

RE: Design Overlay Zoning Amendment Proposal - DOZA

Dear Mayor Wheeler and Commissioners:

I support the proposed DOZA Design Overlay Zoning Amendments. As a Congress for the New Urbanism Accredited professional, I am certainly concerned about the design of our neighborhoods. My WBE, PlanGreen, has long been focused on climate justice principles as well as excellent urban design. The proposed DOZA will bring greater climate resiliency to communities by bringing greater certainty to developers who meet the design guidelines.

I also support the amendments proposed by affordable housing developers. I waited with great anticipation over several years for Proud Ground to live up to its potential and offer multi-family housing opportunities. When they partnered with my favorite developer, Jeana Woolley and one of my favorite architecture firms Carleton-Hart on 5020 N Interstate I was ecstatic. I couldn't stop talking and writing about it.



They were forced into a contentious Design Commission review by the president of the Overlook Neighborhood Association who decided to be a stickler for a VERY recent change to the zoning code putting Interstate Ave into the d-Overlay Zone. He was insistent on getting an active use at the corner of Interstate and Alberta—although that location makes little sense for an active use as the Max train going by without stopping for several blocks prevents it from being a desirable major intersection for most businesses. Proud Ground was forced into re-design and ultimately lost the project.

Please pass DOZA with the amendments proposed by affordable housing developers!

Mary Vogel, CNU-A
PlanGreen