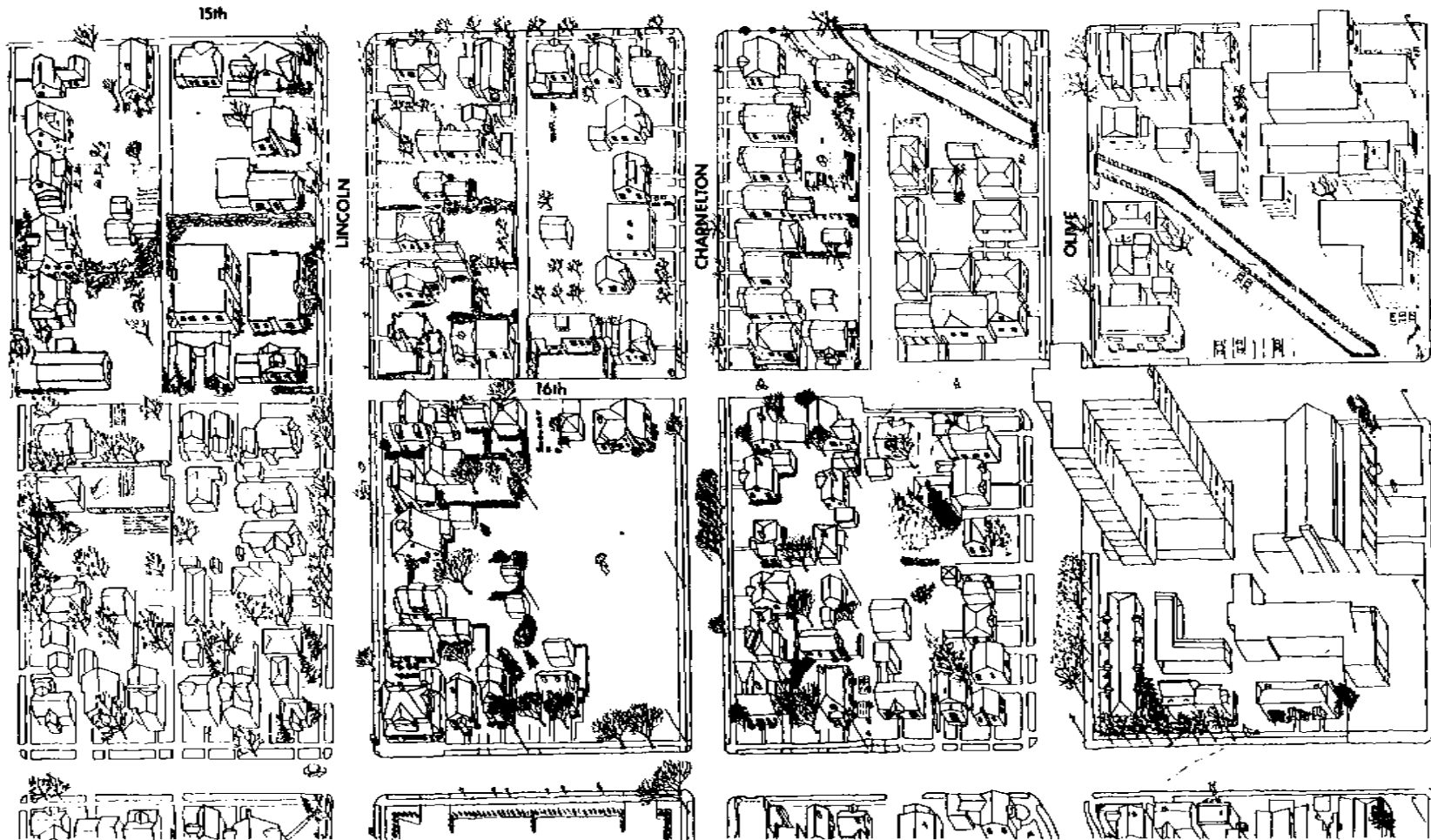


Jefferson/Far West Refinement Plan APPENDIX



Draft August, 1982

This draft appendix consists of background data obtained during the development of the Jefferson/Far West Refinement Plan. It was prepared by the the Jefferson/Far West Planning Team and the 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, the 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.



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INTRODUCTION

PURPOSE OF APPENDIX

This document contains supplemental material to the Jefferson/Far West Refinement Plan. The information appears in an appendix so the Plan can be a manageable size for public distribution and review. The Appendix should be useful in developing an awareness of the plan area and in evaluating different aspects of the Plan. Questions about the Plan or Appendix should be addressed to the City of Eugene Planning Department, 777 Pearl Street, Eugene OR 97401, 687-5481.

CITIZEN INVOLVEMENT

Citizen involvement is an important component of a refinement planning process. 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 City Planning Commission, at a meeting held September 28, 1981, requested that the Citizen Involvement Committee (CIC) review the composition and operating procedures of the Planning Team, with the goal of ensuring that various segments of the community and institutions were adequately involved in the refinement planning process. On January 28, 1982, the CIC reviewed and endorsed the Planning Team operating procedures and makeup as listed below.

JEFFERSON/FAR WEST PLANNING TEAM ESTABLISHMENT, PURPOSES, AND OPERATING PROCEDURES

(As revised September 15, 1981)

ARTICLE I. ESTABLISHMENT

The Jefferson/Far West Planning Team was established in fall 1980 by joint efforts of the City of Eugene, Jefferson Area Neighbors, and the Far West Neighborhood Association.

ARTICLE II. PURPOSES AND OBJECTIVES

The purposes and objectives of the planning team include:

- Section 1. To prepare a draft refinement plan for the Jefferson Area Neighborhood and a 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 Far West portion of the plan area is bounded by 18th Avenue on the south, Chambers Street on the east, 7th Avenue to Garfield on the north, Garfield to 11th Avenue, and 11th Avenue to City View on the west.
- Section 2. To periodically give progress reports on the development of the refinement plan to the Jefferson Area Neighbors, Far West Neighborhood Association, and other interested groups.
- Section 3. To solicit feedback from various segments of the community, especially at critical stages of the refinement planning process.
- Section 4. To identify citizen involvement methods and planning studies necessary to the development of the refinement plan and to seek available resources from the Neighborhood Improvement Program, City departments, neighborhood organizations, etc.

ARTICLE III. MEMBERSHIP AND VOTING

- Section 1. The Jefferson/Far West Planning Team shall consist of a total of 13 voting members--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, Ida Patterson Community School, Jefferson Area businesses, Far West businesses, and churches. Representatives of the five special groups shall be appointed by the

planning team. Members appointed by the neighborhood groups shall represent specific geographic areas with the exception of the senior representative appointed by the Jefferson Area Neighbors.

- Section 2. Members shall be appointed until the purposes and objectives as in Article II are fulfilled.
- Section 3. Vacancies shall be filled by the necessary body as stated above.
- Section 4: One alternate for each position may be appointed by the necessary body as stated above.
- Section 5. Each member of the planning team is entitled to vote at all planning team meetings. Only when a member is absent is the alternate for that position entitled to vote.
- Section 6. Any time a member or alternate present at a meeting does not record his/her vote, it is automatically recorded as a vote with the majority; abstentions are entered as such in the minutes with the reason recorded.
- Section 7. All decisions of the planning team shall have the support of at least seven votes.
- Section 8. Positions for ex officio members may be created by the planning team as necessary. Ex officio members are expected to participate in discussions at planning team meetings, especially in their areas of competence. Policy recommendations are, however, made by the appointed voting members.

ARTICLE IV. MEETINGS OF THE PLANNING TEAM

- Section 1. All planning team members and alternates shall receive advance written notice of regular meetings or special meetings where action is to be taken.

- Section 2. At the beginning of each meeting, the chair, with the support of the planning team, shall ask for approval of the minutes and agenda and set time limits for each agenda item.
- Section 3. Other than the seven vote rule stated above, parliamentary procedures shall be followed. Robert's Rules of Order shall be consulted when necessary.
- Section 4. The chair is a rotating position.
- Section 5. All planning team meetings shall be open to the public and, when possible, announced in the Register-Guard and neighborhood newsletters.

ARTICLE V. AMENDMENTS

- Section 1. These purposes and operating procedures may be amended by an affirmative vote of at least seven voting members at any regular meeting, providing notice of such amendment is given at the preceding regular meeting with the exception of Article II Section 1, and Article III Section 1.
- Section 2. Amendments to Article II Section 1, and Article III Section 1, may be amended by an affirmative vote of both the Jefferson Area Neighbors and the Far West Neighborhood Association.

The Jefferson/Far West Planning Team initiated a series of projects to engage community members in the refinement planning process. These activities became part of a Planning Education Program. They are described briefly in the refinement plan itself. They were partially funded with Community Development Block Grant (CDBG) funds.

Throughout the planning process articles were published in the neighborhood newsletters to keep community members informed of progress and to solicit their feedback. Updates were also provided at neighborhood meetings and at meetings of

the Neighborhood Advisory Group (NAG). (The NAG was established to prepare and implement a Neighborhood Improvement Program using CDBG funds.)

In addition, a few Planning Team members made special efforts to solicit the views of special community groups. At important stages of the planning process businesses and property owners in the vicinity of West 11th Avenue formulated positions on specific issues pertaining to the area. Residents at Westmoreland Family Housing also identified problems specific to their area and possible methods for solving those problems.

In June 1982, after nearly two years of work, the Jefferson/Far West Planning Team completed its task of preparing a draft refinement plan for the Jefferson Area Neighborhood and the northern portion of the Far West Neighborhood.

During late August the draft plan was mailed to all residents, businesses, and property owners in the area. Community members were encouraged to participate in the public review and adoption of the draft plan.

1. LAND USE

INTRODUCTION/MAJOR ISSUES

In this section of the Appendix, background information is provided for use in evaluating the findings, policies, and implementation strategies of the Jefferson/Far West Refinement Plan, particularly the Land Use Element. Issues identified during the early stages of the planning processes included:

General

1. Major land use decisions in areas adjacent to the plan area have an impact.
2. A great deal of property within the plan area is in public or quasi-public ownership.
3. Current land use procedures may be having a negative affect on development as they are time-consuming, costly, and often lead to misunderstandings between the City, neighborhood groups, and property owners.
4. Current land use patterns and zoning separate commercial and residential activities. This discourages people from living and working in the same structure or area.

Housing

1. Currently, there are few mechanisms for achieving higher density, especially in relation to lot size requirments, zoning regulations, amount of vacant land, and in ability to use alleys. Residents and owners need to express their feelings as to how such density should be accommodated.
2. Improvements along the Amazon Canal may increase land values in the immediate area and cause displacement of lower-income residents.
3. Ways to increase opportunities for owner-occupancy yet still provide housing for lower-income households.
4. Many of the housing units are rundown and yards are poorly maintained.
5. New housing is not always compatible in terms of style, scale, and type.
6. Property owners refusing to rent to families with children may have an effect on enrollment at Ida Patterson.

Commercial/Industrial

1. Large developments can create traffic problems and a loss of community feeling.
2. Neighborhood-oriented businesses--where are they most appropriate, what kinds are needed, and how can they be encouraged?
3. Many commercial structures and sites are in disrepair and are poorly maintained.
4. New commercial structures may not be compatible in terms of aesthetics, design, and quality.
5. There is little communication between the residential and business sectors of the community.
6. Ambulance services can create problems of noise and traffic in residential areas.
7. Conflicts often exist between residential and industrial uses including aesthetics, noise, and traffic.
8. New industrial developments may not be compatible with surrounding land uses.
9. Existing industrial structures and sites are often poorly maintained and unattractive.
10. A surplus may exist of industrially zoned land. The refinement plan should address the affect of vacant or underused industrially zoned areas.

Public/Civic

1. Parking and traffic flow surrounding the Faith Center is a problem.
2. Future development plans of the Faith Center and Fairgrounds need to be addressed.
3. What is the best use of the City-owned property leased by the US Marine Corps?

ANALYSIS OF LAND USE

The plan area is generally characterized as predominantly single-family residential development interspersed with large tracts of public lands (used for schools, recreation facilities, parks, military reserve bases, and the Lane County Fairgrounds), and multi-family housing (such as Westmoreland Student Housing). The area's commercial development occurs primarily along the major arterials in four general areas:

1. Along West 11th Avenue between Chambers and City View streets, and north of West 11th Avenue along Garfield Street;
2. Between 7th Avenue and Broadway, and Garfield and Chambers streets;
3. Near the intersection of 18th Avenue and Chambers Street;
4. Along 13th Avenue east of Lawrence Street, and along the west side of Willamette Street between 13th and 18th avenues.

Because of its L-shape, the sharp demarcation of land use patterns, and the various but relatively distinct economic influences affecting Jefferson/Far West, we usually consider and analyze Jefferson and Far West separately. Nevertheless, the general land use patterns are well established in much of the plan area. The total acreages devoted to each land use appear relatively stable over the period 1976-80 with few exceptions (see Tables I and II).

Exceptions include:

1. An increase in multi-family residential housing.
2. An increase in government-owned land in both subareas, principally due to the expansion of the Lane County Fairgrounds and services such as Lane Transit District.
3. Loss of "vacant" land in both Jefferson and Far West to other uses (we attribute some of this to development and some to changes in ownership and subsequent new uses).
4. Gain in parking lot areas in Jefferson (for example, the Faith Center, Lighthouse Temple, Lane County Fairgrounds).
5. Increases in the total commercial area in the Far West portion of the plan area. This is due especially from growth in services at 18th Avenue and Chambers Street, and from growth and consolidation along West 11th Avenue. In addition, expansion has occurred in transportation/communication facilities in Far West (e.g., Lane Transit District, Medical Services, Inc. [now defunct], and Pacific Northwest Bell).

For the period 1976-1980, multi-family residential development has mostly occurred on vacant land in Jefferson/Far West with a small amount on C2 zoned land in Far West. Large tracts of vacant land available relatively close-in, or adjacent to the existing Westmoreland Student Housing, likely enhanced this multi-family development. Single-family and duplex uses have decreased in C2 zones as service uses have increased, and in R3 and R4 zones residential development intensified throughout the entire plan area between 1976-1980.

The general increase in the service sector in the metropolitan economy occurred also in Far West in RP and C-2 zoned areas. This reflects intensification of commercial development, development of vacant parcels, and redevelopment of parcels in single-family or duplex uses. In Jefferson services grew in the R-1 zoning district which suggests redevelopment or conversion of lower density residential uses. Churches are an outright use in the R-1 zoning district and likely constitute a significant part of this growth.

Changes in land use between the period 1976-1980 are evident upon close examination of detailed land use-by-zone data (see Tables III-VIII).

EMPLOYMENT DATA AND ECONOMIC INFLUENCES

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

Examining the distinct economic influences affecting each of the planning subareas helps to place the whole plan area in its larger context.

The Jefferson Area Neighborhood has two general influences:

1. Downtown

The fringe affects of downtown commercial development along 13th Avenue and Willamette Street transportation corridors and the higher net density of residential development close to the City Center are an influence. Both residential and commercial development in this area will likely intensify because of its proximity to the downtown.

2. Regional/Public/Religious Facilities

The expansion of the Lane County Fairgrounds and new permanent facilities makes it a significant regional economic force that will continue to attract tourists and exhibitors to Eugene. It has only peripheral effects on the plan area's economic development, that is, it enhances the flow of consumers along transportation corridors and in the downtown. Other public facilities such as the schools, recreational areas, and military reserve bases, and recently expanded religious facilities such as the Faith Center and the Light House Temple have an impact also. It is likely lesser than that of the Fairgrounds because these facilities do not

draw on as large an area and do not involve activities usually associated with commercial activities and, except for schools, generally do not stimulate increased residential development near by. Nevertheless, the impact of religious facilities will likely increase.

The Far West portion of the plan area is more complex because it has several influences that depend on future development and activities that are just outside its boundaries.

1. 18th Avenue/Chambers Street Commercial Node

Additional commercial development here depends on through traffic and on residential growth west of Chambers Street and south of 18th Avenue since most of the land in Far West is presently developed. Underdeveloped land in this area will likely develop during the plan period because of its proximity to retail and services and easy access by bicycle or public transportation. Westmoreland Student Housing will remain an important influence, even with cut backs in the U of O budget and a decrease in enrollment because of its low cost relative to other rental housing.

2. West 11th Avenue

Commercial development along West 11th Avenue primarily serves the consumer commuting to and from work whether the consumer works downtown and lives west of Eugene or vice versa. It is likely that development of commercial areas further out West 11th Avenue, such as the Fred Meyer, may affect more types of commercial activities closer in along West 11th, but new jobs further out will likely employ counterbalancing numbers of closer in residents. The net affect without substantial residential growth further out will likely be small. Firms on West 11th Avenue within the plan area are unlikely to migrate outward because new development further out entails substantially higher costs and many of these firms own their own facilities. Limiting access to and from commercial uses along West 11th Avenue, to increase its efficiency as a transportation corridor, could have profound effects. It might encourage redevelopment of existing individual commercial activities into integrated mini-shopping plazas, or it might severely hamper commercial activity depending on the location of access routes.

3. Garfield/Broadway/7th/Chambers

This area is bordered by important transportation corridors to commuters and truck traffic. Commercial development along Garfield Street and West 11th Avenue, serves both community and neighborhood needs. Between 7th Avenue and Broadway and east of Garfield Street there exists a few manufacturing activities, Lane Transit District offices and yards, and wholesalers and dairy product firms. All of these would have some difficulty expanding within this area or intensifying their activities on their present sites. All depend on markets external to the neighborhood. These markets may be contracting under the present adverse economic conditions but will likely expand in the long-run as the Eugene-Springfield Metropolitan Area grows.

SIMULATIONS OF POTENTIAL RESIDENTIAL & COMMERCIAL DEVELOPMENT

The previous sections describe the various pressures for development in the Jefferson/Far West plan area. The simulations of commercial and residential development that follow illustrate these pressures. Because of pressures for change affecting this area are not very strong and the neighborhood has changed little in the last few years, we can expect relatively conservative growth in both commercial and residential development.

The employment simulation assumes that:

1. Vacant parcels in commercial zones (C-1, C-2, and RP) are developed to the average employment density in Far West of 39.7 employees per acre.
2. Single-family and duplex uses in commercial zones (C-1, C-2, and RP) are redeveloped to the average employment density in Far West of 39.7 employees per acre.

This assumption indicates that the increase in employment from infill development and redevelopment to commercial uses will occur on land with less intense residential uses which are zoned commercial. The simulation indicates a gain of 140 employees in Far West and 83 in Jefferson (gains over 1980 employment of 12 and 13 percent respectively). See Tables X and XI.

Note--Jefferson's employment density is 26.1 employees per acre. Because it is much lower than that of Far West, the average employment density of Far West was applied because it was felt to be reasonably attainable during the plan period.

The residential simulation assumes that:

1. Vacant parcels are developed in 1980's net densities for each residential type in each subarea:

	<u>Far West</u>	<u>Jefferson</u>	<u>Zones that Densities Apply</u>
Single-family	6.27	6.72	R-1, RA
Duplex	25.27	15.94	R-2
Multiple-family	36.57	44.13	R-3, R-4, RG

2. Single-family uses in R-2 zones are redeveloped as duplexes at the average net density for duplexes in each subarea.
3. Single-family and duplex uses in R-3, R-4, and RG zoning districts are redeveloped as multi-family units at the average net density for multi-family developments in each subarea.

Taking into account single-family and duplex units lost because of redevelopment, the simulation indicates a net gain of 506 units--38 single-family units, 266 duplex units, and 213 multi-family units. These represent gains over existing units of 17 percent, 20 percent, and 27 percent, respectively. See Tables XII, XIII, and XIV.

CONDITION OF RESIDENTIAL AND NON-RESIDENTIAL STRUCTURES

In the fall of 1973, a windshield survey was conducted on site and building conditions throughout the city of Eugene. As a part of the refinement planning process, an additional survey was conducted in the spring of 1981 within the plan area. The results of these surveys are difficult to compare because of different data bases.

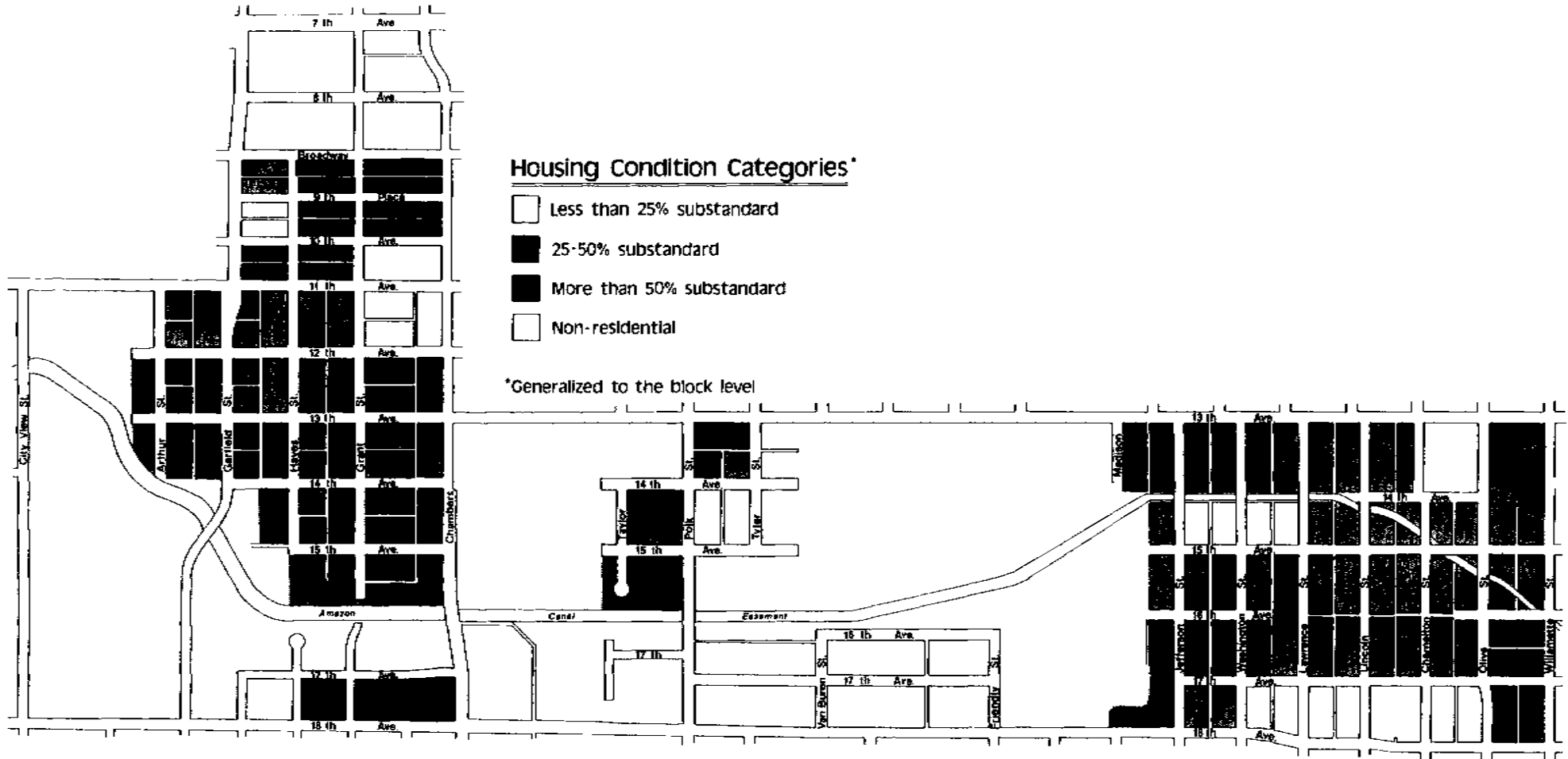
Criteria to Evaluate Building Conditions

Standard Building Conditions:

1. New (built within the last ten years) and standard
2. Standard
3. Minor Repair--House needs painting or other forms of minor correction

Substandard Building Conditions:

4. Major Repair--Run-down or deteriorated, evidenced by a few items listed under No. 5 below.
5. Unsafe and Abatable--Badly run-down or deteriorated appearance that is evidenced by several of the following items:
 - a. Missing windows and/or exterior doors;
 - b. Sagging or rotten roof structure;
 - c. Inadequate roof covering;
 - d. Twisted or racked structural appearance;
 - e. Wood floor framing on or below grade (no foundation);
 - f. Rickety or missing porches or steps;
 - g. Large sections of siding missing or falling off;
 - h. Overgrown with vines or brush;
 - i. Chimney and/or fireplace breaking up; and
 - j. Antiquated or illegal wiring and plumbing.



Jefferson/Far West Refinement Plan

CONDITION OF RESIDENTIAL STRUCTURES

Spring 1981



0 200 400 800

scale in feet





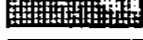







HISTORY OF ZONING

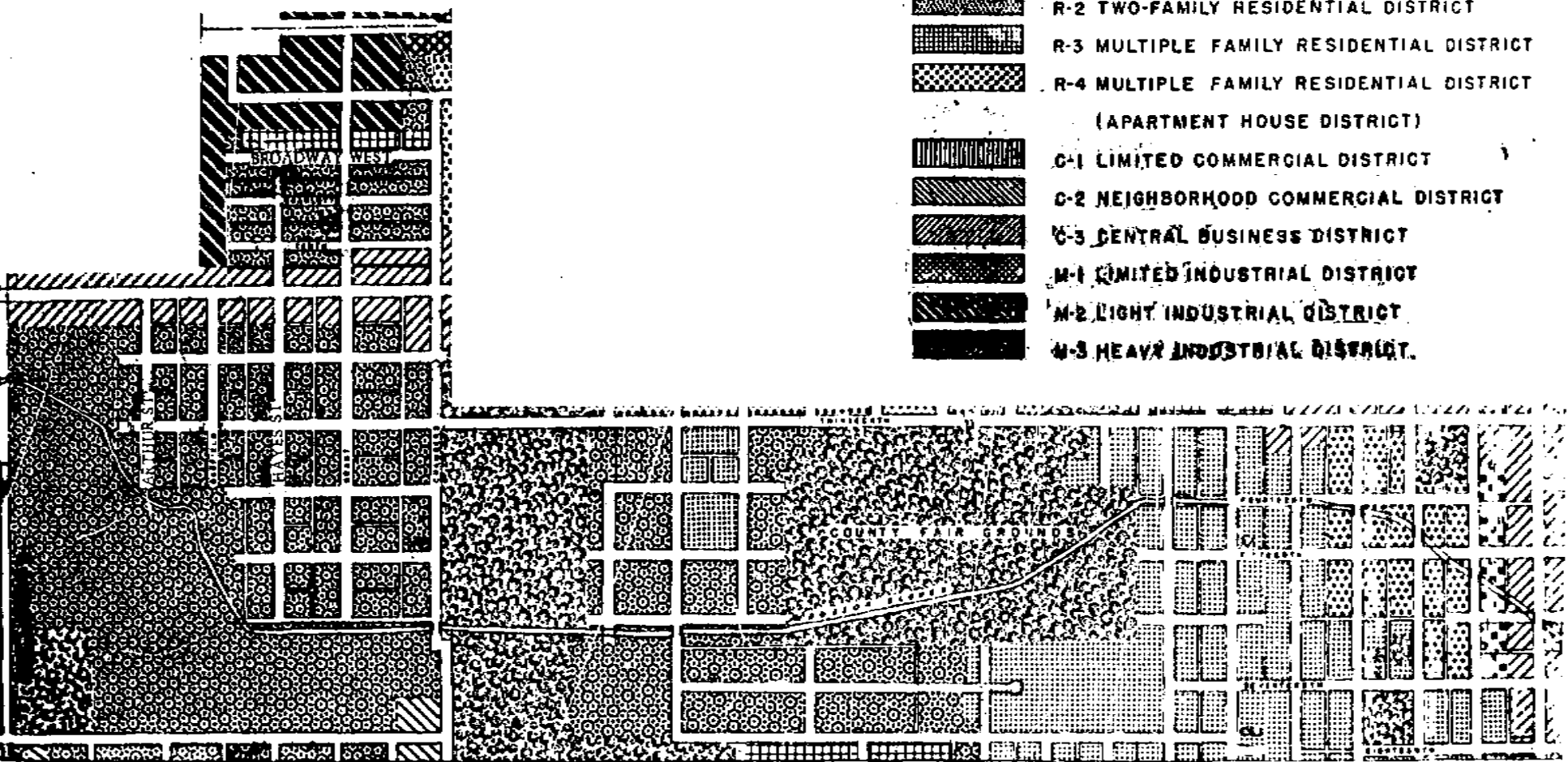
In 1948, the City of Eugene adopted its first zoning ordinance.

In Jefferson, Willamette Street was zoned commercial, reflecting its role as a southern extension of the Central Business District. To buffer the commercial activities along Willamette Street from the single-family area to the west, a narrow strip of land was zoned for high-density residential use. This was followed by a wider band of land zoned to allow duplexes. During the 1930s and 1940s, several single-family homes were built in the area east of Friendly Street. Zoning applied in 1948 reflected that pattern. Along the Amazon slough, development was sparse because of periodic flooding. Areas not in public use were primarily zoned Outer Residential District. Public facilities in the Jefferson Neighborhood which were zoned for public use included: Willard Elementary School (now the site of the Eugene Public Library), Eugene High School (now the site of the Lighthouse Temple and a future neighborhood park), the Lane County Fairgrounds, and the Eugene Air Park (now Westmoreland Park, Ida Patterson Community School, the US Marines, and a portion of Faith Center).

In Far West, most of the land was zoned Outer Residential District; a narrow strip of multi-family zoning was applied on the north side of Broadway to serve as a buffer between land zoned Light Industrial north of Broadway and land zoned Outer Residential District to the south. West 11th was zoned commercial between Chambers and City View streets. The only land zoned for public use was owned at that time by the School District and was later developed into the Westmoreland Elementary School at the northeast corner of 18th and City View. A small area on the northwest corner of 18th and Chambers was zoned Neighborhood Commercial reflecting existing development.

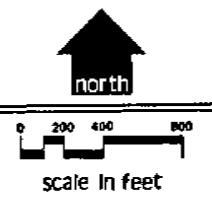
ZONING LEGEND

-  PUBLIC LAND
-  RA OUTER RESIDENTIAL DISTRICT
-  R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
-  R-2 TWO-FAMILY RESIDENTIAL DISTRICT
-  R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT
-  R-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT
(APARTMENT HOUSE DISTRICT)
-  C-1 LIMITED COMMERCIAL DISTRICT
-  C-2 NEIGHBORHOOD COMMERCIAL DISTRICT
-  C-3 CENTRAL BUSINESS DISTRICT
-  M-1 LIMITED INDUSTRIAL DISTRICT
-  M-2 LIGHT INDUSTRIAL DISTRICT
-  M-3 HEAVY INDUSTRIAL DISTRICT



Jefferson/Far West Refinement Plan

1948 ZONING



RELIGIOUS FACILITIES

The following information and The Religious Facilities map may be helpful in addressing issues pertaining to religious facilities in the plan area.

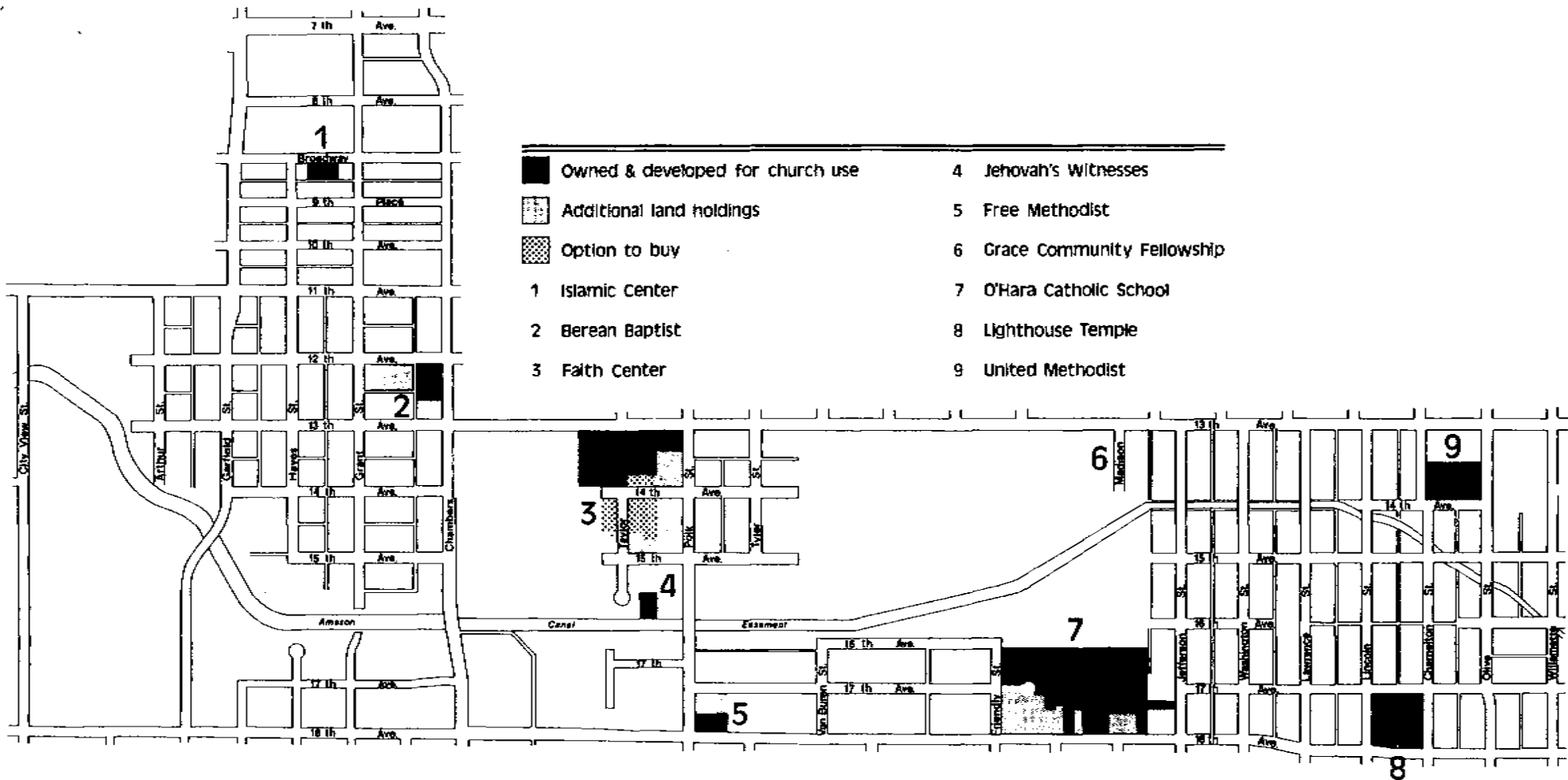
Religious Facility	Approximate Size of Developed Site (acres)	Additional Land Holdings (acres)	Zoning	Approximate Seating Capacity	Parking Spaces
1. Islamic Centers	.4	-0-	RA	156	22
2. Berean Baptist	.8	.9	R1	300	44
3. Faith Center	3.1*	1.8	R1/PL	1250	275
4. Jehovah's Witnesses	.4	-0-	R1	180	46
5. Free Methodist	.5	-0-	R1	300	33
6. Grace Community Fellowship	1.2**	-0-	R1	650	141
7. O'Hara Catholic School	8.0	2.7	R1	NA	NA
8. Lighthouse Temple	2.4	-0-	R1	650	109
9. United Methodist	1.8	-0-	C2	685	59***

* Faith Center has an option to buy an additional 1.32 acres.

** Property owned by the Lane County Fairgrounds.

*** An additional 66 parking spaces are available in an adjacent metered parking lot.

Source: Data based on January 1980 land use information and field work conducted March 1982.

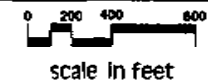


Jefferson/Far West Refinement Plan

RELIGIOUS FACILITIES



Spring 1981



BLOCK PLANNING*

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 group, 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. In many ways, a block plan is like a Planned Unit Development. It would include agreements about planning, participation, construction, phasing, funding, and maintenance, and would include a process for making changes to the original plan. A block plan could replace, modify, or add to existing land use regulations such as yard requirements, land use arrangements, height restrictions, parking regulations, minimum lot sizes, etc. In addition, a block plan could stipulate changes in use of rights-of-way, establish precisely where building development could occur, and what type of building would be acceptable.

Block planning allows owners and renters to participate in meaningful decisions regarding their blocks, and allows development to be made at a scale larger than the individual lot. In 1981, block planning workshops were held in both the Jefferson and Far West neighborhoods.

An Example of Block Planning in Far West

In the winter of 1981, the Far West representative of the Neighborhood Housing Resource Center met with the Neighborhood Planning Team to explain the concept of block planning and to choose a subarea of the neighborhood in which to search for interested blocks. The subarea selected was from West 11th Avenue to the Amazon canal, between Chambers and Arthur streets. Leaflets were distributed to residents of the area, and a general submeeting was held. One block within the subarea generated the support needed to undertake block planning. The block is located along Arthur Street from West 14th Avenue to the Amazon canal. At a series of workshops, participants of the block identified issues and opportunities and developed a draft block plan that is shown on the next page.

*Additional material is available at the Eugene Planning Department.

ARTHUR STREET

13TH AVENUE

SMALL CURVING STREET WITH PASSING LANE AND PULL-OFFS FOR VISITOR PARKING.

STREET TREES-ORNAMENTAL AND FRUIT AND NUT TREES.

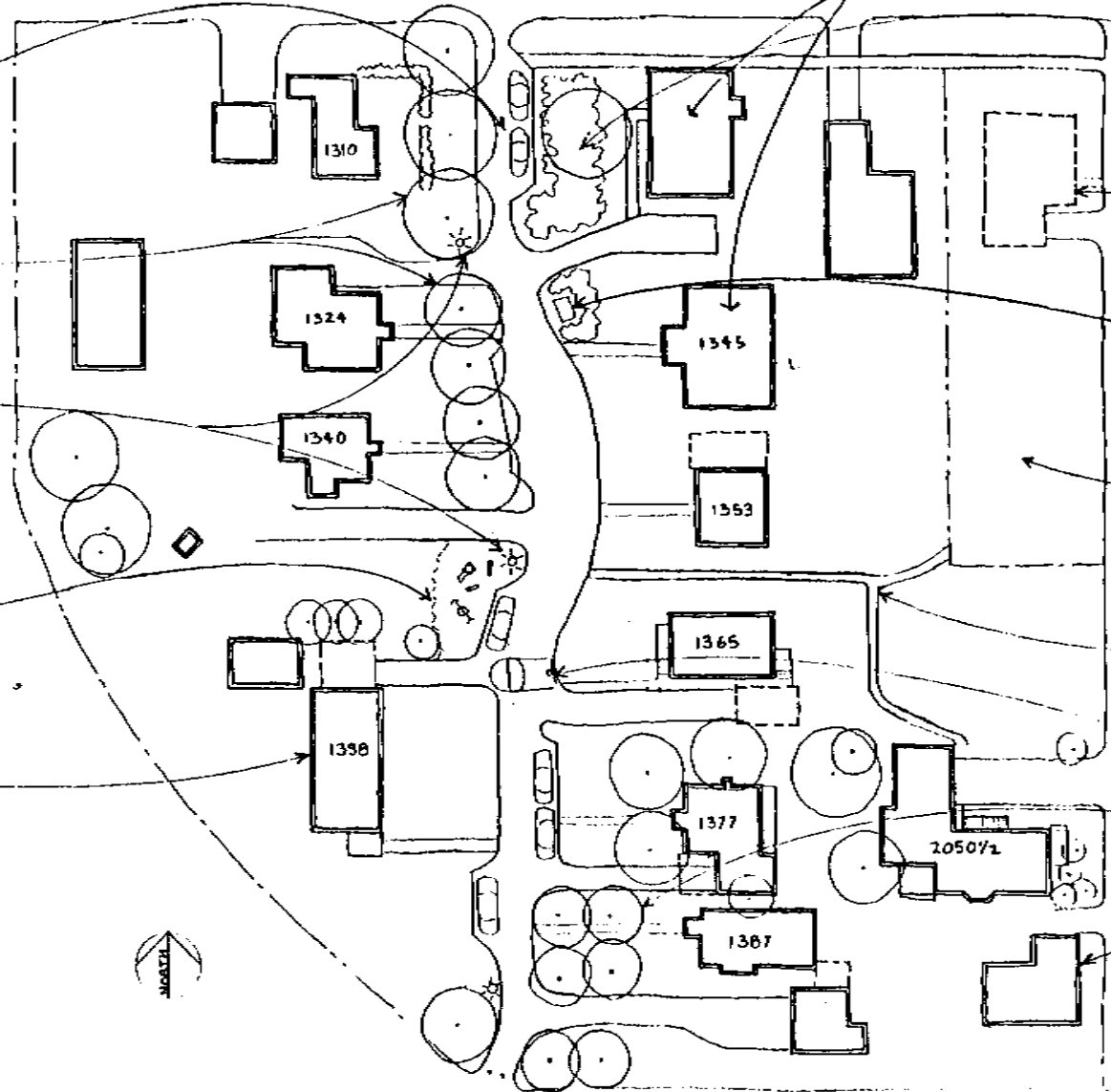
STREET LIGHTS-LOW LEVEL LIGHTING AT APPROPRIATE PLACES ALONG STREET.

SMALL GATHERING AREA AND CHILDRENS' PLAY SPACE.

WENDY AND CLIFF JENKS' HOUSE -WHERE PLANNING WORKSHOPS WERE HELD.



AMAZON SLOUGH



RENTAL HOUSES ON CORNER, COULD BE REPLACED BY A DUPLEX WITH A YARD TO THE SOUTH.

ENTRY GARDEN-TREES, SHRUBS AND FLOWERS, CREATE PLEASING, CARED FOR ENTRY TO BLOCK.

NEW HOUSE COULD BE ADDED TO FRONT OF VACANT LOT.

RECYCLING AREA-SCREENED BY PLANTING-NO TRASH OR GARBAGE.

REAR OF VACANT LOT COULD BE USED FOR COMMUNITY ORCHARD AND/OR GARDENS.

PATHWAY TO CONNECT ALLEY HOUSES & ORCHARD WITH STREET.

BASKETBALL HOOP

FRUIT TREES-TO BE HARVESTED AND CARED FOR BY NEIGHBORS.

SMALL ALLEY HOUSE - WORKSHOP PARTICIPANTS FELT THIS WAS APPROPRIATE AND TIM, THE OWNER, IS INTERESTED IN ADDING A HOUSE HERE.

OWNERSHIP PATTERNS OF PUBLIC AGENCIES

The Jefferson/Far West plan area has a high proportion of land used for public facilities, such as streets, parks, schools, the Fairgrounds, and government offices. In addition to public land uses, there are nine religious facilities in the plan area. Upon request of the planning team, in the spring of 1981, a report titled Institutional Land Ownership in the Jefferson/ Far West NIP Area was prepared by two University of Oregon students in the Department of Urban and Regional Planning. The report identifies ownership patterns of public and quasi-public agencies, discusses the impact of their facilities on surrounding land uses, and provides a step-by-step guide on how to research land ownership information. On June 16, 1981, the Jefferson/Far West Planning Team acknowledged the report with the intent to use the factual data as a resource and yet to recognize opinions as those of the authors and not of the planning team. The report is available for review at the Eugene Planning Department.

<u>Public Agency</u>	<u>Use</u>	<u>Appox. Size (Acres)</u>	<u>Zoning</u>
1. <u>Lane Transit District</u>	Headquarters/Bus Storage	4.0	M-2
2. <u>City of Eugene</u>	Martin Luther King, Jr., Park	.7	R-A
	Garfield Park	3.9	PL/R-1/R-2
	Westmoreland Park	11.0	PL
	US Naval/Marine Corps Reserve	3.0	PL
	Jefferson Pool		PL
	Charnelton Park Site		R-2
	Eugene Public Library	1.4	PL
	Land held for Library expansion	.8	C-2/R-4
	Miscellaneous		--
3. <u>State Board of Higher Education</u>	Westmoreland Student Housing	24.0	PL
4. <u>4-J School District</u>	Westmoreland Elementary	8.3	PL
	Ida Patterson Elementary	8.4	PL
5. <u>US Federal Government</u>	US Army Reserve	2.6	PL
6. <u>Lane County Fair Board</u>	Fairgrounds and Conference Center	57.4	PL/R-1
7. <u>Eugene Water & Electric Board</u>	Substation	1.0	PL

2. TRANSPORTATION

INTRODUCTION/MAJOR ISSUES

In this section of the Appendix, background information is provided for use in evaluating the findings, policies, and implementation strategies of the Jefferson/Far West Refinement Plan, particularly the Transportation Element. Transportation-related issues identified during the early stages of the planning process included:

Automobile

1. Through traffic will increase as Eugene continues to grow westward.
2. 11th Avenue eastbound traffic is routed onto 13th Avenue at Garfield Street and divides a residential community.
3. The proposed widening of 6th and 7th avenues may not significantly reduce through traffic on 11th and 13th avenues.
4. A right-of-way west of Arthur Street exists for a possible extension of 13th Avenue; the potential of this needs to be addressed.
5. Institutions, industries, and large commercial developments often create parking and transportation problems for nearby residential areas and also restrict through automobile movements. Examples include Waremart, Faith Center, and the Fairgrounds.

Transit

1. The LTD bus route system may not be meeting the needs of residents in the plan area. Information is needed regarding the current usage of LTD by residents and people coming into the plan area and what factors would cause them to use the service more. The cost of using LTD may be making it more difficult for many residents to use.

Pedestrians

1. Poor pedestrian crossings include:
 - Willamette Street, especially at 15th and 16th avenues.
 - Chambers Street at 14th and 15th avenues.

- Chambers Street and 18th Avenue intersection.
- Unofficial crossing on 18th between City View and Garfield.
- 2. The Garfield/Arthur connector creates a traffic barrier dividing the Westmoreland Community and making pedestrian crossings difficult.
- 3. There are streets within the plan area which lack sidewalks.

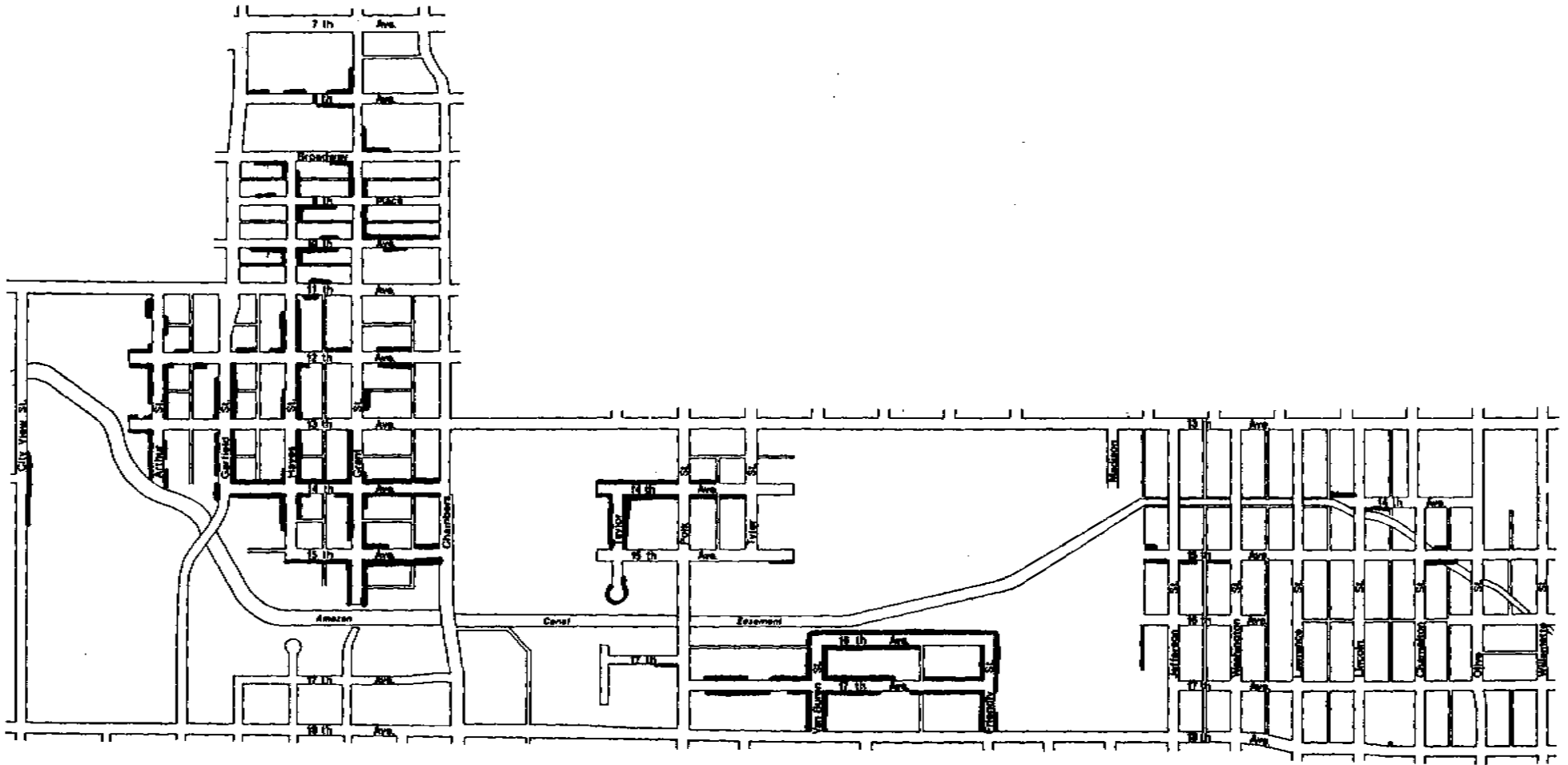
Bicycle

1. Automobile/bike conflicts occur at various intersections along the 15th Avenue and Amazon Canal bike route.
2. There is a lack of north/south bike routes and connections between the Amazon and 12th Avenue bike routes. Planning Team members felt they were cut off from regional facilities to the north such as the Valley River Center or the Jefferson/Washington Street Park.

AREAS WITHOUT SIDEWALKS

During the planning process, installation and repair of sidewalks was an important issue. Opinions varied on whether to promote new sidewalks in all areas, areas with high automobile traffic where a separation between cars and pedestrians was viewed as more necessary, or in areas near schools or along routes heavily traveled by pedestrians. While some community members felt sidewalk installation would improve appearance and values of property, others felt it was a cost unable to be borne by low-income households. In the Far West portion of the plan area, there are several streets that are unpaved. In these areas, special attention may need to be given to alternative pedestrian pathways; standard sidewalks may be undesirable.

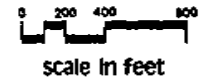
The map on the following page illustrates areas without sidewalks as of June 1982.



Jefferson/Far West Refinement Plan

AREAS WITHOUT SIDEWALKS

spring, 1982



3. PUBLIC SERVICES AND FACILITIES

INTRODUCTION

In this section of the Appendix, background information is provided for use in evaluating the findings, policies, and implementation strategies of the Jefferson/Far West Refinement Plan, particularly the Public Services and Facilities Element. Major issues identified during the early stages of the planning process included:

General

1. The needs of special population groups such as the elderly, youth, etc., need to be addressed.
2. There is no office or meeting space for neighborhood groups.

Educational/Recreational/Leisure Resources

1. Impacts of 4-J budget and under-enrollment projections on Lincoln, Westmoreland, and Ida Patterson elementary schools.
2. Westmoreland Park is underused and does not serve the needs of the community.
3. Pedestrian and bike access to Martin Luther King Jr. Park is a problem for residents south of 11th Avenue.
4. There is a need for additional park and open space development.
5. Current use of fairground facility and problems such as noise and traffic congestion and future development plans need to be addressed.
6. Current use of library facility and future development plans need to be addressed.
7. The Jefferson Pool is in poor condition and has been threatened with closure.

Public Safety and Utilities

1. There is a lack of adequate lighting for pedestrians and bicyclists. How does it affect bicycle and foot traffic at night?
2. Sidewalks, alleys, and streets are poorly maintained. How does this affect the perception of the neighborhood?

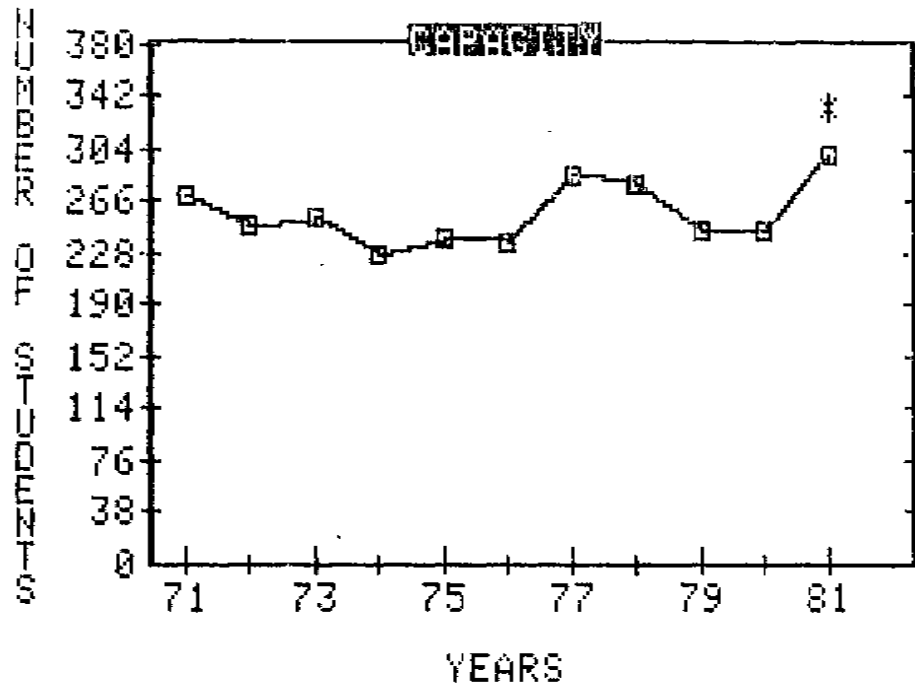
PUBLIC SCHOOLS

Within the 4-J School District, according to School District 4-J enrollment figures as of September 30 for 1977 through 1982, there has been a decline in the number of school age children per household for all residential dwelling types. Please refer to the tables on the following page. According to School District 4-J, the optimum enrollment level for schools is 80 percent of the capacity.

<u>Elementary Schools</u>	<u>Capacity 1980-81</u>	<u>Actual 1981-82</u>	<u>Percent Capacity</u>	<u>Projected 1982-83</u>	<u>Percent Capacity</u>
Ida Patterson	380	298	78%	321	84%
Westmoreland	480	282	59%	296	62%
Whiteaker	330	230.5	70%	252	76%

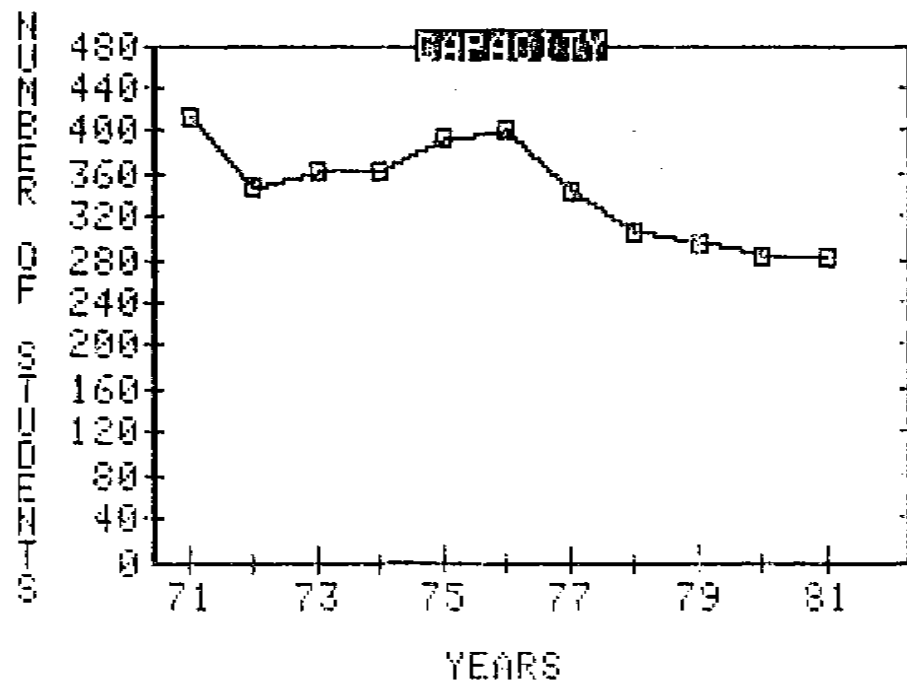
In the fall of 1981, Lincoln Elementary School was closed and attendance area boundaries changed. These actions resulted in additional enrollment of students at Ida Patterson and Whiteaker. School District 4-J staff do not foresee the need for closing any schools currently serving residents of the plan area.

PATTERSON ENROLL. AS OF SEP. 30 EA. YR.



* INCREASE DUE TO LINCOLN STUDENTS

WESTMORE ENROLL. AS OF SEP. 30 EA. YR.



4. NEIGHBORHOOD COMMONS

INTRODUCTION/MAJOR ISSUES

This section of the Appendix may be useful in understanding the concept of Neighborhood Commons' and in evaluating relevant findings, policies, and implementation strategies in the Jefferson/Far West Refinement Plan.

Major issues relating to the neighborhood commons are listed below:

1. Public owned lands, public rights-of-way, and other "neighborhood commons" are not adequately recognized or used as a valuable resource.
2. What is the existing wildlife and water quality of the Amazon Canal?
3. The Amazon Canal is not developed adequately as a recreational corridor.
4. Barriers exist which create subareas or restrict movement throughout the neighborhoods.
5. Important linkages, such as the Amazon Canal, are not fully recognized.
6. Important features or characteristics of the neighborhood may be lost.

"BIG MAP"

An important concept of Neighborhood Commons is engaging people in activities that will help them develop a sense of community, identify problems and opportunities, and cooperate with others in developing ideas for improving the area.

During the planning process base maps were prepared for the Jefferson Area Neighborhood and Far West. Both maps indicate street, alleys, sidewalks, buildings, and important natural features. The maps, referred to as a "Big Map," allows community members to gain a close look at a specific area and record comments. They are available for review at the City of Eugene Planning Department.

5. NEIGHBORHOOD ECONOMIC DEVELOPMENT

INTRODUCTION/MAJOR ISSUES

Neighborhood economic development emerged as an important issue during the planning process and for the first time, a separate element was prepared on the subject to help create an awareness of problems and opportunities that exist and to develop a basis for future actions.

Major issues identified that pertain to neighborhood economic development are listed below:

1. Where is money coming into or going out of the neighborhood or, in other words, where is the boat leaking?
2. What resources are available to the neighborhood and what level of self-reliance might be achievable?

FAR WEST NEIGHBORHOOD SERVICE AREA PLAN

The Far West Neighborhood Service Area Plan was developed by property owners and businesses in the winter of 1982 for review and consideration by the planning team. The plan, at time of submittal, included the following major sections:

- Overview
- Purpose and Goals
- Boundaries
- What We Will Do
- What Is Needed From The City
- The Voluntary Concept

Overview

Business, property owners, and interested persons have not realized the need to plan their own future, to have a say in what their area of town will look like in one year, five years, and beyond. Also realizing there is a need to work closely with neighborhoods and City staff in determining what is best for the community.

Purpose and Goals

To improve the blighted condition that now exists on West 10th, West 11th, and West 12th avenues.

To create a shopping and service area that will keep persons in the surrounding area from needing to go outside the area for needed products and services.

Realizing that business needs to be centralized in an established area and on major transportation routes, then define the boundaries for this West Eugene Service Area.

Contribute to the economic diversification of Lane County by providing a place where small businesses are welcome and are encouraged to move (realizing that 80 percent of all new jobs are provided by small businesses).

To promote "quality" development, rather than quantity.

Existing businesses need the presence of other quality businesses in order to maintain or expand their establishment. This being one reason for welcoming others to locate here.

To promote small-scale gathering places, shops, and services and encourage a variety of business and services within the area.

Boundaries

East boundary being one-half block east of Chambers and the west boundary being City View. The north boundary being the south side of West 10th Avenue and the south boundary being the north side of West 12th Avenue.

This is an area six blocks long and two blocks wide; West 11th being the prime commercial area, with West 10th and 12th as buffer areas.

Future expansion can be along Garfield between West 12th and West 6th and also west on 11th Avenue.

What We Will Do

By defining the limits of this business area, business will not apply pressure into surrounding neighborhood residential areas for expansion.

A general improvement of existing property can be helped by:

construction of needed sidewalks, landscaping, and general cleanup.

Encourage the location of new small businesses and expansion of existing ones within the area.

Development will be encouraged in the following form:

West 11th will continue to be the principal commercial area, containing most retail and food service activities. It is planned to attract a development similar to the 5th Street Public Market (but much smaller) to the area as an "anchor" and primary gathering place for people.

West 12th Avenue (north side) and West 10th Avenue (south side) will consist of these, and related occupations:

doctors, veterinarians, attorneys, accountants, and other high-quality professional offices, with some neighborhood commercial activities.

Form a business association that will work for the betterment of the area, represent local interest, and work to implement this plan.

What the City of Eugene Can Do To Make This Plan Possible

Provide overall guidance in implementing the plan.

Create a special zoning district that will make it all possible.

And, most important, help make it happen NOW rather than requiring a lengthy process. As diversification is needed now, help get this off the ground and going.

To provide an adequate supply of land to meet the projected growth of the business community of the economy.

To assist in the expansion of existing businesses and attraction of new employers to our area.

Work toward some of the ideas expressed in "Eugene Economic Diversification Program" as adopted on September 23, 1981.

The Voluntary Concept

When a property owner or business gives his/her approval to the plan, or participates as a member of an association formed, nothing will be made mandatory. All suggestions for improvements will be up to the property owner.

While success of the plan will be subject to participation by all, it is felt that the economics may not permit expenditures by some of even small amounts at this time.

7. APPENDIX TO THE APPENDIX

TABLE I

LAND USE--JEFFERSON, 1976, 1978, 1980

	<u>1976</u>	<u>1978</u>	<u>1980</u>
Single-Family	74.70	74.21	75.99
Duplex	6.25	6.04	5.69
Multi-Family	10.08	13.48	14.38
Other	.11	.22	.23
Retail	4.59	4.20	3.99
Services	12.40	11.25	11.92
Transportation/ Communications	.12	.12	.12
Wholesale	.04	.04	.04
Industrial	--	--	--
Education	13.86	13.86	13.87
Government	7.25	19.77	20.36
Roads/Parking	6.26	5.99	10.90
Recreation	61.75	61.09	60.12
Parks	3.18	3.18	2.24
Vacant	19.05	6.08	8.31
Water	4.02	4.44	4.53
Other	.58		
TOTALS (# acres)	224.24	223.97	224.24

SOURCE: L-COG Research Division

TABLE II

LAND USE--FAR WEST 1976, 1978, 1980

	<u>1976</u>	<u>1978</u>	<u>1980</u>
Single-Family	45.61	42.80	44.45
Duplex	3.47	4.18	4.74
Multi-Family	10.47	10.61	17.82
Retail	7.66	6.94	7.85
Services	9.38	13.86	15.50
Transportation/ Communications	1.77	2.57	3.28
Wholesale	1.11	1.01	1.02
Industrial	2.01	2.00	2.06
Education	23.20	20.85	20.98
Government	.63	7.14	7.25
Recreation	.77	.77	.78
Roads/Parking	8.96	8.78	9.40
Vacant	29.13	22.85	12.15
Water	--	--	2.90
Other	1.91	--	--
TOTALS	144.33	145.46	150.25

SOURCE: L-COG Research Division

TABLE III
LAND USE BY ZONE: JEFFERSON (1 JANUARY 1980)

Land Use	Zone							
	R-1	R-2 ¹	R-3	R-4	RG ¹	C-2 ¹	PL	Other
Single-Family	65.10	7.52	.79	1.17	.66	.55	--	.21
Duplex	3.75	1.27	.29	.19	--	.22	--	--
Multi-Family	3.86	1.51	.21	2.07	4.79	1.94	--	--
Mobile Homes	.23	--	--	--	--	--	--	--
Retail	.14	--	.14	--	--	3.71	--	--
Services	6.41	--	.59	.31	--	4.61	--	--
TCU ²	--	--	--	--	--	.12	--	--
Wholesale	--	--	--	--	--	.05	--	--
Industrial	--	--	--	--	--	--	--	--
Education	5.48	--	--	--	--	--	8.40	--
Government	1.45	.87	.05	--	--	--	18.00	--
Roads/Parking	1.37	--	--	.18	--	3.94	.39	--
Recreation	3.46	--	1.55	--	--	--	55.12	--
Parks	--	--	--	--	--	--	2.24	--
Vacant	3.27	.79	.48	.44	.20	1.10	2.05	--
Water	1.88	.47	.11	.02	--	--	2.06	--
Other	--	--	--	--	--	--	--	--
TOTALS ³	96.40	12.43	4.21	4.38	5.65	16.24	88.26	.21

SOURCE: L-COG Research Division

¹C-2 includes C-2/SR, R-2 includes R-2/SR, RG include RG/SR

²TCU includes Transportation, Communications, and Utilities

³Total area is 224.24 acres

TABLE IV

LAND USE BY ZONE: JEFFERSON (1 JANUARY 1978)

Land Use	Zone							
	R-1	R-2 ¹	R-3	R-4	RG ¹	C-2 ¹	PL	Other
Single-Family	62.92	7.01	2.37	.76	.11	1.04	--	--
Duplex	3.40	1.55	.54	.18	--	.37	--	--
Multi-Family	1.92	1.49	2.10	1.84	4.38	1.75	--	--
Mobile Homes	.22	--	--	--	--	--	--	--
Retail	.13	--	--	--	--	4.07	--	--
Services	4.05	--	.27	--	--	4.61	2.32	--
TCU ²	--	--	--	--	--	--	--	.12
Wholesale	--	--	--	--	--	.04	--	--
Industrial	--	--	--	--	--	--	--	--
Education	5.47	--	--	--	--	--	8.39	--
Government	.86	.83	.08	--	--	.01	17.99	--
Roads/Parking	1.12	--	.06	.08	.32	3.97	.44	--
Recreation	3.45	--	1.54	--	--	--	56.10	--
Parks	--	--	--	--	--	--	3.18	--
Vacant	3.28	.75	.32	.42	.19	1.12	--	--
Water	1.85	.37	.15	.01	--	--	2.06	--
Other	--	--	--	--	--	--	--	--
TOTALS ³	88.67	12.00	7.43	3.29	5.00	16.98	90.48	.12

SOURCE: L-COG Research Division

¹C-2 includes C-2/SR, R-2 includes R-2/SR, RG include RG/SR²TCU includes Transportation, Communications, and Utilities³Total area is 223.97 acres

TABLE V
LAND USE BY ZONE: JEFFERSON (1 JANUARY 1976)

Land Use	Zone							
	R-1	R-2 ¹	R-3	R-4	RG ¹	C-2	PL	Other
Single-Family	63.11	7.06	1.95	.99	.51	1.08	--	--
Duplex	3.80	1.31	.55	.18	--	.41	--	--
Multi-Family	1.25	1.49	2.10	.71	2.78	1.75	--	--
Mobile Homes	.11	--	--	--	--	--	--	--
Retail	.13	--	--	--	--	4.46	--	--
Services	7.16	--	.27	.59	--	4.38	--	--
TCU ²	--	--	--	--	--	.12	--	--
Wholesale	--	--	--	--	--	.04	--	--
Industrial	--	--	--	--	--	--	--	--
Education	5.47	--	--	--	--	--	8.39	--
Government	--	--	--	--	--	--	7.25	--
Roads/Parking	1.73	--	.06	.08	.32	3.63	.44	--
Recreation	2.73	--	1.54	--	1.39	--	56.07	--
Parks	--	--	--	--	--	--	3.18	--
Vacant	4.76	1.77	.40	.85	--	.53	10.74	--
Water	1.43	.47	.05	.01	--	--	2.06	--
Other	--	--	--	--	--	.58	--	--
TOTALS ³	91.68	12.10	6.92	3.41	5.00	16.98	88.15	--

SOURCE: L-COG Research Division

¹R-2 includes R-2/SR, RG include RG/SR

²TCU includes Transportation, Communications, and Utilities

³Total area is 224.24 acres

TABLE VI

LAND USE BY ZONE: FAR WEST (1 JANUARY 1980)

Land Use	Zone										
	RA	R-1	R-2	R-3	RG	RP	C-1	C-2	M-2	PL	Other
Single-Family	6.95	33.72	1.72	.42	.19	--	--	.54	.13	.63	.16
Duplex	.35	2.87	--	--	.09	.19	--	.46	--	.79	--
Multi-Family	1.62	1.61	5.93	--	2.56	--	--	3.90	--	1.81	.39
Mobile Homes	--	--	--	--	--	--	--	--	--	--	--
Retail	.23	--	--	--	--	--	.14	4.36	3.14	--	--
Services	.40	--	.59	.19	1.61	1.72	1.34	5.92	3.74	--	--
TCU ¹	--	--	--	--	.30	--	--	.15	2.84	--	--
Wholesale	--	--	--	--	.36	--	--	.26	.40	--	--
Industrial	--	--	--	--	--	--	--	.49	1.58	--	--
Education	.06	--	2.83	--	--	--	--	--	--	18.10	--
Government	.45	2.77	.85	--	--	--	--	--	.64	2.54	--
Roads/Parking	--	--	--	--	1.27	--	.07	1.64	2.55	3.86	--
Recreation	--	--	--	--	--	--	--	--	--	.79	--
Parks	--	--	--	--	--	--	--	--	--	--	--
Vacant	.87	1.83	5.60	--	1.03	.23	.62	1.97	--	--	--
Water	.96	.55	--	--	--	.32	--	--	--	1.07	--
Other	--	--	--	--	--	--	--	--	--	--	--
TOTALS ²	11.89	43.35	17.52	.61	7.41	2.46	2.16	19.69	15.02	29.59	.55

SOURCE: L-COG Research Division

¹TCU includes Transportation, Communications, and Utilities²Total area is 150.25 acres

TABLE VII

LAND USE BY ZONE: FAR WEST (1 JANUARY 1978)

Land Use	Zone										
	RA	R-1	R-2	R-3	RG	RP ¹	C-1 ¹	C-2	M-2	PL	Other
Single-Family	6.02	34.10	.14	--	.58	--	--	.71	.48	.60	.17
Duplex	.33	2.55	.11	--	--	.19	--	.38	--	.62	--
Multi-Family	--	--	5.70	--	2.57	--	--	.94	--	1.40	--
Mobile Homes	--	--	--	--	--	--	--	--	--	--	--
Retail	.22	--	--	--	--	--	.20	3.59	2.93	--	--
Services	.39	.57	--	--	1.60	1.69	1.30	4.64	3.67	--	--
TCU ²	--	--	--	--	.29	--	--	--	2.28	--	--
Wholesale	--	--	--	--	.35	--	--	.26	.40	--	--
Industrial	--	--	--	--	--	--	--	.47	1.53	--	--
Education	--	--	--	--	--	--	--	--	--	20.85	--
Government	.46	2.24	.89	--	--	--	--	--	.63	2.92	.04
Roads/Parking	--	.30	--	--	1.27	--	--	.44	3.01	3.76	--
Recreation	.66	--	--	--	--	--	--	--	--	.11	--
Parks	--	--	--	--	--	--	--	--	--	--	--
Vacant	4.18	3.56	5.78	--	.92	--	.61	7.75	--	--	.05
Water	--	--	--	--	--	--	--	--	--	--	--
Other	--	--	--	--	--	--	--	--	--	--	--
TOTALS ³	12.26	43.32	12.62	--	7.58	1.88	2.11	19.18	14.93	31.32	.26

SOURCE: L-COG Research Division

¹RP includes RP/PD and RP/SR, C-1 includes C-1/SR²TCU includes Transportation, Communications, and Utilities³Total area is 145.46 acres

TABLE VIII

LAND USE BY ZONE: FAR WEST (1 JANUARY 1976)

Land Use	Zone										
	RA	R-1	R-2	R-3	RG	RP ¹	C-1 ¹	C-2	M-2	PL	Other
Single-Family	6.42	34.84	.31	1.15	.71	--	--	1.29	.29	.60	--
Duplex	.33	2.25	--	--	--	--	--	.11	--	.78	--
Multi-Family	--	--	5.70	--	2.30	--	--	1.23	--	1.24	--
Mobile Homes	--	--	--	--	--	--	--	--	--	--	--
Retail	.22	--	--	--	.30	--	.20	4.08	2.86	--	--
Services	.31	.46	--	--	.89	--	1.30	2.39	4.03	--	--
TCU ²	--	--	--	--	.82	--	--	--	.95	--	--
Wholesale	--	--	--	--	.35	--	--	.14	.62	--	--
Industrial	--	--	--	--	--	--	--	.48	1.53	--	--
Education	.10	--	--	--	--	--	--	--	--	20.85	--
Government	--	--	--	--	--	--	--	--	.63	--	--
Roads/Parking	--	--	--	--	1.36	--	--	1.17	2.67	3.76	--
Recreation	.66	--	--	--	--	--	--	--	--	.11	--
Parks	--	--	--	--	--	--	--	--	--	--	--
Vacant	8.89	7.66	6.35	--	.45	--	.61	2.16	.09	2.92	--
Water	--	--	--	--	--	--	--	--	--	--	--
Other	--	.50	--	--	--	1.13	--	.27	.51	--	--
TOTALS ³	16.93	45.71	12.36	1.15	7.18	1.13	2.11	13.32	14.18	30.26	--

SOURCE: L-COG Research Division

¹RP includes RP/PD and RP/SR, C-1 includes C-1/SR²TCU includes Transportation, Communications, and Utilities³Total area is 144.33 acres

TABLE IX

COVERED EMPLOYMENT IN JEFFERSON/FAR WEST PLAN AREA, APRIL 1980

	Jefferson	Far West	Jefferson/ Far West Total (%)	Eugene % Employment by Sector
Retail	135	169	304 (16.7)	(23.2)
Services	258	408	666 (36.6)	(27.5)
Transportation/ Communications/ Utilities	25	383	408 (22.4)	(5.8)
Wholesale	---	139	139 (7.6)	(7.4)
Education	42	42	84 (4.6)	(14.4)
Government	149	5	154 (8.5)	(4.4)
Other	20	47	67 (3.6)	(17.3)
TOTAL	627	1,193	1,820 (100.0)	(100.0)

SOURCE: Computed by ECO, with assistance from the Eugene Planning Department and Lane Council of Governments from the confidential covered employment files of the Employment Division; Oregon Department of Human Resources.

NOTE: Eugene's percentages of covered employment by sector are presented for comparison.

Services include finance, insurance, and real estate sectors. Others include agriculture, construction, food, lumber, mining. Other manufacturing, religious organizations, some self-employed individuals, and some federal employees (e.g., marines) are excluded from unemployment insurance coverage.

TABLE X

AVERAGE EMPLOYMENT DENSITIES JEFFERSON/FAR WEST PLAN AREA,
APRIL 1980

	Jefferson <u>($\frac{\text{Employees}}{\text{Acre}}$)</u>	Far West <u>($\frac{\text{Employees}}{\text{Acre}}$)</u>	Jefferson/ Far West
Services	21.6	26.3	--
Retail	33.8	21.5	--
Transportation/ Communications/ Utilities	206.3	116.7	--
Wholesale	--	134.9	--
Overall Average	26.1	39.7	34.7

SOURCE: Computed by ECO based on April 1980 covered employment estimates from the Oregon Employment Division data and land use data from L-COG for 1 January 1980.

NOTE: Overall the employee/acre ratio for this planning area is 34.7 employees/acre for these four sectors.

Services include finance, insurance, and real estate sectors. Land-use acreages in service use include those areas in church use but exclude parking lots, homes, etc. that may be owned by religious organizations but not in church use.

TABLE XI

SIMULATED INCREASES IN EMPLOYMENT IN JEFFERSON/FAR WEST

	Far West			Jefferson			Jefferson/ Far West
	C-1	C-2	RP	C-1	C-2	RP	Total
Vacant	24.4	78.3	11.0	--	43.7	--	157.4
Single-Family	--	--	--	8.2	21.8	--	30.0
Duplex	--	18.2	7.6	--	8.9	--	<u>34.6</u>
TOTAL ADDITIONAL EMPLOYMENT	24.4	96.5	18.6	8.2	74.3	--	222.0

SOURCE: Computed by ECO based on employee/acre ratios from covered employment data of the Oregon Employment Division April 1980 and land-use data from L-COG Research 1 January 1980.

NOTE: This simulation assumes that commercial land is developed to the average employment density of the Far West area, 39.7 employees/acre.

TABLE XII

SIMULATED INCREASE IN RESIDENTIAL UNITS IN JEFFERSON/FAR WEST

	Far West			Jefferson			Jefferson/ Far West
	RA/R-1	R-2	MF ¹	R-1	R-2	MP ¹	Total
Vacant	16	141	38	22	12	49	278
Redevelopment: Single-Family to Duplex and Multi-Family		33	13		69	99	214
Duplex to Multi- Family			1			13	14
TOTAL UNITS	16	174	52	22	81	161	506

SOURCE: Computed by ECO from L-COG land-use data for 1 January 1980. Residential densities are based on 1 January 1980 densities for single-family, duplex, multi-family units in each subarea. Gains from redeveloping lower-density uses are net gains. Rounded to nearest whole unit.

¹Multi-family includes land in zones RG, R-3, R-4

TABLE XIII

SIMULATED INCREASE IN RESIDENTIAL UNITS BY TYPE IN JEFFERSON/FAR WEST

	<u>Existing Units</u>	<u>Simulated New Units</u>	<u>Gain (% of Existing Units)</u>
Single-Family Units	220	38	17%
Duplex	1,287	255	20%
Multi-Family	<u>790</u>	<u>213</u>	<u>27%</u>
TOTAL UNITS	2,297	506	22% (Overall)

SOURCE: Computed by ECO from L-COG Research Division data based on residential densities and land use by zone.

TABLE XIV

RESIDENTIAL DENSITY BY STRUCTURE TYPE--JEFFERSON/FAR WEST--1980, 1978, 1976

	Jefferson			Far West		
	Number of Units	Area (Acres)	Net Density	Number of Units	Area (Acres)	Net Density
<u>1980</u>						
Single-Family	511	75.99	6.72	279	44.46	6.27
Mobile Homes	1	.16	8.65			
Duplex	100	6.27	15.94	120	4.75	25.27
Multi-Family	635	14.39	44.13	652	17.83	36.57
TOTAL	1,247	96.81	12.88(ave)	1,051	67.04	15.68(ave)
<u>1978</u>						
Single-Family	510	73.80	6.91	276	42.80	6.44
Duplex	98	5.91	16.58	116	4.18	27.75
Multi-Family	603	13.26	45.47	499	10.43	47.84
TOTAL	1,211	92.97	13.03(ave)	891	57.41	15.52(ave)
<u>1976</u>						
Single-Family	514	74.13	6.93	290	45.61	6.35
Mobile Homes	1	.11	9.09			
Duplex	102	6.12	16.66	110	3.47	31.70
Multi-Family	417	9.86	42.29	497	10.29	48.29
TOTAL	1,034	90.22	11.46(ave)	897	59.37	15.11(ave)

SOURCE: L-COG Research Division data are for 1 January each year.

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