

Re: RR-SC Neighborhood Plan

March 9, 2020

Dear Eugene Planning Commissioners and Lane County Commissioners,

After attending the 2/24/20 EPC meeting and listening to the RRSC Neighborhood presentation by the consultants as well as queries/comments by commissioners, we would like to take this opportunity to share additional questions and concerns for consideration during each of your work sessions:

1. It is our perception that the proposed new base zoning will result in effectively doubling the density of the River Road neighborhood while disregarding the overwhelming concern for preserving livability and compatibility in the River & Garden district as expressed consistently in Neighborhood Plan meetings. Is it the Commission's goal to double the density of the River & Garden district resulting in an overbuilt bedroom community? If not, what clear and objective code language will provide safeguards? Allowing an option of a "discretionary design review process" rather than establishing clear & objective standards to support guidelines will negate intended safeguards and values.

2. The existing Agricultural zoning is being sublimated into new base zoning (R-M, R-M+, & Corr.-Res.) that seeks to intensify use. While this may be appropriate for some locations, it is clearly inappropriate for others. The River & Garden district has a history of both protecting areas of Class 1 soils in addition to supporting a nodal overlay zone. Is this the time to incorporate an agricultural overlay into the base zoning? Or create small-scale conservation easements? Open space is not merely "vacant land." We believe the dynamic between development, appropriate redevelopment, and preservation can harmonize if clear, consistent, and objective standards are developed now.

3. A welcome revision has been added to the draft plan to exclude R-1 zoned properties that face the Willamette River from the Corridor-Residential zone. How can current landowners, who historically have utilized their property as R-1 with urban agriculture, elect to downzone from R-2 to R-1 if their property is in the Willamette River Greenway? The initial plan called for high-density development for ¼ mile on either side of

the corridor. In addition to lower River Road being excluded and retained as R1 zoning, we believe the lanes south of Owosso need similar consideration.

4. How do we incorporate Traffic Impact Analyses into the zoning and code changes? Currently, a TIA is not required for many new developments, but can we proactively require a TIA for clusters of development? Safety is a major neighborhood concern that has only increased with the widening of River Road and additional developments along the Corridor.

5. Clear & objective standards of buffering with vegetation, building height limits, frontage requirements, and sloped setbacks are needed to protect the Willamette River Greenway. What specifically is the new proposed “redefined boundary”? Proposals to shrink the current boundary are unacceptable.

6. In addition to highly valuing river & soil protections, we value affordable housing in our neighborhood and are deeply concerned about potential displacement issues, which are often the unintended consequence of new development. Market-rate (expensive) housing is rapidly infilling the neighborhood. How does the proposed plan and subsequent base zoning/code changes address these concerns?

7. Where can we find your proposed amendments to the Metro Plan that accommodate the new base zoning and code changes?

Thank you for your time and consideration. We look forward to learning more as our questions are addressed.

Sincerely,

Julie Hulme & Rob Handy, on behalf of the Greenway Guardians