

Seen a new 1,200 square foot house lately?



Renaissance Homes

Accessory Dwelling Units



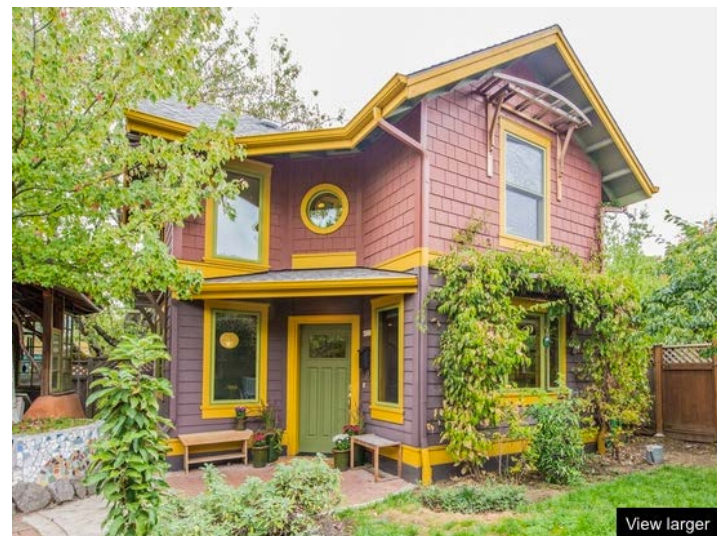
Bruce and Carolyn Nelson's ADU



Martin Brown's ADU



Granger House internal ADU



Sabin Green ADU (Orange Splot LLC)

Internally Dividing Larger Homes



Portland, OR Triplex

Cottage Clusters



Greenwood Avenue Cottages (Ross Chapin)



Danielson Grove (Ross Chapin)

Scaling System Development Charge (SDCs)



Detached Bedrooms



Mother-in-Law unit (Schuyler Smith)



Ruth's Cottages (Orange Splot LLC)

Tiny Homes on Wheels



Built by Portland Alternative Dwellings



Built by Orange Splot LLC

Tiny homes not on wheels



Boneyard Collective in Washington, DC (various builders)

Portlanders love their parks. Why do we let so few people live next to them?

E8 | Sunday, September 14, 2014 | The Oregonian

OPINION

PORTLAND LIVING

Residential density around parks should be increased

ELI SPEVAK
IN MY OPINION

Portlanders love their parks. Why do we let so few people

live next to them?

When Portland makes major public investments in transit corridors, we update zoning to allow more people to live nearby. With neighborhood parks? Apparently not.

Portland's Comprehensive Plan update gives us a rare chance to consider boosting allowable residential densities along our park perimeters. This could be achieved through a simple bump-up from single-dwelling zones to low-density multidwelling zones. Logical exceptions could be made for very small parks, situations where park fences block direct access from adjoining parcels, and sensitive natural areas.

In addition to letting more people live next to parks, this change could increase park safety by having more people's eyes on them. It could help meet equity goals by creating

the opportunity for smaller and less expensive homes near parks. And parks offer adjoining property owners supplemental open space and visual expanse, even if personal yards are modest in size.

When parks and residential developments are designed concurrently, increasing residential densities along their edges is common practice. McCoy Park at the heart of New Columbia in North Portland is one local example. There, higher density multifamily buildings surround the park, dropping down to less dense, detached homes one-half to a full block from the park edge.

But with older parks the story is quite different. Using the recently released Comprehensive Plan's map app, I did a quick review of zoning along the perimeters of all 24 parks with playgrounds in Northeast Portland and found that the average park in this group is a little over 70 percent surrounded by sin-



McCoy Park in North Portland is surrounded by multifamily buildings.

THE OREGONIAN

gle dwelling zoning. Half of these parks are entirely surrounded by single-dwelling zones (including Grant, King School, Knott, Merrifield, Rose City, Wellington and Wilshire). Three quarters are at least 70 percent surrounded (including Alberta, Argay, Fernhill, Irving and Woodlawn). Just four parks are entirely surrounded by non-single-dwelling zoning (Buckman Field, Mallory Meadows, Montavilla and Oregon). And when brand-new parks are created (such as Khunamokwst Park in Cully, now under construction), abutting properties are rarely rezoned.

All of this seems like a missed opportunity to increase the public value of our park system.

This idea hasn't (yet) made its way into the Comprehensive Plan map, despite being suggested by the Residential Development and Compatibility Policy Expert Group well over a year ago and studied in-house by bureau planners. Since citywide reviews of zoning maps

are exceedingly rare, the only practical chance to address this issue for the next couple of decades is probably through the comprehensive planning process now underway.

Draft Comprehensive Plan Goal 8.H calls for "All Portlanders (to) have safe, convenient, and equitable access to high quality parks, natural areas, trails, and recreational opportunities in their daily lives." Two complementary ways of achieving this goal:

- Create and maintain a wonderful system of parks and natural areas.
- Create opportunities for people to live near them.

We already do a pretty good job at the first. Now let's work on the second.

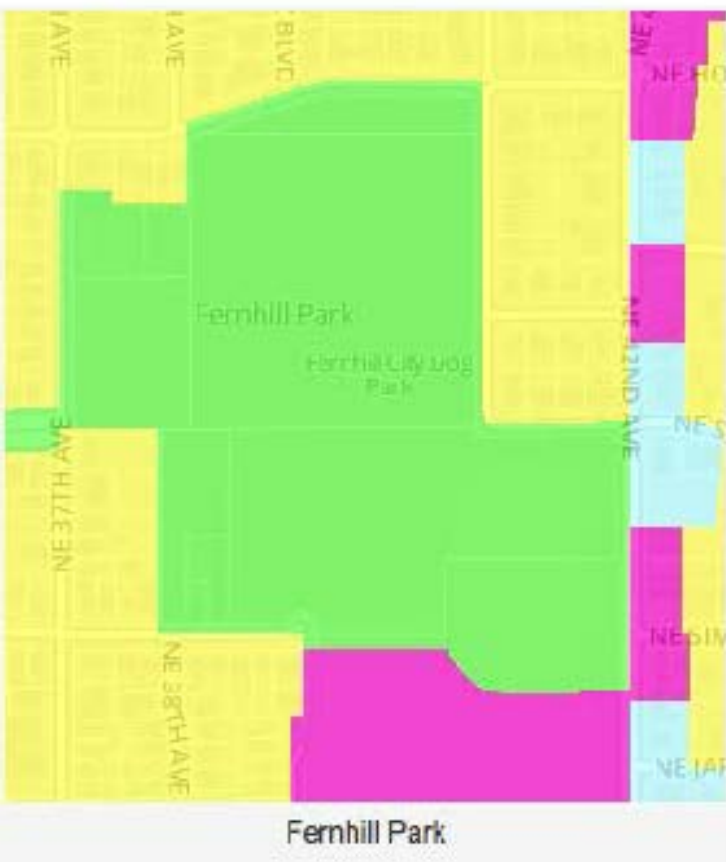
Eli Spevak founded Orange Splot LLC, a housing development company and general contractor with a mission to pioneer new models of community-oriented, affordable, green housing in Portland.

Land Use Designations

- Open Space
- Farm and Forest
- Single - Dwelling 20,000
- Single - Dwelling 10,000
- Single - Dwelling 7,000
- Single - Dwelling 5,000
- Single - Dwelling 2,500
- Multi - Dwelling 3,000
- Multi - Dwelling 2,000
- Multi - Dwelling 1,000
- High - Density Multi - Dwelling



Wilshire Park



Fernhill Park



Colonel Summers Park



Peninsula Park

Moore-Love, Karla

From: Eli Spevak <eli@aracnet.com>
Sent: Monday, September 15, 2014 3:37 PM
To: Moore-Love, Karla
Cc: Alpert, Josh; Reyes, Cindy
Subject: [Approved Sender] Re: [Approved Sender] Re: Council communications

I'll take the slot. Thanks! Eli

On Sep 15, 2014, at 2:48 PM, "Moore-Love, Karla" <Karla.Moore-Love@portlandoregon.gov> wrote:

Hello Eli,

You never replied back but, if October 29th will work for you I have that spot available and will consider you confirmed.

Communications are the first item on the official agenda and we start at 9:30 a.m. You will have three minutes to address the Council but you may also submit written material, please provide seven copies.

Note – Communications allow the Council to hear of issues that interest our citizens but does not allow an opportunity for dialogue.

Council takes place at City Hall, 1221 SW 4th Ave., 2nd floor, Council Chambers.

Please let me know if you are not able to keep this appointment otherwise, we will see you on Wednesday, October 29th.

Regards,
Karla

Karla Moore-Love | Council Clerk
City of Portland | Office of the City Auditor
1221 SW 4th Ave Rm 130
Portland OR 97204-1900
email: Karla.Moore-Love@portlandoregon.gov
phone:503.823.4086
Clerk's Webpage: www.portlandoregon.gov/auditor/councilclerk

From: Eli Spevak [<mailto:eli@aracnet.com>]
Sent: Monday, September 15, 2014 10:13 AM
To: Moore-Love, Karla
Cc: Alpert, Josh; Reyes, Cindy
Subject: [Approved Sender] Re: Council communications

Hi Karla,

Did we ever pin this down? Oct. 29th still works for me if there's an opening then. If you haven't seen it, the Oregonian just printed a guest column letter I sent in on the density & parks issue ([link here](#)). I might also use a minute of time for a broader pitch on zoning code ideas to increase the palette of housing choices in our residential zones.

Cheers,
- Eli

On Sep 4, 2014, at 8:31 AM, Moore-Love, Karla <Karla.Moore-Love@portlandoregon.gov> wrote:

Hello Eli,

Our next available Communications spot is not until Wednesday, October 22nd but, Mayor Hales will be absent. October 29th is also available and currently all members of Council are expected to attend.

Let me know which date you prefer.

Regards,
Karla

Karla Moore-Love | Council Clerk
City of Portland | Office of the City Auditor
1221 SW 4th Ave Rm 130
Portland OR 97204-1900
email: Karla.Moore-Love@portlandoregon.gov
phone: 503.823.4086
Clerk's Webpage: www.portlandoregon.gov/auditor/councilclerk

From: Reyes, Cindy
Sent: Wednesday, September 03, 2014 4:49 PM
To: Eli Spevak
Cc: Moore-Love, Karla; Alpert, Josh
Subject: RE: Council communications

Hi Eli,

I have cc'd Karla Moore-Love, who is Council Clerk, to assist you with this matter.

Best,

Cindy Reyes

Constituent Services Specialist
Office of Mayor Charlie Hales | City of Portland
1221 SW 4th Ave., Suite 340 | Portland, OR 97204
E: cindy.reyes@portlandoregon.gov
P: 503-823-4142
www.portlandoregon.gov/mayor

From: Alpert, Josh
Sent: Wednesday, September 03, 2014 4:42 PM

To: Eli Spevak; Reyes, Cindy
Subject: Re: Council communications

Hey Eli- meet Cindy Reyes- Cindy works our front desk and can help connect with the Council Clerk. Cindy, can you help Eli please? Thanks!

Sent from my iPhone

On Sep 3, 2014, at 4:37 PM, "Eli Spevak" <eli@aracnet.com> wrote:

Hi Josh,

Who do I contact to sign up for a council communication at an upcoming meeting? I'd like to get on the agenda for a 3-min. presentation re: residential densities on properties abutting neighborhood parks. I'd be free for the upcoming 9/10 council meeting. I could probably be available for future meetings too if that one's all booked up, but would need to check my schedule to confirm. I'd also be happy to share more info. on what I'd like to share if that would be helpful.

Thanks,
- Eli

Eli Spevak
Orange Splot LLC
4751 NE Going St.
Portland, OR 97218
eli@aracnet.com
(503) 422-2607

1113

Request of Eli Spevak to address Council regarding residential densities on properties abutting neighborhood parks (Communication)

OCT 29 2014

PLACED ON FILE

OCT 24 2014

Filed _____

LaVonne Griffin-Valade
Auditor of the City of Portland

By *Susan Parsons*

COMMISSIONERS VOTED AS FOLLOWS:		
	YEAS	NAYS
1. Fritz		
2. Fish		
3. Saltzman		
4. Novick		
Hales		