

From: [Robert Galante](#)
To: [Hamilton, Leslie](#)
Cc: [Reynolds, Janice](#)
Subject: LU 13-0046
Date: Wednesday, February 05, 2014 2:33:49 PM

Leslie,

I believe that some portions of the City's Downtown Redevelopment District Design Standards (Article 50.65) have been changed in recent years in an effort to make them clearer and easier to implement. I understood that the changes were not intended to be substantive.

If that is correct, my most significant concern is with the change of the word "compliment" in the Standards to "complement". The words have substantially different meanings; "compliment" having a stricter, or more exacting requirement for compatibility with buildings being more similar..., a blending relationship. Buildings that have a "complementary" relationship could be designed to look quite different from each other. They would still be required to have an obvious design relationship, but could be crafted in a way that might even contrast...,as long as there was a positive design relationship.

These words were chosen carefully for Lake Oswego's land use regulations. The Building Design Standard which was applied throughout the City used the word "complement". The Downtown Standard used the word "compliment" in an effort to have stricter design standards with more clarity and guidance. The City agreed that the stricter standard was important to the downtown to create a memorable image, to promote business and attract users to the downtown. Other codes were created to promote vitality, encourage pedestrian activity and increase property values in the downtown. The application of the various codes that guide building appearance, massing and siting was intended to result in a collection of small scale buildings that would function much like a historic small town. A key ingredient, but possibly not clear in code, was the fact that downtowns are different from suburban development by the intentionally created space between buildings and in the right-of-way. It is in these spaces that the life of a City occurs.

I believe that the City Council defined the meaning of some of the words of the Building Design Standard following a LUBA remand of a City decision a number of years ago. It may be helpful to find that case and review the City's action because I am unaware of any subsequent action to change from the meaning that was defined at that time. It may be applicable to this new land use case.

If it is possible to enter this letter into the record of LU 13-0046, I would like you to do so.
Please let me know if you have any questions on these issues.

Robert Galante
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Portland, Or. 97212

From: [Dillinger, Barbara](#)
To: [Hamilton, Leslie](#); [Reynolds, Janice](#)
Subject: FW: Wizer's Development
Date: Wednesday, February 05, 2014 10:55:44 AM

-----Original Message-----

From: Ezra Merrill [<mailto:ezramerrill@yahoo.com>]
Sent: Tuesday, February 04, 2014 8:48 PM
To: Dillinger, Barbara
Subject: Wizer's Development

To whom it may concern.

I am very excited about development and progress toward bringing additional business and housing to LO. I am hopeful that the project will be logically sized and will fit in with the surrounding environment regarding building height.

Thank you,
Ezra Merrill
+1.503.577.5689
Sent from handheld