

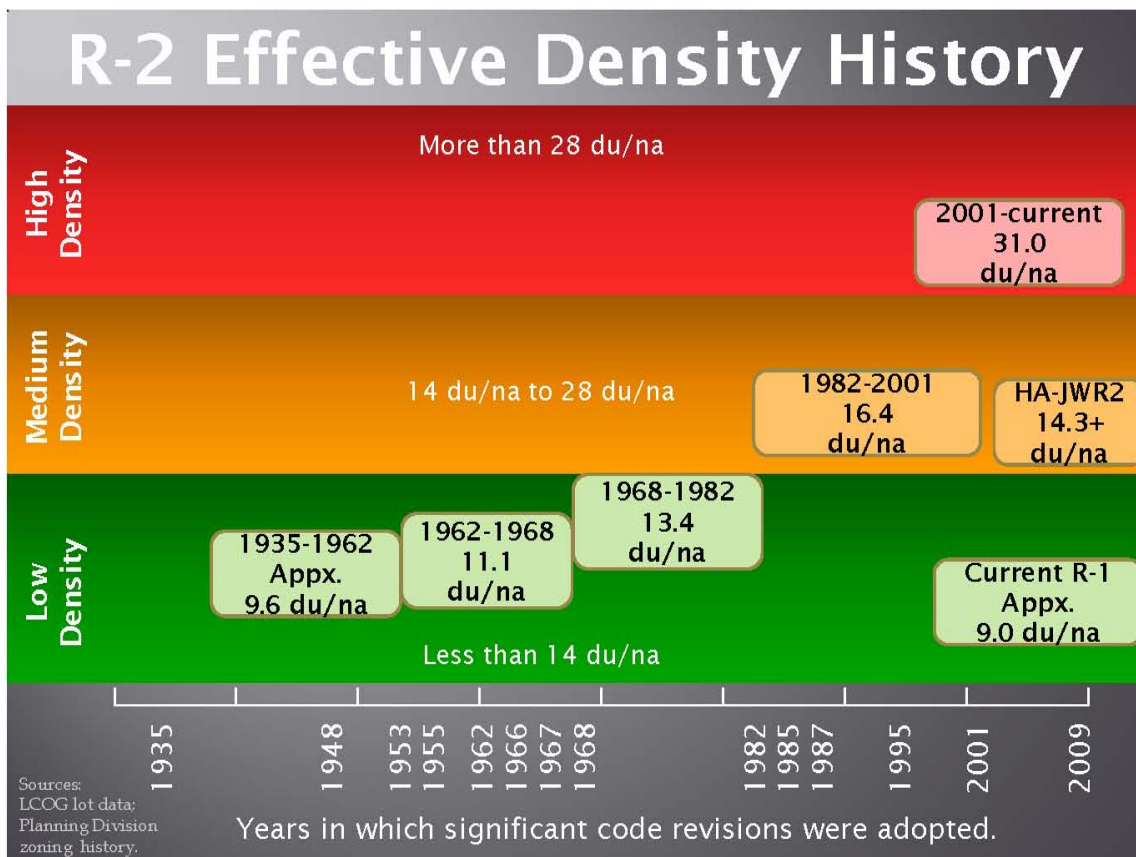
Stealth Upzoning Is Primary Cause of Incompatible Infill in JWN R-2 Areas

During much of the period that most development occurred in the area of JWN that's currently zoned R-2, R-2 was a "two-family" zone. Typical lots allowed single-family homes, duplexes and accessory dwelling units (ADUs, e.g., "granny cottages) which is the defining character of these parts of the Jefferson and Westside neighborhoods.

As recently as 1995, lots had to be at least 30 feet wide, although most lots in these areas were platted at fifty to sixty feet. Building heights at this time were limited to 25 feet, and most houses were built as one or one-and-a-half stories, with a few of the larger homes as two full stories.

For many decades, people who bought homes in the R-2 area understood the nature of what was allowed, and the R-2 zoning standards provided predictability. In the 1980's, residents of the two neighborhoods created their respective refinement plans, which unmistakably sought to preserve the established character of these (and other) areas, while allowing limited, carefully-controlled development that was more dense. Specifically, the plans called for site review and block plans as means to avoid incompatible development.

Beginning with code changes in 1998; however, the number of dwellings allowed on R-2 lots was effectively *tripled* to the current standard which allows development in the Metro Plan *high-density* range. The chart below shows the effect. (Click chart for larger image.)



Lot frontage was reduced to twenty feet allowing most R-2 lots to be divided into two or three lots. And the maximum building height was increased to 35 feet. Cumulatively, these extreme changes to the standards covering this long-established neighborhood represent a *de facto*

upzoning and target the areas for redevelopment, which is exactly what is occurring with projects such as the sixteen-unit apartments on W. 11th Ave. The current character of the neighborhood won't be sustainable over the next decades with these standards in place.

This *de facto* upzoning appears to have been done without ever bringing to residents' or City Councilors' attention the effect this would have on the R-2 zoned area of JWN. Understandably, residents didn't expect the City to upzone their immediate neighborhood without a transparent and thorough public process. After all, public involvement is State Land Use Goal One!

Some opponents of sensible infill standards have claimed home owners should have "know what they were getting into" when they bought homes in an R-2 area. In fact, for most of the neighborhood's history, "what you saw *was* what you got" in this area of modest single-family homes and small duplexes. It was the stealth upzoning that changed the rules without any realistic effort to inform and engage affected residents. Consequently, restoring sensible standard, such as those proposed by the JWN membership that protect the stability and the character of the neighborhood is the appropriate course to remedy the problems these changes have caused.