

On Fri, Jun 19, 2015 at 2:06 PM, Brian K. Smith <[brian.k.smith@gmail.com](mailto:brian.k.smith@gmail.com)> wrote:

Hi Planning and Sustainability Commission,

I'd like to offer support for whatever efforts you can make to improve the options for moderate density housing, which feels like a big missing piece in the current development landscape.

I will be referencing the diagram and terminology from <http://missingmiddlehousing.com/> .

I live at 924 NE 65th Ave. in the North Tabor neighborhood. We have a variety of housing stock in the neighborhood that was built before the building code changed to solidify the divide between single family homes (SFH) and large apartment complexes. Because we have some R2.5 and are close to the NE 60th Ave MAX station with a special overlay, we also have some nearby examples of more recent infill development templates. Finally, we are in the process of developing a backyard ADU, which has exposed me to many of the details of that piece of the housing puzzle.

When I think about these issues, I often do so in the context of the lot next door at 914 NE 65th Ave. This is a double lot (100x100). When we moved into our house five years ago 914 was in rather poor condition. It was redeveloped and is currently very nice, but if we were one block over in the R2.5 there may have been a different outcome. I think about what would I be happy to see on that lot next door. (These are lots 1600 and 1700 near the middle of <http://www.portlandoregon.gov/bps/index.cfm?&a=55734>)

The style of development I would be most happy to see next door is a one to 1.5 story garden courtyard apartment/condo/co-housing situation. That would fit well with the existing structures nearby, not block a ton of light, give residents and neighbors some green space to enjoy and increase the number of people housed on the lot by a factor of four or five. I would be ok with anything in the range of duplex up to 2.5 story townhouse/multiplex.

The units nearby at NE 63rd and NE Oregon ( [https://www.google.com/maps/@45.528407,-122.598666,3a,75y,74.87h,92.05t/data=!3m7!1e1!3m5!1sEMGcfErz4NPgTNVY0BoQ0Q!2e0!6s%2F%2Fgeo2.ggpht.com%2Fcbk%3Fpanoid%3DEMgcfErz4NPgTNVY0BoQ0Q%26output%3Dthumbnail%26cb\\_client%3Dmaps\\_sv.tactile.gps%26thumb%3D2%26w%3D100%26h%3D80%26yaw%3D99.330139%26pitch%3D0!7i13312!8i6656](https://www.google.com/maps/@45.528407,-122.598666,3a,75y,74.87h,92.05t/data=!3m7!1e1!3m5!1sEMGcfErz4NPgTNVY0BoQ0Q!2e0!6s%2F%2Fgeo2.ggpht.com%2Fcbk%3Fpanoid%3DEMgcfErz4NPgTNVY0BoQ0Q%26output%3Dthumbnail%26cb_client%3Dmaps_sv.tactile.gps%26thumb%3D2%26w%3D100%26h%3D80%26yaw%3D99.330139%26pitch%3D0!7i13312!8i6656) ) are nicer than many other developments of similar density, but are a little denser/closer to the lot line than I would be excited about having next door.

The Binford Garden Townhomes a little ways north of here are another example of the kind of moderately denser development that has stopped being built but I would be happy to live next to.

In terms of ADU restrictions, the two biggest frustrations with our current project were the 18' height and the five feet from the lot line restrictions. For the height, 18' was too short for a two-story unit with a ground floor at the same elevation as the main house. This was an important design goal for me to improve wheelchair accessibility, as I have wheelchair bound family members, so we did get a height variance. I think if the limit were increased to 22' it would make

many more perfectly reasonable two-story designs viable.

For the 5' from lot line, it was frustrating because we are replacing an existing garage structure that is 6" (yes, inches) and 3' from the line at a four corner border where there are three other garages at a similar distance. While we probably could have received a variance in this scenario if time and money were no object, we were able to work with the architect to figure out a solution that works for us within the 5' restriction. I wonder how many others have not been able to do so. I think a rule that an ADU could freely encroach within 2' of the lot line for no more than 10% of the total linear feet of lot boundary (or something like that) would give a little more flexibility in placement without dominating the neighbors.

I applaud your efforts to help more people live in the same amount of space harmoniously, affordably, safely, and comfortably.

Cheers,  
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