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Sent: Tuesday, October 16, 2018 9:45 AM

To: Dustin Nilsen

Cc: Kevin Liburdy; Arthur Babitz; Bill Irving; Tina Lassen; Sue Powers; Mark Frost; Megan Ramey; Tim Counihan

Subject: Examples of Cottage Homes and "Pocket Neighborhoods"

Hi Dustin,

I know your team has a lot on its plate, so I thought I'd share some resources I found on smaller homes developed with greater density. Perhaps that will help add to the November 19th discussion as your team brings in more tangible examples for public comment.

1) From Portland: This may be some of the development that Bill was referring to last night. The article describes cottage clusters as part of Portland's residential infill work: ▪ <https://medium.com/@pdx4all/cottage-clusters-portlands-chance-to-build-community-in-a-new-way-7c504c5b260b>

Notes:

- The ideas behind cottage building usually seem to require zoning changes.

▪ Cottage zoning allows an option to build more buildings that add up to the same size on a lot: Example: on a 10,000 sq ft lot instead of 2 2,450 sq ft homes, you can build SIX 1,080 sq ft homes

▪ Portland's draft hadn't changed the code to allow this – city planner said it was not worth coming up with new regulations (as of November 2017)

- Re: affordability // affordable In Bend, builder Tracy Thomsen built the NW Crossing Cottage clusters. However, his project ended up at about the same density as other subdivisions, so the houses came to about the same price too. He says that "more homes per acre is the key to cutting home prices."

- For reference, a 1 story "cottage" at NW Crossing (2654 NW Crossing, Bend) shows a lot size of 4,356 sq ft, and a selling price of \$595,950

- Pocket Neighborhoods and Density: Langley WA is a town of about 1,100 on Whidbey Island WA. Ross Chapin is an architect that built cottages there in a "pocket neighborhood." His comments about architectural details required for this kind of housing and dense building can be found here: ▪ <https://rosschapin.com/projects/pocket-neighborhoods/third-street-cottages/>

- An excerpt about what a Cottage Housing Development zoning code requires is here: "It allows for up to double the density of detached homes in all single-family zones — providing the ground floor area is less than 700 SF and total area including the second floor is less than 975 SF. The cottages must also face a usable landscaped commons, and have parking screened from the street. To ensure good

fit within existing neighborhoods, each project proposed is reviewed by the planning and design review boards"

- The goal is: " preserve housing diversity, affordability and character, and to discourage the spread of placeless sprawl"

- Camoin Associates: This is an economic development consulting firm. They published some findings on pocket neighborhoods with examples (including the neighborhood in Langley). Their examples may be useful for your team. They including not only photos but info on home prices and the median incomes in the neighborhood. <https://www.camoinassociates.com/pocket-neighborhood-case-studies>

I hope this is useful. You may consider this public testimony as needed.

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