

This document shows examples of many of the negative impacts described in the JWN draft report section on negative impacts applicable to the JWR2 area.

Clarification of
Vague Words and Phrases
in the List of Potential Negative Impacts
from Infill

Prepared by the ICS Impacts & Characteristics Committee

Introduction

This document was prepared in recognition that several of the words and phrases in the list of potential negative impacts are vague. Words such as “incompatible,” “inappropriate,” and “inadequate” expressed genuine concern among those who created the original list, but probably are not sufficiently descriptive to aid in drafting policy or code language.

The principle followed in the material below was to describe examples and use photographs as much as possible. This effort was greatly aided by staff assistance. It was noted in selecting the photographs that certain negative impacts tend to cluster together. For example, impacts of incompatible size, scale, and mass; insufficient open space; and landscaping and insufficient interior setbacks are often found on the same property

1 Incompatible architectural styles

The question of compatibility is fraught with subjective judgment. Questions of size and height might, in some cases, relate to style, but also could be considered separate factors along with setbacks, relation to building mass to lot size, etc. Style incompatibility often comes up in reference to historical structures or parts of neighborhoods where there is a high degree of design homogeneity, regardless of whether the structures are historically significant.



2 Low quality or inappropriate construction materials

Construction material quality is mostly regulated by the building code. Inappropriate material might include stucco or an unpainted metal roof or siding in an area of mostly clapboard siding homes. This is also a very subjective subject.

3 Buildings out of scale to adjacent buildings

This situation can occur when an older, smaller house, e.g., a World War II, two-bedroom cottage, is torn down and replaced by a four to five-bedroom “McMansion.” As with #2 above, this problem is of interest to areas with a high percentage of “historic” or “historic contributing” structures, or parts of neighborhoods where there is a high degree of design homogeneity, regardless of whether the structures are historically significant and where the value of the original dwelling is small in proportion to the value of the lot. This problem is not restricted to R-1 areas, but can occur in areas with higher-density zoning overlaying an area that is built out with a mixture of structure types.



4 Excessive scale or mass in relation to lot size

This is especially a problem in older parts of town with predominately lots measuring 56-60' x 160'. See also numbers 14-16 below relating to open space and setbacks, number 3 and photos under number 50.



5a Excessive wall adjacent to existing dwelling

The aerial extent of the wall, both height and length -

Concerns include: deprivation of solar access for heat and power and loss of air, sunlight and view.



5b Excessive wall adjacent to street

This can also occur adjacent to a street.



6 Excessive wall adjacent to existing backyard

See number 3.



7

Excessive building height



A primary example is the abrupt transition in maximum building height between R-1 (30 feet), R-3 (50 feet) and R-4 (120 feet). This can occur within a higher density zoning district when the existing development contains a mixture of structure types from single family to apartment houses. Examples can be found in the Jefferson/Westside area.



8 Inadequate design standards for steeply sloped lots

9 Inadequate design standards for infill on alleys



10 House or apartments adjacent to street but not oriented toward street
See number 12.

11 Snout-nosed houses

To a degree this is a subjective matter of taste and context. A snout-nosed house in an area of others like it would not seem incompatible. Where the development is predominately from another era and style a clash with neighborhood character would be more likely. Some observers object to the emphasis on serving the automobile and to subordination of the main entrance to the dwelling.



12 Apartment with open garage or carport facing street or adjacent

Similar to number 11, this is an aesthetic issue relating to intrusion of automobile-related development into the public domain of the streetscape.

13 Excessively plain wall facing street, adjacent to existing dwelling or backyard

The current code requires greater articulation on the walls of multi-family structures. *See Eugene Code 9.5500(7)(a-d). Also see number 5.*



14 Insufficient common open space / greenspace

Common open space is an area shared by the occupants of a particular structure. This is different from the aspect, discussed below, of the private and public open spaces that are viewed primarily from the street and sidewalk and which create a feeling of spaciousness as opposed to the feeling of compression that happens when an area is dominated by structures. Again, this is somewhat subjective.



15 Insufficient nearby parks and playgrounds

16 Inappropriate and inadequate landscaping and vegetation on lots

This category is also subject. One inappropriate landscape treatment is the excessive use of bark mulch instead of vegetation. The term “inadequate” could refer to landscaping that does not accomplish its purpose of screening or softening the nearby structure, or landscaping that has been planted but did not survive due to lack of care.



Front and back of same building

17a Removal of existing mature trees on private property

17b Removal of existing mature trees on public property

18 Ridgeline trail connectivity and wildlife corridor jeopardized

19 Encroachment on streams, wetlands, floodplain

“Encroachment” refers to filling in drainage lands, or abutting streams, and developing too closely so as to effect habitat or cause flooding. At this point only Goal 5 streams are protected. Most are not yet identified.

20 Encroachment on natural drainage channels

Completely unidentified, these are swales which become important in flood events as a release valve to protect developed lots from flooding, and they have their own ecological systems. Currently they are often treated as nuisances that need to be filled in before building can begin.

21 Solar access obstruction

22 Excessive impervious surfaces

Our code has no standards limiting impervious surfaces...



23 Insufficient interior setbacks

Here, “insufficient” means “too small.” Examples include: the lack of utility and aesthetics of a five-foot setback with a fence on one side and a wall on another and insufficient space between multiple structures on one lot.



24 Buildings situated inappropriately on lot

This could be a aesthetics issue, such as where most houses front on the street, and one fronts on the cross street, or the alley. It could also refer to a house that is situated on a prime natural feature that could be preserved if the house were sited elsewhere, or a house that is sited on a likely geological or flood hazard area. Lastly, it could refer to a “too large” secondary dwelling or a new dwelling on a poorly designed flag lot.

25 Incompatible setbacks to street

Setbacks serve many purposes. In the front yard there is a commonly accepted notion that the streetscape looks better when all of the dwellings are set back the same distance from the street, where no one house protrudes farther to the street than the others, thus cutting off the view up and down the street. Similarly, setbacks are said to contribute to neighborliness and safety.

26 Views into adjacent dwellings



27 Views into adjacent backyards



28 Excessive lighting pollution (light leaving property)

29 Excessive noise from building systems (fans, pumps, etc.)

Mechanical noise from heat pumps, HVAC systems, etc., is often ignored or drowned out during the daytime only to assert its presence at night to disturb sleep.

30 Lack of neighborhood refinement plan

31 Proliferation of small lots in a area of large lots

This is especially frequent in outlying areas such as Santa Clara. It could concern loss of rural ambience and other aspects of a neighborhood's character and identity. It could also refer to infrastructure overload problems.

32 Too many multi-family structures added to a block with predominately single-family dwellings

Again, this could be a problem of infrastructure overload. The regional sewerage system managers indicate that the system does vary, area by area, in its capacity to serve new development. This could also relate to whether the existing level of development actually meets the City's density goals without the need of further multi-family development. The R-4 area in the South University Neighborhood, for example, is already built out at more than 50 dwelling units per net acre according to a recent study. That compares to an assumed rate of 35 dwelling units per net acre in the city most recent residential buildable lands study.

Also, of course, it could have to do with incompatibility between the two structure types, parking problems, property maintenance differences between renters and owner-occupants or a host of similar issues.

33 Proliferation of flag lots

Flag lots are houses behind others, making the neighborhood denser. They are “incompatible” if the character of a neighborhood is its houses fronting on a neighborhood street. There can also be problems regarding how the flag lot occupants enter and leave the street in vehicles.



34 Lack of quality screening between residential and commercial/ industrial uses

Screening has long been a concern of conditional use permits, planned unit developments and ordinary lot development standards.



35 Views from existing dwellings and back yards significantly diminished by new development

36 Demolition or removal of existing dwellings

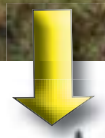
“Desirable” existing dwellings – especially ones considered “heritage” to the neighborhood - This could also have implications for preserving the supply of affordable housing, e.g., where one or two-bedroom houses are removed and large houses are built.

37 Reduced pedestrian / bike safety

Examples include situations where a motor vehicle backs onto a bike path or sidewalk, leaves a parking structure or other situations that lack vision clearance. This could occur where an alley, flag lot or shared driveway intersect a street.

38 Elimination of rural neighborhood character

This could refer to the imposition of an urban form, e.g., grid-iron streets and lots, in an area that previously had curving rural roads as the backbone of the collector and arterial road system.



39 Excessive pavement for parking



40 Excessive, poorly located or poorly screened parking
- from the standpoint of easy ingress/egress, safety and appearance.



41 Excessive alley traffic due to alley-access parking for multi-family infill



- regarding maintenance of the driving surface, safety on entering and leaving the street, blocking traffic, and lighting.



42 Excessive curb cuts

43 Parking or excessive driveway surface in front of dwelling

This is an issue of aesthetics, storm water drainage and accommodation of automobiles.
See examples under number 40

44 Lack of sufficient on-site parking for new development

45 Lack of secure covered bike parking

46 Inadequate street infrastructure for the increased density

47 Increased traffic resulting in upgrading of street classification

48 Disjointed public street network

- regarding achieving the right balance of street connectivity. On the positive side, good connectivity can reduce driving time between trip origination and destination. On the negative side, excessive connectivity can degrade unique neighborhoods by introducing through traffic not destined for the neighborhood.

49 Odd private street configuration

50 Excessive lot coverage (structure and parking)



This issue goes beyond just impervious surface and involves factors such as solar access, viewscape, and provision of meaningful open space. A distinction should be made between coverage by buildings, which is regulated, and coverage by driveways, parking areas, patios, which is not regulated. *Also see number 22.*



51 Inadequate or inappropriate lot standards (frontage, size and aggregation)

Standards that collectively create, or fail to create, a sense that the space between buildings (including streetscape) is pleasant, harmonious, interesting and inviting.

52 Gerrymandered lot configuration (breakdown of grid pattern)

53 Excessive number of buildings for carrying capacity

This refers to excessive level or intensity of development in proportion to carrying capacity of public facilities such as sewer, water, storm drain, and streets. *See also number 32.*

54 Negative impact on supply of affordable housing

Where redevelopment replaces cottages with mansions, the supply of affordable housing decreases. In some situations,, densification makes available lands for low income housing scarce.

55 Removal of historic or heritage structures