

JANISCH Amy C

From: Judy Stickney <sunshadow909@gmail.com>
Sent: Friday, May 22, 2015 12:23 PM
To: KNAPP Jennifer L
Cc: thesolarsailor
Subject: 29th & Willamette Redesign

Hi Jennifer,

I am a resident in the 29th & Willamette St. area. I am concerned about development and zoning of the area on Willamette St. Between 29th and 30th Ave. Myself and my fellow neighbors appreciate the city's desire to redesign and grow this area with care and deliberation. We welcome most of the upcoming changes. However, we have been talking to one another and we have some concerns.

Our concern is the area is so congested already due to the increase in traffic since the Market of Choice Development, and the population increase. It is increasingly difficult to pull out of 29th Ave. especially if one needs to turn west. Oftentimes it is treacherous. On top of that, we will have the traffic soon to be increasing with the new building and expansion of Cascade Manor. It is so unpleasant to walk and to cross the intersection at 29th and Willamette. It is full of car exhaust, noise and hurried drivers.

Our other concern is there is no place for children to play. So they play in the street. This is getting more and more hazardous with the ever-growing popularity of the Thai restaurant and all the street parking for their customers as well as the commercial deliveries and trash extraction bringing in large and very loud trucks, almost daily.

With these factors in mind, how can redesigning and rezoning Willamette and 29th & 30th Streets be beneficial to the safety and development of our neighborhood and the children living here?

With the city's decision to increase density to 3 and 5 level zoned buildings on the corner of 29th and Willamette, we as neighbors do not understand how it can be possible. It is so hard currently, to park on our own street and oftentimes our driveways are blocked by restaurant customers.

Is there a way to get this considered into your planning meetings and agendas? Is there something I need to do as a citizen, such as have local residents sign a petition to express our concerns? Many of us cannot make the upcoming June 2nd meeting. What can you recommend we do? We all enjoy living in Eugene and want only the best for our neighborhood and our local business community.

I look forward to your suggestions.

Thank you,

Judy Stickney, Resident
2945 Oak St.
Eugene, OR 97405

SYLVIA HART
1080 Patterson Street Apt. 806 Eugene, OR 97401
Phone: 541-342-4086 sylviah@efn.org

June 4, 2015

Eugene Planning Commission
c/o Jennifer Knapp
Eugene Planning Division
99 West 10th Avenue
Eugene, OR 97401

Dear Commissioners:

This letter is sent to supplement the testimony I gave at the public hearing on June 2nd.

I've been living in Eugene for 24 years and, as I stated at the hearing, I own a duplex in the South Willamette Special Area Zone, 285-295 East 29th Avenue. Considering the extensive growth anticipated for Eugene in coming years, I'm pleased to see the direction that planners seem to be taking.

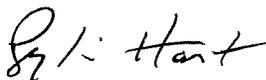
I support the plan to zone E. 29th Avenue from Willamette to High, for rowhouses. Before I moved here, for fifteen years I headed the library of the City University of New York School of Architecture and Environmental Studies so I'm familiar with rowhouses both from an architectural point of view and from observation of how they function in city neighborhoods. That's why I suggested, as the spokesman for Cascade Manor had suggested earlier, that the height requirements for these buildings should allow *four* stories rather than just three. Since the anticipated footprint for each of these will not be big, the additional story would provide desirable extra space to a household occupying such a residence without creating significant problems for others in the neighborhood.

Here's another idea that occurred to me as I was returning home from the meeting. Yes, as mentioned at the meeting, use of solar energy should be encouraged, presumably by allowing/facilitating the use of solar panels. But how about green roof development? Clearly this is not suitable in all cases, but somewhere in this special area there might be a good place for it and hopefully, zoning will permit green roofs to flourish.

Lastly, as I said when I testified, thanks so much for some of the changes already made by planners to traffic patterns on Willamette. As someone who often walks down Willamette from Capella Market to 11th, it's a pleasure to no longer have to fear bicycles sharing the sidewalk with me and potentially hitting me in the back!

Thank you to one and all for your efforts.

Sincerely,



JANISCH Amy C

From: Leah Middlebrook <lwmiddlebrook@gmail.com>
Sent: Friday, June 05, 2015 10:44 AM
To: KNAPP Jennifer L
Subject: Serious concerns re Cascade manor tower in South Eugene

Dear Jennifer Knapp,

I'm sorry to be chiming in on this issue late; I only just heard that the planning commission was taking comments. As a longtime homeowner, tax payer, community member in South Eugene (2998 Washington St., just over the hill from the proposed tower), I cannot emphasize enough how problematic I find the proposal to build a 7-story tower in my neighborhood. Our area was not zoned for this type of construction, and Eugene has *plenty* of available spots where a tower would not disrupt the neighborhood. In addition, the property values of many of our neighbors --not me personally, but people in my community I know and care about-- will suffer a major loss in their property values, just as the economic crisis is beginning to finally, finally recede. These are people who make excellent neighbors and are slowly, house by house, beautifying the blocks of Portland St., Olive St., etc. and beginning to raise families there, etc. --all that goes into a strong neighborhood and community. It's really awful to imagine that these types of folks will again be pushed underwater with mortgages that now exceed the value of their properties. Changing the zoning laws will result in precisely that...Respectfully, and with deference to all the work you put into thinking through how Eugene communities can grow responsibly (seriously: my sister's a planner. I get it...) --with respect, I do hope that the planning commission takes that impact into consideration.

Finally, it would take a lot of work to accommodate that tower: sidewalks, work on the road to make it suitable for the vastly increased traffic...

This is just not a good idea.

Thank you for taking my concerns into account.

Best wishes,

Leah Middlebrook
Homeowner: 2998 Washington St., Eugene 97405
541-345-9098

JANISCH Amy C

From: KNAPP Jennifer L
Sent: Friday, June 05, 2015 1:05 PM
To: 'Brian Wanty'
Subject: RE: S-SW Zone Notice Posting

Dear Mr. Wanty,

Thank you for your comments regarding the proposed South Willamette Special Area Zone they will be submitted to the Planning Commission as part of the public record.

The South Willamette Special Area Zone, is a City initiated application, the requirements at EC 9.7007(7) do not apply to applications for Type IV and Metro Plan amendments. Please see EC 9.7007(1)(c) and (d) for applicability.

Jennifer Knapp, Associate AIA
Urban Design Planner

City of Eugene | Planning Division
99 W. 10th Avenue
Eugene, Oregon 97401
541.682.5445

-----Original Message-----

From: Brian Wanty [<mailto:brian@wanty.com>]
Sent: Wednesday, June 03, 2015 5:00 PM
To: KNAPP Jennifer L
Subject: S-SW Zone Notice Posting

Dear Ms. Knapp,

Regarding the proposed South Willamette Special Area Zone neighborhood/applicant meeting, the Eugene Code 9.7007(7) states "The applicant shall post notice of the meeting by posting a waterproof sign on the subject property at least 14 days before the meeting."

No such notice was placed at my home, which is located within the proposed zone.

Where were these required notices posted?

Please send me a copy of the Affidavit of Posting.

Also, please place this email in the record for the Planning Commission public hearing on the S-SW Zone.

Regards,
Brian Wanty
2974 Portland Street
Eugene, OR 97405

RECEIVED

June 6, 2015

Planning Commission
City of Eugene

JUN 08 2015

12:45p.

CITY OF EUGENE
BUILDING & PERMIT SVCS

I want to express my support in the rezoning for the South Willamette Special Area Zone and Design Code. I believe I've attended all the meetings to include those at the Amazon Community Center. I want to think that I'm well informed of the proposal.

I know that much time and effort has brought us to this point. With the expectation of the increase in population coming to Eugene and where "Envision Eugene" expects higher density along all major corridors, there will have to be built additional housing so as not to have to move the UGB further out. It makes sense to utilize the infrastructure that we already have as opposed to building additional further out.

Thank you for you efforts,

Dennis Casady
Dennis Casady

JANISCH Amy C

From: Robilyn Eggertsen <reggerts@q.com>
Sent: Monday, June 08, 2015 9:26 PM
To: KNAPP Jennifer L
Subject: Letter to Planning Commission - South Willamette Zoning Plans

Robilyn Eggertsen
41 E 23rd Avenue
Eugene, OR 97405
541-513-6311

Planning Commission
c/o Jennifer Knapp
Eugene Planning Division
99 W 10th Avenue
Eugene, OR

Dear Commissioners,

I am a homeowner at 41 E 23rd Avenue. I previously submitted a letter to you regarding the zoning density changes of the South Willamette Concept Plan and attended the Tuesday, June 2 meeting. As I sat there listening to the citizens' comments I was trying to imagine what it would really feel like to live in an area of block upon block of high density apartments / condos / row houses. And I had to ask myself . really? Are there really that many people who want to live in block upon block of high density housing? Maybe the reason people want to live in this area is because of its current character, open feel and supply of charming smaller homes. I don't know the answer to my question. I do know that I certainly don't. I lived in apartments and condos when I was younger. I will never go back to living like that; it is miserable. Never having any peace and quiet, always hearing your neighbors and their loud television/music, never knowing if you'll be able to get to sleep. It certainly isn't my definition of livability. Is it yours? What is your living situation? Is it how you want to live?

As the City is already very much aware, high density housing brings many problems with it. I work in the West University District and see all the streets crowded with parked cars day and night, all the trash on the ground Monday mornings, and all the unraked leaves in Fall that contribute to street flooding. But maybe that won't be a problem, just exactly how does the 'urban forest' of which the City is justly proud, fair in all this? How many towering trees will be cut down to make way for the new high density buildings?

This plan's density numbers may 'pencil-out' and solve some long-range planning issue you all are guessing may happen, but for those of us living here now (and those planning to) it is heartbreaking. It is an unlovely and irrevocable legacy you are leaving the city.

Very truly yours,
Robilyn Eggertsen



June 8, 2015

Planning Commission
c/o Jennifer Knapp
Eugene Planning Division
99 West 10th Avenue
Eugene, OR 97401

RE: South Willamette Special Area Study

Dear Commissioners,

We have reviewed the proposed Amendments and Zone changes for the South Willamette Special Area Zone and offer the following comments. A division of our company operates the Union 76 gas station at 29th & Willamette. Our plans are to modernize these facilities in the near future and we have started design and engineering plans for a new gas station and convenience store. The concept would be similar to our Chevron station and Pacific Roads convenience store on Hwy 99 & Irving Road.

The proposed amendments and zone changes that call for the building to be on the front part of the property would not allow us the needed flexibility for an efficient and feasible design solution. Our architect has drafted several layouts and each causes concerns for a plan that would work for us. In addition, we have traffic flow and pedestrian safety concerns in trying to accommodate the building up front.

I encourage the Commission to consider an exception to the amendments that would allow our gas station to locate our building in the back part of the property with the fuel islands in front, to ensure our project and business remains viable and contributes to the goals of the redevelopment.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Tyree', with a long horizontal flourish extending to the right.

Ron Tyree

P. O. Box 2706
Eugene, Oregon 97402
(541) 687-0076
Fax: (541) 343-0552

P. O. Box 778
Roseburg, Oregon 97470
(541) 673-6215
Fax: (541) 672-1301

341 Newmark Street
North Bend Oregon 97459
(541) 756-9776
Fax: (541) 756-1476

2429 N. Borthwick
Portland, Oregon 97227
(503) 477-4510
Fax (971) 279-5986

JANISCH Amy C

From: Brian Wanty <brian@wanty.com>
Sent: Monday, June 08, 2015 12:07 PM
To: KNAPP Jennifer L
Subject: Additional Statement for S-SW Zone Public Hearing
Attachments: wanty_s-sw_statement_3.pdf

Dear Ms. Knapp,

Attached is a pdf file containing an additional statement regarding with South Willamette Special Area Zone land use application.

Please share it with the Planning Commission members and place it in the public hearing record.

Regards,
Brian Wanty
2974 Portland Street

To: Eugene Planning Commission (Public Hearing June 2, 2015)

From: Brian Wanty

Date: June 8, 2015

Re: Proposed South Willamette SAZ - Statement (For the Record)

2974 Portland Street

I'm in complete accord with Annette Gurdjian's testimony at the public hearing that we don't want the zoning changed on 2974 Portland Street. Ms. Gurdjian owns the property that I've leased from her as my residence since 2004. Her property is within the proposed S-SW Zone and is slated to be changed from R-1 low density residential to high density S-SW/AC apartments or condominiums. The property has R-1 parcels on either side and across the street. Changing my home and the adjoining parcels to high density uses such as 4-story rowhouses on the south side or a seven-story tower on the north side as requested by Cascade Manor would fundamentally degrade my home's livability and severely impair the covenant of quiet enjoyment under my lease. I'm retired and spend most of my time at home. The new apartment building under construction 150 feet away at 45 West 29th Place has been extremely annoying. High density construction on either side would drive me from my home.

Retirement Center Apartments

I support Annette Gurdjian's request to move retirement center apartments from Code Amendments section 9.3840(3)(a)2 under Residential Uses to section 4 Institutional Uses. Cascade Manor has 148 employees at their site on a regular basis according to their 2013 IRS Form 990. This exceeds by an order of magnitude the number of employees that would typically be present at a similar-sized multiple-family development. Cascade Manor should be required to obtain zoning changes to S-SW/MU for all its properties before any additional retirement center apartments are allowed to be built. We already have too much on-street employee parking and freight traffic.

Repeal of Ban on Inclusionary Zoning

On June 2, 2015, HB2564 passed the Oregon Legislative Assembly, Senate Committee on Human Services and Early Childhood. The bill would repeal the ban on inclusionary zoning in Oregon and allow local governments to require affordable housing in exchange for zoning changes. On April 14, 2015, the bill passed the Oregon House of Representatives. It's highly likely that the bill will be enacted before the City Council takes action on the S-SW Zone. Please send the S-SW Zone proposal back to Planning staff for revision to require the maximum allowable affordable housing in all redevelopment projects within the S-SW Zone. If inclusionary zoning isn't added now, the opportunity to do so will be lost forever. As drafted, the current S-SW Zone proposal will result in a net loss of affordable housing due to demolition of existing affordable units as has already happened on my block of Portland Street.

Retain Current Zoning

Further developments by Cascade Manor require greater scrutiny, not less as proposed in the S-SW Zone. The Manor has demonstrated an inability to carryout its projects without annoying its neighbors and violating land use and building codes. It has also shown the capacity to file successful land use applications. A primary public purpose for wholesale rezoning is to assist small developers to assemble parcels and reduce their risk. Cascade Manor is not a small developer. It's the largest apartment developer active within the proposed S-SW Zone with two apartment buildings completed and one more under construction. So, parcels owned by Cascade Manor and the adjoining and adjacent parcels should be removed from the S-SW Zone, retaining their current Metro Plan designation of Medium Density Residential along with their current R-1 and R-2 zoning. To protect neighbors, Cascade Manor should be required to file its own land use applications that show detailed plans plus adequate construction staging areas.

Rowhouses on West 30th Avenue

Cascade Manor's request should be rejected to allow 4-story row houses along West 30th Avenue. That scale of redevelopment next door at 2976 Portland Street on what are currently R-1 lots would be such a fundamental change that it would drive me from my home. I don't want commercial scale construction on these low density lots or high density next door. Redevelopment as allowed on an R-1 lot is acceptable or Cascade Manor may file a land use application and show the neighbors what they want to build.

2494 Portland Street

I also support Will Shaver's request for more separation between his home at 2494 Portland Street and the proposed S-SW/MU zoning across the street. Mixed use zoning would allow entertainment-oriented uses generating late-night noise that are incompatible with residential uses. The special stepdown height transition should also be extended to the property across from his home. Incompatible adjacent zoning such as this is widespread throughout the S-SW Zone.

Land Use Application Signage

I find it outrageous that a large city-initiated land use application doesn't require any signs alerting neighborhoods of rezoning, but private applications as small as one parcel require a 2x3 foot sign. The S-SW Zone is enormous with 474 parcels totaling 122 acres affecting thousands of people. Simply understanding the proposal has taken me months of research, and I have a graduate education in public administration.

Complete Revision

Please send the S-SW zone land application back to planners for a complete revision. The high densities proposed would fundamentally degrade the area by exceeding the capacity of road right-of-ways as has already happened on Portland Street. And, Cascade Manor wants to build more units on my street. The application does not sufficiently consider the numerous and extensive impacts on existing residents. It's a big developer's wish list without the necessary balancing needed to maintain livability. Finally, I deeply resent the City of Eugene's alliance with Cascade Manor to drive me from my affordable home.

Richard Weinman
55 W. 31st Avenue
Eugene, Or 97405
richieweinman@gmail.com
541-912-1767

June 8, 2015

Comment: South Willamette Special Zone

I have reviewed the South Willamette Study and generally support the principles and standards that are presented. I have specific concerns related to the proposal around 30th and Portland Street.

I am not a NIMBY. My wife and I purchased our house in 1986. We live on W. 31st between Portland and Olive. There is a lot of multi-family housing existing around us – on Crest, on Willamette and Cascade Manor, just north of us on 30th. I support additional multi-family housing on busier streets such as 29th and Willamette.

The proposal to change the zoning on 30th at the intersection with Portland Street to high density has several issues that need to be addressed. First, the transition from low density to high density is harsh. The three stories proposed along 30th are actually 45' – which is more like 4.5 stories. Three stories, with the first floor being 14 feet and then a pitched roof (that's what is being built now next door) is a sharp transition. About five years ago the residents of the South University neighborhood successfully made a similar case along E. 19th. And, 19th Avenue is a much busier street than 30th. While it is true that Cascade Manor is on 30th, that building is set back from the street a considerable distance. Furthermore, the building generates a small number of trips and most are at non-peak hours.

Neither 30th nor Portland Street in that area is capable of handling high density residential traffic. 30th is very much a quiet residential street. While it might be true that Cascade Manor doesn't generate as many trips as other types of multi-family, there is no guarantee that the eventual builder will target a senior population.

I live on W. 31st. At many times a day it is very hard to make a left turn on to Willamette Street. So most drivers who come down 31st take Portland Street to 29th and then take 29th to the Willamette intersection. Currently the construction of Cascade Manor's expansion is creating a lot of traffic issues because so many construction workers park on the street. Two cars can't pass at once. I can't imagine what would happen if there was ever a full build out of the high density residential that is being proposed. I invite you to go over and look at it and you clearly will see what I am referring to.

It is not typical to create high-density residential parcels on quiet streets, like Portland between 29th and 30th or 30th Avenue. If drivers were to exit a new development on to W. 30th and turn west, the route to 29th will be challenging (it's narrow and up a hill) and would absolutely degrade the low-density residential character of Charnelton and Lincoln Streets as people make their way to 29th. This does not seem well thought out.

In summary, any adopted vision and re-zoning needs to address the traffic flow on what are currently quiet streets and it needs to provide a softer transition from low-density residential to high density residential.

Thank you for your consideration and for working to make Eugene a better community.

JANISCH Amy C

From: Peg Freas Gearhart <peg_gearhart@hotmail.com>
Sent: Tuesday, June 09, 2015 9:07 AM
To: KNAPP Jennifer L
Cc: kristinalang@hotmail.com
Subject: South Willamette Special Area Zone and Design Code

To the Planning Commission, c/o Jennifer Knapp

I am a homeowner at 2815 High St. While living on High St. for eight years I have witnessed with dismay numerous automobile drivers exit Amazon Parkway, disregard the stop signs, and speed down High St. to 29th Ave. The same behavior occurs in the opposite direction. I fear that when the proposed changes are implemented in the South Willamette area the volume of speeding and reckless traffic will increase. It's only a matter of time before pets will be run over, or worse, children.

My neighbors and I hope that a traffic calming plan for the 2800 block of High St. will be included in the South Willamette Special Area Zone and Design Code. Well-placed speed bumps are quite effective in slowing traffic and are relatively inexpensive.

Thank you for considering my concerns.

Peg Gearhart

541-359-8598

From: KNAPP Jennifer L
Sent: Tuesday, June 09, 2015 5:12 PM
To: KNAPP Jennifer L
Subject: FW: SW Special Area Zone and Design Code

From: Kristina [<mailto:kristinalang@hotmail.com>]
Sent: Tuesday, June 09, 2015 2:51 PM
To: KNAPP Jennifer L
Subject: South Willamette Special Area Zone and Design Code

To: The Planning Commission, c/o Jennifer Knapp

First, thank you for all of your hard work on this important project. I have attended a lot of meetings over the past 4-5 years and am in favor of increasing density and walkability in my neighborhood.

Many of the concerns I have relate to the **Street Zone Typologies**, which I was not aware of until the most recent draft of the Special Area Zone. Is this new?

My Street: I live on High Street, between 28th and 29th (2848 High). Our street is the narrowest of the group of residential streets that parallel ours. I believe we have a 45' right-of-way, while Ferry, Mill, and Pearl have a 60' right-of-way. Complicating our narrow street is the fact that people often use it as a cut-through from Amazon Parkway to 29th. We have a dangerous conditions, as our street is also popular for bicyclists, dog walkers, and stroller pushers, all currently without sidewalks. The Street Zone Typology for our block is designated as "J", allowing parking only on one side. With the increased density of our neighborhood, including apartments along 29th, there will not be enough parking. One side parking would not be sufficient now, with less than half of the potential density that is planned for. We need some kind of traffic calming. I would prefer making our street a dead end at 28th, just as Ferry and Mill are. Making it a dead end would be consistent with those two streets, as we will all zoned as SFO, setting this block of SFO housing with a consistent typology. In the least, we could be one way heading north, with parking on both sides.

28th Ave: Designated as type "G", the street is not as wide as listed. There is currently not enough space for parking on both sides and two travel lanes.

High Street between 24th Place and 28th Ave: Every street in the zone has been designated by a Street Typology, except for this long stretch of High Street. Why leave it out?

Other Issues:

Willard school site: I hope that 4J does not sell off this property, as the increased density will likely increase the need for a neighborhood school. Currently, our neighborhood school is Adams, which is two miles away and over college hill. In the case that the site is redeveloped, there is a discrepancy in the building height for a portion of the code. The proposed Metro Plan designates part of the site as Low Density Residential, but Figure 9.3854(2) Regulating Plan - Building Height, shows the height as 3 story. Shouldn't the building height be listed as SFO or 2 story? 3 story buildings would be obtrusive to those who live in nearby neighborhoods.

Active frontage: I am very excited about potential changes to S. Willamette Street. I often walk on S. Willamette with my young children, and it is terrifying to have traffic so close to the sidewalk and bikes trying to navigate the same narrow space. On Figure 9.3832 - Subdistricts and Overlay Subdistricts, Active frontage should be indicated along all of S. Willamette, including the space that is currently used to access Woodfield Station, in case of redevelopment.

Also, to stay consistent, extend the Active Frontage designation to all of the lots on 29th Ave at Oak.

Oak Shopping Alley: This anomaly in the plan is very disturbing to me. I know that it has been planned as connecting the walkable heart between Willamette and the Oak shopping district but it seems like a bad fit at that location. If the property at 28th and Oak is built up to 5 stories (or higher with open space incentives), it will create a dark canyon. Also, it really limits the buildability of the neighboring properties to the east and west, which are designated as 5 story but become so narrow by the shopping alley that the viability of maximizing their building envelope is compromised.

Thank you again, for all of your dedication to this project. I look forward to seeing my neighborhood moving forward to fulfill the potential of this great location.

Kristina Lang
2848 High Street
(541) 999-9629
kristinalang@hotmail.com

June 9, 2015

Lanie Millar and
Felipe Alonso III
2971 Portland Street
Eugene, OR 97405

Planning Commission
c/o Jennifer Knapp
Eugene Planning Division
99 West 10th Avenue
Eugene, OR 97401

Dear Ms. Knapp –

The following written statement is a supplement to our written statement submitted to the Planning Commission on June 2, 2015, addressing the South Willamette Special Area Zone (“Plan”). These June 9, 2015 comments are in addition to our previous June 2, 2015 Written Statement. It was helpful and informative to hear the community’s input regarding various problems regarding the Plan. We hope the Planning Commission heeds the concerns raised by the community. We are more concerned than ever that the Plan for Portland St. between West 29th and 30th Avenues, including West 29th Place would negatively impact the character and livability of neighborhood (Eugene Code (“EC”) 9.0020(f) (Policy 6)), is contrary to the purpose of the land use code (EC 9.0020), is inconsistent with the Metro Plan, and inconsistent with other portions of the South Willamette Special Area Plan.

A review of the Agenda from the June 2, 2015 meeting demonstrates how deeply flawed the Plan is regarding Portland St. between West 29th and 30th Avenues, including West 29th Place. The Agenda and supporting documentation are devoid of a single photograph, discussion, or assessment of what Portland St. between West 29th and 30th

Avenues, including West 29th Place, actually looks like today and what the Plan would do this very particular neighborhood. Instead, the Plan treats the neighborhood as a combination of various zoning limitations without actually assessing or reviewing what the actual character and livability of the neighborhood is today. The Plan treats a residential street like Portland St. between West 29th and 30th Avenues, including West 29th Place, that has single-family homes, the same way it treats Willamette St. downtown and the 100% commercial parts of 29th Avenue and provides no rationale or support for this proposal. Attached to this Written Statement are photographs of the neighborhood and the current buildings and the Plan's proposal for those same lots. These photographs demonstrate that the Plan is unreasonable in its treatment of Portland St. between West 29th and 30th Avenues, including West 29th Place.

The Plan's treatment of this portion of Portland St. did not actually take into account the individual neighborhood's character and livability, the current design and use of the streets and properties in the area, the lack of thoroughfares or transit on this portion of Portland St., the relatively tree-filled, bucolic state of the street, surrounding areas and current views, or protect current property owners with special step-down provisions between properties with different height limitations between properties with the same height restrictions but utilized for different purposes (i.e., single-family home next to a seven-story apartment or condo building).

For example, the Plan does not discuss the fact that this portion of Portland St. increases in elevation as one travels southbound. That means that a two or three story structure from the perspective of a home slightly north of Portland St. would actually be higher than a two or three story structure built at the same elevation of a mid-Portland St.

between 29th and 30th Avenue home, which is the situation of our home at 2971 Portland St.

These are significant flaws that indicate the Plan did not carefully assess Portland St. between West 29th and 30th Avenues, including West 29th Place, and therefore this Plan is not reasonable in its treatment of this area. These flaws support the removal of Portland St. between West 29th and 30th Avenues, including West 29th Place, from the Plan and we request that the Planning Commission do so.

If the Planning Commission determines that Portland St. between West 29th and 30th Avenues, including West 29th Place, should remain in the Plan several critical modifications should be made to the Plan. The Plan should be adjusted to accommodate the concerns raised in our June 2, 2015 written statement, our public comments, this supplemental written statement, and other concerns raised at the Public Hearing on June 2, 2015, regarding the Plan's arbitrary and inconsistent treatment of Portland St. between West 29th and 30th Avenues, including West 29th Place, that did not take into consideration the current state of density and height on Portland St. or the character and livability of the neighborhood.

The Plan should only permit Portland St. between West 29th and 30th Avenues, including West 29th Place, to be designated no higher than medium-density residential and not permit construction of structure over 3 stories tall consistent with R-2 development. That is consistent with the current neighborhood, unlike the proposed Plan (i.e., high-density residential and 7 story buildings). These modest modifications would still permit some additional density, but may not destroy the character and livability of the neighborhood.

Another way the Plan fails to protect homeowners on Portland St. between West 29th and 30th Avenues, including West 29th Place, is the complete lack of any special step-down provisions. The Plan has special step down-provisions between three and five-story abutting properties and five and seven-story properties (Proposed EC Figure 9.3854(2)). However Portland St. between West 29th and 30th Avenues, including West 29th Place, has no special step-down provisions. The only other seven-story designated area, which is the Woodfield Station, is completely encircled by a special step-down provision. Portland St. between West 29th and 30th Avenues, including West 29th Place, which is low and medium-density residential provides zero protections regarding special step-downs. The Plan has not addressed the distinct possibility that someone could build a seven-story structure next to a single-family home.

Furthermore, the Plan fails to address likely scenario that development will occur, if at all, on a piecemeal basis. That means individual properties or perhaps a couple of properties will be built-up, while the property next door may remain a single-family home. This concern is a particular issue on Portland St. between West 29th and 30th Avenues, including West 29th Place, and not as much a concern at the Woodfield Station, because Woodfield Station is already a 100% commercial zone with a large parking lot.

That is not the case for Portland St. between West 29th and 30th Avenues, including West 29th Place. For example, a developer could acquire the lot immediately to the north and west of our home at 2971 Portland St. and build seven-story structures. Our home is currently surrounded by two-story structure to our north and one-story structure to our west (south is one-story and east is currently a green-space associated with lot north of the property). The Plan would permit the one-story western structure and the

two-story north structure to become seven-story structures with no special step-down provision directed towards the transition from their property to our home. First this is completely out of character for the neighborhood and secondly the Plan has no plan to address this issue.

The Plan proposes for our home to also be designated for the high-density residential and seven-story designation. We do not want such a designation for the neighborhood or ourselves. We want to stay in our home that was built in the early 1940s. We bought this home because of its unique character and the surrounding neighborhood. The Plan would undermine the neighborhood and our enjoyment and value of our property.

As stated in our previous written statement, the parking and street planning for Portland St. between West 29th and 30th Avenues, including West 29th Place is not based on the actual width of the street and the ability to accommodate additional traffic. The Plan designates this portion of Portland St. as Street Type I, Figure 9.3850(3)(i). The plan calls for 10 feet of sidewalks and 7 feet of parking on each side of the street for a total of 34 feet of right-of-way without accounting for travel lanes for cars. However, Portland St. in front of our house is only 27 feet wide. Cars cannot be parked cars on each side of the street and also have two drivers safely pass one another in the center right-of-way. This portion of Portland St. dead-ends at 32nd Avenue. West 29th Place dead-ends immediately after one block. 30th Avenue going westbound dead-ends after three blocks on Lincoln Street. It makes no sense to make this portion of Portland St. and West 29th Place denser and more vertical. The neighborhood is simply not an appropriate place for Plan's proposals.

At the Public Hearing the representative of Cascade Manor, who apparently owns the lot on the northwest corner of Portland St. and 30th Avenue, indicated that Cascade Manor wanted the three-story limit on 30th Avenue to be upgraded to four stories. This is deeply concerning because our fears for too much density and too much height on the buildings in our neighborhood are not merely conjecture, but appears to be concrete concerns. It is therefore critical that the Plan not permit anything Portland St. between West 29th and 30th Avenues, including West 29th Place, to be higher than medium-density and no taller than three stories. Furthermore there must be special step-down considerations put into place between varying height-restriction zones and between similarly height-restricted zones that have different structures built on the lots. For example, a single-family home built on an R-2 lot should be protected from another large R-2 lot going in next door. Special step-downs provisions must be incorporated into this area of the Plan.

Summary

Because the Plan is so fatefully flawed regarding Portland St. between West 29th and 30th Avenues, including West 29th Place, the Planning Commission should remove this segment of the Plan entirely from the proposal. The Plan must undertake additional study and research on this very particular, unique neighborhood and street, and assess what the Plan's proposal would actually do to the character and livability of the neighborhood. There is not need to arbitrarily and capriciously include this segment of Portland St. in the Plan and designate the area in a manner inconsistent with anything else in the proposed Plan or possibly the entire city of Eugene. It is not reasonable to make these dramatic zoning changes without studying the potential impact of these changes to

the character and livability of the neighborhood. The Planning Commission should remove this segment from the Plan.

Alternatively, if Portland St. between West 29th and 30th Avenues, including West 29th Place, is not removed from the proposed Plan, the area should be limited to medium-density residential construction that cannot be over three stories high. Furthermore the special step-down considerations must be incorporated into the Plan to address both lot-to-lot disparate uses of property (i.e., both are designated three-story, but one remains a single-family home, while a three-story building goes up next to it) and segment-to-segment disparate uses of land (i.e., five-story apartment is built in a five-story zone next to a three-story zone that has a single-family home on it). Portland St. between West 29th and 30th Avenues, including West 29th Place, including our home at 2971 Portland St. should be protected with step-down provisions in each direction consistent with other aspects of the Plan (Proposed EC Figure 9.3854(2)). This means step-down provisions should be included to protect Portland St. from construction on Willamette St., other parts of Portland St., and West 29th Place.

Again, thank you for your attention to this matter. Please contact us if you have any questions.

Best regards,



Lanie Millar and Felipe Alonso III

Below are photographs regarding Portland St. between 29th and 30th Avenues and West 29th Place. The photographs demonstrate how dramatically, negatively, and unreasonably the Plan will change these streets and neighborhood.



PHOTO 1 - 2971 Portland St. (our home) with lot north of property visible, Portland St. 2961. The Plan proposes to change both of these lots to high-density-residential, and permit up to a seven-story building. The Plan fails to take into consideration the character or livability of the neighborhood, and does not require special step-down provisions for these two properties between each other or any surrounding properties.



PHOTO 2 - This is the view from backdoor of 2971 Portland St. (our home). The area directly behind our home is currently a green space associated with 2961 Portland St., but the Plan permits this area to be converted to high-density-residential housing area that can be built up to seven-stories. The Plan fails to take into consideration the character or livability of the neighborhood, and does not require special step-down provisions for these two properties between each other or any surrounding properties.



PHOTO 3 - 2971 Portland St (our home) is the blue house on the left. Our neighbor to the south is 2973 Portland St (center) and there is one more single-family home (right) before 30th Avenue (right). The Plan would permit us to build a high-density residential, seven story building right next to the single-family home at 2973 Portland St. without considering the character or livability of the neighborhood, and does not require special step-down provisions for these two properties between each other or any surrounding properties.



PHOTO 4 - View from porch of 2971 Portland St. looking west towards 2974 Portland St (left) and 2962 Portland St. (right). There is also a single-family home directly behind 2962 Portland St. that is not visible from the Portland St. The Plan would permit 2962 Portland St. to be converted to a high-density residential, seven story building without any consideration of the character and livability of the neighborhood, or without any special step-down considerations between properties.



PHOTO 5 - This is the view from the end of the driveway at 2971 Portland St (our home) facing west towards 2962 and 2960 Portland St. The Plan would permit 2962 and 2960 Portland St to be converted to a high-density residential property, and up to seven stories tall. The Plan permits this without any consideration of the character or livability of the neighborhood, or the requirement for special step-downs between that property and the surround property or and other properties in the area.



PHOTO 6 - Looking west from the intersection at Portland St. and 30th Avenue. Cascade Manor indicated a desire to build a 4-story building on the right side of this photograph along 30th Avenue.



PHOTO 7 - Looking south on Portland St. slightly north of West 29th Place.



PHOTO 8 - Looking south on Portland St. towards 31st Avenue.



PHOTO 9 - On street in front of 2971 Portland St. looking south towards 30th Avenue.



PHOTO 10 - Northwest corner of Portland St. and 30th Avenue looking towards 2971 Portland St. and beyond.



PHOTO 11 – New two-story construction on corner of Portland St. and West 29th Place. The Plan would permit this R-2 construction to become high-density residential condos or apartments up to seven stories tall without any consideration of the character or livability of the neighborhood, or the requirement for special step-downs between that property and the surround property or and other properties in the area.



PHOTO 12 – View looking south on Portland St. towards 30th Avenue. Portland Street is too narrow for high-density residential condos and apartments with up to 7-story buildings. Additionally Street Type I, which Portland St. has been designated, is not consistent with the existing right-of-way or nature and character of the street.

JANISCH Amy C

From: LMDV <lmdv@efn.org>
Sent: Tuesday, June 09, 2015 1:31 PM
To: KNAPP Jennifer L
Subject: Comments: South Willamette Special Area Zone

Dear Planning Commission (Bcc: High St. neighbors),

I feel vulnerable and quite concerned about the proposed zone changes that will effect High Street between 27th and 29th. I've lived at 2850 High for thirteen happy years and plan to stay here indefinitely. I would feel much more peace of mind I knew your design code would reflect the needs of existing residents. We bought our properties thinking we would continue to feel comfortable living here and would like to trust you to represent us as well as the city's need for more housing.

On this section of High we're concerned about traffic management if you're going to increase the density of the surrounding area at the same time as allowing these two blocks of High Street to serve as a pass-through from Amazon Parkway to 29th.

The strategy of parking on only one side of the street would not allow residents enough parking for our needs. For example, I've held a regular gathering with five to ten people attending every Monday night for the past six years. Some of the people who come are disabled. Parking further away from my house would be either very painful or prohibitive for them.

Re: Apartments on the corners of 29th and High. If the plan is for these to have parking access from High Street, that seems unsafe and unwise. Turning onto High from 29th is already tricky if there's a vehicle coming south on High. In addition, due to increasingly congested traffic on 29th, I oppose re-zoning this corner for apartments and I think our neighbors would agree.

Please keep us informed about any opportunities to participate in public comment. We're counting on you to keep our neighborhood as livable as it was when we first moved in!

Thank you very much for your consideration,
Lisa-Marie DiVincent

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*Lisa-Marie DiVincent*  
*Interpersonal Communication Consultant*  
*Individual, Relationship, Family Counselor and Mediator*  
*Compassionate (Nonviolent) Communication Coach*  
*Empathy Cafe - "Evolve Your Talk!" Open group - Mondays 7-9 pm*  
*541-484-7366*

## JANISCH Amy C

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**From:** KNAPP Jennifer L  
**Sent:** Thursday, June 11, 2015 4:18 PM  
**To:** JANISCH Amy C  
**Subject:** FW: South Eugene rezoning

-----Original Message-----

From: McMillan [<mailto:victoriaandjim@yahoo.com>]  
Sent: Tuesday, June 09, 2015 9:12 AM  
To: KNAPP Jennifer L  
Subject: South Eugene rezoning

Dear Ms. Knapp,

My wife and I just found out about the south Willamette urban density plans. I hope you are not going to recreate another ugly monstrosity like that student housing downtown on Willamette street. Who lets garbage like that get built in our fair city? Surely there is some consideration given to long term aesthetics, and quality of structure and life?

I hope we get it right this time,

Jim McMillan

## JANISCH Amy C

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**From:** KNAPP Jennifer L  
**Sent:** Thursday, June 11, 2015 4:18 PM  
**To:** JANISCH Amy C  
**Subject:** FW: South Eugene rezoning

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**From:** victoria mcmillan [<mailto:victoriaandjim@yahoo.com>]  
**Sent:** Tuesday, June 09, 2015 8:43 AM  
**To:** KNAPP Jennifer L  
**Subject:** South Eugene rezoning

Dear Ms. Knapp,

We live at 196 W. 31 Ave and have just found out about the proposed rezoning to increase urban density. We support urban density in concept but are concerned about the potential increased traffic and parking in this lower density neighborhood. Portland Street has become difficult to navigate with the construction of Cascade Manor. Is there an intended buffer between low and high density development?

I am hoping the public comment period can be extended as I am not sure many of our neighbors know about this proposal as it now stands.

Victoria and Jim McMillan

9 June 2015

Testimony regarding South Willamette Special Area Zone and related amendments:

I encourage the Planning Commission to support the South Willamette Special Area Zone and amendments with a strong recommendation to the City Council. The Special Area Zone is a product of a dynamic and tested public involvement process. Over several years, diverse members of the community collaborated in the systematic building of the character of the special area zone. The work of the special area zone has also benefited from close scrutiny and discussion by the Eugene Planning Commission.

The Special Area Zone and related code and amendments represent an integrated set of components that rely on one another to create a balanced plan. This balanced plan allows for the slow evolution of the neighborhood. The plan defines a gradual change of scales across the district, which is supported and protected by detailed design standards for new development. These design standards address features that members of the community care about and look to community leaders and decision makers to implement. In casual discussions in the community, I often hear people wishing for this kind of direction for the design of new development.

Perhaps most of all, I am happy to see the allowance for different types of housing, including small and attached houses with a bit of garden space, row houses and particularly mid to high rise apartments and condos. Many of my friends and peers are talking about where they want to live when they downsize. This district meets their goals; many live in south Eugene and want to stay in the area, shop in familiar places and drive their cars less often. All these will be possible in this district. And even better, there will be a large open space nearby. This is the right place and right time for implementation of this special area plan. Time is important; as years go by and new options are not available for more urban living near transit, huge opportunities are missed. Though there may be unexpected outcomes, no doubt there are many unintended consequences that the current code perpetuates. This plan has been thoughtfully developed to address those. And in place are methods to make minor code amendments should some particular element of the zone need further attention after it is implemented.

Like a good composition, musical or artistic, all the components rely on one another. To take away one disturbs the whole. I support acknowledging this balanced plan and the implementing amendments as a whole and moving them forward.

Sincerely,  
Patricia Thomas

## JANISCH Amy C

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**From:** Scott Wiskur <Minnesinger@comcast.net>  
**Sent:** Tuesday, June 09, 2015 2:07 PM  
**To:** KNAPP Jennifer L  
**Cc:** 'Kristina'  
**Subject:** South Willamette Special Area Zone and Design Code - High Street

Dear Ms. Knapp and members of the Planning Commission –

I'm writing to voice my concerns over elements of the South Willamette Special Area Zone and Design Code. Specifically, those elements which I believe will have a deleterious effect on the livability and quality of life for residents on the 2800 block of High Street. I am a 12-year occupant homeowner on this block.

Currently, the 2700 and 2800 blocks of High St are frequently used as a bypass for vehicles utilizing Amazon Parkway in lieu of Willamette to access the south end of town. High St is unique among other residential streets in the area as it offers the only direct thoroughfare from the parkway to 29<sup>th</sup>. In its current state, the frequency of traffic and the excessive rate of speed at which vehicles habitually travel is a nuisance. This will only become compounded when the redesign of Willamette is implemented. While I am in favor of the redesign of Willamette as I feel it will achieve a net benefit, I am asking that consideration be given to the peripheral consequences and that preventative, traffic-calming measures be taken by the commission to protect the quality of life for residents most impacted; namely, those of us who live on the 2800 block of High St.

Once Willamette St is reconfigured, I would like to see a renewed traffic survey on High St from 27<sup>th</sup>-29<sup>th</sup>. I understand that a survey was undertaken in 2008 and at the time the data did not support traffic calming measures being implemented. I firmly believe that once Willamette is reconfigured, bypass traffic will spike considerably on these blocks. Should a renewed survey determine this to be true, I would like to see High St closed to through traffic at 28th in similar fashion to Alder St from 18<sup>th</sup> – 24<sup>th</sup>. The 2800 block of High St is much narrower than the 2700 block, as well as nearby Pearl and Oak. It is ill-suited to support additional traffic flow; especially if one considers the absence of sidewalks on the block. Out of necessity, pedestrians and cyclists must use the street path as a byway. If it is indeed the vision of the commission and the SWSAZDC to create "an attractive, healthy, walkable neighborhood" then consideration must also be given not only to the Willamette corridor, but also the arterials most affected. The 2800 block of High St will undoubtedly be deleteriously affected.

Also, I understand there is a proposal to relegate street parking to one side of High St. I am strongly against this as I feel it would be counterproductive to the stated goals of the commission. With increased density in the area it does not seem prudent to effectively reduce parking on the street by half. Moreover, in its current configuration, cars parked on both sides of the street serve as somewhat of a traffic impediment. Creating an unencumbered 'straight shot' down the length of High St (as opposed to the current 'zig-zag' with cars on both sides) will do nothing more than encourage those who are unmindful of speed to further abuse the limits. Frankly, it's a bad idea and I can't conceive of a beneficial outcome to the proposal. The only circumstance in which single-sided street parking would be viable would be if the street were closed to through traffic.

I appreciate that the issues you must address are multi-faceted. Nonetheless, I would hope that the needs and livability of residents in the district are given priority over visitors and other users. The residents of the 2800 block of High St will undoubtedly be negatively affected by the redesign of Willamette. Please include us in your vision to encourage a pedestrian-oriented, walkable, healthy and attractive neighborhood.

I thank you for your time and measured consideration on the matter.

Scott Wiskur  
2835 High St.

## JANISCH Amy C

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**From:** Pamela Wooddell <pjw@efn.org>  
**Sent:** Tuesday, June 09, 2015 3:08 PM  
**To:** KNAPP Jennifer L  
**Subject:** letter for Planning Commission

June 9, 2015

Pam Wooddell  
52 E 23rd Ave  
Eugene, Or  
97405  
541-343-6253

To Eugene Planning Commission  
c/o Jennifer Knapp, Eugene Planning Dept

I sent a letter a week ago and trust that you received it. In it I expressed my concerns about the destructive effect the new zoning proposal will have on my block and my concern about the plan's perhaps unconscious bias and inequity against those of modest means. I am not against the plan as a whole; I do recognize positive aspects, however, I believe it should be scaled back and focus on the core area. I firmly believe it removes too many existing, quality affordable single family homes from the mix and will reduce opportunity for home ownership rather than increase it.

I attended the Planning Commission hearing on June 2 and along with several E 23rd Ave neighbors gave a statement expressing our objection to the gradual loss of these modest, well-kept, mostly owner-occupied homes. At the hearing I noted that those speaking in favor of the project were either business owners or rental property owners and those speaking against or expressing objections or concerns were single home owner- occupiers.

I have reviewed the plan's statement of intention (page 1) several times to try to get a better understanding. The plan states that its intention is to provide for a "wide range of housing types" and increase "opportunities for home ownership and the supply of affordable places to live" and to "accommodate different needs and incomes levels and lifestyles". It rather seems like this plan will remove more affordable housing than it creates and will transfer ownership from lower and moderate income individuals to multiple-unit owners or to those with higher income.

The plan also states as an intention "establishing a network of green streets and public spaces". Overall the plan appears to fill in much of the current open spaces, front and backyards, with more housing and parking. The graphics do not indicate any new green spaces so this is confusing.

Another item under intention is "designing for human scale through design standards". I simply do not understand what this might mean.

Please consider reducing the area of the plan to start at 24th Ave. At the very least leave e 23rd Ave as R-1 or SFO. Please consider changing 24th Ave to 3 story maximum. I agree with the goal of minimizing the expansion of the urban growth boundary but this plan allows for an over-concentration of apartments. Willamette Street is soon to have fewer lanes for traffic, not more.

Sincerely,  
Pam Wooddell