S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
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January 16, 2020

Dear Commissioners:

The Sellwood Moreland Improvement League (SMILE) is providing testimony on specific proposals in the Residential Infill Project (RIP) Recommended Draft Report.

We endorse the proposed size limits. We expect you will hear testimony to change them; we would oppose a change.

The proposed draft reduced Floor:Area Ratio (FAR) for detached homes on R2.5 lots but the Recommended Draft eliminates this reduction. We support a reduction. Our neighborhood has about 868 R2.5 lots, 720 of which are 5000 square feet (sf) or larger. The Recommended draft proposes that a 5000 sf R2.5 lot have two units and a 0.8:1 FAR which would allow a 4,000 square foot building with a minimal internal ADU, ideal for guests or teenagers. Thus, the R2.5 zone would become the McMansion zone with 4,000 sf buildings that essentially would provide only one unit of housing and be oversized for the neighborhood. A FAR reduction for detached buildings on large R2.5 lots to the R5 values would limit detached homes from being no larger than allowed in R5 and better utilize the R2.5 zone.

We endorse proposal 2d which would provide some protection for older building facades while allowing density to increase.

The threshold for the affordability bonus -- 80% of median income -- appears too high, please consider lowering it to 60% or less. Greater affordability is consistent with our principle that ideally any increase in zoned density in our neighborhood should be dedicated to affordable housing.

We endorse the improvement in how height is measured in all zones.

This testimony was discussed at public meetings of the SMILE Land Use Committee on December 4, 2019 and the SMILE Board of Directors on January 15, 2020. The SMILE Board of Directors unanimously approved this testimony on January 15, 2020. If you have any questions, please contact David Schoellhamer, Chair of the SMILE Land Use Committee, at land-use-chair@sellwood.org. Thank you for the opportunity to testify.

Sincerely,

Tyler Janzen
President, Sellwood-Moreland Improvement League