide street with vintage streetcar undesignated special character areas we all love that are described as a key part of our City's identity but will never have Design Review because development limits are under the trigger height. Downtown has 45' height for design review trigger, why are our small downtowns deemed as less than? We think a closer look at this is needed and encourage the commissioners to study it with a real field trip/site tour before making this decision. Shouldn't context again be our guide as we consider scaling review to level of impact? - Amendment 8 (Wheeler) - Support Future Work - this should include both the proposed "Character Statements" and add the Vintage Areas context standards noted in the staff report on pages 51-53). (slide 12 which could be combined with the proposed amendment to refine the other main street work that is still called for by staff) - Extend the Timeline for comments & host a second hearing in July with sufficient public notice to give verbal testimony. Less than 1 week is not meeting our equitable participation goals nor give communities a chance to put this on a meeting agenda to discuss.

Testimony is presented without formatting.