

Good Morning Mayor Hales and Commissioners,

My name is Jo Schaefer and I live at 1603 NE 46<sup>th</sup> Avenue, Portland 97213

Is Micro-Housing with no parking a good idea?

As a community, many of us are concerned about what this will do to our neighborhoods. In Hollywood, there is a new development proposed on a 50 x 100 foot lot, for a 5 floor (4 above ground and 1 basement level) micro apartment building. We heard there would be 10 "Units" in the building. We found out there are 56 bedroom micro apartments ranging in size from 173 – 200 square feet. The "10 units" means that there are shared kitchens (2 per floor), and 1 laundry room. The developer is coming in as a "group home". This building will have no parking, no outside space for renters, no additional storage outside their "bedroom", and no common living room. There is some storage for bicycles, but not nearly enough for all 56 apartments. There is no space allotted for a janitor/cleaning service, and no on site manager. If the thought is that, with no outdoor space they could utilize one of our many city parks. Good luck with that, Normandale is 15 blocks away and Grant Park is 10.

Exactly how does the city define a unit? One would think that a unit would have a common door leading into a defined area outlined by walls that actually enclose each unit. This particular building has an imaginary line on each floor, crossing a long hallway; the front half is one unit and the back half is another unit on each floor.

The demolition and construction for this project will also have a negative impact on the businesses adjacent to it. Mother & Child Education Center, Hollywood Community Acupuncture and the law offices on the street depend on a calming and quiet atmosphere to serve their clients. When we met with the architect and asked about the intrusive nature of the build out, we were told they would only be on site during the normal hours dictated by the city ordinances, in other words M-F 7-5. Which by the way matches the hours of the businesses on this street.

The architect gave the impression that he thought construction would be a minor inconvenience to us. Really? We also felt that the developer had a general disregard for their new neighbors. The adjacent businesses are in

single family houses that are quite a bit lower than the planned micro housing. They will be dwarfed by the new building. There is no staging area and street parking is already nonexistent. Where are the construction supplies and equipment going? Where will the workers park? Who do we contact with issues? The developers are in California and the Architect is from the Seattle area.

How does type of construction qualify under the category of Community Design? Those of us who live here do understand the need for more housing; however we need more thoughtful housing. How does adding 56 plus people into a 50 x100 foot lot qualify as thoughtful?

Allowing this type of development not only seems like an insult to the neighbors, but also a slap in the face to city officials and the other developers who have had to change their plans to accommodate zoning issues and building codes. This developer seems to have found a loop hole in the code calling the development "group housing" and blowing apart the parking guidelines that neighbors, neighborhood businesses and the city set for the rest of us.

According to the 2010 Census, the population of the Hollywood Neighborhood was as follows:

Population	1,578
Acres	142
Population Density	11 persons per square acre
Households	1,028 (91% occupied)
Male Population	782 = 50%
Female Population	796 = 50%
Homeowners	227 = 22%
Renters	705 = 69%

Since then 2 completed projects have added 98 units, a 3<sup>rd</sup> will add 74 units (3 studios, 15 1 bedroom and 56 2 bedroom), the Micro housing project, which is the 4<sup>th</sup> will add 10 more units with a total 56 micro apartments.

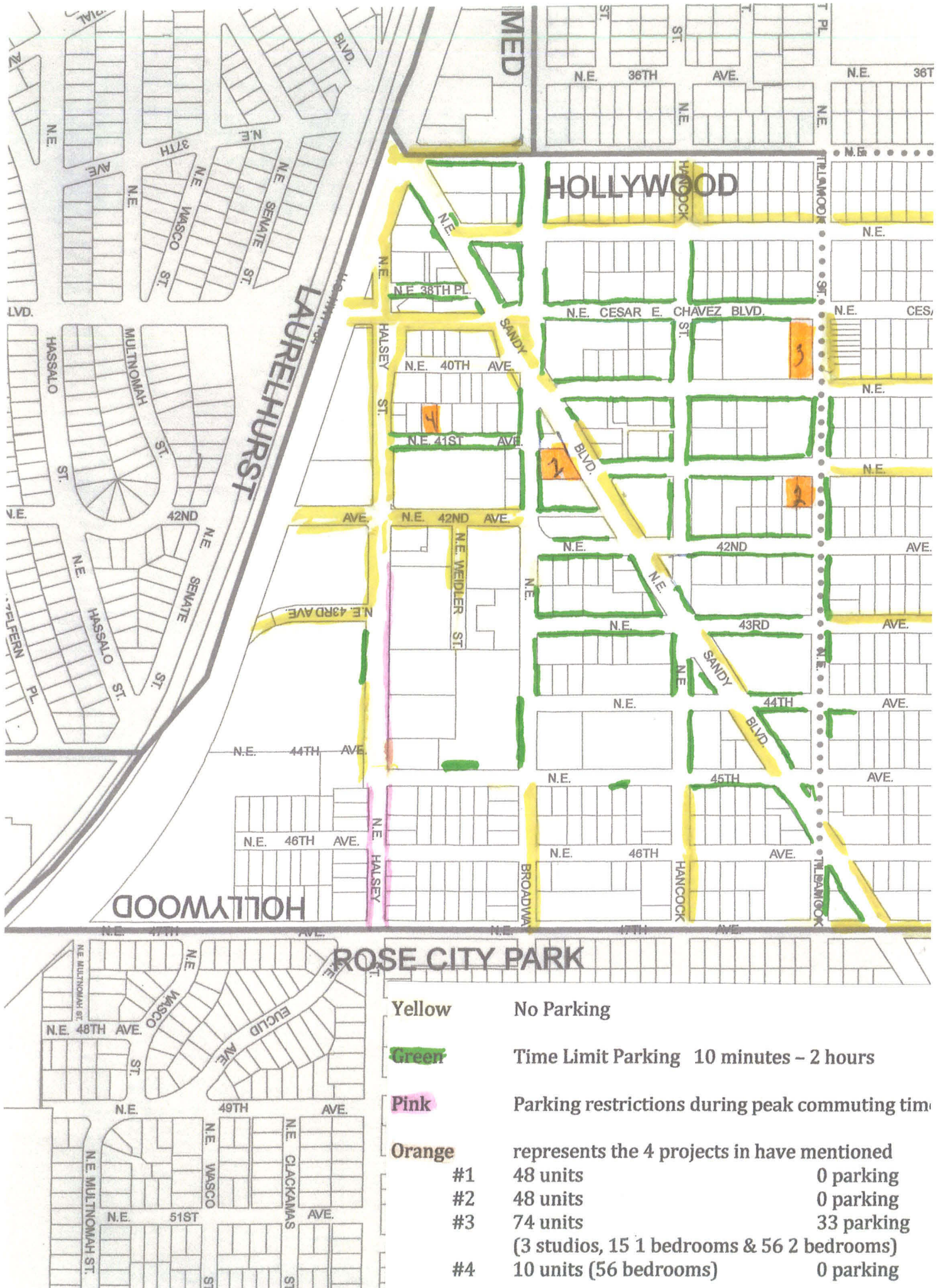
By the time these projects are completed there will be 228 additional households in a 4 block area. One building was required to have 33 off street parking spaces for tenants. Where are the other 129 cars going to park?

Even if we, as a community, welcomed this development, we would ask the city to take an overall look at what is going where? I have included a map of Hollywood and highlighted the streets with current parking restrictions. Yellow = No Parking, Green = Time Limit Parking (10 minutes to 2 hours) and Pink = Restrictions During Peak Commuting Times. The properties highlighted in Orange represent the 4 projects I have mentioned. You can quickly see that they are within 4 blocks of each other. According to studies made by the city 71% of renters own cars. Take a close look at the map. Where, exactly do you propose and/or think those 129 cars are going to park?

We have heard repeatedly that most of these residents will not be using their cars because of the proximity to public transportation. Believe me, those of us who live in Hollywood know that is true, commuters do use Tri-Met and they use our neighborhood as a park and ride station to avoid paying for parking downtown. People have parked on our street so they can take the MAX to the airport so they can take a vacation. Everyone knows there are very few parking patrols and therefore few violators are actually ticketed.

Is this really the way we want our neighborhoods to grow? No input from the neighborhood, neighborhood businesses, property owners or tenants. It seems as though there is little or no regard for those who have worked hard to grow their businesses, live in and enrich our community. Our fear is that if developments like the Micro Housing Projects are allowed with no parking and considered infill, as the city currently views them; they will limit parking options required by the small businesses that make our neighborhood what it is. There are many more 50 x 100 foot lots in our community. The parking guidelines that the community and city so thoughtfully developed are not being applied to this and other micro housing projects.

Please consider not granting building permits until these "micro apartments" are looked at as what they truly are and not as a group home that can bypass the parking requirements.



**Moore-Love, Karla**

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**From:** Moore-Love, Karla  
**Sent:** Thursday, December 12, 2013 3:20 PM  
**To:** Moore-Love, Karla  
**Subject:** FW: Request to speak before City Council  
**Importance:** High

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**From:** Jo Schaefer [mailto:jaschaef@comcast.net]  
**Sent:** Thursday, December 12, 2013 9:37 AM  
**To:** Moore-Love, Karla  
**Cc:** Stoll, Alison; Tamara DeRidder, AICP  
**Subject:** [User Approved] FW: Request to speak before City Council  
**Importance:** High

Good Morning Karla,

My name is Jo Schaefer, I am currently the chair for the Hollywood Neighborhood Association. We have one of the new micro-housing projects slated to go into our neighborhood. I was wondering if it would be possible for me to join Tamara DeRidder, to speak at the January 22nd City Council meeting regarding parking issues

Regards,  
Jo Schaefer – Chair  
Hollywood Neighborhood Association  
503 288-0832 (home)  
503 351-7271 (cell)

12/12/2013




Request of Jo Schaefer to address Council regarding parking issues  
(Communication)

JAN 22 2014

**PLACED ON FILE**

Filed JAN 17 2014

**LaVonne Griffin-Valade**  
Auditor of the City of Portland

By  \_\_\_\_\_

COMMISSIONERS VOTED  
AS FOLLOWS:

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1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		