

May 17, 2019

Honorable Chair Keny-Guyer and committee members,

Welcome to the final exhibit in the "**Gallery of Mything Middle Housing**"; a Surrealism-based show featuring an irrational juxtaposition of images.

The claim:

Promoters of so-called "Missing Middle Housing" often claim that: "With 'Missing Middle Housing' near a transit corridor, the household won't need a car, so the City shouldn't require off-street parking."

The reality:

In Eugene, even when a duplex is only eight minutes by pleasant walking route from an EmX stop, the occupants own cars and need a place to park them.

In this case, Almaden Street is very narrow and has limited on-street parking. The occupants of this "classic" pair of townhouses -- one of the proposed HB 2001 "Middle Housing" forms -- are almost always UO students (typically in Law School). Guess what? They almost all own their own cars. So, regardless whether they use EmX (and the fact that there are few cars parked at the townhouses during the day suggests otherwise), the occupants need a place to park their cars. Because of Eugene Code's already minimal off-street parking requirements, the occupants park on the driveway apron and sidewalk (which are on public right-of-way).

Thank you for visiting the "Gallery of Mything Middle Housing."

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"Townhouse" duplex at 1021 & 1023 Almaden St.
Each has 3 bedrooms
Almost always shared by UO students



1021 Almaden Street to EmX stop on W. 7th Ave. at Polk St.
8 minute walk

