

PlanGreen DOZA Amendments Testimony June 10, 2021

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, it 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 Tahrán (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:

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 am attaching his entire email—shared with his permission—to this 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 Tahrán's in the d-overlay area. (Tahrán'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 Amendment 3 for reasons that my P:NW colleagues have mentioned in their testimony.

Amendment 7: Thanks for retracting this proposal to spot zone 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. Minneapolis based Neighbors for More Neighbors had a poster 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 Tahrán's words above, please pass DOZA without further delay. It has been FIVE YEARS in the making!

Mary Vogel, CNU-A

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503-245-7858
mary@plangreen.net
<http://plangreen.net>

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