

Comments on DOZA Amendments

Doug Klotz

6-7-21

Mayor Wheeler and Commissioners:

The DOZA proposal will make significant positive changes to encourage more affordable and market-rate housing in “d” overlay areas of the city and help the ability of people of all incomes to find housing that fits their needs.

I support Amendment 4, which allows projects with at least half below 60 MFI to choose between a Type II Review and a Type III review. The source of funds should not be a factor as long as the affordability needs are met.

I oppose Amendment 5, which would require more projects to use a more expensive and time-consuming review. Allowing the use of Standards for up to 75’ high buildings is in line with the State Goal for “clear and objective” standards. There will still be opportunities for neighborhood input in the Neighborhood Contact process for all but the smallest buildings. This path removes the growing threat of delays by appeals, that have plagued some recent projects.

I oppose Amendment 7, which would set a precedent for Council to make piecemeal changes to the Comp Plan, using a work-around that adds an odd “standard” for part of one neighborhood. While close-by retail is desirable for neighborhoods to thrive, mandating the building spaces doesn’t mean businesses can survive there, and can result in empty storefronts, threatening the viability of the residential project. The Comp Plan choices reflect this reality.

Now that Amendment 3 contains only “optional” standards, I do not oppose it. Amendment 2 hopefully will accomplish more inclusionary representation on the Design Commission.

Amendment 8 is worrisome, as Character Statements can become long, detailed documents that restrict flexibility and stall development in neighborhoods where

it's needed. I hope that such statements can be limited to several sentences, of a general nature, with acknowledgement that they cannot limit height, FAR or other entitlements in the Zoning Code for the areas they describe, nor require expensive building features.

I support the Portland: Neighbors Welcome positions on the amendments as well.

Thank you.

A handwritten signature in black ink, reading "Doug Klotz". The signature is written in a cursive, flowing style. The "D" is large and loops around the "oug". The "Klotz" is also cursive, with a prominent "K" and a trailing flourish.

Doug Klotz