

Parsons, Susan

From: Paul Obias <paul.obias@neilkelly.com>
Sent: Tuesday, November 24, 2015 7:08 AM
To: Council Clerk – Testimony
Subject: Accessory Structures Ammendments

Dear honorable Councilmen,

We are pleased to see such efforts being made on behalf of Portland homeowners and applaud the action to update the current zoning code.

As a residential contractor of Portland I constantly find myself in a situation with frustrated home owners over not being able to replace a 1900's-50's dilapidated detached garage or out building due to its original location being on or in the zoning setbacks. Owners are usually faced with 2 options either watch it decay or apply for property adjustments that may cost thousands in fee's and are not guaranteed approval. The zoning amendments will allow owners more flexibility to remove hazardous structures and greatly improve neighborhoods and property values as well as bring in a good amount of funding to PDX BDS.

Come December 2 please vote in favor for this amendment our neighborhoods are depending on you. Coordinator

Thank you again.

Respectfully

Paul Obias, Project Coordinator

Cell: 360-553-5927

Office: 503-335-9271 ext271

NKC/ Project Coordinator

Neil Kelly DESIGN/BUILD REMODELING | CUSTOM HOMES | CABINETS
HANDYMAN SERVICES | HOME PERFORMANCE | SOLAR



Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:04 AM
To: Chris Smith
Cc: Council Clerk – Testimony
Subject: RE: Accessory Structures and ADU setbacks

Dear Chris,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Chris Smith [mailto:chris@chrissmith.us]
Sent: Tuesday, November 17, 2015 10:33 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fish <nicholas.fish@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>
Cc: Andre' Baugh (pscpdxbau@gmail.com) <pscpdxbau@gmail.com>; Mike Houck <mikehouck@urbangreenspaces.org>; Katherine Schultz (psckatherine@gmail.com) <psckatherine@gmail.com>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; Zehnder, Joe <Joe.Zehnder@portlandoregon.gov>; Nameny, Phil <Phil.Nameny@portlandoregon.gov>; Alpert, Josh <Josh.Alpert@portlandoregon.gov>; Finn, Brendan <Brendan.Finn@portlandoregon.gov>; Warner, Chris <Chris.Warner@portlandoregon.gov>; Crail, Tim <Tim.Crail@portlandoregon.gov>; Schmanski, Sonia <Sonia.Schmanski@portlandoregon.gov>
Subject: Accessory Structures and ADU setbacks

Members of City Council,

I was pleased to vote unanimously with my Planning and Sustainability Commission colleagues to recommend the Accessory Structures zoning package to you. It provides a much-needed rationalization of regulations for structures other than principal residences.

One guiding light for me in this project was the idea that it should be as easy to build a structure to house people as it is to build one to house automobiles.

That's why I was dismayed today to hear that there may be an amendment proposed to increase setbacks for ADUs, once again making it easier to build a garage for a car, than a home for people.

I would strongly urge you not to adopt such an amendment. In my view it has no basis in sound policy, and in this time of housing crisis we don't need regulations to make creating new housing units more difficult.

Thank you.

Chris Smith
Planning and Sustainability Commission

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:53 AM
To: Chris Smith; Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz; Commissioner Novick
Cc: Andre' Baugh (pscpdxbau@gmail.com); Mike Houck; Katherine Schultz (psckatherine@gmail.com); Anderson, Susan; Zehnder, Joe; Nameny, Phil; Alpert, Josh; Finn, Brendan; Warner, Chris; Crail, Tim; Schmanski, Sonia; Eli Spevak; Council Clerk – Testimony
Subject: RE: Accessory Structures and ADU setbacks

Dear Chris,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Chris Smith [mailto:chris@chrissmith.us]
Sent: Wednesday, November 18, 2015 3:04 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>
Cc: Andre' Baugh (pscpdxbau@gmail.com) <pscpdxbau@gmail.com>; Mike Houck <mikehouck@urbangreenspaces.org>; Katherine Schultz (psckatherine@gmail.com) <psckatherine@gmail.com>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; Zehnder, Joe <Joe.Zehnder@portlandoregon.gov>; Nameny, Phil <Phil.Nameny@portlandoregon.gov>; Alpert, Josh <Josh.Alpert@portlandoregon.gov>; Finn, Brendan <Brendan.Finn@portlandoregon.gov>; Warner, Chris <Chris.Warner@portlandoregon.gov>; Crail, Tim <Tim.Crail@portlandoregon.gov>; Schmanski, Sonia <Sonia.Schmanski@portlandoregon.gov>; Eli Spevak <eli@aracnet.com>; Council Clerk – Testimony <CCTestimony@portlandoregon.gov>
Subject: Re: Accessory Structures and ADU setbacks

Members of City Council,

I had the opportunity to review the video of your session on Accessory Structures this morning, and appreciate that my concerns were raised. In general I agree with the testimony of Eli Spivak and Kol Peterson. In addition I would make three points:

1) The production of legal, permitted ADUs is as close to an unalloyed good for housing as we are likely to find in Portland. These are compact, sustainable, generally affordable homes that have been demonstrated to be compatible with existing single family neighborhoods. We should be encouraging these as much as we can. The alternative for owners of single family homes to increase the monetization of their property is demolition and

development of an even larger single family home, which contradicts our sustainability and affordability goals, and is often objected to by neighbors.

2) I appreciate the concern about absorption of ADUs in the short-term market. While it's important to understand what's happening here, and perhaps to amend (and enforce) our short-term rental regulations, this is a concern related to the **current** market. ADUs built now will have at least a 50-year life, and even if used for short-term rentals during part of their life, may well be available for longer term housing during much of their life.

3) While I respect Commissioner Fritz' concern about development to the property line, I disagree sharply that addressing it should be based on the contents of the structure rather than its height and mass. A garage built to the property line has the same impact on neighbors as an ADU of the same height and size built to the property line. Portland is a city where parking is often free and housing is expensive. Regulations that favor cars over people are one of the reasons this is true, and we should remove hidden subsidies like the one the proposed amendment would perpetuate.

I renew my opposition to the amendment.

Thank you.

Chris Smith
Planning and Sustainability Commission

On Tue, Nov 17, 2015 at 10:32 PM, Chris Smith <chris@chris-smith.us> wrote:

Members of City Council,

I was pleased to vote unanimously with my Planning and Sustainability Commission colleagues to recommend the Accessory Structures zoning package to you. It provides a much-needed rationalization of regulations for structures other than principal residences.

One guiding light for me in this project was the idea that it should be as easy to build a structure to house people as it is to build one to house automobiles.

That's why I was dismayed today to hear that there may be an amendment proposed to increase setbacks for ADUs, once again making it easier to build a garage for a car, than a home for people.

I would strongly urge you not to adopt such an amendment. In my view it has no basis in sound policy, and in this time of housing crisis we don't need regulations to make creating new housing units more difficult.

Thank you.

Chris Smith
Planning and Sustainability Commission

Parsons, Susan

From: Joe Robertson <jdr.contracting@frontier.com>
Sent: Tuesday, November 24, 2015 12:28 PM
To: Council Clerk – Testimony
Cc: Hales, Mayor; Commissioner Fish; Commissioner Fritz; Novick, Steve; Commissioner Saltzman
Subject: Accessory Structure Zoning Code Update and Amanda Fritz's proposed amendment

Mayor Hales and Commissioners,

Regarding the amendment that Amanda Fritz has submitted to the Recommended Draft for the Accessory Structures Zoning Code Update (agenda item #1198): While Commissioner Fritz may have good intentions, I strongly feel she is misguided and this amendment has some far-reaching effects in terms of where ADUs may be allowed. Specifically, she has asked that ADUs NOT be included in the special setback allowance in the R7, R5, and R2.5 zones. This means that ADUs must meet the side and rear setback requirements, even if they meet the size, bulk and height limitations that would allow garages and other accessory structures to be placed in the side and rear setbacks.

Currently the code allows for existing garages built within the setback to be converted to ADUs. Her amendment would disallow all garage conversions within the setback (which are currently allowed), and not give any regulatory (setback) incentive for small sized ADUs. This amendment would effectively drive everyone towards building 800 sq ft ADUs instead of 500 sq ft ADUs. This is a bad direction for the City to go. Her concern seems to be that she doesn't want ADUs closer than 5' to her adjoining property line. This is faulty reasoning, because garages and any other use of an Accessory Structures can still be built within the setbacks to her adjoining property.

The Task force of planning officials and volunteers of concerned citizens have spent months developing this code amendments and vetting them to the public through the normal appropriate process. I have been to several of those meetings and have never heard any negative response from neighborhoods, and citizens. Also, I was at the planning commission meeting where they passed it unanimously with no negative comments from the attendees.

In light of the City's "Affordable Housing Crisis" Accessory Dwellings contribute beautifully to this issue by providing creative, appealing, energy efficient, and AFFORDABLE housing in our neighborhoods without increasing the need for increasing infrastructures. It seems to me that now is not the time to make Accessory Dwellings more restrictive, and less affordable. Please vote no to Ms. Fritz's amendment and pass the Accessory Structures Zoning Code Update as thoughtfully written by the Planning Department.

Thank you for your consideration,

Joe Robertson



This email has been checked for viruses by Avast antivirus software.

www.avast.com

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:01 AM
To: Mike Houck
Cc: Council Clerk – Testimony
Subject: RE: Accessory Structures and ADU setbacks

Dear Mike,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

-----Original Message-----

From: Mike Houck [<mailto:mikehouck@urbangreenspaces.org>]
Sent: Tuesday, November 17, 2015 10:56 PM
To: Chris Smith <chris@chrissmith.us>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Novick <novick@portlandoregon.gov>; Andre' Baugh (pscpdxbau@gmail.com) <pscpdxbau@gmail.com>; Katherine Schultz (psckatherine@gmail.com) <psckatherine@gmail.com>; Anderson, Susan <Susan.Anderson@portlandoregon.gov>; Zehnder, Joe <Joe.Zehnder@portlandoregon.gov>; Nameny, Phil <Phil.Nameny@portlandoregon.gov>; Alpert, Josh <Josh.Alpert@portlandoregon.gov>; Finn, Brendan <Brendan.Finn@portlandoregon.gov>; Warner, Chris <Chris.Warner@portlandoregon.gov>; Crail, Tim <Tim.Crail@portlandoregon.gov>; Schmanski, Sonia <Sonia.Schmanski@portlandoregon.gov>
Subject: Re: Accessory Structures and ADU setbacks

I second Chris' concern and position. If we're in a housing crisis, which we certainly are, then we need more tools and policies to address the lack of affordable housing, including opportunity for people to remain in their home and simultaneously offer less expensive rental opportunities.

We spent a significant amount of time in this evening's PSC hearing discussing lack of affordable housing and gentrification/involuntary displacement. The upshot was we lack the tools to effectively combat these problems. The last thing we need is taking the few tools available to us away or weakening them.

Mike Houck
PSC Member

Sent from my iPhone

Mike Houck, Director
Urban Greenspaces Institute
503-319-7155
mikehouck@urbangreenspaces.org

> On Nov 17, 2015, at 10:32 PM, Chris Smith <chris@chrissmith.us> wrote:

>

> Members of City Council,

>

> I was pleased to vote unanimously with my Planning and Sustainability Commission colleagues to recommend the Accessory Structures zoning package to you. It provides a much-needed rationalization of regulations for structures other than principal residences.

>

> One guiding light for me in this project was the idea that it should be as easy to build a structure to house people as it is to build one to house automobiles.

>

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>

> I would strongly urge you not to adopt such an amendment. In my view it has no basis in sound policy, and in this time of housing crisis we don't need regulations to make creating new housing units more difficult.

>

> Thank you.

>

> Chris Smith

> Planning and Sustainability Commission

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:56 AM
To: Jack Barnes
Cc: Council Clerk – Testimony
Subject: RE: Accessory Structures Project

Dear Jack,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Jack Barnes [mailto:jack@jackbarnesarchitect.com]
Sent: Wednesday, November 18, 2015 8:15 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregongov.onmicrosoft.com>
Subject: Accessory Structures Project

Dear Mayor & Commissioners,

I understand that this week you will be considering an amendment to the Accessory Structures Zoning Code Update. This amendment, proposed by Commissioner Fritz, would disallow the construction of Accessory Dwellings (ADUs) in the side & rear setbacks. I urge you to reconsider the code update without this amendment, or open up the item for public testimony.

My office is currently designing multiple ADU projects and we have completed many over the last few years. Many of these projects have required a "Setback Adjustment" process, which requires Design Review. This is a lengthy and costly process, and surely requires an immense amount of BDS staff time.

We have been looking forward to these coming code changes for several months, and feel that this particular item (allowing a small ADU to be built into the setback) is the most important of the proposed changes, since it rightly gives all accessory structures the same treatment and requirements.

Thank you,
Jack Barnes

Jack Barnes

Architect • [CPHC](#) • [SHP](#)

JACK BARNES ARCHITECT, P.C.

615 SE Alder Street, #304

Portland, OR 97214

Tel: 503.232.1620

www.jackbarnesarchitect.com

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:57 AM
To: Eli Spevak
Cc: Council Clerk – Testimony
Subject: RE: Accessory Structures testimony

Dear Eli,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Eli Spevak [mailto:eli@aracnet.com]
Sent: Wednesday, November 18, 2015 12:23 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregongov.onmicrosoft.com>
Cc: Nameny, Phil <Phil.Nameny@portlandoregon.gov>; Wood, Sandra <Sandra.Wood@portlandoregon.gov>
Subject: Accessory Structures testimony

Mayor Hales and City Commissioners,

Attached, please find my testimony for the upcoming City Council meeting on proposed code changes for detached accessory structures. Thank you for your review and consideration.

- Eli Spevak

November 17, 2015

Portland City Council
1221 SW 4th Avenue
Portland, OR 97204

Re: Accessory Structures Project – Proposed amendment

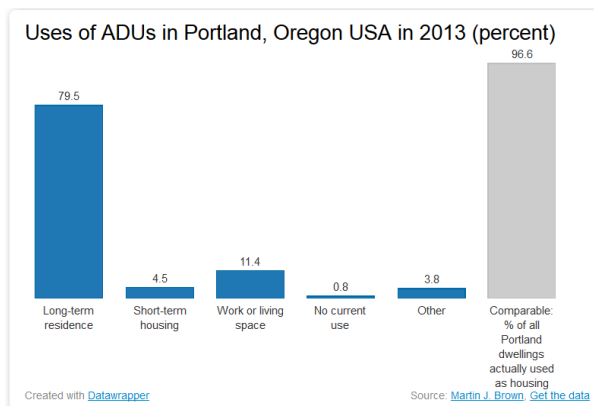
Mayor Hales and Members of Portland's City Council,

I strongly encourage City Council to pass the accessory structure code update package as recommended unanimously by the Planning Sustainability Commission – *without* an amendment that singles out ADUs as ineligible uses of small, 1-story detached structures in setbacks.

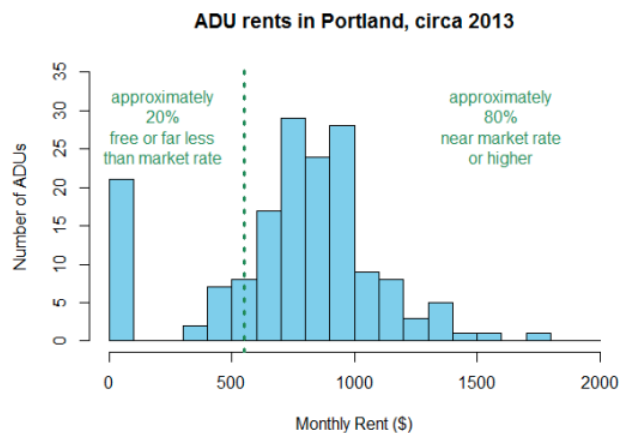
Portland is experiencing a housing emergency for people, not for cars. For decades, detached accessory structures meeting height and size limits have been allowed to abut property lines if they meet the definition of 'garage'. This proposed code update would, among other things, allow that same structure type to be used as a small, discreet, home. That's exactly what we should be doing to create affordable, in-fill housing opportunities for smaller households. Yet an 11th hour amendment – following months of public process – would block this chance to create exactly the type of ADUs current regulations have thus far stifled: small, 1-story homes tucked into sides and corners of lots where otherwise a garage might have been.

Based on comments from the first city council meeting on this topic, a couple findings from a 2013 DEQ survey of 290 Portland ADUs might be helpful in grounding discussions of how ADUs actually get used:

(1) Just because Portland has simultaneously seen growth in ADU development and growth in short term rentals *does not mean* that ADUs are used primarily as short term rentals. That's a fallacy unsupported by data. The only statistically significant local data that exists comes from DEQ's survey, which found that nearly 80% of ADUs were used as long-term residences and 4.5% were used as short-term rentals. Although it would be reasonable to infer from recent trends that these percentages may have changed somewhat, it would be extreme conjecture to suddenly assume that a high percentage of ADUs are used as short term rentals.



(2) ADUs play an important role in providing market-based affordable housing within existing neighborhoods. Nearly 20% of ADUs are rented out for free or far below market rates – without any ongoing public subsidy. These ADUs are providing extremely affordable housing for people who would, almost certainly, be paying rent if they lived anywhere else. And even ADUs rented at full market rates of around \$1,000/month are relatively affordable compared with (larger) single family homes in the same neighborhood.



Locating ADUs where garages could otherwise go is a perfect way to discreetly slip them in, providing much-needed affordable homes within Portland's single dwelling zones. Please support the *original* accessory structure code update proposal.

Sincerely,

Eli Spevak
Orange Splot LLC

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:46 AM
To: Sarah MA
Cc: Council Clerk – Testimony
Subject: RE: Accessory Structures Zoning Code adjustments

Dear Sarah,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Sarah MA [mailto:redheronn@gmail.com]
Sent: Thursday, November 19, 2015 4:52 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>
Subject: Accessory Structures Zoning Code adjustments

Dear Council Members,

I am writing to encourage you to pass the proposed Accessory Structures Zoning Code as originally written and exclude the proposed amendment from Commissioner Fritz which would cripple one of the greatest benefits to ADU structures. I am an architect by profession who works primarily in the mixed-use multi-family housing market. While I am unlikely to be personally impacted by these decisions I believe passionately in affordable housing, urban design and most importantly the value of variety in zoning allowances for individuals to meet all the range of needs that people have in our city.

Many others have already professed eloquent arguments regarding the zoning code and amendments, I would like to add my voice to theirs.

Best,
Sarah A Larsen

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“We can't be perfect so let's just be awesome.”
- Daniella Steiner

Parsons, Susan

From: Lamar, Dylan <dylan@greenhammer.com>
Sent: Tuesday, November 24, 2015 10:22 AM
To: Council Clerk – Testimony; Commissioner Saltzman; Novick, Steve; Commissioner Fritz; Commissioner Fish; Hales, Mayor
Subject: ADU's mean Affordability. Limit Leaf Blowers, not backyard housing options.

Dear Commissioners,

I'm writing to encourage you to:

Support the Accessory Structures Zoning Code Updates but,
DO NOT support Commissioner Fritz's proposed amendment.

As an architect and homeowner, I feel that accessory dwellings meeting certain size limitations built in backyard setbacks pose much less of a disturbance to the neighborhood than Mr. Jones with his leaf blower. But more importantly, restricting ADU's in setbacks means dramatically limiting the amount of affordable housing we can add to the city fabric. It also limits the ability of homeowners to accommodate an aging parent or college student affordably.

Please recognize the role of the ADU as an informal affordable housing option, as other great cities such as Vancouver BC have done.

Sincerely,
Dylan Lamar

--

Dylan Lamar
Architect | Energy Consultant
Green Hammer
(503) 804-1746 x 102
www.greenhammer.com

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:47 AM
To: Mark Timby
Cc: Council Clerk – Testimony
Subject: RE: Accessory Structures Zoning Code Updates

Dear Mark,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Mark Timby [mailto:marktimby@gmail.com]
Sent: Thursday, November 19, 2015 1:56 PM
Subject: Accessory Structures Zoning Code Updates

Yea on the original code changes, nay on Fritz's amendment

-from an Arbor Lodge homeowner in the process of designing an ADU.

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:07 AM
To: Abby Schwalb
Cc: Council Clerk – Testimony
Subject: RE: ADU Amendment

Dear Abby,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Abby Schwalb [mailto:abby.schwalb@gmail.com]
Sent: Tuesday, November 17, 2015 9:13 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregongov.onmicrosoft.com>
Subject: ADU Amendment

Dear Commissioners,

I'm writing to let you know that I do not support Amanda Fritz's amendment regarding ADU set backs and I do support the original accessory structure zoning code updates as submitted by the Bureau of Planning and Sustainability which have had extensive review and support.

Please do not accept this amendment.

Thank you,

Abby Schwalb

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:15 AM
To: Lucas Gray
Cc: Council Clerk – Testimony
Subject: RE: ADU amendment

Dear Lucas,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Lucas Gray [mailto:lucas@propelstudio.com]
Sent: Tuesday, November 17, 2015 7:37 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>
Subject: ADU amendment

The amendment that commissioner Fritz just proposed is not in the best interest of the city. We should be incentivizing ADUs as a means to increase density and affordable housing. This amendment makes it more difficult to build ADUs, and pushed people to build bigger ones.

Also, the zoning code should be dictating size and locations that structures can go. If a garage can be in the setback, so should an ADU of equal size. Excluding one building type but not others makes no sense and is just additional complication of the code for no benefit or reason. We should be simplifying the code at all costs, to make it simpler and easier to construct ALL accessory structures regardless of use. We want all accessory structures to abide by the same rules that dictate size, height, and location. One code to rule them all, and in the darkness bind them.

Also, I think it is terrible policy for our zoning code to dictate style. There should be no language about matching the style of the existing house, regardless of the size of ADU. If someone wants a modern ADU but owns a poorly designed post war style house they shouldn't have to match the style no matter what size the ADU is. They should be allowed to build what they want on their personal property. Dictating style is overstepping the bounds of government regulation (and I'm a democrat!). Protecting the health safety and welfare of the

public is the goal of the zoning code. Aesthetics has nothing to do with those things and all style limitations should be removed.

Thanks.

Sincerely
Lucas Gray

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:29 AM
To: alvernon54@comcast.net
Cc: Hottman, Sara; Council Clerk – Testimony
Subject: RE: ADU Multnomah County property tax outrageous money grab causing serious financial harm

Dear Anne,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Hottman, Sara
Sent: Friday, November 20, 2015 3:45 PM
To: Washington, Mustafa <Mustafa.Washington@portlandoregon.gov>
Subject: FW: ADU Multnomah County property tax outrageous money grab causing serious financial harm

[Constituent concern.](#)

From: Anne-Louise Vernon [<mailto:alvernon54@comcast.net>]
Sent: Friday, November 20, 2015 3:30 PM
To: Hottman, Sara <Sara.Hottman@portlandoregon.gov>
Subject: Fwd: ADU Multnomah County property tax outrageous money grab causing serious financial harm

Begin forwarded message:

From: Anne-Louise Vernon <alvernon54@comcast.net>
Subject: ADU Multnomah County property tax outrageous money grab causing serious financial harm
Date: November 20, 2015 at 3:26:01 PM PST
To: mayorcharliehales@portlandoregon.gov

Dear Mayor Hales,

I just bought a house on SE. Glenwood St. in Portland. The previous owner had recently converted the garage to an ADU. It had never been used as a rental, and I didn't have any intention of using it as a rental. I just learned that Multnomah County has decided to interpret ADU property tax laws in a way that no other counties in Oregon are doing, so I called the county tax office to find out how I might be affected. Apparently, because I bought a house that had a garage converted into an ADU shortly before I bought the house, my property taxes are going to nearly double next year. I am a retired senior without any new income, and this is going to have a devastating effect on my financial situation, and my entire future. I would never have bought this house had I known how much in unknown and unanticipated additional costs I would be incurring, and had no way to know about this ahead of time.

I was told by the tax office that my entire property will now be reevaluated for tax assessment, not just for the so-called "improvement"; they said that by having an ADU on the property, it affected a change of use which changes the zoning for tax purposes. This is unbelievably sly and unfair. Language aside, the real-life financial hardship that this will bring on me is a real issue, with very real life repercussions.

Even if I were to rent it out, the money that I might be able to earn from such a small rental would likely only be enough to just pay the property taxes, not for me to actually be able to receive any additional income myself, so any supposed benefit for having an ADU would now only be going to pay for property taxes. There is therefore not only no financial benefit to me for having this ADU on my property, it is a serious financial liability due to Multnomah County's brand-new way of interpreting the property tax laws.

I urge you to put pressure on the county, the state government, and anyone else who can assist in stopping Multnomah County from suddenly and outrageously increasing people's property taxes huge amounts by willfully misconstruing the property tax laws, and putting a huge financial burden on homeowners who were encouraged by the City of Portland to have ADU's on their property, without having any idea of the terrible financial hardships they would bear as a result of that encouragement. Please do the right thing and change the situation.

Sincerely,
Anne-Louise Vernon
4824 SE Glenwood St.
Portland, Oregon, 97206

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:40 AM
To: Jonathan Poisner
Cc: Council Clerk – Testimony
Subject: RE: ADUs on property lines should have same rules as garages

Dear Jonathan,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Jonathan Poisner [mailto:jpoisner@gmail.com]
Sent: Monday, November 23, 2015 10:09 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: ADUs on property lines should have same rules as garages

Mayor Hales:

Please count me as a concerned citizen who supports the proposal from the Bureau of Planning & Sustainability's proposal to allow ADUs on property lines, so that ADUs have the same rules as cars.

Saying cars are somehow more important than meeting the housing crisis facing Portland is nonsensical.

My wife and I are homeowners who could take advantage of replacing our garage with an ADU on the same spot it currently is (on the property line). Likewise, neighbors could build ADUs on our property lines.

We understand there are tradeoffs for property owners and we might gain some and lose some from this proposal. That's the essence of urban living.

At this point in time, and for the foreseeable future, the City must prioritize housing and the Bureau of Planning & Sustainability's proposal is the right choice. Please reject Commission Fritz's counter-proposal, which would continue to place "housing for cars" as more important than housing for people.

Sincerely,

Jonathan Poisner
2515 SE Salmon
Portland, OR 97214

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:04 AM
To: Matt Hilliard
Cc: Council Clerk – Testimony
Subject: RE: Amanda Fritz's ADU amendment

Dear Matt,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

-----Original Message-----

From: Matt Hilliard [<mailto:matthilliard@hotmail.com>]
Sent: Tuesday, November 17, 2015 10:39 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>
Subject: Amanda Fritz's ADU amendment

Dear Commissioners,

I am writing to implore that commissioner Fritz's amendment to the accessory structure zoning code NOT be allowed. This amendment would disallow all garage conversions to ADU's that are within the setback. I feel this will be counterproductive in Portland's attempts to infill rather than sprawl. It will cause many homeowners that might be considering or that might later consider adding small affordable dwellings to choose not to build.

Without allowing many perfectly structurally sound garages (that are within the setbacks) to be converted into small homes, we will either lose added infill housing, or add to the landfill with the demolition of these garages in order to build a new potentially larger ADU from scratch. With that new build comes all the added construction debris that goes along with the extra stages of construction. Each one of these demolished garages would add tons of garbage to our landfills. That demolition of garages and the extra phases of construction to build new wouldn't be needed if garages continue to be allowed to be converted into ADU's. Allowing existing garages within the setbacks can help with Portland's desire to infill without drastically changing the look and feel of our neighborhoods and will also save massive amounts of construction garbage from being added to our earth.

I DO support the original accessory structure zoning code updates as submitted by the Bureau of Planning and Sustainability, but I DO NOT support Commissioner Fritz's amendment.

Thanks for your consideration,

Matt Hilliard, Portland Resident

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:48 AM
To: Taylor Talmage
Cc: Council Clerk – Testimony
Subject: RE: Comment regarding amendment to setbacks for ADU's

Dear Taylor,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Taylor Talmage [mailto:taylortal@hotmail.com]
Sent: Thursday, November 19, 2015 9:28 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>
Subject: Comment regarding amendment to setbacks for ADU's

Dear Commissioner,

I am writing to express my discouragement with the last minute amendment set forth to limit ADU's in the side and rear setbacks.

The city has done an amazing job so far to promote urban density and low income housing opportunities, and the recent proposed code updates for ADU's (except the last minute amendment) seemed to reflect continued forward thinking.

I strongly urge you to allow for smaller ADU's to be built within the side and rear setbacks. It would help unify existing codes while also allowing more individuals the opportunity to build less expensive housing, which we all know is desperately needed in the city.

Thank you,

Taylor

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:54 AM
To: liz getty
Cc: Council Clerk – Testimony
Subject: RE: I oppose Fritz's proposed ADU amendment

Dear Liz,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: liz getty [mailto:lizgetty76@gmail.com]
Sent: Wednesday, November 18, 2015 9:06 AM
To: Kol Peterson <kolpeterson@gmail.com>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregongov.onmicrosoft.com>; Eli Spevak <eli@aracnet.com>; Martin John Brown <mjb2000@gmail.com>; DA@mcda.us; district3@multco.us; district4@multco.us; district2@multco.us; district1@multco.us; mult.chair@multco.us
Subject: I oppose Fritz's proposed ADU amendment

Commissioners,

I just heard about Commissioner Fritz's proposed amendment to the accessory structure zoning code update.

I strongly object to this last minute modification to the proposed updates. This amendment actually undermines the best part of the accessory structure zoning code update--the part that promotes truly affordable, small, accessible ADUs. It also would force people to demolish garages that are within the setback instead of converting them to an ADU. I doubt that was Fritz's intention, but it is the effect of the amendment. We are in a pivotal moment of change in Portland and I do not see this amendment contributing to the positive infill that small builds allow in our ever changing market. I am also going to include my recent letter to Dave Austin and Deborah Kafoury to better define the issues at hand!

Thank You for your time,
Liz Getty
NE Portland

Board of County Commissioners:

I am writing to express my grave concern over the county's recent [and ridiculous] change in the manner it assesses properties with detached Accessory Dwelling Units (ADUs).

As a local realtor, homeowner, and recent tiny home dreamer (and advocate) -- it came as a complete shock to hear of the recent new manner in which the county has chosen to assess properties with ADUs. As someone who often cites the city's SDC waiver for ADUs as evidence of positive and pro-community infill, I am deeply concerned that the inconsistent position now taken by the county will put an end to these positive enhancements to our city.

I also know that if my creative clients or myself are hit by tax increases of this magnitude on something that was supposed to alleviate high rent for in my particular situation a sibling, we will not be able to build. We are not developers tearing down old Portland homes in favor of oversized new construction. We are part of the community of folks trying to make Portland livable for ourselves. We are not the ones walking down long hallways in expensive condos and shutting our doors on the neighbors, or financing an expensive elevator shaft in a new non-affordable apartment complex. Rather, we are just normal everyday PDX homeowners that want or in some case need additional living space.

We are people that recognize the need for more room in a city that should allow an owner to use their land to the best of its allowable potential and not expect unreasonable tax hikes WITHOUT WARNING. The city and the state have in no way expressed that this was an intended consequence of ADU development. Yes, reasonable tax increases based on the value of new improvements are to be expected in a non-consumption based tax system, but shame on you Multnomah County for implementing such a flawed interpretation. Where did your messaging come from? It didn't come from the city's and the state's current policies, which incentivize this type of development, and it is certainly not being embraced by the people of Portland proper.

Please establish a reasonable path to move forward that is consistent with that taken by the city and state. Reverse the current ill-conceived tax statements and defer to the state's proposed rulemaking so that a reasonable and consistent tax structure can be established without the wasteful and expensive process of requiring homeowners to appeal their current tax statements. Don't make Portland the poor example that shot down the opportunity for small owner built in-fill [not upfill], before it has a chance to establish itself as part of the solution to our current affordable housing crisis.

Somehow the market in Portland has shifted -- our homes have become a commodity on the Chinese market and affordable rental prices and community are being pushed aside. Let's not continue down the path to becoming San Francisco, let's salvage PDX!

Liz Getty

--

Liz Getty

Real Estate Broker/Accredited Earth Advantage Broker

URBAN NEST REALTY
PORTLAND,OR.

c. 503.504.4568

o. 503.432.8126

f. 503.914.1484

urbannestpdx.com

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:59 AM
To: Alan Armstrong - Strongwork Architecture
Cc: Council Clerk – Testimony
Subject: RE: No Amendment to ADU Zoning Code Update

Dear Alan,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Alan Armstrong - Strongwork Architecture [mailto:alan@strongworkarchitecture.com]
Sent: Tuesday, November 17, 2015 11:37 PM
To: Alan Armstrong <alan@strongworkarchitecture.com>
Subject: No Amendment to ADU Zoning Code Update

Dear Mr. Mayor and City of Portland Council Members,

My name is Alan Armstrong. I'm an architect and ADU enthusiast. I testified in front of council way back in May 2010 in favor of the original SDC waiver. Thanks for renewing it 3 years ago....I hope history repeats itself this year!

Tonight I'm writing to express my displeasure with the amendment that Commissioner Fritz has proposed as an addition to the Accessory Structure Zoning Code Update. This amendment would remove the proposed allowance for ADUs under a certain size to exist in the side and rear setbacks outright. Further, it would not allow even simple garage conversions in the setback.

Both of these changes would negatively affect the amount and nature of ADUs being built. ADU business would lag and those that get built would be more inclined to be 800sf 2 story ADUs rather than the more appropriate and contextual 400-500sf 1 story ADUs, new or converted.

The ADU community is excited about the new ADU rules, specifically the provision for small ADUs to be allowed in the setback. Please leave the changes as is and do not adopt the proposed Amendment put forth by Commissioner Fritz.

Thanks,

Alan Armstrong
Strongwork Architecture, LLC
503-442-6786

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:14 AM
To: Deborah Brown
Cc: Council Clerk – Testimony
Subject: RE: No to Fritz modification to Accessory Structure Zoning Code update

Dear Deborah,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Deborah Brown [mailto:debarino07@gmail.com]
Sent: Tuesday, November 17, 2015 8:52 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregongov.onmicrosoft.com>
Subject: No to Fritz modification to Accessory Structure Zoning Code update

Dear City Council Commissioners:

I am writing to oppose the last minute amendment to the accessory structure zoning code update that would disallow smaller ADU conversions. I myself have already obtained a permit for such a dwelling — just 250 sq ft, and do not understand why this modification makes sense.

People are wanting to live in small, efficient and **affordable** spaces. Please pass the code update without Amanda Fritz' amendment.

Sincerely,

Deborah A. Brown
4815 SE Caruthers St.
Portland, OR 97215

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:45 AM
To: Terry Dublinski-Milton
Cc: Council Clerk – Testimony
Subject: RE: North Tabor NA's Official Comments on Commissioner Fritz's ADU setback amendment

From: Terry Dublinski-Milton [mailto:terry.dublinski@gmail.com]
Sent: Friday, November 20, 2015 2:21 PM
To: Nameny, Phil <Phil.Nameny@portlandoregon.gov>
Cc: Commissioner Novick <novick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; board@northtabor.org
Subject: North Tabor NA's Official Comments on Commissioner Fritz's ADU setback amendment

To: Phil Nameny
CC: Com. Fritz,
Mayor Hales
Com. Novick
Com. Fish
Com. Satzman
North Tabor Board of Directors
Re: ADU Set Backs

Hello City Council and Mayor Hales,

Here is the official position, built upon several consensus run meetings, of the North Tabor Neighborhood association when it comes to loosening regulations regarding ADU's in the back and side setbacks of the property. In short, as I testified on Nov 19 2015 in chambers as part of the comprehensive plan, we are more afraid of displacement and housing costs than the added density. Requiring all ADU's to have a five foot setback, when it does not apply to garages or sheds, is a lost opportunity. We are in a state of housing crises, and a vote like this is tantamount to prioritizing private stuff and cars over people. These ADUs are the type of neighborhood sensitive in-fill we as a city should be doing everything we can to encourage.

All of our comprehensive plan testimony, including this entire document, is located here:
<http://www.northtabor.org/category/committees/land-use/comp-plan/>

The excerpt below is from this document which I submitted as North Tabor's comprehensive plan testimony.

<http://www.northtabor.org/2015/01/22/finalized-comprehensive-plan-documentation/>

*"ADU's: North Tabor endorses zoning changes so that each house would be allowed **at least one interior Granny Flat (or ADU in city code terms) AND an exterior ADU.** We encourage zoning and code changes to allow ADU's to be added above, or in replacement of, any free standing garage **wherever** it lies on the property. **Set backs should be reexamined.** There are tens of thousands of old garages in this city where a studio, apartment or small home could be placed. Any secondary ADU should be designated for long term residents (see cooperative ownership below).*

TINY HOUSES: We also encourage the City of Portland to look into zoning for high quality, mobile, Tiny Houses or Developments along unimproved city residential roadways, driveways, back yards, alleys or other creative locations as a form of affordable housing for the very low-income residents of Portland.....

R5 and higher zoning: North Tabor encourages the City of Portland to revise its existing statutes to save as many of the older homes as possible while allowing for creative density increases. We support easing restrictions on additions, and **taxing demolition construction waste**. In our neighborhood, we have many older residents that could be, or have been have been, displaced due to costs, yet they own an older house that has an upstairs they do not use or need any longer. Currently they may be forced to sell their home and move someplace smaller. Possible in the in East Portland “landing zones” or further where access to services...or more limited. To encourage aging in place, we would like city code to allow for duplexing of properties...or turning the upstairs, basement or side addition into a “Granny Flat” that is a certain % of the entire square footage for long term housing (see cooperative housing below). This is in addition to any exterior ADU as argued above.

City wide, code should encourage cottage houses on larger lots instead of the current demolition and rebuilding that replaces smaller homes with larger homes. This extra small unit density should be dedicated to long term housing.

COOPERATIVE HOUSING: Looking at the cases above, North Tabor endorses updating city code and state law to make it significantly easier for land-trusts and cooperative ownership, specifically for R5 and larger lots. Instead of needing to have a 20% down payment on a \$400,000 skinny house, which excludes much of the workforce in the city of Portland, with easy cooperative ownership Granny Flats or Garage ADU's could be turned into cooperative housing where the new owner would have a certain % ownership in the property as a whole. The driveway and open space would be shared. This, combined with easing restrictions on additions, would create an economic climate where the buy-in to own a piece of North Tabor could remain in reach for a significantly larger percentage of Portland residents. This environment would also encourage the adding onto existing structures in a sustainable way. We want a younger couple with do it your-self skills that works in the service industry to be able to afford to OWN a piece of North Tabor, and not just struggle to rent an expensive apartment...if they can find one."

I have added two pictures to show where appropriate places for ADU's would be, butting up to the property line, in North Tabor. There are many cases of driveways that butt up to one another where the garages could either be rebuilt with an ADU above it, or just replace auto and stuff storage with a house.

Thank you for reading this and taking our positions into consideration when voting on this counter productive setback requirement on December 2.

--

Terry Dublinski-Milton
North Tabor Transportation and Land Use Chair, SE Uplift Board Director at Large
503 867-7723

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:05 AM
To: Rachel Mohlere
Cc: Council Clerk – Testimony
Subject: RE: Please pass the Accessory Structure Zoning Code update

Dear Rachel,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Rachel Mohlere [<mailto:rachelmohlere@gmail.com>]
Sent: Tuesday, November 17, 2015 9:49 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; 'Eli Spevak' <eli@aracnet.com>; 'Martin John Brown' <mjb2000@gmail.com>; 'Annie Rose Shapero' <realtorannierose@gmail.com>
Subject: FW: Please pass the Accessory Structure Zoning Code update

Commissioners,

I just heard about Commissioner Fritz's proposed amendment to the accessory structure zoning code update.

I strongly object to this last minute modification to the proposed updates. This amendment actually undermines the best part of the accessory structure zoning code update--the part that promotes truly affordable, small, accessible ADUs. It also would force people to demolish garages that are within the setback instead of converting them to an ADU. I doubt that was Fritz's intention, but it is the effect of the amendment.

We desperately need more small, affordable units in Portland. This code was the best code Portland has ever had to promote this kind of small, affordable home.

Fritz's amendment entirely removes this regulatory incentive for small backyard homes, subtly creating an incentive towards larger, more expensive ADUs. This will cause more people to have to use their ADU solely to generate income.

These updates were unanimously approved by the Portland Sustainability Commission and have been through an extremely extensive public review. In fact, these updates have been very popular, largely because it promoted more affordable ADUs.

We **desperately need more affordable small ADUs**. 20% of ADUs are rented out at no cost to those who do not have the means to afford rent for large ADUs or standard homes

Please pass the Accessory Structure Zoning Code update unmodified by the recent proposed amendment.

Thanks,

Rachel Mohlere, SRES

Homeowners Transition Manager

Owner, Senior Specific Consulting Group, LLC

971-207-2806



Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:06 AM
To: n.hirstein@gmail.com
Cc: Council Clerk – Testimony
Subject: RE: Please pass the Accessory Structure Zoning Code update

Dear Kol,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: n.hirstein@gmail.com [mailto:n.hirstein@gmail.com]
Sent: Tuesday, November 17, 2015 9:43 PM
To: Kol <kolpeterson@gmail.com>
Cc: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>; Eli Spevak <eli@aracnet.com>; Martin John Brown <mjb2000@gmail.com>; Annie Rose Shapero <realtorannierose@gmail.com>
Subject: Re: Please pass the Accessory Structure Zoning Code update

Sent from my iPhone

On Nov 17, 2015, at 8:14 PM, Kol <kolpeterson@gmail.com> wrote:

Commissioners,

I just heard about Commissioner Fritz's proposed amendment to the accessory structure zoning code update.

I strongly object to this last minute modification to the proposed updates. This amendment actually undermines the best part of the accessory structure zoning code update--the part that promotes truly affordable, small, accessible ADUs. It also would force people to demolish

garages that are within the setback instead of converting them to an ADU. I doubt that was Fritz's intention, but it is the effect of the amendment.

We desperately need more small, affordable units in Portland. This code was the best code Portland has ever had to promote this kind of small, affordable home.

Fritz's amendment entirely removes this regulatory incentive for small backyard homes, subtly creating an incentive towards larger, more expensive ADUs. This will cause more people to have to use their ADU solely to generate income.

These updates were unanimously approved by the Portland Sustainability Commission and have been through an extremely extensive public review. In fact, these updates have been very popular, largely because it promoted more affordable ADUs.

We desperately need more affordable small ADUs. 20% of ADUs are rented out at no cost to those who do not have the means to afford rent for large ADUs or standard homes

Please pass the Accessory Structure Zoning Code update unmodified by the recent proposed amendment.

Thanks,
-Kol

City wide ADU tour organizer
Editor of Accessorydwellings.org
Editor of pdxadu.blogspot.com
Owner of Accessory Dwelling Strategies LLC

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:51 AM
To: Alice Savage
Cc: Council Clerk – Testimony
Subject: RE: Proposed A.D.U. Amendment to Zoning Code Proposal

Dear Alice,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Alice Savage [mailto:alicelsavage@gmail.com]
Sent: Thursday, November 19, 2015 8:07 AM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Proposed A.D.U. Amendment to Zoning Code Proposal

Mayor Hales,

I would like to strongly request that you vote AGAINST the proposed amendment to the proposed new zoning code, which would prohibit A.D.U.s in the property setback.

I am a 69 year old retiree. My daughter and her husband and I have recently gone in together to buy a house, with the plan to build an A.D.U. for me in the back. This helps with the Portland affordable housing issue in two ways: it is the only way they are able to buy a house (at a time when the rent of their apartment was suddenly increased by 40%), and it will allow me to live in a small, accessible place where I hope to live for the rest of my life.

We hope to replace our existing, older garage, which is in the setback, with a small, one-story A.D.U. that is slightly larger but very similar in style and location to the existing garage. If we can do this, the A.D.U. will look pretty much like the garage did, and the neighbors won't notice a big difference. If we cannot use the setback, because of the size and shape of the city lot, we will still build an A.D.U., but it will be much MORE noticeable to the neighbors. Instead of a small square building at the back of the lot, we will build a long skinny one, extending much closer to the front street side, and showing a long wall to be seen by the neighbor on the side.

I very much appreciate the fact that I was able to watch the City Council meeting on TV both last week and this week, so that I know what is going on. Some comments:

- possibility of variance: I was very disappointed to hear one of the Commissioners, both last week and this week, seem to suggest that it was, to paraphrase, "no big deal" to request a variance and "only" about \$2,000 in cost. To spend \$2,000, and the two months it takes, to request something that may be turned down, is NOT a small thing to people like us.
- Airbnb: if there are problems about some people using an A.D.U. for Airbnb, please deal with those as legislation about short-term rentals, rather than punishing people like us who are trying to build A.D.U.s. I am one of the owners of the house; expect to live in it well into my 80's or 90's or however long I can live; and our situation is not unusual among Portlanders building A.D.U.s.

Thank you for considering my input.

Alice L. Savage

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:11 AM
To: Joe Robertson
Cc: Council Clerk – Testimony
Subject: RE: Proposed ammendment

Dear Joe,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Joe Robertson [mailto:jdr.contracting@frontier.com]
Sent: Tuesday, November 17, 2015 8:56 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>
Subject: Proposed ammendment

Mayor Hales,

Tomorrow, Commissioner Amanda Fritz is submitting an amendment to the Recommended Draft for the Accessory Structures Zoning Code Update (agenda item #1198). While Commissioner Fritz may have good intentions, I strongly feel she is misguided and this amendment has some far-reaching effects in terms of where ADUs may be allowed. Specifically, she has asked that ADUs NOT be included in the special setback allowance in the R7, R5, and R2.5 zones. This means that ADUs must meet the side and rear setback requirements, even if they meet the size, bulk and height limitations that would allow garages and other accessory structures to be placed in the side and rear setbacks.

Currently the code allows for existing garages built within the setback to be converted to ADUs. Her ammendment would disallow all garage conversions within the setback (which are currently allowed), and not give any regulatory (setback) incentive for small sized ADUs. This amendment would effectively drive everyone towards building 800 sq ft ADUs instead of 500 sq ft ADUs. This is a bad direction for the City to go.

In light of the City's "Affordable Housing Crisis" Accessory Dwellings contribute beautifully to this issue by providing creative, appealing, energy efficient, and AFFORDABLE housing in our neighborhoods without increasing the need for increasing infrastructures. It seems to me that now is not the time to make Accessory Dwellings more restrictive, and less affordable. Please vote no to Ms. Fritz's amendment and pass the Accessory Structures Zoning Code Update as thoughtfully written by the Planning Department.

Thank you,

Joe Robertson

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 10:58 AM
To: Schuyler Smith
Cc: Council Clerk – Testimony
Subject: RE: Public Testimony - Accessory Structures Code Revisions - Amendment 1198

Dear Schuyler,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Schuyler Smith [mailto:schuyler@polyphon.com]
Sent: Tuesday, November 17, 2015 11:55 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregongov.onmicrosoft.com>
Cc: Nameny, Phil <Phil.Nameny@portlandoregon.gov>
Subject: Public Testimony - Accessory Structures Code Revisions - Amendment 1198

I'd like to submit the following testimony for tomorrow's meeting. I've attached a .pdf file as well:

11.16.15

Subject: Proposed Accessory Structures Code and Amendment 1198

Mayor Hales and Portland City Council Members,

My name is Schuyler Smith and I am a Principal of Polyphon Architecture & Design, a local firm that has some expertise and experience building ADUs and accessory structures in Portland over the last several years. I am an architect licensed in the state of Oregon and I was also a member of the focus group which reviewed the proposed rule changes.

I'm writing to voice my opposition to amendment 1198, which would not allow ADUs within side and rear setbacks.

As a homeowner and neighbor I can understand the hesitation to allow ADUs to be built up to the property line. While the proposed changes to the zoning code may theoretically allow zero-setback situations there are other factors that will make this a fairly rare occurrence:

- Per the Oregon Residential Specialty (Building) Code, a building wall which is closer than 3' to a property line is not allowed to have any windows, openings or penetrations and is required to have a 1-hr fire rating. This is a huge disincentive to owners and builders. (Table R302.1)*
- The same section of the building code also states that eaves are not allowed less than 2' from a property line and when between two and three feet must have a 1hr fire rating.*

Additionally there are provisions specifically addressing issues of privacy and massing within the proposed rule changes:

- A building in the setback cannot be more than 10' tall and must be screened with landscaping and fencing.*
- Roof decks are not allowed in the setback area.*

The code already allows garages to sit within the setback. The proposed amendment will still allow garages in the setback as well as studios, detached additions, and guest rooms. Living areas are being allowed within the setback; why discriminate against ADUs when the zoning and building codes will assure that privacy, safety and light access will be maintained?

In practice I believe that the vast majority of projects which make use of this provision will maintain a 3' setback due to building code restrictions and simple ease of maintenance. The one to two feet between this and the typical 5' setback may seem trivial but given the scale of ADU projects and the yards into which they are going, it can be significant. As the city grows and densifies, we need to be efficient in how we are using our space. The proposed rule changes adequately address concerns about maintaining the quality of our neighborhoods and yards while giving homeowners the tools to make the best use of their properties. I kindly ask you to oppose amendment 1198.

*Thank you for your consideration,
Schuyler Smith*

Schuyler Smith, Principal | Polyphon Architecture & Design, LLC | polyphon.com | 503.208.5678

Parsons, Susan

From: Hales, Mayor
Sent: Tuesday, November 24, 2015 10:45 AM
To: Alan Kessler; Nameny, Phil; Council Clerk – Testimony
Cc: Commissioner Novick; Hales, Mayor; Commissioner Saltzman; Commissioner Fish; Commissioner Fritz
Subject: RE: Public Testimony regarding the Fritz ADU Amendment to the Accessory Structures Project

Dear Alan,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Alan Kessler [mailto:akessler@gttgrp.com]
Sent: Friday, November 20, 2015 11:08 AM
To: Nameny, Phil <Phil.Nameny@portlandoregon.gov>
Cc: Commissioner Novick <novick@portlandoregon.gov>; Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>
Subject: Public Testimony regarding the Fritz ADU Amendment to the Accessory Structures Project

To Whom It May Concern:

I want to express my absolute outrage at Commissioner Fritz's tone-deaf and shortsighted amendment. Portland is in a housing crisis. This is an emergency. We need more affordable houses. Under the current zoning restrictions ADUs are the quickest best way to add additional capacity without changing the "character" of the single-family neighborhoods.

Commissioner Fritz's attempt to ensure that only cars, and not human beings, can live near her property line is disappointing to say the least. "I've got mine. Take a hike, buddy."

I would hope that the other four Commissioners would soundly reject this amendment and will rebuke the Commissioner for her attempt to undermine this important improvement to the accessory structure code.

Best Regards,

Alan Kessler
2725 SE 36th Ave
Portland, OR 97202

Alan Kessler, J.D. | Director, Asset Services | Direct 503 200-5161 | Mobile 503 860-1020
805 SW Broadway | Fox Tower, Suite 1580 | Portland, OR 97205



www.gttgrp.com

This email may be confidential or privileged. If you received this communication by mistake, please erase all copies and attachments. Please notify the sender that it arrived to you in error and please do not forward the email. Thank you.

Parsons, Susan

From: Washington, Mustafa
Sent: Tuesday, November 24, 2015 11:06 AM
To: Martha Mundorff Humphrey
Cc: Council Clerk – Testimony
Subject: RE: URGENT: ADU amendment not got for small affordable housing

Dear Martha,

On behalf of Mayor Charlie Hales thank you for contacting the Mayor's office. The Mayor has heard your concerns and appreciates your feedback. Please know your suggestions and feedback have been noted and shared with our staff.

In an effort to make your testimony is official, I have submitted your correspondence to the City clerk at cctestimony@portlandoregon.gov.

Again, thank you for contacting the Mayor's office. We appreciate your advocacy.

Sincerely,

Mustafa Washington
Constituent Services Specialist
mustafa.washington@portlandoregon.gov

From: Martha Mundorff Humphrey [mailto:martha.humphrey@gmail.com]
Sent: Tuesday, November 17, 2015 9:21 PM
To: Hales, Mayor <mayorcharliehales@portlandoregon.gov>; Commissioner Fish <nick@portlandoregon.gov>; Commissioner Fritz <amanda@portlandoregon.gov>; Novick, Steve <Steve.Novick@portlandoregon.gov>; Commissioner Saltzman <dan@portlandoregon.gov.onmicrosoft.com>
Subject: URGENT: ADU amendment not got for small affordable housing

Commissioners,

A friend of mine just informed me that Commissioner Fritz proposed an amendment to the accessory dwelling code updates. While perhaps it is well meaning, it seems it will actual mean that ADUs will end up being larger, and less affordable.

I am a proponent of small sustainable living, and am currently building a 535 square foot ADU for my mother behind my house. I had to get a variance to put it within the 5 ft setback so that it did not dominate my existing dwelling, and also to conform to the prior positioning of my detached garage.

It sounds as though this last minute amendment will cause more people to demolish their garages instead of converting them. Per my friend " This modification would disallow all garage conversions within the setback (which are currently allowed), and not give any regulatory (setback) incentive for smallish ADUs, as was established by the draft code changes that have been in a public comment for eight months"

It seems this amendment then pretty much drive more people towards building 800 ft ADUs instead of 500 sq ft ADUs. I do not think this is a direction the city should be going if they want to incentives small homes that are affordable.

If Fritz's amendment entirely removes this regulatory incentive for small backyard homes, then we won't get affordable housing — we will get expensive vacation rentals because it will be the only way someone could justify the cost of an 800 square foot ADU, and

recoup the investment. I am trying to create affordable housing for my mom, and I think others who are like-minded will be deterred from these good small projects.

These ADU updates were unanimously approved by the Portland Sustainability Commission and have been through a lot of public review. **Please pass the Accessory Structure Zoning Code update without the modification introduced by Commissioner Fritz as a proposed amendment.**

My thanks,
Martha Humphrey

Home owner, NE Portland

Parsons, Susan

From: Catriona Buhayar <cat@bluesweatshirt.com>
Sent: Monday, November 23, 2015 2:34 PM
To: Council Clerk – Testimony
Subject: Accessory Structures Project

Hi Portland staffers,

I'm writing in support of allowing small structures, regardless of use, to exist close to the property line. This is great way to add housing and bicycle storage (and maybe garden sheds for people to grow their food), and also help counter the tendency to build one giant house to increase property values. I'm all for it!

Thanks!

Catriona Buhayar
1927 NE Clackamas St.
Portland, OR 97232

Parsons, Susan

From: Margo Rettig <margor@serapdx.com>
Sent: Monday, November 23, 2015 8:44 AM
To: Council Clerk – Testimony
Cc: Commissioner Fish
Subject: Accessory Structures Zoning Code Update

Good Morning,

I believe the City is making an excellent decision to increase housing density and affordability by moving forward with the proposed Accessory Structures Zoning Code Updates.

While I support the updates, I am concerned about the recently proposed amendment to limit ADU construction on urban properties (in the R7, R5 and R2.5) by imposing setback restrictions.

Removing this amendment would allow for more flexible thoughtful ADU designs in the future. The need for greater numbers of ADUs outweighs any concern that I would have about having ADUs built in too close proximity to one another. Their scale will be inherently less than the primary residences, and will contribute to architectural character and diversity in established neighborhoods.

Thanks for your attention,
Margo

Margo Rettig, LEED AP, CPHC
Associate
d: 503.445.7376
o: 503.445.7372

SERA
sustainable design for the built environment

DISCLAIMER:

This message and any attachments are intended for the sole use of the individual or entity to whom it is addressed. It may contain information that is privileged, confidential, and / or exempt from disclosure under applicable law. If you are not the intended recipient, you are hereby notified that you may not use, copy, disclose, or distribute this message or any information contained within, including any attachments, to anyone. If you have received this message in error, please immediately advise the sender and permanently delete the message and any attachments and destroy any printouts made. Although we have taken steps to ensure that our e-mail and attachments are free from viruses, the recipients should also ensure that they are virus free.

Parsons, Susan

From: Sam Sudy <sam@propelstudio.com>
Sent: Monday, November 23, 2015 12:45 PM
To: Council Clerk – Testimony
Subject: ADU amendment

Hi,

I wanted to quickly express concern that I have with the ADU amendment that Amanda Fritz has proposed. My firm Propel Studio and I believe that to exclude ADUs from the setback allowances given to garages and now bike storage units, would not only be detrimental to our city, but set a bad example for elevating the importance of the car over the importance of our community and our people. As I know you probably already will, please take careful thought in this as it can have a huge effect on Portland and its neighborhoods.

Sincerely,
Sam Sudy Associate AIA
www.propelstudio.com | [\(503\) 479-5740](tel:5034795740) | 5229 NE MLK Blvd Suite 101, Portland, OR 97212

Parsons, Susan

From: Brandon Van Buskirk <b.scott.vanbuskirk@gmail.com>
Sent: Monday, November 23, 2015 12:55 PM
To: Council Clerk – Testimony
Subject: ADU Amendments

Hello,

I live in an inner city neighborhood that is as close to downtown as you can get. Unfortunately because of ill-thought out neighborhood "character" protections this neighborhood can't develop in an organic way like cities in the past. I am usually in favor of governmental mediation but frequently when it comes to land-use this involvement has benefited home owners at the expense of everyone else.

In an ideal world we would reduce zoning burdens and mitigate situations as they came up. The neighborhoods that we love the most were developed before "character" was used as a way to protect the few. These neighborhoods were built organically and developed a beauty through eclecticism. These ADUs insert eclecticism of both building type and neighbors. To create the burden on those buildings is to create burden on everyone else that is not the "few."

If we were to maintain the character of the neighborhood we would turn it all back into farms and farmhouses. We need to embrace that cities and neighborhoods change and no matter what we do we can't change that. When we create these protections were telling our neighbors who aren't wealthy that they should start looking for a new home because the law of supply and demand will catch up with them!

So let's do away with putting the burden of our property "character" on others and eliminate these needless setbacks.

Thank you,

--

Brandon Van Buskirk
833 NE Thompson
Portland OR 97212
503.754.6550
b.scott.vanbuskirk@gmail.com

Parsons, Susan

From: Josh Salinger <josh@birdsmouthconstruction.com>
Sent: Sunday, November 22, 2015 9:29 PM
To: Council Clerk – Testimony
Subject: Proposed zoning amendment to ADU's

To whom it may concern,

As a local design build company, Birdsmouth Construction focuses on 'high performance building'. This is essentially the evolution of the term 'green building'. High performance buildings use less energy, are much more comfortable, have superior indoor air quality, last for generations, are healthier for their occupants, and cost less to own over the course of the building's lifespan.

One of the biggest impacts one can have on a building's energy use, and material resources, is to not build large buildings in the first place. Mechanical systems can be smaller and there are less building materials needed. Spending energy and money to heat and cool large spaces is the antithesis of high performance building.

Our company is building and has built many ADU's in Portland over the last few years. These buildings have been for homeowners who want to stay in their houses and often either move into the units themselves or have them available for aging family, visiting relatives, or to rent out for added income. These are not developers looking to tear down homes and put in large homes for a profit. These small buildings are a great option for high performance building as they use very little energy and require a fraction of the building materials used in a larger home.

I was glad to see the Accessory Structures Zoning Code updates taking shape. I really believe that it was a great way to incentivize and promote building smaller. The city of Portland speaks of itself as being a 'green' city, but in terms of its policies towards its built environment it leaves much to be desired. These small buildings can be built to use very little energy and resources, and to make the code more simple and cost effective is a great step towards Portland walking its talk.

When one considers that 250K+ people are going to be moving to our city a policy that promotes ADU's is one that promotes community, affordability, and preserves our great neighborhoods at the same time. If Portland isn't going to work towards density then the only other option is to lose farmland and green spaces by increasing or losing our urban growth boundary. I personally don't see how Portland preserves its character by large sprawling suburban developments, essentially turning it into the front range of Colorado, the valley in California, or large parts of the eastern seaboard. No thanks.

Parsons, Susan

From: Nameny, Phil
Sent: Wednesday, November 18, 2015 9:47 AM
To: Council Clerk – Testimony
Subject: FW: Public Comment: Accessory Structures Zoning Code Update Project

Testimony on Amendment to Item 1198 (Accessory Structures)

From: Dingfelder, Jackie
Sent: Tuesday, November 17, 2015 7:11 PM
To: Elmore-Trummer, Camille <Camille.Trummer@portlandoregon.gov>; Nameny, Phil <Phil.Nameny@portlandoregon.gov>; Zehnder, Joe <Joe.Zehnder@portlandoregon.gov>
Subject: Fwd: Public Comment: Accessory Structures Zoning Code Update Project

Jackie Dingfelder, Planning and Sustainability Policy Director
Office of Mayor Charlie Hales
City of Portland
(O) 503-823-4125
(C) 503-823-8540
Jackie.dingfelder@portlandoregon.gov

Sent from my iPhone

Begin forwarded message:

From: "Detweiler, Jillian" <Jillian.Detweiler@portlandoregon.gov>
Date: November 17, 2015 at 6:23:43 PM PST
To: "Dingfelder, Jackie" <Jackie.Dingfelder@portlandoregon.gov>, zCharlie Hales <charlie@portlandoregon.gov>
Subject: Fwd: Public Comment: Accessory Structures Zoning Code Update Project

Side setback testimony.

Jillian Detweiler
Policy Director
Office of Mayor Charlie Hales

Begin forwarded message:

From: Garlynn Woodsong <landuse@concordiapdx.org>
Date: November 17, 2015 at 2:45:10 PM PST
To: "Hales, Mayor" <mayorcharliehales@portlandoregon.gov>, Commissioner Fritz <amanda@portlandoregon.gov>, Nick Fish <nick@portlandoregon.gov>, "Steve Novick" <novick@portlandoregon.gov>, Dan Saltzman <dan@portlandoregon.gov>
Cc: Jillian Detweiler <Jillian.Detweiler@portlandoregon.gov>
Subject: Public Comment: Accessory Structures Zoning Code Update Project

Dear Mayor & Commissioners,

I have just received very short notice that the Accessory Structures Code was not approved at its first reading, and will be up for a second reading tomorrow morning. I won't be able to attend that meeting in person, so I would like to offer my testimony electronically in advance.

As the Chair of both the NE Coalition and Concordia Neighborhood Association's Land Use & Transportation Committees, I can tell you that the reason that neither the Coalition nor the Neighborhood have submitted any testimony on this issue to date is that we haven't been opposed to anything in the current proposal. It all looks mostly fine to us. In fact, the only change that we discussed potentially asking for was to allow for an ADU above a garage with zero setback from the side lot line in the specific situation where there is an alley and the garage would front onto the alley. This is a common situation in the Concordia neighborhood, and we would like to encourage more of this sort of development.

We ultimately decided that this type of development could possibly be allowed under the existing proposal, which is to allow ADUs of up to 15' in height in the zero-setback condition. It's less than ideal -- we would have preferred to see more like a 20-22' height limit in this condition.

The reason I feel compelled to write is that I heard that a particular Commissioner was objecting to the possibility of allowing even the 15' height ADU structures in the zero-setback situation. We do feel strongly about allowing ADUs in the side setback, so as to allow for a larger private outdoor area in the back yard when that yard must serve two rather than just one dwelling unit(s). When the lot is only 40' wide (common in Concordia south of Killingsworth), five feet on top of the width of the ADU (12' minimum) becomes quite a large percentage of the yard. That's the width of, say, a hot tub, a small patio, a good-sized raised bed, or a bicycle parking area. These are not things that would fit easily into a setback, but they would be welcome additions to the main yard.

If a Commissioner feels that allowing ADUs in a setback would be out of character for his/her own neighborhood, perhaps then the ADU regulations need to allow for different things in different neighborhoods. In our neighborhood, we would like to see ADUs of up to 22' in the setback, when placed atop single-car garages no more than 15' in width, when that garage fronts on an alley. Other neighborhoods might have different preferences. Perhaps a single ADU regulation for the whole city is not appropriate?

Otherwise, we feel that the current proposal is an acceptable compromise, arrived at after months of public process and deliberation. We take offense at the idea of a single Commissioner proposing last-minute changes as an attempt to make an end run around that process.

Sincerely yours,
Garlynn G. Woodsong
5267 NE 29th Ave
Portland, OR 97211
(503)936-9873

I was really dismayed to see Amanda Fritz's proposed amendment. Her personal 'nightmare scenario' argument of the potential of buildings being built around her yard falls flat in a number of regards. It is unlikely due to the small number of ADU's being built around the city that her scenario would ever come to fruition in the first place. It is also a falsehood that all structures built within the setback are necessarily a bad thing. I personally have two garages in the setback in my back yard and I would argue that they actually *add* to the interest and charm of my yard. One becomes a place for our grill and some privacy for our table where we eat dinner on summer's nights. The other frames in a part of the yard that becomes a play area for my children. Also, since garages are allowed in the setbacks, how is it any different than a similar sized ADU? Trying to promote affordability, community, density, and sustainability is never going to happen by housing our *cars*- it will happen by housing *people*.

We need to house more people in Portland- this is a fact that we need to look straight in the eye. There will be change happening in our city. We can do this in a way that is smart, affordable for people, in a way that uses less energy and building materials, in a way that can be healthier for our residents and environment, and in a way that preserves our neighborhoods and the character of Portland. Building smaller buildings should be incentivized, not made cumbersome and expensive. Amanda Fritz's proposed amendment does the opposite of what the zoning changes were intended to accomplish. I urge the city counsel to consider this feedback and to strike this amendment from the wording of the zoning code updates.

Thank you,

Joshua Salinger, President Birdsmouth Construction

--

Joshua Salinger, President
Birdsmouth Construction, LLC

SHP, Certified Passive House Builder

www.birdsmouthconstruction.com

[\(503\) 753-9692](tel:5037539692)

OR CCB# 184665



Member, Accessory Structures Zoning Code Update Project Advisory Committee
Member, Residential Infill Project Stakeholder Advisory Committee (RIPSAC)
Board Member-elect, Concordia Neighborhood Association (CNA)
Chair, CNA LUTC
Co-Chair, NECN LUTC

P.S. I am writing to give you a chair's informal "sense of the committee" position, which is based on our previous discussions; there is no way that I could possibly conduct the proper public process to get a letter written and approved from any neighborhood or coalition committee in under a week's time, which is the amount of time that I have been given to react to the potential Commission action & proposed changes.

Parsons, Susan

From: Susan Millhauser <susancm@spiretech.com>
Sent: Wednesday, November 18, 2015 9:25 AM
To: Council Clerk – Testimony
Cc: Commissioner Novick
Subject: Fwd: Agenda Item 1998 Accessory Structures Zoning Code Update Project (Second Reading 1164; amend Title 33)

Please distribute to the Council. (Had a typo in my emails, below)

Thanks!

Begin forwarded message:

From: Susan Millhauser <susancm@spiretech.com>
Subject: Agenda Item 1998 Accessory Structures Zoning Code Update Project (Second Reading 1164; amend Title 33)
Date: November 18, 2015 at 9:16:27 AM PST
To: mayorhales@portlandoregon.gov, Nick@portlandoregon.gov,
amanda@portlandoregon.gov, commissioner-novick@portlandoregon.gov,
dan@portlandoregon.gov, CCTestmony@portlandoregon.gov

Dear Mayor Hales and Members of the City Council,

I am writing today to urge you to approve the Accessory Structures Zoning Code Update **in whole as unanimously recommended by the Planning and Sustainability Commission**. The Advisory Committee and staff spent many months crafting this proposal and have struck a good balance with the proposed code updates.

Please DO NOT include the last minute amendment proposed by Commissioner Fritz to remove the allowance for construction of a single level accessory dwelling unit within the five foot yard setback. Five feet really can make a difference in someone's ability to build an accessible and affordable single-level ADU, meeting multiple objectives for efficient, affordable infill development that would also allow aging in place without undue impact to adjacent property owners.

Thank you in advance for you consideration.

Sincerely,

Susan Millhauser
5834 NE 23rd Ave.
Portland, OR 97211

susancm@spiretech.com