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WESTSIDE NEIGHBORHOOD PLAN APPENDIX



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1. INTRODUCTION

PURPOSE OF THE APPENDIX

This document contains supplemental material to the Westside Neighborhood Refinement Plan. The information appears in an appendix so that the Westside Plan can be a manageable size for public distribution and use. The appendix should be useful in developing insights about the major issues addressed during the update of the 1977 Westside Plan. For more information about the Westside Plan or the appendix, contact the City of Eugene Planning Department, 777 Pearl Street, Eugene, OR 97401, 503-687-5481.

CITIZEN INVOLVEMENT

In preparing a refinement plan, citizen involvement is an important component.

In January 1985, a major community event was conducted in the Westside Neighborhood to begin the process of updating the Westside Plan. The event, known as the Westside Neighborhood Planning Jam, provided an easy opportunity for residents, property owners and businesses to identify issues to be addressed in the update of the Westside Plan. Approximately 75-100 people attended the event. The focus of the event was a group discussion led by the neighborhood chairperson. Participants identified neighborhood assets, problems, trends, and future direction for the neighborhood. There was also a series of displays illustrating land use, zoning, transportation, housing, and general neighborhood characteristics. Participants also wrote comments on blank maps. Advance information about the Planning Jam was mailed to all residents, property owners, and businesses in the area along with a mailback survey. About 150 completed surveys were returned.

During March 1985, nine members were appointed to serve on the Westside Planning Team. The Planning Team represents area residents, businesses, and institutions. The Planning Team was charged with preparing a draft update of the Westside Plan and with providing opportunities for citizens to be involved throughout the process.

WESTSIDE PLANNING TEAM

ESTABLISHMENT, PURPOSES, AND OPERATING PROCEDURES

Approved by the Citizen
Involvement Committee,
November 15, 1984

ARTICLE I. ESTABLISHMENT

The Westside Planning Team was established in the winter of 1984 by joint efforts of the City of Eugene, the Westside Neighborhood Quality Project, and the Eugene Citizen Involvement Committee.

ARTICLE II. PURPOSES AND OBJECTIVES

The purposes and objectives of the planning team include:

- Section 1. To prepare a draft update of the Westside Neighborhood Plan encompassing the area of the Westside Neighborhood. The Westside Neighborhood encompasses the property bounded by 13th Avenue on the south; Chambers Street on the west; 7th Avenue on the north; and on the east by Lawrence Street from 13th Avenue to the alley between 7th and 8th Avenues, west on the alley to Washington Street, and north on Washington Street to 7th Avenue.
- Section 2. To periodically give progress reports on the development of the refinement plan to the Westside Neighborhood Quality Project and other interested groups.
- Section 3. To solicit feedback from various segments of the community, especially at critical stages of the refinement planning process. To assist with conducting a community process check workshop to solicit comments regarding the direction of the draft plan.

ARTICLE III. MEMBERSHIP AND VOTING

- Section 1. The Westside Planning Team shall consist of a total of nine voting members--seven members appointed by the Westside Neighborhood Quality Project to represent the neighborhood's composition, and the following to be appointed by the Eugene Planning Director: one representative of area businesses and one representative of a social service agency in the neighborhood.
- Section 2. Unless a member is absent, without being excused by the Planning Team, for four consecutive meetings, members shall serve until the purposes and objectives in Article II are fulfilled.
- Section 3. Vacancies shall be filled in the manner stated above.
- Section 4. Each member of the Planning Team is entitled to vote at all planning team meetings.
- Section 5. Any time a member present at a meeting does not record his or 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 6. A quorum shall consist of five members.
- Section 7. 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 shall receive advance written notice of regular meetings or special meetings where action is to be taken.

Section 2. Parliamentary procedures shall be followed. Robert's Rules of Order shall be consulted when necessary.

Section 3. All Planning Team meetings shall be open to the public and, when possible, announced in The Register-Guard and neighborhood newsletter.

ARTICLE V. AMENDMENTS

Section 1. With the exception of Article II, Section 1, and Article III, Section 1, these purposes and operating procedures may be amended by an affirmative vote of at least five voting members at any regular meeting, providing notice of the amendment is given at the preceding regular meeting.

1985 WESTSIDE NEIGHBORHOOD ISSUES

The attached list consolidates issues raised as a result of:

1. Westside surveys mailed back by March 1, 1985
2. Westside Planning Jam Brainstorm session held January 26, 1985.

The list includes the following categories:

- I. Things liked most about the Westside Neighborhood
- II. Things disliked most about the Westside Neighborhood
- III. Positive changes that should happen in the Westside Neighborhood.

Within each category issues are grouped by the following topics:

- A. Economic Development
- B. Housing
- C. Land Use
- D. Public Services and Facilities
- E. Social, Cultural, and Recreational
- F. Transportation
- G. Miscellaneous

The number of times an issue was mentioned by a survey respondent is noted in () following the issue. The * indicates those issues that were raised at the Westside Planning Jam Brainstorm session.

I. THINGS LIKED MOST ABOUT THE WESTSIDE NEIGHBORHOOD

A. Economic Development

1. New Frontier Market (7)
2. Variety of businesses (2)
3. Potential for development if City planners were smart (1)
4. "Ma & Pa" stores (1)*

B. Housing

1. Older houses (18)
2. Well-kept homes and lawns (6)*
3. Low-cost housing (2)*
4. Alley housing, sense of openness (1)*
5. Variety of housing (1)

C. Land Use (No specific issues)

D. Public Services and Facilities

1. Safety (3)

2. No vandalism (1)
3. Easy provision of emergency services (1)*
4. The attitudes of City workers and street maintenance (1)

E. Social, Cultural, and Recreational

1. Trees (26)*
2. Parks (18)*
3. Friendly people (18)*
4. Quiet (13)*
5. Westside Neighborhood Quality Project (6)*
6. Diversity of people (4)*
7. Sense of community (3)*
8. Kaufman Center (2)*
9. Overall "character" of the neighborhood (2)*
10. Good churches (1)
11. Good schools (1)
12. Leadership (1)*
13. Many friends (1)
14. Newsletter (1)*
15. Not many children (1)
16. Not many weird people (1)
17. Pride (1)*
18. Privacy (1)
19. The overall surroundings are beautiful (1)
20. Wildlife (1)*
21. Lincoln School (1)
22. Community garden at 13th and Jefferson (1)*
23. The Eugene Ballet School (1)
24. Children and old people (1)

F. Transportation

1. Bicycle paths (7)*
2. Good bus transportation (6)*
3. Diverters (4)*
4. Not much traffic (2)
5. Good traffic flow (synchronized lights on 6th, 7th, 11th) (1)
6. Limited access streets (1)

G. Miscellaneous

1. Location, proximity to downtown, etc. (60)*
2. Habit, longevity (2)
3. Accomplishments (1)*
4. Birds (1)
5. Concerned (1)
6. Kittens (1)
7. Nostalgia of "earlier Eugene" (1)
8. Progressive politics (1)
9. Sound of the trains (1)
10. Nice to live here (1)

II. THINGS DISLIKED MOST ABOUT THE WESTSIDE NEIGHBORHOOD

A. Economic Development

1. Lack of good merchants--e.g., tavern, supermarket, etc. (6)*
2. Fish market at 7th and Blair (1)*
3. Monroe Street Market (1)

B. Housing

1. Inadequate property maintenance (10)*
2. Rented houses that are not kept up (3)*
3. Taxes too high (2)*
4. Too many landlords (1)
5. Need someone to help me clean up my house (1)
6. Deterioration of property near Chambers and neighborhood fringe *
7. Stronger enforcement of abatement proceedings *
8. Abandoned houses *
9. Lack of rehab funding *
10. Lack of home financing *

C. Land Use

1. Proximity to industrial area (2)
2. Too many institutions supported by taxes (1)*
3. Its classification as Mixed Use, is it really commercial? (1)
4. Infiltration of businesses (1)
5. Lack of R-1 zoning *
6. Property values and residential zoning on 11th *
7. Too much high density *

D. City Services

1. Inadequate police protection (11)*
2. County Fair problems (8)*
3. Pet control (7)*
4. Litter (7)*
5. Lack of street lighting (6)*
6. Vandalism (1)
7. LTD put a sign on property without telling me (1)
8. Fire trucks on Polk *

E. Social, Cultural, and Recreational

1. Transients (24)*
2. Closing of Lincoln School (6)*
3. Not enough parks (6)*
4. Few trees (1)*
5. It's not really a neighborhood (1)
6. No pool (1)*
7. Unsafe to use beautiful parks (1)
8. Trees not indigenous to the Northwest (1)
9. Mission (1)
10. Lack of youth outreach programs *

11. Lack of Neighborhood Watch *
12. Poor image *

F. Transportation

1. Traffic--too fast, too much (15)*
2. Diverters are too much trouble (5)*
3. Bus traffic on 8th is too heavy (3)*
4. Not enough parking during Fair (3)*
5. Traffic noise (3)*
6. Public access to alleys (2)*
7. Traffic on 11th (2)*
8. Closing of traffic at Broadway and Monroe (2)
9. Washington/Jefferson freeway connector (2)
10. Concern about Chambers connector (2)
11. Noise from 11th/13th, Washington/Jefferson (2)
12. Need a pedestrian crossing at Madison and 7th (1)
13. Drivers aren't aware of bicyclists and their rights (1)
14. Heavy traffic, especially trucks (1)
15. Access to "bike only" streets (1)
16. The speeding vehicles on Monroe between 11th and 13th (1)
17. Traffic on Broadway, Washington, and Jefferson increasing (1)
18. Traffic noise from 6th and 7th (1)
19. Lack of maintenance on alleys (1)
20. Sudden death bike route changes (1)
21. Traffic diverters on 12th should be complete (1)
22. Traffic diverters on 9th and 10th (1)
23. The cut-up, cracked condition between Monroe, and Van Buren (1)
24. Parking strips are not cared for (1)
25. The overload of trucks, buses, and speeders and telegraphed tremors (1)
26. The volume of traffic on side streets like 8th, Broadway (1)
27. Noise and traffic of Fair (1)
28. Alley between Taylor and Almaden running from 11th to 12th is often blocked with wood, trash, etc. from folks in house at 12th Avenue end. (1)
29. Stop signs at every intersection of 12th (1)
30. Traffic noise, trucks along 8th--semis park along Tyler, close to Motel (1)
31. 6th and 7th, Washington and Jefferson (1)
32. Pay my taxes but can't get my alley graveled (1)
33. Big highways cutting it in pieces (1)
34. The traffic patterns of 11th, Jefferson, etc. have ruined a lovely neighborhood and turned it into a freeway (1)
35. Traffic on West Broadway *
36. Diverter vandalism *
37. Pedestrian crossing needed at 13th *

G. Miscellaneous

1. Air pollution, wood stoves, etc. (6)*
2. Loud stereos (1)*
3. Vulnerability to whims of City Hall and big business (1)
4. Smell (1)
5. Overall City planning (1)

6. Wastefulness of otherwise useful areas (1)
7. Impossible to find American-made purse or shoes anywhere on the Westside (1)
8. Echo Springs's new blue building (1)
9. Is anyone monitoring Echo Spring Dairy's pollution? (1)
10. Interference on TV sets (1)
11. Loud garbage trucks (1)
12. Mailman comes late (1)
13. Garbage collecting and processing in the center of the neighborhood (1)
14. Lack of trash cans *
15. Rats around dumpsters *
16. Lack of real landscaping *

III. POSITIVE CHANGES THAT SHOULD HAPPEN IN THE WESTSIDE NEIGHBORHOOD

A. Economic Development

1. Construction of office and professional space (2)
2. Allow more neighborhood businesses (1)*
3. Low-interest loans *

B. Housing

1. Paint run-down houses (3)
2. Construct new housing (3)
3. Encourage upkeep of rental property (1)*
4. Better upkeep of properties (1)*
5. Remove or restore house at 14th and Polk (1)
6. More emphasis on maintaining downtown housing stock (1)
7. Lower property taxes (1)
8. Property tax relief for seniors *
9. Incentives for rehab *
10. City program of "sweat equity" to allow people to fix up homes to own *

C. Land Use

1. Rezone area up to Jefferson (1)
2. Create more open space (1)
3. No more high density (1)
4. Zone changes to bring property values up (1)
5. Down zone, lower density *
6. Encourage block planning *
7. Encourage design review *

D. Public Services and Facilities

1. Light up the streets (11)*
2. Increase crime control (3)*
3. Police alleyways (3)*
4. Prevent firecrackers on July 4th (1)
5. More City involvement in maintaining public property (1)*

6. Weed control (1)
7. More money for library (1)
8. Less vagrants and crime (1)

E. Social, Cultural, and Recreational

1. Keep Lincoln School open (12)*
2. Open Jefferson Pool (7)*
3. More park/community events (4)
4. Implement Neighborhood Watch (3)*
5. More parks, playgrounds (2)*
6. More street trees (2)
7. Maintain character of the neighborhood (1)*
8. More advance notice of neighborhood meetings (1)
9. Sell Lincoln School (1)
10. Build a pool at Lincoln (1)
11. Fence around park playground (1)
12. Eliminate tree ordinance (1)
13. Stop inflow of transients (1)
14. Food/shelter for transients, stet more police protection (1)
15. Strong political voice *
16. City commitment to WNQP, newsletter *
17. Street trees, woonerfs, or intersection improvements *
18. Maintain contact with Far West, Whiteaker, downtown *
19. Use of Washington Abbey for meeting space *

F. Transportation

1. Remove traffic diverters (7)*
2. Open all streets to normal traffic flow (3)
3. Repair streets (2)
4. Increased local control over streets and traffic (2)
5. Less traffic on Jefferson (2)*
6. Less traffic (1)*
7. Crosswalk/traffic lights at major intersections of 13th (1)*
8. Fix parking at County Fair (1)
9. Ban street parking (1)
10. Slow down traffic on arterials (1)
11. Crackdown on illegal truck traffic (1)
12. Less traffic on 8th (1)
13. More diverters (1)
14. Discourage traffic on 8th (1)
15. City-wide plan to cut down on cars (1)
16. A traffic light on the corner of Blair and 3rd (1)
17. Stop (4-way) at 8th and Van Buren and 8th and Almaden (1)
18. Less one-way entrances and exits on bike only traffic (1)
19. Traffic diverter at West Broadway and Chambers (1)
20. Parking stickers for residents, pay stickers for people who work downtown (1)
21. Traffic pattern changes (1)
22. 11th Avenue could be a bit nicer (1)
23. Close freeway entrance/exit (1)
24. Support Whiteaker on Blair crossing issue *

G. Miscellaneous

1. General cleanup (1)
2. Faith Center should clean up its dump site (1)
3. Some way of toning down noise (1)
4. Develop Amazon Canal into more attractive and usable feature (1)

pltbwpa1

2. EVALUATION REPORT OF THE 1977 PLAN

This report describes 1) progress made in implementing the 1977 Plan by November 1, 1985, and 2) information from other plans and policies adopted since 1977 that affect the neighborhood. It is divided into four parts corresponding to the four elements in the 1977 Plan. Each part is then divided as follows:

1. An overview providing a short description of the element's theme.
2. A listing of the element's policies (paraphrased).
3. Related policies in other plans, particularly the Metro Plan and the 1984 Community Goals and Policies.
4. Recommendations (paraphrased) for implementing the element's policies. Each recommendation is followed by a discussion of to what extent it has been accomplished. That should provide a starting point for further discussion during the process of updating the Westside Plan.

LAND USE ELEMENT

Overview. This element focuses on maintaining the neighborhood's existing character. Most of the neighborhood is designated "Medium Density" residential in the Metro Plan. East of Jefferson, the area is designated "High Density - Mixed Use." Most of the neighborhood is zoned R-2, Limited Multiple Family Residential, and R-3, Multiple Family Residential. The number of dwelling units allowed per gross acre are 16.4 and 36 respectively. However, existing residential density is about ten units per gross acre, the dividing line between "Low" and "Medium Density" in the Metro Plan. Consequently, both the zoning and Metro Plan designations allow existing residences to be replaced with higher density development. From a community-wide perspective, increasing density is probably desirable because of the inner-city location of the neighborhood. But, while the 1977 Plan seems to accept the possibility of change, it strongly favors tight controls to ensure minimum disruption of the existing environment.

Policies. There are three policies in this element:

1. Through appropriate zoning provisions, allow for change consistent with the neighborhood's existing inner-urban single-family character, historic aspects, close-in advantages, and physical attractiveness of its buildings and tree-lined streets.
2. Through appropriate zoning provisions, maintain a medium-density level of development by conserving single-family homes and ensuring that new homes and apartments will be physically compatible with existing homes and the neighborhood's existing character.
3. Allow small-scale commercial development that is oriented to neighborhood needs.

Other Plans. Related policies in the Metro Plan and Community Goals include:

1. Encourage neighborhood commercial uses in residential areas when compatible with refinement plans and local controls for uses allowed in residential neighborhoods (Metro Plan, #16, page III-A-6).
2. Evaluate development regulations to be sure they include environmental design considerations (Metro Plan, #6, page III-E-3).
3. Consider developing design standards to ensure compatibility with existing development and livability of major medium and high-density developments in otherwise lower density areas (Metro Plan, #8, page III-E-3).
4. Preserve existing housing, especially in and adjacent to the city center. (Community Goals, #4.0, page 26).

Recommendations. The Land Use element recommends four amendments to the City's land use regulations in connection with its goal of neighborhood preservation:

1. Impose a density limit of four units per multiple-family structure, as well as a requirement for site review approval.

Discussion. When the Westside Plan was adopted in 1977, the neighborhood's stability was threatened by displacement of single-family structures in multi-family zones by quads and multiple-family structures. By 1980, that trend had slackened. For this, and a number of other reasons, the staff suggested in an August 4, 1980, memo that a zoning provision to implement this recommendation was no longer necessary. In earlier July 29, 1980, correspondence, the neighborhood agreed with this conclusion, but still wanted it pursued as part of the Zoning Ordinance update, sooner if the neighborhood's stability was again threatened. For reasons that probably include the recession and high interest rates, the trend has not been revived.

On March 11, 1985, the City Council amended the Zoning Ordinance requiring site review approval for certain new multiple-family developments. (See Recommendation #3 below for more detail.)

The council did not consider the four-unit maximum in the recent Zoning Ordinance update. However, since 1977 several changes to the City's zoning and land division regulations have been adopted that provide for in-fill and higher densities in ways other than the traditional replacement of older housing stock with new multiple-family structures. These include:

- a. Minimum lot size reduction from 6,000 to 4,500 square feet.
- b. Shared housing, an internal conversion of an existing single-family structure with little or no exterior alteration.
- c. Updated panhandle lot standards, including smaller lots and an alley access option.
- d. Zero lot line provisions.

- e. Possible further lot size reduction to 2,250 square feet for single-family homes in multi-family zones.
- f. Alley access parcels, an expansion of the cottage unit principle.

Another alternative to conventional redevelopment is the block planning process. It is simply a special application of planned unit development provisions that allow design flexibility for an entire block. A block plan can enhance the opportunity for increased density through pooling of open space and parking so that existing structures can accommodate more than one dwelling unit. The only block plan now being considered in Eugene is in the WNQP, between Broadway and 10th, Jackson and Adams.

- 2. Rezone the west side of Jefferson between 8th and 12th Avenues from R-3 to R-2, and add a site review requirement for three or more unit developments in all other R-3 and RG areas in the neighborhood.

Discussion. The west side of Jefferson is still zoned R-3. The R-3 zoning provides a transition between the MU, Mixed Use, and C-2, Community Commercial, zoning to the east and the R-2 zoning to the west. A file search indicates the neighborhood temporarily felt this action could be put on reserve (May 1980) and the area monitored for its stability. However, in July and September 1980, they again indicated support for the rezoning. The neighborhood has traditionally been concerned about being overly impacted by non-residential uses--in this case, particularly clinics. (See the Social, Cultural, and Recreational Concerns element for other non-residential use concerns.) Clinics are not permitted in the R-2 District. They are allowed with a conditional use permit in the R-3 District. Clinics and the higher density allowed in the R-3 District caused anxiety regarding the neighborhood's ability to preserve its present character. For a partial solution, see the discussion following Recommendation #1 above for new in-fill options partly intended to encourage higher density without significantly changing neighborhood character. Regarding the proposal in this recommendation to require site review for three or more units, see Recommendation #3 immediately below.

- 3. Require site review approval for all new structures of three or more units to assure compatibility with existing neighborhood character in terms of 1) vegetation and landscaping, 2) building design, bulk and coverage, 3) parking location, buffering, and coverage, and to 4) encourage single-family attached structures versus multi-family buildings.

Discussion. Site review criteria in the Zoning Ordinance include requirements for compatibility with the surrounding residential character and due consideration for distinctive historical and natural features. These requirements relate to the first three factors above. On March 11, 1985, the City Council adopted a provision requiring site review for ten or more unit developments in R-2, R-3, and R-4 Districts when next to, across an alley, from or directly across a street from an existing single family-dwelling. The ten-unit and adjacent single-family location thresholds balance the potential for increased compatibility with administrative staffing and cost considerations associated with site review application processing.

4. Allow small, walk-in neighborhood groceries as a conditional use in residential districts.

Discussion. The main interest appeared to be to protect the three existing enterprises from non-conforming provision limitations in terms of replacement, remodel, and expansion. That was accomplished by rezoning them from R-2, Limited Multiple Family, to C-1/SR, Neighborhood Commercial with Site Review. The site review requirement was added to ensure compatibility with the surrounding neighborhood in the event the existing markets were replaced. Additional markets and other uses oriented to and at a neighborhood scale could also be established through the use of C-1/SR zoning.

TRAFFIC AND TRANSPORTATION ELEMENT

Overview. The main concern expressed in this element of the plan is the disruption of the residential living environment by automobiles passing through rather than around the neighborhood. This element also calls for better non-automobile opportunities such as mass transit, pedestrian, and bicycle facilities. These ideas are directly expressed as policies.

Policies. There are five policies in this element. They are:

1. Take measures to ensure that non-neighborhood arterial traffic does not spill over into the neighborhood.
2. Ensure that circulation patterns serve the neighborhood.
3. Link the Westside with other parts of the City through mass transit.
4. Improve pedestrian access to downtown.
5. Improve internal bicycle facilities and their connections with other parts of the city.

Other Plans. The Community Goals, Metro Plan, and Metropolitan Transportation Plan (T-2000) contain policies that reinforce the above statements. They include the following:

1. Improve opportunities for using public transit, bicycle, and pedestrian facilities (Metro Plan, #2, page III-F-5, and Community Goals, #5.0, page 29).
2. Encourage auto-free urban areas and transportation corridors (Metro Plan, #4, page III-F-5).
3. Recognize that different streets serve different functions (Community Goals, #4.0, page 29).
4. Remove or reduce traffic impacts on selected residential streets through traffic management techniques that might include restricted turning movements, diverters, and automobile-restricted areas (T-2000, #4, page 30).

5. Where appropriate, provide bicycle and pedestrian signal activation devices at signalized intersections (T-2000, #19, page 34).
6. When possible, restrict parking to residents in neighborhoods adjacent to downtown (T-2000, #27, page 35).

Recommendations. There are five recommendations in this element. They are paraphrased and discussed below.

1. Return Washington-Jefferson to a two-way residential street.

Discussion. The T-2000 Plan includes a proposal to relocate the I-105 ramp from the Washington/Jefferson couplet to the Lincoln-Charnelton couplet. However, that relocation is not included in the October 1985 draft TransPlan. One reason is that the Downtown Plan includes implementation strategies calling for removal of the proposal (#1.3, page 26) and the conversion of Lincoln to two-way traffic between 5th and 11th (#4.1b, page 27). Furthermore, the Jefferson/Far West Refinement Plan includes an implementation strategy requesting that assurances be made that the Lincoln-Charnelton couplet won't increase traffic south of 13th (#1.2, page 36) and another requesting a re-evaluation of Lincoln as a collector street within that planning area (#2.3, page 36).

2. Use buffers to relieve traffic impacts on necessary arterials.

Discussion. In established neighborhoods, such as the WNQP, buffering is normally accomplished with setbacks and street trees. For example, Phase 1 (High to Washington Streets) of the 6th and 7th widening includes removal of six of 22 trees over 50 years old, while an average of eight new trees per block face will be planted. Phases 2 and 3 include widening west of Washington Street and abutting the northern WQNP boundary. The Capital Improvement Program schedules this project for fiscal year 1986-87, subject to State funding. There are 28 trees over 50 years old in Phases 2 and 3, and eight will be saved. However, as with Phase 1, an average of eight new trees will be planted on each block face. Precise design work on Phases 2 and 3 will likely begin in early June of this year and continue through the summer.

The Capital Improvement Plan also indicates that Chambers may be widened between 8th and 18th in the next ten years. The centerline has already been established so a street tree planting program would not have to be delayed on that account.

3. Use traffic impediments to prevent through traffic on neighborhood streets.

Discussion. There are five diverters in the neighborhood. They are located at Broadway/Monroe, 10th/Adams, Broadway/Tyler, 12th/Monroe, and 12th/Polk. As part of the research in connection with the plan update, a traffic count taken prior to diverter installation will be compared to more recent data.

The Chambers connector, scheduled for completion in 1987, could generate traffic on internal neighborhood streets. To discourage that tendency, a woonerf entrance will be built at the 8th and Chambers intersection. The City will also monitor traffic in the neighborhood after the connector is

built. As recommended on page 15 of the Chambers Connector Spillover Study Task Team report (October 1, 1984), if traffic increases by 15 or more percent, the City will work with the neighborhood in an effort to mitigate traffic impacts. That effort could include designing and building additional woonerf entrances. If available, CDBG funds would qualify for this project.

4. Complete Eugene Bikeways Master Plan facilities including 12th Avenue route designation and Polk Street lane striping.

Discussion. Polk Street does not have an on-street bike lane as proposed in the Eugene Bikeways Master Plan. However, it seems to experience significant bike use. A bike traffic count may be completed in 1985 to determine if striping is now warranted. Broadway and 12th are signed bike routes. Monroe is designated in TransPlan for on-street striped bike lanes when warranted by a traffic count. Chambers will have designated bike lanes on both sides when it is improved and widened. The Capital Improvement Program calls for preliminary engineering in fiscal year 1987-88.

5. Improve pedestrian access to downtown.

Discussion. When the existing plan was adopted, there was a perception by neighborhood residents that safely crossing Washington-Jefferson could be significantly improved through installation of pedestrian-activated traffic signals. However, no particular intersections were identified in the 1977 Plan for signalization. Substantiated reasons for signals at precise locations would have to precede their actual installation. This issue is being addressed in the plan update.

HOUSING ELEMENT

Overview. This element is mainly concerned with maintaining the character and diversity of the neighborhood's housing stock and guarding against further deterioration through active programs of conservation and improvement. It ties in closely with the discussion of land use regulations in the Land Use element.

Policies. There are four policies in this element:

1. Maintain and improve existing housing and reduce the number of substandard units.
2. Relocate existing housing to vacant lots in the neighborhood in lieu of demolition.
3. Encourage construction that represents a wide range of housing types and prices.
4. Educate citizens as to available local and State housing programs.

Other Plans. The Metro Plan and 1984 Community Goals contain several policies that, to varying degrees, relate to the above statements. They include:

1. Be sure residential land use regulations encourage a variety of housing densities and types (Metro Plan, #6, page III-A-5).
2. Implement housing programs that provide housing opportunities for all metropolitan residents without discrimination (Metro Plan, #14, page III-A-5).
3. Conserve the existing supply of sound housing in stable neighborhoods (Metro Plan, #20, page III-A-6).
4. Support the preservation of existing housing and encourage the development of new housing, especially in and adjacent to the city center (Community Goals, #4.0, page 26). A related suggested action, #4.3, calls for identifying needs for preserving and upgrading existing housing.
5. Facilitate home ownership by low and moderate-income families (Metro Plan, #29, page III-A-7).
6. Establish minimum housing standards and enforce regulations to upgrade or eliminate substandard housing (Community Goals, #9.0, page 27).

Recommendations.

1. Continue housing rehabilitation programs, especially for renter-occupied, single-family structures.

Discussion. From 1976 through 1984, 37 rehabilitation loans were approved for single-family/owner-occupied structures and one rehabilitation loan was approved for a duplex/owner-occupied structure in the Westside Neighborhood. The amount loaned in the neighborhood was approximately \$359,000. The housing rehabilitation loan program is funded with Community Development Block Grant funds and, assuming continuation of that Federal program, it is expected to continue at least through June 30, 1988. Loans are also available for renter-occupied structures.

2. Continue housing maintenance programs, especially for elderly, handicapped, single-parent, and fixed-income households.

Discussion. A minor home repair program for seniors and handicapped was initiated in 1978 and continues to be available. Approximately 350 households have participated in the program.

3. Develop more detailed housing inspection and code enforcement programs, particularly directed at investor-owned units in blocks with at least 25 percent substandard structures. Consider owner or renter subsidy programs as needed.

Discussion. In the summer of 1983, the City eliminated the housing code and program enforcement due to budget cuts. The City continues to enforce the State building code for construction, repairs, and remodeling that require a building permit. In addition, if a building is considered dangerous, the City can pursue condemnation and, ultimately, demolition. Since October 1984, the City has not had the resources needed to inspect unsafe buildings on a routine or regular basis.

4. An ongoing information program concerning State and local housing legislation and programs should be available, particularly for low and moderate-income residents.

Discussion. Refer to the discussion under recommendation #4 in connection with Social, Cultural, and Recreational Concerns (the next section).

SOCIAL, CULTURAL, AND RECREATIONAL CONCERNS

Overview. This element recognizes that "a feeling of neighborhood" and its unique character can be enhanced if public facilities (gathering places) and social service opportunities are provided and desirable physical, historic, and cultural features preserved.

Policies. This element contains five policies:

1. Maintain Lincoln School as an educational and community center.
2. Assure that recreation and service facilities adequately serve the entire neighborhood population.
3. Assure that the number of group-care homes and institutional services do not become excessive.
4. Coordinate social service delivery systems through an information center so that residents can contact appropriate agencies as needed.
5. Enhance the neighborhood's important physical and cultural characteristics--e.g., historical landmarks, street trees, and architecture.

Other Plans. There are at least six policies in the Metro Plan and two in the Community Goals that relate to this element:

1. Encourage street tree planting (Metro Plan, page III-E-3, #3).
2. Design and locate public facilities in a way that preserves and enhances desirable neighborhood features and promotes neighborhood identity (Metro Plan, Page III-E-3, #4).
3. Encourage a design element as part of refinement plans (Metro Plan, page III-E-3, #7).
4. Support efforts to provide elementary and community schools in central city areas to increase their attractiveness and stability for residences (Metro Plan, page III-G-5, #10).
5. Make possible neighborhood participation in the design, development, and maintenance of their parks, centers, and play lots (Metro Plan, page III-H-5, #5).
6. Adopt policies, regulations, and incentive programs that encourage inventory, preservation, and restoration of historic structures and sites as well as those of cultural significance (Metro Plan, page III-I-2, #1).

7. Improve facilities for young people (Community Goals, page 18, #5.0). A related suggested action, 5.3, calls for identifying places that can serve as youth centers, including existing schools or community centers.
8. Recognize the interdependence of local governments, special service districts, public educational institutions, and others (Community Goals, page 32, #1.0). Related suggested action #1.3 calls for working with the school districts to look into potential alternative uses for vacant school buildings.

Recommendations. There are six recommendations in this element. They are paraphrased and discussed below.

1. Continue to rehabilitate Lincoln School to meet student and community needs.

Discussion. Between 1975 and 1980, the Lincoln School and grounds received almost \$204,700 from CDBG funds for rehabilitation. The school closed subsequent to the plan's adoption, but it is still used as a neighborhood and community center. A special task force appointed by the School District 4-J Board recommended sale of the property. The board had not acted on that recommendation by November 1, 1985. The City is aware that the property may go on the market and is working with the district in an effort to retain it in public ownership.

2. Complete and maintain Monroe Park.

Discussion. This activity is underway and should be completed within a year.

3. Monitor the number of group-care homes and institutions. If necessary, establish standards for additional facilities.

Discussion. On April 9, 1979, the Eugene City Council adopted a resolution establishing a policy for institutional uses in the Westside Neighborhood. Institutional uses were defined to include churches, day nurseries, group-care homes, homes for the aged, hospitals, ambulance service facilities, and nursing homes.

The resolution was adopted to balance the neighborhood's desire to preserve important residential aspects of the area with the needs of social service providers to find sites that adequately respond to the requirements of their clients. Guidelines in the resolution are intended to provide a context within which to attain this balance. They recognize that certain types of institutional uses are residential in nature and are consistent with the direction established for the area, while other uses may detract from the residential quality of the area and are to be approved only after close scrutiny. The guidelines are applied when considering proposed institutional uses through the conditional use permit process.

Planning Department files indicate that in December 1978, there were approximately 19 institutional uses in the Westside Neighborhood compared to 24 in Whiteaker and 95 in West University (including 46 rooming houses, dormitories, fraternities and sororities).

Aside from Monroe Park, seven conditional use permit applications for institutional uses, including a dental office, were approved in the Westside between 1978 and the end of 1984. Of those, five still exist. During the same 1978 through 1984 period, six institutional conditional uses were approved in the West University Neighborhood and four in Whiteaker.

It appears that the neighborhood's concern about the proliferation of institutional uses is not without cause. However, it shares that phenomenon with other inner-city neighborhoods in Eugene. The experience in West University and Whiteaker seem to validate that conclusion.

4. Establish an information center to coordinate social service information and referrals to put neighborhood residents in touch with needed programs.

Discussion. The plan suggests that one possible way of providing this information would be to establish a central information service in City Hall. The Permit and Information Center (PIC) is now serving in that capacity. Also, Switchboard has current information on available social service agencies. Switchboard also publishes an annual inventory. The plan suggests that another way of providing the service would be by decentralizing into neighborhoods that have a high level or more specific need for social services. The feasibility of this alternative might be explored if already established procedures prove insufficient. In the meantime, it might be possible to prepare an article for neighborhood newsletters on an annual basis alerting them of the inventory, what it offers, and how to obtain a copy.

5. Develop neighborhood projects and programs that foster neighborhood spirit among residents.

Discussion. The City continues to staff a neighborhood liaison office to assist the neighborhoods. Also, housing and Lincoln School rehabilitation and maintenance programs, as discussed elsewhere in this memorandum, have been widely used in the Westside. Monroe Park improvements have also helped increase neighborhood identity among the residents.

6. Use the Westside Urban Resources Inventory to develop ordinances that will protect significant vegetation, streetscapes, and the like.

Discussion. Eugene's historic landmark preservation regulations (Sections 2.402 through 2.412 of the Eugene Code) were recently revised. They provide for landmark designation for a structure, building, or other physical object if it meets any one or more of seven criteria including, for example, its antiquity, its unique architectural merit, or its identification as a unique object representing an aesthetic feature of the community.

pltbwpa2

3. LAND USE

INTRODUCTION/MAJOR ISSUES

This section of the appendix contains background information associated with the policies, implementation strategies, and findings of the Land Use Element. Major issues generated by the Planning Team include the following:

1. Prevent erosion of neighborhood boundaries, particularly deterioration of the residential qualities of the neighborhood. Concern was also expressed regarding the conversion of existing residential uses to non-residential uses.
2. There is need for more developed public open space on a small scale.
3. Neighborhood services are vital and R-2 zoning may be too restrictive, not allowing services and uses of a non-residential nature that are in scale and of use to the neighborhood itself.
4. It should be possible for the neighborhood to establish guidelines for high-density residential development to ensure that it is in scale and harmony with the character of existing housing.
5. Home occupations should be encouraged. They add neighborhood character and have minimal impact on the surrounding area.
6. The Westside Mixed-Use Zoning District should be reviewed to see how it is working and whether it is satisfying its original intent.
7. New ways should be encouraged to retain the single-family character of the neighborhood while still allowing an increase in density-- for example, through use of alley housing, shared housing, etc.
8. Block planning and design review should be continued and encouraged on other than the one block where it is now in process.
9. The interface between downtown and the neighborhood needs to be reviewed. In fact, that review should extend to the other neighborhood boundaries as well.
10. The City should promote alternatives to traditional construction allowed by R-2 Multiple-Family zoning.

POPULATION CHARACTERISTICS

Table I. Total Population

| | 1970* | 1980** | % change |
|----------|--------|---------|----------|
| Westside | 3,540 | 3,548 | 0% |
| Eugene | 79,028 | 105,624 | 34% |

Table II. Average Household Size

| | 1970* | 1980** | % change |
|----------|-------|--------|----------|
| Westside | 2.14 | 1.81 | -18% |
| Eugene | 2.77 | 2.36 | -15% |

Note: Does not include group quarters.

Table III. Age Distribution by Percent

| | 1970* | 1980** |
|-------------|-------|--------|
| Under 5 | 6 | 5 |
| 5-17 | 15 | 8 |
| 18-24 | 24 | 21 |
| 25-34 | 13 | 32 |
| 35-44 | 7 | 8 |
| 45-54 | 8 | 6 |
| 55-64 | 10 | 6 |
| 65 and over | 17 | 14 |
| TOTAL | 100 | 100 |

Table IV. Median Family Income+

| | 1970* | 1980** | % change |
|----------|---------|----------|----------|
| Eugene | \$9,996 | \$20,366 | 104% |
| Westside | \$7,391 | \$14,779 | 100% |

* U.S. Census, 1970.

** U.S. Census, 1980.

+ Represents former Westside Neighborhood boundary.

Table V. Poverty Status (family)⁺

| | 1970* | 1980** | % change |
|----------|-------|--------|----------|
| Eugene | 7.8% | 8.0% | 2.6% |
| Westside | 14.7% | 14.7% | 0.0% |

* U.S. Census, 1970.

** U.S. Census, 1980.

+ Represents former Westside Neighborhood boundary.

HOUSING CHARACTERISTICS

Table VI. Percentage Of Owner-Occupied Units

| | <u>1970**</u> | | | | <u>1980***</u> | | | |
|----------|---------------|----------|-------------|-----|----------------|----------|-------------|-----|
| | Units+ | Occupied | Owned/Occup | | Units+ | Occupied | Owned/Occup | |
| Eugene | 26,768 | 25,774 | 13,402 | 52% | 44,927 | 42,323 | 20,785 | 49% |
| Westside | 1,640 | 1,559 | 527 | 34% | 2,117 | 1,961 | 497 | 25% |

Table VII. Residential Density by Structure Type*

| | <u>1976</u> | | | | | | |
|---------------|---------------|---------|-------------|-----------------|-------|-------------|--|
| | <u>Eugene</u> | | | <u>Westside</u> | | | |
| | Units+ | Acres | Net Density | Units+ | Acres | Net Density | |
| Single-family | 20,785 | 4,992.8 | 4.2 | 844 | 111.4 | 7.6 | |
| Duplex | 2,958 | 261.5 | 11.3 | 204 | 12.9 | 15.8 | |
| Multi-family | 9,601 | 332.3 | 28.9 | 596 | 17.8 | 33.5 | |
| TOTAL | 33,344 | 5,516.6 | 6.0 | 1,644 | 142.1 | 11.6 | |

| | <u>1983</u> | | | | | | |
|---------------|---------------|---------|-------------|-----------------|-------|-------------|--|
| | <u>Eugene</u> | | | <u>Westside</u> | | | |
| | Units+ | Acres | Net Density | Units+ | Acres | Net Density | |
| Single-family | 25,376 | 5,792.4 | 4.3 | 810 | 102.7 | 7.9 | |
| Duplex | 4,147 | 393.1 | 10.5 | 256 | 16.5 | 15.5 | |
| Multi-family | 18,665 | 652.8 | 28.5 | 990 | 28.5 | 34.8 | |
| TOTAL | 49,764 | 7,091.1 | 7.0 | 2,056 | 147.7 | 13.9 | |

* L-COG Research Division.

** U.S. Census, 1970.

*** U.S. Census, 1980.

+ The Census (Table VI) and L-COG's Data System (Table VII) use different definitions of "dwelling unit."

Table VIII. Age of Residential Structures as Percent of Housing

| Year Built | <u>Eugene</u> | | <u>Westside</u> | |
|-------------|---------------|--------|-----------------|--------|
| | 1970* | 1980** | 1970* | 1980** |
| After 1969 | N/A | 36% | N/A | 20% |
| 1960-1969 | 35% | 25% | 18% | 16% |
| 1950-1959 | 26% | 17% | 12% | 12% |
| 1940-1949 | 17% | 11% | 19% | 17% |
| Before 1940 | 22% | 11% | 51% | 35% |

Table IX. Substandard Residential Units by Structure Type in 1982***

| | <u>Percent of Total Units</u> | |
|---------------|-------------------------------|---------------|
| | <u>Westside</u> | <u>Eugene</u> |
| Single-family | 30 | 12 |
| Duplex | 34 | 13 |
| Multi-family | 19 | 13 |
| OVERALL | 25 | 12 |

Table X. Substandard Residential Structures in the Westside***

| | <u>Percent of Total Structures</u> | |
|---------------|------------------------------------|--------|
| | 1973+ | 1982++ |
| Single-family | 15 | 20 |
| Duplex | 5 | 6 |
| Multi-family | 2 | 5 |
| OVERALL | 22 | 30 |

* 1970 Census.

** 1980 Census.

*** Building conditions surveys, Eugene Development Department, formerly known as the Department of Housing and Community Conservation.
(Continued on the next page)

Substandard units are normally evidenced by several items such as missing windows or exterior doors, sagging or rotten roofs, twisting or racked structural appearance, wood floor framing on or below grade (no foundation), large sections of siding missing or falling off, chimney and/or fireplace breaking up, rickety or missing porches and steps, and antiquated or illegal wiring and plumbing.

- + Represents former Westside Neighborhood boundary.
- ++ Some of the increase between 1970 and 1980, despite the accomplishments of the rehabilitation program, can be attributed to the larger area included in 1980 and units that were not substandard in 1970, but that were substandard in 1980.

LAND USE CHARACTERISTICS*

| | Acres | Percent | Acres | Percent |
|---|---------|---------|---------|---------|
| Single-Family | 111.5 | 41.5 | 102.9 | 38.3 |
| Duplex | 12.9 | 4.8 | 16.6 | 6.2 |
| Multi-Family | 17.9 | 6.7 | 29.8 | 11.1 |
| Retail Trade/Services | 21.4 | 8.0 | 18.7 | 7.0 |
| Wholesale Trade | 1.5 | 0.6 | 1.1 | 0.4 |
| Industrial | 0.5 | 0.2 | 0.1 | # |
| Parks and Recreation | 2.5 | 0.9 | 4.1 | 1.5 |
| Education | 3.0 | 1.1 | 3.3 | 1.2 |
| Government | 0.3 | 0.1 | 0.9 | 0.3 |
| Religion/Charity | 5.9 | 2.2 | 7.9 | 2.9 |
| Communication | 1.2 | 0.4 | 1.2 | 0.4 |
| Vacant | 8.4 | 3.1 | 2.6 | 1.0 |
| Roads, Alleys, Parking, Transportation-Related | 81.6 | 30.4 | 79.7 | 29.6 |
| TOTAL | 268.6## | 100.0 | 268.9## | 99.9# |

| | Acres | Percent | Acres | Percent |
|---|---------|---------|---------|---------|
| C1 Neighborhood Commercial ... | 1.7 | 0.9 | 0.9 | 0.5 |
| C2 Community Commercial | 29.6 | 15.8 | 24.7 | 13.1 |
| H Historic | - | - | 0.2 | 0.1 |
| MU Mixed Use | - | - | 7.6 | 4.0 |
| PL Public Land | 5.2 | 2.8 | 5.2 | 2.8 |
| R2 Limited Multiple Family Residential | 111.4 | 59.5 | 112.0 | 59.3 |
| R3 Multiple Family Residential (Includes former RG) | 35.9 | 19.2 | 34.7 | 18.4 |
| R4 High Rise Multiple Family Residential | 2.6 | 1.4 | 2.6 | 1.4 |
| GO General Office (Formerly RP) | 0.7 | 0.4 | 0.7 | 0.4 |
| TOTAL | 187.1## | 100.0 | 188.6## | 100.0 |

* L-COG Research Division.

Less than one tenth of one percent.

Totals for 1976 and 1983 differ because acres per use are rounded to the nearest tenth.

WESTSIDE NEIGHBORHOOD AREA AND DENSITY

TYPICAL BLOCK

Below are listed data on a typical block in the Westside Neighborhood that is in the R-2 Zoning District and is designated "Medium Density - Mixed Use" on the Metro Plan diagram. Some blocks have more and smaller lots--for example from east of Polk to Filmore. A few blocks might have less lots, some of which would be larger than in this typical example. (The Odell lot is 58 by 161, or 9,338 square feet. R-2 would allow a theoretical maximum of three units.)

1. Block area: 2.6 acres.
2. Total number of lots: 13.
3. Range in parcel size: 6,037 to 11,606 square feet.
4. Range in parcel theoretical maximum density: 2 to 4 units.
5. Maximum total block theoretical density on a lot-by-lot basis: 37.
6. Maximum total block theoretical density on a block basis (regardless of lot lines).
 - a. With alley: 41 units.
 - b. Alley vacated: 43 units.
7. Metro Plan theoretical gross density (includes streets to centerlines): 36 (10 per acre) to 72 (20 per acre).

METRO PLAN MEDIUM-DENSITY AREA

Next are data on the entire area designated "Medium Density - Mixed Use" on the Metro Plan diagram.

1. Total gross area (includes streets): 212 acres.
2. Total net area (without streets): 147 acres.
3. Total dwelling units (approximate, 1983): 2,056.
4. Existing gross density (approximate): 9.7.
5. Existing net density (approximate): 14.
6. Maximum gross density allowed by the Metro Plan: 20 per gross acre.

COMMENTARY

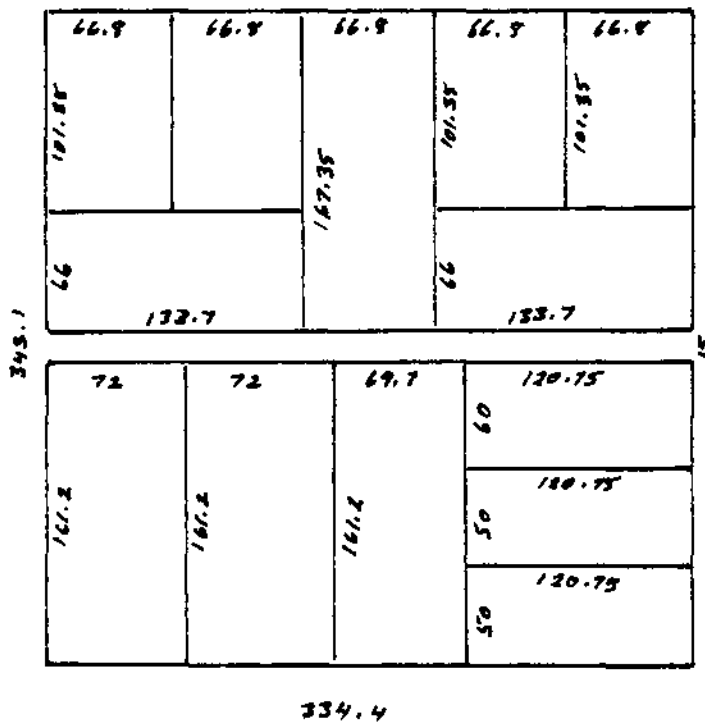
Multiplying the gross area designated "Medium Density - Mixed Use" by the 20 units ceiling prescribed for that category, it appears the Metro Plan calls for as many as 4,240 units for that area, over twice what is now there. However, except for the 2,400 unit allocation to central city areas, we did not assume density increases in developed inner-city neighborhoods beyond the potential with existing zoning, mostly R-2, and on the basis of net density. For the Westside, that translates to a theoretical maximum of 2,416 units (43,560 times 147, then divided by 2,650) or an increase of only 360 units over the 1983 estimate of 2,056 units.

For redevelopment and infill in developed areas, maximum zoning density is calculated for the building site excluding streets, even in areas subject to density subdistrict regulations. In other words, it is the same as a net density calculation. Using the 11,606 square foot lot example above, R-2 would allow 16.44 units per acre and that translates to 4.4 units on that lot. R-2/15A would allow 3.99 units, just under R-2 without a subdistrict. To clearly reduce the density from the 4 units now allowed

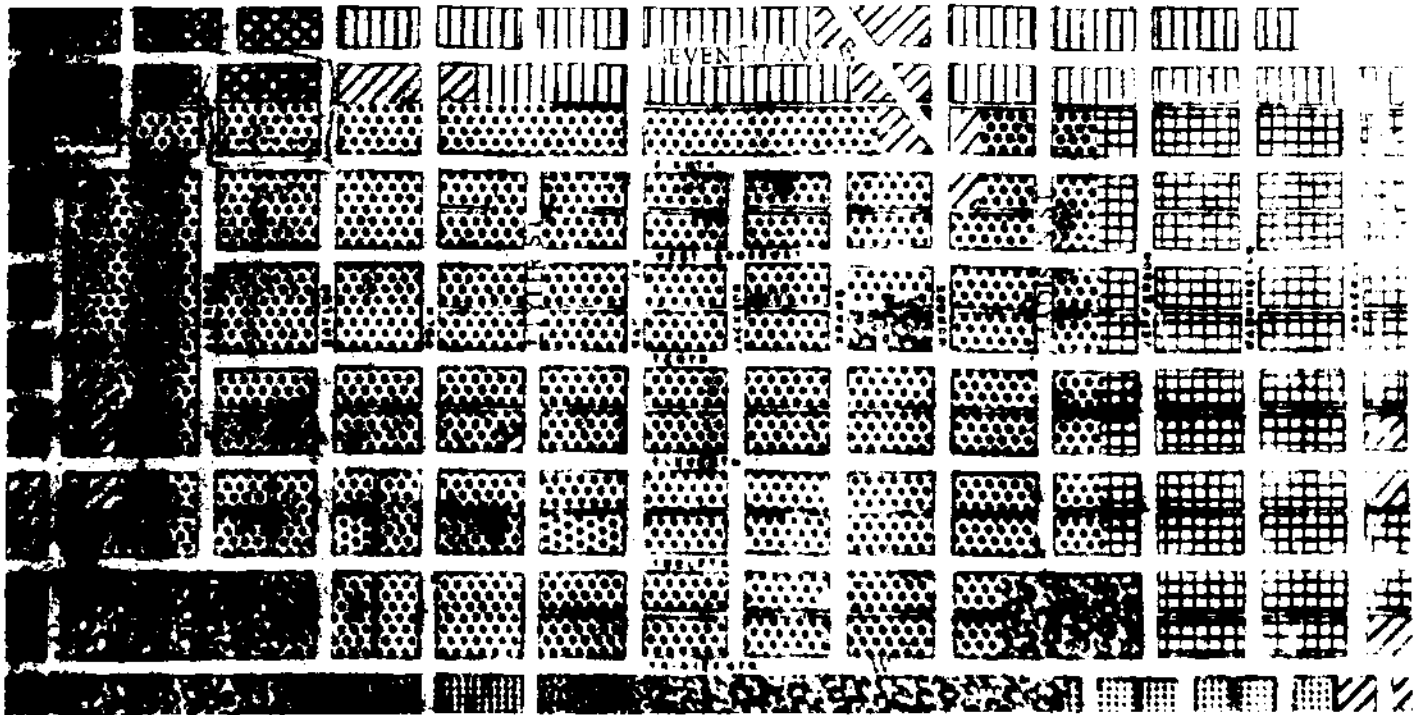
to 3, the zoning should be changed to R-2/14A. That would be a 25 percent decrease on that lot. If the entire R-2 area was rezoned to R-2/14A, the potential maximum number of units would appear to decrease from 2,416 to 2,058, virtually the same as the total number of units that now exist. Of course, in the long run, there would be more than 2,058 units because some lots may already exceed the equivalent of 14 units per acre and, using the 11,606 square foot lot example above, some lots that size could increase from an existing one unit to three. (R-2/14A would require 3,111.4 square feet per unit.)

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typical block



WESTSIDE PLAN

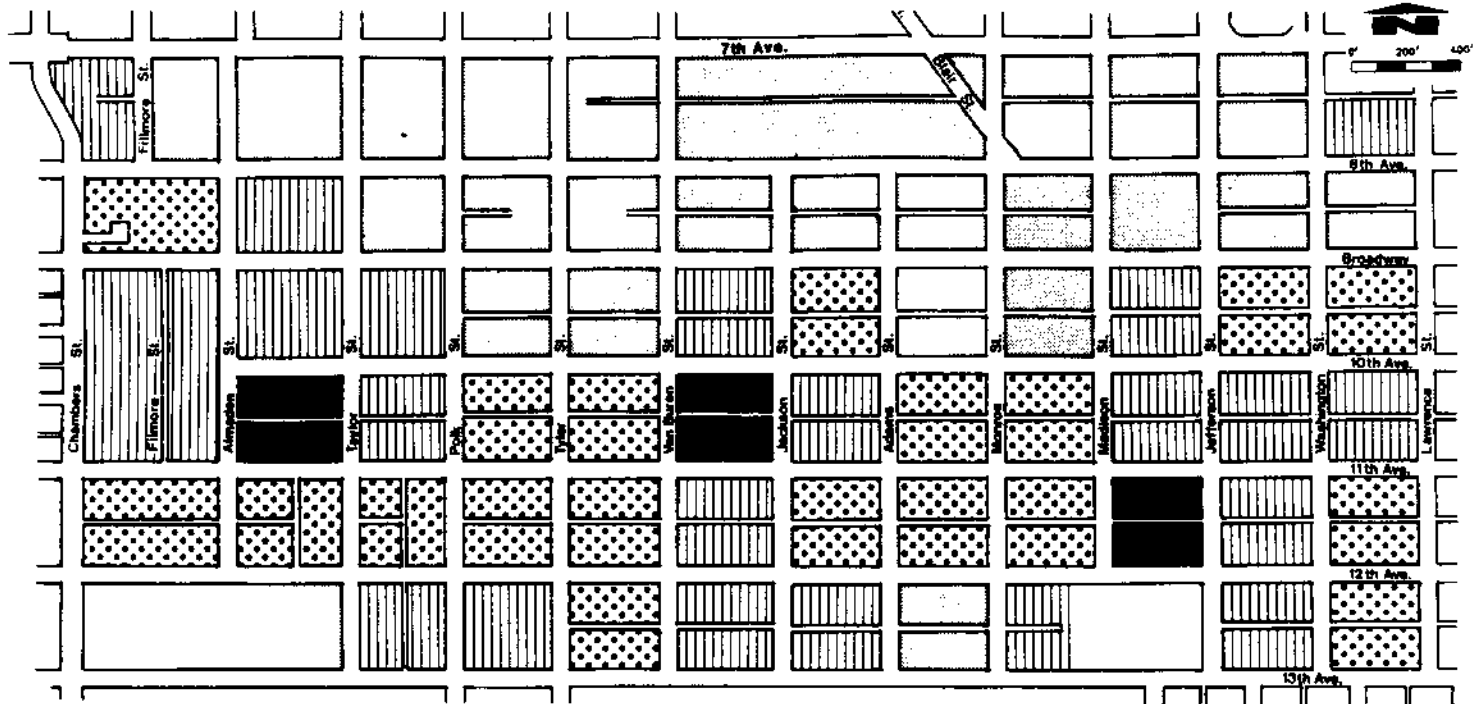


ZONING LEGEND

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

1948 Zoning Districts

WESTSIDE PLAN



Condition of Residential Structures



Source: 1982 building conditions survey,
Eugene Development Department

4. TRANSPORTATION AND TRAFFIC

INTRODUCTION/MAJOR ISSUES

This section of the appendix contains background information associated with the policies, implementation strategies, and findings of the Transportation and Traffic Element. Major issues identified by the Planning Team include:

1. Steps should be taken to minimize traffic impacts on the neighborhood.
2. Problems are generated by excessive on-street parking in the easterly portion of the neighborhood during weekdays when downtown offices and stores are open.
3. Consider alternatives to the installation of neighborhood traffic diverters. They have created some dissension in the neighborhood-- i.e., not everyone supports them. Look at other ways to manage traffic.
4. The Chambers Connector will increase traffic along that street. Ways have to be identified to buffer the visual and physical impacts of that increased traffic from the rest of the neighborhood.
5. When examining possible solutions to traffic impacts, evaluate implications on areas beyond the neighborhood as well. Examples include the problems encountered at 15th and Madison, Oak and 13th, and on 13th Avenue in general.
6. Evaluate the role of Washington and Jefferson Streets in and beyond the neighborhood.
7. When looking at the city's overall transportation needs, priorities should be set that will protect the character of neighborhood streets.
8. A potential for gateways should be examined as a way to reduce non-local traffic in the neighborhood.
9. Diverters need to be enforced if they are to be effective.
10. Crossing 7th at Madison needs to be made easier.
11. The noise from buses has a bad impact on adjacent residential properties.
12. With the widening of 6th and 7th, it will become more important to buffer those streets from adjacent neighborhood properties and to facilitate the ability to cross them.
13. As the Willow Creek Area develops in West Eugene, it will become more important to plan for the impact that traffic on West 11th will have on the neighborhood.

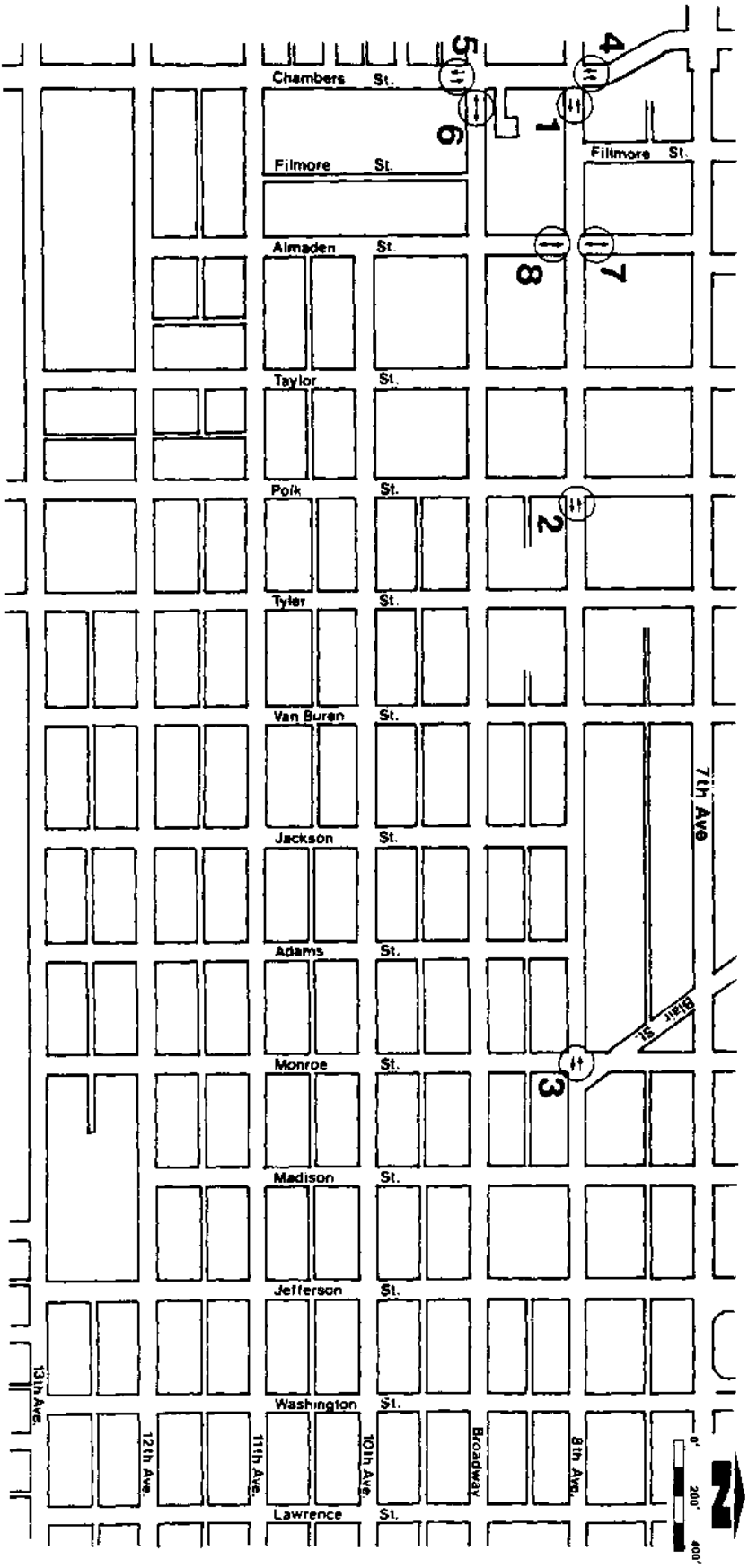
14. Neighborhood alleys need to be looked at in terms of grading and upkeep. They are highly used places.
15. Something should be done to keep streets from being widened and thereby encouraging faster traffic.
16. Busy streets are difficult to cross and something should be done to make that easier. Also, busy streets have a negative impact that might be reduced by the planting and maintenance of large trees and other amenities.
17. Through traffic needs to be kept out of the neighborhood.
18. Streets should be more people-oriented and accessible. Beside cars, streets should be designed for bicycles and pedestrians, as well as for simply walking and visiting. They should also be made safer for children.
19. Something needs to be done about the entrance ramp to I-105 at Madison and 6th.

Table XIII. Average Daily Traffic Counts*

| | <u>1975</u> | <u>1984-85</u> | <u>% Change</u> |
|--|-------------|----------------|-----------------|
| Washington between 7th and 8th | 8,200 | 11,410 | + 39.1 |
| Washington between 12th and 13th | 4,600 | 5,970 | + 29.8 |
| Jefferson between 7th and 8th | 10,000 | 11,610 | + 16.1 |
| Jefferson between 12th and 13th | 6,000 | 7,690 | + 28.2 |
| Polk between 7th and 8th | 5,400 | 5,155 | - 4.5 |
| Polk between 12th and 13th | 6,000 | 6,450 | + 7.5 |
| Chambers south of Broadway | 6,600 | 7,785 | + 17.9 |
| Chambers between 12th and 13th | 8,500 | 10,200 | + 20.0 |
| Seventh west of Blair | 21,900 | 22,470 | + 2.6 |
| Eleventh between Tyler and Polk | 10,000 | 13,530 | + 35.3 |
| Twelfth between Tyler and Polk | | | |
| Thirteenth between Tyler and Polk. | 8,000 | 9,810 | + 22.6 |

*Source: Eugene Public Works Department
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WESTSIDE PLAN



Chambers Connector Study Traffic Counts

| Location | Average Daily Traffic Count | | |
|--------------------------|-----------------------------|------|--------------------|
| | E/B | W/B | |
| 1. 8th e/o Chambers | 1787 | 2256 | → Eastbound |
| 2. 8th e/o Polk | 1392 | 1720 | ← Westbound |
| 3. 8th at Monroe | 1023 | 2093 | ↔ East & Westbound |
| 4. Chambers n/o 8th | N/B | S/B | ↑ Northbound |
| 5. Chambers s/o Broadway | 3751 | 3411 | ↓ Southbound |
| 6. Broadway at Chambers | 3712 | 3406 | |
| | 506 | | |
| 7. Almaden n/o 8th | N+S/B | | |
| 8. Almaden s/o 8th | 1898 | | |
| | 673 | | |

Counts taken at various times during 1984 and 1985 to determine average daily traffic

5. PUBLIC FACILITIES AND SERVICES

INTRODUCTION/MAJOR ISSUES

This section of the appendix contains background information associated with the policies, implementation strategies, and findings of the Public Facilities and Services Element. Major issues identified by the Planning Team include:

1. Lincoln School closing.
Loss of an educational facility
Potential loss of park land and community space
2. Jefferson Pool closure
3. Overall trend is for public facilities to disappear within or near the university.
4. Compare level of public facilities available to inner-city neighborhoods with those available to other areas of the community, taking into account differences with those available to other areas of the community; taking into account different population levels.
5. Promote tree replacement and planting throughout the neighborhood.
6. How can the neighborhood and City work together to maintain public improvements?
7. Monroe Park wading pool is not maintained by the City.
8. Loss of summer program at Monroe Park.
9. Need enforcement of diverters--lack of stakes.
10. Inadequate police protection.
11. Monroe Park is frequented by transients and is scary for young children. It is not visible from surrounding neighbors.
12. Lack of vest pocket parks and limited potential places for such parks. Pocket parks need to be carefully located.
13. Spillover of people using the Fairgrounds into the Westside Neighborhood results in litter and loitering.
14. Police enforcement of Fairgrounds is a City/County jurisdictional issue.
15. Maintain Kaufman Center, expand to north and renovate structure.
16. There is a need for more pedestrian-oriented (low-level) street lighting.

Table XIV. Part I. Crimes

| | 1983 | 1984 | % Change |
|------------------------------|----------|----------|----------|
| <u>Westside Neighborhood</u> | | | |
| Number | 390 | 441 | +13 |
| Rate per 100,000 population | 10,992.1 | 12,429.5 | +13 |
| <u>City of Eugene</u> | | | |
| Number | 8,348 | 8,430 | + .9 |
| Rate per 100,000 population | 8,097.2 | 8,152.8 | + .7 |

*Part I Crimes are the most serious type of crimes.

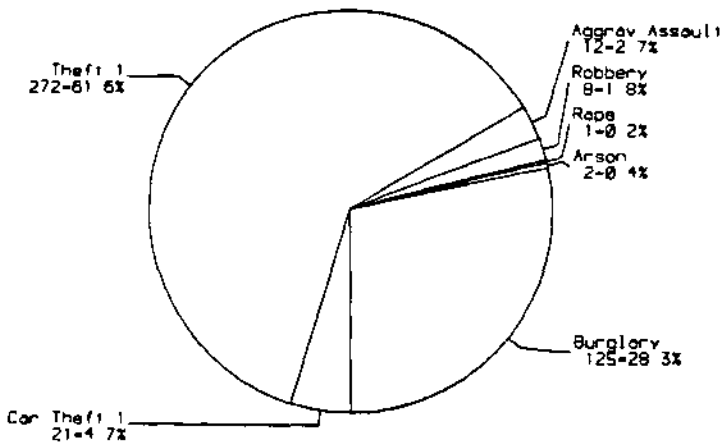
Source: Crime data, Eugene Police Department; population figures to determine crime rate, L-COG Research Division.

Table XV. Part II. Crimes

| | 1983 | 1984 | % Change |
|------------------------------|---------|---------|----------|
| <u>Westside Neighborhood</u> | | | |
| Number | 264 | 272 | +3 |
| Rate per 100,000 population | 7,440.8 | 7,666.3 | +3 |
| <u>City of Eugene</u> | | | |
| Number | 7,267 | 7,458 | +2.6 |
| Rate per 100,000 population | 7,051.6 | 7,204.1 | +2.2 |

Source: Crime data, Eugene Police Department; population figures to determine crime rate, L-COG Research Division.

WESTSIDE NEIGHBORHOOD PART-I CRIMES, 1984
SOURCE-EUGENE POLICE DEPARTMENT



PERCENTAGE DISTRIBUTION OF PART-I CRIMES, 1984
EUGENE POLICE DEPARTMENT - C A U

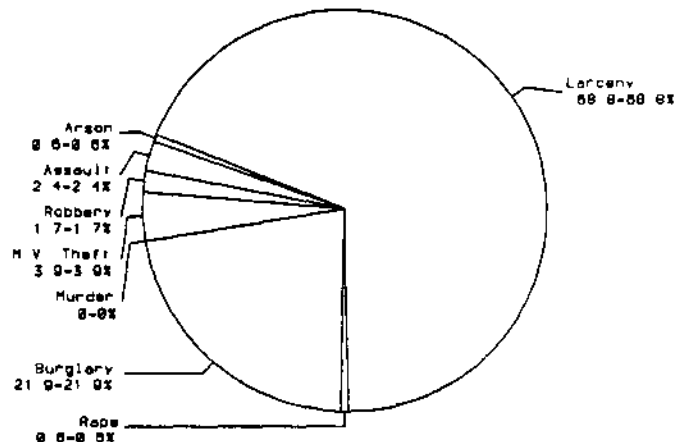


Table XVI. Westside Burglaries

| | 1983 | 1984 |
|--------------------|------|------|
| <u>Residential</u> | | |
| Completed: | 74 | 72 |
| Forced | 39 | 34 |
| Non-forced | 35 | 38 |
| Attempted: | 6 | 12 |
| TOTAL | 80 | 84 |
| <u>Commercial</u> | | |
| Completed: | 35 | 35 |
| Forced | 21 | 22 |
| Non-forced | 14 | 13 |
| Attempted: | 1 | 6 |
| TOTAL | 36 | 41 |

Source: Eugene Police Department.

Table XVII. Westside Thefts

| | 1983 | 1984 |
|----------|------|------|
| Bike | 74 | 75 |
| Shoplift | 3 | 3 |
| Auto | 13 | 21 |
| Other* | 166 | 194 |

*The primary source of thefts included in the "other" category is thefts from a motor vehicle.

Source: Eugene Police Department.

Definitions of crimes--

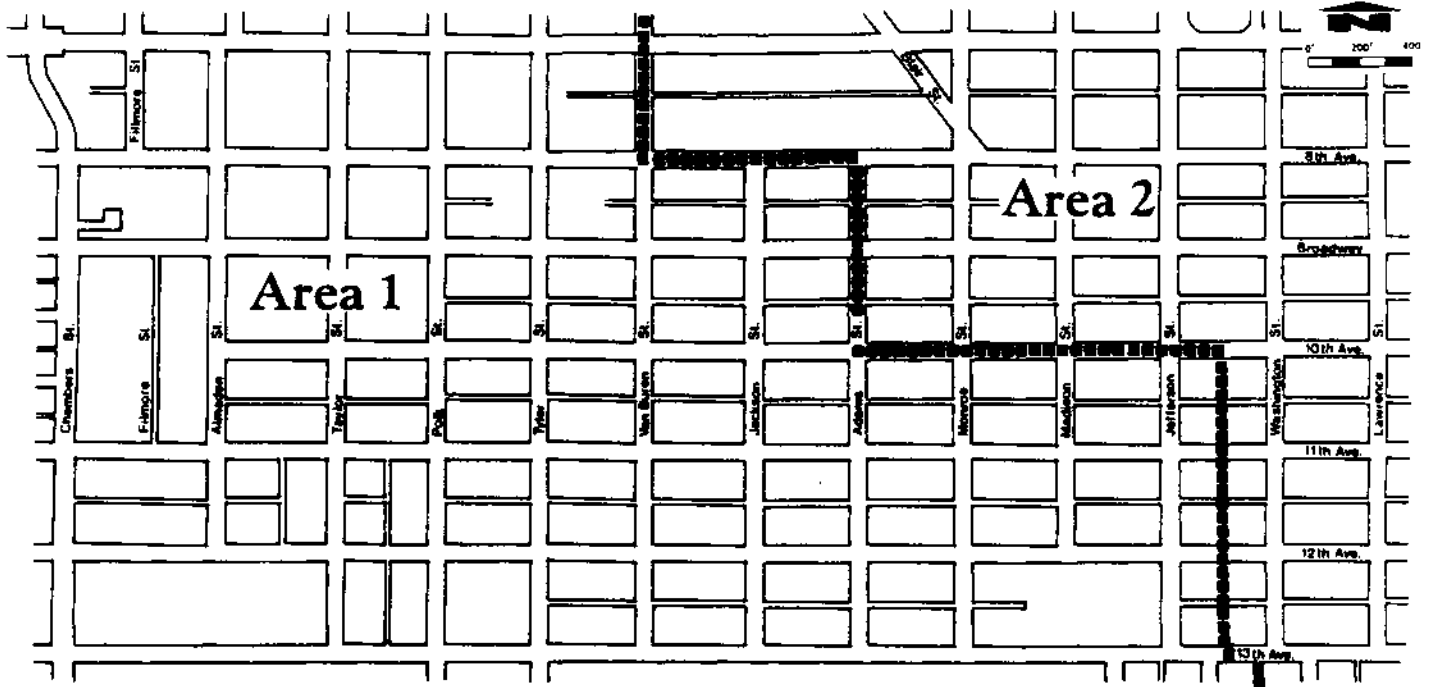
Theft: (ORS 164.015) To deprive another of property or to appropriate property to himself or to a third person.

Burglary: (ORS 164.205) To enter or remain unlawfully in a building or dwelling with intent to commit a crime.

Robbery: (ORS 164.395) To commit the crime of theft by using, or threatening, the immediate use of physical force upon another person.

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W E S T S I D E P L A N



School Attendance Areas

School District 4-J, 1984

Area 1

Ida Patterson Elementary
Roosevelt Middle School
South Eugene High School

Area 2

Whiteaker Elementary
Colin Kelly Middle School
North Eugene High School

6. NEIGHBORHOOD CHARACTER AND DESIGN

INTRODUCTION/MAJOR ISSUES

This section of the appendix contains background information pertaining to the policies, implementation strategies, and findings of the Neighborhood Character and Design Element. Major issues identified by the Planning Team include:

1. Potential loss of big trees.
2. Need for trees and landscaping to buffer traffic.
3. On-street parking along major arterials should be maintained rather than creating an additional lane of traffic as traffic volumes increase. The removal of on-street parking reduces the feeling of neighborhood and the availability of on-street parking by abutting property owners.
4. Character of neighborhood may be lost if redevelopment increases and single-family housing decreases.
5. There is a need for loans to rehabilitate run-down houses.
6. Older housing stock needs greater ongoing repair work.
7. Landlords need to be more responsible for maintaining rentals--they don't take care of their places.
8. There has been a reduction in the number of owner-occupied dwelling units.
9. There is a lack of visual buffering of parking lots, especially around commercial and multiple-family developments.
10. There is a lack of alley maintenance.
11. Historic inventory material collected for the Westside Neighborhood is not tabulated. There is no information available to the public about historic resources within the Westside Neighborhood.

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