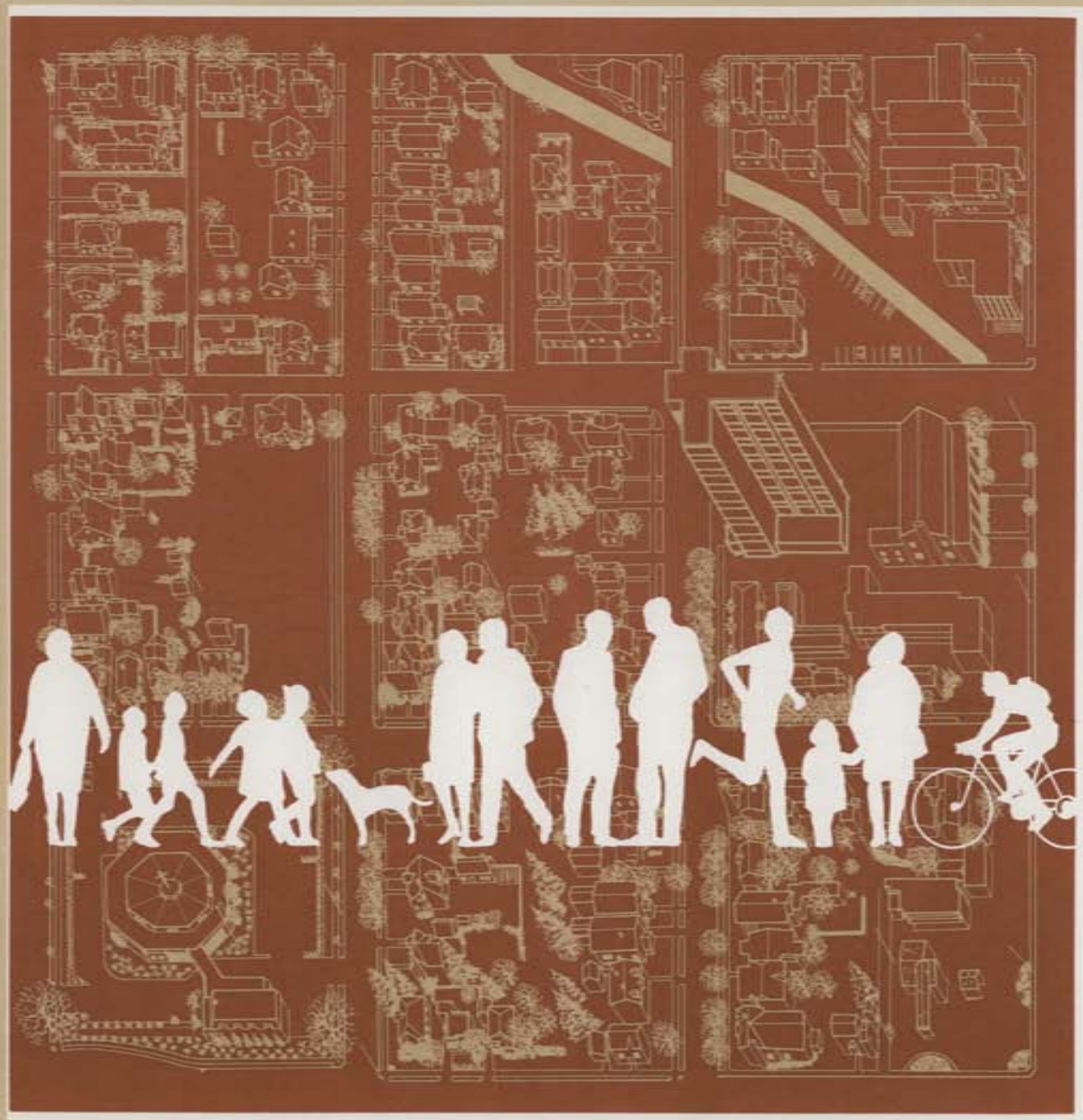

Jefferson/ Far West Refinement Plan

Jefferson/ Far West Refinement Plan

To Interested Community Members:

This is a refinement plan for the Jefferson Area Neighborhood and the northern portion of the Far West Neighborhood. The Jefferson Area Neighborhood is bounded by Willamette Street on the east, 18th Avenue on the south, Chambers Street on the west, and 13th Avenue on the north. The portion of the Far West Neighborhood in the plan area is bounded by 18th Avenue on the south, Chambers Street on the east, 7th Avenue on the north to Garfield Street, Garfield Street to 11th Avenue, 11th Avenue to City View Street on the west.

This area was chosen for a refinement plan because of a commitment the City of Eugene has made to identify and enhance important neighborhood assets and to provide a framework for renewal, redevelopment, and conservation efforts, particularly in older, deteriorated neighborhoods, or areas with pressures for rapid change.

The development of the refinement plan may also be seen as a response to a growing demand by the community for advice and support in dealing with issues, and improving both the physical and social characteristics of the neighborhood.

The plan draft was prepared by the Jefferson/Far West Planning Team, and City of Eugene Planning Department, aided by staff from the following City of Eugene Departments: Administrative Services, Fire, Housing and Community Conservation, Parks and Recreation, Police, and Public Works. Assistance was also provided by staff of various public agencies including the Lane Council of Governments, School District 4-J, Lane Transit District, and Eugene Water and Electric Board.

Preparation of this report was financially aided through a Federal grant from the Department of Housing and Urban Development Block Grant B-80-MC-41-0001, B-81-MC-41-0001, B-82-MC-41-0001.

For further information about this plan and how it is used, contact: City of Eugene Planning Department, City Hall, 777 Pearl Street, Eugene OR 97401.

Cover Design: The plan, as illustrated by the cover, reflects the importance of people and places in maintaining a vital neighborhood. It includes use of an orthographic map, referred to in the plan as a "Big Map".

Eugene City Council

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Far West Business Community
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Religious Facilities
Dave McBride

School District 4-J
Rose Wallace (ex officio)

City of EUGENE

Adopted January 12, 1983

Highlights of the Plan

1. A Land Use Diagram

A land use diagram is included in the plan. It is to be used along with other City policy to guide future land use decisions in the plan area.

2. Encouraging Block Planning

Block planning is a method that allows land use changes to occur with the joint approval of property owners and residents, the neighborhood group, and the City. A block plan could deal with issues and concerns of a specific block and could replace, modify, or add to existing land use regulations.

3. Encouraging a Variety of Housing Opportunities

Improving rehabilitable structures and preserving sound residential areas is an important component of the plan. It also encourages a mix of housing types and developments such as in-filling to allow a diverse population group to live within the community.

4. Stimulating Neighborhood Economic Development

Revitalizing existing commercial areas, implementing a plan promoting the Far West service area, and better use of resources within the community are all important aspects of the plan. For the first time, a refinement plan includes a separate section on neighborhood economic development.

5. Encouraging Partnerships Between Different Segments of the Community

Because of the large amount of land in public ownership, ongoing communication between different community members and groups is important and is emphasized in the plan.

6. Avoiding New Arterials and Promoting Alternative Modes of Transportation

The plan encourages preserving local streets for local traffic. It also emphasizes methods to improve the use of alternatives to the automobile.

7. Developing Neighborhood Life and Vitality

A neighborhood commons element is included in the plan. It focuses on the involvement of citizens in planning at the block, neighborhood, and city level. It also identifies and encourages protection of distinct features of the neighborhood.

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Introduction

What is the Jefferson/Far West Refinement Plan?

The Jefferson/Far West Refinement Plan is a refinement of the Eugene-Springfield Metropolitan Area General Plan (February 1982). The Metro Plan is an update of the 1990 General Plan adopted in 1972. The Metro Plan includes broad policies that guide public decisions made affecting the metropolitan area. The Metro Plan also provides the basis for more detailed studies and plans (such as this refinement plan). In all cases, the Metro Plan is the guiding document. Refinement plans must either be consistent with direction established in the Metro Plan or initiate a process for its amendment. Refinement plans also need to be in line with the City of Eugene's Community Goals and Policies adopted in 1974 as well as City and Metropolitan functional plans such as the Eugene-Springfield Area 2000 Transportation Plan (T-2000) and the Metropolitan Bikeways Master Plan.

How Can the Plan be Used?

The plan is intended to provide background information and policy direction for public decisions made affecting the area. The refinement plan will serve as a guide for the provision of public facilities and services, such as streets, as well as in public response to private development requests such as zone change decisions. It will also be a useful tool in bringing together both the public and private sector, institutions, and citizens in the conservation and redevelopment of the area. It is hoped that with the development and implementation of the refinement plan, the neighborhoods will continue to maintain a sense of identity and security, and yet also meet the challenge of adapting to changes over time and being recognized as a viable and dynamic part of Eugene.

In addition to maintaining consistency with broader policy documents like the Metro Plan and Community Goals, the refinement plan is expected to link up plans that address areas adjacent to the plan area. It also is recognized that political, social, and neighborhood boundaries may overlap the boundaries of the plan area.

What is in the Plan?

Following this Introduction, the plan includes five elements: 1) Land Use; 2) Transportation; 3) Public Services and Facilities; 4) Neighborhood Commons; and 5) Neighborhood Economic Development.

Each element has an introduction, findings, policies, and implementation strategies.

Findings are factual statements resulting from data gathering and analysis and/or community perceptions. They identify issues to be addressed in the refinement plan and provide support for policy statements.

Policies are adopted by the City Council to provide direction on how to achieve neighborhood and City goals and serve as a guide for decisions made relating to the plan area. City programs, actions, and decisions, such as zone changes, traffic pattern changes, and capital improvements, will be evaluated on the basis of their ability to implement these policies. Because they are adopted by the City Council, they are the most important statements in the plan.

Implementation Strategies are recognized but not adopted by the City Council as suggestions for possible methods to implement policies. In general, they will be further reviewed and studied and may or may not be implemented in the form in which they appear in the plan. They are recognized as ideas which have been suggested, after some public discussion, as possible ways to implement the plan. Specific actions will be evaluated according to their ability to effectively implement policies and to address neighborhood and City goals, taking into account community aspirations, funding options, and legal constraints.

The last section of the plan includes how the plan can be translated from a policy document into specific actions and programs. It describes the role of the City, neighborhood groups, and the private sector in implementation of the plan. It also includes steps to evaluate and update the plan. Additional information about the plan area is included in an appendix. The appendix is printed as a separate document so that the plan itself is smaller and therefore, can be widely distributed and used.

How Was the Plan Developed?

In the fall of 1980, work began on the development of the Jefferson/Far West Refinement Plan with the establishment of the Jefferson/Far West Planning Team. The primary role of the planning team was: to develop an awareness of the problems and needs of the community and to prepare a draft refinement plan; to periodically give progress reports on the development of the refinement plan to the Jefferson Area Neighbors, Far West Neighborhood Association, the City of Eugene Citizen Involvement Committee, the Planning Commission, and other interested groups; to solicit feedback from various segments of the community, especially at critical stages in the planning process; to identify citizen involvement methods and planning studies necessary to develop the refinement plan and to seek available resources from the Neighborhood Improvement Program, City departments, etc.

The planning team consisted of 13 voting positions— five members appointed by the Jefferson Area Neighbors, three members appointed by the Far West Neighborhood Association, and one representative each from the Lane County Fairgrounds, the Ida Patterson Community School, the Jefferson business community, the Far West business community, and religious facilities. In addition, an ex officio position was created for a representative of the 4-J School District. The operating procedures of the planning team can be found in the Jefferson/Far West Refinement Plan Appendix.

During the initial stages of the refinement planning process, the planning team developed a series of project proposals designed to inform and involve the community in the planning process. These activities became known as the Planning Education Program, and included:

1. A study of the ownership patterns and development plans of public agencies, religious facilities, and other non-profit institutions in the plan area and the preparation of a written report and a large map.
2. An orthographic map depicting a bird's-eye view of the Jefferson Area Neighborhood, showing building outlines, streets, major trees, and distinctive features of the landscape.
3. An issue session in the Jefferson Area Neighborhood engaging people in discussions about problems and potentials of the community. The orthographic map particularly helped to assist participants in developing a sense of place and recording their concerns about the neighborhood directly on the map.
4. A base map for the Far West portion of the plan area showing building outlines, streets, major vegetation, and special characteristics of the neighborhood.
5. A slide show illustrating the character and diversity of the plan area.

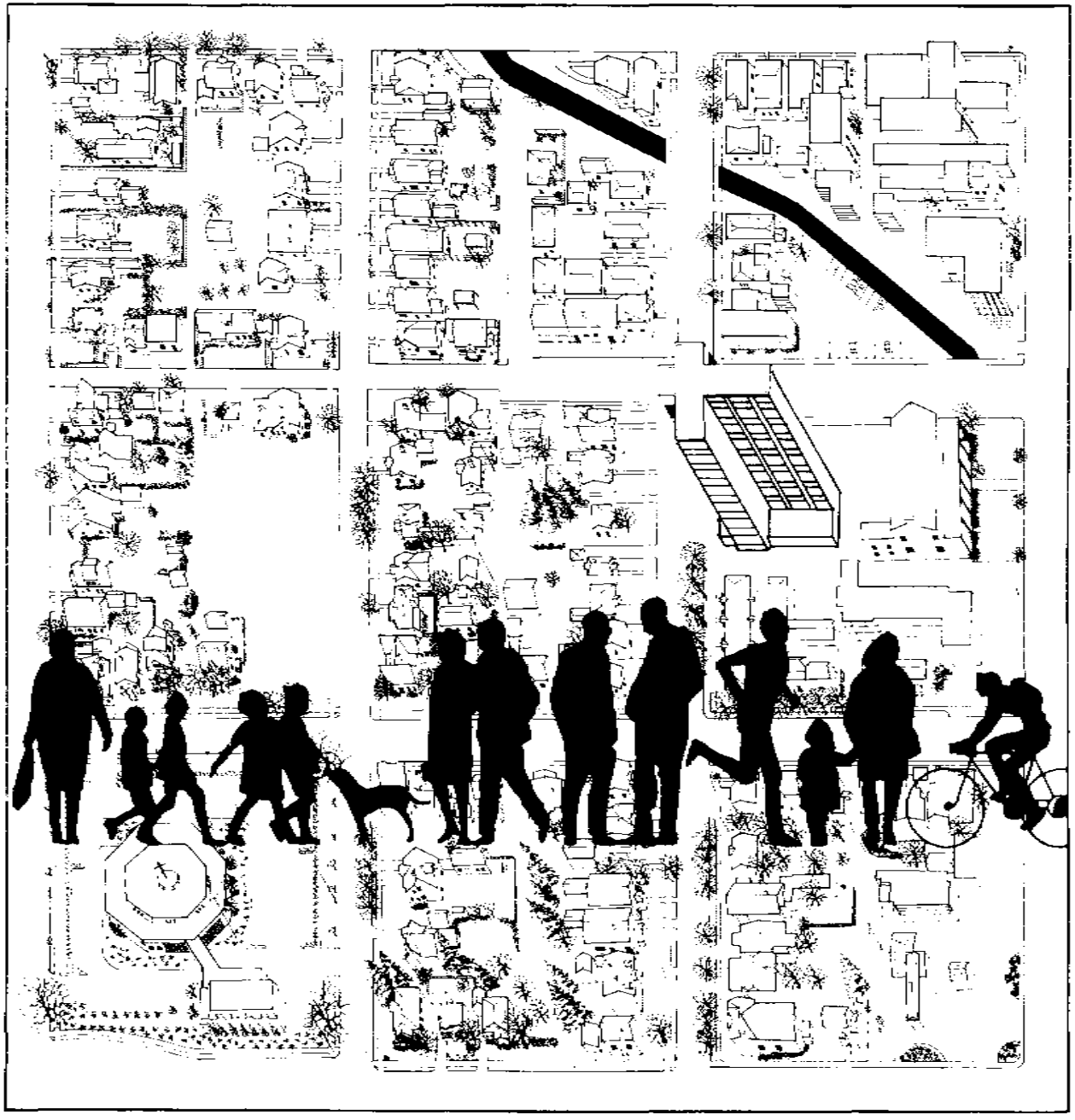
In addition to citizen involvement, another key to the planning process was the use of available information and resources. These resources included:

1. The Geographic Data System maintained by the Lane Council of Governments under the Geographic Cooperative Project Agreement, which contains a geographic description of each land use and ownership parcel in the metropolitan area. Information extracted for the refinement plan includes general land use and zoning characteristics.
2. The Employment Data File based on information from the State Employment Division.
3. Data from the 1980 Census.

Special studies were also conducted during the initial planning phases including:

1. A windshield survey of site and building conditions in the plan area.
2. Average daily traffic counts of vehicular traffic on selected streets.
3. An analysis of existing commercial and residential development and a simulation of potential development of underutilized parcels.
4. A land use survey to update existing land use information.

The planning team also communicated directly with public agencies and institutions in the plan area and worked closely with staff from various City departments.



Land Use Element

Introduction

The plan area is characterized predominantly by single-family residential development interspersed with large tracts of public land (used for schools, recreation, parks, military reserve bases, and the Lane County Fairgrounds), and multiple-family housing (principally in large tracts such as Westmoreland Family Housing).

Commercial development in the plan area typically occurs along major arterials in four general areas: 1) West 11th Avenue west of Chambers Street and Garfield Street north of West 11th Avenue; 2) south of West 7th Avenue to Broadway and west of Chambers Street; 3) near the intersection of West 18th Avenue and Chambers Street; and 4) at the intersection of West 13th Avenue and Lawrence Street and Willamette Street between West 13th and West 18th avenues.

The Land Use Element examines the existing use of land in relation to the needs and goals of the community.

Findings

General

1. A variety of land uses exist in the plan area that provide a range of housing, employment, recreational, and educational opportunities. Refer to the Existing General Land Use Patterns map on page **12.**

Table I—General Land Use Patterns, January 1980 (As Percent of Total Area)

	Plan Area	Jefferson	Far West
Residential	33.48	33.62	33.26
Commercial*	8.24	5.54	12.10
Industrial	.42	-0	1.02
Parks & Rec.**	12.90	21.65	.39
Education & Gov't.	12.77	11.88	14.02
Roads and Parking	24.94	22.69	28.17
Water***	2.38	1.69	3.38
Other Utilities	.69	.04	1.63
Vacant	4.18	2.89	6.03
Total (percent)	**100**	**100**	**100**
Total (# gross acres)	489.66	288.14	201.52

*Includes churches ** Includes Fairgrounds *** Amazon Canal
Source: Lane Council of Governments Research Division

2. There are several subareas that have distinct characteristics, problems, and potentials.

3. When initial zoning was applied in 1948 it primarily reflected land-use patterns that existed at that time or a desire to buffer incompatible uses. Refer to the 1948 Zoning map and text found in the Jefferson/Far West Refinement Plan Appendix.

4. Most of the existing zoning has been in effect since 1948. The majority of zone changes that have occurred reflect policies to allow an increase in residential densities and/or efforts to improve the transition between incompatible land uses. A few reflect policies to allow for the expansion or redevelopment of an area for commercial or industrial uses.

5. In general, existing zoning is consistent with the Eugene-Springfield Metropolitan Area General Plan, February 1982.

6. Current land-use patterns reflect zoning regulations that encourage the separation of residential and non-residential uses. Members of the community have indicated a desire to live and work in the same structure or area.

7. Zoning impacts the cost of land because of the types of uses allowed.

8. In November 1981, a report titled: ***Housing and Neighborhood Planning Issues in Eugene's Five Central Neighborhoods*** was prepared by Pease/Coffin Design and Planning Consultants and the Willamette Community Design Center reflecting over a year of work and contact with approximately 300 people at the block, neighborhood, and city level. The report concluded that:

a. Most center-city residents are not involved in planning decisions.
b. Uncertainty about future development undermines efforts to improve center-city neighborhoods.
c. Lot-by-lot development in areas with standard single-family parcels is unworkable at higher densities.
d. Current policies discourage long-term, stable residence in center-city neighborhoods.
e. Where neighborhood revitalization projects are effective, property values tend to rise substantially and residents in lower-income brackets are forced to go elsewhere for housing.

9. The City is exploring the concept of "block planning" as a method that would allow land use changes and intensification to occur with the joint approval of property owners and residents of a specific block, the neighborhood, and the City. In this case a "block" normally would consist of all properties on both sides of a one-block length of street although to meet special situations other configurations may be considered. A block plan could replace, modify, or add to existing land use regulations.

Residential

1. The housing stock consists of primarily older single-family dwellings or newer multiple-family structures.

2. Many of the residential structures are badly rundown and the yards are poorly maintained. Windshield surveys conducted in the fall of 1973 and spring of 1981 indicate an increase in the number of substandard residential structures and unkempt sites in the plan area. Due to different data bases, specific comparisons between 1973 and 1981 are difficult to make.

Table II—Condition of Residential Units, 1981

	Total Units	Number Substandard	Percent Substandard
Jefferson	1,329	296	22.3
Far West	1,083	167	15.4

Source: L-COG Research Division, data based on City of Eugene 1973 and 1981 windshield surveys.

3. The percentage of owner-occupied units in the City has declined during the past 20 years but the decline in Jefferson and Far West has been greater.

Table III—Percentage Of Owner-Occupied Units

	1960	1970	1980
City of Eugene	55	50	46
Plan Area	45	32	21*
Jefferson	44	33	16*
Far West	49	26	25*

Source: L-COG Research Division, data based on 1960 census, 1970 census, 1980 census, except where indicated with an *—Lane County Department of Assessment and Taxation Real Property Roll.

4. Residential density by structure type has remained fairly stable since 1976 in both Jefferson and Far West. The average net density in Far West is slightly higher than in Jefferson.

Table IV—Residential Density By Structure Type, 1980

	Units	Area (Acres)	Net Density
Jefferson			
Single-family	511	75.99	6.72
Mobile Homes	1	.16	8.65
Duplex	100	6.27	15.94
Multi-family	635	14.39	44.13
Total	**1,247**	**96.81**	**12.88**
Far West			
Single-family	279	44.46	6.27
Duplex	120	4.75	25.27
Multi-family	652	17.83	36.57
Total	**1,051**	**67.04**	**15.68**

Source: Computed in January 1982, by Economic Consultants of Oregon with assistance from L-COG Research Division based on data for January 1, 1980.

5. If vacant parcels are developed to 1980's net densities for each residential type as allowed under existing zoning regulations, single-family uses in R-2 are redeveloped as duplexes, and single-family or duplex uses are redeveloped as multi-family units in R-3, R-4, or RG, the results indicate a net gain of 506 units—38 single-family units, 266 duplex units, and 213 multiple-family units. These represent gains over existing units of 17%, 20%, and 27% respectively.

Source: Same as Finding #4 above.

Commercial/Industrial

1. There are a variety of commercial and industrial uses within the plan area; many serve community-wide and regional employment and service needs.

2. Employment data indicates 1,820 employees in the plan area (627 in Jefferson and 1,193 in Far West) in April 1980. This represents about 2.9 percent of Eugene's covered employment and 1.9 percent of Lane County's. The plan area has a greater proportion of employment in services, transportation/ communications, and government than does Lane County or Eugene and a smaller proportion in retail, education, and other sectors.

Source: Computed by Economic Consultants of Oregon with assistance from L-COG Research Division based on April 1980 covered employment files from the Employment Division of the Oregon Department of Human Resources.

3. If the average employment density of Far West of 39.7 employees/ acre is applied to vacant, single-family, and duplex use in commercial zones (C-1, C-2, and RP), results indicate a gain of 140 employees in Far West and 83 in Jefferson (gains over 1980 employment of 12% and 13% respectively).

Note: Jefferson's employment density—26.1 employees/acre—is much lower than that of Far West. The higher overall employment density of Far West is applied because it is reasonably attainable during the planning period.

Source: Computed by Economic Consultants of Oregon with assistance from L-COG Research Division based on April 1980 covered employment files from the Employment Division of the Oregon Department of Human Resources.

4. Members of both the residential and business community express a need for additional neighborhood-oriented businesses and services.

5. In general, businesses prefer to operate in areas where associated types of businesses are nearby and where the use is compatible with the surrounding area.

6. In general, it is more economical for a business to expand adjacent to its existing site rather than relocate.

7. Windshield surveys conducted in the fall of 1973 and spring of 1981 indicate an increase in the number and percentage of substandard commercial and industrial structures and unkempt sites in the plan area.

Table V—Condition of Commercial/Industrial Structures

	Total Buildings	Number Substandard	Percent Substandard
Jefferson			
1973	71	5	7.0
1981	80	10	12.5
Far West			
1973	118	6	5.1
1981	97	9	9.3

Source: L-COG Research Division, data based on City of Eugene 1973 and 1981 windshield surveys.

8. Businesses within the plan area indicate a number of factors which affect their operations including:

a. overall appearance of the area;
b. level of automobile or pedestrian movement;
c. availability of parking; and
d. proximity to associated uses.

Public/Civic

1. Excluding streets, approximately 136 net acres or 36 percent of the total plan area is taken up by public facilities and improvements, such as schools, parks, Fairgrounds, and government offices. Within Jefferson and Far West the amount of land devoted to public facilities and improvements is approximately 101 acres or 44 percent and 35 acres or 23 percent respectively.

2. Within the plan area approximately 109 net acres of land are zoned PL Public Land. There are a variety of uses on these lands including: County Fairgrounds, Westmoreland Family Housing, elementary schools, military reserve bases, public library, and parks. In general, the PL District allows any use that is consistent with the regular operation of the public agency that owns it. It is intended as an interim measure until another zoning district is applied and specific uses are either outright or conditional.

3. Lane County serves in lieu of the City building official for all buildings on the Lane County Fairgrounds.

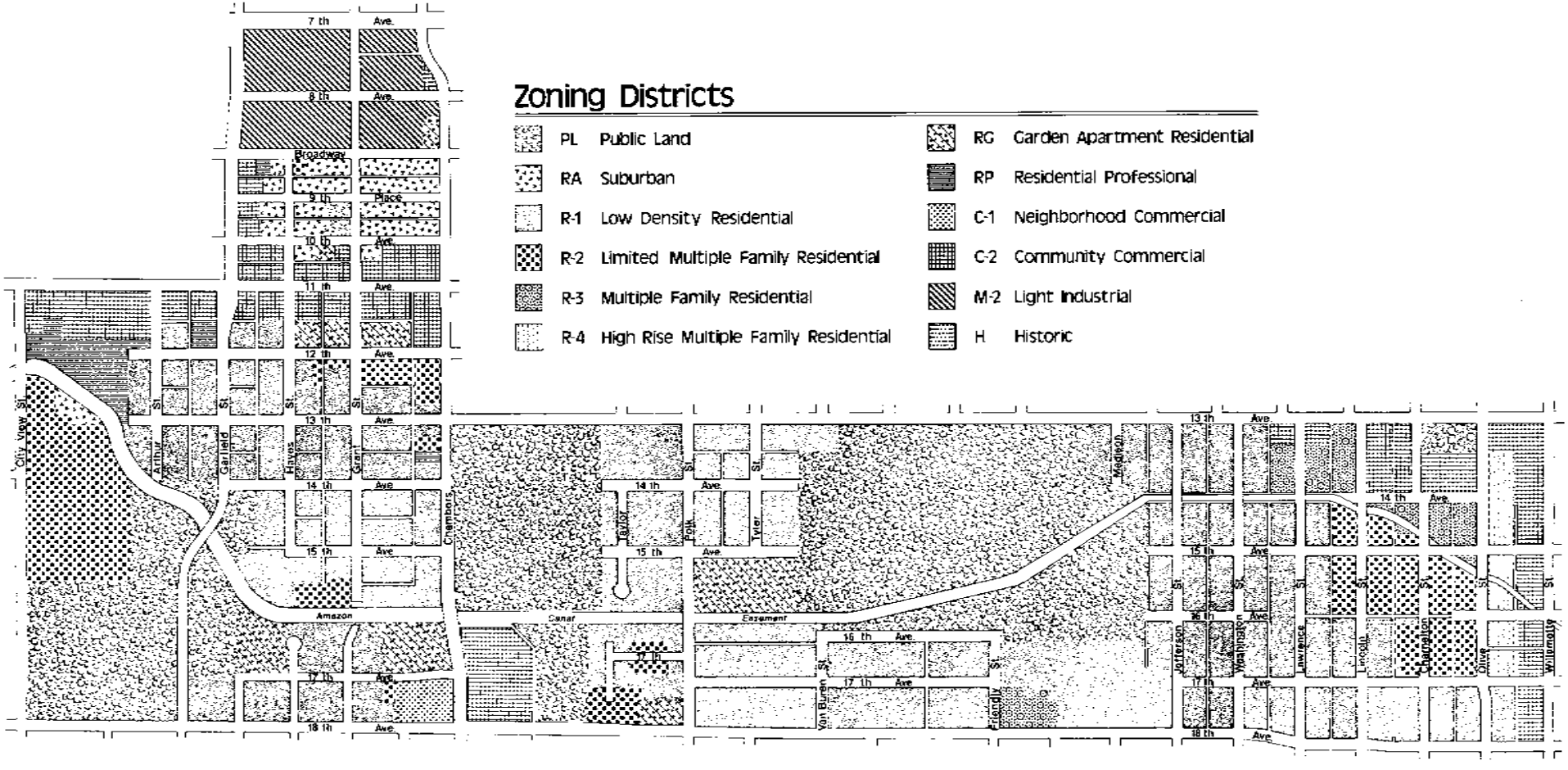
Source: Intergovernmental agreement entered into by Lane County and the City of Eugene, February 12, 1975.

4. There are eight churches in the plan area. They range in size from a seating capacity of about 180 with limited space for administrative offices to one with a seating capacity of about 1250 with both administrative and educational facilities. Additional information regarding religious facilities is included in the Jefferson/Far West Refinement Plan Appendix.

5. Of the eight churches in the plan area, seven are located on property zoned RA or R-1 and one on property zoned C-2.

6. In the RA, R-1, R-2, and RG zoning districts, churches are allowed as outright uses, except when using existing buildings where a Conditional Use Permit is required. In the R-3 and R-4 zoning districts, churches are allowed only after being granted a Conditional Use Permit.

7. The Faith Center, located at 1410 West 13th Avenue, currently has a seating capacity of about 1,250. They have indicated on a master plan several phases of growth with the maximum development, including a 5,500-seat sanctuary.



Jefferson/Far West Refinement Plan

EXISTING ZONING

north

June, 1982

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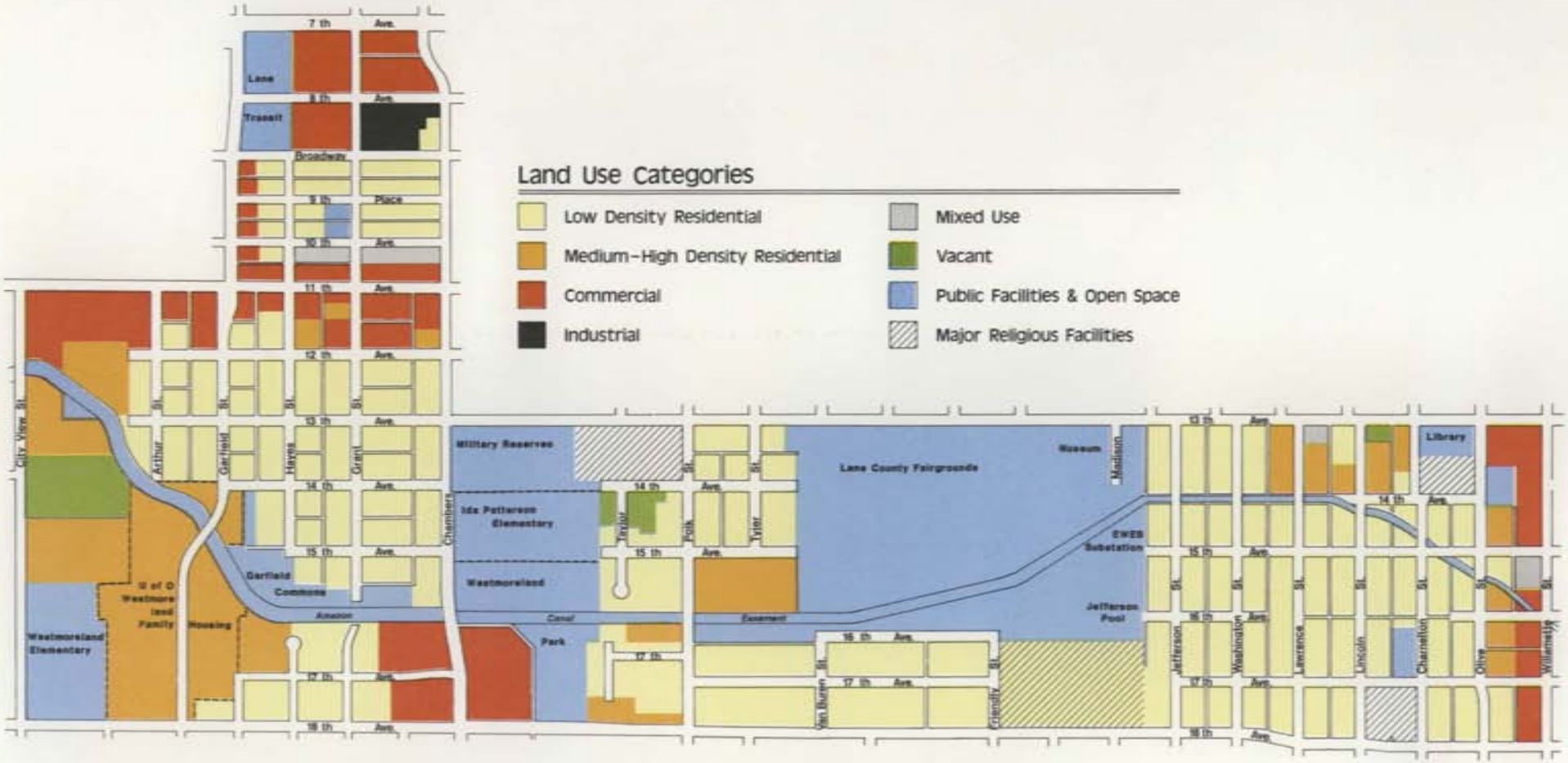
scale in feet



Jefferson/Far West Refinement Plan

EXISTING GENERAL LAND USE PATTERNS

north

June, 1982

0 200 400 800

scale in feet

General

Policies	Implementation Strategies
1.0 Recognize the need for partnerships between different segments of the community involved in or affected by change in the area.	1.1 Maintain and improve the communication link between property owners, developers, investors, residents, and the City to promote cooperation between parties in the understanding and realization of community potentials.
2.0 Recognize the potential for planning at the block level and promote actions that will increase the ability of residents and property owners to participate in decisions which affect their individual blocks.	2.1 Develop a Block Planning Ordinance. 2.2 Assist with block planning efforts, especially in areas indicated on the Land Use Diagram.
3.0 Use the Land Use Diagram and the accompanying text along with other policies in the Jefferson/Far West Refinement Plan and applicable City goals, policies, and plans to provide policy direction for public decisions made affecting the area.	
4.0 Encourage the involvement of citizens in land use decisions that may affect them.	4.1 Periodically review the notification and referral process used to inform and involve community members in land use matters such as zone changes.

Residential

Policies	Implementation Strategies
1.0 Encourage both public and private actions that will improve the overall appearance of the area and the condition of residential structures.	1.1 Target this area for low-interest residential rehabilitation loans until a significant drop has occurred in the percent of substandard units.
2.0 Increase the opportunity for home ownership within the area.	2.1 Reduce the minimum lot size for ownership and development of a residential unit. 2.2 Encourage new residential developments that provide an opportunity for home ownership. 2.3 Explore ownership opportunities that might be available to persons with low incomes. 2.4 Allow cottage units, alley housing, and shared housing.
3.0 Encourage a mixture of housing densities and types to allow a diverse population group to live within the area.	

Policies

Implementation Strategies

Commercial/Industrial

1.0 Promote a mix of mutually supportive land uses which will help stimulate neighborhood-based economic development.

1.1 Allow zoning and development which will provide a range of residential, commercial, industrial, and office uses.

1.2 Provide a method for achieving residential densities to support existing or planned neighborhood oriented businesses and services.

1.3 Encourage higher residential densities within walking distance of neighborhood oriented businesses and services and vice versa.

1.4 Develop a mechanism that allows the redevelopment of an area that has one dominant land use pattern to one with a variety of uses within blocks and within structures that are compatible and mutually supportive.

2.0 Encourage both public and private actions which will improve the overall appearance of commercial areas and the condition of non-residential structures.

2.1 Establish a low-interest loan program for the rehabilitation of structures used for non-residential and mixed use purposes.

2.2 Provide additional incentives for rehabilitation by upgrading and maintaining public improvements, such as streets, sidewalks, and parks. Refer also to the Public Services and Facilities Element.

Public/Civic

1.0 Recognize the resources of land used for public purposes and their value to the neighborhood and broader community, and yet also address potential conflicts with surrounding uses.

1.1 Evaluate the advisability of retaining the Public Land Zoning District for public uses that are not normally permitted outright within residential, commercial, or industrial districts.

1.2 Within the plan area, evaluate the impact of public uses on surrounding areas in both the short- and long-term, and determine whether to retain in the Public Land Zoning District or to apply another zoning district.

2.0 Encourage communication between public agencies, and religious facilities in the plan area and the surrounding neighborhood groups.

2.1 Provide assistance in forming a framework that will allow communication to occur on matters of mutual concern to the neighborhoods, and public agencies and religious facilities.

3.0 Recognize the potential assets a church can lend to a community, yet also address the potential conflicts with surrounding land uses.

3.1 Amend the City Zoning Ordinance to minimize the need for additional parking facilities by such actions as allowing the shared use of existing parking facilities among institutions.

3.2 During the update of the City Zoning Ordinance, consider making churches conditional uses in the R-1 and R-2 zoning districts.

Land Use Diagram

What is the Land Use Diagram?

The Land Use Diagram represents the generalized future land use patterns for the Jefferson/Far West community. It is a graphic expression of policies found elsewhere in the plan and is based on a number of factors including:

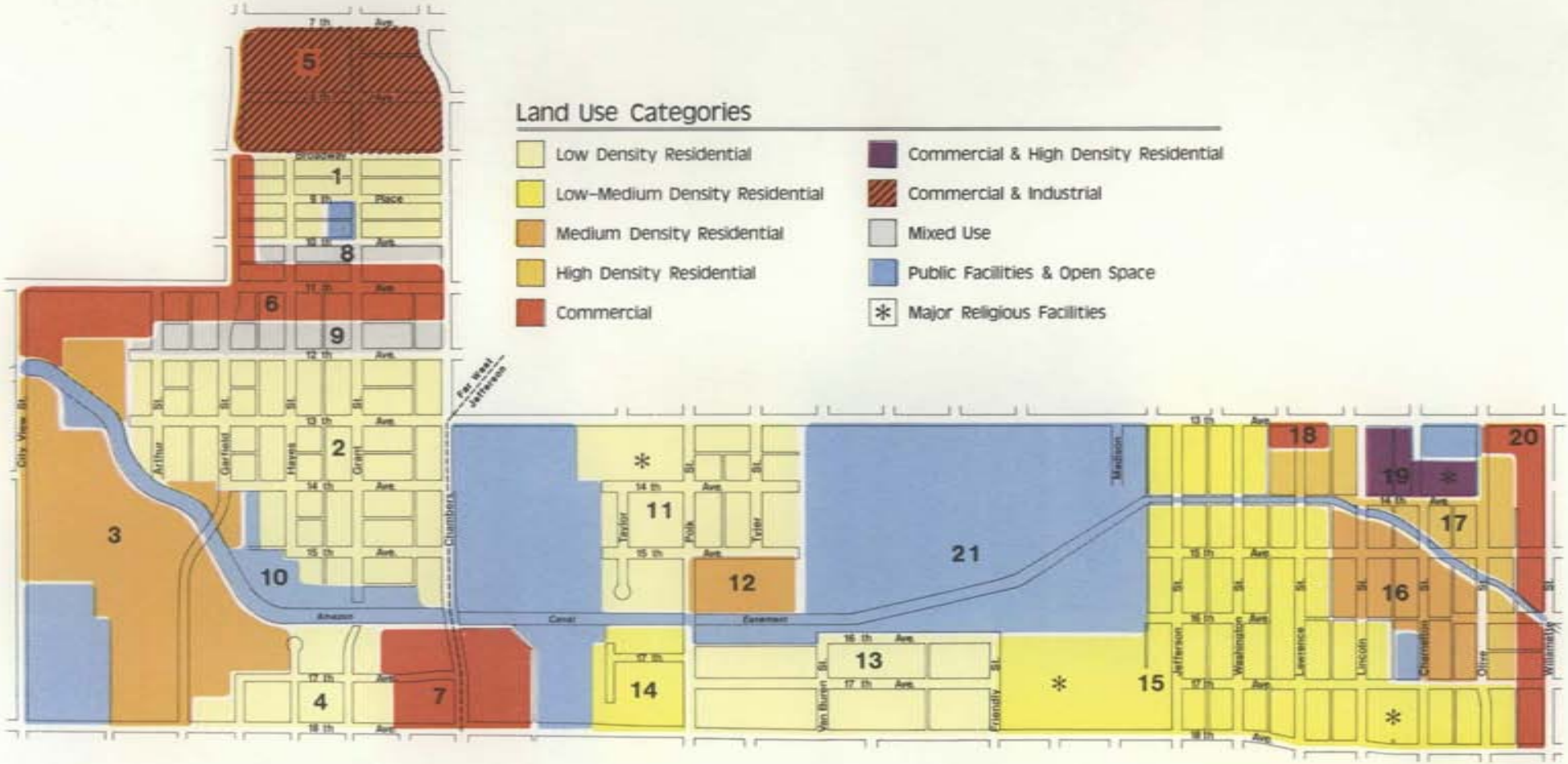
1. The type of development that already exists in the area;
2. The type of zoning or other land use regulations already applied to the area;
3. The condition of existing structures;
4. The ownership patterns and future development plans of institutions and public agencies in the area;
5. The relationship of the area to goals and policies developed during the refinement planning process; and
6. Goals and policies previously adopted by the City which have a bearing on the Jefferson/Far West community and in particular the 1974 Eugene Community Goals and Policies and the Eugene-Springfield Metropolitan Area General Plan.

How to Use the Land Use Diagram (and How Not To)

The Land Use Diagram and the accompanying text is meant to be used along with other policies in the Jefferson/Far West Refinement Plan and applicable City goals, policies, and plans to evaluate individual land use proposals. It is intended to be a guide for both public and private developments in the area.

The Land Use Diagram is not a zoning map. In nearly every case there is more than one zoning district which, if applied, would be consistent with the suggested land use pattern.

In addition, the intent of the Land Use Diagram designation is to indicate the type of **future** development that is to occur and to accept **previously approved** developments.



Jefferson/Far West Refinement Plan

LAND USE DIAGRAM

General Future Land Use Patterns

north

0 200 400 800

scale in feet

Residential Areas

1. North Low-Density Residential Area

Findings

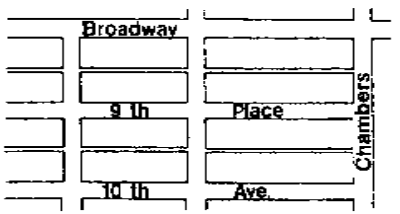
This area consists primarily of single-family residential structures that were built between the mid-1920s and late 1940s. During the past five years a few duplexes have been built. Approximately 50 percent of the residential units are owner-occupied, while 66 percent of the structures are in need of major repair. The average parcel size in the area is approximately 4,792 square feet.

In the center of this area is a small neighborhood park called Martin Luther King Jr.

Since initial zoning was applied in 1948, most of the area has remained RA Suburban Residential, a zoning district which allows low-density residential development in conjunction with specific agricultural uses. Over the years there has been substantial concern about surrounding uses (industrial and commercial to the north and commercial to the south and west) encroaching on the area. City actions in the past, including review of zone change requests, have reflected the desire to improve and maintain the residential character of the area.

Policies

The City shall continue to recognize the area as suitable for low-density housing. Efforts shall be made to maintain and improve the existing housing stock through both public and private investments. In an effort to allow additional residential units and yet maintain the character of the area, the City shall encourage block planning, infilling, and shared housing. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.



2. Central Low-Density Residential Area

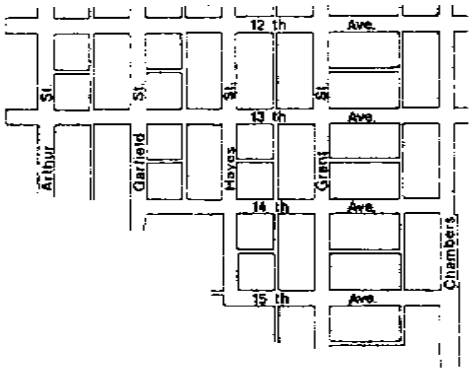
Findings

This area contains a variety of single-family residential structures built primarily between the mid-1930s and late 1940s and a few newer duplexes and small apartments. Approximately 42 percent of the residential units are owner-occupied. Major repairs are needed in 49 percent of the residential structures with less than one percent considered unsafe or abatable. The average parcel size in the area is approximately 8,712 square feet. This area also includes a church.

In 1948, when zoning was initially applied to the area, it was zoned RA; later it was rezoned to R-1 Single-Family Residential. Following adoption of the 1990 Plan the City initiated rezoning property on the north side of 12th Avenue between Chambers and Hayes streets from R-1 Single-Family Residential to RG Garden Apartment. It was hoped that higher-density residential on the north side of 12th Avenue might serve as a buffer between the commercial area to the north and the low-density residential area to the south. Later, the City approved zone change requests for R-2 Limited Multiple-Family on the south side of West 12th Avenue and along Chambers Street.

Policies

The low-density designation recognizes existing residential development and land uses. The City shall continue to recognize the residential character of the area and provide incentives for public and private rehabilitation of rundown structures. In addition, the City shall encourage block planning, infilling, and shared housing. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.



3. West Medium-Density Residential Area

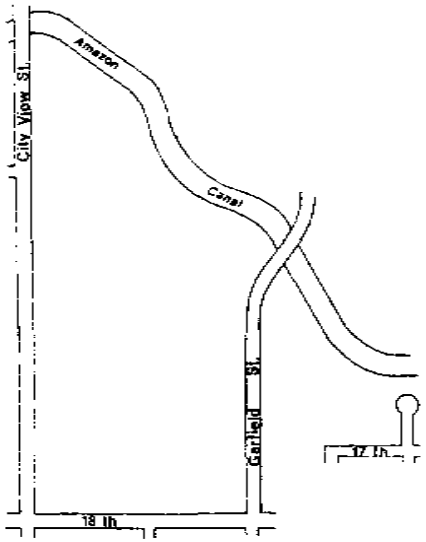
Findings

This area primarily includes multi-family residential developments and one large vacant parcel. Two of the developments were approved through the planned unit development process; one allows for ownership of individual units and approximately 70 percent of those units are occupied by owners. This area also includes Westmoreland Family Housing. It is owned by the University of Oregon and provides rental housing for student families. The structures were built in the early 1960s and are in standard condition. Residents must be enrolled at the University or Oregon and be married or have children. Residents have access to laundry facilities, open space, children's play areas, and a community room. All of the residential structures in this area are in standard condition.

In 1948, when zoning was initially applied, the area was undeveloped and zoned RA Suburban Residential. The area north of the Amazon Canal easement is currently zoned RP Residential-Professional and the area south of the Amazon Canal easement and west of Westmoreland Family Housing is zoned R-2 Limited Multiple Family Residential. After land in this area was purchased by the University of Oregon it was rezoned from RA Suburban Residential to PL Public Land. Following the development of Westmoreland Family Housing, a zone change request from RA to RG, Garden Apartment Residential, was approved for a large parcel to the east between the Amazon Canal and West 17th Avenue.

Policies

This area shall be recognized as appropriate for medium-density housing. The City shall consider rezoning land designated PL Public Land and in use as Westmoreland Family Housing to reflect existing development. The City shall improve and maintain public access for bicyclists and pedestrians along the Amazon Canal and crossing the Amazon Canal easement.



4. South Low-Density Residential Area

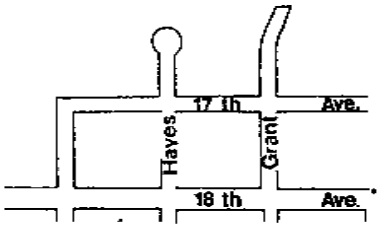
Findings

This area consists of primarily single-family structures and duplexes. Thirty-two percent of the residential structures are in need of major repair and approximately 42 percent of the structures are owner-occupied.

When zoning was first applied in 1948, the area was primarily zoned RA.

Policies

This area shall be recognized as appropriate for low-density residential use. The City shall encourage the rehabilitation of rundown structures, block planning, infilling, and shared housing.



Commercial/Industrial Areas

5. North Commercial/Industrial Area

Findings

This area is characterized by a mix of industrial and commercial uses including auto rental and sales lots, auto repair shops, a paint store, retail sale of forest byproducts, offices, and manufacturing of ice cream and other dairy products. Land use for the operation of public facilities and services includes the Lane Transit District headquarters, engineering offices for Pacific Northwest Bell, and the West Eugene branch of the State of Oregon Adult and Family Services Division. Single-family residential development exists at the northwest corner of Broadway and Chambers Street.

Because 7th Avenue is part of a major east/west transportation corridor, land use decisions affecting it need to be evaluated with special recognition of possible regional impacts.

Under the 1948 Zoning Ordinance, most of the area was zoned M-2 Light Industrial reflecting development patterns at that time. To provide a buffer between the industrial and commercial uses to the north and low-density residential uses to the south, the north side of Broadway was zoned R-3 Multiple Family Residential. Over the years, the need for industrial and commercial expansion increased and the City approved rezoning requests for converting the R-3 Multiple Family Residential strip to M-2 Light Industrial. The City has, however, maintained a desire to preserve the area south of Broadway for residential use with Broadway serving as a transition line. Development north of Broadway, for example, was required to provide landscaping through the Site Review process.

The Dutch Girl Ice Cream Company located at 885 Grant Street owns two parcels to the east of their present site. They desire to expand their operations to include the northwest corner of Broadway and Chambers Street.

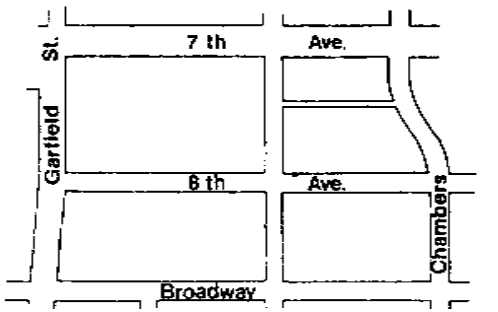
Policies

This area is appropriate for commercial and industrial uses. Existing industrial or commerical activities which may conflict with the revised M-2 zoning district shall be allowed to continue.

The northwest corner of Broadway and Chambers Street is currently developed as single-family structures and is zoned RG Garden Apartment and RA Suburban Residential. It shall be considered part of the Commercial/Industrial area to the northeast and shall be recognized as appropriate for commercial and/or industrial uses.

Broadway shall be recognized as a transition line between commercial and industrial uses to the north and residential uses to the south.

Site reviews shall be required in conjunction with rezonings which may result in development along Broadway or Chambers Street to ensure compatibility with residential areas to the south and east.



6. West 11th Avenue/Garfield Street Commercial Area

Findings

Strip commercial development exists along West 11th Avenue and north along Garfield Street, including restaurants, auto-related repair and retail services, a bank, offices, and other small commercial establishments. The area south of West 11th Avenue on City View Street includes an animal clinic and the Holt Children's Services building.

Because West 11th Avenue is part of a major east/west transportation corridor, it is important that land use decisions reflect possible regional impacts. West 11th Avenue is two-way traffic west of Garfield Street and one-way traffic westbound east of Garfield Street.

West 11th Avenue was initially zoned C-3 Central Business in 1948 reflecting its role as a major commercial area in the City. In 1955, the City initiated rezoning the area from C-3 Central Business to C-2 Community Commercial.

In 1948, Garfield Street did not extend between West 8th Avenue and West 11th Avenue. Therefore, when initial zoning was applied, M-2 industrial zoning directly abutted RA Residential zoning between West 8th and West 11th avenues. It was intended that when Garfield Street was extended, it would provide a buffer between industrial uses on the west and residential uses on the east. In 1955, however, it was recognized that with the actual alignment of Garfield Street between West 11th and West 8th, M-2 Light Industrial zoning occurred on both sides of the street. The City initiated rezoning M-2 Light Industrial to C-2 Community Commercial on the east side of Garfield Street to provide the transition that would otherwise have been provided by the street. Later public actions, including review of zone change requests, have indicated a desire to preserve the low-density residential area to the east and prohibit commercial expansion beyond the half block east of Garfield Street.

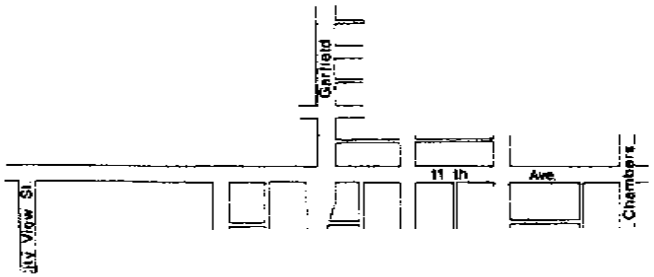
Policies

The City shall promote development along West 11th Avenue and Garfield Street that will allow it to continue to be a major commercial corridor and yet respond to the need for efficient movement of automobile traffic.

The City shall encourage the consolidation of off-street parking, the reduction of access points and, therefore, turning movements, and the grouping of compatible commercial uses.

The City shall encourage businesses and property owners along West 11th Avenue and Garfield Street to provide landscaping and other amenities which will beautify the area and create a better edge between pedestrians and vehicular traffic.

Businesses in the area shall be encouraged to form a Merchants Association.



7. West 18th Avenue and Chambers Street Commercial Area

Findings

This area consists of commercial activities including a grocery store and gas station and professional offices.

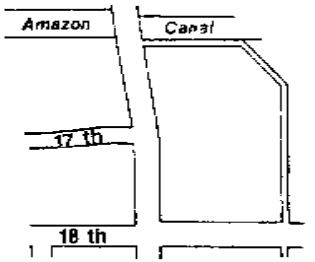
In 1948, the northeast corner of West 18th Avenue and Chambers Street, south of West 17th Avenue, was zoned C-2 Community Commercial, reflecting existing commercial development. The northeast corner was zoned PL Public Land, reflecting its ownership and use as part of the Eugene airport. When the Zoning Ordinance was updated in 1968, C-2 Community Commercial zoning was applied.

Since the early 1970s, there have been requests to extend the commercial area to the north across West 17th Avenue and to the east outside of this area. Rezoning to allow non-residential uses has been allowed only when the present use is commercial or when the rezoning will create a contiguous commercial node. In each case, however, the City has

reaffirmed through policy statements that these rezonings not be considered "stepping stones" for future rezonings down the block. Most of the rezonings in this area have been subject to site review to ensure compatibility with surrounding land uses and potential future developments.

Policies

This area shall be recognized as an important commercial node. Commercial activities shall be allowed to expand or redevelop within this area in a manner sensitive to surrounding land uses. To avoid strip commercial development along either West 18th Avenue or Chambers Street, expansion of commercial uses outside of this area shall not be considered appropriate.



Mixed Use/Transition Areas

8. Mixed Use/Transition Area (South of West 10th Avenue)

Findings

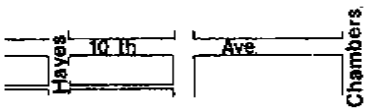
The southern half block of West 10th Avenue consists of a variety of uses, including single-family and duplex residential units, professional offices, a building with a commercial use on the ground floor and apartments on the second floor, and a few vacant parcels. The average parcel size is approximately 5,662 square feet.

In 1948 when zoning was initially applied, the area between Garfield Street and Grant Street was zoned RA and the area between Grant Street and Chambers Street was zoned C-3 Central Business District. In the 1968 Zoning Ordinance update, property in this area zoned C-3 was rezoned to C-2 Community Commercial. Public actions have indicated a willingness to allow some expansion of the commercial area subject to site review and an evaluation of the impact on the low-density residential area to the north. In addition, the area has been viewed as appropriate for medium-density housing as a transition from the low-density residential area on the north to the commercial activities on West 11th Avenue.

Policies

The City shall promote development that will provide a transition between retail and auto-oriented activities on West 11th Avenue and low-density residential developments to the north. The City shall allow zoning that permits medium-density residential developments, and/or professional offices, yet prohibits intensive commercial activities such as drive-up uses. Site review subdistrict zoning shall be applied in this area to address the relationship of the development to the residential area to the north and the commercial area to the south. Efforts shall be made to improve the area by constructing needed sidewalks, planting trees, and providing other amenities, and by encouraging access and parking in rear yard areas.

The City shall recognize the need to maintain an appropriate scale of development within this area and to encourage developments that are sensitive to the adjacent park.



9. Mixed Use/Transition Area (North of West 12th Avenue)

Findings

The northern half block of West 12th Avenue has a variety of uses, such as professional offices, single- and multi-family residential developments, warehouses, and storage areas. The average parcel size is approximately 8,276 square feet.

In 1948, RA zoning was initially applied between Arthur Street and the alley west of Chambers Street. Between Chambers Street and the alley, C-3 Central Business District was applied. The City initiated rezoning property on the north side of West 12th Avenue between Chambers and Hayes streets from R-1 Single Family Residential to RG Garden Apartment. It was hoped that higher-density residential development on the north side of West 12th Avenue might serve as a transition from the commercial area on the north to the low-density residential area on the south.

Policies

The City shall promote development that will provide a transition between retail and auto-oriented activities on West 11th Avenue and low-density residential developments. Allow zoning that permits medium-density residential developments, and/or professional offices, yet prohibits intensive commercial activities such as drive-up uses. Site review subdistrict zoning shall be applied in this area to address the relationship of the development to the residential area to the south and commercial area to the north. Efforts shall be made to create a distinctive quality in this area by such actions as sidewalk construction, landscaping, and rehabilitation of rundown structures, and by encouraging access and parking in rear yard areas.

Land In Public Ownership

10. Public Facilities and Open Space

Findings

Land in public ownership includes: Westmoreland Elementary School, Westmoreland Family Housing, Martin Luther King Jr. Park, and several City-owned undeveloped parcels along the Amazon canal easement referred to as the Garfield Commons. Zoning is a combination of PL Public Land, RA Suburban Residential, R-1 Single-Family Residential, and R-2 Limited Multiple-Family Residential.

Policies

Land owned by the City along the Amazon canal shall be improved and maintained as public open space.

Note: General information and policies pertaining to public facilities and services is also included in the Public Facilities and Services Element of the plan.

Residential Areas

11. West Low-Density Residential Area

Findings

This area is bordered by large public land holdings to the east and west, an arterial to the north, and the Amazon Canal to the south.

This area is characterized by single-family residential structures built primarily during the 1940s and 1950s. Approximately 43 percent of the residential units are owner-occupied; of all the residential structures, 20 percent are in need of major repair, and one percent are unsafe or abatable. The average parcel size is 8,712 square feet.

There are two churches in this area. One, the Faith Center, has indicated a desire to expand their facilities within and beyond their current site. Approximately 30 percent of this area is owned by the Faith Center, of which 7 percent is undeveloped.

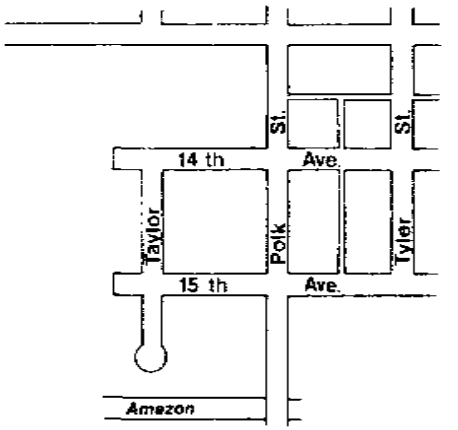
This area has remained zoned for low-density residential use since initial zoning was applied in 1948. In 1968, when the City updated the Zoning Ordinance, the RA land was rezoned to R-1 Single Family Residential.

Policies

Promote retention of existing viable residential structures by targeting the use of rehabilitation funds in this area and encouraging the relocation and rehabilitation of residential structures when land is needed for public or quasi-public uses.

Encourage additional residential developments that will maintain the character of the area by pursuing the application of block planning and allowing additional housing units on undeveloped or underutilized sites, division of existing single-family structures into duplexes, and access to additional housing units off of alleys.

Promote development of public and quasi-public uses in the area that will minimize conflicts with adjacent residential areas by encouraging shared use of existing parking facilities and allowing inter-agency agreements to account for parking requirements.



12. West Medium-Density Residential Area

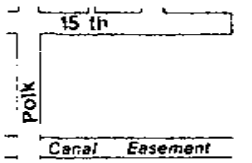
Findings

This area consists of apartments built in the early 1960s and late 1970s within the regulations of the RG Garden Apartment Residential District. These residential structures are in standard condition.

In 1948 the area was zoned RA. In 1961 the City approved a rezoning request for the western portion of the area from a low-density residential district to RG Garden Apartment. In 1969 the City also approved a request to rezone the eastern portion from a low-density residential district to RG Garden Apartment. Later, when the project was developed, it was approved under the site review process.

Policies

This area is appropriate for medium-density residential use.



13. Low-Density Residential Area—South of the Fairgrounds

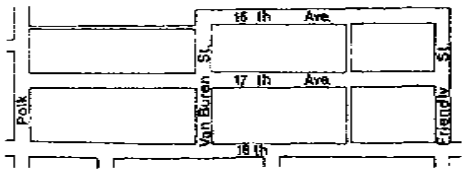
Findings

This area consists primarily of single-family houses which were built during the 1950s. Within the area, approximately 80 percent of the residential units are owner-occupied. Thirteen percent of the residential structures are in need of major repair. This area includes one church.

Under the 1948 Zoning Ordinance, this area was zoned RA. When the Zoning Ordinance was revised in 1968, this area was rezoned to R-1 Single-Family Residential. No other rezonings have occurred in this area since that time.

Policies

This area shall remain a low-density residential area. Efforts shall be made to maintain and improve the quality of the existing housing stock.



14. Low- to Medium-Density Residential Area

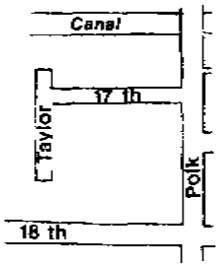
Findings

This area consists of a variety of residential structure types of which 22 percent are in need of major repair. Seventeen percent of the residential units are owner-occupied. The average parcel size is approximately 10,890 square feet.

This area was initially zoned RA under the 1948 Zoning Ordinance. Since 1967, rezonings have occurred to R-1, R-2, and RG. Higher residential development has been subject to site review with an emphasis on harmony with the adjacent low-density areas.

Policies

This area shall be recognized as appropriate for low- to medium density residential development.



15. Low- to Medium-Density Residential Area

Findings

This area consists primarily of single-family residential structures built between 1920 and 1950. Approximately 50 percent of the residential units are owner-occupied, and 35 percent of the residential structures are in need of major repair. The average parcel size in the area is approximately 8,276 square feet.

This area has remained R-1 Single-Family Residential since initial zoning was applied under the 1948 Zoning Ordinance. Requests for zone changes to R-2 Limited Multiple-Family and RP Residential Professional have been denied by the City because of a commitment to preserve the area for low-density residential use.

Non-residential uses that exist in the area include a clinic and a neighborhood market, both with apartments on the second floor. Both uses are non-conforming and have existed prior to the adoption of the initial zoning ordinance in 1948. This area also includes one church and one parochial elementary school.

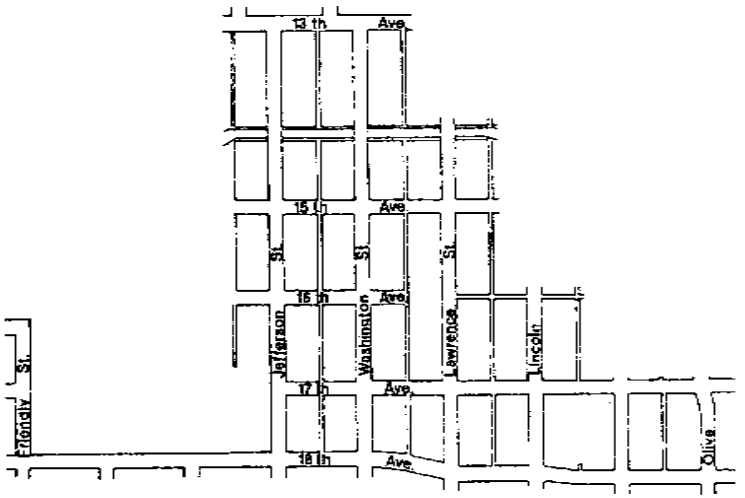
Policies

This area shall be recognized as a low- to medium-density residential area. The City shall explore methods of

encouraging an increase in residential density yet maintaining the character of the area. Residential densities beyond ten units per acre shall be allowed, subject to an approved block plan or rezoning to R-2 in conjunction with site review.

The City shall encourage block planning, infilling, and shared housing, in this area. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.

The City shall encourage the rehabilitation of the existing housing stock through both public and private reinvestments.



16. East Medium-Density Residential Area

Findings

This area consists primarily of single-family residential structures. Approximately 27 percent of the residential units are owner-occupied with approximately 34 percent of the structures in need of major repair. Most of the residential structures were built during the 1920s or later during the 1940s. The average parcel size is approximately 5,662 square feet.

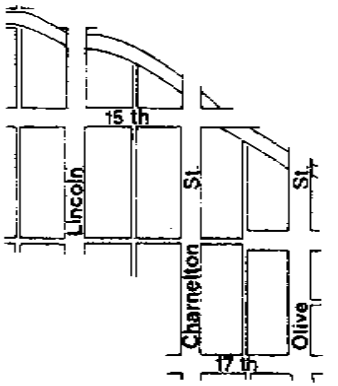
This area also includes a small neighborhood park site.

The area was zoned R-2 under the 1948 Zoning Ordinance when that district allowed only single-family and duplex residential developments. In 1968 district regulations changed to allow multi-family developments and up to 16 units per acre.

Policies

This area shall be recognized as appropriate for medium-density residential development.

Efforts shall be made to preserve the existing residential structures by encouraging rehabilitation, infilling, or relocation of structures within the neighborhood.



17. High-Density Residential Area

Findings

This area has a variety of residential structures, including single-family homes, small apartments, and a high-rise. Approximately 44 percent of the residential structures are substandard. The average parcel size in this area is 6,970 square feet.

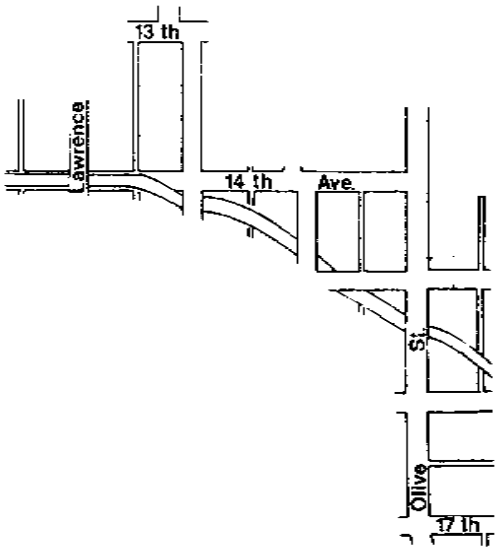
Under the 1948 Zoning Ordinance the narrow strip of land to the east of Olive Street was zoned R-4, which allows high-density residential uses. This was intended to serve as a transition between commercial uses on Willamette Street and lower-density residential developments to the west. The

remainder of this area was zoned R-2 Limited Multiple-Family and R-1 Single Family on the westernmost portion. When the Zoning Ordinance was updated in 1968, the area west of Olive Street and north of the Amazon Canal was rezoned from R-1 and R-2 to R-3 Multiple-Family Residential.

Policies

This area shall be recognized as appropriate for high-density residential uses.

Proposed rezonings to higher residential densities within this area shall be evaluated based on criteria such as parcel size, proposed development, and impact on surrounding uses. Site review shall be required in conjunction with rezonings.



Commercial Areas

18. West 13th Avenue Commercial Node Between Washington and Lincoln Streets

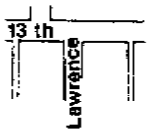
Findings

This area includes a garage, a cafe with apartments above, and other small retail establishments.

This small section of commercial uses existed along West 13th Avenue prior to the 1948 Zoning Ordinance. In 1948, it was zoned C-3 Central Business District. In 1968 when the Zoning Ordinance was updated, it was rezoned to C-2 Community Commercial.

Policies

This area shall continue to be recognized as a neighborhood commercial area. Commercial uses shall not expand outside this area, especially in the form of strip commercial development along West 13th Avenue.



19. West 13th Commercial and Residential Area Between Charnelton and Lincoln

Findings

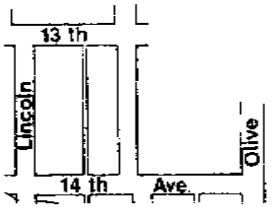
This area includes a high-rise with commercial uses on the ground floor, small apartment buildings, and single-family homes. The high-rise, referred to as Willamette Towers, consists of 92 units of which 83 percent are owner-occupied. Of the remaining residential structures, 28 percent are owner-occupied. Of the entire area, approximately 45 percent of the residential structures are in need of major repair. This area also includes a church and the Eugene Public Library. The City has indicated a desire to expand the library.

In 1948 R-2 zoning was applied with the adoption of the Zoning Ordinance. As a result of the 1968 Zoning Ordinance update, the area was rezoned C-2.

This area may be viewed as the outer fringe of the Central Business District. Commercial uses exist to the north and east while residential uses exist to the south and west.

Policies

This area is appropriate for neighborhood-oriented commercial activities and services and high density residential uses.



20. Willamette Street Commercial Corridor

Findings

This area includes a variety of retail and services, a beauty college, restaurants, offices, and single-family and multi-family residential structures.

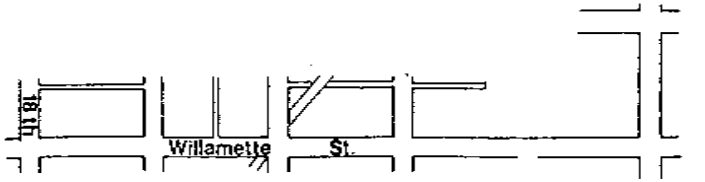
In 1948 Willamette Street was zoned commercial to reflect its role as the southern extension of the central business district. In the 1968 Zoning Ordinance update, this portion of Willamette Street was rezoned from C-3 to C-2.

Policies

This area shall be recognized as appropriate for neighborhood and regional-oriented commercial uses. The designation, however, recognizes that the half block west of Willamette Street is the dividing line between residential and commercial use.

Efforts shall be made to encourage street trees and other amenities which will create a distinctive quality on this portion of Willamette Street.

Note: Policy direction relating to the West 18th Avenue and Chambers Street commercial area is found in the Far West section of the Land Use Diagram text, No. 7.



Land In Public Ownership

21. Public Facilities And Open Space

Findings

Land designated public facilities and open space and includes: Ida Patterson Community School, Westmoreland Park, US Army Reserve, US Marines, Lane County Fairgrounds, Eugene Public Library, Jefferson Pool, a City-owned park site, and several pieces of undeveloped property along the Amazon Canal Easement.

Zoning is a combination of PL Public Land, R-1 Low Density Residential, and R-2 Limited Multiple-Family Residential.

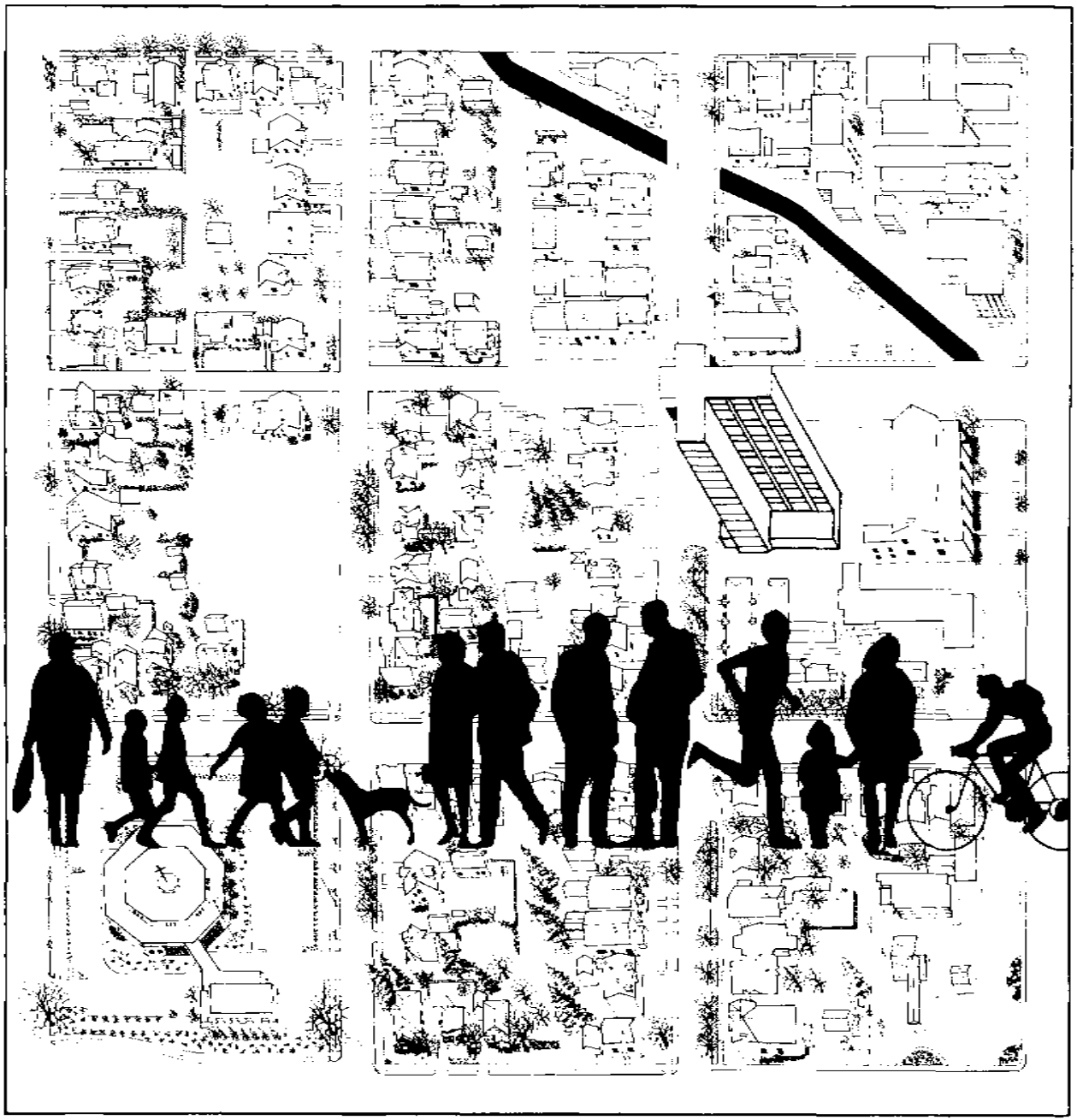
Some of the publicly owned land is undeveloped or used for interim uses.

Policies

When changes in land uses occur for areas zoned public land, the City shall evaluate whether a change in the zoning district is necessary.

Joint City/County efforts shall be undertaken to provide for a broad range of activities within the Fairgrounds.

Note: General information and policies pertaining to public facilities and services is also included in the Public Facilities and Services Element of the plan.



Transportation Element

The Transportation Element examines the movement of people and goods within and through the plan area. Attention is also given to the choice and accessibility of different segments of the community to the different transportation modes.

Major Transportation Corridors

1. Because of its central location and as part of a major entryway into Eugene, nine arterials pass through or border the plan area. Please refer to the Traffic Volume and Street Classifications map on page **34.**

2. Streets functioning as arterials carry traffic that often does not have origins or destinations within the plan area.

3. Transportation projects noted in the Eugene-Springfield Area 2000 Transportation Plan (T-2000) that may have an impact on the plan area include:

a. The removal of arterial traffic from Washington and Jefferson streets and the implementation of the Lincoln/Charnelton couplet from 5th Avenue to 13th Avenue;
b. Interim widening of 6th and 7th avenues to four lanes in construction of the 6th/7th freeway;
c. Intersection improvements on 18th Avenue at Lincoln, Jefferson, Friendly, Polk, Chambers, Arthur, and City View streets (this would include restriping to four lanes and major intersection improvements: widening, signal revisions, and turn refuges);
d. Widen and restripe to four lanes Chambers Street from 6th Avenue to 18th Avenue;
e. Widen to four lanes West 13th Avenue from Lincoln to Willamette;
f. The extension of Chambers Street as a four-lane arterial to connect 6th and 7th avenues with River Road.

4. Arterials that bisect existing residential areas and create barriers to pedestrian and bike movements include:

a. West 13th Avenue between Garfield and Chambers Streets;
b. Garfield/Arthur Street between West 12th and West 18th Avenues;
c. Polk Street between West 13th and West 18th Avenues;
d. Jefferson Street between West 13th and West 18th Avenues.

5. Due to growth in the Metropolitan Area, traffic volumes are projected to increase, especially on arterials serving the west and Willow Creek areas.

6. Major institutions, employment centers, and commercial developments often create parking and transportation problems for nearby residential areas and congestion on arterials.

7. West 13th Avenue between Charnelton and Willamette streets is very congested due to narrow traffic lanes as a result of on-street parking.

Transit

1. In general, transit service is fairly accessible to most residents and is an important mode of transportation.

2. Lane Transit District (LTD) has worked cooperatively with the Jefferson Area Neighbors and Far West Neighborhood Association in planning bus routes, stops, and shelter locations.

Pedestrian/Bikeways

1. Bicycling is an important mode of transportation for many residents and people traveling into or through the plan area. Please refer to the Bikeway System map on page

2. There is a demand for additional bike storage racks, especially at selected service and retail establishments.

3. Polk Street at West 15th Avenue, Chambers Street at the Amazon Canal, and Willamette Street at West 16th Avenue have been identified by Public Works as locations for future pedestrian crossing facilities.

4. There is no bike route for bicyclists traveling north and south throughout the plan area. The Bikeway Master Plan indicates north-south bike routes are planned for Chambers, Polk, and Lawrence streets in the plan area.

5. There are streets within each area that lack sidewalks.

6. Residents in Westmore and Family Housing frequently cross Arthur Street and express difficulty in crossing due to the speed and volume of automobile traffic.

Note: Information, policies, and implementation strategies about amenities or services for pedestrians and bicyclists, such as benches, water fountains, and kiosks is included in the Neighborhood Commons Element.

General

1.0 In recognition of the T-2000 Plan, continue to encourage a variety of transportation modes that create assessibility for all segments of the community.

Major Transportation Corridors

1.0 Limit the impact of arterial streets within the plan area, especially in residential areas.

1.1 Buffer major thoroughfares in areas intended for residential use with such actions as limiting direct access and, therefore, allowing a continuous buffer along the streetscape. Arterials needing special attention include 13th Avenue between Garfield and Chambers streets and Chambers Street between 7th and 18th avenues.

1.2 Prior to implementation of the Lincoln/ Charnelton couplet as proposed in the T-2000 Plan, ensure such action will not increase the traffic volume south of 13th Avenue in the residential area.

1.3 In designing the Chambers extension and its link with 6th-7th Corridor, examine methods to:

a. Encourage east-westbound traffic to use the extension of 6th and 7th avenues west of Garfield to reduce traffic on West 11th Avenue.

b. Encourage northbound and southbound traffic to use Chambers Street rather than Garfield Street.

c. Explore means for developing additional capacity for streets bordering residential areas. Examples include portions of Chambers Street, West 12th Avenue, and City View.

2.0 Encourage actions that will preserve local streets for local traffic.

2.1 Prevent additional streets from becoming used as routes for heavy through traffic and, therefore, being used as arterials.

2.2 Re-evaluate the classification of Lincoln Street as a collector within the plan area.

2.3 Evaluate the impacts of returning Willamette Street to two-way traffic with special attention given to the affect on the volume of through traffic on Olive Street and on the vitality of Willamette Street as a commercial corridor.

Policies

Implementation Strategies

3.0 Improve the traffic flow on West 13th Avenue between Charnelton and Willamette streets.

3.1 As an interim measure to the T-2000 Plan, remove on-street parking and restripe to three lanes.

Transit

1.0 Recognize the relationship between community planning and the planning and implementation of a viable transit system.

1.1 The City of Eugene, the Jefferson Area Neighbors, and the Far West Neighborhood Association should continue to work with the Lane Transit District in determining the location of bus routes, stops, shelters, and transfer points.

2.0 The Lane Transit District shall be encouraged to provide people with good access to downtown locations, as well as other major commercial or residential nodes and activity areas such as the Lane County Fairgrounds.

Pedestrians/Bikeways

1.0 Encourage convenient, safe, and pleasant access for pedestrians, bicyclists, and handicapped persons throughout the plan area, emphasizing movements to and from: 1) Ida Patterson, Westmoreland, and O'Hara Elementary Schools; 2) Lane County Fairgrounds; 3) transit lines; 4) community facilities such as the Jefferson Pool; and 5) neighborhood commercial areas.

1.1 Promote the installation of sidewalks especially near schools or major activity areas.

1.2 Explore alternative pedestrian pathways in areas where streets are unpaved.

1.3 Install sidewalk ramps at all intersections throughout the plan area.

1.4 Provide pedestrian facilities for crossing arterial streets at their points of greatest demand, including Willamette Street at 15th or 16th avenues, Polk Street at 15th Avenue, and Chambers Street at the Amazon Canal.

1.5 Amend the City Zoning Ordinance to require that bicycle storage spaces be provided in conjunction with non-residential uses especially where bicycling could be an important mode of transportation.

1.6 Continue implementation of the Eugene Bikeway Master Plan.

1.7 Continue to install and maintain lighting to City standards along major bike and pedestrian routes and areas of high activity at night including: the 15th Avenue and Amazon Canal bike route.

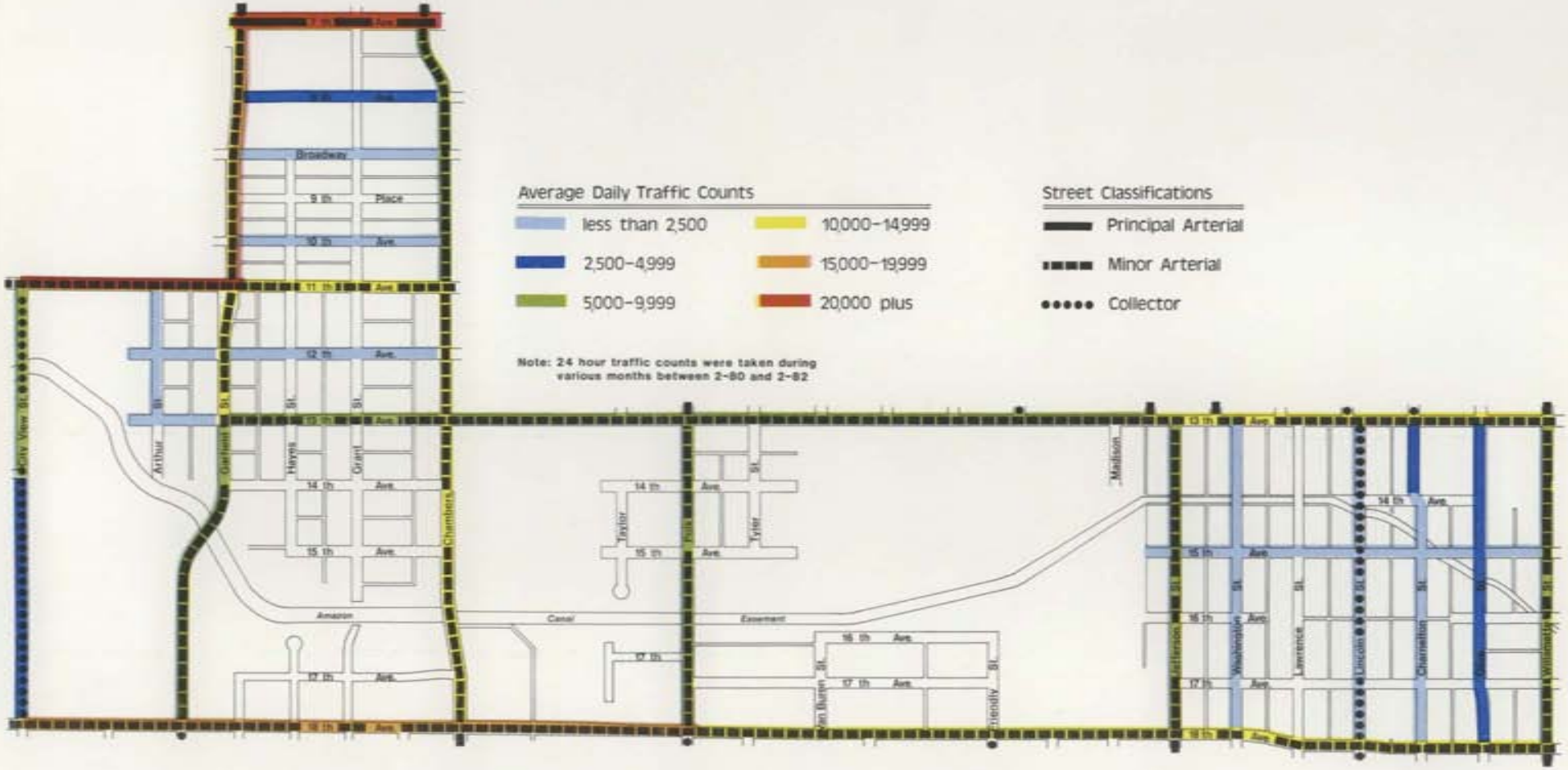
1.8 Some mitigating actions, due to the widening of Chambers Street between 8th and 18th avenues be taken. These might include things such as buffers, beautification projects, or pedestrian crossings.

1.9 When Chambers Street is improved, install an undercrossing for the Amazon Canal bike route that is easily accessible for pedestrians and bicyclists going north and south on Chambers Street.

1.10 When Polk Street is improved, install an undercrossing for the Amazon Canal bike route that is easily accessible for pedestrians and bicyclists going north and south on Polk Street.

1.11 Improve pedestrian and bicycle access to the Amazon Canal bike route from Westmoreland Family Housing.

1.12 Support methods to encourage safe pedestrian access across Garfield Street between Westmoreland Family Housing areas.



Jefferson/Far West Refinement Plan

TRAFFIC VOLUME & STREET CLASSIFICATIONS

June, 1982

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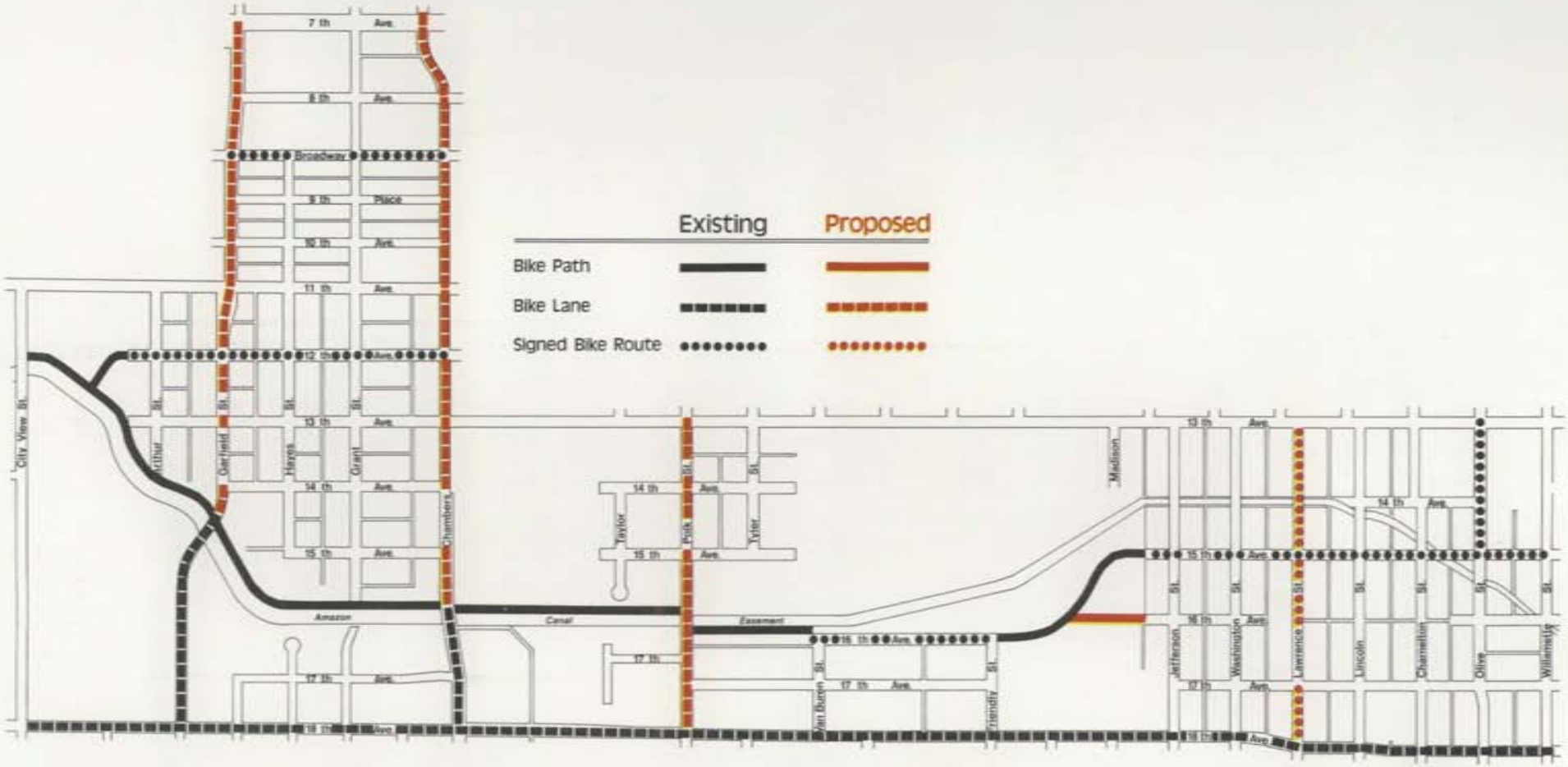

Jefferson/Far West Refinement Plan

BIKEWAY SYSTEM

north

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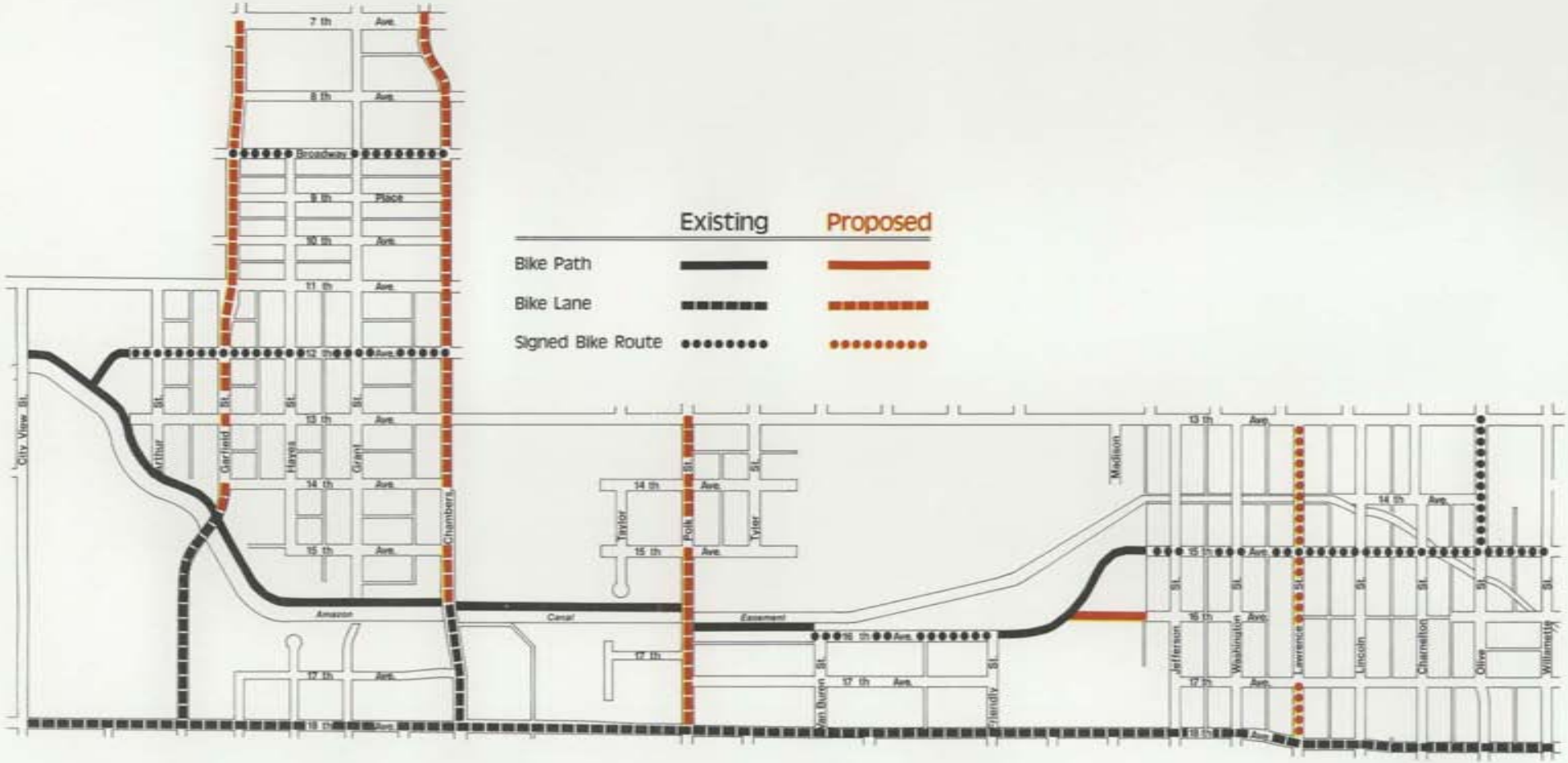

Jefferson/Far West Refinement Plan

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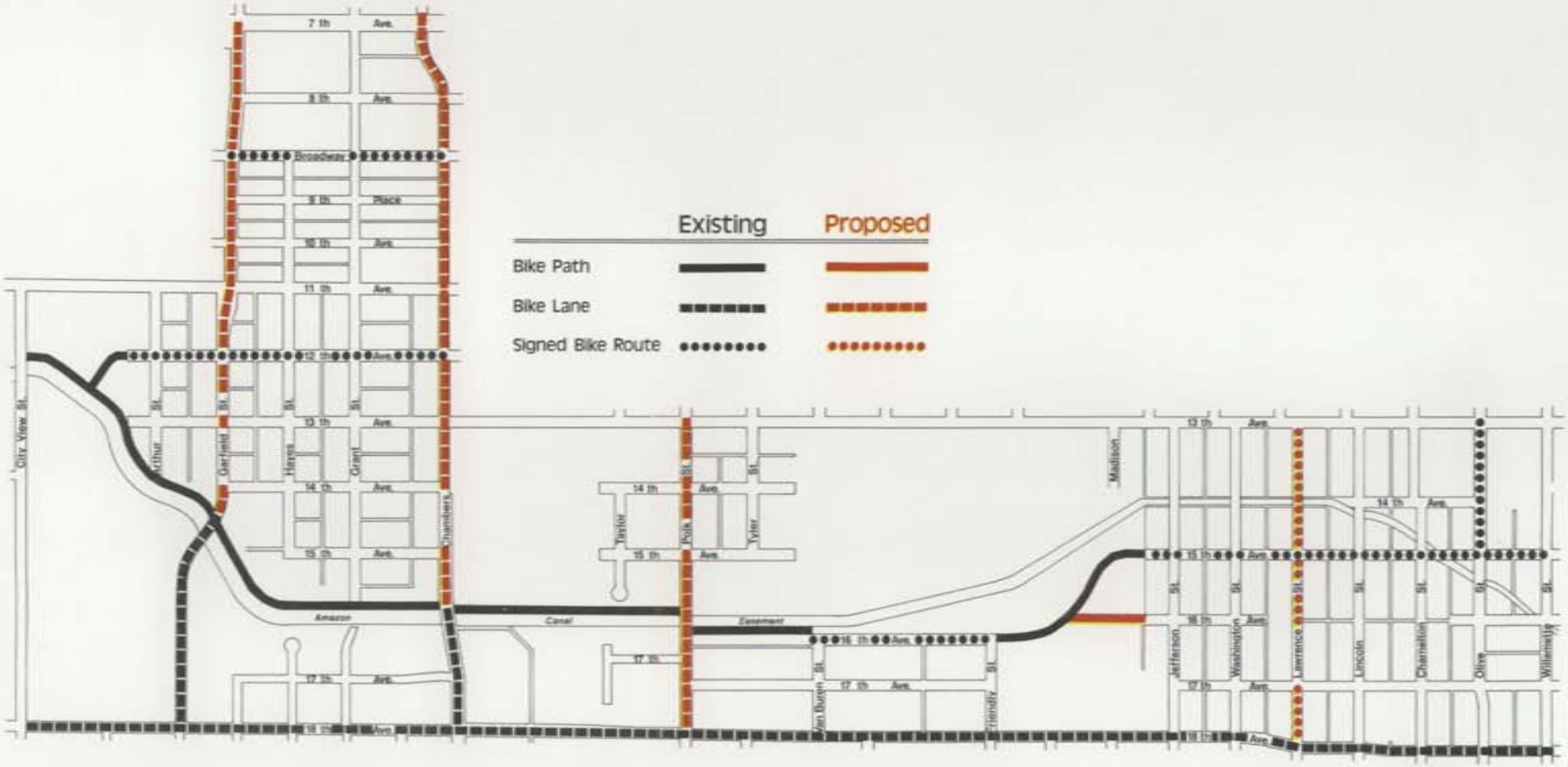

Jefferson/Far West Refinement Plan

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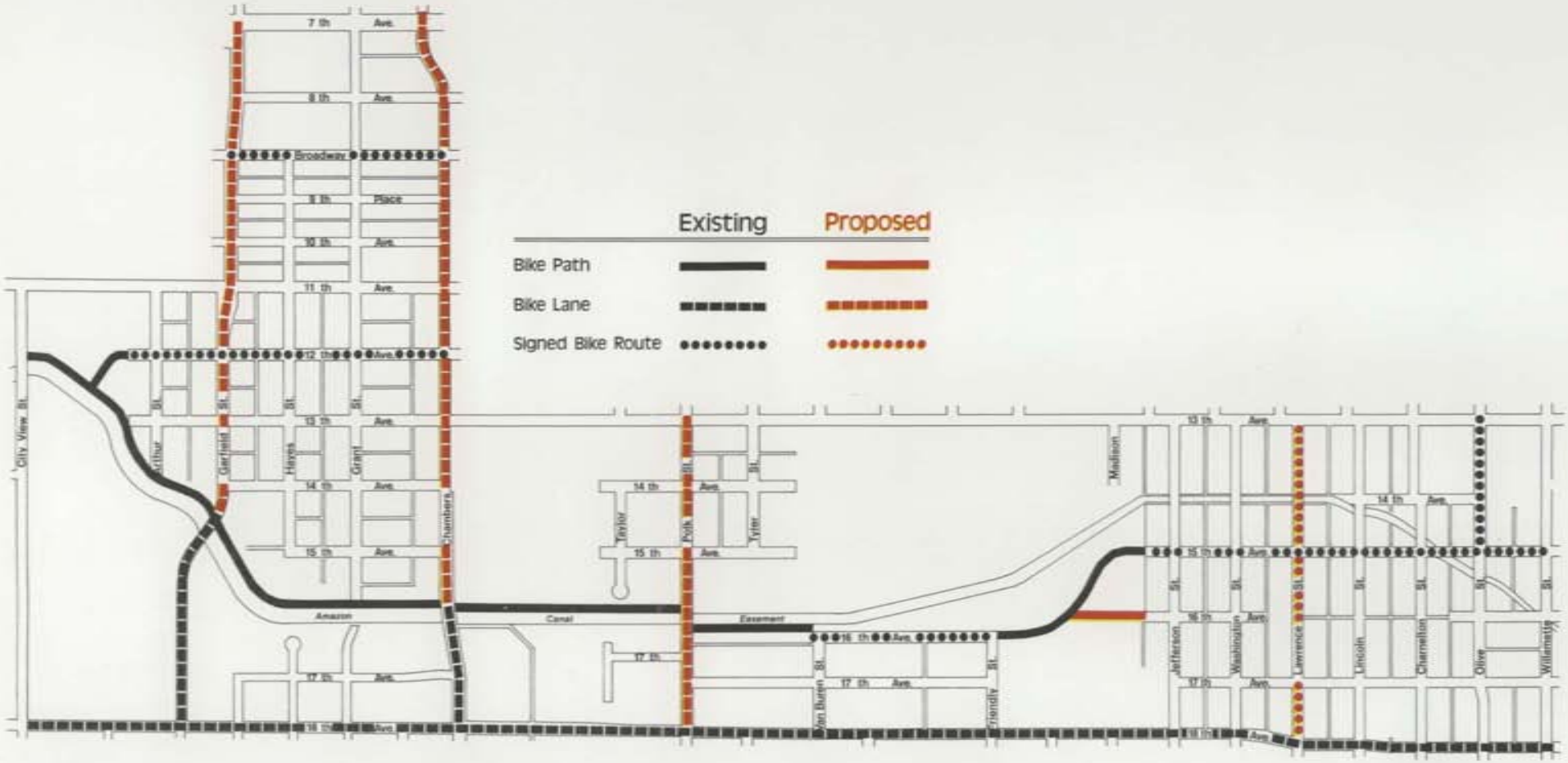

Jefferson/Far West Refinement Plan

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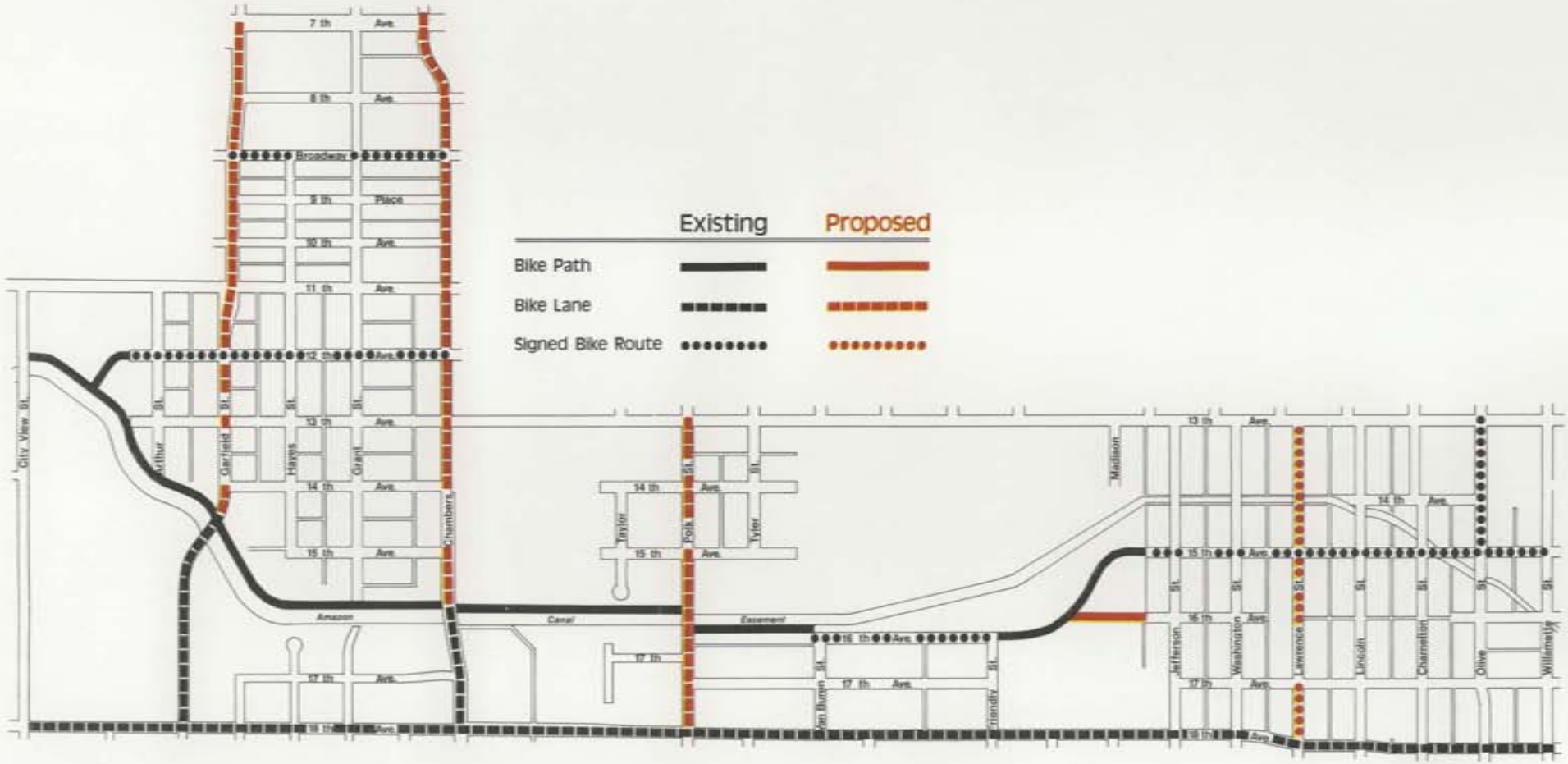

Jefferson/Far West Refinement Plan

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north

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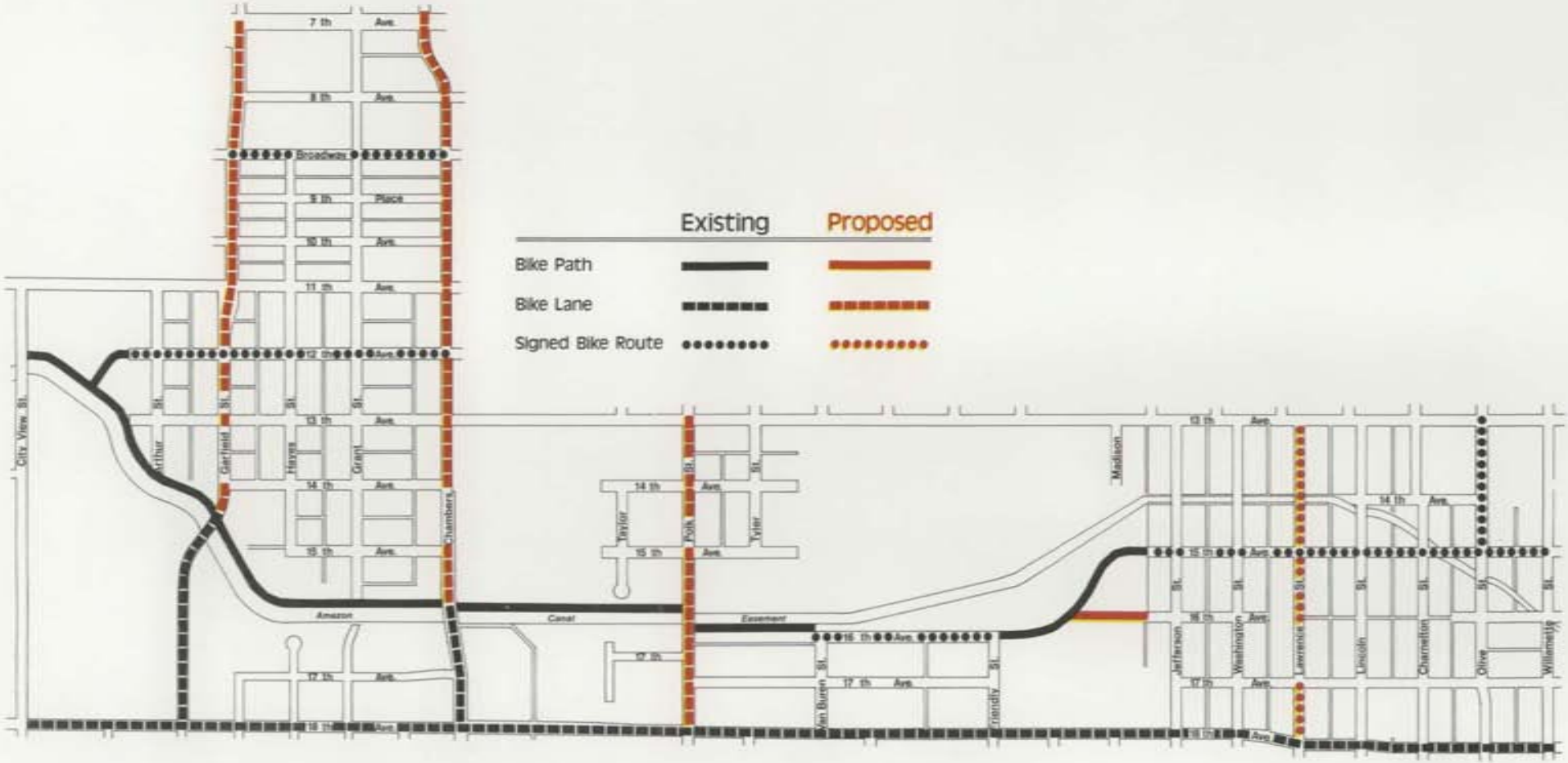

Jefferson/Far West Refinement Plan

BIKEWAY SYSTEM

north

June, 1982

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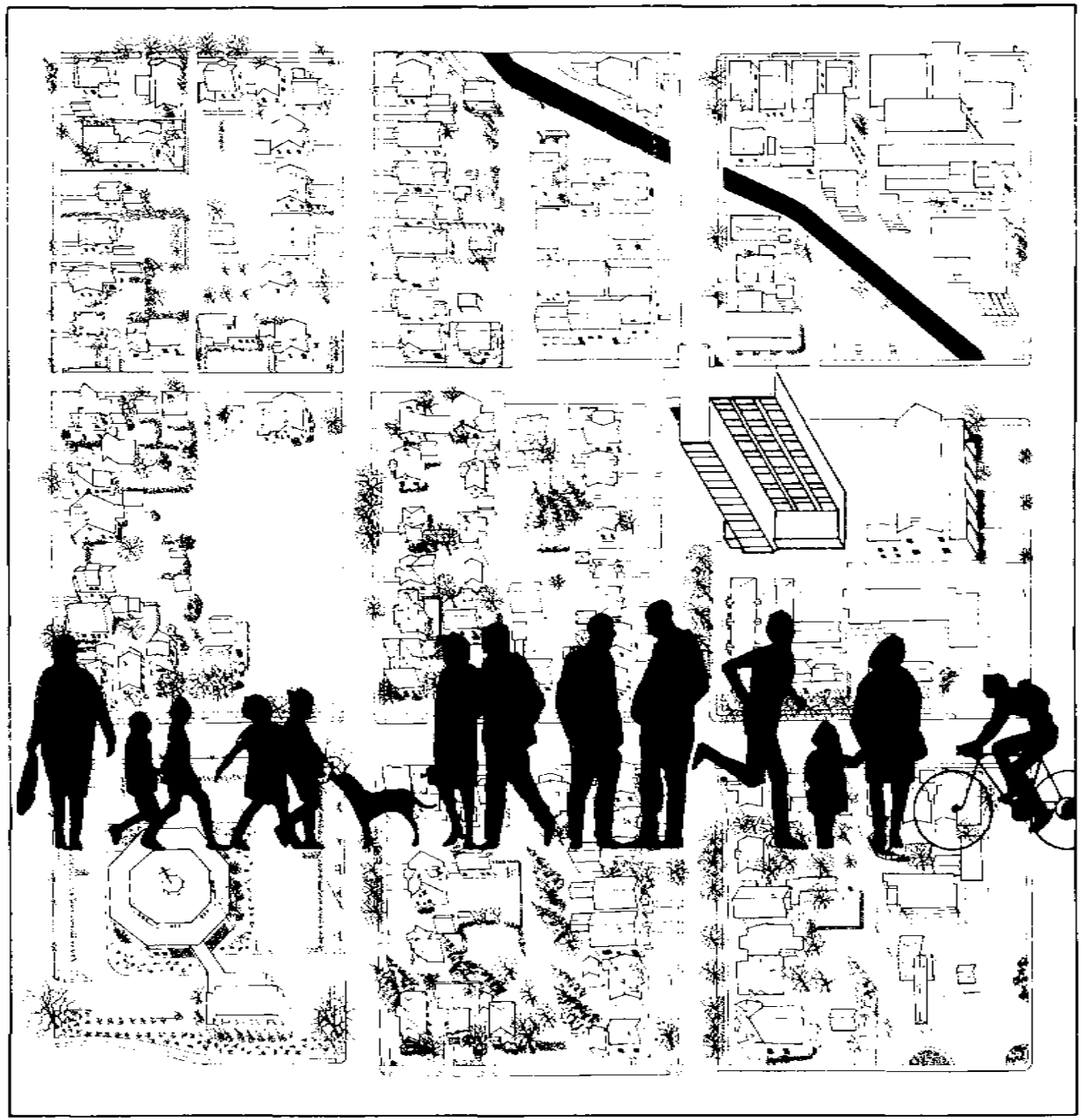


Public Service & Facilities Element

Introduction

This element addresses the socio-economic needs of residents in the plan area in relationship to the availability of services and facilities, including schools, parks and recreation facilities, water, sewers, power, and fire and police protection.

Findings

General

1. There are a variety of public facilities located in the plan area, many that serve community-wide and regional needs.

2. In the Jefferson Area Neighborhood, the average number of people per household is slightly smaller than the City average, with over half the residents living in one-person households. This probably reflects, in part, the high concentration of elderly residents in the neighborhood.

In the Far West portion of the plan area, the percent of minority residents is significantly greater than the City average, while the percent of elderly residents is less.

Table I—Population Characteristics

	Population	Percent Minority	Percent 65 and Older	Average Household Size
City of Eugene	105,624	5.4	9.4	2.4
Jefferson	2,241	3.4	23.5	1.7
Far West	2,354	18.9	3.6	2.3

Source: Lane Council of Governments Research Division, based on April 1980 Census data.

Educational/Recreational/Leisure Resources

1. Within the plan area, there are two public elementary schools— Ida Patterson, and Westmoreland. The eastern portion of the plan area, however, is in the Whiteaker Elementary School attendance area.

2. A community school program, funded jointly on an annual basis by the City of Eugene and 4-J School District, has operated at Ida Patterson since the fall of 1973.

3. There are no junior high or high schools in the plan area. The plan area is served by Jefferson and Roosevelt junior highs and Churchill and South Eugene high schools.

4. The Eugene Public Library is an important resource to the neighborhood and broader community. Two houses were relocated on City-owned property in the vicinity for a future library parking lot for library use if the library expands on its current site.

5. Adjacent to the plan area, Westmoreland Community Center is an important neighborhood and community resource, providing cultural and recreational opportunities for residents of all ages.

6. Kaufman Senior Center is a neighborhood resource and focal point for the unusually high concentration of older residents in the Jefferson Area Neighborhood.

7. In the Far West Plan Area there is one neighborhood park, Martin Luther King, Jr. It was acquired in 1947 and is .72 acres. It is developed with picnic and play equipment, and a basketball court. It primarily serves people who live or work in the immediate area.

In 1952, 3.90 acres were acquired in the Garfield Commons area to allow development of a limited access street along the Amazon Canal. A portion is in use as part of the City's Community Gardens program and a bikepath exists along the periphery. Approximately 2.0 acres is undeveloped.

8. In the Jefferson Area Neighborhood there are three park facilities. All are either undeveloped or in need of major physical improvements. The portion of Westmoreland Park within the plan area is approximately 11 acres. Of that, approximately 4.6 acres is undeveloped; the remainder is developed with playfields.

The Jefferson Pool, built in 1948, operated as an outdoor pool until spring, 1974, when a bubble was installed and it became an indoor pool. During the fall of 1981 the bubble on Jefferson Pool collapsed, resulting in its temporary closure. The pool reopened as an outdoor pool in the summer of 1982.

Community Development Block Grant funds have been allocated to begin the design and construction of a neighborhood park at 17th Avenue and Charnelton Street.

9. The Amazon Canal, which drains the South Hills and flows through the plan area, contains a valuable riparian habitat despite being partially channeled. The Amazon Canal supports wildlife including ducks, great blue heron, green heron, muskrat, raccoon, belted kingfish, carp, and ringneck pheasant.

10. A bike path parallels portions of the Amazon Canal, providing a natural, park-like setting for bicyclists, joggers, and pedestrians.

11. The Lane County Fairgrounds and Convention Center was acquired in 1901 and is approximately 55 acres. It provides flexible convention, exhibit, and banquet facilities. The facility operates under the direction of the Lane County Fair Board as a self-supporting business.

Public Safety/Utilities

1. Residents and workers in Far West perceive the area as having a high crime rate. Residents and workers in Jefferson perceive the area as having a low crime rate. Both neighborhood groups however, indicate a need for increased educational programs aimed at preventing crimes.

2. The Eugene Fire Department adequately serves the area and it has not been identified as an area with a high number of fires. Three stations primarily serve the area. Station #1 at 7th and Pearl, Station #2 at 1st Avenue and Jackson Street, and Station #4 at Broadway and McKinley. In 1981, the average response time for this area was close to the city-wide average of 2.7 minutes.

3. Adequate water and electrical services are available or will be made available through the Eugene Water and Electric Board (EWEB) to meet existing and planned developments.

4. In 1979, EWEB worked with the City of Eugene and Lane County in a three-way property exchange of equal-sized parcels. EWEB exchanged a parcel located at Charnelton Street and 17th Avenue with the City of Eugene Parks and Recreation Department who in turn exchanged surplus property on the Jefferson pool site with Lane County. In exchange for this property, Lane County then gave EWEB a parcel to be used for a substation located along the Amazon Canal on 15th Avenue.

5. There are no major sewer maintenance problems in the plan area. In the Jefferson Area Neighborhood between Madison Street and Willamette Street, sewers were constructed generally during the 1920s. West of Madison Street, sewers were constructed generally during the late 1940s. Sewers in the Far West portion of the plan area were constructed generally during the late 1940s.

General

1.0 Promote efficient use of public resources.

Educational/Recreational/Leisure Resources

1.0 Continue to recognize schools as an important resource to the community.

1.1 Continue efforts to coordinate with the 4-J School District.

1.2 Keep in consultation with the 4-J School District about the benefits and effectiveness of the community school programs and continue to provide funding and support.

2.0 Maintain and improve the quality of the Eugene Public Library and the services provided.

2.1 Continue to work cooperatively with Lane County to acquire additional resources for the Eugene Public Library.

3.0 Continue to recognize Westmoreland Community Center as an important community resource and maintain the quality of its services.

3.1 Continue to provide funding and support for Westmoreland Community Center's programs and services.

4.0 Continue to recognize Kaufman Senior Center as a vital resource to older people in the neighborhood/community and maintain the quality of services it provides.

4.1 Continue to provide funding and support for Kaufman Senior Center's programs and services.

5.0 Develop the Garfield Commons to meet the needs of the existing and planned residential population in the area.

6.0 Maintain the Amazon Canal as an important flood control device and yet continue to develop as a distinctive recreation corridor and non-motorized transportation link.

6.1 Create linkages with the Amazon Canal in the development of Westmoreland and Garfield parks.

6.2 Continue to install lighting at City standards along the Amazon Canal bike route.

6.3 Install a pedestrian/bike bridge over the Amazon Canal and 18th Avenue to create a connection with the northern portion of Westmoreland Park.

6.4 Inventory, protect, and establish natural habitat areas along the Amazon Canal to provide recreational opportunities.

Policies

Implementation Strategies

7.0 Improve Westmoreland Park to increase its usage and better serve the surrounding community.

8.0 Continue to develop the Charnelton Street park site as a neighborhood park.

6.5 Continue to work with Lane County to maintain and improve public access through the Fairgrounds, especially along the Amazon Canal.

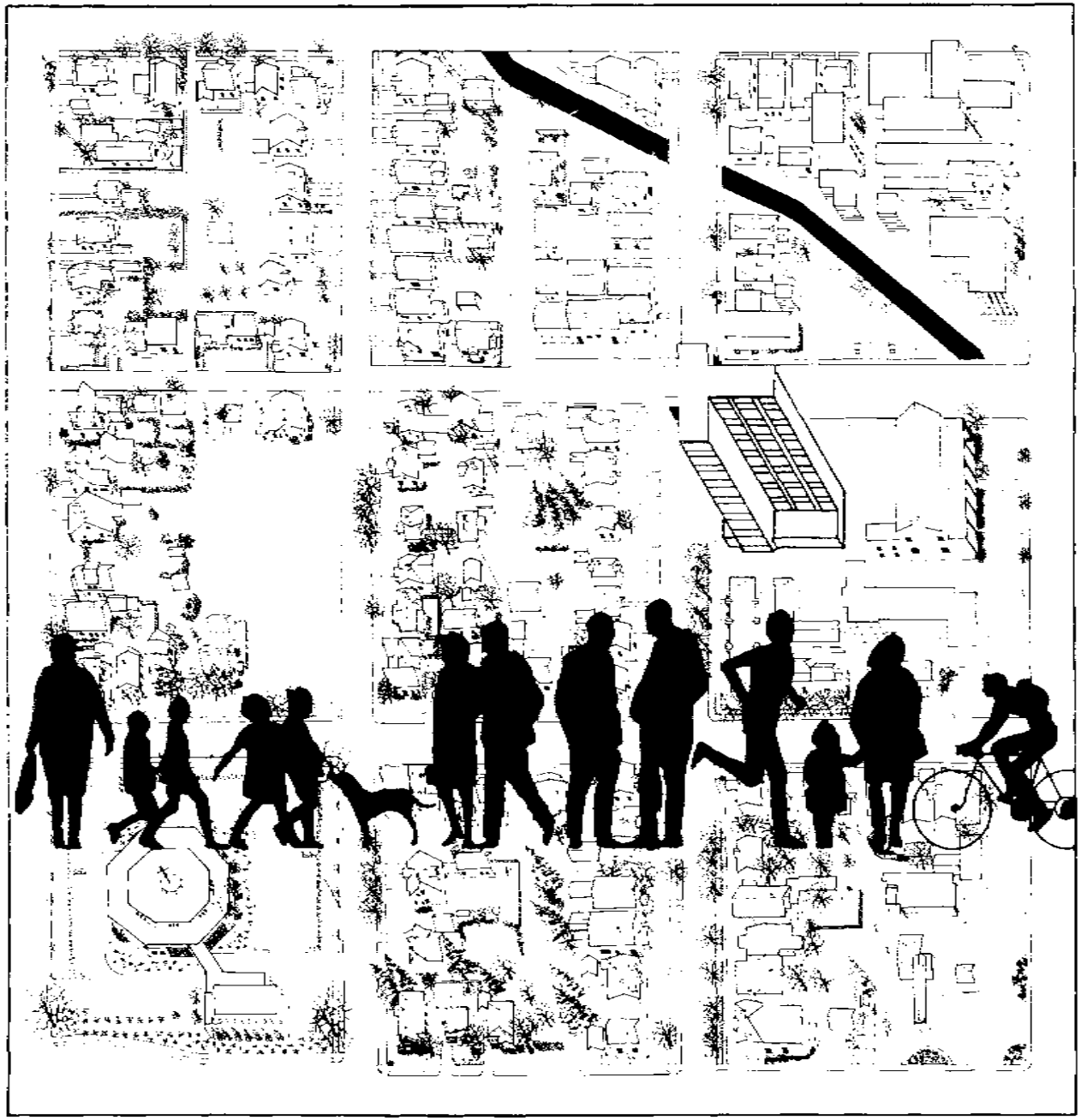
Public Safety/Utilities

1.0 Encourage actions that will reduce crime and the fear of crime for residents and employees in the plan area.

2.0 Encourage actions that will maintain adequate fire protection within the area.

1.1 Continue to support the Community Officer Patrol Team to work with neighborhood associations in providing educational seminars for the community.

2.1 Encourage educational programs associated with fire prevention techniques and emergency assistance training.



Neighborhood Commons Element

Introduction

The purpose of the Neighborhood Commons Element is to identify, maintain, and develop the life and landscape of the neighborhood. This element concerns special neighborhood qualities, including gathering places like Lincoln Street Market and Central Cafe; easy access to and from important neighborhood and city destinations; and a rich and exciting environment (including habitat for birds and animals, as well as places for neighborhood art and individual expression to be exposed and enjoyed).

Commons is a general term covering the range of beliefs and perceptions that people living and working in the area have of their neighborhood. These beliefs and perceptions are derived from the continuous and overlapping experiences of daily life: the route to work, walking to the market, looking out the store window, visiting with a neighbor, and recreating at the local park. Through this "living" in the neighborhood, we construct an image of it and organize it into physical patterns for orienting ourselves and distinguishing various territories ("my yard and car parking space," "our block," and "my route to work"). Private as well as publicly owned features form this commons pattern. This can include the large group of firs down the street, the historic house on the corner, fruit trees hanging over an alley, the old building with character down the block, the cracked or lack of sidewalks on the route to the library, or the large open space between the pool and Fairgrounds. Of course, these elements and patterns are perceived differently with differences in age, cultural heritage, and lifestyle. Remarkably though, these qualities can often form useful frameworks for planning and design decisions.

Findings

1. The Issue Forums and other "grass roots" planning efforts have revealed that people living and working in the neighborhood have rich, diverse, and often acute perceptions of neighborhood life. Use of the "Big Map," a map showing a bird's eye view of the area, has made it much easier to collect and collate these perceptions.

2. As more people participate in such work, they demonstrate more tolerance for ideas and images which arise from the neighborhood and the probability of consensus improves concerning the further development of the neighborhood.

3. Participation in planning can occur at various levels. Some will volunteer for small projects, while others are interested in issues affecting the entire neighborhood.

4. The Jefferson Area Neighborhood and Far West portion of the plan area is formed by a number of distinct physical features. These features include: —Amazon Canal —Lane County Fairgrounds —Westmoreland, Ida Patterson, and O'Hara elementary schools —Historic structures including: 1893 Italianate House, Peters-Liston-Wintermeier House, Carpenter Gothic House, Pioneer Museum —Small businesses, such as Central Cafe and Lincoln Street Market —significant multi-family dwellings including: Westmoreland Family Housing, Willamette and Lane towers —single family residential areas —Vet's Memorial Club —Recreational facilities and pockets of open space including: Public library, Jefferson Pool, Westmoreland Park, Martin Luther King Jr. Park, Community Gardens, and Ida Patterson Elementary School —Military reserve bases —Major commercial corridors including: West 11th Avenue and Willamette Street.

5. Safety and ease of access at any time of the day by a variety of transportation modes is a major issue of the Jefferson/Far West Refinement Plan. Of special importance are issues of pedestrian and bicycle crossings at major arterials, adequate lighting and sidewalks for safe walking through the neighborhood, improved north/south access for bicyclists and pedestrians traveling through the neighborhood to other parts of the city, and maintained non-motorized access to and through the Fairgrounds.

6. Much of the Jefferson Area Neighborhood and Far West portion of the plan area is in the 100-year flood plain as designated by the US Army Corps of Engineers 1980 study

7. Approximately 60 percent of the Jefferson Area Neighborhood is publicly owned. This includes land used for streets, alleys, and easements, the Lane County Fairgrounds, schools, military reserve bases, and park and recreational facilities.

8. An historic inventory was conducted for the Jefferson Area Neighborhood. There is no inventory of historic features for the Far West Neighborhood.

9. The Lane Transit District (LTD), Far West Neighborhood Association, and the City have worked jointly to improve the buffer between LTD's headquarters and bus storage area and the adjacent residential area.

General

Policies	Implementation Strategies
1.0 Support "grass roots" planning efforts.	1.1 Support and encourage groups within each neighborhood to enlarge and define the concept of Neighborhood Commons. Where elements (such as the Canal) affect both neighborhoods, provide opportunities for members of both groups to work together.
2.0 Establish the "Big Map" as the base for collecting perceptions about the neighborhood.	2.1 Use the "Big Map" in neighborhood meetings, and meetings with staff from various agencies so that it becomes a standard reference.
3.0 Provide opportunities for members of the community to contribute their insights concerning neighborhood life.	3.1 Seek opportunities, such as the Issue Forums, to engage neighbors in the work of developing the Neighborhood Commons Element.
4.0 Give strong graphic form to these perceptions.	4.1 Develop an Image File containing slides, drawings, cassette tapes, models, and other visualizations which contribute to a sense of life of the neighborhood. This could include before and after pictures of neighborhood projects and developments. Use this material at meetings to inspire reciprocal input from others.
	4.2 Make the Image File available to the newsletter, as well as other community media.
5.0 Review land use application and referral processes in an effort to increase citizen participation.	5.1 Direct the Citizen Involvement Committee to examine use of tools such as the "Big Map" in the referral processes.
6.0 Maintain and develop important corridors or linkages.	6.1 The Amazon-15th Avenue corridor is of particular importance because it contains many valued features of the neighborhood commons, such as landmarks, historic structures, neighborhood viewpoints, a bike route, public facilities, and important habitats for plants and animals.
7.0 Provide safe and enjoyable access throughout the neighborhood.	7.1 Improve north/south access for bicyclists.
	7.2 Maintain pedestrian and bicyclist access through the Fairgrounds.

Policies

Implementation Strategies

7.3 Install lighting at City standards, sidewalks with ramps for wheelchair accessibility, street trees, bus shelters, and informational kiosks, especially along the Amazon-15th Avenue bicycle/pedestrian corridor and commercial areas targeted for revitalization, including Willamette Street.

7.4 Do not block alleys, yet recognize their value as important access ways and as part of the circulation pattern.

7.5 Increase the orientation for people within the area through directional signage and symbols as necessary or desirable.

7.6 Improve pedestrian/bike crossings of arterials, including Willamette Street at 15th or 16th avenues, Polk Street at 15th Avenue, Chambers Street at the Amazon Canal, and City View at the Amazon Canal.

8.0 Preserve and enhance elements that reflect neighborhood features and improve neighborhood identity.

8.1 Develop the edges of cohesive neighborhood subareas and blocks.

8.2 Celebrate and mark neighborhood subareas and block entryways.

8.3 Celebrate and support neighborhood landmarks through the joint involvement of public and private owners.

9.0 Maintain and further develop public open space areas and recreational facilities.

9.1 Improve the community facilities at Ida Patterson Elementary School, along the Amazon Canal Bike Path, and Westmoreland Park.

9.2 Maintain Jefferson Pool for use by the community.

9.3 Maintain and improve recreational facilities at Westmoreland Community Center.

9.4 Maintain and support facilities at Kaufman Senior Center.

10.0 Maintain and develop gathering places in the neighborhood.

10.1 Focus redevelopment efforts in the area of the Lincoln Street Market, the 17th Avenue and Charnelton Street park site, and West 11th Avenue.

10.2 Create neighborhood viewpoints at 15th Avenue and Charnelton Street within the Amazon Triangle and in the Garfield Commons.

11.0 Inventory and preserve historic and natural features.

12.0 Create a land use mix that is compatible with City and neighborhood goals for an exciting and livable environment. (Please refer to Neighborhood Economic Development Element.)

10.3 Coordinate with other agencies in an effort to maintain and enhance facilities that are important gathering places, such as the Eugene Public Library, Jefferson Pool, Ida Patterson Elementary School, the Lane County Fairgounds, O'Hara Catholic Elementary School, Westmoreland Community Center, and Kaufman Senior Center.

10.4 Support neighborhood businesses and services, such as the Central Cafe and the Vets Club and businesses that display important neighborhood features, or improve neighborhood identity, such as the Indoor Garden.

10.5 Recognize the value of neighborhood churches.

10.6 Locate and develop a neighborhood center(s), providing it involves the use of existing public facilities.

11.1 Encourage restoration of existing and potential historic landmarks in the plan area including: the Peters-Liston-Wintermeier House and the late 19th century Italianate house on 15th Avenue.

11.2 Publish a Jefferson Area Neighborhood Historic Inventory. Research, prepare, and publish a similar document for the portion of the Far West Neighborhood in the plan area.

11.3 Recognize the early farm houses built in the area and traces of the area's early agricultural history, such as older fruit trees.

11.4 Maintain plants that indicate periods of the neighborhood's and city's growth, such as the hawthornes planted during the 1950's.

11.5 Recognize important geographic features and biological systems of the neighborhood, such as the Amazon Canal and the toe of College Hill.

11.6 Maintain important neighborhood views of such features as the South Hills, Spencer's Butte, Skinner Butte, the Coburg Hills, and the Cascade Range.

12.1 Promote alley and infill housing.

12.2 Encourage small-scale businesses— such as Lincoln Street Market— which meet the needs of the residential

Policies

13.0 Discourage unnecessary barriers, nuisances, and other elements detrimental to the revitalization of the neighborhood, including noise and site pollution.

14.0 Promote programs and actions that support neighborhood art and other cultural events.

15.0 Explore the possibility of joint City and neighborhood involvement in the development of City-owned public land for uses other than parks.

Implementation Strategies

population. Encourage neighborhood-oriented use of the Hobby Corner building at 17th Avenue and Charnelton Street and West 11th Avenue commercial area.

12.3 Encourage home occupations that stimulate learning and allow people to earn a living at home.

12.4 Encourage community and/or block gardens.

12.5 Promote housing alternatives to encourage a variety of people living in the area.

12.6 Encourage a mixture of uses within structures and blocks where appropriate.

12.7 Encourage demonstration projects regarding energy conservation alternatives and rehabilitation of older buildings.

13.1 Work with the Lane County Fair Board to improve the buffer and reduce the noise problem for nearby residents.

13.2 Address traffic problems by balancing regional transportation needs and the livability of the neighborhood.

13.3 Provide rehabilitation funds to upgrade derelict and unsightly buildings.

13.4 Encourage additional buffering surrounding the military reserve bases.

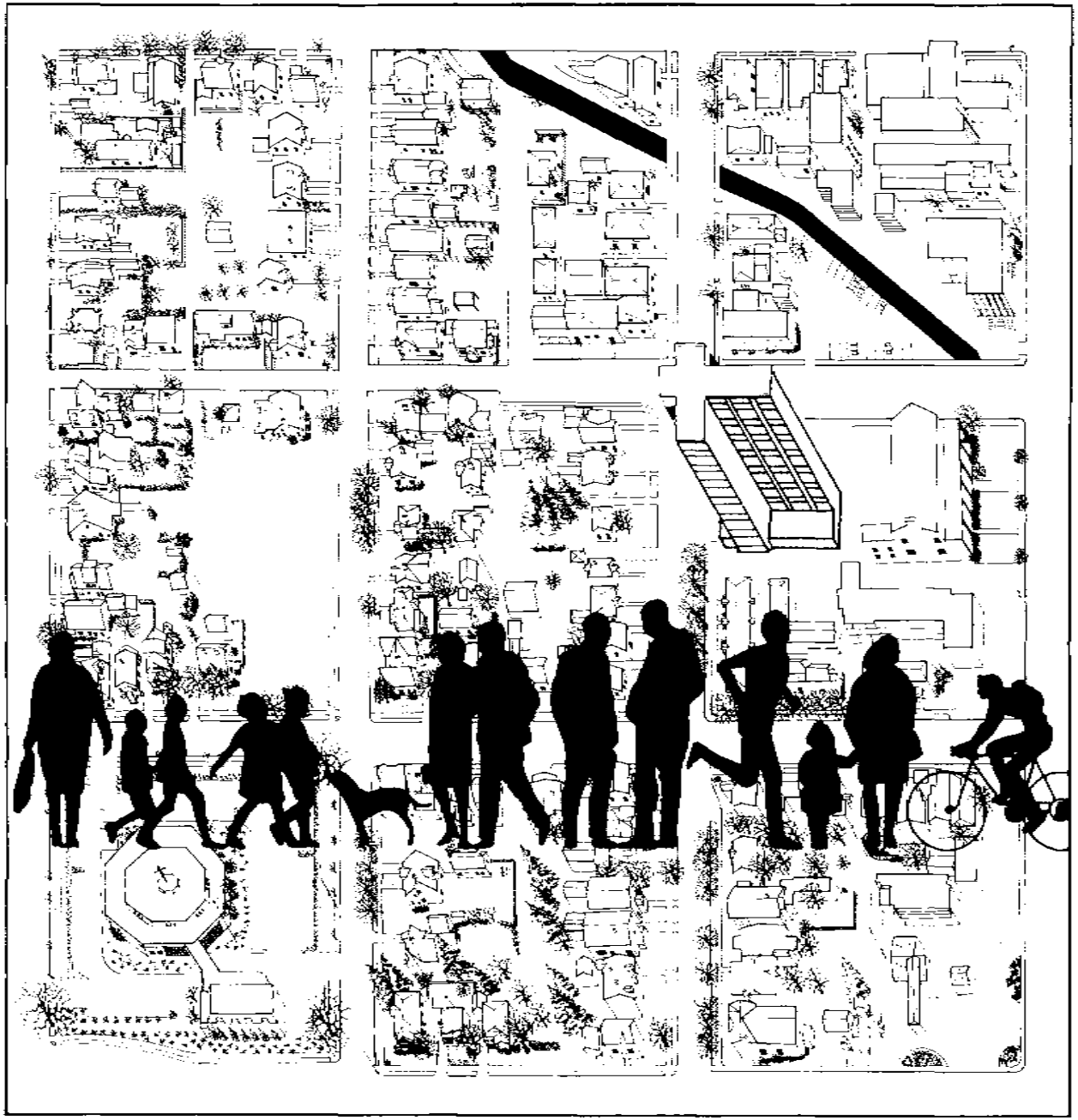
14.1 Encourage wall murals.

14.2 Encourage distinctive sidewalk pavings, taking into account maintenance and safety factors.

14.3 Encourage neighborhood and block festivals and celebrations.

14.4 Encourage the expression and impressions of children throughout the area.

14.5 Encourage neighborhood galleries or showplaces.



Neighborhood Economic Development Element

Introduction

The purpose of this element is to outline strategies for stimulating economic development and coordinating, attracting and utilizing public, private, and community resources needed to revitalize the area. This element reviews important economic development concepts, findings, policies, and implementation strategies. Economic development concepts are included to provide a common ground for discussion purposes.

Neighborhood Economic Development Concepts

In neighborhood economic development, it is important that a neighborhood compete successfully within a city for public and private resources. Usually, the revitalization process involves a number of strategies addressing the entire physical, social, and economic makeup of an area. It also connects groups that normally have different perceptions of the neighborhood and different development objectives. The amount of cooperation and decision-making that occurs between neighborhood residents, merchants, City officials, developers, and investors in the planning, financing, and implementation of a program can determine the amount of revitalization.

Full utilization of community resources is another important aspect to neighborhood economic development. When residents, for example, grow food, it reduces their need for dollars to purchase food.

Findings

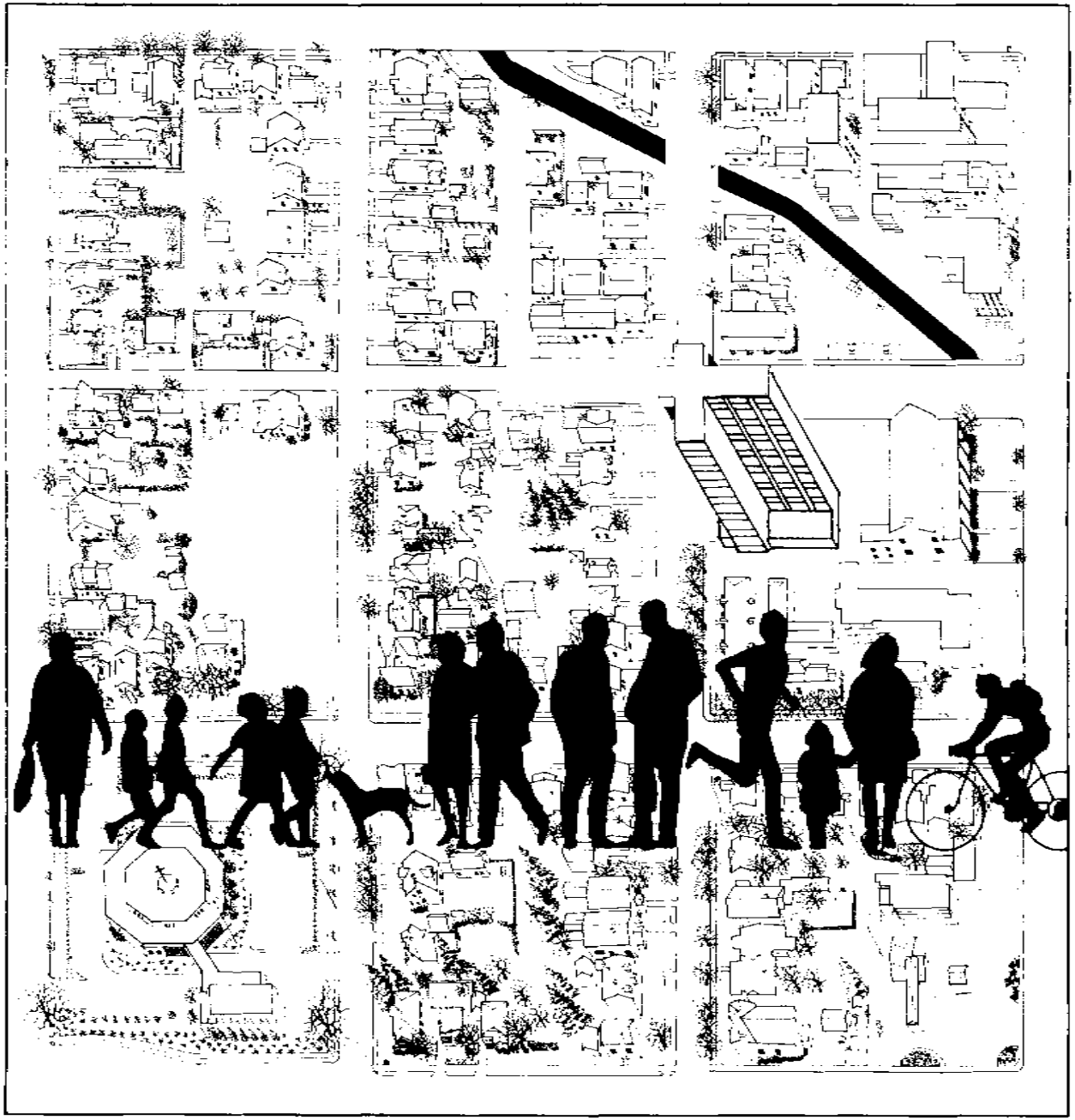
1. The Eugene-Springfield Visitors and Convention Bureau provides support to the tourism trade and creates a link between the various conference and convention facilities in the area.

2. A Far West Neighborhood Service Area Plan was developed by property owners and businesses in the winter of 1982 and includes sections on— Overview, Purpose and Goals, Boundaries, What We Will Do, What is Needed from the City, The Voluntary Concept. (Please refer to the Jefferson/Far West Refinement Plan Appendix.)

Note:Additional information concerning land use and employment can be found in the Land Use Element. During the planning process, an analysis of land use and employment data in the plan area was prepared by Economic Consultants of Oregon. It is included in the Jefferson/Far West Refinement Plan Appendix.

Policies	Implementation Strategies
1.0 Provide assistance to encourage revitalization of the Far West Service Area and the Willamette Street commercial corridor.	1.1 Conduct a market study to determine the potential buying power and tastes of neighborhood residents and those who pass through on a regular basis by using a car, bus, bicycle, or feet.
	1.2 Conduct a study of the rehabilitation, maintenance, and expansion needs of businesses.
2.0 Encourage the collaboration of neighborhood and community groups, public agencies and businesses, and public and private lenders and investors in devising specific projects for the physical, social, and economic revitalization of the area.	2.1 Encourage broad representation on the Neighborhood Advisory Group established to develop a Neighborhood Improvement Program using Community Development Block Grant funds. Encourage projects that will make the area more attractive to residential, commercial, and industrial investment by the private sector.
3.0 Take actions to continue to attract investment by the private sector in the central city.	
4.0 Encourage accessibility to businesses by those in wheelchairs.	
5.0 Encourage regulations that meet the needs of people living and working in a particular part of the neighborhood.	5.1 Explore the creation and application of block plans where unique circumstances merit their use and where such regulations will better address neighborhood and City policies than existing zoning regulations.
6.0 Review the City's residential land use regulations to determine if it is feasible to allow a variety of accessory uses that are compatible within a residential area. This might include accommodation of cottage industry, more flexibility in home occupation regulations, and provision for chickens and small livestock.	
7.0 Recognize the value of leveraging local resources within the community.	7.1 Continue to support the Community Garden Program and to maintain garden space within the neighborhood.
	7.2 Encourage such actions as tool exchange, skills exchange, and sharing of automobiles among different households.

Note: The Neighborhood Commons Element Policy 12.0 also strongly relates to Neighborhood Economic Development.



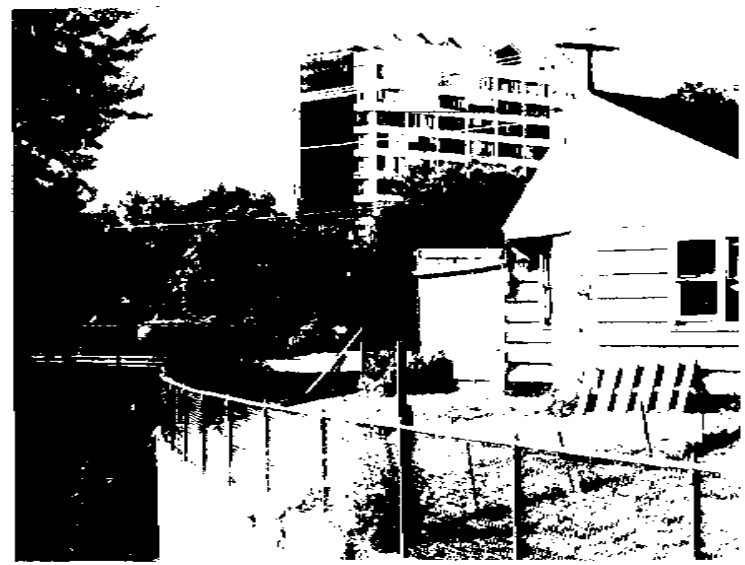
Plan Implementation

This funding commitment, however, is only the start of a long process to revitalize the Jefferson/Far West community. Over a period of many years, other activities will also need to be undertaken.

Plan Evaluation and Update Process

This refinement plan is intended to provide a policy framework for programs and projects within the Jefferson/Far West plan area. It is not intended to be a static document. Periodic review of the plan should be conducted with minor amendments made to reflect the changing needs or aspirations of the community or a better understanding of problems and opportunities. Within five years of adoption of the plan, the City and neighborhood groups will evaluate whether a major update to the plan is necessary.

This plan refines existing City goals and policies. Further planning efforts may be needed at the subarea or block level. Concepts embodied in the Neighborhood Commons and Neighborhood Economic Development elements, for example, may need further exploration and refining. The process of developing and implementing the refinement plan is part of the evolutionary process of creating better neighborhoods and a better Eugene.



An important step towards implementation of this refinement plan involves matching the way people actually live and work with the images held by those designing, creating, and regulating change. Communication needs to occur on an ongoing basis between the City, the neighborhood groups, businesses, institutions, designers, lenders, etc., with actions reflecting a partnership among the different sectors.

The City's role includes:

1. Evaluating those development proposals requiring City review for compatibility with the adopted plan and other adopted City policy; and
2. Initiating public programs and other actions to implement specific aspects of the plan and/or encourage private investment consistent with the adopted plan and other City policy
3. Encouraging the initiative of the neighborhoods doing their role in implementing the refinement plan.

The neighborhood group's role includes:

1. Actively initiating projects that will help implement or further refine the plan.
2. Providing services and facilities directly to the community when desirable and possible.
3. Engaging citizens in the review of development requests and to serve as an advisory body to the City.

It is hoped that the private sector will use the refinement plan along with other adopted City policy to guide the initiation and development of projects.

Public Financial Commitments

In 1982 the City Council adopted a ten-year Capital Improvement Program (CIP) for the City of Eugene. Examples of capital improvements include park acquisition and development, street, sidewalk, and bike path improvements; and purchase of fire trucks. Such projects can be funded through a variety of sources, including the general City budget, special bond funds, and with Community Development funds granted to the City from the Federal government. In the future, prior to initiation of the annual budget process, a budget for capital improvements will be established by the City Budget Committee. The Jefferson/Far West Refinement Plan will become part of the existing policy framework for the development of the annual CIP.

The Jefferson/Far West Neighborhood Improvement Program

A significant commitment to implement projects in the plan area is being made through the Jefferson/Far West Neighborhood Improvement Program (NIP). The Jefferson/Far West NIP began in 1981. For that fiscal year, it was allocated approximately $133,300 of the City's Community Development Block Grant from the Federal government. That year's allocation included projects for neighborhood staff, crime prevention, an art festival, senior home maintenance, initial phases of the development of a park at 17th Avenue and Charnelton Street and other public amenities throughout the neighborhoods, additional improvements at Martin Luther King, Jr., Park in Far West, and an urban beautification matching grant program for businesses.

In the winter of 1982, the City Council adopted a three-year plan for the expenditure of Community Development Block Grant funds. Approximately 15 percent of the total grant is scheduled to be targeted for use in the Jefferson/Far West NIP. In addition, that area will continue to be included in a program for housing rehabilitation loans. During the fiscal year 1982-83, 15 percent of the Block Grant, or approximately $165,900, was allocated to the Jefferson/Far West NIP. These funds will allow continuation or completion of previously funded activities, as well as new projects such as installation of bike path lighting, play equipment at the Ida Patterson Elementary School, and a preschool facility on the Ida Patterson Elementary School grounds.

Section 4. The revisions and errata of January 12, 1983, as set forth in Attachment A attached hereto and incorporated herein by reference are adopted as revisions to be incorporated in the Jefferson/Far West Refinement Plan.

Section 5. The City Council hereby adopts as additional findings, the supporting text, maps, graphs, and tables contained in the Jefferson/ Far West Refinement Plan and the Jefferson/Far West Refinement Plan Appendix.

Section 6. The City Recorder is directed to attach a copy of the Jefferson/Far West Refinement Plan as adopted herein to this Resolution.

The foregoing Resolution adopted the 12th day of January, 1983.

Karen Goldman

City Recorder

Resolution No. 3739

Resolution Adopting the Jefferson/Far West

The City Council of the City of Eugene finds that:

In the fall of 1980 the Eugene Planning Commission began a refinement plan of the Eugene-Springfield Metropolitan Area General Plan for the Jefferson Area Neighborhood and the northern portion of the Far West Neighborhood. The plan area is defined by 18th Avenue from City View Street to Willamette Street, Willamette Street from 18th Avenue to 13th Avenue, 13th Avenue from Willamette Street to Chambers Street, Chambers Street from 13th Avenue to 7th Avenue, 7th Avenue from Chambers Street to Garfield Street, Garfield Street from 7th Avenue to 11th Avenue, 11th Avenue from Garfield Street to City View Street, and City View Street from 11th Avenue to 18th Avenue.

A planning team was formed to work with City staff in developing the refinement plan. Membership on the planning team included 13 voting positions—five members appointed by the Jefferson Area Neighbors, three members appointed by the Far West Neighborhood Association, and one representative each from the Lane County Fairgrounds, the Ida Patterson Community School, the Jefferson business community, the Far West business community, and religious facilities. In addition, an ex-officio position was created for a representative of the 4-J School District.

A draft Jefferson/Far West Refinement Plan was mailed to all property owners and addresses within the plan boundary in August, 1982, and the Jefferson Area Neighbors held an informational meeting on the draft plan on September 8, 1982. On October 6, 1982, the Jefferson Area Neighbors recommended adoption of the draft refinement plan with certain requested modifications. The Far West Neighborhood Association reviewed and voted to support the draft refinement plan on September 9, 1982, and subsequently, on October 14, 1982, voted to recommend certain revisions to the draft refinement plan.

The Eugene Planning Commission held a public hearing on the draft Jefferson/Far West Refinement Plan on October 12, 1982. After work sessions to consider the plan and the public testimony, the Planning Commission took action on November 1, 1982, to recommend a revised version of the Jefferson/Far West Refinement Plan for adoption by the City Council.

The City Council held a public hearing on the draft Jefferson/Far West Refinement Plan on December 13, 1982, and considered recommendations from the Planning Commission, the Jefferson Area Neighbors, the Far West Neighborhood Association, and members of the public.

The Planning Commission and City Council have reviewed the Jefferson/ Far West Refinement Plan and, based on the findings therein and the public testimony before the Planning Commission and the council, the City Council finds that the Jefferson/Far West Refinement Plan is consistent with the Eugene-Springfield Metropolitan Area General Plan, the Community Goals and Policies, and the Statewide Planning Goals.

Now, therefore, based on the above findings.

Be it resolved by the City Council of the City of Eugene, a Municipal Corporation of the State of Oregon, as follows:

Section 1. The policies set forth in the Jefferson/Far West Refinement Plan are hereby adopted as a refinement of the Eugene-Springfield Metropolitan Area General Plan for the plan area.

Section 2. The Land Use Diagram included in the Jefferson/Far West Refinement Plan is hereby adopted as a refinement of the Eugene-Springfield Metropolitan Area General Plan diagram. The explanatory text discussing each segment of the Land Use Diagram is recognized as clarifying and providing further explanation of the intent of the Metro Plan diagram.

Section 3. The implementation strategies set forth in the Jefferson/ Far West Refinement Plan are recognized as potential means of addressing adopted policies but are not adopted as City policy.

COUNCIL ORDINANCE NUMBER 20380

COUNCIL BILL NUMBER 4940

AN ORDINANCE AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN LAND USE DIAGRAM AND THE JEFFERSON/FAR WEST REFINEMENT PLAN LAND USE DIAGRAM AND TEXT; AMENDING SECTION 9.9580OF THE EUGENE CODE, 1971; ADOPTING A SEVERABILITY CLAUSE; PROVIDING AN *IMMEDIATE* EFFECTIVE DATE; AND PROVIDING A SUNSET DATE. (JEFFERSON/FAR WEST, MA 06-5, RA 06-3, CA 06-1)

ADOPTED: March 12, 2007

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

EFFECTIVE: March 12, 2007

ORDINANCE NO. 20380

AN ORDINANCE AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN LAND USE DIAGRAM AND THE JEFFERSON/FAR WEST REFINEMENT PLAN LAND USE DIAGRAM AND TEXT; AMENDING SECTION 9.9580OF THE EUGENE CODE, 1971; ADOPTING A SEVERABILITY CLAUSE; PROVIDING AN IMMEDIATE EFFECTIVE DATE; AND PROVIDING A SUNSET DATE. (JEFFERSON/FAR WEST, MA 06-5, RA 06-3, CA 06-1)

The City Council of the City of Eugene finds that:

A. On September 11, 2006, the Eugene City Council initiated amendments to the Eugene-Springfield Metropolitan Area General Plan land use diagram, the Jefferson/Far West Refinement Plan land use diagram and text, and the Eugene Code, 1971, to temporarily limit a specified area in the Jefferson/Far West Refinement Plan to Low Density Residential development.

B. The Planning Commission held a public hearing on the amendments contained in this Ordinance on December 5, 2006, and has forwarded its recommendations to the City Council for amendments to the Metropolitan Plan land use diagram, the Jefferson/Far West Refinement Plan land use diagram and text, and the Eugene Code, 1971, which have been incorporated herein.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The Eugene-Springfield Metropolitan Area General Plan ("Metro Plan") land use diagram is amended for the portion of the Jefferson neighborhood known as "Area 15" in the Jefferson/Far West Refinement Plan (located south of West 13th Avenue, east of the Lane County Fairgrounds, and north of West 18th Avenue, having an eastern boundary following portions of Lincoln Alley, Charnelton Alley, and Willamette Alley), by changing the Metro Plan designation for that area from a designation of Medium Density Residential to a designation of Low Density Residential, as shown on the attached Exhibit A, which is incorporated herein.

Section 2. The Jefferson/Far West Refinement Plan land use diagram located on page 18 of the Jefferson/Far West Refinement Plan is amended for the portion of the Jefferson neighborhood as described in Section 1 to change its designation of Low-Medium Density Residential to a designation of Low Density Residential as shown on the attached Exhibit B, which is incorporated herein.

Section 3. The Jefferson/Far West Refinement Plan text is amended by changing the heading and revising the policies under Section 15 of the Jefferson Residential Areas section of that Plan as follows:

15. Low-Density Residential Area

This area shall be recognized as a low-density residential area. The City shall explore methods of encouraging an increase in residential density yet maintaining the character of the area.

The City shall encourage block planning, infilling, and shared housing, in this area. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.

The City shall encourage the rehabilitation of the existing housing stock through both public and private reinvestments.

Section 4. Subsection (17) of Section 9.9580 of the Eugene Code, 1971, is amended to provide:

9.9580 Jefferson/Far West Refinement Plan Policies.

(17) Land Use Element, Jefferson, Residential Areas, Low-Density Residential Area. This area shall be recognized as a low-density residential area. The City shall explore methods of encouraging an increase in residential density yet maintaining the character of the area. The City shall encourage block planning, infilling, and shared housing, in this area. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals. The City shall encourage the rehabilitation of the existing housing stock through both public and private reinvestments.

Section 5. Except as amended in Sections 2 and 3 of this Ordinance, all other provisions of the Jefferson-Far West Refinement Plan as adopted by Resolution No. 3739 on January 12, 1983, and amended by Ordinance No. 20180 on November 22, 1999, remain in full force and effect.

Section 6. The findings set forth in Exhibit C attached hereto are adopted as findings in support of this Ordinance.

Section 7. The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Section 8. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 9. Notwithstanding the effective date of ordinances as provided in the Eugene Charter of 2002, in order to prohibit any inappropriate infill development that could occur as the result of the period between passage of this Ordinance and the 30 day effective date provided in the Eugene Charter of 2002, this Ordinance shall become effective immediately upon its passage by the City Council and approval by the Mayor or passage over the Mayor's veto.

Section 10. This Ordinance will be automatically repealed upon the effective date of an Ordinance adopted by the Council that (a) establishes area-specific infill standards for the area regulated by the Jefferson/Far West Refinement Plan Residential Area Policy 15 and (b) references section 10 of this ordinance." Upon repeal of this Ordinance, the area depicted on Exhibits A and B shall return to the Medium Density Residential Metro Plan designation and to the Low-Medium Density Residential designation on the Jefferson/Far West Refinement Plan land use diagram, and the language deleted by this Ordinance from the Jefferson/Far West Refinement Plan Residential Area Policy 15 shall be restored in both the Jefferson/Far West Refinement Plan and in Section 9.9580(17) of the Eugene Code, 1971.

Passed by the City Council this

12th **day of** March, **2007.**

City Recorder

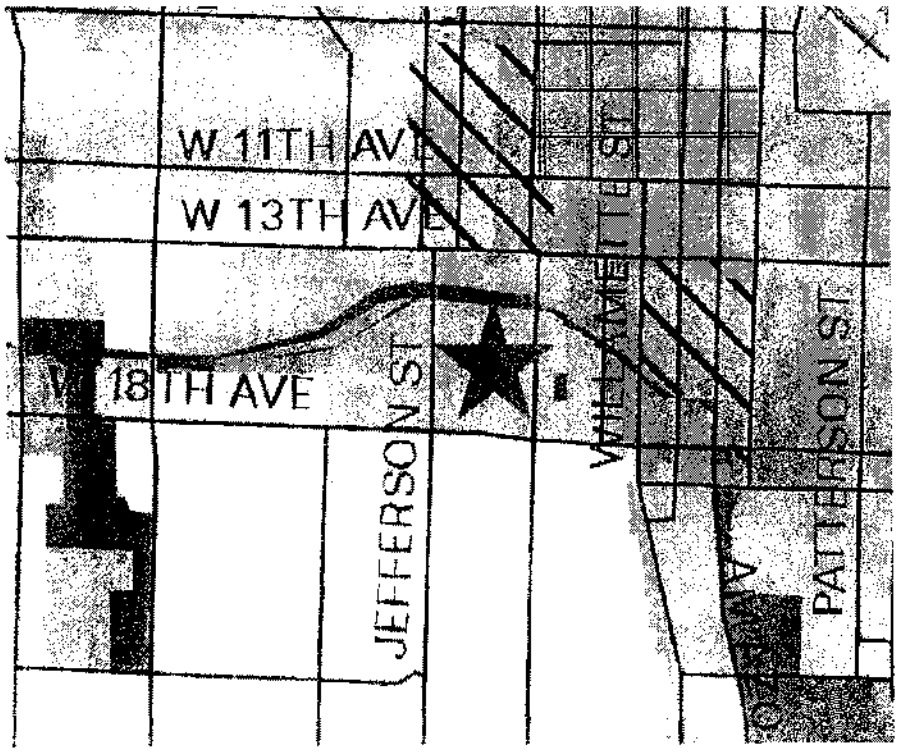
Approved by the Mayor this

12 **day of** March, **2007.**

Mayor

Exhibit A

Jefferson/Far West Metro Plan Amendment (MA 06-5)

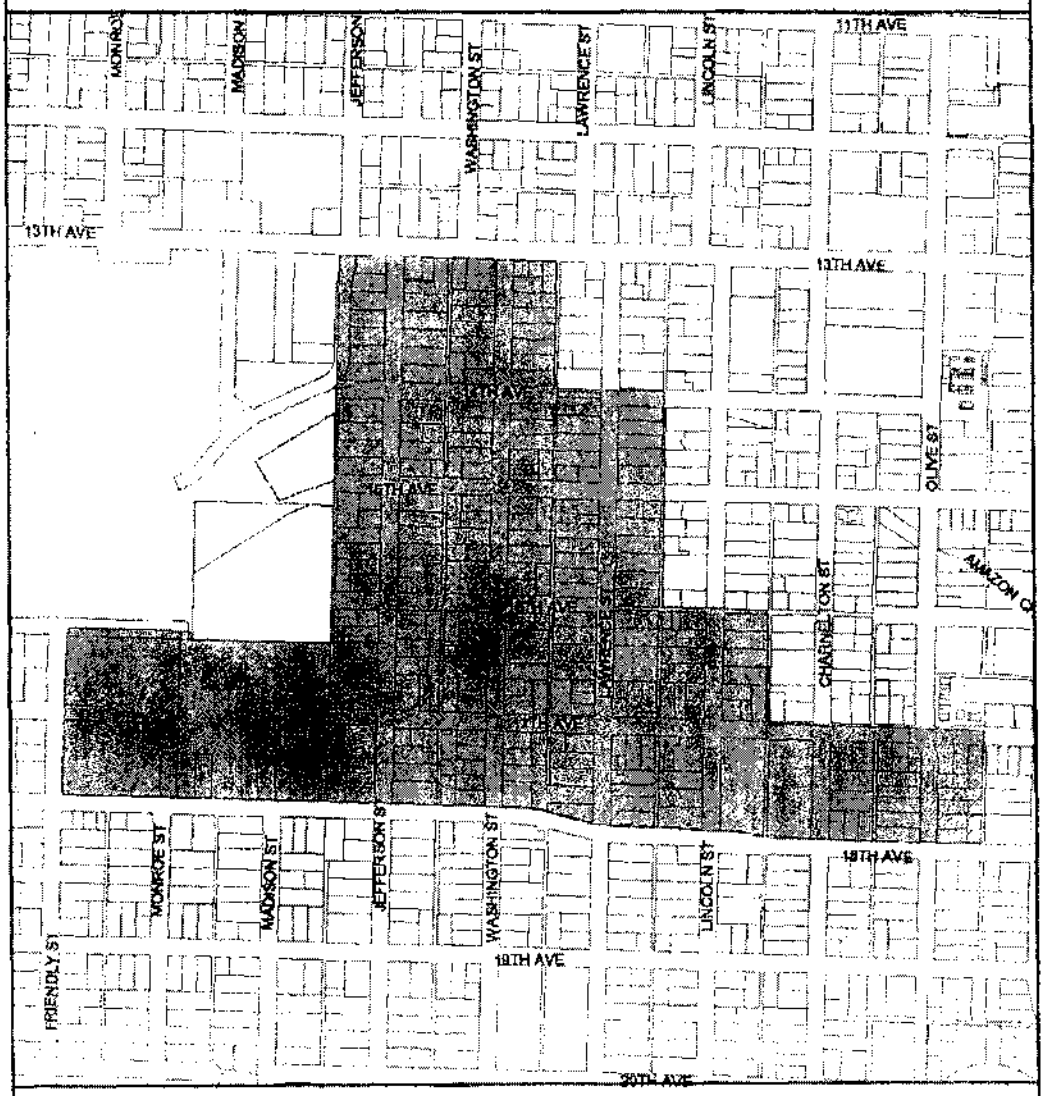


Existing Plan Designation: Medium Density Residential
Proposed Plan Designation: Low Density Residential

N

Exhibit B

Jefferson/Far West Refinement Plan Amendments (RA 06-3)



Existing Plan Designation: Low-to-Medium Density Residential
Proposed Plan Designation: Low Density Residential

Subject Site

N

ORDINANCE NO. 20180

AN ORDINANCE AMENDING THE JEFFERSON/FAR WEST REFINEMENT PLAN DIAGRAM TO REDESIGNATE PROPERTY IDENTIFIED AS TAX LOTS 11700 AND 11800, MAP 17-03-31-42, FROM PUBLIC FACILITIES AND OPEN SPACE TO COMMERCIAL, AND REZONING THIS PROPERTY FROM PL PUBLIC LAND TO C-2 GENERAL COMMERCIAL.

The City Council of the City of Eugene finds that:

A. On July 12, 1999, the City Council initiated proceedings to amend the Jefferson/Far West Refinement Plan diagram and rezone the existing Library site.

B. On August 18, 1999, the City of Eugene, represented by the Community Development Division, Planning and Development Department ("the applicant"), submitted an application for a diagram amendment to the Jefferson/Far West Refinement Plan and a concurrent zone change to redesignate property identified as tax lots 11700 and 11800, map 17-03-31-42, from Public Facilities and Open Space to Commercial, and to rezone this property from PL Public Land to C-2 General Commercial.

C. This proposal came to the City of Eugene for action pursuant to procedures for refinement plan amendments described in Chapter 9 of the Eugene Code, 1971 (EC 9.138 - 9.148)

D. On August 27, 1999, the proposed amendment and notice of the Planning Commission hearing on the amendment were mailed to the Oregon Department of Land Conservation and Development as required by ORS 197.610.

E. On September 14, 1999, the refinement plan amendment application was referred to Lane County and the City of Springfield, and referral notice of the application and Planning Commission public hearing information was mailed to the Jefferson Area Neighbors.

F. On September 21, 1999, notice of the Planning Commission hearing was mailed to the owner of the property subject to the amendment, and to owners and occupants of property within 500 feet of the subject property.

G. On October 1, 1999, notice of the Planning Commission hearing was published in the Eugene Register-Guard.

H. On October 12, 1999, the Eugene Planning Commission held a public hearing on the application. At the close of the public hearing, the Planning Commission voted unanimously to recommend approval of the proposed refinement plan amendment and zone change.

I. On November 9, 1999, notice of the Eugene City Council hearing was mailed to the applicant, neighborhood association and those who had requested to be placed on the Interested

Parties list for the proposed refinement plan amendment and zone change.

J. The Eugene City Council held a public hearing on the request on November 22, 1999, and is now ready to take action on the requested amendment.

K. Evidence exists within the record and the findings attached hereto that the proposal meets the requirements of Chapter 9 of the Eugene Code, 1971, and the requirements of applicable state and local law.

NOW, THEREFORE,

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The above findings, and the findings set forth in Exhibit B attached hereto and incorporated herein by reference are adopted.

Section 2. The Jefferson/Far West Refinement Plan land use designation for the property identified as tax lots 11700 and 11800, map 17-03-31-42, is amended from Public Facilities and Open Space to Commercial as depicted on Exhibit A attached hereto and incorporated herein by reference.

Section 3. The zoning for the property identified as tax lots 11700 and 11800, map 17-03-31-42, is amended from PL Public Land to C-2 General Commercial, as depicted on Exhibit A attached hereto and incorporated herein by this reference.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, that portion shall be deemed a separate, distinct, and independent provision and that holding shall not affect the validity of the remaining portions of this Ordinance.

Passed by the City Council this

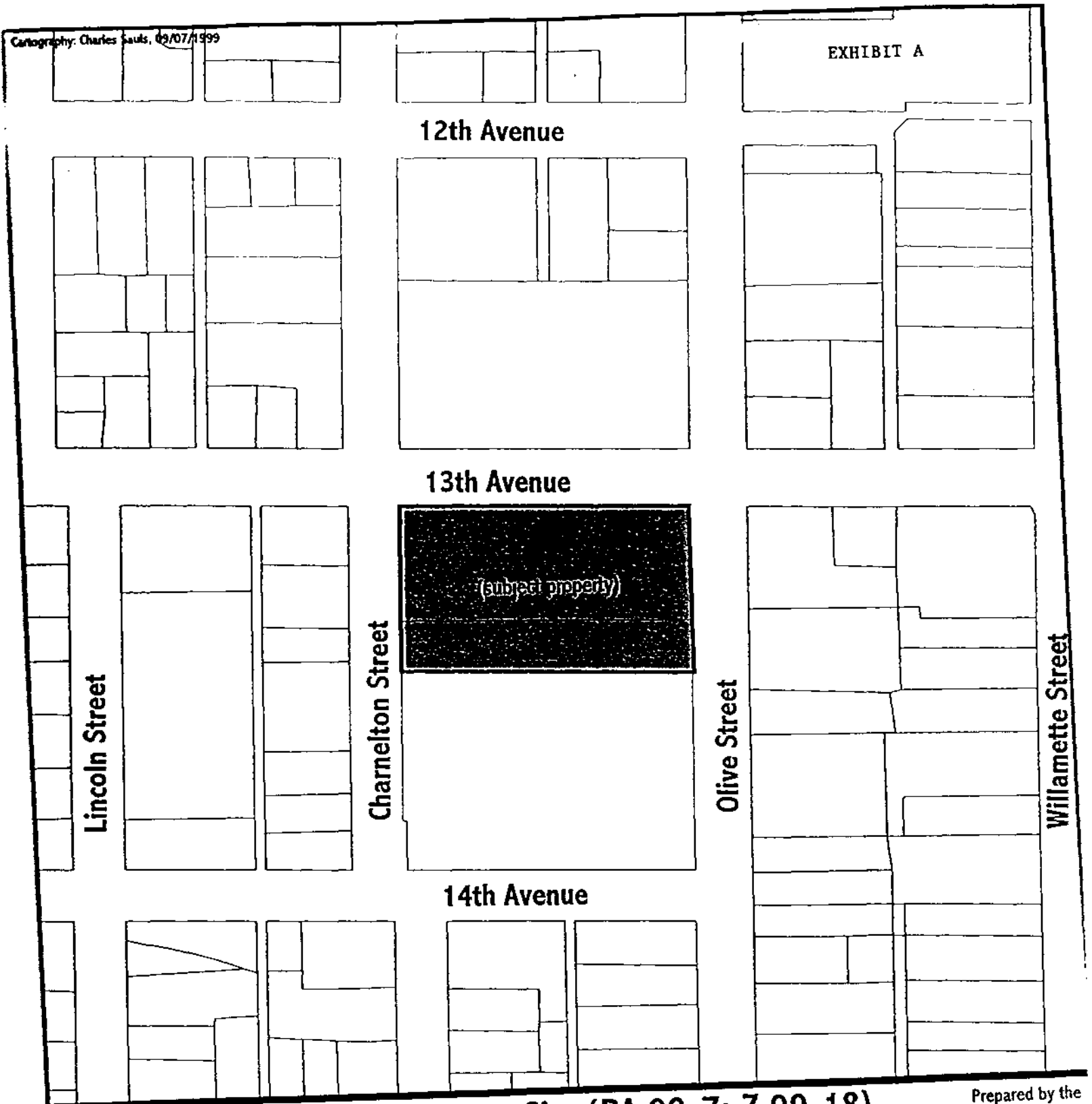
22nd day of November, 1999

City Recorder

Approved by the Mayor this

22nd day of November, 1999

Mayor



Vicinity Map for Existing Library Site (RA 99-7; Z 99-18)

Change of designation from Public Facilities / Open Space to Commercial;
Change of zoning from PL Public Land to C-2 General Commercial

Prepared by the
City of Eugene
Planning Division

N

PROPERTY DESCRIPTION

Beginning at the Northeast corner of the NANCY CHODRICK FIRST ADDITION to Eugene, Oregon, as platted and recorded in Book 9, Page 4, Lane County Oregon Plat Records, said corner being the intersection of the West margin of Olive Street and the South margin of Thirteenth Avenue; and run thence South 0° 13' West along the West margin of Olive Street 130 feet; thence run North 89° 50' West 338.60 feet on a line parallel with the South margin of Thirteenth Avenue, to the East margin of Charnelton Street; thence run North 0° 23' East along the East margin of Charnelton Street to the Northwest corner of said NANCY CHODRICK ADDITION to Eugene; thence run South 89° 50' East 338.60 feet along the North line of said addition to the point of beginning, in Lane County, Oregon;

ALSO: Beginning at the Northeast corner of the NANCY CHODRICK FIRST ADDITION to Eugene, as platted and recorded in Book 9, Page 4, said corner being the intersection of the West margin of Olive Street and the South margin of Thirteenth Avenue; run thence South 0° 13' West along the West margin of Olive Street, 130 feet to the true point of beginning of this description; from said point of beginning run thence South 0° 13' West along the said West margin of Olive Street, 60.0 feet; thence North 89° 50' West 338.60 feet parallel to the South margin of Thirteenth Avenue; thence North 0° 23' East 60.0 feet along the East margin of Charnelton Street; thence South 89° 50' East 338.60 feet parallel to the South margin of Thirteenth Avenue to the true point of beginning, in Eugene, Lane County, Oregon.

EXHIBIT B

FINDINGS IN SUPPORT OF ORDINANCE NO. 20180 AMENDING THE JEFFERSON/FAR WEST REFINEMENT PLAN DIAGRAM AND ZONING FOR PROPERTY IDENTIFIED AS TAX LOTS 11700 AND 11800, MAP 17-03-31-42.

The following findings pertain to the property identified as tax lots 11700 and 11800, map 17-03-31-42, as depicted on Exhibit A.

CRITERIA FOR EVALUATING A REFINEMENT PLAN AMENDMENT

The following criteria from EC 9.145(2) shall be applied by the City Council in approving or denying a refinement plan amendment application:

(a) The Plan Amendment is consistent with the Metropolitan Area General Plan

(b) The Plan Amendment is consistent with the remaining portion of the Refinement Plan, and

(c) The Plan Amendment is found to address one or more of the following:
1. An error in the publication of the plan;
2. A change in circumstances in a substantial manner not anticipated in the plan;
3. Incorporation into the plan of new inventory material which relates to a Statewide goal; or
4. A change in public policy.

Based on substantial evidence in the record, the Eugene City Council finds as follows:

Refinement Plan Amendment Criterion (a):

EC 9.145 (2)(a) The Plan Amendment is consistent with the Metropolitan Area General Plan.

The subject property is designated as Commercial on the Metro Plan Land Use Diagram. The proposed refinement plan designation of Commercial for the existing Library is consistent with the existing Metro Plan designation for this site. No changes in the text of the Metro Plan would be required for consistency with the proposed refinement plan amendment.

Refinement Plan Amendment Criterion (b):

EC 9.145(2)(b) The Plan Amendment is consistent with the remaining portions of the Refinement Plan

The proposed plan amendment is a diagram amendment only, to allow the subject property to be

used for commercial uses. There are no requested changes to the plan text. The policies for Land in Public Ownership in the Jefferson/Far West Refinement Plan contain a statement that "(w)hen changes in land uses occur for areas zoned public land, the City shall evaluate whether a change in the zoning district is necessary." (Page 30) Other than this general statement, the Plan contains no policy direction in the event the Library is moved or ceases operation at this location. The proposed plan designation of Commercial is therefore consistent with the remaining portions of the Jefferson/Far West Refinement Plan.

The site of the existing Library is also included within the boundaries of the Downtown Plan. There are no specific plan designations or policies in that refinement plan which address this site.

Refinement Plan Amendment Criterion (c):

EC 9.145(2)(c) The Plan Amendment is found to address one or more of the following:

1. An error in the publication of the plan;
2. A change in circumstances in a substantial manner not anticipated in the plan;
3. Incorporation into the plan of new inventory material which relates to a Statewide goal; or
4. A change in public policy.

The bond measure for the new library passed in November 1998. Following the recommendation from the West End Planning Advisory Committee, City Council approved the half-block south of 10th Avenue between Olive Street and Charnelton Street as the future site for the new Eugene Public Library. In August 1999, Council directed the City Manager to proceed with the sale of the existing Library. The construction of the new library in a new location, and the need for the sale of this public facility, represent a change in circumstances in a substantial manner not anticipated in the plan, which was adopted in January 1983, and a change in public policy.

CONSISTENCY WITH STATEWIDE PLANNING GOALS

The proposed plan amendment is also consistent with the relevant statewide planning goals adopted by the Land Conservation and Development Commission.

Goal 1, Citizen Involvement: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

This refinement plan amendment application is subject to the public notification and hearing processes adopted by the City of Eugene in EC 9.118 to 9.136. The amendment was considered at a public hearing before the Eugene Planning Commission. Notice of the Planning Commission public hearing was published in the Register-Guard. Written notice of the Planning Commission public hearing was mailed to the owners and occupants of properties within 500 feet of the property, to persons who had requested notice, and to the neighborhood association.

After receiving the recommendation from the Planning Commission, the City Council held a duly noticed public hearing on the record to consider approval, modification, or denial of the amendment. On November 9, 1999, notice of this hearing was mailed to the applicant, persons who had requested notice, and the neighborhood association. These processes afford ample opportunity for citizen involvement consistent with Goal 1.

Therefore, this amendment complies with Goal 1.

Goal 2, Land Use Planning: *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

This application to amend the Jefferson/Far West Refinement Plan diagram is consistent with refinement plan amendment provisions found in the Metro Plan, as codified in EC 9.138 - 9.148. The Jefferson/Far West Refinement Plan is a refinement of the Metro Plan, an acknowledged comprehensive plan pursuant to provisions specified by the Land Conservation and Development Commission.

The amendment, and the process for reviewing the amendment application, followed the procedures outlined in the Eugene Code, 1971, thus conforming with the established land use planning process consistent with Goal 2.

Therefore, this amendment complies with Goal 2.

Goal 3, Agricultural Land: *To preserve and maintain agricultural lands.*

There are no agricultural lands, by zoning, designation or use, included with or affected by this application. Therefore this Goal is not relevant and the amendment does not affect Metro Plan compliance with Goal 3.

Goal 4, Forest Land: *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

There are no forest lands, by zoning, designation or use, included with or affected by this application. Therefore, this Goal is not relevant and the amendment does not affect Metro Plan compliance with Goal 4.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources: *To conserve open space and protect natural and scenic resources.*

The subject property is not identified as a cultural or historic site, a natural resource area, a scenic site or open space to be protected. Based on this information, the proposed amendment does not affect Metro Plan compliance with Goal 5.

Goal 6, Air, Water and Land Resources Quality: *To maintain and improve the quality of the air, water and land resources of the state.*

The request under consideration does not involve a development proposal. This application is limited to an amendment of the refinement plan diagram and a zone change. Any future development will be addressed through the applicable land use regulations and review procedures and will be required to comply with all local, state, and federal standards and guidelines regarding construction, discharges and stormwater runoff. Therefore, the proposed amendment does not affect Metro Plan compliance with Goal 6.

Goal 7, Areas Subject to Natural Disasters and Hazards: *To protect life and property from natural disasters and hazards.*

There is no indication that the subject property is subject to natural disasters or hazards. Therefore, the proposed amendment does not affect Metro Plan compliance with Goal 7.

Goal 8—Recreational Needs: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

The subject property is not designated for recreation or park use in the Metro Plan or the Willakenzie Area Plan. Based on this information, the proposed amendment does not affect Metro Plan compliance with Goal 8.

Goal 9, Economic Development: *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

In 1992, the City adopted the Eugene Commercial Lands Study. Parts of this study were adopted as a refinement to the Metro Plan, and complies with the requirements of Goal 9. The primary intent of this study was to determine the supply and demand for commercial land. The analysis is based on lands zoned for commercial use or designated for commercial use in the Metro Plan. Since the subject property, tax lots 11700 and 11800, are designated for commercial use in the Metro Plan, the proposed refinement plan amendment will not have an effect on the overall supply of commercial lands. The proposed amendment therefore complies with Goal 9.

Goal 10, Housing: *To provide for the housing needs of citizens of the state.*

There are no residential lands, by zoning, designation or use, included with or affected by this application. Therefore, this Goal is not relevant and the amendment does not affect Metro Plan

compliance with Goal 10.

Goal 11, Public Facilities and Services: *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

The property currently has the full complement of urban services and facilities. Because no transition from rural to urban development is required, and no extension or addition of public facilities and services is needed as a result of the amendment, the amendment will not affect Metro Plan compliance with Goal 11.

Goal 12—Transportation: *To provide and encourage a safe, convenient and economic transportation system.*

The proposed redesignation affects an existing developed site, with existing access and parking facilities. No new development proposals are included in this amendment. The proposed refinement plan amendment will not have a significant impact on the existing transportation facilities.

Goal 13—Energy Conservation: *To conserve energy.*

The area proposed to be redesignated for commercial use is adjacent to existing residential and commercial areas. Commercial uses could potentially enable greater conservation of energy by providing commercial destinations within walking distance of residential areas. However, it should be noted that this amendment involves only 1.5 acres currently in public use, to be redesignated for commercial use, and does not involve the consideration of a specific development proposal. Any future development plan will be subject to the applicable energy efficiency requirements established in the building code. Based on this information, the proposed amendment will not affect Metro Plan compliance with Goal 13.

Goal 14—Urbanization: *To provide for an orderly and efficient transition from rural to urban land use.*

The subject sites are all within the Eugene city limits and the Urban Growth Boundary, and have all necessary urban services. The property is not being converted from rural to urban land use. Therefore, the amendment will not affect Metro Plan compliance with Goal 14.

Goal 15—Willamette River Greenway: *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

The subject property is not within the Willamette River Greenway. Therefore, the amendment will not affect Metro Plan compliance with Goal 15.

Goals 16 through 19 (Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources):

These goals do not apply within the Metro Plan area.

CRITERIA FOR EVALUATING A ZONE CHANGE

The applicant has requested a concurrent zone change as provided for in EC 9.674(3). The following criteria from EC 9.678 shall be applied by the City Council in approving or denying the zone change request:

(a): The uses and density that will be allowed in the location of the proposed change 1) can be served through the orderly and efficient extension of key urban facilities and services prescribed in the Metropolitan Area General Plan, and 2) are consistent with the principles of compact and sequential growth.

(b): The proposed change is consistent with the Metropolitan Area General Plan 1) applicable text, 2) specific elements related to the uses listed in the proposed zoning districts, and 3) applicable land use designations. The written text of the plan takes precedence over the plan diagram where apparent conflicts or inconsistencies exist.

(c): The proposed zone change is consistent with applicable adopted neighborhood refinement plans, special area studies, and functional plans. In the event of inconsistencies between these plans or studies and the Metropolitan Area General Plan, the latter is the prevailing document.

Based on substantial evidence in the record, the Eugene City Council finds:

Zone Change Criterion (a):

Section 9.678(a): The uses and density that will be allowed in the location of the proposed change (1) can be served through orderly and efficient extension of key urban facilities and services prescribed in the Metropolitan Area General Plan, and (2) are consistent with the principles of compact and sequential growth.

This property is currently served by the full range of City services. Any potential increased density or use of the property is expected to be able to be served with urban services. The proposed zone change is consistent with the principles of compact and sequential growth since it would stimulate reuse and/or development of the property in an existing developed area.

Zone Change Criterion (b):

Section 9.678(b): The proposed change is consistent with the Metropolitan Area General Plan (1) applicable text, (2) specific elements related to the uses listed in the proposed zoning districts, and

(3) applicable land use designations. The written text of the Plan takes precedence over the Plan diagram where apparent conflicts or inconsistencies exist.

The Metro Plan diagram shows the area as being designated Commercial, consistent with the proposed zoning. There are no Metro Plan policies which provide specific direction for the proposed zone change from PL Public Land to C-2 General Commercial.

Zone Change Criterion (c):

Section 9.678(c): The proposed change is consistent with applicable adopted neighborhood refinement plans, special area studies, and functional plans. In the event of inconsistencies between these plans or studies and the Metropolitan Area General Plan, the latter is the prevailing document.

The policies for Land in Public Ownership in the Jefferson/Far West Refinement Plan contain a statement that "(w)hen changes in land uses occur for areas zoned public land, the City shall evaluate whether a change in the zoning district is necessary." At the present time, a change in land use and zoning is proposed for the existing Public Library, since design and construction is underway for the new Eugene Public Library in a different location. This zone change is being processed concurrently with an amendment to the Jefferson/Far West Refinement Plan. If the Jefferson/Far West Refinement Plan amendment is approved, the proposed change in zoning to C-2 General Commercial will be consistent with the commercial designation. Refer to the related refinement plan amendment discussion, above.

COUNCIL ORDINANCE NUMBER 20449

COUNCIL BILL NUMBER 5013

AN ORDINANCE ESTABLISHING THE JEFFERSON-WESTSIDE SPECIAL AREA ZONE (S-JW); APPLYING THAT ZONE TO SPECIFIC PROPERTIES; AMENDING THE JEFFERSON-FAR WEST REFINEMENT PLAN; AMENDING THE WESTSIDE NEIGHBORHOOD PLAN; AMENDING SECTIONS 9.0500, 9.2161, 9.2170, 9.2171, 9.8030 AND 9.8865 OF THE EUGENE CODE, 1971; AND ADDING SECTIONS 9.3600, 9.3605, 9.3615, 9.3625, 9.3626, 9.3630, 9.3631 AND 9.3640 TO THAT CODE

ADOPTED: December 14, 2009

SIGNED: December 16, 2009

PASSED: 8/0

REJECTED:

OPPOSED:

ABSENT:

EFFECTIVE: January 16, 2010

ORDINANCE NO. 20449

AN ORDINANCE ESTABLISHING THE JEFFERSON-WESTSIDE SPECIAL AREA ZONE (S-JW); APPLYING THAT ZONE TO SPECIFIC PROPERTIES; AMENDING THE JEFFERSON-FAR WEST REFINEMENT PLAN; AMENDING THE WESTSIDE NEIGHBORHOOD PLAN; AMENDING SECTIONS 9.0500, 9.2161, 9.2170, 9.2171, 9.8030 AND 9.8865 OF THE EUGENE CODE, 1971; AND ADDING SECTIONS 9.3600, 9.3605, 9.3615, 9.3625, 9.3626, 9.3630, 9.3631 AND 9.3640 TO THAT CODE.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. Section 9.0500 of the Eugene Code, 1971, is amended by adding the definitions of "Driveway," "Lot and Parcel," "Lot Line," "Residential Building," and Street-Fronting Lot" and amending the definition for "Interior Lot Line" to provide as follows:

9.0500 **Definitions**. As used in this land use code, unless the context requires otherwise, the following words and phrases mean:

Driveway. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, a surface area that is intended, prepared, or used for vehicle access to and about a lot.

Interior Lot Line. Any lot or parcel line that is not a front lot line. **(See Figure 9.0500 Lot Lines, Lot Frontage, Lot Width, Lot Depth.)** For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, any portion of a lot line that does not abut a street or alley.

Lot and Parcel. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, "lot" and "parcel" are used interchangeably in all cases, and both terms mean a "Legal Lot," as defined in EC 9.0500.

Lot Line. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, unless more specifically defined in those standards, a lot line is single lot line segment, or continuous series of connected lot line segments. (See EC 9.3631(1)(c).)

Residential Building. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, a building that contains one or more dwellings.

Street-Fronting Lot. For purposes of the S-JW Jefferson Westside Special Area Zone provisions at EC 9.3600 through 9.3640, a lot or parcel that abuts a street for at least the minimum frontage length applicable to the lot as specified at EC 9.3630.

Section 2. Subsection (6) of Section 9.2161 of the Eugene Code, 1971, is amended to provide as follows:

9.2161 Special Use Limitations for Table 9.2160.

(6) Residential Use Limitation in C-1 and C-2. Except for the Downtown Plan Area, residential dwellings are allowed in the C-1 and C-2 zones if the ground floor of the structure is used for commercial or non-residential purposes according to Table 9.2161 Commercial Uses Requirements in Mixed-Use Residential Developments. Within the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, residential dwellings are allowed in C-1 and C-2 zones and are not required to use the ground floor of the structure for commercial or non-residential purposes. For lots zoned C-1 within the S-JW Jefferson Westside Special Area Zone boundaries as shown on Figure 9.3605, the maximum number of dwellings per lot is specified at EC 9.3625(8) and 9.3626(1).

Section 3. The "Minimum Front Yard Setback" entry, "Maximum Front Yard Setback" entry and "Minimum Interior Yard Setback" entry on Table 9.2170 of Section 9.2170 of the Eugene Code, 1971, are amended to provide:

9.2170 Commercial Zone Development Standards - General.

Table 9.2170 Commercial Zone Development Standards (See EC 9.2171 Special Development Standards for Table 9.2170.)					
	C-1	**C-2**	**C-3**	**C-4**	**GO**
Minimum Front Yard Setback (4) (17)	10 feet	0 feet	0 feet	10 feet	10 feet
Maximum Front Yard Setback (5) (17)	15 feet	15 feet	15 feet	None	15 feet
Minimum Interior Yard Setback (4) (6) (7) (16)	0 feet to 10 feet (6)	0 feet to 10 feet (6)	0 feet	0 feet to 10 feet (6)	0 feet to 10 feet (6)

Section 4. Section 9.2171 of the Eugene Code, 1971, is amended by renumbering subsection (16) to (17), and adding a new subsection (16) to provide:

9.2171 Special Commercial Zone Development Standards for Table 9.2170.

(16) For lots zoned C-1 within the S-JW Jefferson Westside Special Area Zone boundaries as shown on Figure 9.3605, setbacks from all portions of interior lot lines (as that term is defined for purposes of the S-JW Special Area Zone) shall be at least 10 feet from the interior lot line. In addition, at a point that is 20 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from that lot line.

(17) Adjustments. Except for the Downtown Plan Area as shown on Map 9.2161(6) Downtown Plan Map, adjustments to the minimum and maximum

front yard setbacks in this section may be made, based on criteria at EC 9.8030(2) Setback Standards Adjustment. Within the Downtown Plan Area, adjustments to the minimum and maximum front yard setbacks in this section may be made, based on the criteria at EC 9.8030(16).

Section 5. Sections 9.3600, 9.3605, 9.3615, 9.3625, 9.3626, 9.3630, 9.3631, and 9.3640 of the Eugene Code, 1971, are added to provide:

S-JW Jefferson Westside Special Area Zone

9.3600 **Purpose of S-JW Jefferson Westside Special Area Zone.** The overarching purpose of the S-JW zone is to prevent residential infill that would significantly diminish, and to encourage residential infill that would enhance the stability, quality, positive character, livability and natural resources of the encompassed residential areas. More specifically, the purposes of this zone include:

(1) Contribute to maintaining and strengthening a high quality urban core environment with compatible commercial and residential development so that people of a variety of incomes and household compositions will desire to live close to the city center and will be able to afford to do so.

(2) Protect and maintain these healthy, established, residential areas by ensuring compatible design for residential infill development in terms of lot patterns; uses; development intensity; building mass, scale, orientation and setbacks; open space; impacts of vehicle ownership and use; and other elements.

(3) Reinforce and complement positive development patterns identified through a community process conducted by the City-chartered neighborhood association that encompasses the S-JW zone.

(4) Accommodate future growth without eroding the areas' residential character and livability.

(5) Promote stability of the neighborhood community by maintaining a balanced mix of single-dwelling, duplex, and multi-dwelling residential development that contributes positively to the predominant residential patterns that arose as the neighborhood was built out. Prevent destabilization that would result from major residential redevelopment.

(6) Limit the density and intensity of permitted development to a level of development that does not fundamentally replace the essential character of the encompassed area (i.e., by redevelopment).

(7) Support the encompassed areas as transition areas between higher intensity residential and commercial land uses adjacent to the S-JW areas (e.g., along W. 13th Avenue and Willamette Streets to the north and east of the Jefferson neighborhood portion of the S-JW area) and lower intensity residential areas adjacent to S-JW areas (e.g., the R-1 zoned areas to the east and south of the Jefferson portion of the S-JW area), in terms of density; building mass, scale, setbacks and facades; open space; and other elements.

(8) Promote a safe, hospitable and attractive environment for pedestrians and bicyclists, including individuals of all ages and abilities, particularly by establishing development standards that do not allow automobile use to reach levels that create hazards or disincentives to pedestrian and bicycle use on local streets and alleys;

(9) Promote public safety by fostering a strong visual and social connection among living areas of dwellings that are close to one another, and between the living areas of dwellings and the public realm;

(10) Provide for a range of dwelling types, tenures, density, sizes and costs, including by encouraging the preservation of existing small lots and small, relatively lower-cost, single-dwelling, detached homes, as well as by encouraging new, smaller and relatively lower-cost, detached, single-dwellings and duplexes;

(11) Implement clear and objective standards that support the above purposes, while allowing for alternative discretionary standards to provide additional flexibility for compatible residential development.

9.3605 **S-JW Jefferson Westside Special Area Zone Siting Requirements**. In addition to the approval criteria at EC 9.8865 Zone Change Approval Criteria, to receive the S-JW Jefferson Westside Special Area Zone, the site must be included within the boundaries of the Jefferson Westside Special Area Zone depicted on Figure 9.3605 S-JW Jefferson Westside Special Area Zone boundaries.

9.3615 **S-JW Jefferson Westside Special Area Zone Land Use and Permit Requirements and Special Use Limitations**. The land use and permit requirements and special use limitations applicable in the S-JW Jefferson Westside Special Area Zone shall be those set out at EC 9.2740 and EC 9.2741 for uses in the R-2 zone, except the following uses listed on Table EC 9.2740 are prohibited in the S-JW Jefferson Westside Special Area Zone:

(1) Correctional Facilities.

(2) C-1 Neighborhood Commercial Zone permitted uses, unless such a use is specifically listed in another row on Table 9.2740 as an allowable use under the "R-2" column.

9.3625 **S-JW Jefferson Westside Special Area Zone Development Standards.**

(1) Application of Standards and Adjustment.

(a) Application of Standards. In addition to the special use limitations in EC 9.3615 and the development standards in EC 9.3625 to 9.3640 and EC 9.5000 to 9.5850, the General Standards for All Development in EC 9.6000 through 9.6885 apply within this zone. In the event of a conflict between those general development standards and the development standards in EC 9.3625 to 9.3640, the provisions of EC 9.3625 to 9.3640 shall control.

(b) Adjustment. The development standards in subsections EC 9.3625(6) regarding driveway width and EC 9.3625(3)(a)2.b regarding primary vehicle access may be adjusted in accordance with EC 9.8030(26). For sites zoned S-JW Special Area Zone, these are the only standards that may be adjusted.

(2) Roof Form.

(a) All roof surfaces on residential buildings, other than as provided for porches and dormers in subsections (b) and (c) below, shall have a minimum slope of 6 inches vertically for every 12 inches horizontally, except:

1. A lesser roof pitch is permitted so long as the pitch is no less than the median roof pitch of all residential buildings located on those S-JW lots located within 300 feet of the subject lot. For purposes

of determining the median roof pitch, each residential building's roof pitch shall be considered the roof pitch of the building's largest contiguous roof area.

2. For a residential building that contains the only dwelling on a lot, a lesser roof pitch is permitted for up to 1,000 square feet of roof surface, so long as the area(s) of lesser pitch are no more than 15 feet above grade at any point.

(b) Residential building porches are not required to have a sloped roof if the porch is:

1. Less than 100 square feet; or
2. Located on a street-fronting lot that is not an alley access only lot and is on the rear (i.e., side opposite a street) of the residential building closest to the street.

(c) Residential building dormers are not required to have a sloped roof if the dormer is:

1. Less than 10' wide, as measured at sidewalls or maximum roof opening, whichever is greater; or
2. Located on a street-fronting lot that is not an alley access only lot and is on the rear (i.e., side opposite a street) of the residential building closest to the street.

(d) Roof surfaces on garages and other buildings that are not residential buildings in the following categories shall have a minimum slope of 6 inches vertically for every 12 inches horizontally:

1. Buildings with over 200 square feet of floor area; and
2. Buildings with over 100 square feet of floor area that have any part of the building over 12 feet high, as measured from grade.

(3) Alley development standards.

(a) Primary Vehicle Access. For the purposes of this section, "primary vehicle access" means the primary means by which inhabitants take vehicular access to a dwelling or on-site parking space(s) provided for a dwelling. Primary vehicle access is determined as follows:

1. On an alley access only lot, every dwelling's primary vehicle access is the alley.
2. On a lot that is not an alley access only lot and that, consistent with access standards in the EC, could take vehicular access from an alley, a dwelling's primary vehicle access is:
   a. The street, when there is only one dwelling on the lot.
   b. When there are multiple dwellings on the lot, for each on-site parking space that complies with the standards applicable in the S-JW special area zone and that can only be accessed and exited via a street (i.e., cannot use the alley for entry or exit), one dwelling is considered to take primary vehicle access from the street. The remainder of the dwellings shall be considered to take primary vehicle access from the alley.

      If there are one or more dwellings with the alley as primary vehicle access, the dwelling(s) closest to the alley shall be considered to have primary access from the alley. In cases where multiple dwellings are equidistant from the alley and not all of them take primary access from the alley, the property owner may designate which dwellings take primary

access from the alley. The provisions in this subsection (3)(a)2.b. may be adjusted based on the criteria of EC 9.8030(26)(2).

3. On all lots not addressed in 1. or 2., above, all dwellings' primary vehicle access is the street.

(b) No more than one dwelling on the same development site may take primary vehicle access from an alley unless the site also abuts a street that the alley intersects.

(c) On any lot that contains one or more dwellings whose primary vehicle access is an alley, there must be at least an undivided 400 square-foot open space area (not including buildings, parking or driveways) abutting the alley. Except as provided in 4., below, the open space area:

1. shall abut the alley for at least 25% of the length of the lot line abutting the alley;
2. shall be a minimum of 10 feet in depth for the entire extent that the open space area abuts the alley; and
3. may include areas that are within setbacks.
4. The open space required in this subsection (c) may be placed behind parallel parking abutting the alley.

(d) For a dwelling whose primary vehicle access is an alley:

1. The dwelling may not have more than three bedrooms.
2. If the dwelling is in the residential building closest to the alley, then the dwelling shall include a main entrance that is visible from the alley **(see Figure 9.3625(3)(d)2.)** and meets one of the following conditions:
   a. Faces the alley;
   b. Faces the side of the lot and meets all the following conditions:
      (1) The entrance opening is not more than 8 feet from the building façade facing the alley and nearest the alley;
      (2) The entrance includes a covered porch of at least 30 square feet;
      (3) The porch abuts both the façade containing the entrance and a façade facing the alley; or
   c. Faces the side of the lot and meets all the following conditions:
      (1) The entrance opening is no more than 8 feet from the building façade facing the alley and nearest the alley.
      (2) The entrance provides direct resident access to a head-in parking area on the same side of building.
      (3) The entrance includes a covered porch of at least 20 square feet.
      (4) The façade facing the alley includes windows that total at least 8 feet wide when measured at 5' above the floor of the first story and that have a minimum area of at least 20 square feet.
3. One on-site parking space, accessible from the alley, per dwelling is required.

(4) Main Entrances.

(a) Except as provided in (c), below, on a street-fronting lot that is not an alley access only lot, the residential building closest to the street shall include a main entrance that meets one of the following conditions:
   1. Faces the street; or
   2. Faces the side of the lot and meets all the following conditions:
      a. The main entrance opening is not more than 8 feet from the building façade facing the street and nearest the street;
      b. The main entrance includes a covered porch of at least 30 square feet;
   c. The porch abuts both the façade containing the main entrance and a façade facing the street.

(b) Except as provided in (c), below, on corner lots with more than one residential building, all residential buildings shall include a main entrance that meets the requirements of subsection (a).

(c) Notwithstanding (a) and (b), above, where three or more dwellings have ground-level entrances on two or more sides of a common courtyard that is open to a street for at least 20 feet, the dwellings' main entrances may face the courtyard. **(See Figure 9.3625(4)(c))**

(5) Garage Door Standards.

(a) Except for a garage accessed from an alley, only one garage door, with maximum width of 9 feet and maximum height of 8 feet, is allowed within 30 feet of any portion of a lot line that abuts a street.

(b) For a garage accessed from an alley, one garage door 18 feet wide and 8 feet high or 2 garage doors 9 feet wide and 8 feet high, are permitted.

(6) Driveway Standards. In lieu of any conflicting standards in EC 7.410 Driveways – Curb cut, the following standards shall apply:

(a) Street Access Driveway Curb Cuts and Width. Driveways that are accessed from a street must meet all the following requirements:
   1. Except as provided in (7), below, a lot shall have no more than one curb cut on each street that the lot abuts.
   2. The maximum curb cut width is limited to 14 feet where the driveway abuts the street, and the driveway must taper to no more than 12 feet within 3 feet of the street curb or edge.
   3. The maximum driveway width for a driveway that accesses a single-car garage is 12 feet.
   4. No portion of a driveway or parking area shall be wider than 12 feet within 30 feet of any portion of a lot line that abuts a street.
   5. For a driveway or parking area located within five feet of an existing driveway or parking area on an adjacent property under common ownership or within the same development site, the maximum total width of the two driveways and/or parking areas is 18 feet within 30 feet of any portion of a lot line that abuts a street.
   6. The full width of impermeable surfaces and surfaces with permeable paved surfaces (such as parking areas or walkways) that are within one foot of a driveway shall be included in calculating the driveway width except that one private walkway, no wider than 4 feet within 5 feet of the driveway, may terminate at the driveway. **(See Figure 9.3625(6)(a)6.)**
   7. Exception. For a duplex where both main entrances face the same street and the lot is not on the corner of two streets or the corner of a street and an alley, two curb cuts and driveways are allowed

as long as both curb cuts and driveways meet all of the following conditions:

a. There must be at least 30 feet between the two curb cuts;
b. Each curb cut must be at least 5 feet from any curb cut on an adjacent lot;
c. The maximum curb cut width is limited to 11 feet where the driveway abuts the street, and the driveway must taper to no more than 9 feet within 3 feet of the street curb or edge; and
d. No portion of a driveway or parking area shall be wider than 9 feet within 30 feet of any portion of a lot line that abuts a street.

(See Figure 9.3625(6)(a)7.).

(b) Alley-Access Driveway Width. The maximum driveway and/or parking area width is 18 feet within 30 feet of any portion of a lot line that abuts the alley.

(c) Adjustment. The driveway width standards in this subsection (6) may be adjusted based on the criteria of EC 9.8030(26)(1).

(7) Parking Standards.

(a) Except as provided in (3)(d)3. above, each dwelling shall have one on-street or on-site vehicle parking space for every three bedrooms, rounded up to the next whole number (i.e. a four-bedroom dwelling must have at least two parking spaces). For purposes of this subsection, each uninterrupted twenty feet of lot line that abuts a street right-of-away where parking is legal within the entirety of that twenty feet shall count as one on-street parking space. The twenty feet may not include any portion of a curb cut.

(b) No portion of a vehicle parking area may be located in the area defined by the Street Setback minimum standard (i.e., from which structures, other than permitted intrusions, are excluded) or between the street and the residential building façade that faces, and is closest to, the street. **(See Figure 9.3625(7)(b))**.

(8) The following Table 9.3625 sets forth the S-JW Special Area Zone development standards, subject to the special development standards in EC 9.3626.

Table 9.3625 S-JW Jefferson Westside Special Area Zone Development Standards (See EC 9.3626 Special Development Standards for Table 9.3625.)	
Density(1)	
Minimum Dwellings Per Lot	
Lots less than 13,500 Square Feet	--
Lots 13,500 square feet and larger	1 dwelling per lot for every 6,750 square feet (fractional values are rounded down to the nearest whole number)
Maximum Dwellings Per Lot(1)	
Alley Access Only Lot	1 dwelling per lot
Lots less than 2,250 square feet	No additional dwellings after [date of adoption]
Lots between 2,250 and 4,499 square feet	1 dwelling per lot
Lots between 4,500 and 8,999 square feet	2 dwellings per lot

Table 9.3625 S-JW Jefferson Westside Special Area Zone Development Standards (See EC 9.3626 Special Development Standards for Table 9.3625.)	
Lots 9,000 square feet and larger	1 dwelling per lot for every 4,500 square feet (fractional values are rounded down to the nearest whole number)
Maximum Building Height (2) (9)	
Minimum Building Setbacks (3) (4) (5) (9)	
Maximum Lot Coverage (6) (7)	**50%**
Maximum Vehicle Use Area (6)	**20%**
Common and Private Open Space (7)	
Fences (8)	
(Maximum Height Within Interior Yard Setbacks) (Maximum Height within Front Yard Setbacks)	6 feet 42 inches

9.3626 <u>Special Development Standards for Table 9.3625</u>.

(1) Density. For purposes of determining the maximum allowable dwellings on a lot:

(a) A dwelling with five or fewer bedrooms that is the only dwelling on a street-abutting lot that is at least 4,500 square feet shall be counted as one dwelling.

(b) Two dwellings that together have a total of six or fewer bedrooms, and that are the only dwellings located on a street-fronting lot that is at least 4,500 square feet, and where at least one residential building on the lot has a front facade that faces a street and is within the street maximum setback, shall be counted as two dwellings.

(c) For cases not covered by sections (a) and (b), above, the dwelling count shall be the sum of the dwelling counts calculated under the following subsections:

1. The total dwelling count for all dwellings with three or fewer bedrooms shall be the number of dwellings,
2. The total dwelling count for all dwellings with four or more bedrooms shall be the total number of bedrooms in these dwellings divided by three. Fractional dwelling counts resulting from this calculation shall be rounded up to the next whole number, e.g. a total of seven bedrooms counts as three dwellings.

(d) Dwelling counts shall be recalculated as part of the City's consideration of any new development proposing to increase the number of dwellings or bedrooms on a lot. The proposed change shall not be permitted unless the new dwelling count will comply with all applicable standards in this section.

(e) In addition to the Maximum Dwellings Per Lot allowed by Table 9.3625, one additional dwelling may be established on a lot that is between 9,000 square feet and 12,499 square feet, and up to two additional dwellings may be established on a lot that is 13,500 square feet or larger, so long as:

1. No residential building on the lot has more than two dwellings;
2. No dwelling on the lot has more than three bedrooms; and
3. No dwelling added to the lot after December 14, 2009, or that is on a lot that has more than the number of dwellings allowed on the lot by Table 9.3625 has more than 800 square feet of living

area or any point (other than chimney) higher than 18 feet.

(f) Multi-lot developments. A multi-lot development site is treated as one area for calculating allowable dwellings. (I.e., allowable dwellings are not the sum of individual lots' allowable dwellings). A multi-lot development site cannot include an alley access only lot or a lot less than 4,500 square feet.

(2) Building Height. (See Figure 9.3626(2)(3)(4)).

(a) Residential buildings.

1. On a street-fronting lot that is not an alley access only lot, the maximum height of any part of a residential building within 60 feet of the lot line abutting the street is:
   a. For any section of a roof that has at least a 6:12 pitch (i.e. a slope of 6 inches vertically for every 12 inches horizontally) for the entire roof section: 30 feet.
   b. Otherwise: 18 feet.
   c. For a lot that meets the definition of "Street-fronting lot" with respect to more than one street, the 60 foot distance shall be measured from the shortest lot line that meets the requirements under the definition of "Street-fronting lot."
2. The maximum height of any part of a residential building not covered under subsection 1., above, is 18 feet.
3. Chimneys on residential buildings may exceed the maximum height limits by no more than 5 feet.

(See Figure 9.3626(2)(a)).

(b) The maximum height of any part of a garage or building that is not a-residential building is 15 feet.

(c) The height of any part of a structure shall be measured as its vertical distance above grade.

(3) Alley and Street Setbacks. (See Figure 9.3626(2)(3)(4)).

(a) Alley minimum setback. Except as provided under subsection (a)1., below, all buildings shall be set back a minimum of the distance specified in subsections 1. and 2., below, from any portion of a lot line that abuts an alley and from any alley right-of-way easement, whichever would result in a greater setback distance.

1. Residential buildings: 5 feet. All intrusions allowed by EC 9.6745 ("Setbacks-Intrusions Permitted") and not explicitly prohibited by other provisions applicable in the S-JW Special Area Zone are allowed but no intrusion may penetrate more than two feet into the setback.
2. Other structures: 2 feet. No intrusions are allowed.

(b) Street setback.

1. Residential buildings.
   a. Minimum setback shall be:
      (1) 15 feet from any portion of a lot line that abuts a street and from any street right-of-way easement, whichever would result in a greater setback distance; or
      (2) The average setback distance to the widest portion of the front facades of the two nearest residential buildings, one on each adjacent property on the side of the subject property, that face the same street, but not less than 10 feet; or

(3) Where there are not two dwellings as described in (2), above, one half the sum of 15 feet plus the setback distance to the widest portion of the front facade of the nearest residential building on a different property that faces the same street, but not less than 10 feet

(4) All intrusions allowed by EC 9.6745 ("Setbacks-Intrusions Permitted") and not explicitly prohibited by other provisions applicable in the S-JW Special Area Zone are allowed. No intrusion may penetrate closer than 10 feet from any portion of a lot line that abuts a street and from any street right-of-way easement.

b. Maximum setback on a street-fronting lot that is not an alley access only lot:

(1) At least one residential building on the lot must have at least 25 feet or 100 per cent, whichever is less, of its main facade width located within 30 feet of the portion(s) of a lot line that abuts the street or the easement that the main facade faces.

(2) The maximum front yard setback can be increased to one of the following measurements, but to no more than 35 feet:

(A) The average setback distance to the widest portion of the front facades of the two nearest residential buildings, one on each adjacent property on the side of the subject property, that face the same street; or

(B) Where there are not two such dwellings as described in (A), one half the sum of 30 feet plus the setback distance to the widest portion of the front facade of the nearest residential building on a different property that faces the same street.

(3) On a corner lot (i.e., a lot that has abuts two intersecting streets), the street minimum setback requirement may be reduced to 10 feet for no more than a 30-foot extent of one residential building on one of the streets, when that residential building meets the following conditions:

(A) The residential building has a main entrance that meets the requirements in EC 9.3625(4) with respect to a different street and complies with the 15 foot minimum street setback requirement with respect to that street; and

(B) No dwelling in the residential building has a main entrance within the extent of the façade to which the 10 foot setback applies.

2. Garages and buildings that are not residential buildings shall meet the following minimum setback requirements:

a. 21 feet from any portion of a lot line that abuts a street and from any street right-of-way; and

b. On all lots except alley access only lots: 6 feet behind the street-facing façade, other than the façade of an attached

garage, that is furthest from the street of the residential building closest to the street that the garage or non-residential building faces.

(c) Special setback provisions may also apply, see EC 9.6750 Special Setback Standards.

(4) Interior Yard Setbacks. (See Figure 9.3626(2)(3)(4)). For purposes of this subsection, "generally parallel" shall mean within 30 degrees of parallel, and the term "generally perpendicular" shall mean within 30 degrees of perpendicular. Except as provided in subsections (c) through (f) of this subsection:

(a) For a street-fronting lot that is not an alley access only lot, for any portion of an interior lot line that is located within 60 feet of a lot line abutting a street and generally perpendicular to the side of the lot along which the interior lot line lies: The setback shall be at least 5 feet from the interior lot line and a minimum of 10 feet from structures on other lots. In addition, at a point that is 12 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from the lot line. **(See Figure 9.3626(4)(a)(b)).**

(b) Setbacks from all other portions of interior lot lines, not covered in subsection (a), shall be at least 5 feet from the interior lot line and a minimum of 10 feet from structures on other lots. In addition, at a point that is 8 feet above grade, the setback shall slope at the rate of 10 inches vertically for every 12 inches horizontally (approximately 50 degrees from vertical) away from the lot line. **(See Figure 9.3626(4)(a)(b)).**

(c) All intrusions allowed by EC 9.6745 ("Setbacks-Intrusions Permitted") and not explicitly prohibited by other provisions applicable in the S-JW Special Area Zone are allowed, except that:

1. The maximum extent of allowable intrusions into the sloped portion of a setback shall be measured horizontally from the sloped plane of the setback.
2. No wall or surface of a building that is an intrusion allowed under EC 9.6745(2) and that is over 20 square feet shall be closer than 10 feet to any residential building's wall or surface that is over 20 square feet on an adjacent property.

(d) On a street-fronting lot that is not an alley access only lot, a residential building with a main roof that is gabled or hipped and has a ridgeline generally parallel to a lot line abutting the street may have a single gable or hipped portion on each side of the building intrude into the sloped portion of the interior yard setback, as long as the entire intrusion is within 60 feet of the respective lot line abutting the street and the maximum width of the part of the building that penetrates the sloped setback is 35 feet.

(e) A residential building may have a maximum of 4 dormers, with a maximum of 2 dormers per side of the roof, that intrude into the sloped portion of an interior yard setback, as long as each dormer that intrudes on the setback meets all the following requirements:

1. Has at least 4 square feet of window(s) in the end (face) wall.
2. Has a minimum setback of 7 feet from interior lot lines and is a minimum of 10 feet from structures on other lots.

3. Maximum width.
   a. There is no maximum width for a dormer that has an end (face) wall that does not face a street and is setback at least 30 feet from the nearest lot line segment the end wall faces.
   b. The maximum width for all other dormers that intrude into the setback is 10 feet measured between the sidewalls or maximum roof opening, whichever is greater.
4. The dormer's sidewalls (if any) are setback a minimum of 2 feet from the nearest generally parallel outer wall of the building to which the dormer is attached.

(f) Exceptions.
1. Structures may intrude into the sloped portion of any interior yard setback as long as the lot owner secures and records in the office of the Lane County Recorder a maintenance access easement adjacent to intrusive side of the structure. The easement shall provide a 5-foot wide access the entire length of the intrusion and 5 feet beyond both ends, and require a 10-foot separation between buildings on separate lots. The easement shall be on a form provided by the city, shall be approved by city staff, and be subject to review and payment of a fee set by the city manager.
2. Structures may intrude into an interior yard setback arising from a lot line between an alley access only lot and the lot between the alley access only lot and the street, as long as the property owner secures and records a maintenance access easement as described in 1, above.

(g) Easements. Except where buildings abut or share a common wall, the owner of a lot or parcel with an interior yard of less than 5 feet from the adjacent property line must secure and record in the office of the Lane County Recorder a maintenance access easement adjacent to that side of the building. The easement shall provide a 5-foot wide access the entire length of the building and 5 feet beyond both ends, and require a 10-foot separation between buildings on separate lots. The easement shall be on a form provided by the city, shall be approved by city staff, and be subject to a review and payment of a fee set by the city manager. There shall be no projection of building features into this easement.

(5) Window Setback above First Floor. For purposes of this subsection, "generally parallel" shall mean within 30 degrees of parallel.
(a) Except as provided in (b), windows above the first floor shall be setback a minimum of 10 feet from interior lot lines.
(b) Windows that are within 60 feet of a lot line abutting the street of a street-fronting lot that is not an alley access only lot, and that are in a gable or hipped end of a residential building with a main roof ridgeline generally parallel to the respective lot line abutting the street, are excluded from the setback requirement in (a), above.

(6) The maximum area covered by paved and unpaved vehicle use areas including but not limited to driveways, on-site parking and turnarounds, is 20 percent of the total development site area.

(7) Common and Private Open Space. (See Figure 9.3626(7)).

(a) All developments of three or more dwellings (as calculated under EC 9.3626(1) shall include common or private open space, or a combination thereof, that equals or exceeds the greater of the following two areas:
1. 20% of the development site area.
2. 25% of total living area.

(b) Any common open space intended to meet the requirements of this subsection (7) may include only those the areas listed under EC 9.5500(9)(a)(1) and (2). No indoor area may be counted as common open space.
1. The minimum area for any common open space shall be 250 square feet.
2. The boundaries of any area counted as common open space must be sufficient to encompass a square with 15 foot sides.

(c) Any private open space intended to meet the requirements of this subsection (7) shall be consistent with EC 9.5500(9)(b).

(d) An open space credit shall be allowed consistent with EC 9.5500(9)(c)2 for qualifying setback areas. The EC 9.5500(9)(c)1 credit for public parks is not allowed.

(8) Fences.

(a) Types. The type of fence (including walls or screens) used is subject to specific requirements stated in the landscape standards beginning at EC 9.6200 Purpose of Landscape Standards. The standards apply to walls, fences, and screens of all types including open, solid, wood, metal, wire, masonry or other material. Use of barbed wire and electric fencing is regulated in EC 6.010(d) Fences.

(b) Location and Heights.
1. Fences up to 42 inches in height are permitted within the required front yard setback. For corner lots or double frontage lots, a fence between 42 inches and 6 feet in height is permitted within one of the two front yard setbacks, so long as for corner lots, this fence cannot extend past a line created by an extension of the front wall of the dwelling. **(See Figure 9.2751(13)(b)1.)**
2. Fences up to 6 feet in height are permitted within the required interior yard setback.
3. The height of fences that are not located within the required setback areas is the same as the regular height limits of the zone.
4. Fences must meet the standards in EC 9.6780 Vision Clearance Area.

(9) Maximum building height and minimum building setbacks may be modified with an approved planned unit development permit. (For planned unit development procedures refer to EC 9.7300 General Overview of Type III Application Procedures and for approval criteria refer to EC 9.8320 Tentative Planned Unit Development Approval Criteria - General.

9.3630 **S-JW Jefferson Westside Special Area Zone Lot Standards.** The following Table 9.3630 sets forth S-JW Jefferson Westside Special Area Zone lot standards, subject to the special standards in EC 9.3631.

Table 9.3630 S-JW Jefferson Westside Special Area Zone Lot Standards (See EC 9.3631 Special Standards for Table 9.3630.)
Lot Area Minimum (1)

Table 9.3630 S-JW Jefferson Westside Special Area Zone Lot Standards (See EC 9.3631 Special Standards for Table 9.3630.)	
Lots, except Small Lots, Alley Access Only Lots	4,500 square feet
Small Lots (2)	2,250 square feet or per Cluster Subdivision or PUD
Alley Access Only Lots (4)	2,250 square feet
Frontage Minimum (1)	
Interior Lot	45 feet
Corner Lot	45 feet
Lot Area Maximum (3)	13,500 square feet

9.3631 <u>Special Standards for Table 9.3630</u>.

(1) (a) Lot frontage requirements may be met by a lot that abuts a street or an alley continuously for the required length indicated in Table 9.3630.

(b) A lot must be of sufficient size and/or have sufficient on-street parking to meet applicable vehicle parking requirements under EC 9.3625(3)(b)4 or EC 9.3625(7) for one dwelling, or all existing dwellings on the lot at the time the lot is created, whichever is greater.

(c) Rectilinear shape. A lot line segment is a portion of the boundary line of a lot that is bounded on each end by an angle and that contains no angles within the line segment. (The point at which a straight line intersects a curved line is considered an angle.)

1. All lot line segments must be straight lines and intersect at right angles (90 degrees).
2. Exceptions
   a. Lot line segments may intersect at an angle between 85 and 95 degrees to the extent that will produce a lot with at least four sides and a lot boundary with fewer angles than could be accomplished using only right angles.
   b. An angle between 45 and 135 degrees is allowed where a new lot line intersects a lot line segment that existed prior to December 14, 2009, and the existing lot line segment did not intersect both its adjoining lot line segments at right angles.

(d) A lot's boundaries must be sufficient to fully encompass a rectangle of the following size:

1. Alley access only lots: 45'x35'
2. Other lots: 45'x45'

(See Figure 9.3631(1)(d)(e)).

(e) Minimum interior lot dimension. **(See Figure 9.3631(1)(d)(e))**. The minimum distance between any two non-intersecting lot line segments is 35 feet when measured by a straight line that does not begin or end at an intersection of any two lot line segments and that lies entirely within the lot's boundaries.

(f) The Property Line Adjustment provisions at EC 9.8400 through 9.8420 are available within the S-JW zone only for adjustment of a portion of a lot line that existed in its current location as of December 14, 2009. Such lot lines may be adjusted by up to 5 feet, measured perpendicularly from the lot line's current location, and consistent with all other applicable lot standards. A Property Line Adjustment allowed

under this section may be up to 10 feet if the adjustment is necessary to accommodate an encroachment that existed as of December 14, 2009,.

(g) A lot must have the capacity for vehicular access from an alley or street consistent with access standards in the EC.

(h) The creation of a new flag lot is prohibited in the S-JW Jefferson Westside Special Area Zone.

(2) Other than an alley access only lot, a lot with an area of less than 4500 square feet:

(a) May be created only if:

1. The original lot from which the small lot is created abutted a street for at least a continuous 45 feet and was at least 6,750 square feet prior to the creation of the small lot; and
2. Shall not have an existing dwelling that has more than three bedrooms.
3. Only one “small lot” may be created from any portion of a lot that exists as of December 14, 2009.

(b) No new dwelling with more than three bedrooms is allowed on a small lot.

(3) Exceptions to the maximum lot size shall be granted if any of the following is met:

(a) Existing physical circumstances such as topographically constrained lands, conservation easements, existing buildings, or utility easements prevent the ability to further divide the lot.

(b) The lot exceeding the maximum lot size is intended to reserve a large lot for future land division with feasibility demonstrated by a conceptual buildout plan.

(c) The subdivision achieves a minimum density of 9 units per net acre.

(d) The exception will enable protection of natural resources.

(4) An alley access only lot may be created only if:

(a) The original lot from which the alley access only lot is created abuts a street for at least a continuous 45 feet and is at least 6,750 square feet prior to the creation of the alley access only lot;

(b) Only one alley access only lot may be created from any portion of a lot that exists as of December 14, 2009; and

(c) A new alley access only lot must include the entire portion of the original lot’s lot line that abuts the alley.

9.3640 Non-conforming development.

(1) Existing development that does not meet the lot coverage or open space requirements at EC Table 9.3625, 9.3626(6) or (7) must be brought into conformance with the lot coverage and open space standards in those code sections only when any additional dwelling is created or the number of bedrooms in any dwelling is increased to four or more. However, no development may increase the extent of non-conformance.

(2) Existing development that does not meet the driveway or parking requirements at EC 9.3625(3), (6) or (7) must be brought into conformance with those driveway and parking standards only when:

(a) An additional dwelling is created on the lot;

(b) The number of bedrooms in any dwelling on the lot is increased to four or more; or

(c) The proposed development would otherwise result in an increase in the extent of the existing driveway's or parking area's non-conformance.

(3) A non-conforming driveway or parking area may be paved or re-paved to the extent of the driveway or parking area that existed as of December 14, 2009, without having to be brought into conformance.

(4) Legally established buildings and uses conforming to the residential net density requirements in the R-2 zone on December 7, 1994 are exempt from EC 9.1210 to 9.1230 Legal Nonconforming Situations, pertaining to nonconforming uses. This exemption is limited to development sites in the S-JW Jefferson Westside Special Area Zone on which residential buildings and uses existed, or in which a development permit or land use application was pending, on December 7, 1994. If such a building which is nonconforming as to minimum density is destroyed by fire or other causes beyond the control of the owner, the development site may be redeveloped with the previous number of dwelling unit(s) if completely rebuilt within 5 years. If not completely rebuilt within 5 years, the development site is subject to the density standards for the S-JW Jefferson Westside Special Area Zone.

Section 6. Subsection (26) of Section 9.8030 of the Eugene Code, 1971, is added to provide:

9.8030 **Adjustment Review - Approval Criteria.** The planning director shall approve, conditionally approve, or deny an adjustment review application. Approval or conditional approval shall be based on compliance with the following applicable criteria.

(26) S-JW Jefferson Westside Special Area Zone. The following standards applicable within the S-JW Jefferson Westside Special Area Zone may be adjusted upon a finding that the adjustment is consistent with the following criteria.

(1) Driveway width. An additional two feet of width is allowed for any portion of a driveway that takes access from a street based on the following criteria:

(a) The additional driveway width is necessary to avoid an unsafe condition, to comply with the requirements of EC 9.6420 (Parking Area Standards) or to provide reasonable maneuvering room around an obstacle that cannot be practicably relocated to a different location that would not create a driveway obstacle; and

(b) The additional area allowed under this adjustment is the minimum necessary to accomplish the objective under (1)(a), above.

(2) Means of primary vehicle access. A dwelling considered to have its primary vehicle access from the alley, according to EC 9.3625(3)(a)2.b., may be considered to have its primary vehicle access from the street if the applicant demonstrates that physical conditions or code standards preclude the establishment of vehicle parking on any part of the lot that could be accessed from the alley.

Section 7. Subsection (4) of Section 9.8865 of the Eugene Code, 1971, is amended by adding a new subsection (k) and relettering the subsequent subsections to provide:

9.8865 **Zone Change Approval Criteria.** Approval of a zone change application, including the designation of an overlay zone, shall not be approved unless it meets all of the following criteria:

(4) The proposed zone change is consistent with the applicable siting requirements set out for the specific zone in:

(a) EC 9.2150 Commercial Zone Siting Requirements.
(b) EC 9.2430 Industrial Zone Siting Requirements.
(c) EC 9.2510 Natural Resource Zone Siting Requirements.
(d) EC 9.2610 Park, Recreation, and Open Space Siting Requirements.
(e) EC 9.2681 Public Land Zone Siting Requirements.
(f) EC 9.2735 Residential Zone Siting Requirements.
(g) EC 9.3055 S-C Chambers Special Area Zone Siting Requirements.
(h) EC 9.3105 S-CN Chase Node Special Area Zone Siting Requirements.
(i) EC 9.3205 S-DW Downtown Westside Special Area Zone Siting Requirements.
(j) EC 9.3305 S-E Elmira Road Special Area Zone Siting Requirements.
(k) EC 9.3605 S-JW Jefferson Westside Special Area Zone Siting Requirements.
(l) EC 9.3705 S-RP Riverfront Park Special Area Zone Siting Requirements.
(m) EC 9.3805 S-RN Royal Node Special Area Zone Siting Requirements.
(n) EC 9.3905 S-W Whiteaker Special Area Zone Siting Requirements.
(o) EC 9.4205 /EC East Campus Overlay Zone Siting Requirements.
(p) EC 9.4715 /WP Waterside Protection Overlay Zone Siting Requirements.
(q) EC 9.4776 /WQ Water Quality Overlay Zone Siting Requirements (only for the purposes of adding the overlay zone. See EC 9.4786.).
(r) EC 9.4915 /WR Water Resources Conservation Overlay Zone Siting Requirements (only for the purposes of adding the overlay zone. See EC 9.4960.).
(s) EC 9.4815 /WB Wetland Buffer Overlay Zone Siting Requirements.
(t) An uncodified ordinance establishing a site specific S-H Historic Special Area Zone, a copy of which is maintained at the city's planning and development department.

Section 8. The Jefferson-Far West Refinement Plan is amended by adding the following policy under Area 16. East Medium-Density Residential Area:

Land Use Policies, Jefferson Area 16. East Medium Density Residential Area

This area shall be recognized as appropriate for application of the Special Area Zone-Jefferson-Westside (S-JW) as defined through the City's land use code. Within the S-JW boundaries set by the City Council, the S-JW zone shall be the only permissible zone. The S-JW zone is consistent with and implements the Medium Density Residential Metro & Refinement Plan designation within its boundaries.

Section 9. The Westside Neighborhood Plan is amended by adding the following Policy 5 to the Central Residential Area section of the Plan's Land Use Element:

> Policy 5. The portion of the Central Residential Area that is east of Polk Street shall be recognized as appropriate for application of the Jefferson Westside Special Area Zone (S-JW) as defined through the City's land use code. Within the S-JW boundaries set by the City Council, the S-JW zone shall be the only permissible zone. The S-JW zone is consistent with and implements the Medium Density Residential Metro Plan and Refinement Plan designation.

Section 10. Figures 9.3605, 9.3625(3)(d)2., 9.3625(4)(c), 9.3625(6)(a)6., 9.3625(6)(a)7., 9.3625(7)(b), 9.3626(2)(a), 9.3626(2)(3)(4), 9.3626(4)(a)(b), 9.3626(7), 9.3631(1)(d)(e) as referenced in this Ordinance, are attached hereto as Exhibit A and shall be numerically incorporated in Chapter 9 of the Eugene Code, 1971.

Section 11. The Eugene Zoning Map is amended to remove the existing base zones from the properties identified on Exhibit C attached hereto and to replace those base zones with the S-JW Jefferson Westside Special Area Zone. Any overlay zones remain in place.

Section 12. The legislative findings attached as Exhibit B hereto are adopted in support of this Ordinance.

Section 13. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Passed by the City Council this

14th day of December, 2009

Elizabeth Torrent

Acting City Recorder

Approved by the Mayor this

16th day of December, 2009

Kitty Piercy

Mayor

ORDINANCE NO. 20180

AN ORDINANCE AMENDING THE JEFFERSON/FAR WEST REFINEMENT PLAN DIAGRAM TO REDESIGNATE PROPERTY IDENTIFIED AS TAX LOTS 11700 AND 11800, MAP 17-03-31-42, FROM PUBLIC FACILITIES AND OPEN SPACE TO COMMERCIAL, AND REZONING THIS PROPERTY FROM PL PUBLIC LAND TO C-2 GENERAL COMMERCIAL.

The City Council of the City of Eugene finds that:

A. On July 12, 1999, the City Council initiated proceedings to amend the Jefferson/Far West Refinement Plan diagram and rezone the existing Library site.

B. On August 18, 1999, the City of Eugene, represented by the Community Development Division, Planning and Development Department ("the applicant"), submitted an application for a diagram amendment to the Jefferson/Far West Refinement Plan and a concurrent zone change to redesignate property identified as tax lots 11700 and 11800, map 17-03-31-42, from Public Facilities and Open Space to Commercial, and to rezone this property from PL Public Land to C-2 General Commercial.

C. This proposal came to the City of Eugene for action pursuant to procedures for refinement plan amendments described in Chapter 9 of the Eugene Code, 1971 (EC 9.138 - 9.148)

D. On August 27, 1999, the proposed amendment and notice of the Planning Commission hearing on the amendment were mailed to the Oregon Department of Land Conservation and Development as required by ORS 197.610.

E. On September 14, 1999, the refinement plan amendment application was referred to Lane County and the City of Springfield, and referral notice of the application and Planning Commission public hearing information was mailed to the Jefferson Area Neighbors.

F. On September 21, 1999, notice of the Planning Commission hearing was mailed to the owner of the property subject to the amendment, and to owners and occupants of property within 500 feet of the subject property.

G. On October 1, 1999, notice of the Planning Commission hearing was published in the Eugene Register-Guard.

H. On October 12, 1999, the Eugene Planning Commission held a public hearing on the application. At the close of the public hearing, the Planning Commission voted unanimously to recommend approval of the proposed refinement plan amendment and zone change.

I. On November 9, 1999, notice of the Eugene City Council hearing was mailed to the applicant, neighborhood association and those who had requested to be placed on the Interested

Parties list for the proposed refinement plan amendment and zone change.

J. The Eugene City Council held a public hearing on the request on November 22, 1999, and is now ready to take action on the requested amendment.

K. Evidence exists within the record and the findings attached hereto that the proposal meets the requirements of Chapter 9 of the Eugene Code, 1971, and the requirements of applicable state and local law.

NOW, THEREFORE,

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The above findings, and the findings set forth in Exhibit B attached hereto and incorporated herein by reference are adopted.

Section 2. The Jefferson/Far West Refinement Plan land use designation for the property identified as tax lots 11700 and 11800, map 17-03-31-42, is amended from Public Facilities and Open Space to Commercial as depicted on Exhibit A attached hereto and incorporated herein by reference.

Section 3. The zoning for the property identified as tax lots 11700 and 11800, map 17-03-31-42, is amended from PL Public Land to C-2 General Commercial, as depicted on Exhibit A attached hereto and incorporated herein by this reference.

Section 4. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, that portion shall be deemed a separate, distinct, and independent provision and that holding shall not affect the validity of the remaining portions of this Ordinance.

Passed by the City Council this

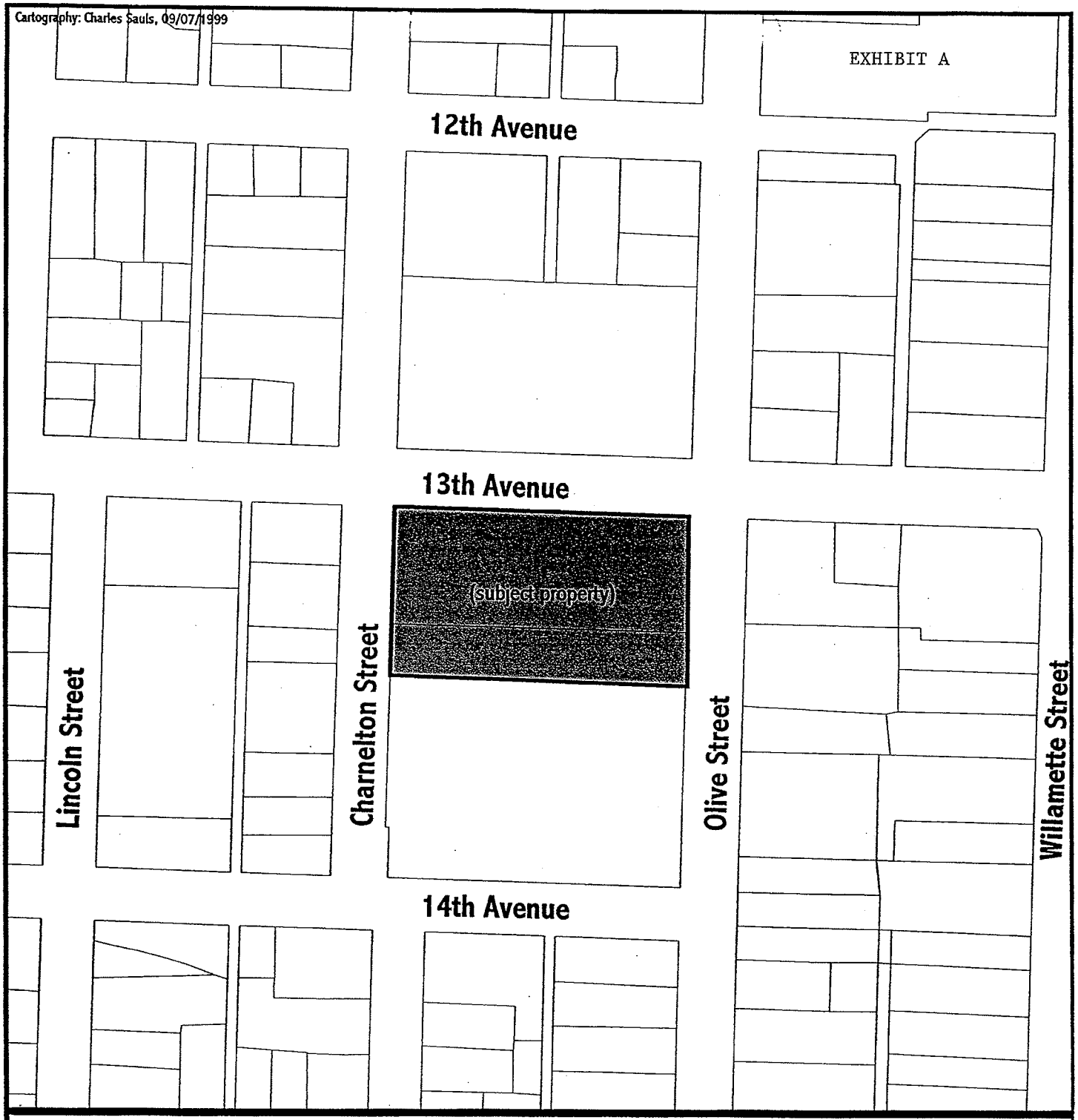
22nd day of November, 1999

City Recorder

Approved by the Mayor this

22nd day of November, 1999

Mayor



Vicinity Map for Existing Library Site (RA 99-7; Z 99-18)

Change of designation from Public Facilities / Open Space to Commercial;
Change of zoning from PL Public Land to C-2 General Commercial

Prepared by the
City of Eugene
Planning Division

N

PROPERTY DESCRIPTION

Beginning at the Northeast corner of the NANCY CHODRICK FIRST ADDITION to Eugene, Oregon, as platted and recorded in Book 9, Page 4, Lane County Oregon Plat Records, said corner being the intersection of the West margin of Olive Street and the South margin of Thirteenth Avenue; and run thence South 0° 13' West along the West margin of Olive Street 130 feet; thence run North 89° 50' West 338.60 feet on a line parallel with the South margin of Thirteenth Avenue, to the East margin of Charnelton Street; thence run North 0° 23' East along the East margin of Charnelton Street to the Northwest corner of said NANCY CHODRICK ADDITION to Eugene; thence run South 89° 50' East 338.60 feet along the North line of said addition to the point of beginning, in Lane County, Oregon;

ALSO: Beginning at the Northeast corner of the NANCY CHODRICK FIRST ADDITION to Eugene, as platted and recorded in Book 9, Page 4, said corner being the intersection of the West margin of Olive Street and the South margin of Thirteenth Avenue; run thence South 0° 13' West along the West margin of Olive Street, 130 feet to the true point of beginning of this description; from said point of beginning run thence South 0° 13' West along the said West margin of Olive Street, 60.0 feet; thence North 89° 50' West 338.60 feet parallel to the South margin of Thirteenth Avenue; thence North 0° 23' East 60.0 feet along the East margin of Charnelton Street; thence South 89° 50' East 338.60 feet parallel to the South margin of Thirteenth Avenue to the true point of beginning, in Eugene, Lane County, Oregon.

EXHIBIT B

FINDINGS IN SUPPORT OF ORDINANCE NO. 20180 AMENDING THE JEFFERSON/FAR WEST REFINEMENT PLAN DIAGRAM AND ZONING FOR PROPERTY IDENTIFIED AS TAX LOTS 11700 AND 11800, MAP 17-03-31-42.

The following findings pertain to the property identified as tax lots 11700 and 11800, map 17-03-31-42, as depicted on Exhibit A.

CRITERIA FOR EVALUATING A REFINEMENT PLAN AMENDMENT

The following criteria from EC 9.145(2) shall be applied by the City Council in approving or denying a refinement plan amendment application:

(a) The Plan Amendment is consistent with the Metropolitan Area General Plan

(b) The Plan Amendment is consistent with the remaining portion of the Refinement Plan, and

(c) The Plan Amendment is found to address one or more of the following:
1. An error in the publication of the plan;
2. A change in circumstances in a substantial manner not anticipated in the plan;
3. Incorporation into the plan of new inventory material which relates to a Statewide goal; or
4. A change in public policy.

Based on substantial evidence in the record, the Eugene City Council finds as follows:

Refinement Plan Amendment Criterion (a):

EC 9.145 (2)(a) The Plan Amendment is consistent with the Metropolitan Area General Plan.

The subject property is designated as Commercial on the Metro Plan Land Use Diagram. The proposed refinement plan designation of Commercial for the existing Library is consistent with the existing Metro Plan designation for this site. No changes in the text of the Metro Plan would be required for consistency with the proposed refinement plan amendment.

Refinement Plan Amendment Criterion (b):

EC 9.145(2)(b) The Plan Amendment is consistent with the remaining portions of the Refinement Plan

The proposed plan amendment is a diagram amendment only, to allow the subject property to be

used for commercial uses. There are no requested changes to the plan text. The policies for Land in Public Ownership in the Jefferson/Far West Refinement Plan contain a statement that "(w)hen changes in land uses occur for areas zoned public land, the City shall evaluate whether a change in the zoning district is necessary." (Page 30) Other than this general statement, the Plan contains no policy direction in the event the Library is moved or ceases operation at this location. The proposed plan designation of Commercial is therefore consistent with the remaining portions of the Jefferson/Far West Refinement Plan.

The site of the existing Library is also included within the boundaries of the Downtown Plan. There are no specific plan designations or policies in that refinement plan which address this site.

Refinement Plan Amendment Criterion (c):

EC 9.145(2)(c) The Plan Amendment is found to address one or more of the following:

1. An error in the publication of the plan;
2. A change in circumstances in a substantial manner not anticipated in the plan;
3. Incorporation into the plan of new inventory material which relates to a Statewide goal; or
4. A change in public policy.

The bond measure for the new library passed in November 1998. Following the recommendation from the West End Planning Advisory Committee, City Council approved the half-block south of 10th Avenue between Olive Street and Charnelton Street as the future site for the new Eugene Public Library. In August 1999, Council directed the City Manager to proceed with the sale of the existing Library. The construction of the new library in a new location, and the need for the sale of this public facility, represent a change in circumstances in a substantial manner not anticipated in the plan, which was adopted in January 1983, and a change in public policy.

CONSISTENCY WITH STATEWIDE PLANNING GOALS

The proposed plan amendment is also consistent with the relevant statewide planning goals adopted by the Land Conservation and Development Commission.

Goal 1, Citizen Involvement: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

This refinement plan amendment application is subject to the public notification and hearing processes adopted by the City of Eugene in EC 9.118 to 9.136. The amendment was considered at a public hearing before the Eugene Planning Commission. Notice of the Planning Commission public hearing was published in the Register-Guard. Written notice of the Planning Commission public hearing was mailed to the owners and occupants of properties within 500 feet of the property, to persons who had requested notice, and to the neighborhood association.

After receiving the recommendation from the Planning Commission, the City Council held a duly noticed public hearing on the record to consider approval, modification, or denial of the amendment. On November 9, 1999, notice of this hearing was mailed to the applicant, persons who had requested notice, and the neighborhood association. These processes afford ample opportunity for citizen involvement consistent with Goal 1.

Therefore, this amendment complies with Goal 1.

Goal 2, Land Use Planning: *To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

This application to amend the Jefferson/Far West Refinement Plan diagram is consistent with refinement plan amendment provisions found in the Metro Plan, as codified in EC 9.138 - 9.148. The Jefferson/Far West Refinement Plan is a refinement of the Metro Plan, an acknowledged comprehensive plan pursuant to provisions specified by the Land Conservation and Development Commission.

The amendment, and the process for reviewing the amendment application, followed the procedures outlined in the Eugene Code, 1971, thus conforming with the established land use planning process consistent with Goal 2.

Therefore, this amendment complies with Goal 2.

Goal 3, Agricultural Land: *To preserve and maintain agricultural lands.*

There are no agricultural lands, by zoning, designation or use, included with or affected by this application. Therefore this Goal is not relevant and the amendment does not affect Metro Plan compliance with Goal 3.

Goal 4, Forest Land: *To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.*

There are no forest lands, by zoning, designation or use, included with or affected by this application. Therefore, this Goal is not relevant and the amendment does not affect Metro Plan compliance with Goal 4.

Goal 5, Open Spaces, Scenic and Historic Areas, and Natural Resources: *To conserve open space and protect natural and scenic resources.*

The subject property is not identified as a cultural or historic site, a natural resource area, a scenic site or open space to be protected. Based on this information, the proposed amendment does not affect Metro Plan compliance with Goal 5.

Goal 6, Air, Water and Land Resources Quality: *To maintain and improve the quality of the air, water and land resources of the state.*

The request under consideration does not involve a development proposal. This application is limited to an amendment of the refinement plan diagram and a zone change. Any future development will be addressed through the applicable land use regulations and review procedures and will be required to comply with all local, state, and federal standards and guidelines regarding construction, discharges and stormwater runoff. Therefore, the proposed amendment does not affect Metro Plan compliance with Goal 6.

Goal 7, Areas Subject to Natural Disasters and Hazards: *To protect life and property from natural disasters and hazards.*

There is no indication that the subject property is subject to natural disasters or hazards. Therefore, the proposed amendment does not affect Metro Plan compliance with Goal 7.

Goal 8—Recreational Needs: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

The subject property is not designated for recreation or park use in the Metro Plan or the Willakenzie Area Plan. Based on this information, the proposed amendment does not affect Metro Plan compliance with Goal 8.

Goal 9, Economic Development: *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

In 1992, the City adopted the Eugene Commercial Lands Study. Parts of this study were adopted as a refinement to the Metro Plan, and complies with the requirements of Goal 9. The primary intent of this study was to determine the supply and demand for commercial land. The analysis is based on lands zoned for commercial use or designated for commercial use in the Metro Plan. Since the subject property, tax lots 11700 and 11800, are designated for commercial use in the Metro Plan, the proposed refinement plan amendment will not have an effect on the overall supply of commercial lands. The proposed amendment therefore complies with Goal 9.

Goal 10, Housing: *To provide for the housing needs of citizens of the state.*

There are no residential lands, by zoning, designation or use, included with or affected by this application. Therefore, this Goal is not relevant and the amendment does not affect Metro Plan

compliance with Goal 10.

Goal 11, Public Facilities and Services: *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

The property currently has the full complement of urban services and facilities. Because no transition from rural to urban development is required, and no extension or addition of public facilities and services is needed as a result of the amendment, the amendment will not affect Metro Plan compliance with Goal 11.

Goal 12—Transportation: *To provide and encourage a safe, convenient and economic transportation system.*

The proposed redesignation affects an existing developed site, with existing access and parking facilities. No new development proposals are included in this amendment. The proposed refinement plan amendment will not have a significant impact on the existing transportation facilities.

Goal 13—Energy Conservation: *To conserve energy.*

The area proposed to be redesignated for commercial use is adjacent to existing residential and commercial areas. Commercial uses could potentially enable greater conservation of energy by providing commercial destinations within walking distance of residential areas. However, it should be noted that this amendment involves only 1.5 acres currently in public use, to be redesignated for commercial use, and does not involve the consideration of a specific development proposal. Any future development plan will be subject to the applicable energy efficiency requirements established in the building code. Based on this information, the proposed amendment will not affect Metro Plan compliance with Goal 13.

Goal 14—Urbanization: *To provide for an orderly and efficient transition from rural to urban land use.*

The subject sites are all within the Eugene city limits and the Urban Growth Boundary, and have all necessary urban services. The property is not being converted from rural to urban land use. Therefore, the amendment will not affect Metro Plan compliance with Goal 14.

Goal 15—Willamette River Greenway: *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

The subject property is not within the Willamette River Greenway. Therefore, the amendment will not affect Metro Plan compliance with Goal 15.

Goals 16 through 19 (Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources):

These goals do not apply within the Metro Plan area.

CRITERIA FOR EVALUATING A ZONE CHANGE

The applicant has requested a concurrent zone change as provided for in EC 9.674(3). The following criteria from EC 9.678 shall be applied by the City Council in approving or denying the zone change request:

(a): The uses and density that will be allowed in the location of the proposed change 1) can be served through the orderly and efficient extension of key urban facilities and services prescribed in the Metropolitan Area General Plan, and 2) are consistent with the principles of compact and sequential growth.

(b): The proposed change is consistent with the Metropolitan Area General Plan 1) applicable text, 2) specific elements related to the uses listed in the proposed zoning districts, and 3) applicable land use designations. The written text of the plan takes precedence over the plan diagram where apparent conflicts or inconsistencies exist.

(c): The proposed zone change is consistent with applicable adopted neighborhood refinement plans, special area studies, and functional plans. In the event of inconsistencies between these plans or studies and the Metropolitan Area General Plan, the latter is the prevailing document.

Based on substantial evidence in the record, the Eugene City Council finds:

Zone Change Criterion (a):

Section 9.678(a): The uses and density that will be allowed in the location of the proposed change (1) can be served through orderly and efficient extension of key urban facilities and services prescribed in the Metropolitan Area General Plan, and (2) are consistent with the principles of compact and sequential growth.

This property is currently served by the full range of City services. Any potential increased density or use of the property is expected to be able to be served with urban services. The proposed zone change is consistent with the principles of compact and sequential growth since it would stimulate reuse and/or development of the property in an existing developed area.

Zone Change Criterion (b):

Section 9.678(b): The proposed change is consistent with the Metropolitan Area General Plan (1) applicable text, (2) specific elements related to the uses listed in the proposed zoning districts, and

(3) applicable land use designations. The written text of the Plan takes precedence over the Plan diagram where apparent conflicts or inconsistencies exist.

The Metro Plan diagram shows the area as being designated Commercial, consistent with the proposed zoning. There are no Metro Plan policies which provide specific direction for the proposed zone change from PL Public Land to C-2 General Commercial.

Zone Change Criterion (c):

Section 9.678(c): The proposed change is consistent with applicable adopted neighborhood refinement plans, special area studies, and functional plans. In the event of inconsistencies between these plans or studies and the Metropolitan Area General Plan, the latter is the prevailing document.

The policies for Land in Public Ownership in the Jefferson/Far West Refinement Plan contain a statement that "(w)hen changes in land uses occur for areas zoned public land, the City shall evaluate whether a change in the zoning district is necessary." At the present time, a change in land use and zoning is proposed for the existing Public Library, since design and construction is underway for the new Eugene Public Library in a different location. This zone change is being processed concurrently with an amendment to the Jefferson/Far West Refinement Plan. If the Jefferson/Far West Refinement Plan amendment is approved, the proposed change in zoning to C-2 General Commercial will be consistent with the commercial designation. Refer to the related refinement plan amendment discussion, above.

COUNCIL ORDINANCE NUMBER 20380

COUNCIL BILL NUMBER 4940

AN ORDINANCE AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN LAND USE DIAGRAM AND THE JEFFERSON/FAR WEST REFINEMENT PLAN LAND USE DIAGRAM AND TEXT; AMENDING SECTION 9.9580OF THE EUGENE CODE, 1971; ADOPTING A SEVERABILITY CLAUSE; PROVIDING AN *IMMEDIATE* EFFECTIVE DATE; AND PROVIDING A SUNSET DATE. (JEFFERSON/FAR WEST, MA 06-5, RA 06-3, CA 06-1)

ADOPTED: March 12, 2007

PASSED: 8:0

REJECTED:

OPPOSED:

ABSENT:

EFFECTIVE: March 12, 2007

ORDINANCE NO. 20380

AN ORDINANCE AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN LAND USE DIAGRAM AND THE JEFFERSON/FAR WEST REFINEMENT PLAN LAND USE DIAGRAM AND TEXT; AMENDING SECTION 9.9580OF THE EUGENE CODE, 1971; ADOPTING A SEVERABILITY CLAUSE; PROVIDING AN IMMEDIATE EFFECTIVE DATE; AND PROVIDING A SUNSET DATE. (JEFFERSON/FAR WEST, MA 06-5, RA 06-3, CA 06-1)

The City Council of the City of Eugene finds that:

A. On September 11, 2006, the Eugene City Council initiated amendments to the Eugene-Springfield Metropolitan Area General Plan land use diagram, the Jefferson/Far West Refinement Plan land use diagram and text, and the Eugene Code, 1971, to temporarily limit a specified area in the Jefferson/Far West Refinement Plan to Low Density Residential development.

B. The Planning Commission held a public hearing on the amendments contained in this Ordinance on December 5, 2006, and has forwarded its recommendations to the City Council for amendments to the Metropolitan Plan land use diagram, the Jefferson/Far West Refinement Plan land use diagram and text, and the Eugene Code, 1971, which have been incorporated herein.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The Eugene-Springfield Metropolitan Area General Plan ("Metro Plan") land use diagram is amended for the portion of the Jefferson neighborhood known as "Area 15" in the Jefferson/Far West Refinement Plan (located south of West 13th Avenue, east of the Lane County Fairgrounds, and north of West 18th Avenue, having an eastern boundary following portions of Lincoln Alley, Charnelton Alley, and Willamette Alley), by changing the Metro Plan designation for that area from a designation of Medium Density Residential to a designation of Low Density Residential, as shown on the attached Exhibit A, which is incorporated herein.

Section 2. The Jefferson/Far West Refinement Plan land use diagram located on page 18 of the Jefferson/Far West Refinement Plan is amended for the portion of the Jefferson neighborhood as described in Section 1 to change its designation of Low-Medium Density Residential to a designation of Low Density Residential as shown on the attached Exhibit B, which is incorporated herein.

Section 3. The Jefferson/Far West Refinement Plan text is amended by changing the heading and revising the policies under Section 15 of the Jefferson Residential Areas section of that Plan as follows:

15. Low-Density Residential Area

This area shall be recognized as a low-density residential area. The City shall explore methods of encouraging an increase in residential density yet maintaining the character of the area.

The City shall encourage block planning, infilling, and shared housing, in this area. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals.

The City shall encourage the rehabilitation of the existing housing stock through both public and private reinvestments.

Section 4. Subsection (17) of Section 9.9580 of the Eugene Code, 1971, is amended to provide:

9.9580 Jefferson/Far West Refinement Plan Policies.

(17) Land Use Element, Jefferson, Residential Areas, Low-Density Residential Area. This area shall be recognized as a low-density residential area. The City shall explore methods of encouraging an increase in residential density yet maintaining the character of the area. The City shall encourage block planning, infilling, and shared housing, in this area. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals. The City shall encourage the rehabilitation of the existing housing stock through both public and private reinvestments.

Section 5. Except as amended in Sections 2 and 3 of this Ordinance, all other provisions of the Jefferson-Far West Refinement Plan as adopted by Resolution No. 3739 on January 12, 1983, and amended by Ordinance No. 20180 on November 22, 1999, remain in full force and effect.

Section 6. The findings set forth in Exhibit C attached hereto are adopted as findings in support of this Ordinance.

Section 7. The City Recorder, at the request of, or with the concurrence of the City Attorney, is authorized to administratively correct any reference errors contained herein or in other provisions of the Eugene Code, 1971, to the provisions added, amended or repealed herein.

Section 8. If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions hereof.

Section 9. Notwithstanding the effective date of ordinances as provided in the Eugene Charter of 2002, in order to prohibit any inappropriate infill development that could occur as the result of the period between passage of this Ordinance and the 30 day effective date provided in the Eugene Charter of 2002, this Ordinance shall become effective immediately upon its passage by the City Council and approval by the Mayor or passage over the Mayor's veto.

Section 10. This Ordinance will be automatically repealed upon the effective date of an Ordinance adopted by the Council that (a) establishes area-specific infill standards for the area regulated by the Jefferson/Far West Refinement Plan Residential Area Policy 15 and (b) references section 10 of this ordinance." Upon repeal of this Ordinance, the area depicted on Exhibits A and B shall return to the Medium Density Residential Metro Plan designation and to the Low-Medium Density Residential designation on the Jefferson/Far West Refinement Plan land use diagram, and the language deleted by this Ordinance from the Jefferson/Far West Refinement Plan Residential Area Policy 15 shall be restored in both the Jefferson/Far West Refinement Plan and in Section 9.9580(17) of the Eugene Code, 1971.

Passed by the City Council this

12th **day of** March **, 2007.**

City Recorder

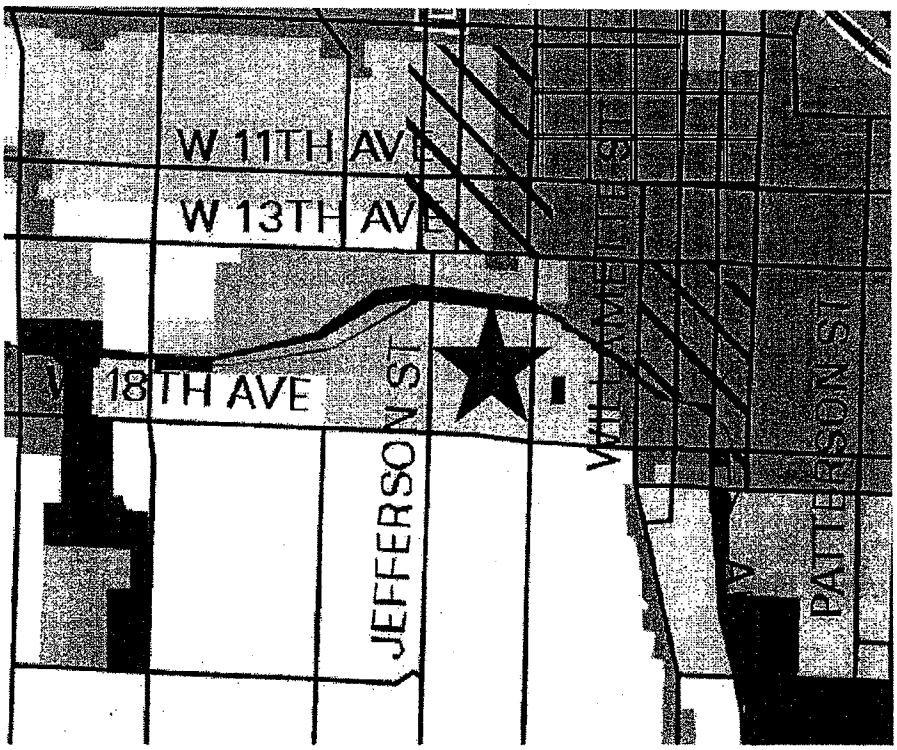
Approved by the Mayor this

12 **day of** March **, 2007.**

Mayor

Exhibit A

Jefferson/Far West Metro Plan Amendment (MA 06-5)

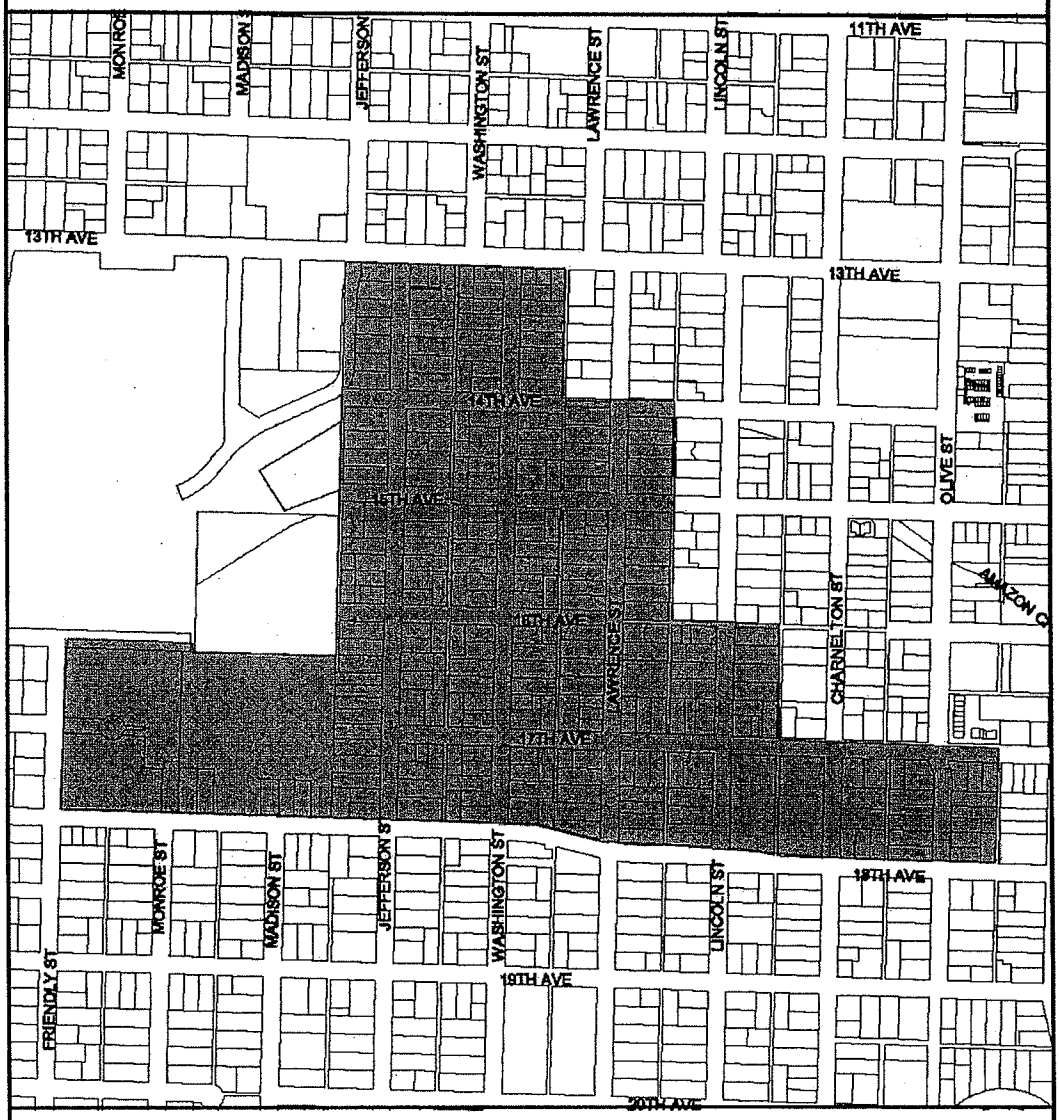


Existing Plan Designation: Medium Density Residential
Proposed Plan Designation: Low Density Residential

N

Exhibit B

Jefferson/Far West Refinement Plan Amendments (RA 06-3)



Existing Plan Designation: Low-to-Medium Density Residential
Proposed Plan Designation: Low Density Residential

Subject Site

N

Exhibit C

Findings of Fact
MA 06-05, RA 06-03, CA 06-01

<u>Metro Plan Diagram Amendments</u> Eugene Code Section 9.7730(3) requires that the following criteria (in bold and *italics*) be applied to a Metro Plan diagram amendment:

(a) The amendment must be consistent with the relevant Statewide Planning Goals adopted by the Land Conservation and Development Commission; and

<u>Goal 1 Citizen Involvement</u>: *To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.*

The City has acknowledged provisions for citizen involvement that ensure the opportunity for citizens to be involved in all phases of the planning process and set out requirements for such involvement. The requested action does not amend the citizen involvement program. The process for reviewing these amendments complies with Goal 1 since it complies with, and surpasses the requirements of, the State's citizen involvement provisions.

The City of Eugene land use code implements Statewide Planning Goal 1 by requiring that notice of the proposed amendments be given and public hearings be held prior to adoption. Consideration of the amendments began with a City of Eugene Planning Commission public hearing on December 5, 2006. On October 20, 2006, the City mailed notice of the proposed plan amendments to the Department of Land Conservation and Development, as required by the Eugene Code and in accordance with State statutes. On November 2, 2006, referrals concerning the pending applications were sent to the Oregon Department of Transportation (ODOT), City of Springfield, Lane County, the Jefferson-Westside Neighborhood Association and to City departments, consistent with the Eugene Code. On November 3, 2006, notice of the Planning Commission public hearing was mailed to the owners and occupants of the subject area, owners and occupants of property within 500 feet of the subject area, Jefferson-Westside Neighborhood Association, interested parties who requested notice, and other community organizations requesting such notice, which is in excess of the requirements of the Eugene Code. On November 15, 2006, notice of the Planning Commission public hearing was published in the *Register-Guard*, in accordance with the Eugene Code. On November 3, 2006, notice was also posted in accordance with EC 9.7415(5). In addition to public meetings and mailed notices, printed materials related to these proceedings were made available at Planning and Development Department offices. City staff also met with the Jefferson-Westside Neighborhood co-chairs to provide information regarding the land use applications.

An additional public hearing was held before the Eugene City Council on February 20, 2007. Notice to interested and affected parties was provided for that hearing.

The process for adopting these amendments complies with Goal 1 since it complies with, and

surpasses the requirements of the State's citizen involvement provisions.

Goal 2 - Land Use Planning: *To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.*

The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the policy tool that provides a basis for decision-making in this area. The Metro Plan was acknowledged by the State in 1982 to be in compliance with statewide planning goals. These findings and record show that there is an adequate factual base for decisions to be made concerning the proposed amendments. Goal 2 requires that plans be coordinated with the plans of affected governmental units and that opportunities be provided for review and comment by affected governmental units. To comply with the Goal 2 coordination requirement, the City coordinated the review of these amendments with all affected governmental units. Specifically, notice was mailed to the State Department of Land Conservation and Development, Oregon Department of Transportation, Lane County, and the City of Springfield. There are no Goal 2 exceptions required for these amendments. Therefore, the amendments are consistent with Statewide Planning Goal 2.

Goal 3 - Agricultural Land: *To preserve and maintain agricultural lands.*

Goal 3 is not applicable to these amendments as the subject area and actions do not affect any agricultural plan designation or use. Goal 3 excludes lands inside an acknowledged urban growth boundary from the definition of agricultural lands. Since the subject area is entirely within the city's acknowledged urban growth boundary, Goal 3 is not relevant and the amendments do not affect the area's compliance with Statewide Planning Goal 3.

Goal 4 - Forest Land: *To conserve forest lands.*

Goal 4 is not applicable to these amendments as the subject property and actions do not affect any forest plan designation or use. Goal 4 does not apply within urban growth boundaries and, therefore, does not apply to the subject property, which is within Eugene's UGB (OAR 660-006-0020). Therefore, Goal 4 is not relevant and the amendments do not affect the area's compliance with Statewide Planning Goal 4.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources: *To conserve open space and protect natural and scenic resources.*

The following administrative rule (OAR 660-023-0250) is applicable to this post-acknowledgement plan amendment (PAPA) request:

(3) Local governments are not required to apply Goal 5 in consideration of a PAPA unless the PAPA affects a Goal 5 resource. For purposes of this section, a PAPA would affect a Goal 5 resource only if:

(a) The PAPA creates or amends a resource list or a portion of an acknowledged plan or land use regulation adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5;

(b) *The PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 resource site on an acknowledged resource list; or*

(c) *The PAPA amends an acknowledged UGB and factual information is submitted demonstrating that a resource site, or the impact areas of such a site, is included in the amended UGB area.*

The proposed amendments do not create or amend a list of Goal 5 resources, do not amend a plan or code provision adopted in order to protect a significant Goal 5 resource or to address specific requirements of Goal 5, and do not amend the acknowledged Urban Growth Boundary.

The subject area does include a Goal 5 resource site: Site E30 G, Lower Amazon Creek. The Goal 5 regulations are implemented through an overlay zone that applies equally to the Low Density Residential plan designation and the Medium Density Residential plan designation. The amendments will not allow new uses that could conflict with the resource site, and will not change the protected status of the resource or the level of protection currently applied.

Therefore, Statewide Planning Goal 5 does not apply to these amendments.

Goal 6 - Air, Water and Land Resources Quality: *To maintain and improve the quality of the air, water, and land resources of the state.*

Goal 6 addresses waste and process discharges from development, and is aimed at protecting air, water and land from impacts from those discharges. Nothing in the proposal or the character of the area or potential uses indicates future development that would compromise air, water and land resources. The proposal does not amend the metropolitan area's air, water quality or land resource policies. Therefore, the amendments are consistent with Statewide Planning Goal 6.

Goal 7 - Areas Subject to Natural Disasters and Hazards: *To protect life and property from natural disasters and hazards.*

Goal 7 requires that local government planning programs include provisions to protect people and property from natural hazards such as floods, land slides, earthquakes and related hazards, tsunamis and wildfires. The subject area includes areas of flood hazard identified on the FEMA Flood Insurance Rate maps as AE, FW, and X5. No development is allowed in the FW (floodway) area, which is limited to the channel of Amazon Creek itself. Property within the AE and X5 areas is protected through regulations contained in the city's site development standards starting at EC 9.6705, and in the building code.

The area in question is not subject to hazards normally associated with steep slopes, wildfires, or tsunamis. Other hazards, such as earthquakes and severe winter storms can be mitigated at the time of development based on accepted building codes and building techniques. Therefore, these amendments are consistent with Statewide Planning Goal 7.

Goal 8 - Recreational Needs: *To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.*

Goal 8 ensures the provision of recreational facilities to Oregon citizens and is primarily concerned with the provision of those facilities in non-urban areas of the state. The proposed amendments will not impact the provision of public recreational facilities, nor will they affect access to existing or future public recreational facilities. Therefore, the amendments are consistent with Statewide Planning Goal 8.

Goal 9 - Economic Development: *To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.*

The Administrative Rule for Statewide Planning Goal 9 (OAR 660, Division 9) requires cities to evaluate the supply and demand of commercial land relative to community economic objects. The Eugene Commercial Lands Study is acknowledged for compliance with the requirements of Goal 9 and its Administrative Rule. Currently, the City of Eugene has a surplus of commercial land. The subject plan amendments will not affect the supply of available commercial land. The amendments are consistent with Statewide Planning Goal 9.

Goal 10 - Housing: *To provide for the housing needs of the citizens of the state.*

Goal 10 requires that communities plan for and maintain an inventory of buildable residential land for needed housing units. The request to re-designate approximately 57 acres from Medium Density Residential to Low Density Residential impacts the supply and availability of residential lands, as the request will reduce the potential number of units that could be built in the area[1]. However, the subject area was not included in the documented supply of "buildable land" available for residential development as inventoried in the acknowledged 1999 Residential Lands Study[2]. Therefore, the change will not affect the area's acknowledged supply of residential land and is consistent with Statewide Planning Goal 10.

Although the area was not included in the 1999 inventory of supply, it has supplied additional residential development worth noting. Since 1998, 12 new units were issued building permits in the study area, including three duplexes, one single family home, and one five-unit row house. Additional infill can be expected.

Under the existing Medium Density Residential designation, the subject area could be expected to gradually infill over time. For example, 4 out of 36 parcels north of the channel are now

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[1] Approval of these amendments will have the effect of returning the portion of the study area south of the Amazon Channel to the buildout potential possible before the City Council adopted the Housekeeping Amendments to the Metro Plan, which became effective February 8, 2006. The Housekeeping Amendments changed the Metro Plan designation of that portion south of the Amazon from Low Density Residential to Medium Density Residential in order to bring the Metro Plan Designation into alignment with the Jefferson-Far West Refinement Plan land use designation and policy text. The Council initiated the subject amendments after neighborhood leaders questioned the appropriateness of the Medium Density Residential designation and its correlation to the refinement plan policy text. The area north of the Amazon channel was designated Medium Density Residential even prior to the Housekeeping Amendments. It is the policy recommendation of the Planning Commission to change this area to Low Density Residential as well, primarily to keep Area 15 intact as a whole, as it is treated by the refinement plan. For additional background on the options considered to address the issue, see Memo from Susan Muir to Eugene City Council dated May 24, 2006.

[2] At the time the Residential Lands Study was completed, the majority of the subject area was designated Low Density Residential by the Metro Plan and Low to Medium Density Residential by the refinement plan.

zoned R-2, having been rezoned over the last 20 years or so. In addition, the maximum buildout potential was calculated for analysis purposes. Assuming rezoning to R-2, complete redevelopment of the area would result in an estimated total potential for 1,085 dwelling units (57 gross acres - .32 of area assumed to be devoted to nonresidential purposes = 38.76 net acres x 28 units per net acre = 1,085 units). The actual number could be higher depending on exact lot sizes and the density round up provision contained in the land use code. For example, an 8,000 square foot lot zoned R-2 would allow 5.14 units at 28 units per acre, which can be rounded up to 6 units per EC 9.2751(1)(c). At the other end of the density spectrum, the minimum required density, upon development or redevelopment, would be one unit (1.8 units allowed at 10 units per acre).

Under the proposed Low Density Residential designation, zoning would remain as existing (primarily R-1, with some R-2/SR and one R-3 parcel) and new units would likely be built on vacant lots, as accessory dwelling units, or as redevelopment occurs over time. Assuming the maximum allowable buildout over the study area, approximately 542 units could be allowed in the study area (57 gross acres - .32 of area assumed to be devoted to nonresidential purposes = 38.76 net acres x 14 units per net acre = 542 units). The actual number could be higher depending on exact lot sizes and the density round up provision contained in the land use code. In this case, an 8,000 square foot lot zoned R-1 would allow 2.57 units at 14 units per acre, which can be rounded up to 3 units per EC 9.2751(1)(c)(although three units would only be allowed on an R-1 lot if it were designated a triplex lot on a subdivision plat).

The difference between the estimated maximum potential buildout under the Medium Density Residential and Low Density Residential designations is approximately 543 units. However, since the subject area was not included in the adopted inventory of buildable residential land (other than a small amount of gradual infill development), the impact to that adopted inventory, for planning purposes, is negligible. In addition, the Land Use Code was updated after the adoption of the inventory, allowing increases in density across all residential zoning districts. Finally, the practical reduction in potential units is likely overstated because the area is not expected to be completely redeveloped in the next twenty years.

The above findings demonstrate that the proposed amendments are consistent with Statewide Planning Goal 10.

<u>Goal 11 - Public Facilities and Services:</u> *To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.*

The area affected by the amendments is located inside the city limits. The existing level of public facilities and service is adequate to serve the needs of existing and future development. Referral notices sent to service providers resulted in comments from Public Works staff indicating that wastewater, transportation, and storm water facilities are adequate to serve either medium density or low density development in the area.

The provision of these amendments does not affect the planning or development of future public facilities or services. Therefore, the amendments are consistent with Statewide Planning Goal 11.

Goal 12 - Transportation: *To provide and encourage a safe, convenient and economic transportation system.*

Goal 12 is implemented through the Transportation Planning Rule (TPR), as defined in Oregon Administrative Rule OAR 660-012-0060. The Eugene-Springfield Metropolitan Area Transportation Plan (TransPlan) provides the regional policy framework through which the TPR is implemented at the local level. The TPR states that when land use changes, including amendments to acknowledged comprehensive plans, significantly affect an existing or planned transportation facility, the local government shall put in place measures to assure that the allowed land uses are consistent with the identified function, capacity and performance standards (level of service and/or volume to capacity ratio) of the facility.

Public works staff commented that "since this proposal is to limit development to R-1 uses, eliminating the former provision that would have allowed an applicant to rezone parcels to R-2 and develop densities beyond ten units per acre, in accordance with OAR 660-012-0060(1)(a) and (b), the proposed plan amendment would not change the functional classification of any transportation facility, nor would it change the standards for implementing a functional classification system." In addition, the plan amendment would not allow levels of use that would cause any transportation facility to exceed service standards. On the contrary, approval of the amendments would reduce impacts to all transportation facilities.

The subject area is well served by bicycle and pedestrian facilities. Bicycle lanes exist on West 18th Avenue and West 13th Avenue east of Lincoln Street, and bicycle routes exist on Olive Street and West 15th Avenue. Lane Transit District serves the subject area with the #33 Jefferson. In addition, numerous routes use West 13th Avenue, West 18th Avenue, and Willamette Street.

Given the findings above, the proposal complies with Goal 12 as implemented through the Transportation Planning Rule.

Goal 13 - Energy Conservation: *To conserve energy.*

The amendments do not specifically impact energy conservation. Therefore, Statewide Planning Goal 13 does not apply.

Goal 14 - Urbanization: *To provide for an orderly and efficient transition from rural to urban land use.*

The amendments do not effect the transition from rural to urban land use, as the subject property is already within the City limits. Therefore, Statewide Planning Goal 14 does not apply.

Goal 15 - Willamette River Greenway: *To protect, conserve, enhance and maintain the natural, scenic, historical, agricultural, economic and recreational qualities of lands along the Willamette River as the Willamette River Greenway.*

The subject property is not within the boundaries of the Willamette River Greenway. Therefore, Statewide Planning Goal 15 does not apply.

Goal 16 through 19 - Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources:

There are no coastal, ocean, estuarine, or beach and dune resources related to the area affected by these amendments. Therefore, these goals are not relevant and the amendments will not affect compliance with Statewide Planning Goals 16 through 19.

(b) Adoption of the amendment must not make the Metro Plan internally inconsistent.

The Metro Plan diagram amendment to re-designate 57 acres of land from Medium Density Residential to Low Density Residential will not create an internal conflict with the remainder of the Metro Plan. No text or other diagram changes are necessary to ensure internal consistency with the proposed diagram amendments; adoption of this amendment will not make the Metro Plan internally consistent.

The findings below demonstrate how the Metro Plan diagram amendment is consistent with the policy direction contained in the Metro Plan. Policies found to be applicable to this request are addressed below.

Residential Land Use and Housing Element

A.13 Increase overall residential density in the metropolitan area by creating more opportunities for effectively designed in-fill, redevelopment, and mixed use while considering impacts of increased residential density on historic, existing and future neighborhoods.

These amendments respond to concerns about inappropriate infill in a portion of the Jefferson-Westside neighborhood. While the amendments will reduce potential density, on balance, the amendments are consistent with the overall policy intent to address the impacts of increased residential density on existing neighborhoods of historic character. Furthermore, other portions of the Jefferson-Westside neighborhood will remain designated for medium and high density residential uses.

Other Residential Land Use and Housing Element policies promote higher density development within the urban core and where existing services and utilities are available (policies A.10, A.11, and A.12). The proposed amendments can be found consistent with these policies when the Jefferson-Westside neighborhood is considered as a whole. Portions of the neighborhood accommodate some of the higher residential density projects in Eugene, including Lane Towers and the Tate Building on Olive Street, and Willamette Towers on Lincoln Street.

Refinement Plan Amendments Eugene Code Section 9.8424 requires that the following criteria (in ***bold and italic***) be applied to a Refinement Plan amendment.

(1)(a) The refinement plan amendment is consistent with the Statewide planning goals.

The findings under EC 9.7730(3)(a), above, are incorporated herein by reference.

(1)(b) The refinement plan amendment is consistent with the applicable provisions of the Metro Plan.

Applicable provisions of the Metro Plan are evaluated under EC 9.7730(3)(b), above with respect to the proposed refinement plan amendments and Metro Plan amendment. The proposed refinement plan amendments are consistent with the applicable policies contained in the Residential Land Use and Housing Element of the Metro Plan. The proposed refinement plan land use diagram amendment from Low-Medium Density Residential to Low Density Residential is consistent with the proposed Metro Plan land use diagram amendment from Medium Density Residential to Low Density Residential.

(1)(c) The refinement plan amendment is consistent with the remaining portions of the refinement plan.

The Jefferson-Far West Refinement Plan diagram amendment to re-designate 57 acres of land from Low-Medium Density Residential to Low Density Residential and text amendment describing the land use diagram are consistent with the remaining portions of the refinement plan.

The findings below describe how the Jefferson-Far West Refinement Plan text and diagram amendments are consistent with the policy direction contained in the Jefferson-Far West Refinement Plan. Policies found to be applicable to this request are addressed below.

Land Use Policies

15. Low- to Medium-Density Residential Area

This area shall be recognized as a low- to medium-density residential area. The City shall explore methods of encouraging an increase in residential density yet maintaining the character of the area. Residential densities beyond ten units per acre shall be allowed, subject to an approved block plan or rezoning to R-2 in conjunction with site review. The City shall encourage block planning, infilling and shared housing, in this area. Access to housing units off of alleys shall be accommodated when not in conflict with other policies and goals. The City shall encourage the rehabilitation of the existing housing stock through both public and private reinvestments (page 27-28).

The above policy is the subject of the refinement plan amendment request. If approved, the amendment will clarify the first sentence, changing it to "this area shall be recognized as a low density residential area." It will also strike the third sentence, referring to allowing densities in excess of 10 units per acre if accompanied by a block plan or a site review suffix. The rest of the policy will remain as is, and will still reflect the applicable residential density findings in the plan, including:

This area consists primarily of single-family residential structures built between 1920 and 1950...the average parcel size is in the area is approximately 8,276 square feet (page 27).

Although some rezoning and lot partition applications have been approved since the refinement plan was adopted, the area still consists primarily of lots zoned R-1. Most are developed with single family dwellings, but many lots contain more than one dwelling unit.

The City Council also included a sunset clause that will cause the area to revert back to Low- to Medium-Density development on January 1, 2009. The sunset clause acknowledges that the long term development pattern envisioned in the refinement plan does include medium-density development. The city is also actively pursuing development of infill standards that would address some of the concerns associated with the medium-density designation.

(2) The refinement plan amendment addresses one or more of the following:

- ***(a) An error in the publication of the refinement plan.***
- ***(b) New inventory material which relates to a statewide planning goal.***
- ***(c) New or amended community policies.***
- ***(d) New or amended provisions in a federal law or regulation, state statute, state regulation, statewide planning goal, or state agency land use plan.***
- ***(e) A change of circumstances in a substantial manner that was not anticipated at the time the refinement plan was adopted.***

The proposed amendments are not based on an error in the publication of the Jefferson-Far West Refinement Plan, new inventory material relating to a statewide planning goal or new or amended state or federal laws, regulations, or policies; therefore EC 9.8424(2)(a), (b), (d) and (e), above, are not applicable to this request.

Consistent with EC 9.8424(2)(c), the proposed plan amendments are consistent with the related Metro Plan amendment to re-designate the subject property from Medium Density Residential to Low Density Residential. If it is found to comply with the applicable approval criteria, the Metro Plan amendment constitutes a new community policy in the context of this criterion.

In addition, all of Eugene's zoning districts have been repeatedly revised to allow increases in residential density as a means of achieving compact growth. In 1983, when the refinement plan was adopted, R-2 allowed one dwelling unit per 2,650 square feet. Allowable density was thus 16.4 units per net acre.

In 1985, the City adopted small lot provisions, allowing lots in R-2 to be 2,250 square feet in size, and thereby allowable density was increased to 19.4 units per net acre. In 2001, when the Land Use Code was updated, R-2 was revised to allow 14-28 units per net acre[3]. A new provision for calculating density specified that when figuring maximum density, the resulting figure would be rounded up. When calculating the minimum density required on a particular lot, the resulting figure would be rounded down.

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[3] Since 1987, the Metro Plan has called for "over 10 through 20" units per gross acre in the Medium Density Residential designation (Policy A.9). The Land Use Code update attempted to convert this intent to net acreage requirements.

An example 8,000 square foot lot in Area 15 zoned R-2 would currently allow six dwelling units (.18 acres x 28 du/acre = 5.14, which rounds up to 6). When the refinement plan was adopted in 1983, the R-2 provisions in place would have allowed three units (8,000/2,650 = 3.01, which rounds down to 3).

The changes to the R-2 zone, although not specific to this neighborhood, are considered amended community policies in the context of the refinement plan amendment criteria.

Lastly, although not criteria on which to base a land use decision, the City also adopted the Growth Management Policies in 1998, and many of these policies address issues relevant to these amendments. In particular, policies 6 and 9 refer to balancing the impacts of infill with the goal of densifying the city as a whole.

> *Policy 6: Increase density of new housing development while maintaining the character and livability of individual neighborhoods.*
>
> *Policy 9: Mitigate the impacts of new and/or higher density housing, in-fill, and redevelopment on neighborhoods through design standards, open space and housing maintenance programs, and continuing historic preservation and neighborhood planning programs.*

In support of Policy 6, the proposed amendments maintain the character and livability of Area 15 of the Jefferson neighborhood by prohibiting upzoning from R-1 to R-2. With respect to Policy 9, these amendments can be seen as part of a larger neighborhood strategy to encourage infill in the most appropriate places. Infill standards are anticipated to be developed and applied to this neighborhood in the near term, mitigating the impacts of infill that may be allowed in the future.

Other Growth Management Policies that directly relate to density and infill in the subject area include policies 1, 2, 7, and 10:

> *Policy 1. Support the existing Eugene Urban Growth Boundary by taking actions to increase density and use existing vacant land and under-used land within the boundary more efficiently.*
>
> *Policy 2. Encourage in-fill, mixed-use, redevelopment, and higher density development.*
>
> *Policy 7. Provide for a greater variety of housing types.*
>
> *Policy 10. Encourage the creation of transportation-efficient land use patterns and implementation of nodal development concepts.*

Although these policies encourage dense development, the priority for this area at this time is to implement the relevant portions of policies 6 and 9 while infill compatibility standards are developed.

Code Amendment. Eugene Code Section 9.8065 requires that the following criteria (in ***bold and italic***) be applied to a Code Amendment.

EC 9.8065 Code Amendment Approval Criteria.
If the city council elects to act, it may, by ordinance, adopt an amendment to this land use code that:

(1) Is consistent with applicable statewide planning goals as adopted by the Land Conservation and Development Commission.

The findings under EC 9.7730(3)(a), above, are incorporated herein by reference.

(2) Is consistent with applicable provisions of the Metro Plan and applicable adopted refinement plans.

The findings under EC 9.7730(3)(b) and EC 9.8424(1)(c), above, are incorporated herein by reference.

(3) In the case of establishment of a special area zone, is consistent with EC9.3020 Criteria for Establishment of an S Special Area Zone.

This criterion is not applicable to the proposed amendments.

RESOLUTION NO. 3739

A RESOLUTION ADOPTING THE JEFFERSON/FAR WEST REFINEMENT PLAN.

The City Council of the City of Eugene finds that:

In the fall of 1980 the Eugene Planning Commission began a refinement plan of the Eugene-Springfield Metropolitan Area General Plan for the Jefferson Area Neighborhood and the northern portion of the Far West Neighborhood. The plan area is defined by 18th Avenue from City View Street to Willamette Street, Willamette Street from 18th Avenue to 13th Avenue, 13th Avenue from Willamette Street to Chambers Street, Chambers Street from 13th Avenue to 7th Avenue, 7th Avenue from Chambers Street to Garfield Street, Garfield Street from 7th Avenue to 11th Avenue, 11th Avenue from Garfield Street to City View Street, City View Street from 11th Avenue to 18th Avenue.

A planning team was formed to work with City staff in developing the Refinement Plan. Membership on the planning team included 13 voting positions - five members appointed by the Jefferson Area Neighbors, three members appointed by the Far West Neighborhood Association, and one representative each from the Lane County Fairgrounds, the Ida Patterson Community School, the Jefferson business community, the Far West business community, and religious facilities. In addition, an ex officio position was created for a representative of the 4-J School District.

A draft Jefferson/Far West Refinement Plan was mailed to all property owners and addresses within the plan boundary in August, 1982, and the Jefferson Area Neighbors held an informational meeting on the draft plan on September 8, 1982. On October 6, 1982 the Jefferson Area Neighbors recommended adoption of the draft Refinement Plan with certain requested modifications. The Far West Neighborhood Association reviewed and voted to support the draft Refinement Plan on September 9, 1982 and subsequently, on October 14, 1982, voted to recommend certain revisions to the draft Refinement Plan.

The Eugene Planning Commission held a public hearing on the draft Jefferson/Far West Refinement Plan on October 12, 1982. After work sessions to consider the plan and the public testimony, the Planning Commission took action on November 1, 1982 to recommend a revised version of the Jefferson/Far West Refinement Plan for adoption by the City Council.

The City Council held a public hearing on the draft Jefferson/Far West Refinement Plan on December 13, 1982, and considered recommendations from the Planning Commission, the Jefferson Area

Neighbors, the Far West Neighborhood Association, and members of the public.

The Planning Commission and City Council have reviewed the Jefferson/Far West Refinement Plan, and based on the findings therein and the public testimony before the Planning Commission and the Council, the City Council finds that the Jefferson/Far West Refinement Plan is consistent with the Eugene-Springfield Metropolitan Area General Plan, the Community Goals and Policies, and the Statewide Planning Goals.

Now, therefore, based on the above findings,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. The policies set forth in the Jefferson/Far West Refinement Plan are hereby adopted as a refinement of the Eugene-Springfield Metropolitan Area General Plan for the plan area.

Section 2. The Land Use Diagram included in the Jefferson/Far West Refinement Plan is hereby adopted as a refinement of the Eugene-Springfield Metropolitan Area General Plan diagram. The explanatory text discussing each segment of the Land Use Diagram is recognized as clarifying and providing further explanation of the intent of the Metro Plan diagram.

Section 3. The implementation strategies set forth in the Jefferson/Far West Refinement Plan are recognized as potential means of addressing adopted policies but are not adopted as City policy.

Section 4. The revisions and errata of January 12, 1983, as set forth in Attachment A attached hereto and incorporated herein by reference are adopted as revisions to be incorporated in the Jefferson/Far West Refinement Plan.

Section 5. The City Council hereby adopts as additional findings, the supporting text, maps, graphs, and tables contained in the Jefferson/Far West Refinement Plan and the Jefferson/Far West Refinement Plan Appendix.

Section 6. The City Recorder is directed to attach a copy of the Jefferson/Far West Refinement Plan as adopted herein to this Resolution.

The foregoing Resolution adopted the 12th day of January, 1983.

Karen Goldman
City Recorder

ATTACHMENT A

JEFFERSON/FAR WEST REFINEMENT PLAN

REVISIONS TO AUGUST 1982 PLAN DRAFT

Deletions are shown in [brackets]. Additions are underlined. Portions not listed remain the same as the August 1982 plan draft.

1. Add a second paragraph under the section of the Introducton titled "How Can the Plan Be Used?"

   In addition to maintaining consistency with broader policy documents like the Metro Plan and Community Goals, the refinement plan is expected to link up with plans that address areas adjacent to the plan area. It also is recognized that political, social, and neighborhood boundaries may overlap the boundaries of the plan area.

2. Page 18--Add Implementation Strategy 3.2.

   3.2 During the update of the City Zoning Ordinance, consider making churches conditional uses in the R-1 and R-2 Zoning Districts.

3. Following page 44--Indicate on the traffic volume and street classifications map the average daily traffic count for the southern portion of City View Street, volume falls in the 2,500-4,999 category.

4. Page 49--Amend Implementation Strategy 1.3 a.

   1.3 a. Encourage northbound and southbound traffic to use Chambers Street rather than Garfield Street.

5. Page 51--Following Implementation Strategy 1.7 add a new Implementation Strategy and renumber subsequent Implementation Strategies.

   1.8 Some mitigating actions due to the widening of Chambers Street between 8th and 18th avenues be taken. These might include such things as buffers, beautification projects, or pedestrian crossings.

6. Page 51--Add Implementation Strategy 1.12.

   1.12 Support methods to encourage safe pedestrian access across Garfield Street between Westmoreland Family Housing areas.

7. Page 56--Following Finding 4. add two new Findings 5. and 6. and renumber subsequent Findings.

   5. Adajacent to the plan area, Westmoreland Community Center is an important neighborhood and community resource providing cultural and recreational opportunities for residents of all ages.

   6. Kaufman Senior Center is a neighborhood resource and focal point for the unusually high concentration of older residents in the Jefferson Area Neighborhood.

8. Page 59--Following Policy 2., add two new Policies 3.0 and 4.0 and Implementation Strategies 3.1 and 4.1. Renumber subsequent Policies and Implementation Strategies.

3.0 Continue to recognize Westmoreland Community Center as an important community resource and maintain the quality of its services.

3.1 Continue to provide funding and support for Westmoreland Community Center's programs and services.

4.0 Continue to recognize Kaufman Senior Center as a vital resource to older people in the neighborhood/community and maintain the quality of services it provides.

4.1 Continue to provide funding and support for Kaufman Senior Center's programs and services.

9. Page 59--Add a new Policy 5.0 and Implementation Strategy 5.1. Renumber subsequent Policies and Implementation Strategies.

5.0 Continue to recognize the Jefferson Pool as an important community resource.

5.1 Continue to support the Jefferson Pool or equivalent recreational facility in the downtown area.

10. Page 67--Add Implementation Strategies 9.3 and 9.4.

9.3 Maintain and improve recreational facilities at Westmoreland Community Center.

9.4 Maintain and support facilities at Kaufman Senior Center

11. Page 68--Amend Implementation Strategy 10.3.

10.3 . . . Lane County Fairgrounds, [and] O'Hara Catholic Elementary School [.] Westmoreland Community Center, and Kaufman Senior Center.

12. Page 65--Amend Policy 5.0 and Implementation Strategy 5.1.

5.0 [Use the "Big Map" in all relevant referral processes.] Review land use application and referral processes in an effort to increase citizen awareness.

5.1 [Use the "Big Map" as additional information at every chance in the referral process for the neighborhood.] Direct the Citizen Involvement Committee to examine use of tools such as the "Big Map" in the referral processes.

13. Page 68--Amend Implementaton Strategy 10.6.

10.6 Locate and develop a neighborhood center(s)[.] providing it involves the use of existing public facilities.

14. Page 77--Amend Policy 6.0.

    6.0 Review the City's residential land use regulations to determine if it is feasible to allow a variety of accessory uses that are compatible within a residential area. This might include accommodation of cottage industry, [and] more flexibility in home occupation regulations[.], and provision for chickens and small livestock.

15. Page 77--Correct footnote--The Neighborhoods Commons Element Policy [7.0] 12.0 also strongly relates to Neighborhood Economic Development.

16. Page 81--Amend second paragraph.

    . . . That year's allocation included projects for . . . [completion of] additional improvements at Martin Luther King, Jr., Park in Far West . . .

TB:/pvMb22

Jefferson/Far West Refinement Plan, permenant storage in Legislative History File #308