

Submitter: Michael Rice
On Behalf Of:
Committee: Senate Committee On Housing and Development
Measure, Appointment or Topic: SB974

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.

Appropriate design review does not delay processing of good residential projects and does support other key Portland planning goals.

Design review in Portland underwent an administrative and legislative overhaul (DOZA) in 2021 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.

In addition:

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 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.