

**From:** Bob Schatz [mailto:bob@allusaarchitecture.com]  
**Sent:** Tuesday, May 03, 2016 6:00 PM  
**To:** Planning and Sustainability Commission <psc@portlandoregon.gov>  
**Subject:** Re: Mixed Use Zones Testimony

Please see attached evidence with my testimony. This is a graphic example as to why design review should not be allowed in our permitting process. It is unfair, unpredictable and inconsistent. Please I beg you, stop making more design review overlays!

I am an Architect with 26 years of permitting experience in Portland which adds up to over 1,200 projects that I have designed and permitted. Within this experience I have been through a design review process at least 50 times. With every single design review process I have been through, the owner of the property has ended up completely upset with how the permit went. They always felt like the city planners were never thinking of their own needs and always were considering the public concerns vs their own. Several of the owners wanted to sue the city of Portland but I point out the difficulty of that and they backed down. Is this how the city should treat their property owners? I would think not.

Back to the example I have provided. As you can see in this attachment we have a new commercial building that is designed by an Architect (myself) and proposed to be built in an area which has been struggling to get a foothold in modern society as it is plagued with dirt roads, vacant lots, homeless and drug users. I was proposing to take a chance in this section of Gateway and build a very nice 4-story office building in hopes of it being an icon for better things to come. This design was denied by the city planning department. Due to that decision, and the 15 months of time in design review, the building was never built.

On the right you see a plan book house, the design probably purchased for \$350. That design was approved by the city planning bureau. The only change they made the owners do was to recess the vinyl windows 2" into the wall. These two projects are literally across the street from each other. The house actually fails several planning codes but was still allowed. It doesn't have the appropriate amount of glazing facing the street. It is also too close to the side property lines but they also ignored those regulations. It also was allowed to be built without new sidewalks and driveway, again a slap in the face to me as I am required to provide that on my property.

If the plan book house is what you want then of course approve more design review. If you want interesting and creative structures in the city then you need to not have design review but encourage developers to do better and there are many ways for that to happen. It's your choice.

Bob Schatz  
2118 SE Division Street  
Portland, OR 97202

**AN EXAMPLE OF OUR PORTLAND DESIGN REVIEW DEPARTMENT AT WORK**



**METAL AND REAL STONE SIDING  
SOLAR PANELS  
HIGH QUALITY METAL WINDOWS  
NEW SIDEWALKS  
STORM WATER HARVESTING  
OVER INSULATED FOR ENERGY EFFICIENCY  
DESIGNED BY AN ARCHITECT**

**DESIGN DENIED**

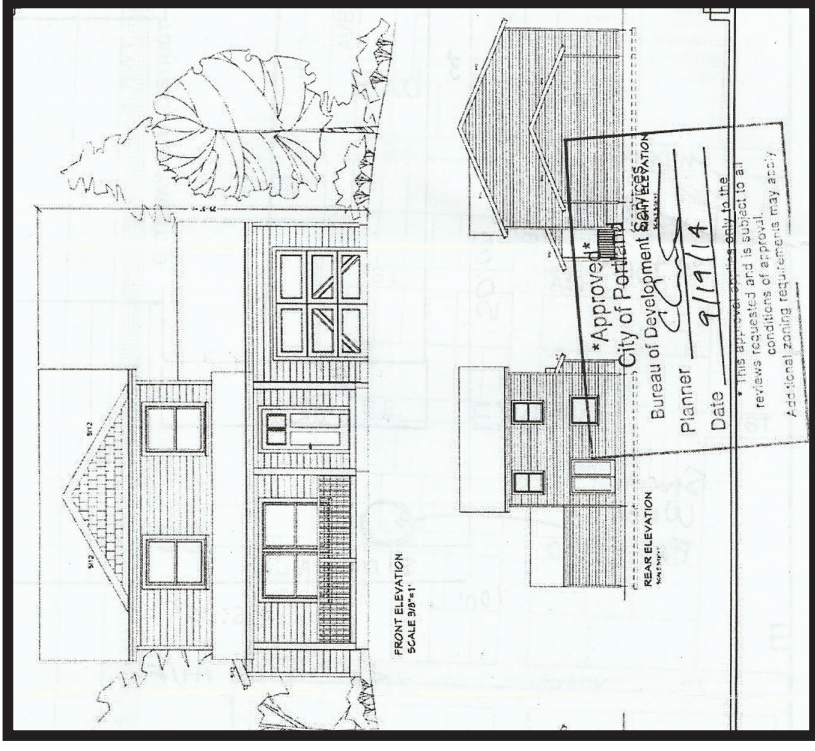
**THESE TWO PROJECTS ARE ACROSS THE STREET FROM EACH OTHER IN GATEWAY.  
EACH OWNER SPENT THOUSANDS OF DOLLARS FOR DESIGN REVIEW.**

**IS THIS WHAT WE ARE PAYING FOR? IS THIS POOR INTERPRETATION OF A 1920'S  
HOUSE WHAT WE WANT PORTLAND TO LOOK LIKE?**

**IF YOU DON'T LIKE THIS, TOO BAD. THERE IS NOTHING YOU CAN DO ABOUT IT.**

**THE DESIGN REVIEW DEPARTMENT SUPERVISOR IS TIM HERON**

**(503) 823-7726 OR [TIM.HERON@PORTLANDOREGON.GOV](mailto:TIM.HERON@PORTLANDOREGON.GOV). THE CITY THAT WORKS.**



**HARDIE-PLANK PAINTED SIDING  
LEAST EXPENSIVE VINYL WINDOWS  
DESIGNED BY PLAN BOOK**

**DESIGN APPROVED**