

Parsons, Susan

Aug. 23

From: Martha Dibblee <dibblee@hevanet.com>
Sent: Friday, June 23, 2017 9:16 PM
To: Parsons, Susan
Subject: Narrative for "The Aarhus Project"

P. 1 of 2

Susan — I probably will read the text below at the meeting. You can print this if you want for handouts.

The Aarhus approach to the infill issue that's plaguing Portland provides small apartments for a reasonable price. Designed for Portland city blocks 200 ft sq, each block module accommodates up to 160 apartments. This concept does not impact existing Portland neighborhoods and it does not present zoning challenges. It is an entirely new concept for Portland. Used extensively in Europe where real estate really is tight it will help lighten the burden and anxiety of existing house demolitions in established Portland neighborhoods such as Eastmoreland. Although I expect contentious activities if theses are built they will provide — to the fullest extent — up to 4000 single family units with the added asset of a large green space.

Martha Dibblee
dibblee@hevanet.com

About this email:

This message may contain confidential information and is intended for the named recipients. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited. If you have received this e-mail in error, please immediately notify me by return e-mail.

Proposal to Portland City Council

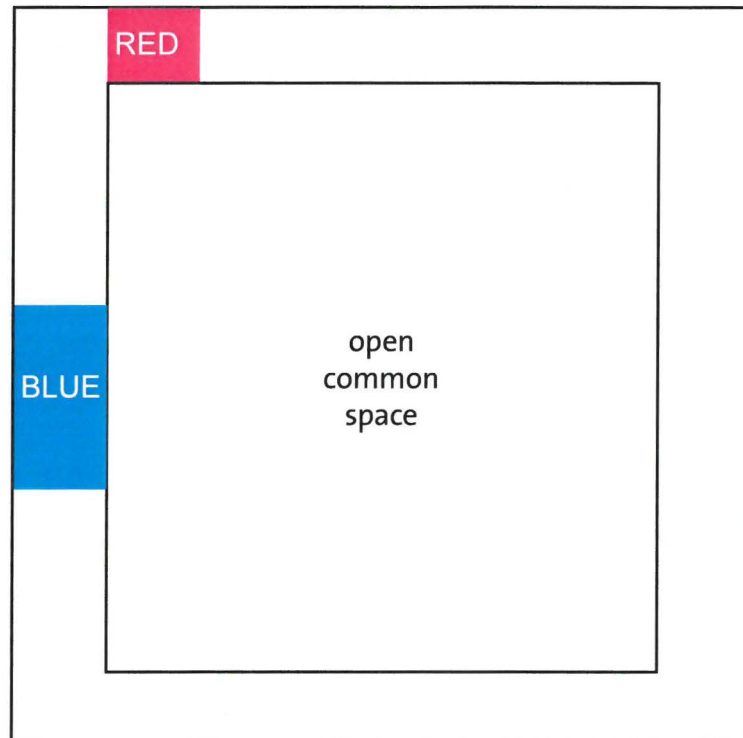
Design Concept for Infill housing

In European cities, infill has been very important to preserve open space in countries with small gross area. As an example, the city of Aarhus Denmark (Denmark's area (16,576 mi²)¹ is similar to Massachusetts (10,554.57 mi²) and Connecticut (5,543 mi²)² combined (16,098 mi²)) accommodates a dense core population (269,022 inhabitants as of 1 January 2017)³ housed in 4-5-storey apartments, each with area 250 ft²-500 ft².

This concept would work well for Portland. Using the scale drawing below, in a 200' Portland city block, 500 ft² apartments could be built each 20'x 25'. Larger apartments might combine two smaller apartments. In one city block, up to 160 apartments could be built. Parking would not be included unless it were provided underground. Using a cost of \$100/ft², construction for this 80,000 ft² building would be \$8m or \$50,000 per apartment net.

This model would work well for urban infill within the core area of the city. If 25 city blocks were built with these apartments up to 4,000 apartments could be accommodated.

In the drawing, red represents a 500 ft² apartment and blue represents a 1000 ft² apartment. Open space would be 24,000 ft² or 150 ft² per apartment, more than enough to grow a small garden.



I would envision this model to be best suited to Portland NW and close in SE and NE.

I would be happy to discuss this concept with city planners and developers.

Martha GK Dibblee
50-yr Eastmoreland resident
dibblee@hevanet.com
503.484.4831 (mobile)

- 1 <https://www.google.com/#safe=off&q=area+of+denmark>
- 2 <http://www.ipl.org/div/stateknow/popchart.html#statesbysize>
- 3 <https://www.google.com/#safe=off&q=population+of+aarhus+denmark>



The Aarhus Proposal


**Design Concept for Portland OR
infill housing**

Martha GK Dibblee

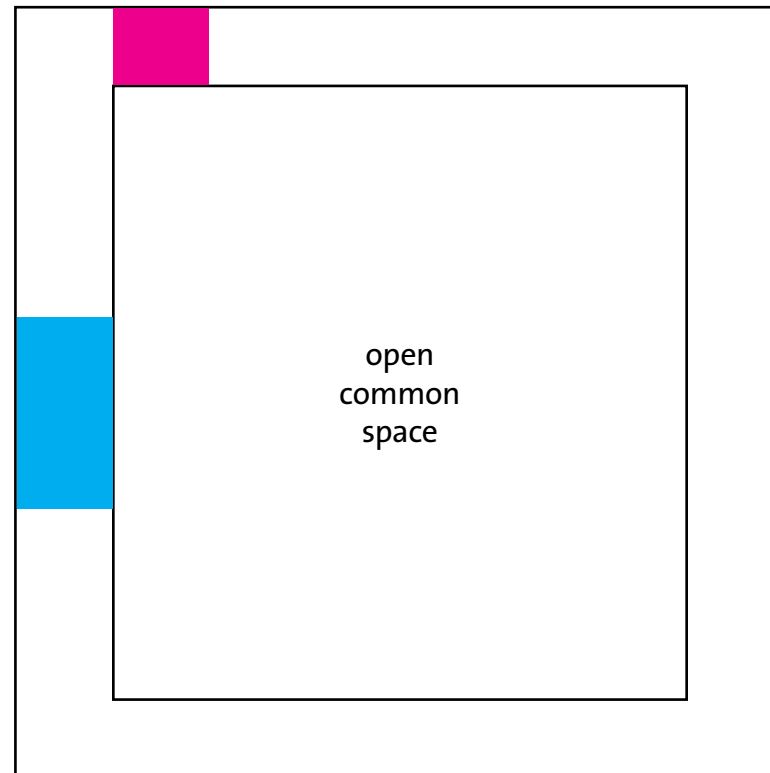
presentation to Portland City Council

August 23, 2017

Aarhus DK info

- Aarhus Denmark core population 269,022 as of 1 January 2017
- Dense housing features 4-5 storey walkup apartments, each with area of 250 ft²-500 ft²
- Design concept to support up to 4000 apartments in 25 city blocks for Portland OR in ll project

Design Concept



- 200'x200' Portland city block. Red represents a 500ft² apartment and blue represents a 1000ft² apartment

Costout

- \$100/ft² cost basis
- 20'x25' walkup apartments in 5 floors
- center open space 24,000 ft²
- up to 160 apartments per city block
- 80,000 ft² living space at cost of \$8m
- \$50,000 per apartment net
- 25 city blocks yields 4000 apartments

Proposal to Portland City Council

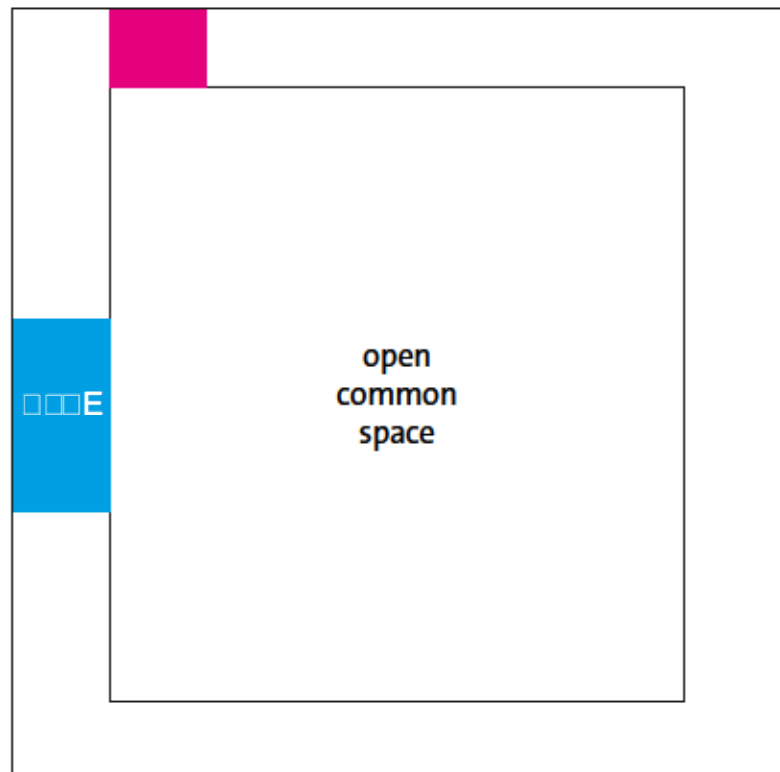
Design Concept for Infill housing

In European cities, infill has been very important to preserve open space in countries with small gross area. As an example, the city of Aarhus Denmark (Denmark's area (16,576 mi²)¹ is similar to Massachusetts (10,554.57 mi²) and Connecticut (5,543 mi²)² combined (16,098 mi²)) accommodates a dense core population (269,022 inhabitants as of 1 January 2017)³ housed in 4-5-storey apartments, each with area 250 ft²-500 ft².

This concept would work well for Portland. Using the scale drawing below, in a 200' Portland city block, 500 ft² apartments could be built each 20'x 25'. Larger apartments might combine two smaller apartments. In one city block, up to 160 apartments could be built. Parking would not be included unless it were provided underground. Using a cost of \$100/ft², construction for this 80,000 ft² building would be \$8m or \$50,000 per apartment net.

This model would work well for urban infill within the core area of the city. If 25 city blocks were built with these apartments up to 4,000 apartments could be accommodated.

In the drawing, red represents a 500 ft² apartment and blue represents a 1000 ft² apartment. Open space would be 24,000 ft² or 150 ft² per apartment, more than enough to grow a small garden.



I would envision this model to be best suited to Portland NW and close in SE and NE.

I would be happy to discuss this concept with city planners and developers.

Martha GK Dibblee

50-yr Eastmoreland resident

dibblee@hevanet.com

503.484.4831 (mobile)

1 <https://www.google.com/#safe=on&q=area+of+denmark>

2 <http://www.ipl.org/div/stateknow/popchart.html#statesbysize>

3 <https://www.google.com/#safe=on&q=population+of+aarhus+denmark>

Contact
Martha GK Dibblee
50-yr Eastmoreland resident
dibblee@hevanet.com
503.484.4831 (mobile)

Request of Martha Dibblee to address Council regarding The Aarhus
Project (Communication)

AUG 23 2017

PLACED ON FILE

Filed **AUG 15 2017**

MARY HULL CABALLERO
Auditor of the City of Portland

By Deputy

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Eudaly		
Wheeler		