

What is the future for the empty lot or tear-down next door

A general statement and related goals from Bend's Comprehensive Plan regarding *Infill* and the associated *Development Alternatives* are as follows -

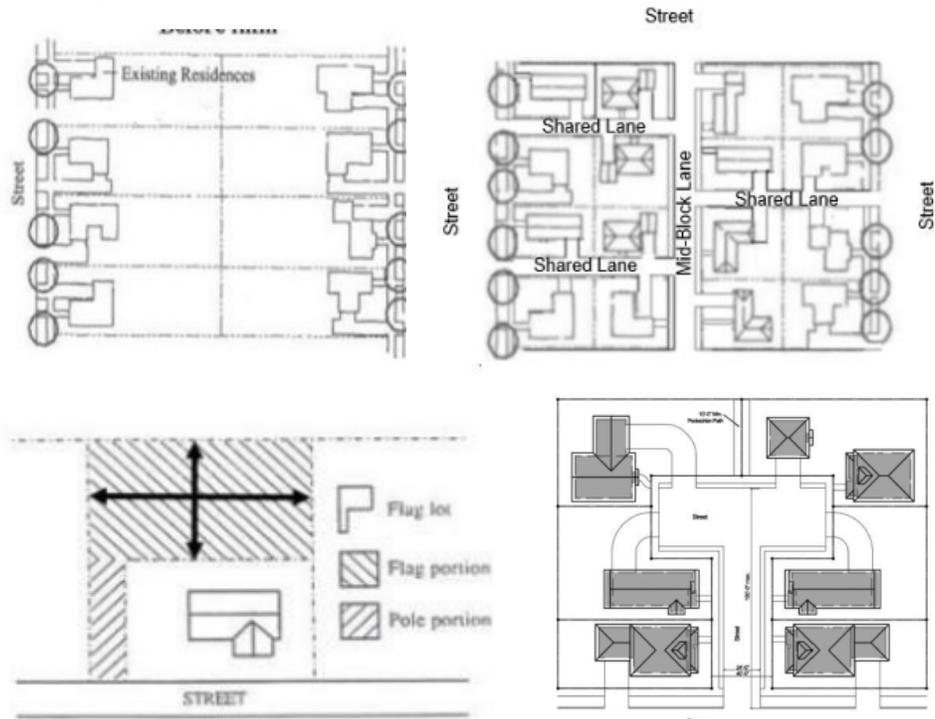
In Bend, and across the nation, residents and local officials are increasingly making walkability, mixed use and access to amenities a high priority. This trend will spur the growth and redevelopment of areas within Bend that are walkable and have many amenities and services close by. Research indicates that walkable and mixed use communities have higher property values, more opportunities for affordable housing, and also encourage greater bike, pedestrian, and transit use.

The City will support residential infill development to help achieve the mix of housing identified in the adopted Housing Needs Analysis and the planned residential densities citywide specified in the Bend Comprehensive Plan.

The City will promote a mix of housing types in areas zoned Standard Density Residential (RS) District through clear and objective standards to assure that development integrates with existing neighborhoods in which it is permitted.

So, back to that empty lot or tear-down house and *infill* which is an empty lot, or one with a tear-down structure, that is not big enough to be divided into four standard lots and with at least 50% of the abutting lots having structures and also not large enough to be divided into four standard lots. Given this status the property can be developed as infill in one of four ways that allow unique street access.

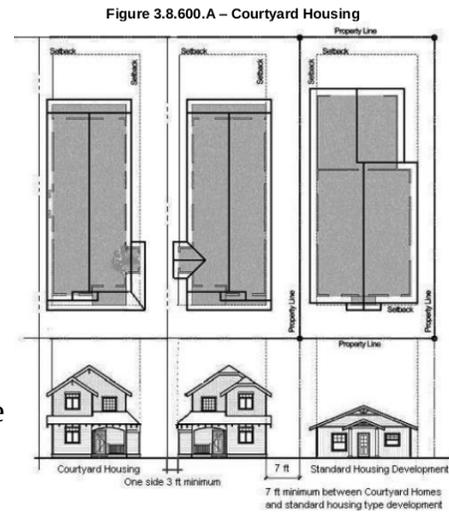
The plans to the right show a group of lots combined using shared lane and mid-block access using narrow lanes. Either one of these approaches can be used alone or combined as shown. This approach would require common ownership or cooperation between impacted original lot owners. The remaining two approaches, flag lot and T court, would not require cooperation with abutting owners and could start a ripple of sale and infill redevelopment. This then begs the question of what exactly is meant by the above "assure that development integrates with existing neighborhoods" ?



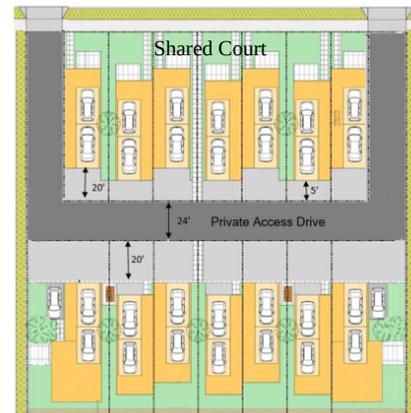
That question became even more critical when the City revealed the *mix of housing types* under the title of Development Alternatives. As a disclaimer, this Land Use Chair grew up in a small farm town with the Doctor/Mayor living on one side and a boarding house/beauty shop on the other. In the eight blocks surrounding ours were owners of three of the town's larger employers, two more doctors, four more boarding houses and two small apartment buildings. But that predates majority two income households and staggering income disparity. Mixed housing doesn't scare me initially, it's an issue of quantity. When the "infill" code was approved Council agreed in discussion that there should be some process to monitor how it was impacting an area. **Support the SEBNA position that a proposed RS infill**

project must be denied when the "as built" density in the subject block and eight surrounding exceeds some multiple of the underlying comp plan intended density of 7.3 /acre.

Hiding under the harmless title of Development Alternatives are the following options that could be harmful to the character of **existing neighborhoods**". The easiest to contend with are Courtyard and Zero Lot Line housing that is allowed in RS zoned areas. In both cases these can be single family or duplex structures that would appear like town homes already being build in Bend except for the unique issues of placement on a narrow lot and required privacy buffering between units due to narrow side yards. Along this same line is the Shared Court, only allowed in RM and RH areas, which provides individual ownership but even more of an apartment size and look. Setback requirements and minimal outdoor space seem to define the lot coverage at something near 60%.



Turning to housing types that constrain lot size and house size, point of concern arise. The Cottage Cluster sounds charming and allows the largest house size of this group but does restrict size to 1200 sq ft. With 4-10 cottages per cluster, single family or duplex, and multiple clusters allowed per Cottage development, density becomes an issue when cottages less than 600 sq ft count as .25 unit, and larger count as only .5 unit when applied to the underlying RS maximum of 7.3 units per acre. There are many requirements on this development type - parking, private outdoor space, common outdoor space - but the parking required is 1 space for 1 bedroom, 1.5 spaces for 2, and 2 spaces for 3. Of equal concern is exterior maintenance where an affordable housing focus may well lead to underfunded HOA reserves and neighborhood eyesore.



Even more dense and well beyond the requirements of HB 2001 are the next two. First is the the Small Dwelling (tiny home), again single family or duplex, limiting house size to 800 sq ft, 600 sq ft or less counting as .25 unit and larger counting as .5 unit. The minimum lot size is 1,500 sq ft with multiple requirements for the exterior space, but limiting parking to 1 space.

If any one of the above housing strategies found it's way to your immediate neighborhood you might find some addition to parking and traffic issues, but how many does it take to reach the City's stated threshold "assure that development integrates with existing neighborhood". Well, here's the last on the list that may put you into panic. Welcome to the "dorm next door". This "Development Alternative" is the Micro Housing option. Without the incentive of home ownership to keep this compatible with RS, it is allowed in both RS and RL zoned areas. Without any limit in overall size of this kind of development other than lot size and one shared kitchen per ten units, in RS this is a 4-16 unit boarding house without an on premises owner is recipe for disaster in a typical RS neighborhood. On a 6.5 ac RL lot in SEBNA owned by an affordable housing organization, this could result in a 41 unit subdivision, with one street and two access points, gaining 170 units with only 80 parking spaces required. **There needs to be a restriction on the location of this kind of housing to within 1/4 mile of a transit corridor and areas with commercial and social services, and NONE in an RL zone.** This is the housing that students, entry service workers, and those in transition need, and it needs to be properly placed.

GET INVOLVED IN YOUR **HOA AND NEIGHBORHOOD ASSOC.** OR FACE THE WORST OF THESE