

From: [Jackson Hite](#)
To: [HARDING Terri L;](#)
Subject: Re: WUN parking and building height
Date: Monday, October 12, 2009 8:59:47 PM

Yes please. I think the WUN would appreciate having their input heard.
Thanks,
Jackson

On Mon, Oct 12, 2009 at 9:49 AM, HARDING Terri L
<Terri.L.Harding@ci.eugene.or.us> wrote:

> Thanks Jackson. Shall I include your letter in the packet that's going to the
Planning Commission?

>

> Terri Harding

> City of Eugene Planning Division

> (541) 682-5635

>

> Messages to and from this email address may be available to the public under
Oregon Public Records Law.

>

> -----Original Message-----

> From: hite.jackson@gmail.com [<mailto:hite.jackson@gmail.com>] On Behalf Of
Jackson Hite

> Sent: Thursday, October 08, 2009 12:14 PM

> To: HARDING Terri L

> Subject: Re: WUN parking and building height

>

> Hi Terri,

> Here is the general opinion residents and board members expressed at
> the WUN meetings. Let me know if you have any more questions.

>

> It's important to have a balance that makes the neighborhood more
> livable. Requiring one parking space for every 2 bedrooms, and 1.5 for
> every 3, is a good way to go. The ICS proposal puts us closer to the
> historical average when most apartments were 1-3 bedrooms, not 4-6. It
> also makes it possible for those who do need a car, such as those who
> work off-campus, who need to bring equipment to sports practice or
> club sports, who go visit nearby family on the weekend, or who are
> female and feel safer at night in a car, to have a car that they can
> use. Not everyone needs a car, obviously.

>

> There is not enough on-street space in most parts of West University,

> which is why we're seeing all sorts of people parking illegally in
> their front yards. People probably don't park in their front yards at
> their parents' home, so it is most likely do to a lack of sufficient
> parking space. We have so little green space as it is, we need the
> front yards for that soul nourishment that green provides. And they're
> green in the winter when they haven't been chewed up by driving on
> them. Having more parking will improve the look of the neighborhood,
> perhaps encouraging people to take better care of it.
>
> The height issue is more for SUNA than for WUN because we don't have
> R1 single-family homes with single families in them living next to R4
> zones. Still, it is an issue given that the R4 height limit is 120
> feet, taller than R4 in every other city in the state, including
> Portland. As Steve Baker's research showed, maximum density can be
> reached with no more than 4 stories, because it has been in current
> developments in the neighborhood. Even in WUN, I don't think that
> folks living in a house would be very happy with a 10-story building
> on both sides. A more reasonable height limit is in order. We're
> especially concerned about E 12th, where we have historic homes
> (including 1 or 2 on the National Historic Register). That area is
> currently not included in the height ordinance as it's proposed right
> now, and I think it's a mistake.
>
>
> Thanks,
> Jackson
>
> On Wed, Oct 7, 2009 at 9:58 PM, Jackson Hite <jhite@uoregon.edu> wrote:
>> Hi Terri,
>> I was out of town for the meetings over the summer and therefore
>> missed much of the dialogue regarding this issue. I'm having the
>> minutes from the meetings sent to me, and I will get them emailed to
>> you by noon on Thursday. If you have any other questions please email
>> or call me.
>>
>> Thanks,
>> Jackson
>> 209-918-1929
>>
>> On Wed, Oct 7, 2009 at 9:42 AM, HARDING Terri L
>> <Terri.L.Harding@ci.eugene.or.us> wrote:
>>> Jackson,
>>> I'd like to talk to you about WUN meetings or Board discussions regarding
the pending Infill Compatibility Standards proposals affecting building height and

parking in parts of the neighborhood.

>>> Please contact me as soon as you are able.

>>> Thank you,

>>> Terri

>>>

>>> Terri Harding

>>> City of Eugene Planning Division

>>> (541) 682-5635

>>>

>>> The City of Eugene Planning Division:

>>> * preserves important community resources for future generations

>>> * promotes livability in Eugene

>>> * involves Eugene residents in shaping the city's future

>>> * balances the needs of all residents

>>> * facilitates wise public and private investments

>>>

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>

From: [elizabeth delafield spurgeon](mailto:elizabeth.delafield.spurgeon)
To: [HARDING Terri L;](mailto:HARDING.Terri.L)
cc: [elizabeth delafield spurgeon;](mailto:elizabeth.delafield.spurgeon)
Subject: tandem parking
Date: Monday, October 19, 2009 12:32:30 PM

Dear Terri,

I own property in the R-3 zoning with no alley access. I am not a new development.

I am a single family house that was converted to multi-family (3 units) in the 1970's. I purchased in 1991, and assume it was in compliance at the time of conversion.

I have driveway parking for 3-4 cars, parked in tandem. I am a non-conforming use, but it would be nice to be in full compliance, without paving over the front yard.

To that end, I would ask to please have the tandem rule change (City File # CA 09-7, RA 09-3) apply to more than just people with alley access. In actuality, more than half of my student tenants do not own cars, so it is a legal issue only for me, not a practical one.

I can not be alone in the preference of a landscaped front yard with small trees, to one paved over, to meet the parking requirements.

Thanks very much for your help.

Very truly,
Elizabeth D. Spurgeon

From: [jozef zdzienicki](#)
To: [HARDING Terri L;](#)
Date: Sunday, October 18, 2009 10:36:47 AM

Eugene Planning Commissioners, I along with several neighbors worked on the Chambers Special Area Zone standards 3-4 years ago. They covered a 14 block area between Polk and Chambers, 8th to 13th. The opposition said that the rules were too stringent. This past winter and spring we (Al Coddington Construction) built a 780 square foot, 2 bedroom cottage in a back yard on 13th in the special zone. The standards were more than adequate to be able to comply with, and thereby creating infill housing without an obnoxious loss of privacy for any neighbors. The cottage blends right in with the surrounding properties. We didn't hear any objections, rather there was praise for the project. Based on this first hand experience I recomend that the Eugene Planning Commission adopt the proposed JWN infill standards and send this positive message onto the City Council.

Thank you for your time and efforts,

Jozef Siekiel-Zdzienicki
1025 Taylor St.
Eugene 97402

October 19, 2009

Dear Eugene Planning Commissioners,

I am a Jefferson Westside Neighborhood home owner and ask you to please recommend that City Council approve the proposed S-JW zone. My family and I have lived on Monroe St. since 1990 and generally enjoy the urban atmosphere of our neighborhood. We have, however, been negatively impacted by the recent construction of several 2-story multi-unit infill dwellings in close proximity to our house. We've lost privacy in our back yard, listen to nearly constant music and conversation of nearby rental unit tenants, and have noticed greatly increased traffic (cars, bikes, and pedestrians) in the alley on the south side of our house. I believe it's only a matter of time before someone gets hit walking or riding a bike through or across the alley.

Also, since none of these multi unit alley buildings has adequate parking, tenants and their guests routinely park on Monroe St., making it difficult for Monroe St residents, many without driveways or garages, to find a place to park. These types of problems can be reduced only if smaller in-fill buildings with adequate parking are constructed in the future.

We urge you to support proposed standards that will allow compatible infill and protect the livability of our neighborhood.

Thank you
Mary Farrington
1160 Monroe St.
Eugene, OR 97402

From: [Sarah Petersen](#)
To: [HARDING Terri L;](#)
Subject: Please Approve Infill Standards
Date: Tuesday, October 20, 2009 9:17:56 AM

Dear Planning Commissioners,

Please recommend that the City Council approve the proposed infill standards for the city, and especially for the Jefferson Westside Neighborhood. I have lived in this neighborhood for a total of twenty years, renting two different houses, one at 867 Lawrence, another on Friendly St., and now living in the house I own for fourteen years, at 1545 Lawrence. These infill standards should have been approved thirty to forty years ago! If they had been, much of the livability in our neighborhood would have survived. Luckily, we still have pockets of wonderful neighborhoods.

Unfortunately, two duplexes were built on Lincoln Alley just behind my current house. They are two story duplexes, built right on the alley with no green space and they loom over our sweet backyard. One of them even has balconies on the second floor which look right into our backyard. I can't tell you how many times I have had to call the police to complain about noise and loud drunken parties with the tenants in the duplexes. My husband and I had to move out of the master bedroom which faces the backyard and into one of our smaller bedrooms on the front of the house because we became so stressed about not knowing if we'd be woken up each night that we couldn't sleep well. The tenants have also woken our twin girls up several times during the night.

The builders of both duplexes, David Kelly and Mike Gansen, had planned on renting the duplexes to families or professionals, but they don't appeal to families or professionals because they are tucked into a dark alley with no access one way, and they are too expensive for families. College students have been the folks who rent them out, even though the builders did not plan it this way. Both David Kelly and Mike Gansen ended up selling the duplexes to other owners after a few years. We have to deal with a change in tenants in each of the units almost every year. On the other hand, on Lawrence Street, we have mostly owner occupied houses, with long term renters in some of the houses. As you know, Lawrence is zoned R-1 in this part of town, and Lincoln is R-2.

I hope the new standards will prevent this situation from happening to anyone else in this city. I support the Urban Growth Boundaries of Oregon, and I understand the need for increased density, but it must be done in such a way that supports families and professionals to live comfortably and happily in neighborhoods near downtown. These infill standards will go a long way toward improving Eugene's sustainability, livability and wonderful sense of community.

Thank you for listening,
Sincerely,
Sarah Petersen
1545 Lawrence St.
Eugene, OR 97401
683-4652

From: [Roger Evers](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Sunday, October 18, 2009 11:46:04 PM

October 18, 2009

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

We have lived in the Jefferson West Side neighborhood for more than 15 years, at the same address the entire time. Clearly, we enjoy living in this neighborhood, both for the proximity to downtown Eugene and for the special character of this older Eugene neighborhood. We have good neighbors, and share a common feeling of mutual respect for the ambiance and unique qualities that this part of town has to offer. We would respectfully request that you approve the proposed S-JW zone so that we might, along with our neighbors, continue to feel at home! This is a great neighborhood, that with the properly considered infill compatibility standards in place will continue to be a welcoming environment for all present and future home owners, renters and visitors alike.

Thank you for your consideration.

Sincerely,
Roger A. Evers & Marie L. Nemir
1353 W. 10th. Ave.
Eugene, Or. 97402

From: [John Bittner](#)
To: [HARDING Terri L;](#)
Subject: please approve proposed S-JW zone
Date: Monday, October 19, 2009 6:53:53 AM

October 18, 2009

Dear Planning Commissioners,

I write to ask you to please recommend City Council approve the proposed S-JW zone.

My wife Susana and I have lived at the corner of Washington St. and 17th Ave for three years. We chose this neighborhood based upon my experience working in this neighborhood over the past fourteen years.

We decided to move here when our old neighborhood in Santa Clara underwent some very disagreeable infill projects. The home we had enjoyed there for the prior six years suddenly had two story townhouses looming down upon us from two sides. Our privacy was ruined. We and some other neighbors felt that the character of the neighborhood was irrevocably changed. Mature trees were cut down, and views were blocked.

We chose to move to the Jefferson neighborhood because it seemed like a mature, established and stable neighborhood where we would be protected from such unwanted and insensitive development. I hope you will help us keep it that way. I am an active member of the Jefferson Westside Neighbors Group and will be asking my friends and neighbors to contact you with similar requests. We hope that you will help us to insure that future development and maturation of our neighborhood will follow clear and measurable standards; standards that preserve the character and atmosphere of our neighborhood to help maintain it as a primarily owner-occupied neighborhood.

Thank you,

John Bittner
475 W. 17th Ave.
Eugene, OR 97401
541-914-5707

From: [Barbara Aten](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Saturday, October 17, 2009 10:58:28 AM

Saturday, October 17, 2009

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

I have lived in the Jefferson area neighborhood for 28 years and am presently a senior. My daughter, who grew up in the JWN is now raising her children in our same neighborhood. Because of the safety and low density of our neighborhood my grandchildren are able to walk to my home on their own, which they frequently do. I plan to remain in my home for as long as it feels safe and quiet. I usually either walk or ride my bicycle to errands and appointments because of the close proximity to downtown and low traffic level in my neighborhood.

When I originally moved to Eugene, having been hired by a local school district, I cruised around to find a neighborhood where I would feel comfortable raising my daughter. I found that in the JWN neighborhood. The character of the neighborhood is what drew me to the JWN. The lovely older homes, the low density, the closeness to town, and the feeling of safety are what I appreciate.

I live next door to a single story duplex, often rented by students. A disabled neighbor is picked up by Ride Source to go to work. We neighbors care for each others pets and each other. I appreciate the diversity of the neighborhood.

The proposed infill standards will help to preserve the qualities of our neighborhood that those of us who live here appreciate.

Sincerely,
Barbara Aten
1530 Washington St.

From: [Jennifer Barwood](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 4:32:48 PM

*
*

October 19, 2009

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone. I live at the corner of 10th and Jackson.

I own my house and have also owned another house in the neighborhood and rented in the neighborhood.

Our family of two adults and two school-aged children chooses to live here in an older house because we

love the feeling of the neighborhood. It's lovely and charming. The age of the houses and the size of the lots

lend a quaint and dignified sense to the area. We stay downtown to appreciate these charms and to be

walkable to all the amenities of downtown. We also bike and take advantage of the bike-friendly streets in the neighborhood.

We like it so much, we convinced my parents to move into the neighborhood.

Caring for an older house

and restoring it to its former glory adds to the value of our house and

neighborhood. Encouraging new

development that maintains the character of the neighborhood enhances the living experience for all of us.

Thank you for your consideration.

Sincerely,

Jennifer Dunne Barwood

1031 West 10th Avenue

From: [Sue Charnelton](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 1:00:06 PM

10-19-09

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

My husband and I have lived in the JWN neighborhood for nine years. We purchased our home in this neighborhood after renting in the West University neighborhood for 10 years.

We chose the JWN neighborhood for a variety of reasons including the location, the mix of attractive housing, affordability and the beauty of mature landscapes. We also enjoy the company of friendly residents of all ages. We often take walks nearby and have observed a diverse amount of wildlife that also enjoys the many trees that line the streets and beautify the yards.

It is my hope that the S-JW zone will help preserve these positive attributes of a lovely, liveable and lively neighborhood. I do not feel that this is a plan to thwart development, but rather a way to ensure that we can maintain a healthy neighborhood atmosphere while also meeting the planning goal of higher density in the urban core. I would like to see new development that would enhance the positive attributes of the existing neighborhood.

Many people have spent thoughtful hours creating the proposed standards for the S-JW zone.

Thank you for your consideration.

Sincerely,
Sue Cummings
1431 Charnelton Street

From: [Jesse Springer](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Sunday, October 18, 2009 9:37:29 AM

10/18/09

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

I live with my family and conduct a business at 1574 Lawrence Street. We have lived in the JWN neighborhood since 1999. We chose this neighborhood for its combination of proximity to downtown and character of the charming houses.

We believe very strongly in compact urban growth and support density close to the downtown area. We also believe that density can be achieved without ruining the charm and character of a neighborhood. I urge you to adopt the proposed S-JW zone so that this density can be achieved in a thoughtful manner that is compatible with the existing character of the neighborhood.

Thank you for your consideration.

Sincerely,
Jesse Springer
1574 Lawrence Street

From: Scarafina1@aol.com
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 4:14:27 PM

Monday, October 19, 2009

Dear Planning Commissioners:

Please recommend that City Council approve the proposed S-JW zone.

I've lived in the JWN neighborhood for 33 years and have seen it through many changes. I am a senior citizen. My home and this neighborhood have been a great place to live. I raised my daughter here. I've worked and continue to work in my home. I know and care about my neighbors. I have a rental apartment in my home. I can use public transportation, or walk to downtown. There are mature trees. Neighbors have gardens. It's a healthy, vibrant neighborhood.

But it is vulnerable on many fronts.

Over the years, one of the most harmful impacts on the neighborhood has been from incompatible infill.....development done hastily, carelessly, and without regard to surrounding properties or neighbors. I know of at least 2 situations where people of modest income who loved their home had to sell it when an inappropriate, out-of-scale building was shoe-horned into the lot next door or behind. I have been saddened by seeing entire blocks in the neighborhood become victim to such development.

One of these blocks is near mine. It featured the first infill done by the City (I think in the 80's) when some of the houses from developing Monroe Park were moved to other locations. A beautiful cottage was moved to Taylor Court. It was a great beginning. Unfortunately, subsequent development of boxy, cheaply made, out-of-character apartments along the alleys and in other parts of the block tipped the balance in a negative direction.

We as residents of our core neighborhoods are aware of how fragile they are and of the ever-increasing importance of keeping them healthy. Looking at the situation wholistically, we see that we are not in a black or white situation. We do not have to sacrifice neighborhoods in order to increase density. We can move beyond that simplistic paradigm.

The proposed S-JW zone masterfully addresses both aspects of neighborhood development. It provides sensible infill standards that protect the neighborhood while allowing additional COMPATIBLE infill, making it a win-win proposition.

It is my sincere hope that you will recommend the City Council approve the proposed S-JW zone.

Thank you for your consideration.

Sincerely,
Carol DeFazio
1437 W. 10th Ave.
Eugene, OR 97402

From: [Esther](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 4:11:27 PM

October 19, 2009

Dear Planning Commissioners,

I'm as writing to you to urge you to recommend that City Council approve the proposed S-JW zone.

There should be no doubt, after years of work by the JWN members and the ICS Task Team, that the proposed compatible infill standards is sorely needed in order to preserve our founding neighborhoods and cement sustainable city living. And, there is no better time to take advantage of the current economic and development stalemate to reflect on how minimal development controls can permanently damage what matters most in the long run for a congruent, healthy, and livable city.

These older, established neighborhoods attract people because they are designed with human scale in mind, appropriately sized homes for efficient and economical living, buildings with enduring scale and charm compatible with the established neighborhood character, and small enough lot sizes that encourage human engagement coupled with respectful setbacks and open space for privacy, plants, and animals. When thoughtless, charmless, oversized, overly dense, and disrespectful infill overshadows homes, yards, and lives, the neighborhood character is lost and people move away. It is not density that they specifically denounce. It is HOW density looks and feels when it is developed without adequate regard for place or other people.

In many other cities, measured, thoughtful, and fair codes for permitting compatible infill that retains the essence of older neighborhood have been implemented with success in the short term and with significant benefit in the long term. The proposed S-JW zone reflects Eugene's version of lessons learned and her desire for sensible and fair protection of this dwindling resource.

Approval of the proposed S-JW zone is a rare opportunity for the City Council to acknowledge what really matters for a healthy and thriving city, now and well into the future; infill that responds to contemporary needs without destroying what is already beneficial and works well.

Thank you for your consideration.

Esther Foss
VIA architecture + planning, llc
1457 W. 10th Avenue, Eugene, OR 97402

From: [Jo-Anne Flanders](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 1:45:02 PM

October 19, 2009

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

I am a retired senior who bought my 2-story house in the Jefferson-Westside Neighborhood eight years ago. I live on Charnelton Street and love being able to walk to the UO, my downtown church, Smith Family Bookstore (this morning), *et cetera*.

I do believe in the prevention of *more* urban sprawl and therefore infill, and I urge you to accept these carefully considered infill standards.

Thank you for your hard work on behalf of our great city.

Sincerely,

Jo-Anne Flanders
1510 Charnelton Street
Eugene OR 97401-3943

Jo-Anne Flanders
1510 Charnelton Street
Eugene OR 97401-3943
(541)485-2886, home; (541) 232-1127, cell.

IF IT'S REALLY IMPORTANT, CALL ME.

From: [Towle, Angie](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 5:54:33 PM

10/19/09

Dear Planning Commissioners,

I love my house and neighborhood. It was a first time home buyers dream. A beautiful house, located close to downtown with a wonderful neighborhood legacy and joyous neighbors. Today our home is a constant bustle of activity. With a 3 year old son and a partner that works from home, there is never a dull moment. I have never had thoughts of selling and moving until inappropriate infill threatened our privacy in my own home. A proposed 2 story 4-plex to be built in my neighbors back yard on the alley. The large complex threatened to loom through the landscape. A full grown apple tree that provides a great view from my son's second story room to be converted to a concrete jungle. This inappropriate example of infill threatens my privacy and ruins the character of the neighborhood with its high fences and maximum fill of space.

I believe infill is required to prevent urban sprawl, however not at the risk of detriment to our neighborhood. It is just as important to preserve the landscape and design accordingly. So with this note, I recommend City Council approve the proposed S-JW zone.

Thank you for your consideration.

Sincerely,
Angela Towle - Homeowner
949 W 13th Ave

From: [Kris Ward](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Saturday, October 17, 2009 12:32:53 PM

October 17, 2009

Dear Planning Commissioners,
Please recommend that City Council **approves the proposed S-JW zone** when they meet on the topic in November. We are a married couple who have owned property at this address since 1979. We love the location of our home, and proximity to the downtown 'core' of Eugene. We work in the electronics and environmental industries and are on the cusp of retirement.

We are advocates of the proposed infill standards for our neighborhood, so that this area can grow and continue to be improved upon by future residential (and commercial) development. We see these new standards as landmark rulings to facilitate positive changes that will enhance the liveability of our older, charming neighborhood.

We appreciate the opportunity to comment, and look forward to implementation of these infill standards. Thank you for considering our comments, and your hard work on community issues.

Sincerely,
Kris and John Ward
1134 Monroe Street
Eugene, OR 97402

From: [Eric Gran](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 8:38:13 PM

Dear Planning Commissioners,

Our family lives in the JWN neighborhood. We also own a rental property in the neighborhood. This residents and property owners in their neighborhood have worked for years to craft a reasonable, workable, sustainable plan for infill standards that will allow proper development and preserve the quality of life for this unique area in Eugene. We live near Monroe Park and witnessed first hand what the current destructive measures lead to: our neighbors literally moved out after a huge two story complex was constructed in the alley overlooking their back yard. The building was so far out of scale, the family that suddenly found the sunlight to their house blocked and their privacy destroyed. We also own rental property in this neighborhood and strongly believe that much needed development of additional living space should be within the character and scale of the existing structures.

Please recommend City Council approve the proposed S-JW zone.

Thank you for your consideration.

Sincerely,
The Gran family
868 W. 10th Ave
Eugene, OR 97402

From: [Chip Kiger](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 4:18:57 PM

Dear Planning Commissioners,

We are writing in support of the proposed S-JW Zone. We have lived in the Jefferson-Westside neighborhood for 28 years. We feel very lucky to live in a clean, quiet, uncongested neighborhood with an interesting mixture of working families with children, childless couples, and older retirees.

Many of the homes in this neighborhood were built in the 1940s as WWII was coming to an end. Several of these homes are now considered to be "vintage" or "classic" not simply because they're now over 60 years old. They have this designation because home construction at that time adhered to design principles pertaining to roof form and height, home size in relation to lot size, facades, setbacks, etc. In the decades since then, there seems to have been an increasing tendency to compromise these principles in a push to place larger, taller residential structures on standard size lots in Eugene. We believe that this trend has gradually degraded the livability of many of Eugene's neighborhoods. We support the S-JW Zone because it retains the high value design principles of the past while allowing for compatible infill that doesn't compromise the character and livability of our neighborhood.

For the reasons stated above, we strongly recommend that you approve the proposed S-JW zone.

Sincerely,
Chip Kiger
BJ Novitski
961 Taylor Street

From: [Michael Kresko](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 10:52:40 PM

October 19, 2009

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

I live in the Jefferson Westside Neighborhood with my wife and two year old child. We have owned our home for the past five and love the sense of community found in our neighborhood. After looking at homes for several months all over Eugene, the first time we stepped into this home and explored the neighborhood, we knew it was the right place for us to live.

Both my wife and I served overseas as US Peace Corps Volunteers and have a great respect for the role that a strong neighborhood plays in a safe community and greater society. Now, working as a nurse practitioner and a public school teacher respectively, we witness first hand in our workplaces the importance of living in safe communities where neighbors know, care and watch out for each other.

Our neighborhood needs compatibility standards to retain the important sense of community that is provided here. I am not opposed to infill development as long as the integrity of adjacent properties and neighborhood is not denigrated. For example, it is quite evident where the characteristics of the neighborhood were not considered in the construction of certain infill developments in our neighborhood. The community is destroyed when neighbors are forced to move as a result of losing their privacy, being subjected to "eyesores" and having their homes devalued.

Please protect our neighborhood and recommend City Council approve the proposed S-JW zone.

Sincerely,
Michael Kresko

952 Polk Street
Eugene, Oregon 97402

Hotmail: Trusted email with Microsoft's powerful SPAM protection. [Sign up now.](#)

From: [Mats White](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 4:48:12 PM

Dear Planning Commissioners,

My name is Mats White. My family and I live at 1424 Washington street. I have lived in Eugene for 22 years and during that time, I have lived in four separate locations in the neighborhood in question. I rented two different places while I was a student at the U of O and more recently rented an apartment prior to the purchase of our home in 2006. We chose this neighborhood because we like it's proximity to downtown, it's characteristic well kept older homes, parks, bike routes, family friendly atmosphere, and general livability. We look forward to raising our two children in this house. Right now, this is a healthy and vibrant neighborhood with both rentals and owner occupied homes, we have students, families, and long time residents. It is a very functional and desirable neighborhood. Unregulated development could, and almost certainly would, destroy many of the aspects that make this a great neighborhood. The proposed S-JW zone would help protect this area by allowing well planned development that blends in with the existing character of the neighborhood.

Please recommend City Council approve the proposed S-JW zone.

Thank you for your consideration.

Sincerely,
Mats White
1424 Washington St.

From: [Mario Conte](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Sunday, October 18, 2009 7:19:06 PM

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

My wife and I have lived in the JWN neighborhood for three years. We first moved into the neighborhood as renters, renting one of the townhomes on W. 17th Ave. and Olive St. We loved the neighborhood so much that in February we purchased our first home on the corner of 16th Ave. and Charnelton St. It's a great little cottage that's similar to many of the other homes on our street. JWN neighborhood is a great place to live because the neighbors are friendly, we're right across the street from a great little park, and I'm only a 5-minute walk from where I work.

Recently, we've witnessed infill in nearby neighborhoods that in both appearance and composition is incompatible with the character of those neighborhoods. Given JWN's proximity to downtown and the university, we're concerned that JWN could be negatively impacted by similar infill here. That said, we strongly support sensible standards that protect JWN while allowing compatible infill. To that end, we respectfully recommend that City Council approve the proposed S-JW zone.

Thank you for your consideration.

Very truly yours,

Mario Conte

Mario D. Conte | Attorney
Hershner Hunter, LLP | Attorneys
180 East 11th Avenue | Eugene, Oregon 97401
Direct: 541.431-1412 | Fax: 541.344.2025
www.hershnerhunter.com

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From: [Cialin Mills-Ostwald](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Sunday, October 18, 2009 4:27:41 PM

Oct 18, 2009

Dear Planning Commissioners,

Please recommend that City Council approves the proposed S-JW zone. It represents a coordinated effort on the part of residents, business owners, renters and property owners in the neighborhood, and keeps our neighborhood character intact, while allowing for appropriate in-fill.

We lived in the JWN when we first moved here in 1994 as graduate students, and then returned to the neighborhood, after some years in Springfield, as home-owners in 2002. I served on the JWN Board, and we have been involved in many community and neighborhood activities. Our elementary school-aged children have enjoyed the benefits of walking a few short blocks to their neighborhood school, to their pediatrician, to our vet, to the local "D & D" store, and other local businesses. We are able to use our bikes to get almost anywhere we need to go from our central location, and yet enjoy the community sense in the neighborhood, and the presence of the wildlife brought by Amazon creek, from herons to beavers. The nature of the JWN fosters residents of different socio-economic circumstances, blending renters and apartments with single family homes and backyard cottages. The S-JW zone would protect the elements of our neighborhood that keep it accessible and vibrant, without creating holes in the fabric of the neighborhood or overcrowding single-family homes, and I urge you to recommend its passage.

Thank you for your consideration.

Sincerely,

Cialin Mills-Ostwald
1330 W 15th

From: [Dale Mostkoff](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 6:18:32 PM

10/19/09

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

I am a resident homeowner on Almaden St. After renting in the neighborhood for about a year, I bought my house on the same street about 10 years ago. I liked the feel and friendliness of the area and appreciated the young hardworking startups as well as the older established folks as neighbors.

Over the past 10 years the demographics has changed. Many homeowners have moved out with renters moving in. The atmosphere in these blocks have become more transient and less connected. Our neighborhood has changed from attractive well cared for homes to houses of tenants who seem to have little concern for aesthetic appearances. Generic looking apartment complexes have even been squeezed into spaces between homes forcing an incongruent appearance.

Resistance to urban sprawl may be an admirable idea but changing a neighborhood to allow development of a few cheap rentals is not going to change much in the long run. Redesigning an older established neighborhood for in-fill at higher densities will not resolve a larger problem of population growth. Forcing in-fill will only change a pleasant attractive area into one of disconnect and questionable security.

Please allow us to keep the character of my neighborhood.

Thank you for your consideration.

Sincerely,
Dale Mostkoff
867 Almaden St.

From: [Ginny Osteen](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 11:30:20 AM

Dear Planning Commissioners:

My husband and I are writing to ask you to recommend that the City Council approve the proposed S-JW zone.

Since we moved to Eugene in 1974, we have lived in the JWN neighborhood -- initially renting 3 different apartments or houses (we used to joke that we lived on the "Northwest corner of 11th and somewhere"). We then bought our current home at 15th and Jefferson in 1980 and hope to live here for many years to come. My husband is retired and I currently work at Oregon Research Institute. We love the fact that this is a "neighborhood" -- with a distinct look and feel -- and we have come to know most of our neighbors over the years -- seeing some move out and welcoming others -- long-term residents as well as students liking the neighborhood better than the University area. We enjoy being able to walk downtown to the library or to a restaurant, and I walk to the bus station to take the EmX to work on Franklin.

With thoughtful planning by the residents, working with the City, we hope that the JWN remains an wonderful neighborhood in which to live. Approving the proposed S-JW zone will be a big step in making this happen.

Sincerely,

Ginny Osteen & Don Canavan
1540 Jefferson

From: [Alice Parman](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Saturday, October 17, 2009 10:34:11 AM

October 17, 2009

To the Planning Commissioners:
Please recommend City Council approve the proposed S-JW zone.

I have lived in the Jefferson/West Eugene neighborhood for 10 years. In 1999, after two decades in south Eugene, I purchased a small house at 836 Taylor Street. Immediately I began walking and biking almost everywhere. Eventually I sold my car and shared a car with a friend. (I'm now using a loaned car to transport grandkids and travel across town--otherwise, it's all bike and walk.)

The character of the neighborhood, with a range of 20th century houses, beautiful gardens, tall street trees, and MANY long-term residents, reminds me of my childhood home in Nutley, New Jersey. Proximity to downtown (I'm there almost every day) is a big plus. We are so happy that our daughter and her family have purchased a home in the neighborhood, a 10 minute walk from our place.

During my years in South Eugene I witnessed the disintegration/destruction of the West University neighborhood. It once was a residential neighborhood not unlike Jefferson/West Eugene, with a mix of single-family housing, low-rise apartments, and retail. Now, seemingly unrestricted infill, built to the property line for maximum rental revenue, has turned the area into a slum. It was this experience that motivated me to get involved in efforts to keep our JWN neighborhood vibrant and welcoming--a place where everyone feels at home.

The design standards for infill proposed for our current JWN neighborhood are intended to preserve the character and liveability of the area while welcoming our share of new residents to the city's urban core. Please support our grassroots, heartfelt efforts, and recommend to the City Council that they approve this proposed S-JW zone.

Sincerely,
Alice Parman
836 Taylor Street, Eugene, Oregon 97402

From: [Pedro Perez](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 3:09:28 PM

October 19th, 2009

Dear Planning Commissioners,

My name is Pedro Perez and I have lived on Lawrence St for more than eight years with my wife Analisa Taylor. We moved to Eugene from North Carolina because my wife got a job at the University of Oregon. We lived in south Eugene for the first four months while looking for a permanent home. After searching the market we found the perfect house. In that time we didn't know how a wonderful neighborhood we were moving in. As soon as we were unloading our stuff our neighbors began to introduce themselves offering all kind of help. We were so amazed for such kindness and good people around us.

After some years living here we heard that there were some plans to change the development standards for our neighborhood. We were a little afraid because several families in our block were having new babies and Analisa and I had decided that we should join this movement too. So, the idea of having more cars and less green areas made us worried that this couldn't be the ideal place for rising a child anymore. However, we were confident that our neighbor association and the City Council would work in benefit for everybody.

So, on November 2007 our family was blessed with a beautiful child. Then we decided that our house needed to change. Instead of a bigger house we wanted something functional that could work with the ideal of a family oriented neighborhood. We did not want to have a three level house with a huge garage. No, that doesn't work in our street. We wanted to keep the harmony that we have had with our neighbors for so many years.

I'm writing this testimony because I believe in a planned development for this neighborhood. I want to be sure that my son will have the opportunity of playing with his friends in one of our wonderful parks. I want to imagine that my son will have the opportunity of learning to ride his bicycle in our street. I wish tomorrow my son can have walk with me and his mom around our neighborhood as we do today, enjoying the blackberries, plums, and blueberries we find in our walk.

Sincerely,

Pedro Perez

1571 Lawrence St.

--

Mas coherencia y menos ortografia

From: [Steve Pethick](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 10:09:36 AM

October 19, 2009

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone.

My partner and I have owned and lived in our home at 987 Almaden Street since 2001. Our daughter Flora was born in our home in May of 2003 and we love living in our neighborhood. Flora has grown up taking walks with us around the neighborhood, talking with neighbors, playing with neighbor children and watching the seasons change. I have often thought that Flora is lucky to be growing up on the West side of downtown Eugene.

I work in Eugene as a Psychologist and my office is close to the University of Oregon. I enjoy being able to commute to work on my bicycle each day. Quite often our family will bike or walk to a local restaurant or store. We love the proximity to downtown while being able to live in a neighborhood with a distinctive character.

However, one trend I have noticed is large apartment buildings being built behind houses, or even taking up entire lots. I think I understand the challenges of urban growth boundaries combined with a growing population. There is clearly a need for more housing options within these older neighborhoods. I am not against infill. But, I strongly believe that infill standards should be in place so that neighborhoods can be protected and survive intact.

Again, please approve proposed S-JW zone.

Thank you for your consideration.

Sincerely,
Steve Pethick
987 Almaden St
Eugene, OR 97402

From: [Steven Pringle](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Saturday, October 17, 2009 1:22:36 PM

Saturday, Oct 17, 2009

Dear Planning Commissioners,

I'm asking that you please recommend City Council approve the proposed S-JW zone.

My wife Esther, daughter Zoe (aged 9), and myself have lived in the JWN area for 8 years. We love it here. We love the neighborhood character, the lovely gardens folks have, the easy access to downtown (library, mass transit, merchants) and many other things. The neighbors are great, too. Diverse, friendly, and respectful. I usually walk or bicycle downtown to commute to work (I work at PeaceHealth, in Springfield), it's a nice way to start and end the day, walking/cycling on these streets with the large trees, pleasant homes, and friendly character.

My wife Esther is an architect, and we strongly support infill compatibility standards. We've seen firsthand what incompatible infill does. Down the street from us a large, no frills, boxy duplex was erected, very close to homes that are half the height. The neighbors have lost their privacy, the duplex's size and design has nothing in common with the neighborhood, and we all wish it had never been built. This is just but one example. If this incompatible infill were to continue at some point we'd move, as the neighborhood will no longer be a lovely place to live. But please don't infer that we're against development or rentals. We've been renters, we understand people need affordable places to rent/own. We simply ask that the development be compatible with the neighborhood character. We were recently in Washington DC, and had the opportunity to spend some time walking around the Dupont Circle neighborhood. It's a beautiful area, with compatible infill over the many years of existence. Had that not been the case, that lovely neighborhood would have lost all its charm, and more. It was a reminder to us how important compatible infill is.

Thank you for your kind consideration.

Sincerely,
Steve Pringle
1457 W. 10th Ave, Eugene, OR 97402

From: [Charles Snyder](#)
To: [HARDING Terri L;](#)
Subject: Please approve proposed S-JW zone
Date: Monday, October 19, 2009 4:31:41 PM

October 19, 2009

Dear Planning Commissioners,
Please recommend City Council approve the proposed S-JW zone.

I strongly support the approval of the proposed S-JW zone for my neighborhood. My interest in preserving the livability of Eugene's near west side derives from a long history of living in this neighborhood, along with a number of friends and family members. I first moved to this neighborhood in 1967, when my wife and I came to Eugene to attend graduate school at the University of Oregon. We rented one side of a duplex at the corner of Eighth Ave. and Jefferson St., where our landlords were the couple who lived in the other side of the duplex. Eugene and its westside neighborhood appealed to us immediately, and within a few years several brothers, sisters, and close friends had moved their families into this area also. Over the years since then, four generations of Snyders have owned and rented a number of west side homes, attended local schools, patronized local businesses, and enjoyed walking to family gatherings at one house or another. The character of this neighborhood, its beauty and heritage, its easy access to town, its parks and the Fairgrounds, and of course its people, have led residents to treasure it. In more recent years, we have all been disappointed to see inappropriate infill projects that detract from the quality of life here. We have worked to maintain this neighborhood since the days of the "Westside Neighborhood Quality Project" (or "WNQP") of the '70s, and more recently been active in the Jefferson-Westside Neighbors association and supported their efforts to re-establish reasonable infill regulations. The S-JW zone proposal is the result of many hours of neighborhood meetings, surveys, workshops, and individual effort, and represents the hopes of most residents.

Our home sits on one of the many original lots in neighborhood that extends from the street to the alley behind it. A two story apartment building has been built across the alley from our back yard, and its second floor windows afford a full view of a previously private area. A two story house was also built in the back yard of a neighboring property, and it also has a full view of our back yard. Recently the neighborhood fought unsuccessfully to prevent the City from approving

yet another apartment building to be built on the alley, which also would use only the alley for vehicle access and parking. This pattern can be seen in many of the neighborhood's alleys, as well as along neighborhood streets. A number of long term residents have experienced loss of privacy, greatly increased alley traffic, and deterioration of the historic character of their neighborhood. Former residents have moved due to the presence of large new buildings that block sunlight, bring traffic and parking problems, increase noise, and diminish privacy and security.

The proposed S-JW zone would allow continued appropriate infill and expansion of existing residences in the neighborhood, while at the same time strengthening neighborhood support for Opportunity Siting of larger residential developments. If the recent pattern of infill development is allowed to continue, I fear that Eugene will loose this neighborhood to the kind of inner-city deterioration that has characterized so many other cities.

Thank you for your consideration.

Sincerely,
Charles Snyder
990 W. 12th Avenue
Eugene, OR 97402

From: [Jeanne-Marie Moore](#)
To: [HARDING Terri L;](#)
Subject: Please Approve S/JW standards
Date: Monday, October 19, 2009 5:29:13 PM

Jeanne-marie Moore
1313 Lincoln Street #203
Eugene, Oregon 97401

October 19, 2009

Dear Planning Commissioners,

I am about fifteen minutes past the deadline and am not sure if my writing can be included for this issue. I hope so.

Please recommend City Council approve the proposed S-JW zone.

These standards and changes have come with true process and collaboration; I have been at two of the workshops and JWN meetings regarding this topic. I think neighborhood compatibility is a huge issue in Eugene and these infill standards would go a long way to improve things.

Thank you for your consideration.

Sincerely,

Jeanne-marie

From: [Lisa Lorens](#)
To: [HARDING Terri L;](#)
Subject: Please approve S-JW zone
Date: Tuesday, October 20, 2009 8:18:36 AM

Oct. 20, 2009,
Dear Planning Commissioner;

Please recommend City Council approve the proposed S-JW zone!

I have lived in the JWN neighborhood for seven years. Our JWN neighborhood is full of diversity. It consists of homeowners, renters, retirees, working people, students and even homeless folks. It is close to the core of downtown and the University. The 15th Street bike path is a popular link to the core of downtown for all. At this point it is still a very nice neighborhood!

By recommending the proposed S-JW zone, we can have sensible infill while maintaining the feel of living in a nice downtown neighborhood.

Sincerely,

Lisa Lorens

From: [Jim Givens](#)
To: [HARDING Terri L;](#)
Subject: Please approve the proposed S-JW zone
Date: Tuesday, October 20, 2009 12:29:18 PM

October 19, 2009

Dear Planning Commissioners,

Please recommend that the City Council approve the proposed S-JW zone.

I have lived in the JWN neighborhood since 1996. I purchased a modest stucco house on a small plot next to an alley at 1059 Adams Street. I have spent the last 13 years carefully improving my house and gardens. I have raised my son Harrison in this house since he was 6 years old and now he is off to film school at Chapman University in Los Angeles. In his high school years, our house became the rendezvous point for Harrison's friends. They referred to our neighborhood as the "cool downtown neighborhood ." I think they said this for many reasons: We live a block from Monroe Park, two blocks from Sweet Life, Laughing Planet, the Art of Glass, Pacific Winds Music and many other fine local establishments. We are two blocks from the Fairgrounds and all the lively events that happen there. What makes this neighborhood work is the fine-grained integration of a beautiful variety of vintage houses, a continuous and beautiful canopy of venerable neighborhood trees, and neighbors who own their own houses and are investing in them. I know all of the neighbors surrounding my house and along the block by name. When the physical structure of a neighborhood (its variety of houses, gardens, treescapes, and locally owned commercial establishments) coalesce as they have here, there emerges from the people who live there an unspoken commitment to care for each other and to care for the neighborhood.

Recently, however, incompatible development has crept into the neighborhood. Just a block from my house on West 11th, a charming and appropriately scaled vintage duplex was replaced by four two story boxes that press from setback to setback and with only 10 feet of separation between them. Their scale is wrong. They shape no garden space nor do they make any positive outdoor rooms between them. They do not inspire the better part of ourselves and they will inevitably only attract short-term renters who have no incentive to invest in the neighborhood (very different than those who may be inspired to stay longer) .

I am a Professor of Architecture on the Adjunct Faculty of the UO School of Architecture, and I have my own private practice which I conduct out of my home. I have spent 23 years teaching appropriate principles for beautiful architecture. The guidelines outlined in the S-JW Zone are flexible, sensitive, and conscientious. They will both inspire and insure better design and better compatibility for the inevitable infill development that will happen in the future.

Thank you for your consideration.

Sincerely,

James Givens
1059 Adams St, Eugene 97402

James Givens
Associate Professor of Architecture
Adjunct Faculty
jgivens@uoregon.edu
Department of Architecture
University of Oregon

Principal
James Givens Design
jim@jamesgivensdesign.com
541 345 5053 Practice Office
541 915 3063 Cell
541 345 7944 Fax

From: [Matthew Purvis](#)
To: [HARDING Terri L;](#)
Subject: Please Recommend City Council Propose the S-JW zone
Date: Monday, October 19, 2009 2:20:48 PM

Monday, October 19, 2009

Dear Planning Commissioners,

My wife and I moved to Eugene in 1991. When we arrived, we rented a home on 8th Street within walking distance of downtown. In 1993, our daughter was born and we bought our first home on Polk Street. In 1996 we moved two blocks to our current home on West Broadway.

We love Eugene and the distinctive character of the Jefferson Westside neighborhood. Today, our teenaged daughter is growing up in a diverse community with family and school-aged friends. Tight-knit neighborhoods still exist.

But we're losing some of those community members who bring a neighborhood to life. Two years ago, our closest family friends, gave up on West Broadway. They watched a two-story, four unit apartment building rise in the backyard of a lot directly across the street from their home. While that structure did not tower over their lot, they saw the writing on the wall. They didn't feel that they could risk the value of their home—or the quality of life—by waiting for an apartment block to rise in an adjoining back yard.

And it's a shame. Like us, these friends were not opposed to increased density in our old, downtown neighborhood. They understood the trade-offs. But infill that is inconsistent with the existing neighborhood character damages the neighborhood and pushes people like is out.

Thank you for your consideration.

Sincerely,

Matt Purvis
1391 W. Broadway

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From: [Jan Wulling](#)
To: [HARDING Terri L;](#)
cc: [homeharmonynow@yahoo.com;](mailto:homeharmonynow@yahoo.com)
Subject: Please recommend the City Council approve the proposed S-JW zone!
Date: Monday, October 19, 2009 1:36:00 PM

Dear Planning Commissioners,

Please recommend City Council approve the proposed S-JW zone!

Having rented for decades in Eugene, I recently bought a house in the JW neighborhood.

I may add a living unit to my spacious back yard. If I do, it will fit these standards, because of my ethics. These standards are what I would do onto others, AND want others to do onto me.

As I don't want to steal money or possessions from my neighbors, I also do not want to steal their light, view, etc. And, on the other half of the equation, I do not want any neighbor putting a building in their spacious yard that would -- by disrespectful DESIGN -- negatively affect my enjoyment of my property. The houses on both sides of my home, are owned by out of town people who bought these homes as housing for their adult children while going to the University of Oregon. I want these standards to apply to them, as well as me, since they don't automatically care or think about the neighborhood as if they lived here .

To me, these standards are about respect among humans, and about my city-mates' health (mental and emotional, which also means physical.) I want these standards to be a model for how money AND human needs can exist on the bottom line. I like new buildings and growth and individuality and urban density. These standards allow that in an agreeable manner for my aesthetics and values.

Thank you for your consideration!!

Sincerely,

Jan Wulling 1389 Washington St Eugene, Or 97401

From: [Lisa Lorens](#)
To: [HARDING Terri L;](#)
Subject: Regarding the proposed S-JW zone.
Date: Monday, October 19, 2009 9:38:27 AM

This note from Angela Rooney is being sent courtesy of Lisa Lorens, her neighbor.

Dear Planning Commissioners,

Oct 18 2009

Please recommend city council approve the proposed S-JW zone. I am a senior grand mother and avid gardener living on the bike path for nine years. I look forward to more years walking in safety in my neighborhood. I'm grateful for the availability of the sun, as well as room to grow vegetables in my back yard. I believe the proposed standards will protect this goal for me.

Thank you for your consideration

Sincerely,

Angela Rooney
520 W. 15th Ave.
Eugene, Oregon 97401

From: [ERIKA SEIFERLING](#)
To: [HARDING Terri L;](#)
Subject: Request for your support of the JWN proposed infill standards
Date: Sunday, October 18, 2009 7:04:08 PM

October 18, 2009

Dear Planning Commissioners,

Please recommend City Council approve the JWN proposed in-fill standards.

I have been living in the JWN neighborhood for over 12 years. My first home was a single family home on Almaden Street, large enough to house a small family and a grandmother. When I retired and the grandchildren grew into teenagers, a small cottage (a converted 2-car garage) diagonally across the intersection became available; I bought it with the intent to maintain my independent senior life style, anticipating to "age-in-place" in the small 570-square-foot building while remaining conveniently available to and near my family.

Out of respect to the existing neighborhood character, instead of tearing down the small cottage and building a high-rise for student rentals with numerous parking spaces and impervious surfaces, I chose to maintain it with a yard that is 3 times the size of the cottage with two huge Norway Maple trees, bird baths and evergreen ground-cover. It has become a "pocket-park" of sorts for the whole neighborhood where all ages find it a safe and pleasant to take daily walks with their pets and bring visitors to enjoy the sidewalk serenity.

This decision, to maintain the character of the neighborhood, in turn, has endeared me to my intergenerational neighbors, with whom I enjoy a voluntary reciprocity of being each other's eyes and ears for first-line defense against burglary, fire, and everyday emergencies. This type of 24/7 voluntary surveillance saves the taxpayers on City and Lane County Government services.

This type of neighborhood is remarkable for it's family values, friendliness, walkability, closeness to downtown via LTD routes, churches and grocery stores. It is at the core of social stability, safety, sustainability and community mindedness.

Please consider appropriate development standards so that new infill will be compatible with our neighborhood character. Sensible infill standards will protect the neighborhood while allowing additional compatible infill. As my representative, I ask that you support the JWN proposed in-fill standards.

Thank you for your consideration.

Sincerely,
Erika Seiferling
1480 W. 10th Ave.
Eugene OR 97402
541-484-2599

From: [Michael Webb](#)
To: [HARDING Terri L;](#)
Subject: Support for proposed S-JW zone...
Date: Tuesday, October 20, 2009 8:55:51 AM

Dear Planning Commissioners,

Please add my voice in support of the proposed S-JW zone and vote to approve the new standards.

Thank you,

Michael Webb
1492 Washington St.
Eugene, OR. 97401

From: [Philip Farrington](#)
To: [HARDING Terri L;](#)
Subject: Support for S-JW zone
Date: Monday, October 19, 2009 3:58:54 PM

Dear Planning Commissioners,

Please forward your recommendation to the City Council approving the proposed S-JW zone.

As a professional planner, and longtime (15+ year) resident of the Jefferson-Westside neighborhood, I can attest to the wisdom of the proposal. This action will have tremendous benefits for the neighborhood, helping stabilize a fragile, but vibrant area. Without this action, ill-conceived infill development would likely serve as a tipping point - sending this neighborhood into a state of disrepair and disinvestment. Approving the S-JW zone proposal will have the converse effect: supporting home ownership and investment in an historic area, celebrated for a great diversity of housing types and tenure.

I urge you to vote in favor of the proposal.

Regards,
Philip Farrington, AICP
1160 Monroe St.
Eugene, OR 97402

From: jwagner@efn.org
To: [HARDING Terri L;](#)
Subject: support proposed S-JW zone
Date: Tuesday, October 20, 2009 11:20:40 AM

Eugene Planning Commission and City Council:

Our family has owned and lived in the same house in the proposed zone area since 1977.

Last year, two large single family lots on our block were converted to a sixteen unit apartment complex (11th Avenue between Jackson and Van Buren). Nothing could have better demonstrated the inappropriateness of the current R2 zoning density for this neighborhood.

Although multi-family development may have been appropriate for the size of these lots, the current R2 density levels are completely out of scale with the intent of the original R2 zoning designation for this neighborhood. The proposed overlay zone would allow for infill development at a density level and standards appropriate to maintaining the character, and especially the stability, of the neighborhood.

I have been a non-profit housing company director and an advocate for affordable housing programs for many years. As such, I understand that increasing both overall and community core density can help provide more affordable housing. The proposed S-JW zone will allow and encourage infill development of both affordable rental housing and affordable home ownership, while maintaining neighborhood stability and livability.

I live in the central city because I like it. I welcome increased development in our neighborhood that makes it even more vibrant and enjoyable. I believe the proposed S-JW zone will encourage this welcome and appropriate infill, and I strongly urge that you adopt this zoning proposal.

Thank you all for your hard work and dedication to the betterment of our community.

John Wagner
1183 Van Buren St.
Eugene, OR 97402

From: [Janice Gotchall](#)
To: [HARDING Terri L;](#)
Subject: Testimony for Planning Commission Related to S-JW Zone
Date: Sunday, October 18, 2009 8:36:33 PM

Dear Planning Commissioners:

I have lived in the Westside neighborhood for nearly 30 years both as a renter and as a home owner. Like many of my neighbors, I participated in a series of meetings to discuss and refine the details of the proposed zone. The zone is the result of a multi-year process to document the character and features of this neighborhood and which types of new development are most appropriate. I ask you to recommend that the City Council support the special zone.

Though I now own a home, I lived in this neighborhood as a renter while earning a Master's degree in Planning, Public Policy, and Management (PPPM) -- a degree which many of the current Planning staff at the City of Eugene also hold. Therefore, I am fully aware of the attitudes held by many planners that neighbors who seek to protect their neighborhoods are simply uninformed, selfish people unwilling to "take their medicine" for the good of the community. I am sorry to say, I probably once held similar short-sighted, naive views.

Over the past 30 years, I have come to know this neighborhood and to understand how fragile a jewel it is. The size and scale of buildings allowed under the "one size fits all" R-2 zone in Eugene is not at all appropriate to this neighborhood and will fundamentally and profoundly change the nature and character of this area. The proposed zone allows compatible infill, indeed there are many existing appropriately scaled infill projects that already in the neighborhood. However, multi-story megaplexes are not a compatible form in this area. I know of three families that moved out of the neighborhood when out-of-scale plexes were built next door to or behind their homes.

The special area zone does not stop development, but does require new development to be respectful of the past and respectful of present residents. I believe future residents of this neighborhood -- and of this city -- will continue to treasure and recognize the value of this small traditional neighborhood as much as those of us who live here now.

Please support the S-JW Zone and recommend the City Council do the same.

Thank you,

Janice Gotchall
1461 W 10th Avenue
Eugene, OR 97402

From: [Dale Deason](#)
To: [HARDING Terri L;](#)
Subject: Testimony in Support of Proposed S-JW Zone
Date: Monday, October 19, 2009 1:41:29 PM

10/19/09

Eugene Planning Commission

Testimony In Support of Proposed S-JW Zone

My name is Dale Deason. My wife and I own our home at 1527 Charnelton which is within the S-JW zone you have under consideration. When I purchased this home in 1996 I knew that it was zoned R-2. I looked around the neighborhood and observed that in its actual character, it was R-1. Every house on the block but one was single family detached. Even though the area had been R-2 for at least a decade, there had been little development activity.

Gradually I learned that I had not understood the true situation. The actual details of the allowed uses were extremely lenient. The problem was not that the code allowed increased density; the problem was that it did so with utter disregard for the impacts on existing properties and the long-term health of the neighborhood. It was clear that the policies in place, over the long-term, would drive down property values, cause middle-class flight to the suburbs, and offer no resistance to the creation of a slum.

I learned that our Neighborhood Refinement Plan had not been updated since 1984 and that its plain

meaning was being subverted. Fantastical interpretations of Plan policies were being routinely offered as rationalizations for approving almost any project that promised to add more dwelling units. Allowable density had been doubled without any citizen involvement. I discovered a city intelligentsia that was drunk on a rigid ideology of densification. A small group of influential citizens and public officials demanded unrestrained development in some of the city's nicest residential neighborhoods. Mr. David Hinkley publicly condemned the call for infill compatibility standards as "elitist snob zoning". He explained that middle-class residents of the R-2 neighborhoods had failed to exercise due diligence by properly investigating before purchasing their homes. Apparently, we should have known that the city had marked our neighborhood for a radical transformation without any safeguards, and we deserved to suffer the consequences. In March of 2007 the City Council had to reverse itself and return a 15-block area in the Jefferson neighborhood to R-1 status. The problem was that earlier, City staff had nonchalantly up-zoned hundreds of homes as a mere housekeeping matter.

The great lesson in all this is that our city government is capable of acting with utter disregard for its citizens. It is only by the truly heroic efforts of some of our residents that the juggernaut of heedless densification is now in its final throes. One hopes that city officials and staff

will note how the citizens had to save the city from its leaders and will become more mindful that a blind devotion to abstract principles can lead to terrible consequences on the ground.

Thank you,

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