

## DEVELOPMENT PROSPECTUS

The goal of Revolve© is to provide a cohesive development service enabling efficient construction of radical small structures. Revolve© buildings are designed to:

- Meet the demands of stringent urban boundary guidelines.
- Yield aggressive energy savings.
- Conform to ecological building standards.
- Responsibly increase density in the inner city in accordance with the values of the City of Portland and its citizens.

Revolve© does not seek to provide a product so much as a service. This service is a private offering with a transparent body of resources designed to aid the city, local government, developers, and home-owners in satisfying difficult economic, ethnographic, ecological, and logistical planning concerns about urban density.

Revolve© IS attempting to provide a housing and economic development resource that integrates the functions of civil engineer, structural engineer, designer, architect, construction expert, owner's representative, etc. The purpose of this resource is to serve simultaneously all parties involved in an economic action plan and development stimulus. In the latter respect, Revolve© is a response to an economic crisis and will vigorously seek to provide solutions for suffering labor markets and median income housing alternatives.

Revolve© team to date is comprised of:

- Ben Shook (principal)
- Matthew Kaylor, construction consultant, owner's representative
- Thia Bankey, architect
- Jamin Aasum, architect,
- Lisa Kuhnhausen, architect
- Corey Martin, architect
- Ed Starkey, development consultant, market analyst

This team is gearing to answer complex questions about how to efficiently increase urban density in a timely manner and with appropriate scale. Karl Freed, in the foreword to *Creating an Economic Development Action Plan*, states, "...economic development planning is a compound-complex problem. Any economic development program is judged by its ability to create jobs, promote economic stability, increase property values and expand opportunities to achieve 'quality of life.'"

The authors of this book partially define successful planning as that which limits cyclical market shifts. (See attachment #1) The construction industry is typically one of the most sensitive sectors to economic shifts. Laid-off construction workers constitute one-fifth of the State's unemployment demand. This dislocation results partially from the speculative market in such dwellings as 4,000 square foot miniature mansions in outlying suburban areas. Today, such homes are being vacated and wholesaled because they were unrealistic in design and conception. The trend to add density to the inner city, however, is undeniable. Revolve© will provide a coherent action plan that will add a broad base of jobs, create a model that helps stabilize previously erratic trends in construction markets, and meet a growing demand not only for affordable living space in the inner-metro area, but for light industrial and light retail applications.

The predominant strategy of Revolve© will be to develop (and privately aid others in so doing) properties with pre-existing structures. Revolve© will improve such properties by adding ADU's, ABU's (business units), studios, and so on. This strategy has an advantage over something like courtyard housing, or narrow home development, in that the acquisition of land is tied to a pre-existing structure. Accordingly, this developable land, with respect to the addition of a new live footprint, is virtually free. Another intriguing possibility is acquisition of neighboring properties, dissolution (or partial dissolution) of lot boundaries and set-back restrictions in order to construct shared wall, shared commons HOA type scenarios. The challenge, then, becomes properly siting the building and creating a fast, effective means of dealing with SDC's, the permit/planning process, and potentially generating fast track, prescriptive paths for these designs.

A successful development plan will include a context or framework, tailored features and benefits, and an action strategy based on measurable objectives. The context of this proposal reconciles the current economic emergency with the visionary code in Title 33.205 of municipal planning which sets forth the parameters for ADU construction. This zoning foresight is remarkable and, using the Revolve© initiative, can be taken advantage of immediately on a new scale.

The broader benefits of constructing the kinds of small structures envisioned include reducing overall live footprint on the entire metro area, an increase in inner-city tax base, a reduction of commuter congestion and pollution, reduced sprawl, possibility for large generation of low and median income rental property, and an economic stimulus to urban renewal areas while leaving present boundaries intact. Specific benefits of this proposal include Revolve© 's experience dealing with ADU's and buildings of this nature, proficiency in variance submissions on height restrictions, building footprint restrictions (for the sake of providing the most sensible product design and ecologically responsible building), construction management techniques which include owner's representation (see attachment #2), LEED certified architects and green building experience (see attachment #3) and, importantly, the presence of a

private group designed to provide transparency between planning, government, funding, and the homeowner.

Measurable objectives include discovery of grant monies or financing for two ADU prototypes. In this phase (first four months) we will test, hone, and publish savings in the model of owner's representation, while discovering affordable and ecologically sensitive supplies, subcontract services, and civil engineering. (See attachment #4 for cost estimates) In the first phase, Revolve© will concurrently build a web domain, host sponsors, and advertise this "micro-development" service locally. (See attachment #5) Phase II (5-9 months) will discover financing for four more ADU developments; Revolve© has several private investors in place that can match funding from TIF or similar loans, for acquisition. Concurrent with Phase II, Revolve© will broaden its visibility and begin projects in the private sector. Phase III would begin in ten to twelve months. It involves internal substantiation, generation of a team of owners' representatives, accounting, sponsorship of a design competition of prescriptive style small buildings, and the facilitation of a growing number of projects.