

9/27/13

Dear City of Eugene Planning Department, friends and neighbors:

I am writing to cast my vote to SAVE Oakleigh meadow and the Willamette River Greenway from the land use modification (Eugene City Code 9.8) applied for by Oakleigh Meadow Cohousing (OMC). Replacing the beautiful meadow and greenway with seven large condominiums, a large common house, garage buildings and an 8 foot block wall on the undeveloped land east of Oakleigh Lane decreases the livability of our community and sets a precedent to further develop private land in the greenway open spaces. The size, scale, location and impact of this proposed high-density development does not align with or protect the character and livability of the established neighborhood. Developing dense, lower-income housing negatively affects the market value of existing homes. Increasing traffic on the narrow, neighborhood lanes creates an unsafe environment for pedestrians. For these reasons I urge you to reject this proposal and preserve our neighborhood as the unique, cottage-style, single-family homes valued by so many in our community.

Problem: OMC Condominiums in our neighborhood do not align with or protect the character and livability of the established neighborhood and greenway.

Discussion: Condos do not make community, people do. For over 50 years this neighborhood has been inhabited by hardworking homeowners who respect the land and support the local community. I have lived on McClure Lane for over 20 years and enjoy the peaceful, unique location along the river – it is a rare, fragile environment worth preserving, like the eagles that nest in our neighborhood fir trees. High density development on this site is contrary to our community's expressed and adopted values in protecting the character and livability of established neighborhoods (see various Metro Plan residential policies, e.g., A.13 and A.23). This development would sit directly on and in the greenway and does not protect open space, especially natural storm water drainages and riparian areas. This is infill overkill!

Solution: Vote no and reject this land use modification proposal to change the zoning and protect the character of the established neighborhood.

Problem: OMC Condominiums in our neighborhood negatively impact the market value of existing homes.

Discussion: Our family has worked to improve the land and increase the value of our home with structural improvements (Jerry's loves seeing me), gardens, (I should own stock in Down to Earth), walkways and raised beds (you rock, Lane Forest Products!) and trees, (Decker's Nursery is fun, even in the pouring rain). Recently I asked a real estate agent to appraise our home; he stated in clear and certain terms that this development would negatively impact the value of the homes in our neighborhood for years to come, making it difficult to recover our investment. This is sad, depressing news indeed for homeowners struggling in tough economic times.

Solution: Vote no and reject this land use modification/rezoning proposal, support the value and protect the livability of the established neighborhood.

Problem: OMC Condominiums in our neighborhood create an unsafe environment for pedestrians.

Discussion: The Webster's definition of "lane" is "a narrow road or path." Increased traffic at the scale proposed by this project, whether by car or bike will negatively impact the neighborhood, rendering it unsafe for current and future residents to travel on foot. By placing an additional 29 units (when only 20

currently exist) will increase the traffic by 145%. The city estimates the number of car trips increasing by 168 trips per day on a single lane road with no sidewalks or shoulders. Clearly this is unsafe for pedestrians, elders, children and pets that live on and around Oakleigh Lane. Increased bicycle traffic is also problematic for the narrow, unlit section of bike path that borders this proposed project. Our family also uses the bike path to commute to work and recreate. But it is not just a bike path! People of all ages enjoy walking here. My own personal experience with bikes and walkers on the path includes my 70-year-old father being plowed down, literally run over by a cyclist.

Solution: Vote no and reject this land use modification/rezoning proposal. Pedestrians, pets and children will thank you!

The Willamette River Greenway was created to protect open space, scenic views, native vegetation and public access. This development threatens our city's space, views and plants. It will take away habitat and could lead to the loss of much, much more space, views and vegetation elsewhere in the greenway in the future. For this most important reason we ask that you vote no to the land use modification/rezoning proposal and preserve current zoning for Oakleigh meadow and the Willamette River Greenway.

Thank you,



Jane Towne  
127 McClure Lane  
Eugene, OR 97404