

Mayor Vera Katz and
City Council Members


October 12, 1997

Page 2

Instead of the proposed "broad brush" approach, why not instead work to preserve these old special neighborhoods. They really do enhance the City of Portland and deserve to be protected.

I feel very strongly on this issue and in ensuing elections I will be unable to support any of you who vote in favor of the Planning Commission's recommendations on accessory dwelling units.

Yours very truly,

A handwritten signature in cursive script that reads "Jeanne Barthelmess".

Jeanne Barthelmess
434 NE Laurelhurst Pl.
Portland, OR 97232

RECEIVED

OCT 15 4 06 PM '97

BARBARA CLARK, CLERK
CITY OF PORTLAND, OR.

BY _____

October 6, 1997

Portland City Council
1220 SW Fifth Avenue, Room 401
Portland, Oregon 97204

RE: ACCESSORY DWELLING UNITS IN LAURELHURST

Dear Council Members:

I am writing to express my opposition to the Planning Bureau's proposal to allow accessory dwelling units in Laurelhurst. Allowing accessory units will erode the livability of our neighborhood. It will encourage the higher density rental development that abuts Laurelhurst to expand across zoning boundaries. Our neighborhood has small lots and narrow streets that were never intended to accommodate higher density development. It is not surprising that the proposed regulations are virtually unanimously opposed by our neighborhood's residents.

I understand the reasoning behind the proposed regulations and agree that the City should continue to pursue appropriate solutions to providing new housing opportunities. However, the last thing the City should be doing is to tinker with the livability of traditional, close-in neighborhoods by allowing sweeping changes through untested development regulations. Rather than providing new housing opportunities, the result will more likely be a degradation of urban neighborhoods, and yet another reason for families to move out of the city into suburban locations—exactly the opposite of the intended results.

I urge you to vote against the proposed accessory dwelling unit regulations in our neighborhood.

Sincerely,



Laurie Griswold
843 NE Laurelhurst Place
Portland, Oregon 97232

October 13, 1997

Dear Eric,

We are writing in opposition to changing the zoning in the Laurelhurst neighborhood to granny flats, duplexes, and detached units. This new density ruling would significantly impact the livability of this historic neighborhood.

Parking is already a problem!

Many families have teenagers who own cars, they have friends who need to park, plus the regular two car family and this adds up to a lot of parking spaces.

It is our understanding that the city requires one "off street" parking space for every living unit. Because of Joe's work on the Franciscan Enterprises we are also aware of situations where money is available to build units for people to live in and yet the city has turned down these proposals (refusing to issue permits) because of the off street parking requirement. Increased zoning will require more parking. Where in Laurelhurst will people find additional parking?

Traffic is already a problem!

Traffic is a major consideration. Cars speed through the side streets. They cross from Glisan through to 39th, from Burnside to Glisan, from 39th to 32nd. With two grade schools, a middle school, and a high school close by there are many kids walking home and to school daily. Increased zoning will increase cars and possible accidents. Kids rarely play in the streets now, because of traffic. We moved from Royal Court to Davis Street hoping there would be less traffic only to find out, it is equal to that which we were used to on Royal.

We have enjoyed living in the heart of the city. However, we question the decision to increase the density requirement because it will compromise the quality of life we have and possible force us and our neighbors to move to the suburbs. Evidence of this already exists. You might be aware that Portland Public Schools has a lower than expected enrollment this year and anticipates a continued drop. People are already feeling pinched. Increased zoning in this neighborhood will add fuel to an already growing fire of people moving out.

Parking and traffic are already problems.
We urge you to vote in opposition to this zoning increase.

Sincerely,

Joe and Sue Petrina

Joe and Sue Petrina
3706 NE Davis St.
Portland, OR 97232
230-8092

RECEIVED
OCT 15 7 29 AM '97
DANIELA RA PLAIN
GRIFFIN PETRINA
OR.

October 13, 1997

Dear Jim,

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3706 NE Davis St.
Portland, OR 97232
230-8092

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OCT 15 7 29 AM '97
BARBARA K. CLARK, CLERK
CITY OF PORTLAND, OR.

From: Judy Tuttle
To: SCHEDULERS
Date: 10/8/97 4:50pm
Subject: NIGHTTIME MEETING REQUEST

For those that may not have been glued to the set this afternoon-it appears that we will have a continuation of the hearing on accessory dwelling units - and if possible, in the eveing - please check your council members calendars to see if they can be available either November 12 or 13 from 7:00pm until late..... and let me know back ASAP

submitted 10/8/97

171879

Oct. 3, 1997

Township Properties



4122 n. e. broadway
portland, oregon 97232

(503) 281-8891
fax 288-9955

171879

Vera Katz, Mayor
Jim Francesconi, Commissioner
Charlie Hales, Commissioner
Gretchan Kafoury, Commissioner
Eric Sten, Commissioner

RE: Accessory Dwelling Units - Planning Commission Report and Recommendation

Dear Members of the Council,

I have studied the subject report and I've benefited from very helpful clarifications provided by Jim Claypool. As a Realtor for six years, and a Portland homeowner for more than 22 years, I find a wealth of housing stock suitable for accommodating accessory units. I strongly support the increased flexibility represented by these proposed changes to Title 33.

I believe these changes will enable many "empty nesters" to remain in their homes, and will provide a significant number of relatively low cost housing opportunities for our citizens. This is a logical and creative way to increase residential density without compromising our design landscape.

I do believe implementation of the new opportunities would be enhanced through including a few additional definitions. I suggest a clear definition of "primary unit" and also an explanation of how "common areas" such as utilities and laundry will be considered in apportioning space to the accessory unit and larger unit.

Thank you for considering my comments.

Best regards,

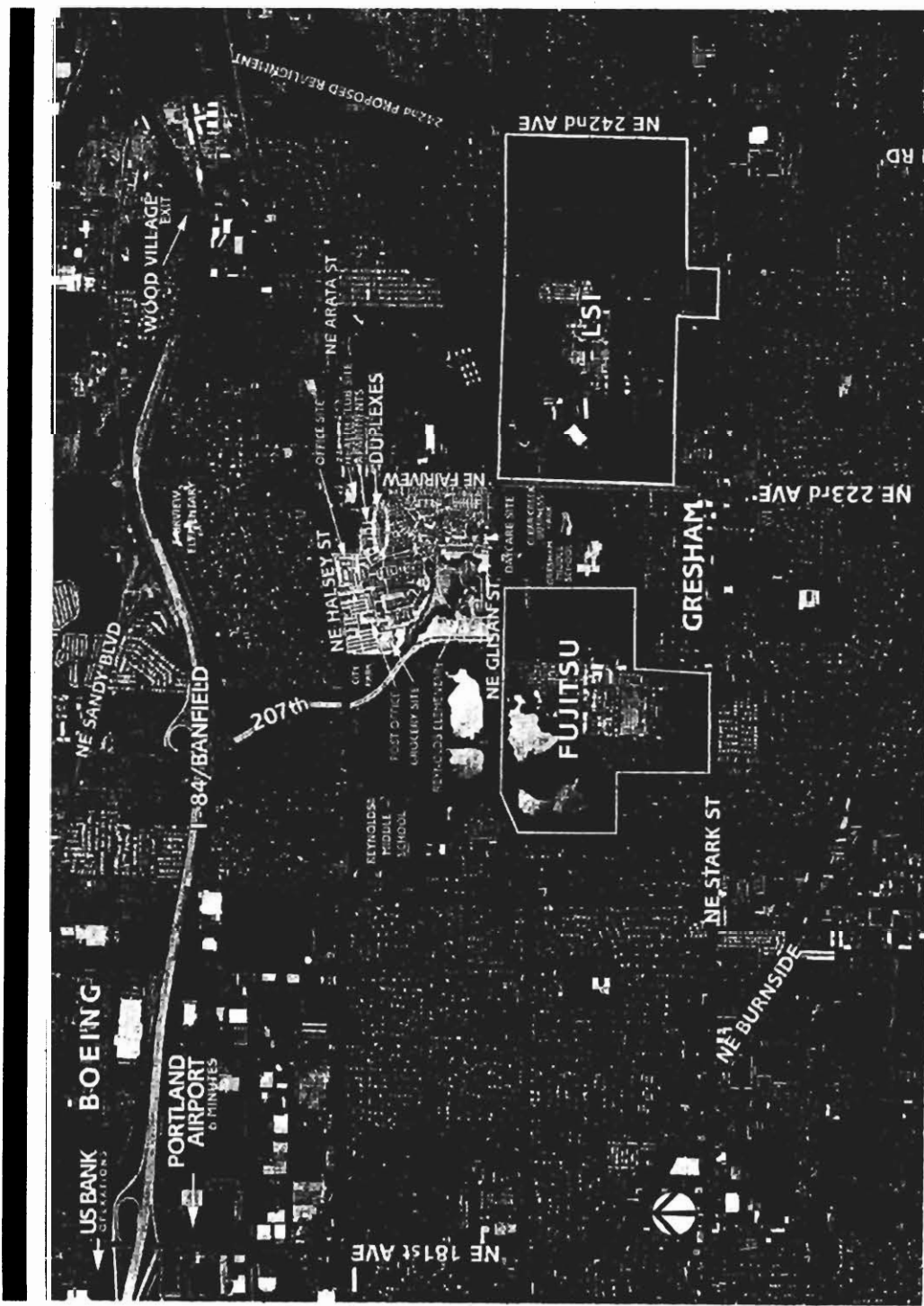
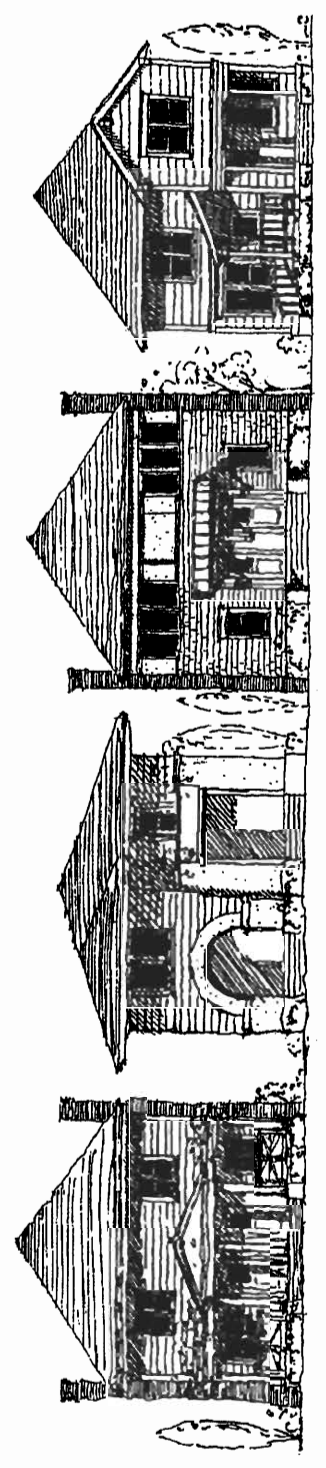
Ken Swan, Realtor

10/8 Council
Submissions
+ 1 10/9

Submitted by
Rueck Holtz

171879

FAIRVIEW VILLAGE DUPLLEXES

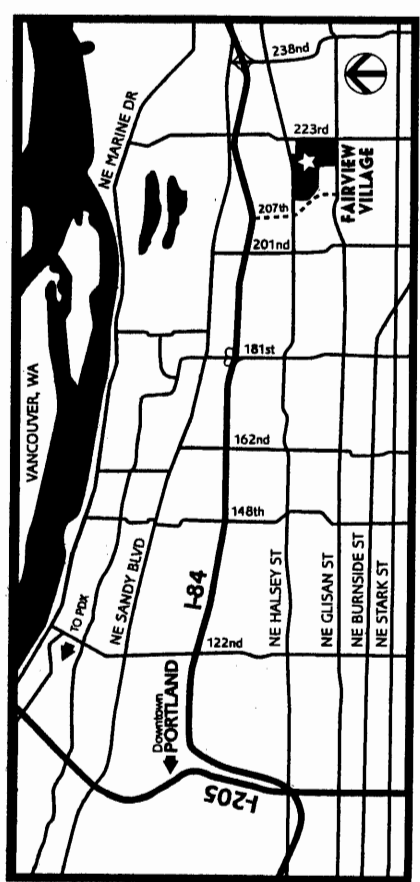


DIRECTIONS TO THE DUPLLEXES...

I-84, EASTBOUND: EXIT WOOD VILLAGE ■ RIGHT ONTO NE 238th AVENUE ■ RIGHT ONTO NE HALSEY STREET ■ TAKE LEFT ON NE VILLAGE STREET JUST PAST 223RD

FROM THE DUPLLEXES TO...

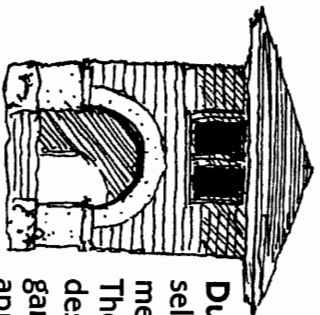
- Downtown Portland 15 Min. Drive
- Portland Airport (PDX) 7 Min. Drive
- Downtown Gresham 4 Min. Drive
- Fujitsu 2 Min. Drive
- LSI 2 Min. Drive
- Light Rail 4 Min. Drive






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BETTER HOMES AND GARDENS®

VILLAGE INFORMATION CENTER...503. 669.9999

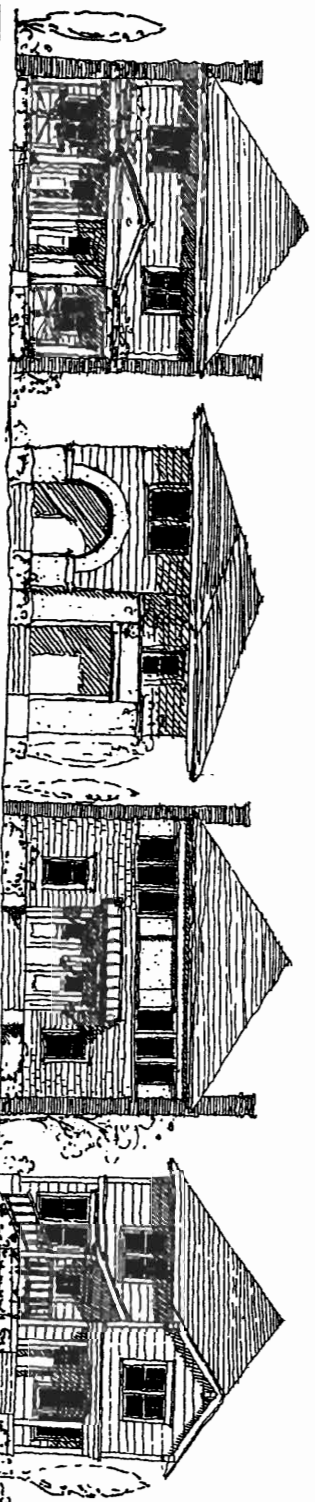


Duplexes - Built to Village standards with nine-foot ceilings and building products that are selected for durability and value, these units provide a unique housing product and investment opportunity. Each unit's facade is distinctive with two basic interior layouts offered. The **Side-by-Side** design is laid out as two 2-story rowhouses, whereas the **Over-Under** is designed as two flats. Both floor plan alternatives incorporate a carriage house unit over the garage which provides the option of having an additional income producing property of approximately 500 Square Feet. The alley design is so distinctive that it has been renamed a "diagonalley" to better describe how it functions. The sites cascade down Chinook Way falling almost twenty feet in elevation opening up great views to the Gorge and Mt. Hood, a beautiful street scene and linear park to the north.

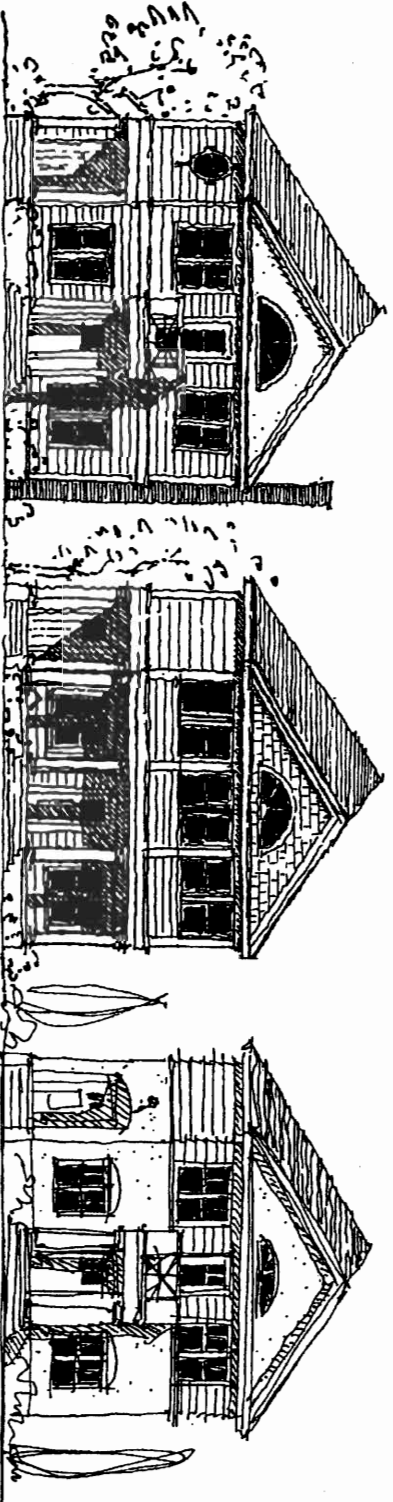
These units will appeal to buyers and investors who:

- Choose to buy a duplex with a carriage house, live in a unit of the duplex and rent the other two units to supplement their income.
- Need to take advantage of the capital gains shelter available with an income producing property.
- Seek to shelter income, in the same way homebuilders do, through properties that defer taxable income.

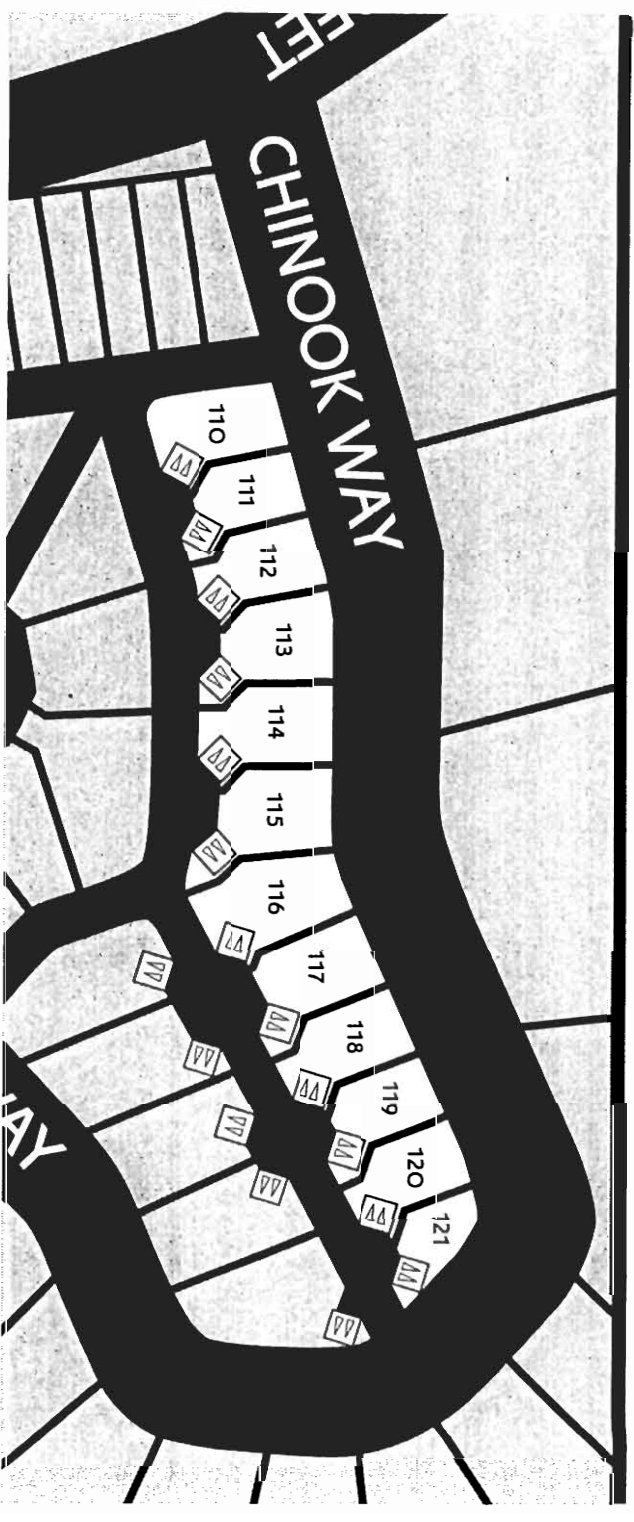
Varied classical elevations provide interest and beauty from the street. The curb appeal is further enhanced by providing auto access via the diagonally. The duplexes contribute to the community by providing a rich housing diversity. They incorporate an opportunity to increase density while appearing as large, well-built, single-family homes of yesterday.



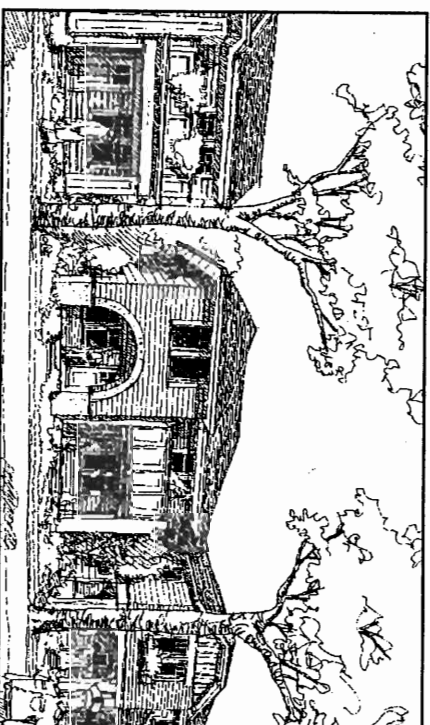
Side-by-Side Duplexes



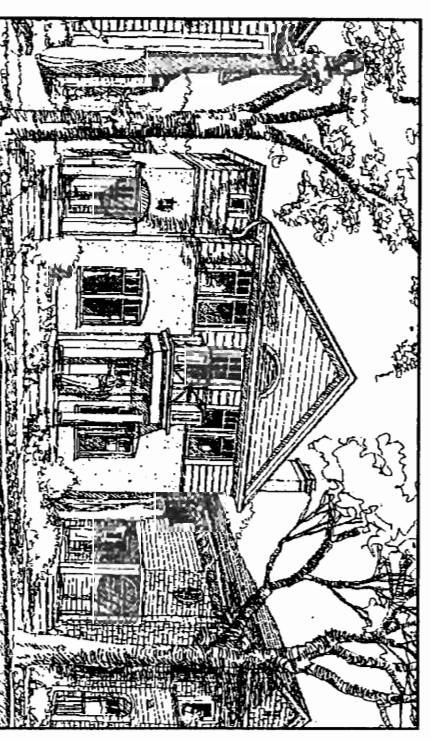
Over-Under Duplexes



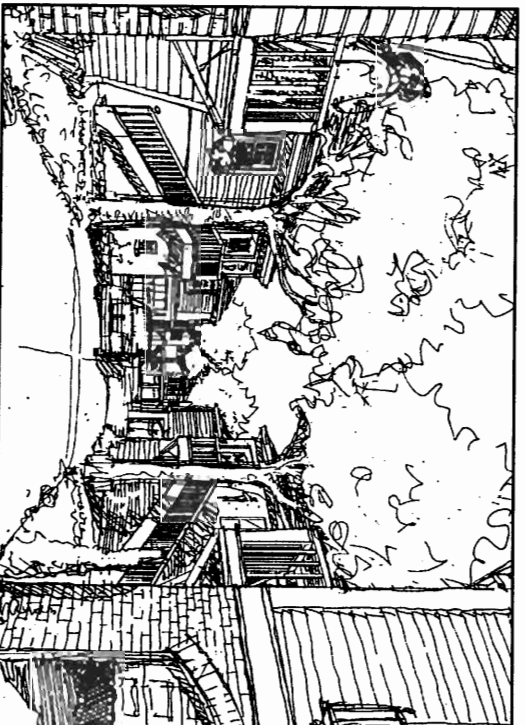
■ Duplex Lots with Diagonalley Garages in Alley



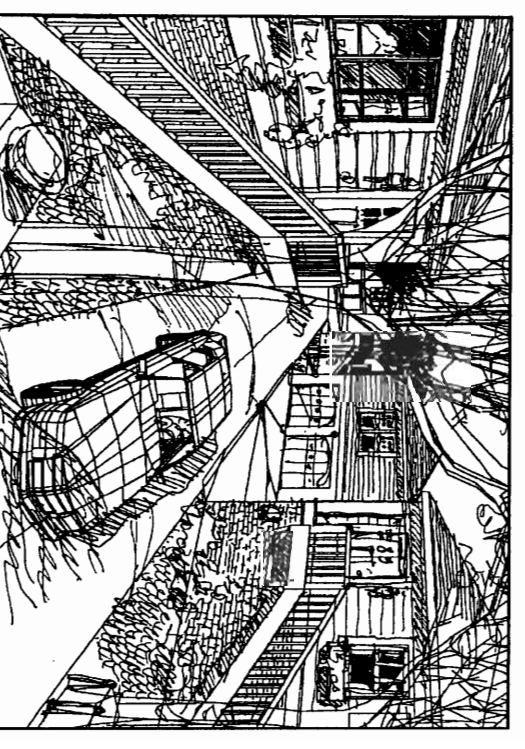
Side-by-Side Duplexes



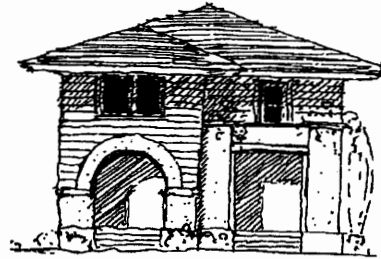
Over-Under Duplexes



Diagonalley Garages in Alley behind Duplexes



Diagonalley Garages in Alley behind Duplexes



VILLAGE DUPLEX LOTS 110 -121

■ 21950 - 22048
NE CHINOOK WAY

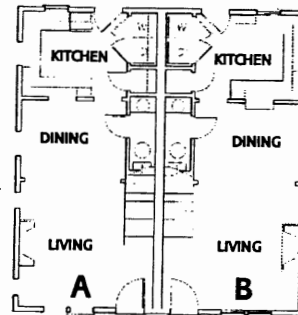
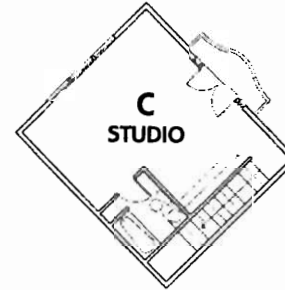
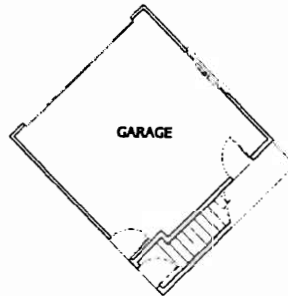
■ SIDE-BY-SIDE PLAN

■ A: 2BR / 2.5BA
900 SQ. FT.

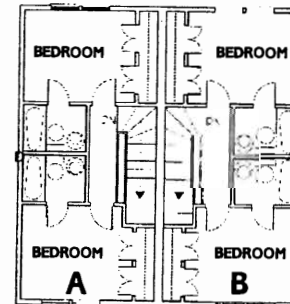
■ B: 2BR / 2.5BA
900 SQ. FT.

■ C: STUDIO / BA
370 SQ. FT.

■ PRICES STARTING AT:
\$238,000



LOWER LEVEL PLAN



UPPER LEVEL PLAN

DUPLEX AMENITIES:

- Hardwood Floors in Entry
- 9 Foot Ceilings on 1st Floor
- Direct-Vent Gas Fireplaces
- Dual Master Bedrooms & Baths
- Lighting Allowance included
- Washer/Dryer Hookups
- 2-Car Garage
- Fully-Landscaped Front Yard
- Irrigation System
- Double Pane Windows w/Screens
- Pre-wired for Alarm System
- Natural Gas Furnace & Water Heater
- Wall-to-Wall Carpeting

KITCHEN:

- Solid Framed Maple Cabinets
- Decorative Tile Backsplash
- Self-Cleaning Oven
- Gas Cooktop & Dishwasher
- Microwave w/Exhaust Hood
- Vinyl Flooring

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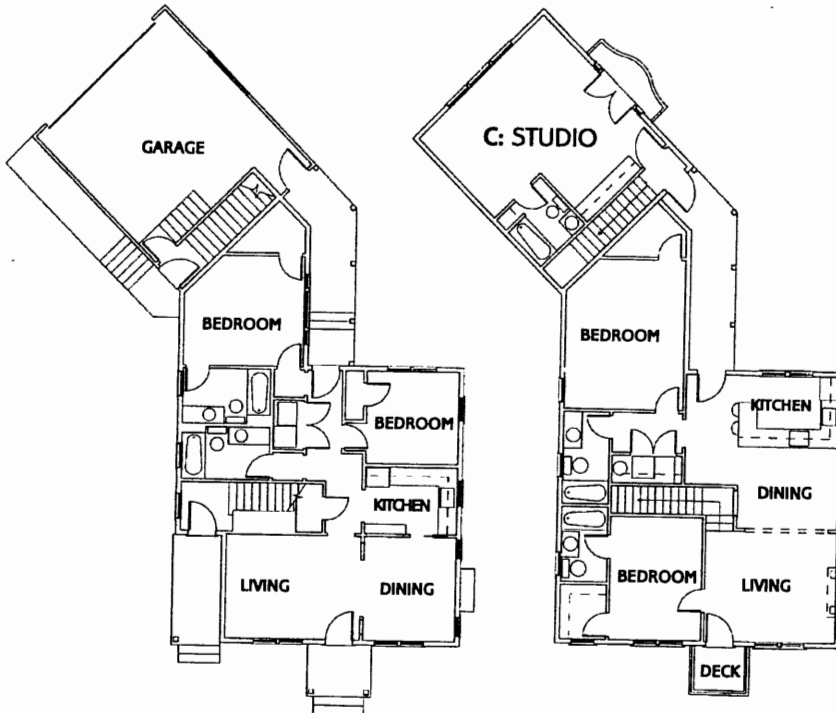


All information is deemed reliable but is subject to change without notice



VILLAGE DUPLEX LOTS 110-121

- 21950 - 22048
NE CHINOOK WAY
- OVER-UNDER PLAN
- A: 2BR / 2BA
1010 SQ. FT.
- B: 2BR / 2BA
1075 SQ. FT.
- C: STUDIO / BA
370 SQ. FT.
- PRICES STARTING AT:
\$260,900



A: "UNDER" PLAN

B: "OVER" PLAN

DUPLEX AMENITIES:

- Hardwood Floors in Entry
- 9 Foot Ceilings on 1st Floor
- Direct-Vent Gas Fireplaces
- Dual Master Bedrooms & Baths
- Lighting Allowance included
- Washer/Dryer Hookups
- 2-Car Garage
- Fully-Landscaped Front Yard
- Irrigation System
- Double Pane Windows w/Screens
- Pre-wired for Alarm System
- Natural Gas Furnace & Water Heater
- Wall-to-Wall Carpeting

KITCHEN:

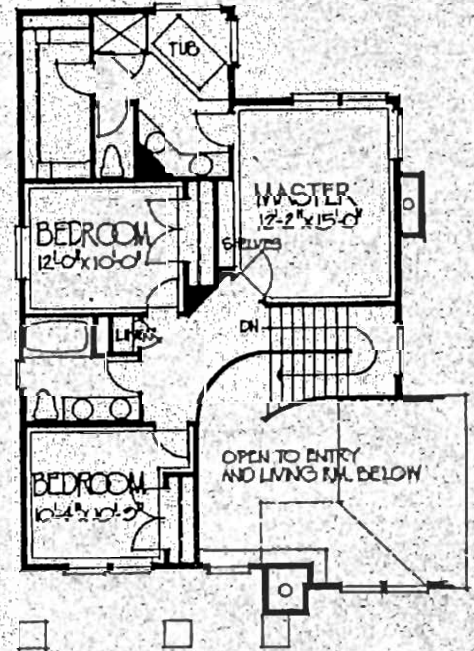
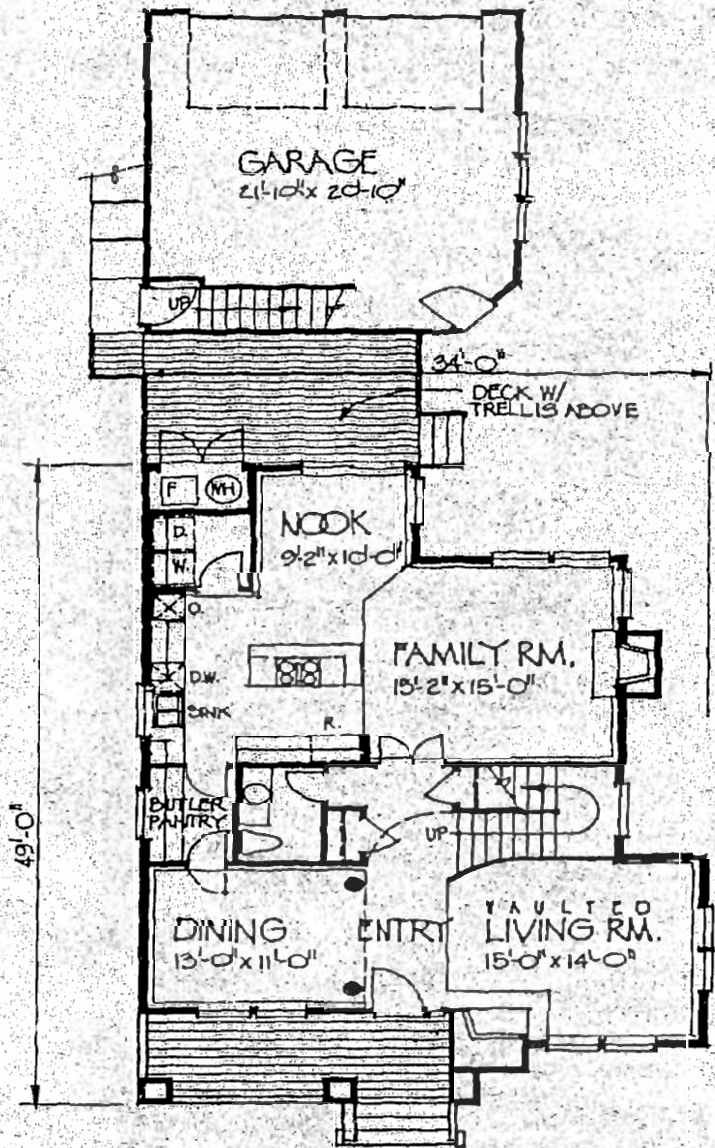
- Solid Framed Maple Cabinets
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- Microwave w/Exhaust Hood
- Vinyl Flooring

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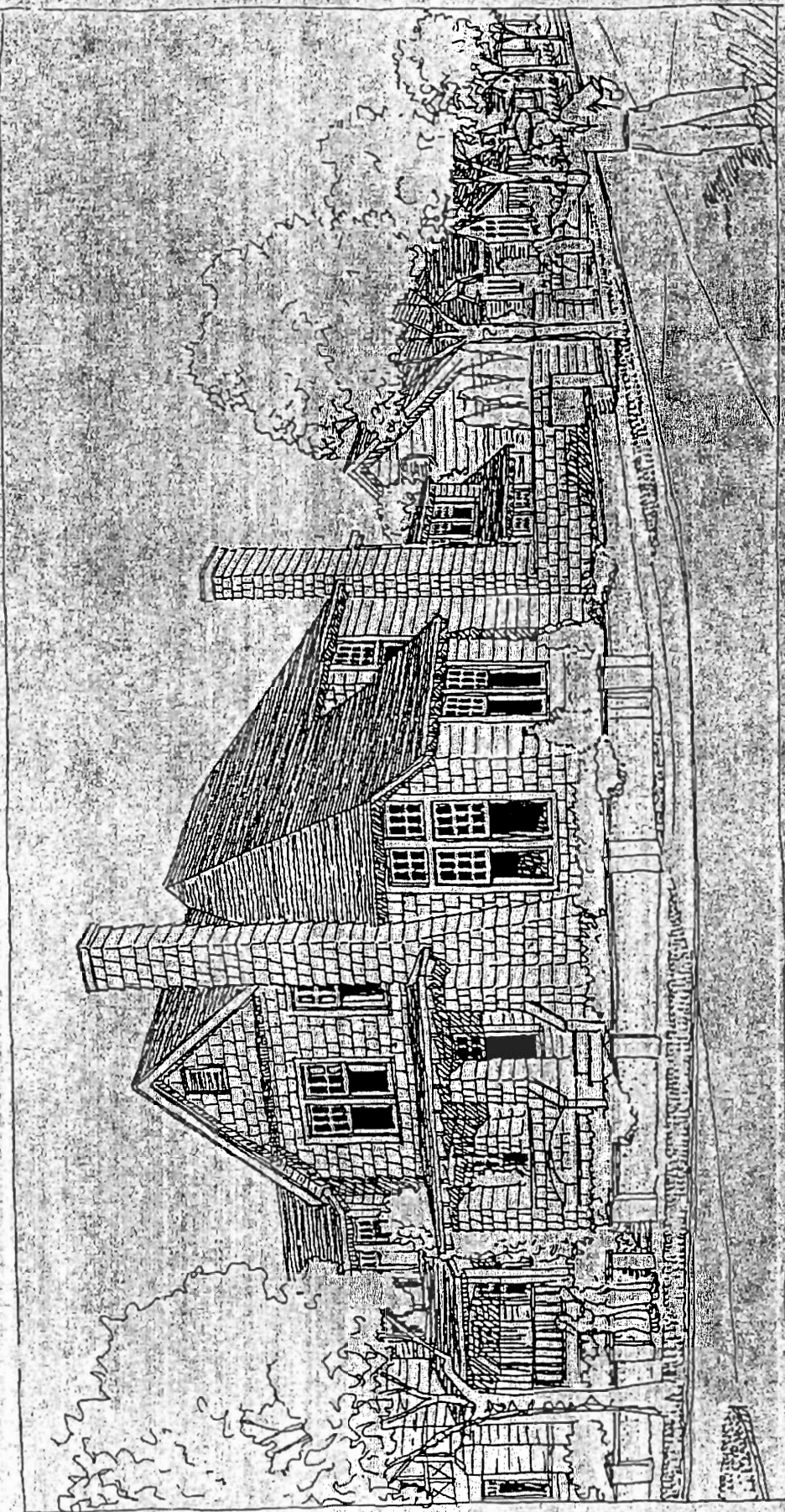
THE CEDAR



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171879



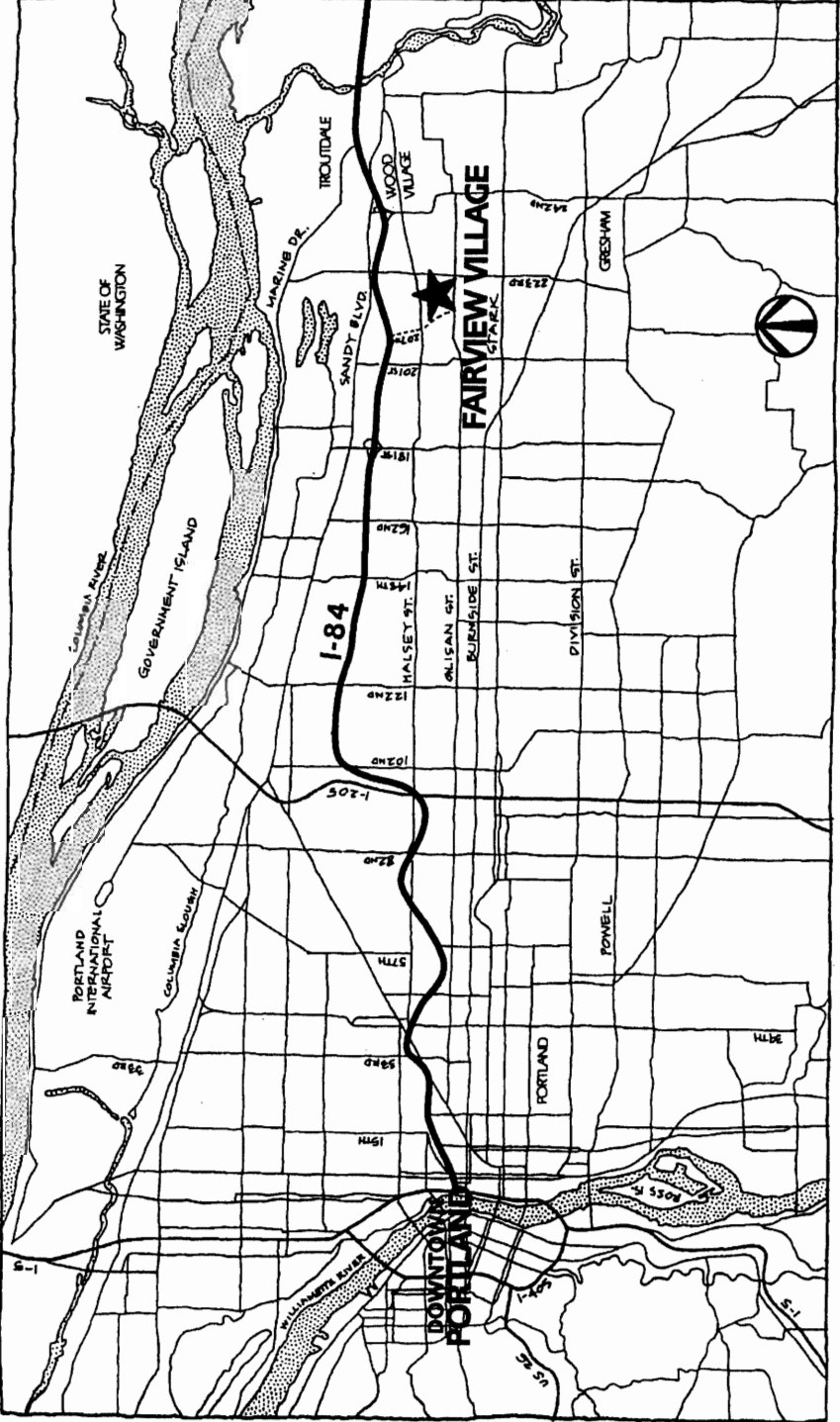
THE CEDAR

■ 2086 SQUARE FEET

ELEVATIONS AND FOOTINGS SUBJECT TO CHANGE

submitted by Rick
1/16/14

FAIRVIEW VILLAGE ROWHOUSES



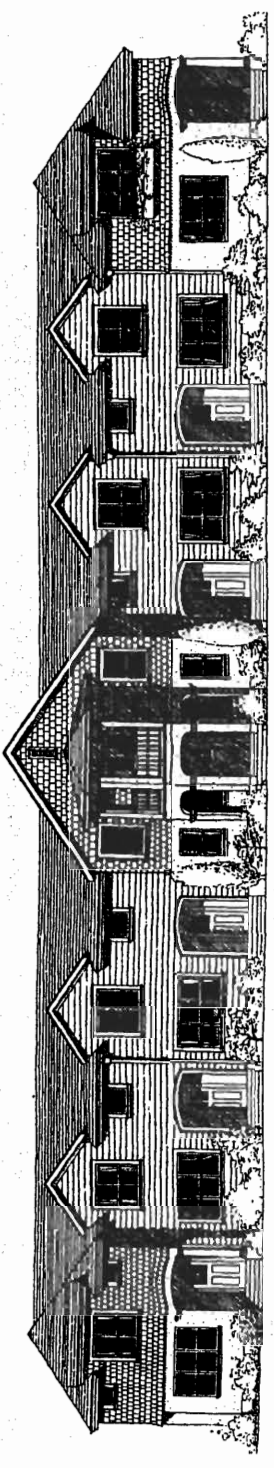
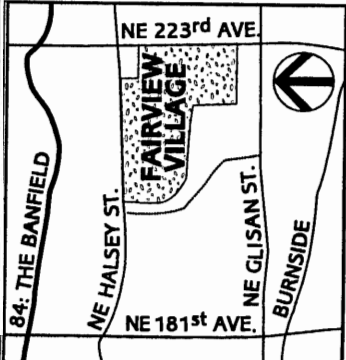
DIRECTIONS TO FAIRVIEW VILLAGE...

EAST OF THE VILLAGE: TAKE I-84 EAST TO THE FAIRVIEW/GRESHAM EXIT ■ MAKE A RIGHT AT THE LIGHT ONTO NE 181ST AVENUE ■ AT THE SECOND LIGHT, MAKE A LEFT ONTO NE HALSEY STREET ■ FOLLOW HALSEY STREET UNTIL YOU REACH NE 223RD AVENUE ■ MAKE A RIGHT ONTO NE 223RD AVENUE ■ FROM NE 223RD AVENUE MAKE A RIGHT ONTO NE PARK LANE ■ YOU ARE NOW IN FAIRVIEW VILLAGE!

WEST OF THE VILLAGE: TAKE I-84 WEST TO THE WOOD VILLAGE EXIT ■ MAKE A LEFT ONTO NE 242ND AVENUE ■ AT THE FIRST LIGHT, MAKE A RIGHT ONTO NE HALSEY STREET ■ FOLLOW NE HALSEY STREET UNTIL YOU REACH NE 223RD AVENUE ■ MAKE A LEFT ONTO NE 223RD AVENUE ■ FROM NE 223RD MAKE A RIGHT ONTO NE PARK LANE ■ YOU ARE NOW IN FAIRVIEW VILLAGE!

FROM YOUR HOME IN FAIRVIEW VILLAGE TO...

- Light Rail 4 Min. Drive ■ Portland International Airport 7 Min. Drive
- Downtown Portland 10 Min. Drive ■ Mt. Hood Community College 4 Min. Drive
- Downtown Gresham 4 Min. Drive ■ Reynolds High School 3 Min. Drive
- Mount Hood 45 Min. Drive ■ Reynolds Middle School 5 Min. Drive
- Multnomah Falls / Gorge 20 Min. Drive ■ Fairview Elementary 2 Min. Drive
- Blue Lake 10 Min. Drive ■ Fujitsu 2 Min. Drive
- Columbia River 15 Min. Drive ■ L51 2 Min. Drive

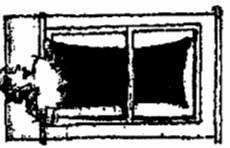


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HOLT & HAUGH
LAND DEVELOPMENT

FAIRVIEW VILLAGE

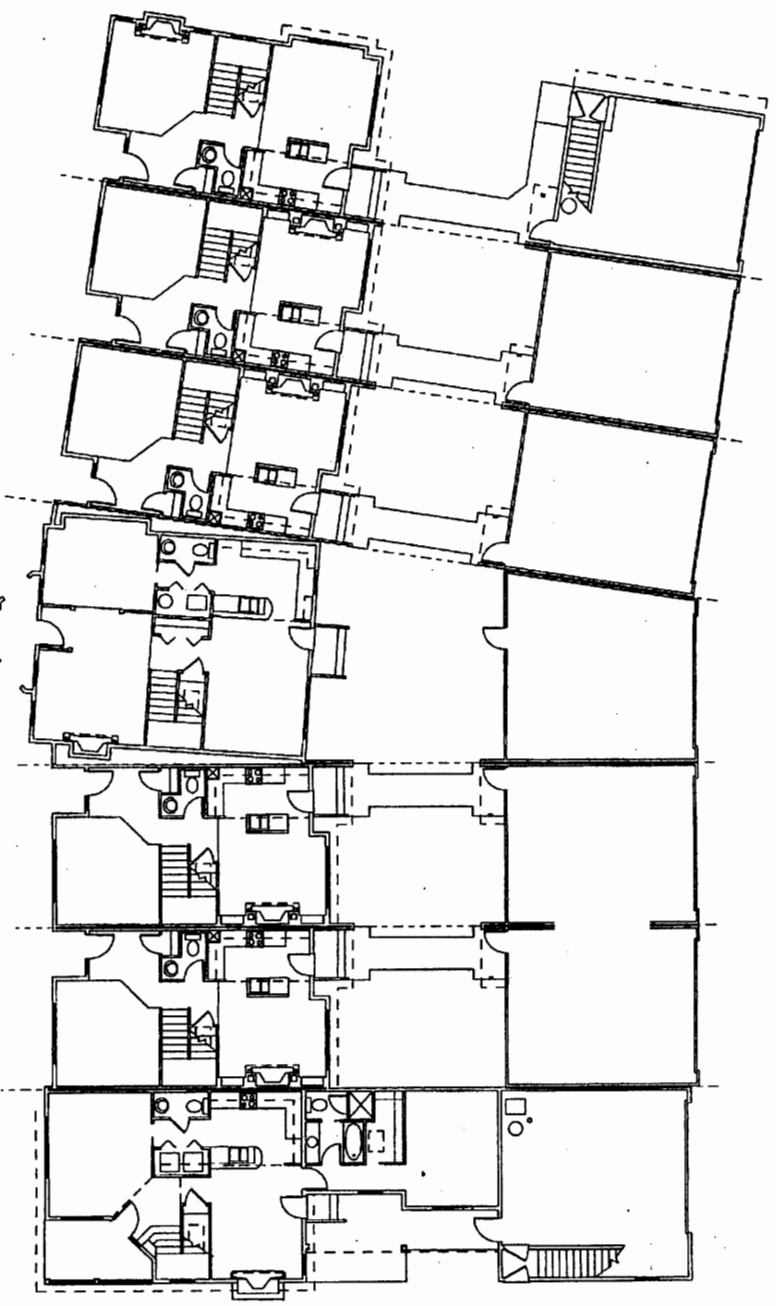
VILLAGE INFORMATION CENTER...503. 669.9999



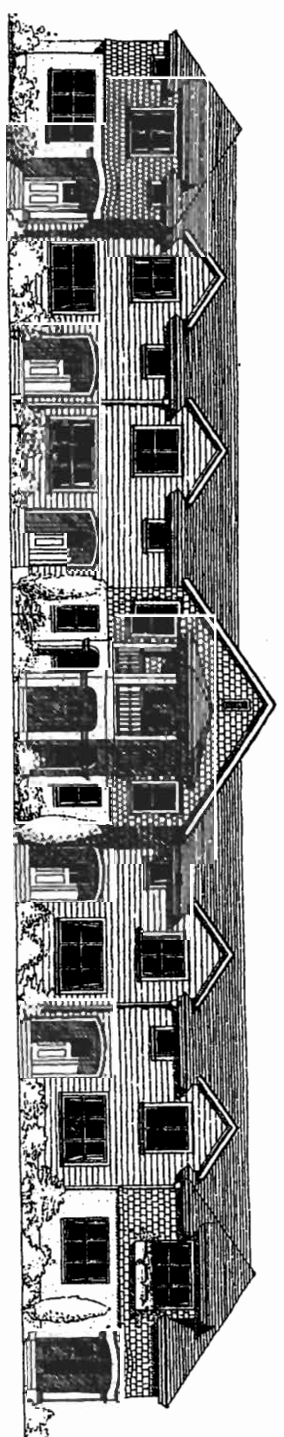
Fairview Village is Oregon's first new multi-use, traditional neighborhood development created by a private developer. Under construction on an ninety-six acre infill site in Portland's Multnomah County, previously left vacant due to its environmental challenges, the Village protects environmental aspects as aesthetic and educational features of the project. Forty acres of upland and wetland parks surround the project with federally funded walkways providing serene public access. Walkability is promoted throughout the Village with wide sidewalks, pedestrian paths through residential areas, shade trees and narrowed roads which slow traffic. Auto access to the Village is enhanced through a new freeway interchange which leads to the project, with most traffic led around the Village rather than through it, by newly-improved arterials surrounding the site. Bus transportation connects directly to light rail one and a half miles from the project and to downtown Portland. A shuttle is being planned to the high tech factories of LSI Logic and Fujitsu. Children need not be taxed by their parents at the Village, but may walk safely to school, soccer practice, their first job or the ice cream parlor.



Village Rowhouses, perched above the picturesque streets, meet the growing demographic trend of single heads-of-household and empty-nesters seeking economy and ease of maintenance, as well as those attracted by the urban feel of the Village core. Because the rowhouses have alleys and garages to the rear, the rowhouse plans allow far more ground floor living than typical units squeezed by garages in front and they have far greater street appeal than the usual garage-door dominated facade. The rowhouse windows look out upon tree-laden sidewalks, unbroken by driveways. The units encourage more living at the front of the house, resulting in more social interaction and neighborhood safety. A great variety of unit sizes and types adds interest to the community and allows mobility within the same neighborhood as family size or economic resources change, enhancing community stability.



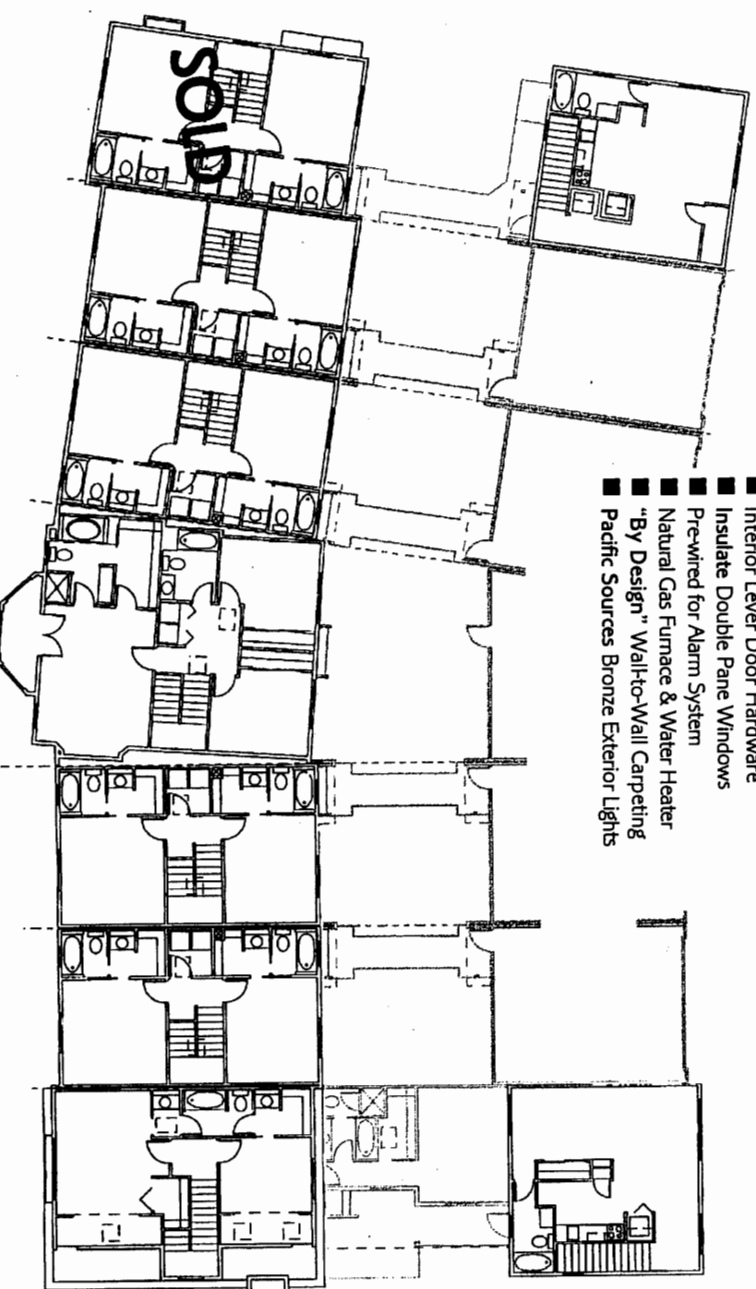
152 151 150 149 148 147 146
MARKET STREET LEVEL



AMENITIES:

LOT # SPECIFICATIONS

- KITCHEN:**
 - Canyon Creek Maple Cabinets
 - Decorative Tile Backsplash
 - Kohler Sink with Garbage Disposal
 - Kenmore Self-Cleaning Oven
 - Kenmore Gas Cooktop & Dishwasher
 - Kenmore Microwave & Exhaust Hood
 - Armstrong Vinyl Flooring
- LIVING AREAS:**
 - Hardwood Floors in Entry
 - 9-Foot Ceilings on 1st Floor
 - Majestic Direct-Vent Gas Fireplaces
 - Runford Woodburning Fireplaces (146,149)
- BEDROOMS:**
 - Dual Master Bedrooms & Baths
 - Walk-in Closets
- BATHS:**
 - Kohler/Sterling Sinks, Toilets, Tubs & Showers
- OTHER AMENITIES:**
 - Private Interior Courtyard Garden Plan
 - Washer/Dryer Hookups for Side-by-Sides
 - Two-Car Garage
 - Attic Storage w./Pull-down Stair
 - Carriage House Apartment above
 - Garages of units 152 and 146
 - Fully-Landscaped Front Yard
 - Irrigation System
 - Schlage Brass Front Door Hardware
 - Interior Lever Door Hardware
 - Insulate Double Pane Windows
 - Pre-wired for Alarm System
 - Natural Gas Furnace & Water Heater
 - "By Design" Walk-to-Wall Carpeting
 - Pacific Sources Bronze Exterior Lights



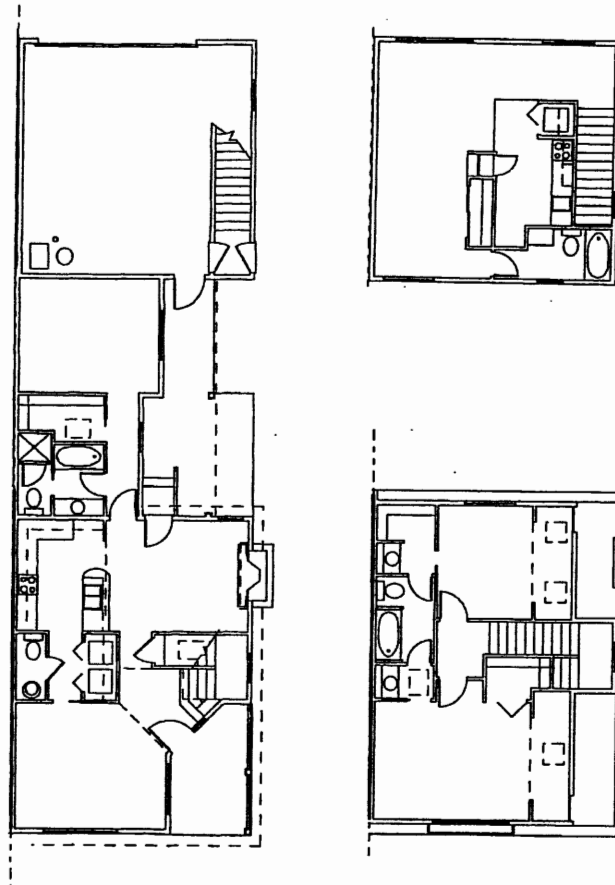
152 151 150 149 148 147 146
UPPER LEVEL

All information is deemed reliable but is subject to change without notice.



LOT 146

- 1366 NE MARKET DR.
- 2 BEDROOM
- 2.5 BATH
- 1702 SQ. FT.
- CARRIAGE HOUSE:
528 SQ. FT.
- \$229,500



MARKET STREET LEVEL

UPPER LEVEL

AMENITIES:

KITCHEN:

- Canyon Creek Maple Cabinets
- Decorative Tile Backsplash
- Kohler Sink with Garbage Disposal
- Kenmore Self-Cleaning Oven
- Kenmore Gas Cooktop & Dishwasher
- Kenmore Microwave & Exhaust Hood
- Armstrong Vinyl Flooring

LIVING AREAS:

- Hardwood Floors in Entry
- 9-Foot Ceilings on 1st Floor
- Majestic Direct-Vent Gas Fireplaces
- Rumford Woodburning Fireplaces (146,149)

BEDROOMS:

- Dual Master Bedrooms & Baths
- Walk-In Closets

BATHS:

- Kohler /Sterling Sinks, Toilets, Tubs & Showers

OTHER AMENITIES:

- Private Interior Courtyard Garden Plan
- Washer/Dryer Hookups for Side-by-Sides
- Two-Car Garage
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- Schlage Brass Front Door Hardware
- Interior Lever Door Hardware
- Insulate Double Pane Windows
- Pre-wired for Alarm System
- Natural Gas Furnace & Water Heater
- "By Design" Wall-to-Wall Carpeting
- Pacific Sources Bronze Exterior Lights

- Call VILLAGE INFORMATION CENTER
for more specifics: 669.9999

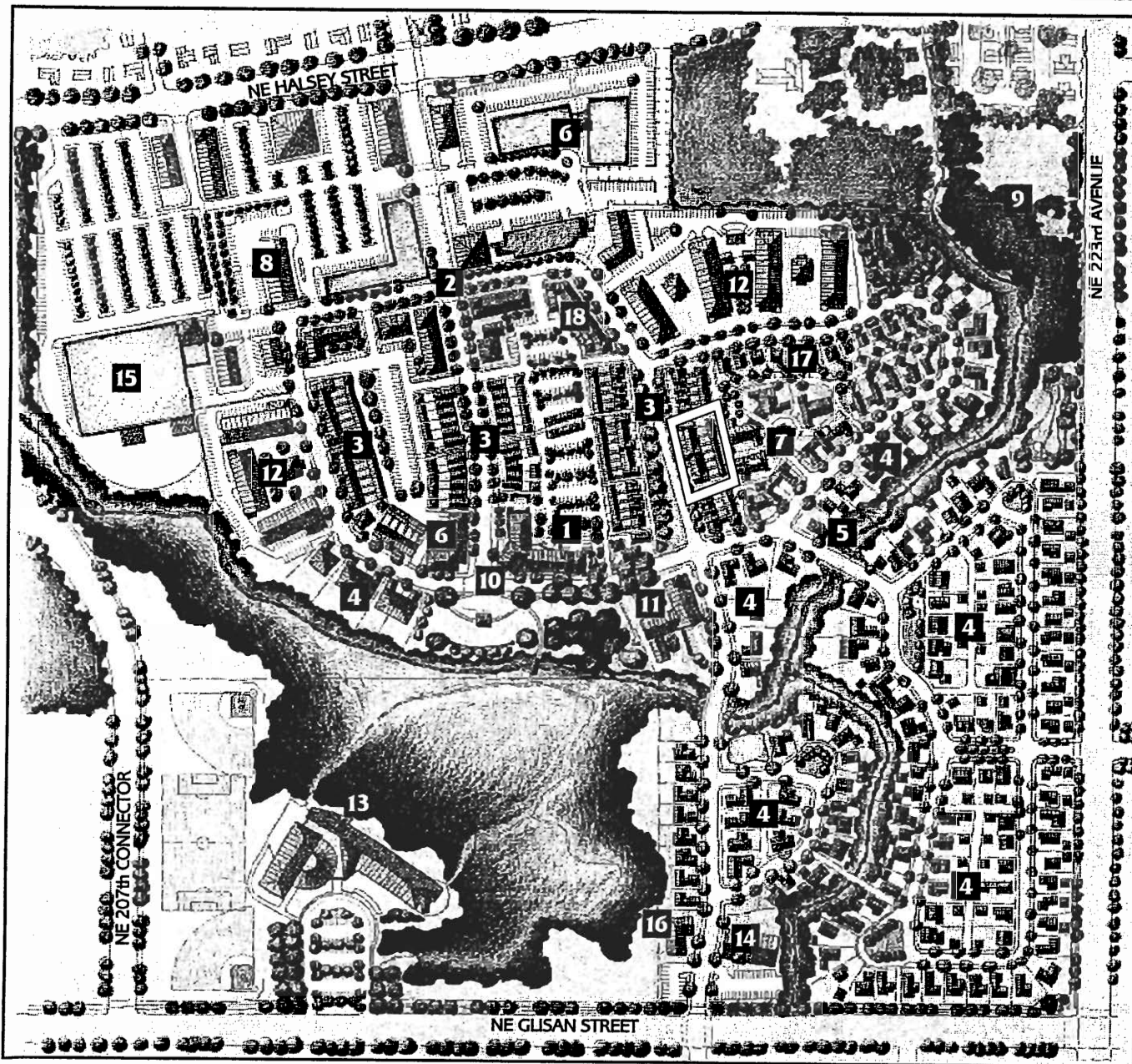
FAIRVIEW VILLAGE ROWHOUSES

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- 1** THE NEW CITY HALL

- 2** MARKET SQUARE

- 3** ROWHOUSES

- 4** SINGLE FAMILY HOUSING

- 5** STONE BRIDGE

- 6** OFFICE SITES

- 7** TOWNHOMES

- 8** POST OFFICE

- 9** HEALTH CLUB

- 10** CIVIC SQUARE

- 11** CHURCH SITE

- 12** APARTMENTS

- 13** NEW GRADE SCHOOL

- 14** DAY CARE SITE

- 15** GROCERY/RETAIL

- 16** PROFESSIONAL/OFFICE

- 17** DUPLEXES

- 18** CONDOMINIUMS

- LOTS: 146-152**



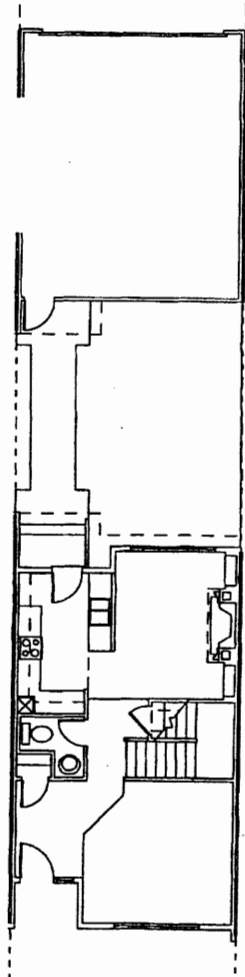
FAIRVIEW VILLAGE SITES & BUILDINGS



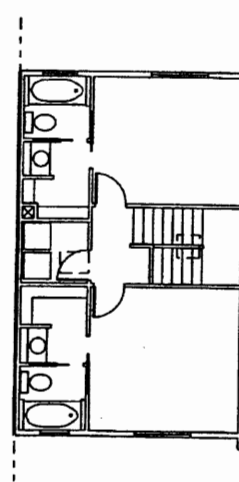


LOT 147

- 1374 NE MARKET DR.
- 1296 SQ. FT.
- 2 BEDROOM
- 2.5 BATH
- \$152,000



MARKET STREET LEVEL



UPPER LEVEL

AMENITIES:

KITCHEN:

- Canyon Creek Maple Cabinets
- Decorative Tile Backsplash
- Kohler Sink with Garbage Disposal
- Kenmore Self-Cleaning Oven
- Kenmore Gas Cooktop & Dishwasher
- Kenmore Microwave & Exhaust Hood
- Armstrong Vinyl Flooring

LIVING AREAS:

- Hardwood Floors in Entry
- 9-Foot Ceilings on 1st Floor
- Majestic Direct-Vent Gas Fireplaces
- Rumford Woodburning Fireplaces (146,149)

BEDROOMS:

- Dual Master Bedrooms & Baths
- Walk-In Closets

BATHS:

- Kohler /Sterling Sinks, Toilets, Tubs & Showers

OTHER AMENITIES:

- Private Interior Courtyard Garden Plan
- Washer/Dryer Hookups for Side-by-Sides
- Two-Car Garage
- Attic Storage w/Pulldown Stair
- Carriage House Apartment above
Garages of units 152 and 146
- Fully-Landscaped Front Yard
- Irrigation System
- Schlage Brass Front Door Hardware
- Interior Lever Door Hardware
- Insulate Double Pane Windows
- Pre-wired for Alarm System
- Natural Gas Furnace & Water Heater
- "By Design" Wall-to-Wall Carpeting
- Pacific Sources Bronze Exterior Lights

- Call VILLAGE INFORMATION CENTER
for more specifics: 669.9999

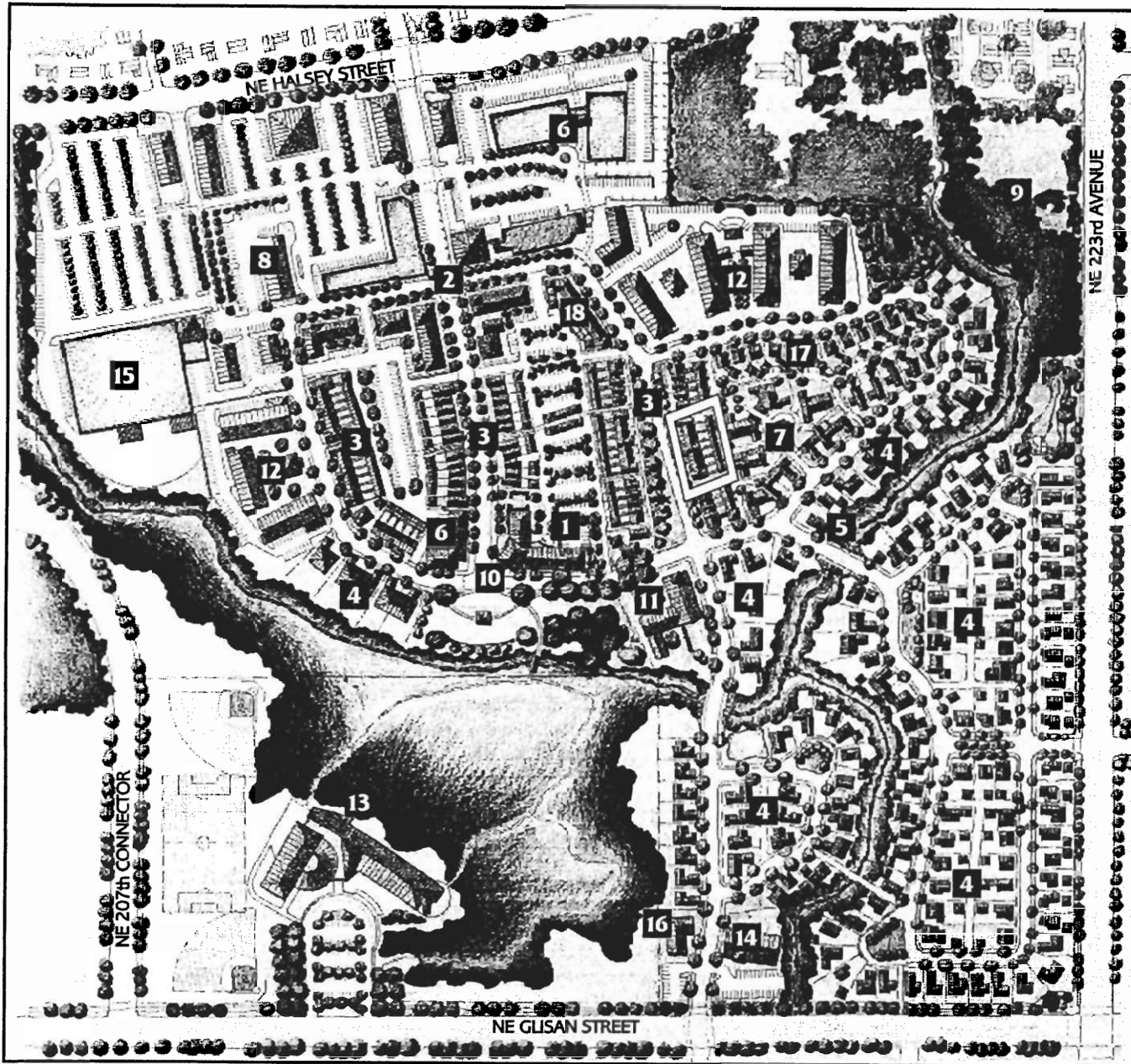
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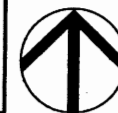
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- 15** GROCERY/RETAIL
- 16** PROFESSIONAL/OFFICE
- 17** DUPLEXES
- 18** CONDOMINIUMS
- LOTS: 146-152**



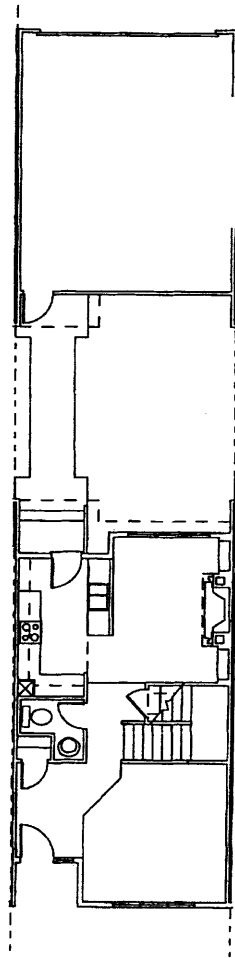
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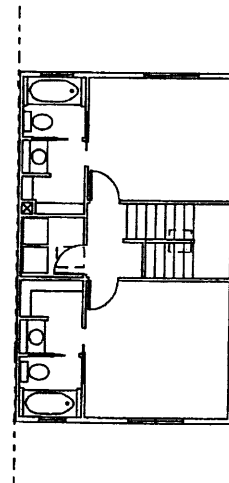


LOT 148

- 1380 NE MARKET DR.
- 1296 SQ. FT.
- 2 BEDROOM
- 2.5 BATH
- \$152,000



MARKET STREET LEVEL



UPPER LEVEL

AMENITIES:

KITCHEN:

- Canyon Creek Maple Cabinets
- Decorative Tile Backsplash
- Kohler Sink with Garbage Disposal
- Kenmore Self-Cleaning Oven
- Kenmore Gas Cooktop & Dishwasher
- Kenmore Microwave & Exhaust Hood
- Armstrong Vinyl Flooring

LIVING AREAS:

- Hardwood Floors in Entry
- 9-Foot Ceilings on 1st Floor
- Majestic Direct-Vent Gas Fireplaces
- Rumford Woodburning Fireplaces (146,149)

BEDROOMS:

- Dual Master Bedrooms & Baths
- Walk-In Closets

BATHS:

- Kohler /Sterling Sinks, Toilets, Tubs & Showers

OTHER AMENITIES:

- Private Interior Courtyard Garden Plan
- Washer/Dryer Hookups for Side-by-Sides
- Two-Car Garage
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- Carriage House Apartment above Garages of units 152 and 146
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- Irrigation System
- Schlage Brass Front Door Hardware
- Interior Lever Door Hardware
- Insulate Double Pane Windows
- Pre-wired for Alarm System
- Natural Gas Furnace & Water Heater
- "By Design" Wall-to-Wall Carpeting
- Pacific Sources Bronze Exterior Lights

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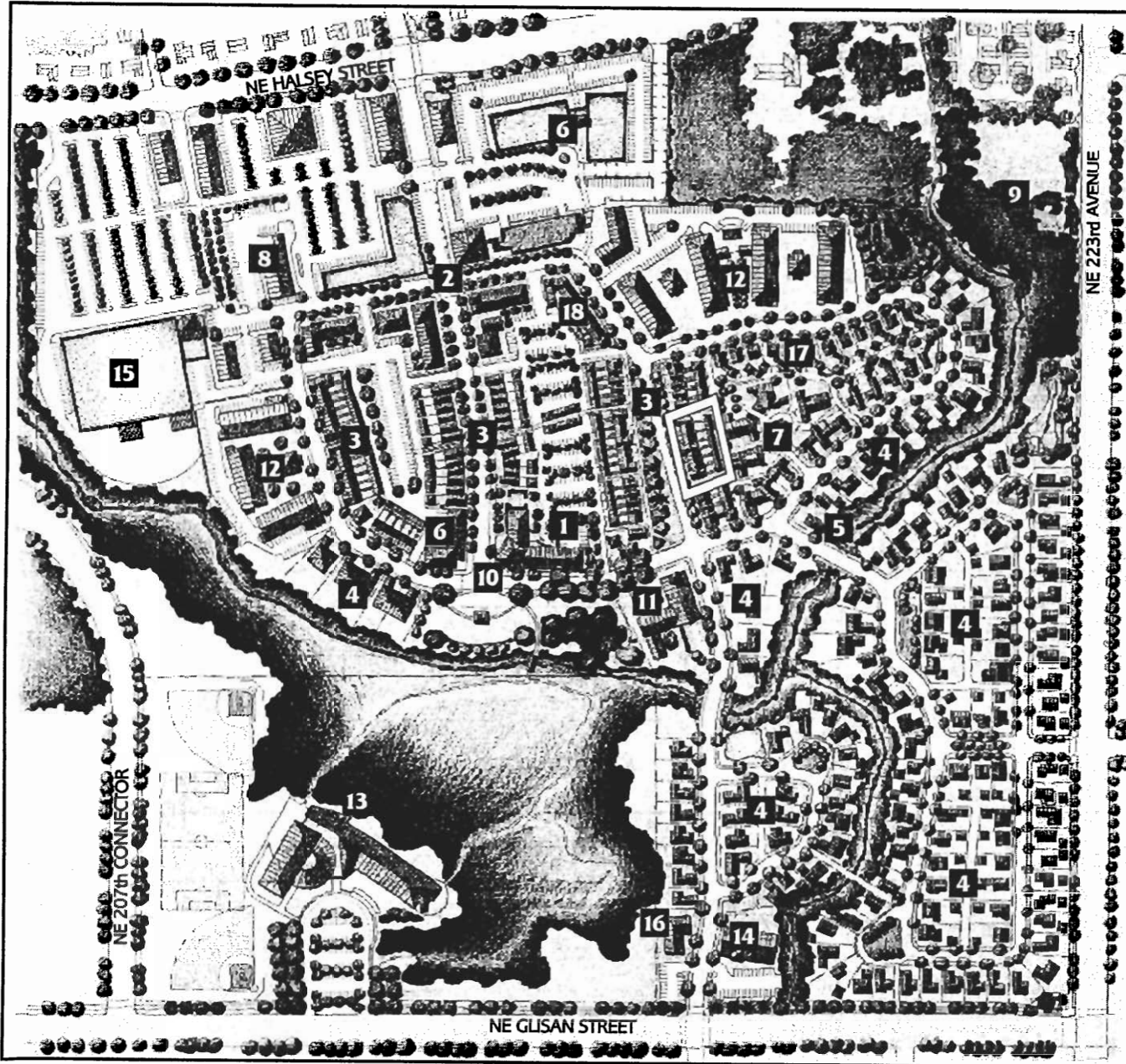
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- LOTS: 146-152**



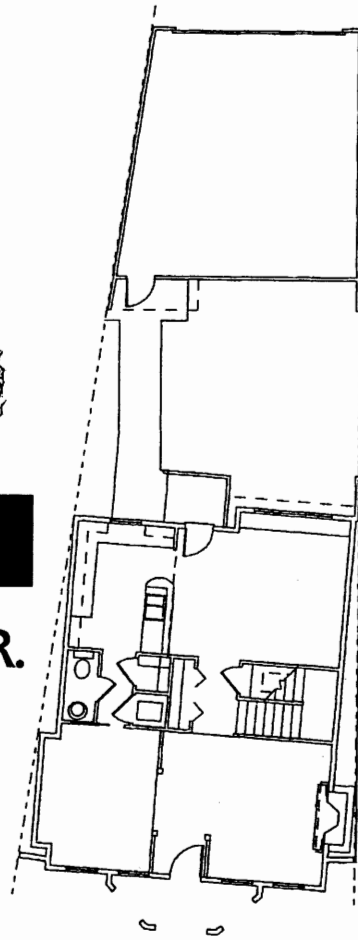
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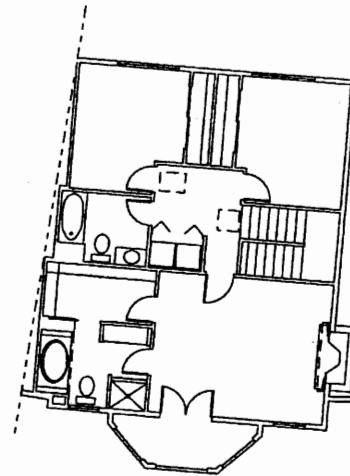


LOT 149

- 1398 NE MARKET DR.
- 1928 SQ. FT.
- 3 BEDROOM
- 2.5 BATH
- \$229,500



MARKET STREET LEVEL



UPPER LEVEL

AMENITIES:

KITCHEN:

- Canyon Creek Maple Cabinets
- Decorative Tile Backsplash
- Kohler Sink with Garbage Disposal
- Kenmore Self-Cleaning Oven
- Kenmore Gas Cooktop & Dishwasher
- Kenmore Microwave & Exhaust Hood
- Armstrong Vinyl Flooring

LIVING AREAS:

- Hardwood Floors in Entry
- 9-Foot Ceilings on 1st Floor
- Majestic Direct-Vent Gas Fireplaces
- Rumford Woodburning Fireplaces (146,149)

BEDROOMS:

- Dual Master Bedrooms & Baths
- Walk-In Closets

BATHS:

- Kohler /Sterling Sinks, Toilets, Tubs & Showers

OTHER AMENITIES:

- Private Interior Courtyard Garden Plan
- Washer/Dryer Hookups for Side-by-Sides
- Two-Car Garage
- Attic Storage w/Pulldown Stair
- Carriage House Apartment above Garages of units 152 and 146
- Fully-Landscaped Front Yard
- Irrigation System
- Schlage Brass Front Door Hardware
- Interior Lever Door Hardware
- Insulate Double Pane Windows
- Pre-wired for Alarm System
- Natural Gas Furnace & Water Heater
- "By Design" Wall-to-Wall Carpeting
- Pacific Sources Bronze Exterior Lights

- Call VILLAGE INFORMATION CENTER for more specifics: 669.9999

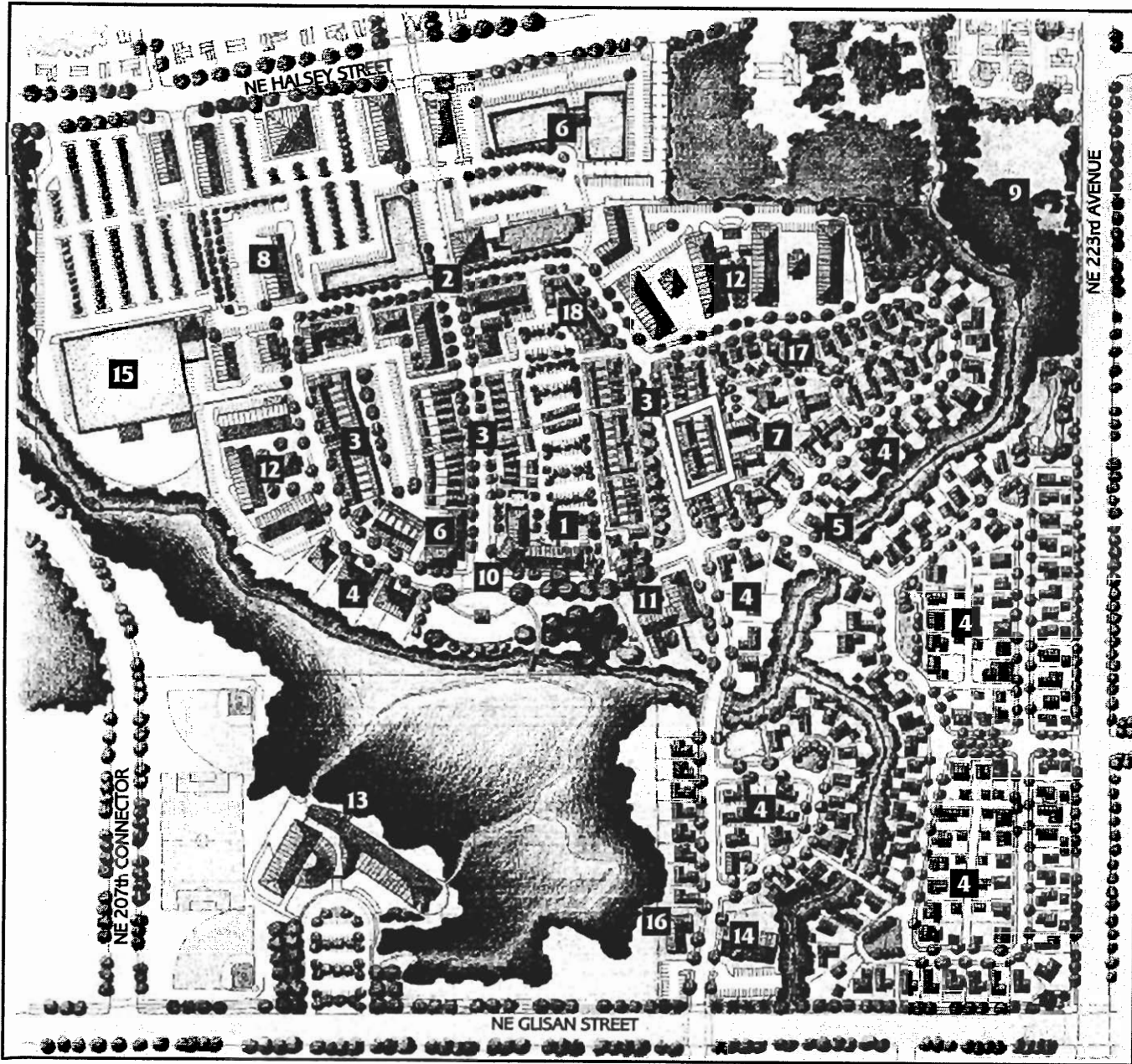
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- LOTS: 146-152**



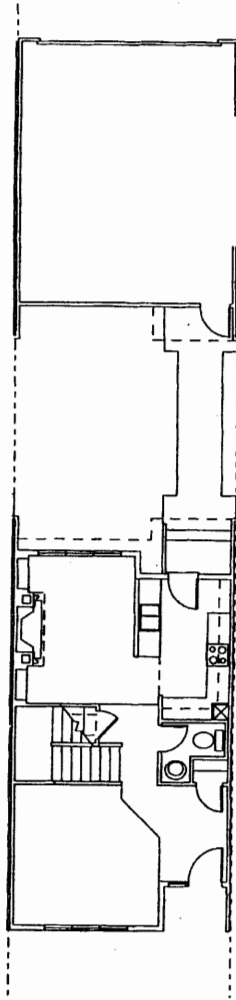
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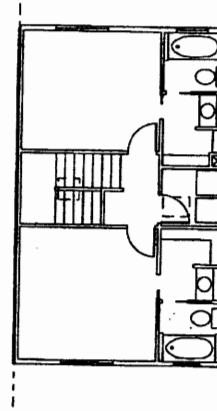


LOT 150

- 1410 NE MARKET DR.
- 1296 SQ. FT.
- 2 BEDROOM
- 2.5 BATH
- \$152,000



MARKET STREET LEVEL



UPPER LEVEL

AMENITIES:

KITCHEN:

- Canyon Creek Maple Cabinets
- Decorative Tile Backsplash
- Kohler Sink with Garbage Disposal
- Kenmore Self-Cleaning Oven
- Kenmore Gas Cooktop & Dishwasher
- Kenmore Microwave & Exhaust Hood
- Armstrong Vinyl Flooring

LIVING AREAS:

- Hardwood Floors in Entry
- 9-Foot Ceilings on 1st Floor
- Majestic Direct-Vent Gas Fireplaces
- Rumford Woodburning Fireplaces (146,149)

BEDROOMS:

- Dual Master Bedrooms & Baths
- Walk-In Closets

BATHS:

- Kohler /Sterling Sinks, Toilets, Tubs & Showers

OTHER AMENITIES:

- Private Interior Courtyard Garden Plan
- Washer/Dryer Hookups for Side-by-Sides
- Two-Car Garage
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- Carriage House Apartment above Garages of units 152 and 146
- Fully-Landscaped Front Yard
- Irrigation System
- Schlage Brass Front Door Hardware
- Interior Lever Door Hardware
- Insulate Double Pane Windows
- Pre-wired for Alarm System
- Natural Gas Furnace & Water Heater
- "By Design" Wall-to-Wall Carpeting
- Pacific Sources Bronze Exterior Lights

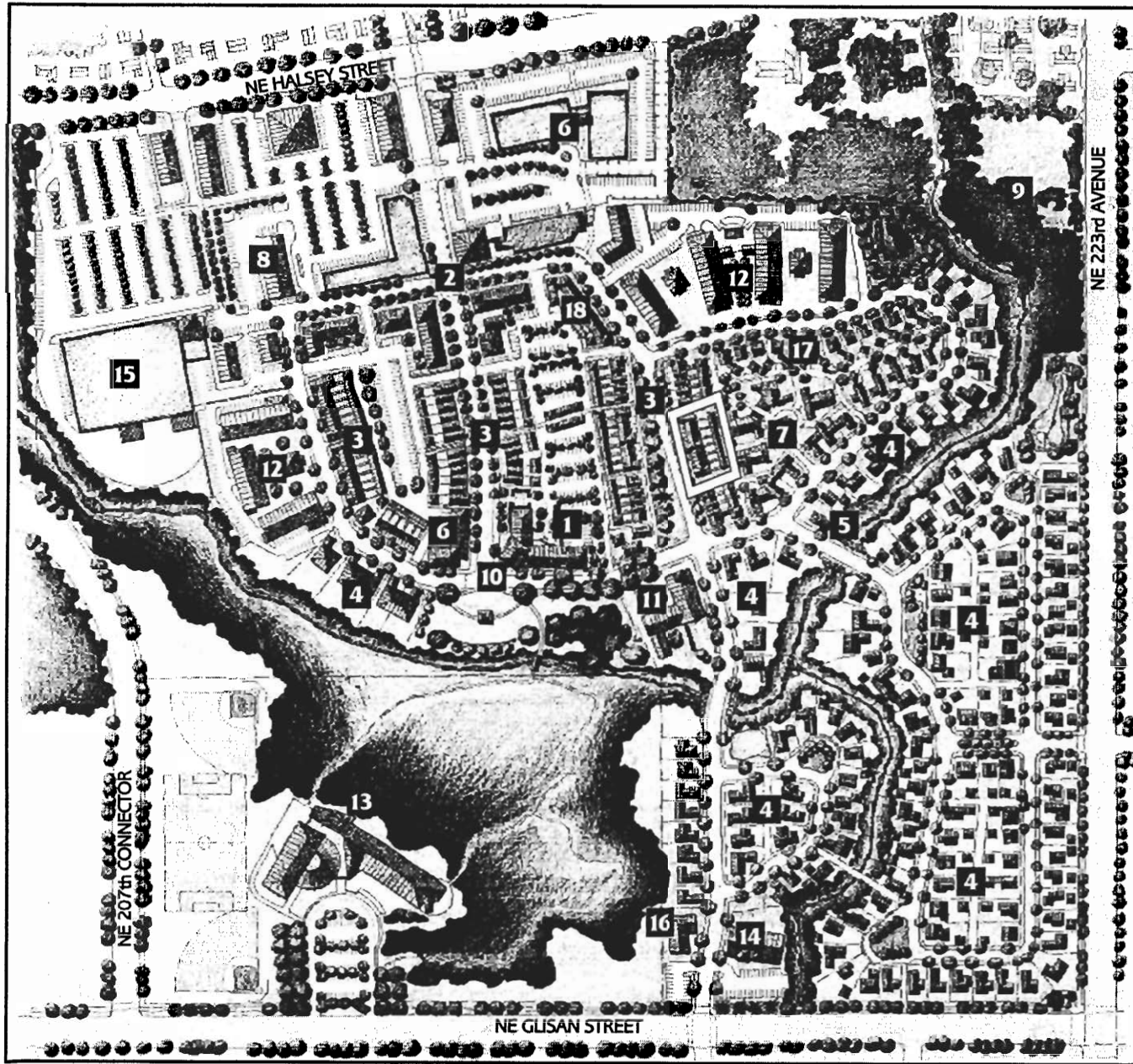
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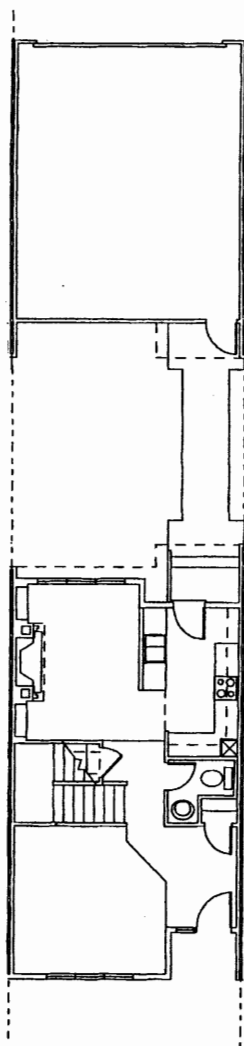
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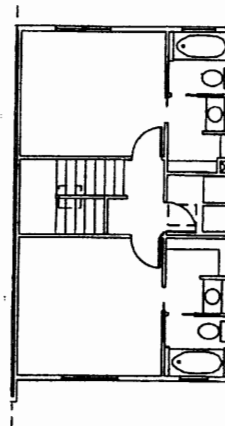


LOT 151

- 1416 NE MARKET DR.
- 1296 SQ. FT.
- 2 BEDROOM
- 2.5 BATH
- \$152,000



MARKET STREET LEVEL



UPPER LEVEL

AMENITIES:

KITCHEN:

- Canyon Creek Maple Cabinets
- Decorative Tile Backsplash
- Kohler Sink with Garbage Disposal
- Kenmore Self-Cleaning Oven
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LIVING AREAS:

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FAIRVIEW VILLAGE SITES & BUILDINGS



Portland, OR ¹⁵⁵⁴
October 5, 1997 ^{10/5/97}

The Portland City Council
1400 S. W. 5th Room 401
Portland, OR 97204

171876

Subject: Changing the meaning
of a single-family
residential zoning to
include "accessory
dwelling units (rentals)".

To the council members:

As an 83 year-old-
widow, owning a
home at 763 Laurelhurst
Place for 46 years, I
feel qualified to declare
my opposition to the
above proposal by
the Portland Planning
Commission to the
Portland City Council.

(2)
Positive aspects of the present single family residence code are irrefutable including:

- (1) Support of safety programs
 - (a) Traffic
 - (b) block homes for children
 - (c) neighborhood crime watch
- (2) Tree plantings to keep the neighborhood attractive; reduce noise and air pollution.
 - (a) Warm support of Laurelhurst school, churches and worthwhile community activities.

The Laurelhurst Neighborhood Assn, an unpaid volunteer group, has done a superb job keeping residents advised of any problems or pending changes in the areas

environs. (3) By keeping alert, its members have voiced the residents' overwhelming rejection to multiple family units, dense housing (row and duplexes) — any changes which would change the viable area.

I have another personal opposition to the single family change.

Economic Impact
To keep my home
attractive on the exterior
and the landscaping
well-kept, I have had
to accept Oregon's tax-
deferred proposal or
face bankruptcy.

If the present, healthy status of desired property

(4)

plummet in Laurelhurst,
we elderly owners will
lose our homes and the
state will lose taxes to
help schools and services.

More Positive impacts
by Laurelhurst residents:

Because we have a
historic 99 year old lease
which allows only
schools and churches -
no businesses within
the area, we have
been able to keep out
attractive nuisances
which attract unsavory
persons.

All of these factors support
healthy family living.

(5)

To support my opposition to changing the meaning of a single-family residential zoning to include "accessory dwelling units" (rentals), I am citing 3 ^{personal} examples of ^{knowledge of} problems caused by relaxation of the present standing Code:

I. Four doors from me, after the Ken Park flood, the family ^{them} kindly housed a whole family; renting ² their large home to 5 homeless members of a family. Two diverse cultures were represented and the neighborhood and host family suffered criminal behavior (~~etc~~ ^{etc})

(6.)

including attempted rape, burglaries, tire slashings, drunkenness until the host family was finally able to evict the renters under the one-family code with the aid of the police and support of concerned neighbors.

II Also, at the last house on Laurelhurst Pl. next to Shaker street, several families moved into that big house, undetected at first by the absentee rental owner who believed he had rented to a single family.

For months, occupants of that house blatantly sold drugs openly, smoked pot on the porch, taunted

(7)
this irate neighbors
until finally the home
owner was able to evict
them. ^{under the code} He then faced a
trashed house, inside
and out - ruined yard,
where vehicles of all kinds
had been ridden, and un-
speakable filth in every
room. Causing costly renovation.

III Only a couple of
years ago, a former home
on 32nd street ^{off Sandy Blvd} was opened
as a home for runaway
teens. Within weeks a familiar
pattern emerged: problems
with drugs, alcohol and
anti-social behavior.
Once again, enforcing
the single family code,
as a neighborhood caused
termination of that disaster.

(8)

In conclusion, for all the reasons cited, I plead that the City Council will retain the present code which allows only single family residences in my beloved Laurelhurst neighborhood. Thank you.

Very truly yours
Anabel Lee Poole
763 N.E. Laurelhurst Pl.
Portland, OR 97232
Phone: 231-0637

City Council Testimony

October 8, 1997

Good Afternoon. My name is Steve Weiss. I'm board president of the Community Alliance of Tenants. CAT is a grassroots, tenant-controlled, tenant-membership organization. Our mission is to empower tenants to promote affordable, stable and safe rental homes. Currently, we have over 200 members.

I am here today to encourage the City Council to pass an ordinance allowing the construction of accessory units in all residential zones by right. I would also encourage you not to mandate that the homes to which these units are attached be owner-occupied.

In our view, Portland is in the midst of an affordable housing crisis. According to a 1993 American Housing Survey, the number of low-income renters in the Portland Metro area in 1990 was 56,900 while the number of low-cost rental units was 31,000. This means that the affordable housing gap was 25,900. There is every reason to believe that gap is substantially higher today.

Accessory units could provide thousands of Portlanders with moderately priced rental housing and ease the affordability crisis at virtually no cost to the taxpayer. We know that some homeowners and neighborhood associations fear a decline in property values if an ordinance allowing accessory units by right is passed. We at CAT can tell you from personal experience that renters, who now make up half the population in Portland, are no better or worse as a group than homeowners.

Finally, if a majority of commissioners feel that accessory unit homes should be owner-occupied, I would ask you to make an exception for non-profit homeowners, such as community development corporations, who specialize in providing low-income housing. I, myself, am a tenant of REACH Community Development and have found them to be a conscientious and responsible landlord.

Thank you for allowing me to speak to you.

1554
10/8/97

TO THE MAYOR AND MEMBERS OF THE CITY COUNCIL - PORTLAND, OREGON

RE : DETACHED ACCESSORY DWELLING UNITS.

IN PLANNING FOR WATER LINES, SEWERS AND ROADS IN ANY HOUSING AREA - THE ENGINEER CAREFULLY CALCULATES THE SIZE OF THESE UTILITIES BASED UPON THE EXISTING ZONING WHICH GIVES HIM THE EXPECTED PEOPLE LOAD PER ACRE OF LAND.

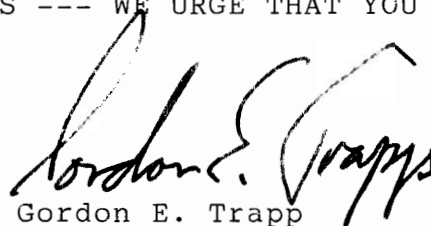
WE UPSET ALL OF THESE PREVIOUS ENGINEERING CALCULATIONS WHEN WE ALLOW THE ADDITION OF DETACHED ACCESSORY UNITS TO EXISTING HOUSING ON SUBSTANDARD SIZE PARCELS OF LAND. WE TAKE AWAY SOIL ABSORPTION AREAS, ADD ROOF AND DRIVEWAY STORM WATER RUN-OFF AND OVERLOAD THE WATER AND SANITARY SEWERLINES WHILE CLOGGING OUR RESIDENTIAL STREETS WITH MORE UNPLANNED TRAFFIC. EXISTING HOMEOWNERS END UP PAYING FOR THE CORRECTION AND UPGRADING OF THIS INFRASTRUCTURE.

TO PROMOTE THE BUILDING OF DETACHED ENERGY INEFFICIENT HOMES ON SUBSTANDARD PARCELS OF GROUND IN EXISTING NEIGHBORHOODS WHICH WILL THEN CAUSE US TO GO BACK AND HAVE TO REBUILD OUR WATER, SEWERS AND ROADS AT GREAT EXPENSE JUST BECAUSE WE DID NOT PROPERLY PLAN AND EXCUSE THIS AS " AFFORDABLE HOUSING " AND " POPULATION INFILL " IS NOT THE LOGICAL OR ECONOMICAL WAY TO GO.

THIS PROCESS WILL DESTABILIZE AND MAR THE LIVABILITY OF OUR CITY.

OUR MAPLEWOOD NEIGHBORHOOD ASSOCIATION VOTED AGAINST ALLOWING DETACHED ACCESSORY HOUSING UNITS --- WE URGE THAT YOU DO SO TOO.

THANK YOU.



Gordon E. Trapp

Architect & Engineer

6825 S.W. 63rd Ave. Portland, OR 97219

Accessory Rental Code Rewrite

I support the existing Accessory Rental unit and duplex code. My Neighborhood voted two separate times to not support the amendments to that code.

Half of our Neighborhood within 1/4 mile of major arterials has the "a" overlay which supports transit use. Although the "a" overlay liberalizes the opportunity for creating Accessory Rentals it does not abolish homeownership nor allow detached rental units (except in a few places in the OSE where there are alleys).

Our Neighborhood does not support the amendments because they fail to "expand housing opportunities in a manner that respects and enhances livability" and fail to "create new housing units while preserving the look and scale of traditional neighborhoods". Furthermore the amendments violate our the Centennial Neighborhood Plan goal, objective, housing, and community design and livability policies and objectives which are adopted by ordinance and therefore law. Also our Neighborhood less than 1 1/3 years ago went through the OSE Community Plan and accepted the City's 1000 housing unit goal. Because of a violation of our Centennial Zoning amendments we are experiencing much more density that agreed to.

This code rewrite further impacts our neighborhood with increased density and ignores the fact that many Albina and OSE Neighborhoods already planned to meet a share of the City's housing units. This code rewrite does not recognize that fact.

The code rewrite does not enhance livability or preserve the look and scale of traditional neighborhoods?

Why?

1. Homeownership.

Homeownership (Less than 2 years ago) was sold as a bill of goods on the "a" overlay Accessory Rental Units. Doug Warren, Jerry Brock and Michael Harrison, all reassured us that the homeownership requirement was enforceable. Now we are told the opposite. There is a lack of consistency and credibility in the Bureau's position.

By removing homeownership you may permit:

a. Rental companies to buy up houses on blocks and convert them to Accessory Rentals. Now you can have rentals 2 next door, one detached or 1 Accessory attached apartment. This speculation undermines homeownership, a goal of many Neighborhood Plans, the OSE Plan and Albina Plan.

b. Many rentals in areas of the City are poorly kept and have a lot of code violations and enforcement of the codes is slow and not always effective.

c. Neighborhoods will be less stable because Accessory Rentals serve people in transition rather than encourage long-term residents.

d. The argument the code rewrite allows the elderly to stay in their homes or allows grand parents and grown children to return to the family house is not valid. A code rewrite that abolishes homeownership does not encourage owners to stay in their homes. Your family can live with you in your house without any Accessory Rental Code Rewrite.

2. Detached Rental Units

a. allows 2 houses on the same lot

b. changes traditional land use and the zone's intent

c. 2 houses on one lot is a radical change

d. Changes the size of the lot for practical purposes, R10 becomes R5, R7 or R3.5, R5 to R2.5. Compatibility of lot sizes is an issue here.

e. If you set back the detached rental to 60 feet or permit it 6 feet from the back of the existing house, you lose your backyard, privacy, open space.

f. What happens to people who want 1 house on 1 lot or 1 house not converted into a Accessory Rental Unit?

g. You change single family into double family zones.

3. Conversions of existing house to duplex on corner lots

a. This effects a significant amount of houses. 4 on a corner.

b. Changes single family zones to multi-family without a zone change

c. Encourages rentals in both units

d. Changes density - doubles it

e. Creates parking and traffic problems

4. Removing size limitation on houses changes intent that larger homes can be used for additional housing. Dividing small or tiny homes into 2 pieces destroys the fabric of neighborhoods. Small houses were never intended for 2 families.

Summary

The code amendments can lower property values, double density, create traffic and parking problems, undermine homeownership which stabilizes neighborhoods, increase rentals and lead to poorer maintenance of those properties and code violations, turn single family zones into double family or multi-family. They can cut lot sizes in half by allowing 2 houses on a lot, and eliminate front or back yards.

They can violate Neighborhood Plans which seek to protect established residential neighborhoods, increase density in areas far from public transit, and break 20 year Community Planning Agreements where Neighborhoods have already met high housing quotas.

Louise Cody
Centennial Neighborhood Association
1515 SE 151st Avenue
Portland, OR 97233

1884

October 7th, 1997

To: Mayor Vera Katz
Commissioner Jim Francesconi
Commissioner Charlie Hales
Commissioner Gretchen Kafoury
Commissioner Eric Sten

From: The Community Development Network

The Community Development Network would like to express our strong support for the proposed accessory dwelling unit policy. Accessory dwelling units are an important tool to make available as we attempt to meet 2040 goals for density and housing affordability. They can make a strong contribution to enhancing the diversity of our neighborhoods, provide a way for older people to age in place, create more small housing units, and add to the rental housing stock in a way that enhances existing communities.

We would like to urge the Council to remove from the accessory dwelling unit policy the requirement that the residence be owner occupied at the time of conversion (or construction). Such a requirement would preclude nonprofit developers from making use of this important tool.

As the providers of much of the new affordable housing stock in the City, nonprofit developers would like to be able to use this tool to help meet our goals of creating additional affordable housing stock and preserving affordable housing options in gentrifying communities. Many of the families we serve have elderly adults or newly adult children as part of their extended family. Accessory units could make it possible for residents to live in extended families, making it easier to pool resources and help each other with childcare, transportation, etc.

We understand that there are concerns in the neighborhoods about problems occurring if homes with accessory dwelling units are absentee owned. Portland's nonprofit developers have demonstrated that we are good landlords and that we are in touch with the neighborhoods in which we work and put great effort into addressing the concerns of neighbors. In this time of growing need, increasing land prices and shrinking resources we need all the tools we can get as we try to meet the needs of a growing number of people for whom the market does not provide decent and affordable housing. Being able to include accessory units in our projects would also aid us in contributing to the density goals in the 2040 Growth Concept.

Thanks you for your efforts to address the important density and affordable housing issues facing the City and the region. If you have questions about our position, please contact our Executive Director, Tasha Harmon, at 335-9884.

THE COMMUNITY DEVELOPMENT NETWORK OF MULTNOMAH COUNTY

The Community Development Network is a private, nonprofit association of nonprofit developers working in the City of Portland and Multnomah County to promote affordable housing, community development and economic revitalization that benefits incumbent low and moderate income residents.

The CDN works to promote and assist nonprofit community-based development, technical assistance, and service organizations in their efforts to create affordable housing, create jobs, eliminate blight and blighting influences, prevent displacement, secure adequate community facilities and services, and otherwise address the needs of the low and moderate income residents of communities and neighborhoods in the City of Portland and Multnomah County. To meet these objectives, the CDN:

- Acts as a forum for information sharing and peer interaction;
- Researches and shares information on state of the art community development practices;
- Researches and analyzes local community-based development programs and issues;
- Disseminates information about community-based development through meetings, conferences, and workshops;
- Works with state and local government, and with national, state and regional organizations to produce affordable housing and advance other community-based development activities;
- Spreads the news about the accomplishments of our members; and,
- Advocates for the interests of members and their communities in public arenas.

Community Development Network voting members provide transitional housing, permanent rental housing, special needs housing, and new homeownership opportunities for low-income individuals and families. Most of the households we serve have incomes below 50% of the area median income and many are between 0% and 30% of median income. Some Network members are involved in neighborhood improvement and economic self-sufficiency projects in addition to low income housing. Affiliate members include financial institutions, government agencies, social service providers, advocacy groups, educational institutions, for-profit businesses, and interested individuals.

The Community Development Network holds open monthly meetings in Portland on the third Thursday of the month at noon. For more information about the monthly meetings or the Community Development Network contact CDN Coordinator Tasha Harmon at the address below.

Community Development Network Funding and Membership

Funding to support the work of the Community Development Network is currently provided by direct grants from the City of Portland, Bureau of Housing and Community Development and the Neighborhood Partnership Fund of the Oregon Community Foundation, indirect grants through the Coalition for a Livable Future from the Ford Foundation, the Northwest Area Foundation, the Surdna Foundation, membership fees, and corporate and individual donations.

1997 Voting Members

Central City Concern
Downtown Community Housing Inc.
Franciscan Enterprise
Habitat for Humanity
HOST Development, Inc
Housing Development Center
Housing Our Families
Human Solutions, Inc.
Inner Westside CDC
Innovative Housing
Jubilee Fellowship Ministries

LIHNAPO
Northeast CDC
Neighborhood Pride Team
Northwest Housing Alternatives
Portland Community Design
Portland Community Reinvestment Initiative
Portland Housing Center
Portsmouth Community Redevelopment Corp.
REACH CDI
ROSE CDC
Sabin CDC

1997 Affiliate Members

Albina Community Bank
The Association of Oregon Community
Based Development Organizations
Bruce Sternberg, Architect
Brian McCarl & Co.
Cascade AIDS Project
City Housing Development, Inc.
The Enterprise Foundation
Fannie Mae Portland Partnership Office
Geller and Associates
Guardian Management
The Housing Authority of Portland
Housing Partners Inc.
J.D. Steffey Co.
Key Bank
The Neighborhood Partnership Fund
Network Behavioral Healthcare
Network for Oregon Affordable Housing
Oregon Housing and Community Services
Oregon Housing NOW
Oregon Title Insurance Company
Portland Bureau of Housing and
Community Development
Portland Bureau of Buildings
PSU School of Extended Studies

Soderstrom Architects
State Farm Insurance
US Bancorp.
The Vancouver Housing Authority
Walsh Construction Co.
Washington Mutual
Wells Fargo Bank
William Wilson Architects
Youth Services Consortium
Margaret Bax
Sam Chase
Howard Cutler
Paul Finlay
Janice Frater
Martha Gies
Sheila Greenlaw-Fink
Mary Hanlon
Saj Jivanjee
Anthony Jones
Peter Keyes
Jeff Merkley
Rose Mary Ojeda
Jan Savidge
Doreen Warner
Ramsay Weit

October 8, 1997

Mayor Vera Katz
Commissioner Gretchen Kafoury
Commissioner Charlie Hales
Commissioner Erik Sten
Commissioner Jim Francesconi

Dear Mayor Katz and Commissioners,

I ask you to return the proposed amendments to the accessory unit and duplex Code back to the Planning Bureau. These proposals are a radical change from our current zoning Code and deserve further study and far more citizen input.

If adopted, every single-family neighborhood will become multi-family. Yet, we have no idea if these changes will be positive, negative or neutral. Numerous questions, for which we have no facts upon which even to guess at an answer, remain. For instance:

1. What are the long-term effects? Will this really create affordable housing? Or will the price of homes increase because they have income potential, thereby canceling any increase in affordability? Will increased value force homeowners to add accessory units in order to afford increased property taxes?
2. Will this destabilize poorer neighborhoods? Will developers buy up less expensive houses to convert because the costs are less? Will this increase the number of rentals in neighborhoods that already have a high percentage of rentals? Will this not cancel the City's policy of a few years ago to increase the number of owner-occupied homes in poorer neighborhoods in order to increase the stability of these neighborhoods?
3. Will most of the accessory unit conversions occur in more expensive neighborhoods since these have a higher number of larger homes that already have the space and some of the improvements (such as extra bathrooms) necessary for an accessory unit. The costs of conversion would be less and the time to recover such costs would be less since higher rents could be charged. Will this not defeat the goal of providing more affordable housing?
4. If there are more accessory units and duplexes in neighborhoods that are currently single-family, will this drive families to the suburbs in order to obtain a single-family lifestyle?
5. Will the proposed changes actually decrease housing choices? If every neighborhood is multi-family, the choice of living in a single-family

neighborhood in Portland will be lost. The style of the houses in the neighborhood and the use of the particular home which might be purchased are not the only matters to consider when choosing a home. People also look at the number of cars on the street, the use of the surrounding homes and the schools their children will attend, among other factors. What effect will these changes have on these factors?

6. Will these proposed changes actually help the people who might need accessory units and duplexes the most, such as the elderly and the young? Or will they primarily help developers or those already established in homes?

I do not know the answers to these questions. I do know that there is virtually no empirical evidence upon which to make an educated attempt to answer these questions. These changes may not have much impact in the next ten years but what about forty or fifty years from now, the time for which we should be planning? Will we have fewer housing choices rather than more, because every neighborhood will be multi-family? Will the housing be more affordable because the middle class has abandoned the City, leaving it to the young, the old and the poor? Well-intentioned changes in laws often have unintended consequences. Please do not take Portland in an unknown direction because you are in a hurry to make changes that you can only hope will benefit us.

There is another reason to return these proposals to the Planning Bureau. There has been no adequate citizen input process. Citizens were not consulted before these proposals were drafted. Instead, the Planning Bureau decided what it wanted to do and citizens were only asked to comment on a very narrow range of options. The extensive changes proposed by the Planning Commission will work only if the affected citizens know that they have had a full opportunity to be involved in the decision-making process. Citizens should not be brought in at the end of the process and asked to comment only on minor aspects of the proposals.

More importantly, if you enact these changes you send the message that citizens should not bother to spend their time in planning the neighborhoods. Numerous volunteers have spent millions of hours creating neighborhood plans, many of which reject accessory units as a solution to the problems of growth. Numerous volunteers have spent millions of hours on the Albina Plan. Those volunteers told the City that they did not want accessory units throughout the entire area. A compromise was reached, using A overlay zones to increase the number of accessory units in selected areas, areas which thought that such an approach was good for their neighborhood. If you adopt these proposals, you will be telling those volunteers that they might as well have stayed home and not wasted their time because the City is ready to ignore this input whenever it is deemed inconvenient.

Many arguments have been made in favor of more accessory units and

October 8, 1997

duplexes, either saying that they will benefit the City or at least that they won't have a negative impact. We cannot know if any of these arguments are valid because the Planning Bureau has not studied these questions. In addition, the people who will be most affected by any increase in the number of accessory units and duplexes, and who have the most real life experience in the possible effects of such an increase, have not been consulted or, if they have been consulted in the recent past, their input is now being ignored.

There is no need to rush into a decision that can have such wide-ranging, long-lasting effects. Representatives of the Planning Bureau have stated that we can absorb 50,000 more residents in Portland under our current zoning. Before any substantial changes in the accessory unit and duplex zoning Code are adopted, there should be much more study and the citizens of this City should have a much greater opportunity for input. Please return this matter to the Planning Bureau so that these studies can be made and the citizens of this City can be consulted.

Thank you for listening.

Sincerely,

A handwritten signature in black ink, appearing to read 'Scott O. Pratt', written over a horizontal line.

Scott O. Pratt
LAURELHURST NEIGHBORHOOD ASSOCIATION
Planning Committee Chair

October 8, 1997

Portland City Council
1220 SW 5th
Room 401
Portland, Oregon 97204

RECEIVED
OCT 9 4 21 PM '97
SARA RA CLARK
CITY OF PORTLAND, OR.
BY _____

Dear Members:

This comment is with regard to the proposed recommendation of the Portland Planning Commission that would allow the change of zoning in the Laurelhurst neighborhood.

The change would allow for "accessory dwelling units" in addition to single family dwellings. While this change may correct some problem or achieve some goal the Commission has it does nothing but cause problems for the "neighborhood" of Laurelhurst that many families have been rebuilding for almost 20 years now.

Even putting that aside the whole concept goes against many things this city has been trying to do as well. The idea of maintaining historic structures or meaningful landmarks.

Are you aware that Laurelhurst was one of the first planned neighborhoods in the city?

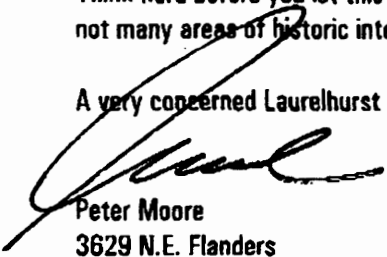
Do you know the age of the homes there? I do not think the founders of Laurelhurst ever envisioned a day when there would be apartment buildings lining Laurelhurst Park.

If there are problems in the park now, and there are, imagine what kinds of problems will be in the park once this zoning change is passed.

My family and I have lived in Laurelhurst for over 24 years. We have raised our three children there and have enjoyed our home and neighborhood. But like many I will have to think carefully about my property value and my quality of life if the area is allowed to change in such a drastic manner. Frankly, the only real power I have as a resident and a voter is to do two things. One change my vote and two leave the area which in turn the city loses an asset, and gains what?

Think hard before you let this happen. There are many areas to do "accessory dwelling units" there are not many areas of historic interest and in-close family neighborhoods.

A very concerned Laurelhurst resident.



Peter Moore
3629 N.E. Flanders
Portland, Oregon 97232



Laurelhurst
Neighborhood Association

1554

171879

**ATTENTION: YOUR VOICE IS URGENTLY NEEDED!
NOW IS THE TIME TO STOP THE INVASION OF
ACCESSORY UNITS
(otherwise known as granny flats, duplexes and detached
units) INTO OUR NEIGHBORHOOD**

WHAT: City Council Hearing on Accessory Dwelling Units
WHEN: Wednesday, October 8, 1997 at 2:00pm
WHERE: The Portland Building, 2nd Floor Auditorium
1120 SW Fifth Avenue
Portland, Oregon

WHY: The Laurelhurst neighborhood has voiced a strong and consistent opposition to threats to our single-family residential zoning. You have voiced your opposition to accessory units/rentals in surveys and in meetings. The Laurelhurst Neighborhood Association Board and Laurelhurst Planning Committee have done all that is possible to accurately reflect this viewpoint. Despite meetings and a letter writing campaign, our concerns about the future of our neighborhood have fallen on the deaf ears of the Portland Planning Commission. The Portland Planning Commission has recommended to the City Council to change the meaning of a single-family residential zoning to include "accessory dwelling units" (rentals). If the City Council adopts this proposal it will be the end of single family residential neighborhoods within the city of Portland. While the Portland Planning Commission does not seem to care what the citizens think, the Portland City Council is sensitive to what we think. After all, their job depends on our vote. They are far more likely to respond to a huge public outcry about this issue. We need as many people as possible to show up and let their feelings be known. The time is now. We must act.

If you are unable to attend, the City Council welcomes and encourages written testimony. It is preferable to file all testimony with the City Clerk prior to or at the hearing on October 8th. However, written testimony will be accepted until 2:00pm on October 14th.
WRITTEN ADDRESS: 1220 SW 5th Room 401, Portland 97204
DROP OFF ADDRESS: 1400SW5th, Room 401, Portland 97204
FAX NUMBER: 823-4571
Call Dick Bogue 234-2349 or Scott O. Pratt 241-5464 or 231-1319 for more information.

DENNIS RUSSELL
4312 S.E. OAK
PORTLAND, OR 97215

OCTOBER 7, 1997

LADIES & GENTLEMEN OF THE PORTLAND CITY COUNCIL:

FOR THE LAST 36 YEARS I HAVE LIVED IN THE LAURELHURST NEIGHBORHOOD. I HAVE RAISED AND EDUCATED A FAMILY OF 6, USING THE FINE SCHOOLS AND SAFE NEIGHBORHOOD OF LAURELHURST. WE HAVE ENJOYED AN EXTREMELY BEAUTIFUL AND WELL KEPT NEIGHBORHOOD THAT, WITH THE HARD WORK OF THE PEOPLE WHO LIVE HERE, HAS BEEN SAFE AND PROTECTED SINCE THE TURN OF THE CENTURY.

LAURELHURST PARK IS A WELL KEPT, LOVELY AREA WHERE CHILDREN CAN PLAY WITH THE KNOWLEDGE THAT THEY WILL BE SAFE AND WATCHED AFTER BY OUR CLOSE BY LAW-ENFORCEMENT PATROLS.

WE HAVE ALL THIS BECAUSE THIS NEIGHBORHOOD IS MADE UP OF HARD WORKING, PROUD, MIDDLE-CLASS PEOPLE WHO CARE.

MANY ADULTS WHO GREW UP HERE ARE NOW MARRIED AND ARE MOVING BACK TO THEIR OLD NEIGHBORHOOD TO RAISE THEIR FAMILY.

NOW I FIND THAT THE PORTLAND PLANNING COMMISSION SEEMS TO FEEL THAT LAURELHURST SHOULD BE CHANGED FROM SINGLE FAMILY ZONING AND ALLOW DEVELOPMENTS TO BUILD APARTMENTS AND ACCESSORY UNITS.

THE FACT THAT THE CENSUS COUNT OF LAURELHURST IS ONE OF THE HIGHEST IN PORTLAND SEEMS TO BE DISREGARDED.

MY QUESTION TO YOU IS WHY ?

WILL APARTMENTS AND SPOT LOTS IMPROVE LIVING CONDITIONS OR LIFE STYLES OF A PROVEN 80 + YEAR OLD NEIGHBORHOOD?

WILL THE GROWING TRAFFIC BECOME LESS OR MORE OF A PROBLEM?

WILL RELATIVELY LOW COST APARTMENT LIVING BRING IN BETTER CITIZENS?

WILL OUR ALREADY LOW CRIME RATE IMPROVE OR WORSEN?

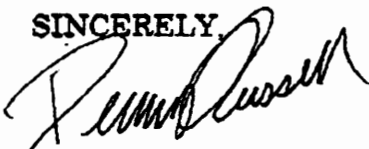
DO THE CITY FATHERS WANT TO PUSH OUT PEOPLE IN CLOSE-IN NEIGHBORHOODS, OUT TO GRESHAM, VANCOUVER, PARKROSE, OREGON CITY?

WE HAVE A BEAUTIFUL JEWEL IN THIS CITY OF PORTLAND; ONE TO POINT TO WITH PRIDE.

PLEASE DON'T TURN YOUR BACKS AND GIVE IN TO DEVELOPERS AND MAKE THIS MISTAKE WITH LAURELHURST.

LIKE THE OLD MAN SAID "IF IT AIN'T BROKE, DON'T FIX IT".

SINCERELY,



DENNIS RUSSELL

#1554

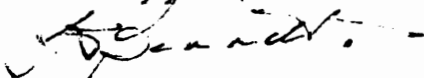
City Council Hearing on Accessory Dwelling Units
The Portland Building, Second Floor Auditorium
1120 SW Fifth Avenue
Portland, Oregon

Dear Council Members,

We are strongly opposed to changing the density rules for determining what is to be included in single family dwelling zoning. We believe that our particular neighborhood know as Laurelhurst should be kept intact not allowing for apartment, "granny flats," or garage conversions for dwelling. Our neighborhood is already more dense than many others because of the small lot sizes.

We have chosen to live here because of the nature of what the longstanding conception has been regarding single family residence zoning and its already high tax base. Even so, we love as it is, and please consider our vote and our preference.

Sincerely yours,

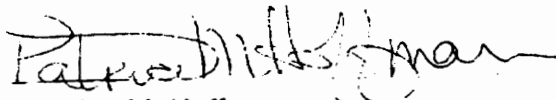


H.C. Bennett
4331 N. E. Davis Street
Portland, Oregon 97213
(503) 239- 5515



Barbara B. Dallas (Bennett)

October 7, 1997



Patrice M. Hoffman
545 N.E. Floral Place
Portland, Oregon 97232
(503) 236-7710