

# Accessory Dwelling Unit (ADU) Feasibility Report

**Homeowner of Record:** Jane and Jane Doe  
**Property Location:** 814 NE 9<sup>th</sup> St, Bend, OR 97701  
**Zoning:** RS  
**Contact Information:** 541.330.8767 / [janedoe@gmail.com](mailto:janedoe@gmail.com)

**Disclaimer:** This assessment is performed based on publicly available data and a brief site inspection. This information may be useful to homeowners or builders in considering next steps for ADU development. In any development project there is the possibility of unknown hazards and obstacles above and below ground that may not be determined prior to construction that can significantly impact on development costs.

## FOOTPRINT

In general, it is desirable to build with a minimum 5-foot setback to the property lines. It is possible to build within the setbacks but this will result in additional requirements such as no windows and firewalls.

Existing structures on the property in addition to the main house can affect permitting and allowable setbacks. Owners should consider their intentions for these structures prior to development.

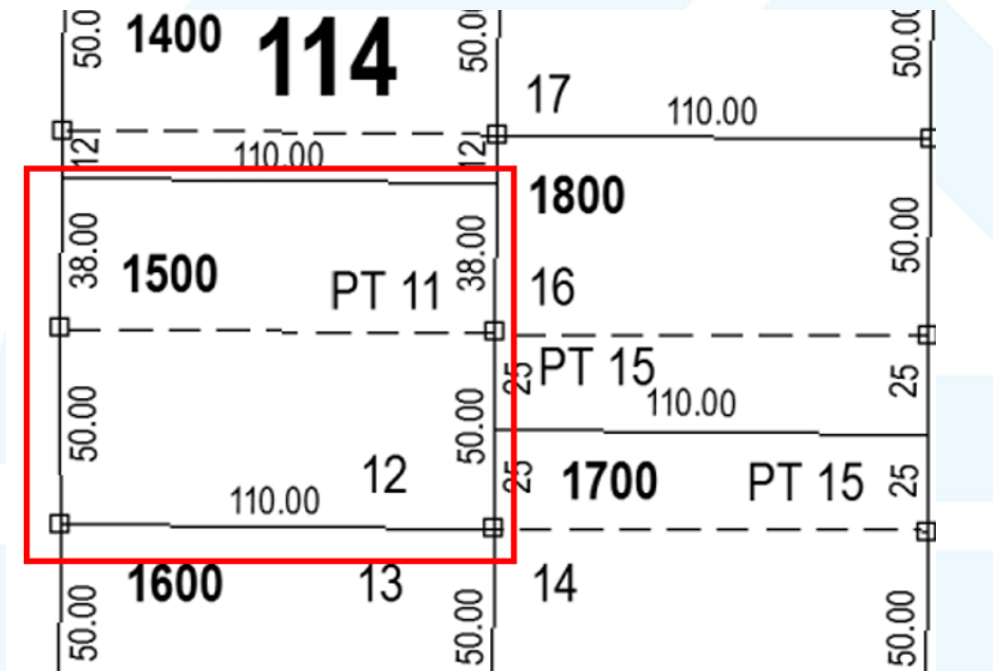


Property dimensions are 120' x 88'. This would be considered a "wide lot". There appear to be multiple options for placement of an ADU on this property.

**Street View:**



**Tax Map:**



## TERRAIN

Terrain that is not level can affect development costs including foundation, retaining walls, drainage, and excavation.

Terrain appears flat and easy for construction.

## ACCESS

Access for excavation equipment and materials is important for development. Lack of access can sometimes prohibit development or increase costs.

Fences may be impediments to development and may have to be temporarily removed.

The property appears to have excellent access along the north side of the house. There may be fencing and materials required to be moved for access.

## STAGING

Materials staging close to the build helps reduce labor costs and improves security for the build.

Due to the wide lot size and easy access, there appears to be adequate space available for materials staging.

## TREES

Existing trees can be impediments to development. The City of Portland has strict requirements for protection of trees during construction or fees for removal. Owners should be aware of these costs when considering development.

There are trees visible on the property that may present barriers or costs for construction.

## UTILITIES

Utility hookups represent a major development cost – from 5-20% of the project cost. The majority of homes require electric panel upgrades. Some homes will require new water meters or hook ups. Separate meters add costs. Homeowners should consider how they intend to handle utility costs when renting ADU's to third parties.

Sewer access appears to run along the south property line. This could prove to be expensive for connection especially if the neighbor's driveway is disrupted.

Records indicate this property has three full baths. It is likely that a significant water utility upgrade will be required for development.

## CONCLUSIONS & RECOMMENDATIONS

This property appears to be a very good candidate for ADU development. Existing trees will need to be considered when considering the location of the unit.

Recommended next step is a site visit by a knowledgeable builder or third-party site consultant.

Special attention to:

- Building envelope
- Utility connections
- Neighbor property impacts

## REFERENCE INFORMATION

Greensavers can offer referrals for financing. Banks and credit unions offer different products based on their policies and your situation. Partner institutions include:

- Selco Credit Union
- OnPoint Credit Union
- Umpqua Bank

City of Bend ADU Regulation Reference Guide:

<https://www.bendoregon.gov/home/showdocument?id=27827>

Prepared by:

Scot Davidson  
GreenSavers  
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scot.davidson@greensavers.com