

# 'Living Smart' Houses for Narrow Lots



A narrow house designed by a Berkeley, Calif. based team has room for a garage or office.

## Designs picked from competition

The City of Portland has two sets of narrow house designs available for people building single-family homes on narrow lots, 36 feet wide or less.

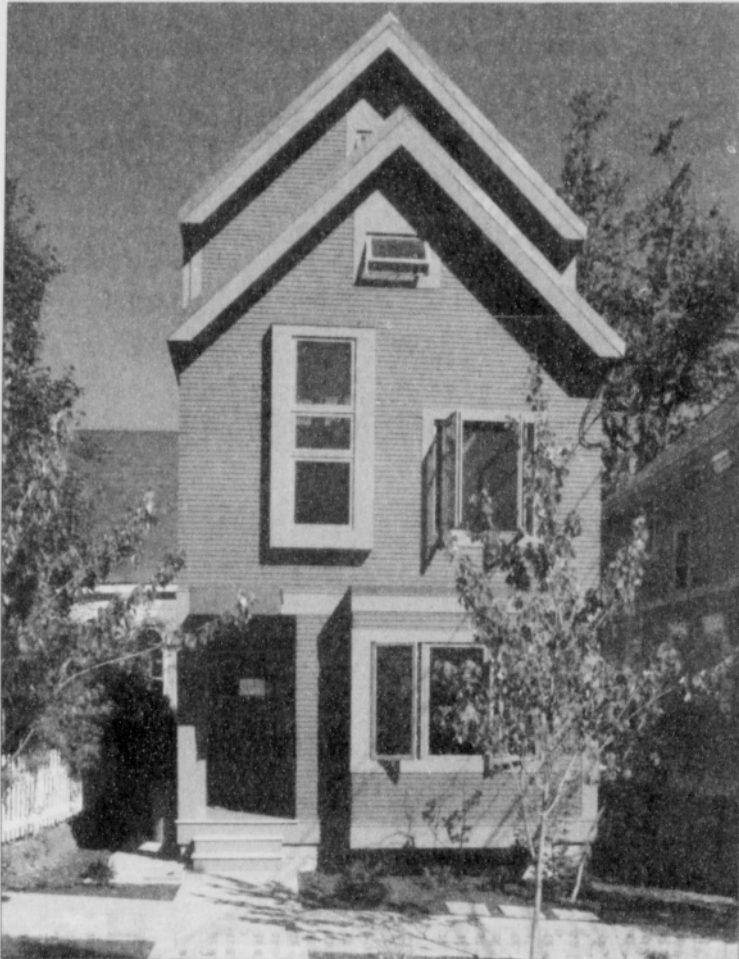
"I am excited to have the City provide two well-designed options for narrow lot development for citizens to choose from," said Commissioner Randy Leonard. "In my view, these designs are attractive, practical and will fit in any Portland neighborhood."

The plans from the city's Living Smart House Program have been pre-reviewed for building code compliance, leaving the customer with only the site plan to develop and have reviewed.

The plans are not being sold; instead they will be issued along with the building permit, with a portion of the permit fees being reduced. Permit fees and related charges will cost approximately \$14,800. The City contracted with three architects who had winning designs in the Living Smart: Big Ideas for Small Lots design competition that was held in 2004. The competition had more than 400 entries representing 21 countries.

Portland-based Bryan Higgins submitted the house he designed and currently lives in with his family in the Lair Hill neighborhood of southwest Portland. With some modifications, the 1,779 square foot house has two bathrooms and three bedrooms.

A Berkeley based team of Trent



The Bryan Higgins home in southwest Portland is the winning prototype for future narrow homes the city has pre-approved for construction.

Greenan and Roxana Vargas-Greenan designed two floor plans; the garage option is 1,516 square feet, and the office option is 1,700 square feet. Either option has three bedrooms and three bathrooms. The floor plans for both designs may be viewed on line at [www.livingsmartpdx.com](http://www.livingsmartpdx.com).

Once one of the plans has been selected, plan submittal, intake and issuance takes four easy steps. The potential homeowner visits the Development Services Center to meet with city staff to

make sure the pre-reviewed house will work on the proposed lot. Once the lot is approved, the customer will be given a site plan and instructions for how to complete it. The customer will bring three copies of the site plan to the Development Services Center where they will sign related forms, and pay intake fees.

The public can view the full size construction plans or purchase reduced size plan books at the Development Services Center located at 1900 S.W. Fourth Ave.

## Planning for Neighborhood Trees

Friends of Trees invites all who are interested in caring for newly planted trees this summer or in learning how to organize tree plantings in their neighborhoods.

Neighborhood Tree Team Training sessions are scheduled for Saturday, May 20 from 9 a.m. to 2 p.m. and Saturday, June 10 from 9 a.m. to 1 p.m. at Kenton

Firehouse, 8105 N. Brandon St. The trainings are free, but pre-registration is required by calling 503-282-8846, extension 12 or e-mail [brads@friendsoftrees.org](mailto:brads@friendsoftrees.org).

Participants will learn how to assess the health of recently planted street and yard trees and how to instruct homeowners in proper tree care. Instructions will

include guidance in watering, weeding and mulching.

During the summer, volunteers will make two visits to each tree planted through Friends of Trees' Neighborhood Trees program during the previous planting season.

For more information, visit [www.friendsoftrees.org](http://www.friendsoftrees.org).

## First Time Home Buyer Help

Many people believe home ownership is out of their reach because they lack the money needed for a down payment or closing costs. If this sounds like you or someone you know, you might want to take advantage of the educational and financial programs offered by the Portland

Housing Center.

The non-profit center works one-on-one to assist people from a variety of income levels with the home buying process.

To take advantage of the services offered, first time buyers are invited to attend a free home ownership orientation session, held the first

three Wednesdays of each month from 6-7 p.m. at the Portland Housing Center, 3233 N.E. Sandy Blvd.

No registration necessary. Participants are encouraged to bring information about gross household income and \$50 to sign-up for home buying services. For more information call 503-282-7744 ext 101.

## Thanks Portland your river is cleaner

Over the past 14 years, sewer improvements and construction to control combined sewer overflows (CSOs) has reduced CSO volume to the Willamette River and the Columbia Slough by more than half. When you pay your sewer bill you invest in clean rivers and streams. Simple things like disconnecting your downspouts help clean the river. The Program is on time and on budget.



Here's what we've done and what's coming your way.

### Controlling CSOs



1991 CSO Program begins

1993 Cornerstone Projects

- \$146 million to remove stormwater
- Street drainage improved ✓
- Storm sewers built ✓
- Remove streams from sewers ✓
- Downspouts disconnected ✓



1998 Columbia Slough Projects

- \$164 million
- Treatment Plant expanded and upgraded ✓
- 3 mile Big Pipe ✓



2000 All outfalls to the Slough controlled

West Side Big Pipe  
14-foot diameter  
3.5 miles long  
80-120 feet deep  
5 shafts



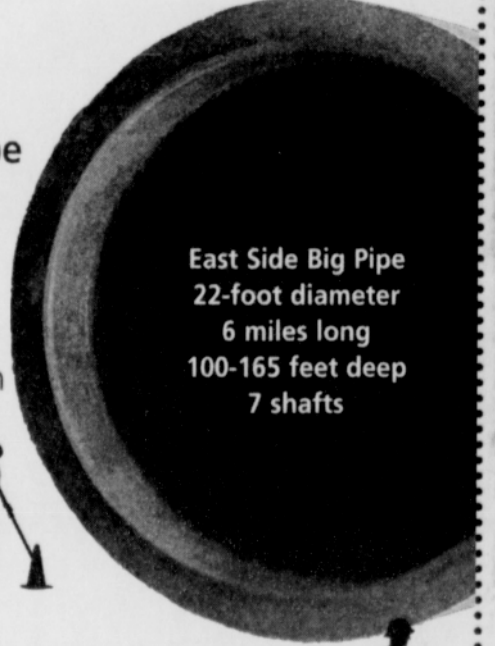
2001 West Side Big Pipe Projects

- \$410 million
- 3.5 mile Big Pipe ✓
- Major pump station on Swan Island (Fall '06)
- New sewer pipes in SW Portland ✓

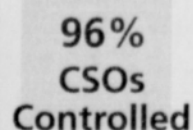


2006 East Side Big Pipe Projects

- est. \$640 million
- 6 mile Big Pipe
- New sewer pipes in SE and North Portland
- East Side Big Pipe  
22-foot diameter  
6 miles long  
100-165 feet deep  
7 shafts



Sustainable Stormwater Projects (will continue beyond 2011)



2011 CSO Program complete

We're done in 2011. Thanks for your help, patience and commitment to a cleaner river.

[www.cleanriverworks.com](http://www.cleanriverworks.com)



ENVIRONMENTAL SERVICES  
CITY OF PORTLAND  
working for clean rivers



Sam Adams, Commissioner | Dean Marriott, Director

### From Little Princess to Desperate Housewife CONFRONTING IMAGES OF WOMEN



10th Anniversary of the Clark College Women's Conference

Featuring a keynote address by comedian and activist Debbie Wooten and a presentation by artist Larry Kirkwood.

Saturday, May 20, 2006  
8 a.m.-3:30 p.m.

Gaiser Hall, Clark College  
Vancouver, Washington

Cost: \$15 for general public, \$10 for students and seniors, includes continental breakfast and lunch. Childcare, limited scholarships, and disability access and/or accommodations are available with prior arrangement.

For general information, please call 360-992-2905 or visit [www.clark.edu/womensconf](http://www.clark.edu/womensconf)

Clark College The Next Step  
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