

Doug Klotz, 6-9-21

Mayor Wheeler and Commissioners

Re: DOZA Amendments, #5

Mayor Wheeler and Commissioners:

The Design Commission has posted a letter that warns of the dire impacts of tall buildings that will be designed using the Design Standards, instead of going through Design Review.

For several years, Design Commission worked with the Planning and Sustainability to jointly create the DOZA Design Standards as well as the Design Guidelines. They worked together for several years, with the goal of having the Standards produce the same quality of buildings as Design Review. When PSC proposed raising the heights of the allowed use of Design Standards to 75', as State ORS 197.307 would call for, the Design Commission responded that, "If you do that, you should double the number of earned points required, and add 3 specific requirements, for taller ground floors, more ground floor windows, and more weather protection.

The PSC duly added all these requirements for buildings between 55' and 75', and I think they believed that Design Commission agreed that the Standards and Review would produce equal results.

Then, as the Recommended draft was up for Council consideration, the Design Commission (DZC) seemed to reverse their positions. Despite PSC adding all the requirements for 55' to 75' that DZC had advised, DZC flatly turned down that option, opposing that height, which led to an introduced amendment.

In addition, DZC chair Julie Livingston belied the cordial working relationship between the commissions, and stated (May 14, 2021) that:

“ “One size fits all” Standards are NOT equivalent to Guidelines, especially with context.”

It appears that Design Commission was playing along with PSC for all those years, always intending to oppose the PSC's Recommended Draft. These subsequent letters and coordinated opposition testimony show a determination to reject any compromises they seemed amenable to during the 5-year code-writing process, and bringing up new and harsher objections, not heard during the development process.

Please support the draft brought forth by the PSC, the "Recommending Body" for the rules and Standards of DOZA, and reject Amendment #5, in whatever form it takes.

Doug Klotz