



## FINDINGS FOR APPLICABLE STATEWIDE PLANNING GOALS

### Goal 1. Citizen Involvement

- A. Goal 1 is intended to ensure that citizens have an opportunity, "to be involved in all phases of the planning process."
- B. In January, 1985, a major community event was conducted in the Westside Neighborhood to provide an easy opportunity for residents, property owners, and businesses to identify issues to be addressed in the update of the Westside Plan. Approximately 75 to 100 people attended the event. Advance information about the event was mailed to all residents, property owners, and businesses in the area along with a mail-back survey. About 150 completed surveys were returned.
- C. A nine-member planning team, representing area residents, businesses, and institutions developed the draft Westside Neighborhood Plan over a 12-month period.
- D. The Westside Neighborhood Quality Project included general information about the draft plan in their neighborhood newsletter throughout the planning process. In March 1986, an information session on the draft Westside Neighborhood Plan was held in conjunction with the Neighborhood's monthly meeting.
- E. In April 1986, the Westside Neighborhood Quality Project discussed the draft plan and forwarded a recommendation to the Eugene Planning Commission.
- F. In May 1986, the Eugene Planning Commission held a public hearing on the March draft Westside Neighborhood Plan.
- G. The Metropolitan Area Planning Advisory Committee (MAPAC), the designated citizen advisory committee for the metropolitan plan conducted a review of the proposed plan amendment on May 29, 1986. The meeting was announced in accordance with Oregon's Public Meeting Law.
- H. On June 2, 1986 the Eugene Planning Commission recommended a revised version of the March draft Westside Neighborhood Plan for adoption by the City Council. The commission also recommended a minor amendment to the Metro Plan to remove the asterisk shown on the plan diagram west of Jefferson Street, between 7th and 11th Avenues.
- I. On July 28, 1986 the Eugene City Council conducted a public hearing on the draft Westside Neighborhood Plan and amendment to the Metro Plan as recommended by the Planning Commission and tentatively approved the draft Westside Neighborhood Plan and initiated an amendment to the Metro Plan through submis-

sion of the refinement plan and proposed Metro Plan amendment to the Lane County Board of County Commissioners and City of Springfield by the Eugene Planning Department. Notice of the meetings before the Eugene Planning Commission and Eugene City Council occurred in accordance with State law and local notice requirements.

Citizens of the metropolitan areas have had opportunities to be involved in all phases of the development and adoption of the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) amendment.

Through the above processes, development of the draft Westside Neighborhood Plan and related amendment to the Metro Plan have met the intent of Goal 1, Citizen Involvement.

#### Goal 2. Land Use Planning

- A. Goal 2 establishes a consistent land use planning process throughout the state.
- B. The Metro Plan was adopted by Eugene, Springfield and Lane County by ordinance in 1982 and has been subsequently amended by ordinances.
- C. That portion of the Metro Plan within the Urban Growth Boundary was acknowledged by the Land Conservation and Development Commission (LCDC) in August, 1982.
- D. The Westside Neighborhood Plan and proposed Metro Plan Diagram amendment fall within the Urban Growth Boundary.
- E. The Metro Plan identifies the role of refinement plans by noting that it is important to augment the Metro Plan by "more detailed refinement plans, programs, and policies."
- F. Fundamental principle #1, page II-1 of the Metro Plan, identifies it as the long-range policy document providing the framework within which more detailed refinement plans are prepared. In accordance with this principle, to date Eugene has adopted over 15 refinement plans and special area studies.
- G. The broad direction established in the draft Westside Neighborhood Plan is consistent with the Metro Plan. The Westside Neighborhood Plan strongly supports the preservation of residential uses within an area of the Metro Plan Diagram indicated as appropriate for mixed use with an emphasis on medium-density housing. The Metro Plan amendment submitted in conjunction with the refinement plan is necessary to make the two documents consistent. The plan diagram reference to "mixed use" was not based on a need for specific land uses. There will be no overall impact, therefore, on the land use allocations.

Based upon existing Metro Plan policies and the above findings, the draft Westside Neighborhood Plan and the proposed amendment to the Metro Plan Diagram satisfy the requirements of Goal 2, Land Use Planning.

Goal 5. Open Spaces, Scenic and Historic Areas and Natural Resources

- A. Goal 5 is intended to conserve open space and protect natural and scenic resources.
- B. None of the area within the Westside Neighborhood Plan was identified in the Metro Plan "natural assets and constraints working paper." 1978 (and addenda) as containing significant Goal 5 related areas.

Based on these findings, the draft Westside Neighborhood Plan and the proposed Metro Plan amendment comply with Goal 5, Open Spaces, Scenic, and Historic Areas and Natural Resources.

Goal 9. Economy

- A. Goal 9 in the Statewide Goals identifies the need to "diversify and improve the economy of the state."
- B. The Metro Plan contains direction for encouraging the vitality of the Eugene downtown area. The proposed Metro Plan amendment will encourage residential development in the Westside Neighborhood and potentially stimulate commercial growth in the downtown.

Based on these findings, the policies contained in the draft Westside Neighborhood Plan and the proposed amendment to the Metro Plan comply with Goal 9, Economy.

Goal 10. Housing

- A. Goal 10 of the Statewide Goals is directed at providing for the housing needs of the state's citizens.
- B. The Metro Plan encourages a variety of housing in or near the downtown area.
- C. The Westside Neighborhood Plan area is adjacent to Eugene's downtown.
- D. The proposed Metro Plan amendment will encourage the retention of existing housing and additional housing in the Westside area.

Based on these findings, the draft Westside Neighborhood Plan and the proposed Metro Plan amendment comply with Goal 10, Housing.

ORDINANCE PA 924

Westside Neighborhood Plan Draft March 1986 attached here

## EXHIBIT A

### WESTSIDE NEIGHBORHOOD PLAN

The following reflects changes to the March draft Westside Neighborhood Plan tentatively adopted by the Eugene City Council on July 28, 1986. Changes are shown in legislative format, with additions shown in bold and deletions [bracketed]. Portions of the draft plan not listed here remain the same as in the March 1986 draft.

#### CHAPTER 1 - INTRODUCTION

1. Page 1-1. Amend section titled What is in the Plan? to clarify status of goals and implementation priorities. Amend as follows:

Following this Introduction [are the Plan's priorities encompassing both goals and implementation] is a list of Westside Neighborhood Plan Goals. Goals are broad statements ... area's future.

[Implementation Priorities are recognized by the City Council as the most important statements to employ accomplishing the plan's goals.]

The next major portion of the plan contains ... policies. (No further change through the paragraph on "Findings.")

The last section of the plan describes plan implementation and amendment processes and lists the implementation priorities. The implementation priorities are recognized by the City Council as the most important strategies to analyze first, and, if possible, carry out as soon as reasonable.

#### CHAPTER 2 - PLAN PRIORITIES

1. Page 2-1. Change the title of Chapter 2 from [Plan Priorities] to Westside Neighborhood Plan Goals.
2. Page 2-1 and 2-2. Move the list of implementation priorities from Chapter 2 to Chapter 7.

#### CHAPTER 3 - LAND USE ELEMENT

1. Page 3-1, Implementation Strategy 1.3. Amend this strategy to make the area serve as a transition between the R-2 zoned property to the west and R-3 zoned property to the east, but to use the tool of applying a zoning subdistrict to reduce the density allowed rather than to rezone properties to R-2. Implementation Strategy 1.3 to be reworded as follows:

Initiate [rezoning of] a zoning subdistrict for the properties along the west side of Jefferson Street between 8th and 12th Avenues from R-3 Multiple Family Residential to [R-2 Limited Multiple Family Residential] R-3/20 A. (Maximum of 20 units per acre instead of 35.)

2. Page 3-1, Implementation Strategy 1.4. This strategy calls for a reduction in the R-2 maximum density in the neighborhood from 16 to 14 units per acre by adding a 14/A subdistrict. The Commission recognized the desire to preserve the single-family/duplex residential character of the area yet wanted to encourage additional housing near the downtown. Therefore, delete Implementation Strategy 1.4 which reads as follows:

[Initiate rezoning of existing R-2 properties to R-2/14A. (This would reduce the number of residential units allowed per acre from 16 to 14.)]

3. Page 3-1, Implementation Strategies 1.6 and 1.7. Strategy 1.7 refers to Resolution 3120 which prescribes policy guidelines for establishing institutional uses in the Westside Neighborhood. The Council adopted the resolution on April 9, 1979, to balance the neighborhood's desire to preserve its residential character with the needs of certain social service providers and similar uses to locate in areas that adequately respond to the needs of their clients.

Implementation Strategy 1.7 proposes that the list of uses in the resolution be changed to include institutional uses that require a conditional use permit in residential zones. It also calls for close scrutiny before approving institutional uses within two blocks of existing institutional uses rather than the existing standard of one-half or one block.

The Commission recommended that the study of the distribution, operating characteristics, and external impacts of social service institutions throughout the City called for in Implementation Strategy 1.6 should precede and be the basis for any changes to Resolution 3120. Therefore, Implementation Strategy 1.7 should be deleted. Implementation Strategy 1.6 on page 3-1 should be amended as follows:

Conduct a study of the distribution, operating characteristics, and external impacts of social service institutions in the City. If any Planning District is found to have a disproportionate share of such facilities, the City [should] may implement a regulatory measure to [disperse] reduce possible negative external impacts of such institutional uses. Also, review and monitor R-3 zoned properties to determine the impact of clinics on the housing supply.

Delete Implementation Strategy 1.7 which reads as follows:

[Amend Resolution No. 3120, establishing a policy for institutional uses in the Westside Neighborhood. Amendments to the resolution should include: a) modifying the list of institutional uses defined to include those uses required in the residential zoning districts to obtain a conditional use permit; and b) enlarging the area that is reviewed when approving institutional uses. Specifically, Section 1, #2-C and 2-D of the resolution should be revised to reflect that uses proposed to be located within a two-block radius of one or more institutional uses may be approved only after close scrutiny.]

4. Page 3-2. Based on a suggestion of the Historic Review Board, add a new Implementation Strategy 2.3 as follows:

Encourage owners of historic property to take advantage of financial incentives for rehabilitation such as the City Historic Loan Fund, the Special State Assessment Program, and federal tax credits for rehabilitation.

5. Page 3-2, Implementation Strategy 3.1. Amend the strategy to allow the balanced review of rezoning requests in light of broader policies. Amend as follows:

[Do not allow] Discourage rezonings from residential to commercial zoning districts along neighborhood boundaries.

6. Page 3-5. Add the following information to the description section of the Central Residential Area:

In January, 1986, the City approved a Planned Unit Development (PD 84-3) for the block bounded by West 10th, Broadway, Adams, and Jackson. The PUD, or block plan, is an example of a potential tool for preserving the existing housing stock and yet allowing compatible infill housing to increase the density.

7. Page 3-6, Policies 1 and 2. Re-word and combine Policies 1 and 2 as follows to allow a more balanced review of rezoning applications:

The City shall continue to recognize this area as appropriate for medium density residential development[. To retain the area's primarily residential use, the City shall not allow rezonings in the area that would encourage] and shall discourage non-residential uses. This policy applies to all portions of the Central Residential Area, even those properties abutting major arterials such as Chambers Street and West 11th Avenue.

8. Page 3-6, Policy 5b. Change this policy referring to the application of site review to the Lincoln School property, to include more flexibility to respond to development proposals by removing the sentence referring to location of new buildings and parking and changing reference to the specific site review criteria to indicate that other criteria may be applied at the time of rezoning. Amend to read as follows:

... the City shall consider:

Application of site review to address creating a positive link between the new development and the surrounding area. [Particularly, any new buildings should be at the outer edge of the site with parking towards the interior.] Building and parking areas should be buffered appropriately from the low density residential areas surrounding the site. [Specific criteria of the] Site review criteria [would be] to consider should include: (No additional changes to 5b).

9. Page 3-9. Amend Policy 3 to correct substantive typographical error as follows:

In general, the... commercial node at Blair Street and [East] West 8th Avenue.

10. Page 3-10. Amend Policy 2 to correct substantive typographical error as follows:

In general, the... commercial node at Blair Street and [East] West Avenue.

11. Page 3-11, Policy 2. As presently written, this policy would prohibit expansion of commercial zoning beyond its present boundaries in the vicinity of West 11th Avenue and Chambers Street to avoid strip commercial in that area. Amend to allow for slightly more flexibility in the event a proposal might be appropriate in terms of other applicable policies by changing the wording of the policy to read:

To avoid strip commercial development along West 11th Avenue and Chambers Street, expansion of commercial uses outside of this area shall [not] be [considered appropriate] discouraged.

12. Following page 3-12. Amend Existing General Land Use map as follows:

-Indicate the Washington Abbey on the southeast corner of 10th Avenue and Washington Street as multiple family instead of religious.

-Indicate the Applegate Nursing Home on the northwest corner of Madison Street and Broadway as a social institution instead of as religious.

-Indicate an expanded area as religious immediately to the west of the Applegate Nursing Home.

-Indicate the Vet's Home on the southwest corner of Madison Street and Broadway Avenue as social institution instead of single family.

-Change the designation on the southeast corner of Madison Street and Broadway Avenue to multiple-family from single-family.

-Indicate the book store and salvation army as commercial uses on the northwest corner of 11th Avenue and Lawrence Street, change from religious.

-Change the designation on the northeast corner of 11th Avenue and Washington Street from commercial to social institution.

-Change the designation of the social institution noted on the north side of 12th Avenue east of Madison Street to multiple-family.

13. Page 3-15. As the Historic Review Board suggested, add a Land Use Element Housing Finding 15 to read:

The Westside Neighborhood has a high concentration of potentially historic buildings and sites, but a comprehensive cultural resource survey and inventory has not been conducted in the neighborhood.

14. Following page 3-15. Improve readability of the Zoning Districts map by removing the reference to Site Review.

## CHAPTER 4 - TRANSPORTATION AND TRAFFIC ELEMENT

1. Page 4-1, Implementation Strategy 1.3. Amend Implementation Strategy 1.3 to clarify that the existing diverter system is not being questioned and to delete reference to the term "Woonerf" because of public confusion about what a "Woonerf" really is. Re-word as follows:

In establishing new gateways, work with the Neighborhood in designing [woonerfs or other] traffic management techniques to supplement [alternatives to] the existing diverter system if it is anticipated they will effectively reduce non-local traffic. [(Woonerf is a Dutch word for a way to design streets and adjacent public rights-of-way to provide for shared use of the street by pedestrians and automobiles. It includes a special set of design standards and traffic regulations.)]

Delete all references to "Woonerf" throughout the Plan.

2. Page 4-1. Add an Implementation Strategy 1.5 as proposed by the Westside neighborhood as follows:

Establish a neighborhood procedure for identifying areas of traffic problems (such as Broadway and Almaden) and implementing solutions to these problems.

3. Page 4-2, Implementation Strategy 2.4. Clarify the intent of this strategy to "encourage" rather than "direct" through traffic to use 6th Avenue. Amend as follows:

[Direct] Encourage westbound [11th Avenue through] traffic to use 6th Avenue rather than 11th Avenue.

4. Page 4-2. Add an Implementation Strategy 3.3 as proposed by the Westside neighborhood, with a slight modification, as follows:

Improve pedestrian and traffic safety in the area of Broadway and Almaden through the use of traffic management techniques.

5. Page 4-2, Implementation Strategy 4.3. Amend this strategy as follows to be more realistic about the role of West 11th Avenue in the overall transportation system:

As long as possible retain existing on-street parking on West 11th Avenue to maintain its residential character.

6. Following page 4-2. Amend the Traffic Volume map to reflect average daily traffic counts taken during 1984 and 1985 and to include a new category showing streets with traffic volumes less than 1,000 to 2,500 vehicles per day.

7. Page 4-7. Amend Finding 5 to accurately indicate existing and proposed bikeway facilities as follows:

Existing bicycle facilities in the Westside Neighborhood consist of signed routes on Broadway[,] and 12th Avenue[, and Monroe Street]. The Bikeway Master Plan calls for bicycle lanes on Polk,[and] Chambers and Monroe Streets.

## CHAPTER 5 - PUBLIC FACILITIES AND SERVICES ELEMENT

1. Page 5-1, Implementation Strategy 2.3. Delete Implementation Strategy 2.3 which reads as follows because it would set a precedent by requiring a specifically identified private business to address a broad social issue.

[Encourage the Downtown Athletic Club to offer reduced rates to Central Planning District low-income residents until a Jefferson Pool replacement is completed in the central area.]

2. Page 5-1, Policy 3 requires that, insofar as possible, public facilities and services are to be provided to the Westside Neighborhood to the same degree as elsewhere. Based on a suggestion from the Westside neighborhood add the following cross-reference:

(Refer to Policy 1 and associated Implementation Strategy 1.6 in the Land Use Element.)

3. Page 5-1, Implementation Strategy 3.2. Clarify this strategy by amending it as follows:

In providing public facilities and services, give [special] consideration to the unique circumstances of the Westside Neighborhood, including for example, its inner-city position, density, and location with respect to the City's arterial street system and the recent loss of an elementary school and public swimming pool.

4. Page 5-2, Implementation Strategy 3.4. Delete Implementation Strategy 3.4 which reads as follows based on comments from the Parks Department that the site is unsuitable due to utility easements in the alley between the two parcels, lack of projected demand for more land at the Kaufman Senior Center, and because of property owner opposition.

[Consider expanding the Kaufman Senior Center grounds onto the undeveloped parcel to the north.]

5. Page 5-4. Amend the Central Planning District Map by removing the symbol for Historic Structures and Landmarks because the locations of the symbols are not all precise. Furthermore, only one, the Chambers House, is in the Westside Neighborhood so the others are not significant in terms of this Plan. Indicate the location of the Chambers House on the Existing General Land Use Map on page 3-13.

6. Page 5-6. Amend last sentence in Finding 10 to correct substantive typographical error as follows:

Emergency medical care and [transportation is] fire protection inspections are also provided to the area.

## CHAPTER 6 - NEIGHBORHOOD CHARACTER AND DESIGN ELEMENT

1. Page 6-1, Policy 1. Based on a recommendation from the Historic Review Board, replace the policy with a more definitive statement as follows:

[Recognize and encourage the preservation of the unique features of the Westside Neighborhood that contribute to the neighborhood's character and a sense of place]

Identify and encourage preservation of the significant cultural resources and unique features of the neighborhood including buildings, sites, structures, objects, street trees, and landscape features.

2. Page 6-2, insert a new Implementation Strategy 1.3, based on an Historic Review Board recommendation, to read:

Encourage Historic Landmark Designation and/or National Register Nomination of eligible buildings, sites, structures, and objects.

3. Page 6-2, Implementation Strategy 1.5. Clarify that the intent of the strategy is to encourage the redevelopment of existing projects. Recent revisions to the City Code require parking lot buffering and would apply to all new developments. Amend this strategy as follows:

Encourage owners of existing commercial and multi-family use properties [property owner] to devote more surface to landscaping, particularly in areas of extensive pavement.

4. Page 6-2, Implementation Strategy 2.6. Change the strategy to indicate other street trees that provide a similar effect as Big Leaf Maples yet don't have pavement disadvantages. Amend as follows:

Plant trees that when mature will be characterized by tall, spreading shapes consistent with the neighborhood's character, [especially Big Leaf Maples,] except where they would interfere with solar access to nearby buildings. Species that would be considered include Red Oaks, Red Maples, Scarlet Oaks, and except where the planter strip is not wide enough, Big Leaf Maples.

## CHAPTER 7 - PLAN IMPLEMENTATION AND UPDATE PROCESS

Incorporate Chapter 7 entitled Plan Implementation and Update Process. (Note: this chapter was accidentally left out of the document at the time of printing.)

### 7. PLAN IMPLEMENTATION AND UPDATE PROCESS

#### PLAN IMPLEMENTATION

The Westside Neighborhood Plan is a long-range policy document. Implementation of the plan will occur over the years through both public and private actions. Commitment of City financial resources to specific activities will generally occur through annual budget processes.

The City is expected to use the plan to:

- a. Evaluate those development proposals requiring City review for compatibility with the adopted plan and other adopted City policy.

- b. Initiate public programs and other actions to implement specific aspects of the plan and/or encourage appropriate private investment.
- c. Encourage the Westside Neighborhood Quality Project to assist with the implementation of the refinement plan.

The Westside Neighborhood Quality Project's role is to:

- a. Actively initiate projects that will help implement the plan.
- b. Encourage citizens to be involved in the review of development requests and serve as an advisory body to the City.

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

#### PLAN UPDATE PROCESS

The refinement plan is intended to provide policy direction for programs and projects within the Westside Neighborhood. To ensure that the plan continues to reflect the community's desires for the area, periodic evaluation of the plan should occur. Within five years after the adoption of the refinement plan, the City and neighborhood group should evaluate the time frame for conducting a major update of the plan.

#### IMPLEMENTATION PRIORITIES

The following implementation priorities are recognized by the City Council as the most important strategies to analyze first, and, if possible, carry out as soon as reasonable.

#### LAND USE

1. Encourage those engaged in residential development to preserve the existing single family character through mechanisms such as block planning, alley access parcels, and rehabilitation of existing residential structures. (Page 3-1, 1.1)
2. Conduct a study of the distribution, operating characteristics, and external impacts of social service institutions in the City. If any Planning District is found to have a disproportionate share of such facilities, the City [should] may implement a regulatory measure to [disperse] reduce possible negative external impacts of such institutional uses. Also, review and monitor R-3 zoned properties to determine the impact of clinics on the housing supply. (Page 3-1, 1.6)
3. Target the Westside Neighborhood for rehabilitation loans, especially to address: 1) areas adjacent to neighborhood boundaries, 2) areas adjacent to commercial uses, and 3) blocks with a high percent of substandard housing. (Page 3.2, 2.2)
- [4. Do not allow rezonings from residential to commercial zoning districts along neighborhood boundaries. (Page 3-2, 3.1)]

## TRANSPORTATION AND TRAFFIC

- [5]4. In establishing new gateways, work with the Neighborhood in designing [woonerfs or other] traffic management techniques to supplement [alternatives to] the existing diverter system if it is anticipated they will effectively reduce non-local traffic. [(Woonerf is a Dutch word for a way to design streets and adjacent public rights-of-way to provide for shared use of the street by pedestrians and automobiles. It includes a special set of design standards and traffic regulations.)] (Page 4-1, 1.3)
- [6]5. Work with the neighborhood group to provide reference materials to property owners regarding potential techniques to reduce traffic noise impacts. (Page 4-2, 2.3)
- [7]6. [Direct] Encourage westbound [11th Avenue through] traffic to use 6th Avenue rather than 11th Avenue. (Page 4-2, 2.4)
7. Improve the intersection at 13th and Monroe to reduce traffic back-ups on Monroe, increase pedestrian safety, and regulate traffic flow. In considering improvements, maintain Monroe as a two-way street, recognizing its residential character. Include representatives from the fairgrounds and the Westside Neighborhood when considering improvements. (Page 4-2, 3.2)
8. Improve pedestrian and traffic safety in the area of Broadway and Almaden through the use of traffic management techniques.
- [8]9. Use signalization, signs, or marked crosswalks for pedestrians and bicycle crossings near the Kaufman Senior Center on Jefferson Street and along the 12th Avenue bike route at Jefferson and Washington Streets. (Page 4-2, 5.3)

## PUBLIC FACILITIES AND SERVICES

- [9]10. Continue to work with School District 4-J in an effort to keep the Lincoln Community School property in public ownership for community and public use. (Page 5-1, 1.)
- [10]11. Construct a Jefferson Pool replacement that will complement the City's parks and recreation program and also serve the Westside Neighborhood. (Page 5-1, 2.)
- [11]12. In providing public facilities and services, give [special] consideration to the unique circumstances of the Westside Neighborhood, including for example, its inner-city position, density, and location with respect to the City's arterial street system and the recent loss of an elementary school and public swimming pool. (Page 5-2, 3.2)
- [12]13. Explore the possibility of a neighborhood based police officer and, in general, greater police visibility. (Page 5-2, 6.2)
- [13]14. Install adequate pedestrian level street lighting for safe foot and bicycle travel at night. (Page 5-2, 6.5)

## NEIGHBORHOOD CHARACTER AND DESIGN

- [14]15. Encourage owners of existing commercial and multi-family use properties [property owners] to devote more surface to landscaping, particularly in areas of extensive pavement. (Page 6-2, 1.5)
- [15]16. Plant trees that when mature will be characterized by tall, spreading shapes consistent with the neighborhood's character, [especially Big Leaf Maples,] except where they would interfere with solar access to nearby buildings. Species that would be considered include Red Oaks, Red Maples, Scarlet Oaks, and except where the planter strip is not wide enough, Big Leaf Maples. (Page 6-2, 2.6)

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