

To whom it may concern,

I oppose the elimination of Design Review as proposed in the **SB974 -1 Amendment** “Section 12 (5)” on page 10 and “Section 13 (5)” on page 11.

Please understand the following critical points regarding Design Review and time and cost:

- Design Review in Portland underwent an administrative and legislative overhaul (DOZA) in Summer of 2021, investing significant resources, to streamline the process and make it more predictable for investors.
- Design Review in Portland does not apply to small residential development and is limited to a very small percentage of the City.
- Design Review in Portland complies with current State law that requires a clear and objective standards approach. When Design Review is pursued, per Zoning Ordinance, Design Review is not able to require the applicant to reduce or increase the total floor area or height.
- Design Review in Portland allows building permit review to overlap with Design Review to expedite the process and not delay project schedules.
- Design Review in Portland is administered by experienced staff and the Design Commission who both support all housing types, high density, and a streamlined process. The Design Commission is composed of design professionals, including housing and commercial developers, who are passionate about Portland’s growth and resurgence.

Please understand the following critical point regarding Design Review additional value:

- Design Review in Portland came about in the 1970s to address downtown blight and is a significant reason why Portland became a world-renowned, pedestrian-friendly place. Maintaining Design Review will help continue that success as Portland enters an era of recovery.
- Maintaining Design Review is an important part of continuing Portland’s planning legacy and helping Portland recover, to once again be a favored destination for Oregonians and visitors from abroad.
- Design Review in Portland expanded in the 1990s and 2000s, in concert with higher densities, to areas slated for significant growth to ensure development in neighborhood cores will have positive impacts.
- Design Review in Portland supports high-density residential development.
- Design Review in Portland ensures that even those living in low-income affordable housing are provided with the opportunity to live in with dignity in durable, safe and well-connected developments.
- Design Review in Portland supports the goals and policies of Portland’s Comprehensive Plan, specifically Goals 3 and 4 which require the creation of complete, healthy and well-connected neighborhoods.
- Design Review in Portland ensures development promotes a vibrant streetscape and waterfront, which is vital to Portland’s economic recovery that Portlanders desperately need and want, especially in downtown.
- Design Review in Portland ensures development is resilient and will be lasting.
- Design Review in Portland strengthens areas by guiding development to improve visibility, safety and access to and within the public realm, supporting vibrant places designed for people.
- Design Review in Portland supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Thank you,

Arthur Graves