

Good evening City Council and Mayor. My name is Garrick Mishago and I reside at 254 W 14th Ave. in the Jefferson Westside Neighborhood. 8 years ago it didn't take me long to understand the character of the neighborhood and value it's proximity to downtown and the university.

I enjoy the walkability to numerous businesses and amenities. While walking I take note of some of the most diverse housing in the city. For example, within a three block radius of my residence there are single, two, and three story apartments as well as two high rise complexes, and a six story luxury condominium development. There are duplexes and single family rentals side by side with owner occupied single family homes.

I'm proud to say I know my dozens of my neighbors. Neighbors that rent and own, that are single and have families, that are students in their 20's and even a senior in her 90's. This mix adds to the richness of my experience of my neighborhood.

Tonight, I speak to you as a JWN resident, who works out of my home office, and is well vested in the neighborhood. I've served on the board for the past 3 ½ years and was the JWN representative on the Infill Compatibility Standards Task Team and the Multi-Dwelling Committee. As a trained landscape architect I know the importance of maintaining a quality neighborhood form and character.

This past year a re-development project started a block and a half away from me. A single story mid-century home with an alley access auxiliary dwelling unit were allowed to deteriorate and subsequently were raised to make way for 4 detached narrow style condos. The two street-front have been completed and preliminary work started on the two off the alley. Each structure creates a 2-story 45 foot long shear wall on the north and south sides and is sited to the minimum setbacks, thus creating unusable perimeter spaces. The small percentage of remaining open space is primarily paved. Solar access and privacy to the north adjacent property has been greatly reduced. The owner of the property put it up for sale this spring, before the first two condos were completed, and remains unsold to date.

On the other hand a vintage bungalow, formerly owned by the university, was moved to a vacant lot diagonal to Charnel Mulligan Park early this spring. Several neighbors have commented on how much they like this infill project and would like to see more of this type in the future (i.e. height, mass, placement, reuse). It's well sited with ample distance from the property lines and is of appropriate scale. There is a bonus to this scenario, a small ADU can be sited and constructed on the south side of the property.

Having participated on many levels through an extensive and thorough process, over the past two years, I support the Jefferson-Westside Special Area Zone proposal and encourage you to support it as well. These standards will maintain a balanced mix of residential development that positively contributes to the

predominant patterns and character of the neighborhood, while allowing additional compatible infill. Compatible infill that is flexible, implementing clear and objective standards or allowing for alternative discretionary standards.

The currently R2 standards permit medium-high to high density residential development to occur, which should not be the intent but rather medium-low to medium density residential development. Limiting the density and intensity of development prevents destabilization resulting from major residential redevelopment. Density for density sake, regardless of the unintended costs, is not a sustainable experimental path in which we as a neighborhood and community should continue endorse.

Thank you for your time and consideration.

Eugene City Council:

Regarding Jefferson-Westside Special Area Zone:

My name is Dale Deason. I live at 1527 Charnelton St in Councilor Brown's ward and within the special zone.

I imagine that approving these policies will be an easy vote for most of you. They come to you with a tremendous legitimacy of public participation, public process and overwhelming support. They are not in conflict with your broader policy goals of fostering a more densely populated urban core. I urge you to recognize, however, that these well-crafted policies in themselves are not likely to provide the degree of protection that my neighbors and I have so earnestly sought.

The land-use problems in our neighborhood have never been solely about policy language. Equally destructive has been the attitudes and actions of the Department of Planning and Development. They have their thumb on the scale. The record in recent years clearly shows that staff treats policy language as an obstacle to be maneuvered around. Permit applicants are counseled on how to shape their proposals so as to evade the clear intent of the policies. With the assistance of staff, lots are partitioned into bizarre shapes for the sole purpose of getting around the policies. Projects that aggressively push the limits and flout the policy language are nurtured by staff to find some way to justify approving them.

One can only surmise that Department leadership has embraced a radical ideology of densification at all costs. Rather than engaging in the complex task of adapting the letter and spirit of the policies to real life conditions on the ground, staff has simplified their job to one consideration only --- maximize dwelling units per acre and ignore the consequences.

It is my sincere hope that your adoption of this measure will mark the end of an unfortunate era of land-use decision-making in our community. This will not be the case, however, unless there is change in the Planning Department. Without that change, these policies will be compromised and subverted just as the old ones were. And without that change, my neighbors and I will soon be back here before you seeking an end to the gradual subversion of our neighborhood.

Thank you