



Northeast Neighbors (NeN)

November 2017
Newsletter
Volume 6 Issue 3

Inside this Issue:

	page
Beltline Plans	1
Development News	2
Parks District Proposal	3
Delta Ridge Fight	4
Creekside Park	6
Neighborhood Watch	8

We're on the Web:

www.neneugene.org

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This is the official newsletter of Northeast Neighbors. Funds for the printing and mailing of newsletters are provided by the City of Eugene. Newsletters are produced by neighborhood volunteers and are free to residents and businesses in the area. Letters to the editor or articles from neighbors are welcome and will be published as space permits. The information provided and the views expressed in this publication do not necessarily represent the position of the City of Eugene or Northeast Neighbors.

Beltline Plans Were the Hot Topic

By John Faville, NeN Board Member

Our September 12 General Meeting had *everyone* there to chime in about plans for improving the Beltline and about local transportation issues:

- James Manning, State Senator
- Nancy Nathanson, State Representative
- Bill Johnson of ODOT
- Mike Clark, City Council Representative Ward 5
- Jennifer Yeh, City Council Representative Ward 4
- Pat Farr, Lane County Commissioner
- Terry Harding, Principal Planner, Eugene Planning Division

Beltline Phase 1 improves safety at the Beltline/Delta interchange. Roughly \$20 million is funded to begin work in 2019, lasting into 2021. The change is a complete makeover. Reconfigured entrance and exit lanes. A dedicated overpass for northbound Delta traffic wanting to go west on Beltline. Elimination of one of the exit loops. Increased height for the overpass.

Beltline Phase 2 was not funded. It was planned as a \$300 million package to improve Beltline from River Road to Delta. It was not funded due to inadequate revenue to work with. An environmental study will proceed.



Senator Manning and Representative Nathanson are both on their respective Ways and Means committees. Both pledged to pursue future funding for the Phase 2 Beltline improvement.

Senator Manning, Representative Nathanson

Traffic "Levels of Service": Councilor Clark stated that the Council has accepted "E" level of service, vs current "D," meaning that there will be more congestion citywide. The change in LOS affects waiting times, increasing the maximum by 20 seconds.



Councilor Clark, Commissioner Farr

Gilham north of Ayres: Bike and pedestrian Improvement are funded for Gilham north of Ayres, with next fiscal year dollars available for sidewalk installation in 3 years. (3 years is lightning-fast for fed funding.)

NeN Development Summary November 2017

NEWS IS IN YELLOW.

Name	Acres/ Zoning	Development	Units
<u>ALONG GILHAM ROAD</u>			
Over 150 homes built or approved since 2013			
Bridge Way PUD--west of Gilham, north end	3.48 R1/PD	18 lot PUD--Subdivision Final approved 3/29/17	18
Alder Woods PUD--south of Bridge Way PUD	3.69 R1/PD	17 lot PUD--several homes already occupied	17
Stadter Rezoning--east side, 4075 Gilham	0.95 AG/UL	Rezoning application Ag to R-1 approved 1/24/17	
Country Haven--north end of Walton	10.16 R1	38 lots--many homes currently being built	38
Heitman Custom Homes--on Norwich	3.0 R1	9 lots--8 finished	9
Estates at Meadowview--east side of Gilham	2.94 R1	14 lots--initial homes now occupied	14
Nordic Homes--3527 Gilham, east side	1.96 R1	4 half-acre lots--initial home built	4
Sterling Woods II--west of Gilham	9.77 R1/PD	36 lots subdivision approved 12/18/15	36
Kersey subdivision--north of Sullivan Meadows	3.25 R1	10 lot subdivision (all lots over 7000 sq ft, two over 12,000)--construction underway	10
Sullivan Meadows--east of Gilham	3.01 R1	18 lots 5000-5500 sq ft--grading and utilities begun	18
Saunders Village--on Elkhorn, off Metolius	1.23 R1/PD	12 unit PUD has all approvals	12

ALONG NORTH DELTA HWY

192 homes break ground 2017--360 more planned

The Nines--east side of N Delta Hwy	55 R1/R2	192 lots in varying sizes--Subdivision Final application filed 6/23/17	192
Delta Ridge--west side of N Delta Highway	39 R1	Plans for 360 townhomes/ flats in 2-story buildings--PUD Tentative approved 10/5/17	360

CRESCENT/COBURG/CHAD RESIDENTIAL

Over 1100 high-density units since 2013

Crescent Village Apartments--2013	13.21 R4/ND	263 units --opened March 2016	263
Crescent Place Apartments--2016	7.36 GO/ND	PUD Final filed 5/17/17--redesign 8/4/17 lowered units from 252 to 174	174
Crescent Village Townhomes	R4/ND	Future B townhomes--25 finished by July 2105	25
Hillview Estates--3325 Coburg Road	0.97 R1	6 lot subdivision--3 homes completed 2015	6
Baptist Temple--3455 County Farm Rd.	R1	Planned conversion to senior housing	
Heritage Meadows I--Lakeview Drive	6.55 R2/SR	149 unit apartment complex--completed 2013	149
Heritage Meadows II--Lakeview Drive	1.08 R2/UL	Two 12-unit apartment buildings completed 2015	24
Lakeview Apartments--Lakeview Drive	2.35 R2	52 units in row houses--completed Fall 2014	52
Crescent Park Senior Living--2951 Coburg	5.8 R1/ND	Assisted care facility 119 units--opened 2015	119
Bascom Village--Parkview at County Farm	5.22 R2	Affordable housing--101 units, first tenants 2015	101
Hayward Subdivision--2910 County Farm	3.22 R2	28 units with small lots--largely completed	28
Stone Bridge Apartments--across from VA clinic	6.21 R2	150 units approved--construction underway	150

CHAD/COBURG/CRESCENT COMMERCIAL

Development accelerating under flexible zoning

Prestige Senior Living--2880 Crescent	1.17	106 bed skilled nursing facility--approved 4/14/16	
Pete Moore Hospice--4010 County Farm Road	4.85 GO	Hospice with 14 patient rooms open February 2017	
Coburg Storage--3700 Coburg,	3.27 C2/SR	70,000 sq ft of storage units approved March 2016	
RV Storage--3699 Coburg,	1.86 AG	project consultation 8/17	
Crescent Village Schimmer Building 16,300 sq ft multitenant 2-story commercial	.75 R4/ND/PD	Final PUD approved by Planning Director 5/15/17--project consultation w/o 7/17/17	
Skyworld Management: 2729, 2743 Coburg Road; 2802 Kinney Loop	0.79 R-1/ND	Approved rezoning to C-1/ND 4/17/17	

If the Future of Eugene's Parks Matters to You Help us get an economic feasibility study for a Parks and Recreation Special District here

by Jim Weinecke, Board Chair of River Road Park & Rec



Why do we need to take matters into our own hands? The current City of Eugene Parks and Rec is not being adequately maintained due to a shortfall of \$25 million in deferred maintenance. Under the current system of funding, parks and recreation are typically a low priority in the City budget, so better parks are unlikely to be funded in the near future.

What is a Special District? When residents want new services or higher levels of existing services, they can form a district to pay for and administer them. Special Districts are governed by an independent board of directors elected by the district's voters.

How are Special Districts funded? A Parks and Recreation Special District would collect taxes dedicated to Parks and Recreation *only*. This money cannot be reallocated.

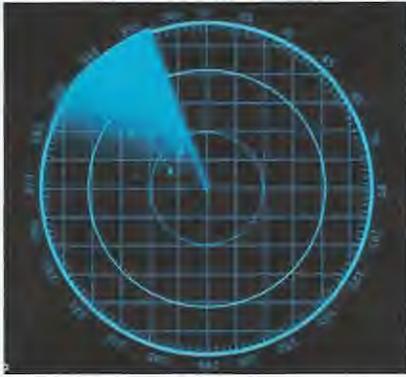
Accountability. Special Districts are primarily accountable to the voters in the district, who elect their boards of directors. However, the state also provides oversight to operations, financial reports, record keeping and elections.

They already exist and have proven to be successful.

Springfield (Willamalane), Bend, and Tualatin are all proven examples of how a Special District can work successfully. There are at least ten more in Oregon alone. Seattle converted their park system to a Special District in August of 2014. This is happening all over the U.S.

What needs to happen to create a Parks & Recreation Special District for Eugene? An Economic Feasibility Study is required by the state. Therefore, we want to place an initiative on the ballot, non-binding, for funding a feasibility study.

What can we do? We are forming a committee and need interested members in order to begin gathering the necessary petition signers.



Getting on the City's Radar

Jean Rubel, resident of Lakeridge of Eugene

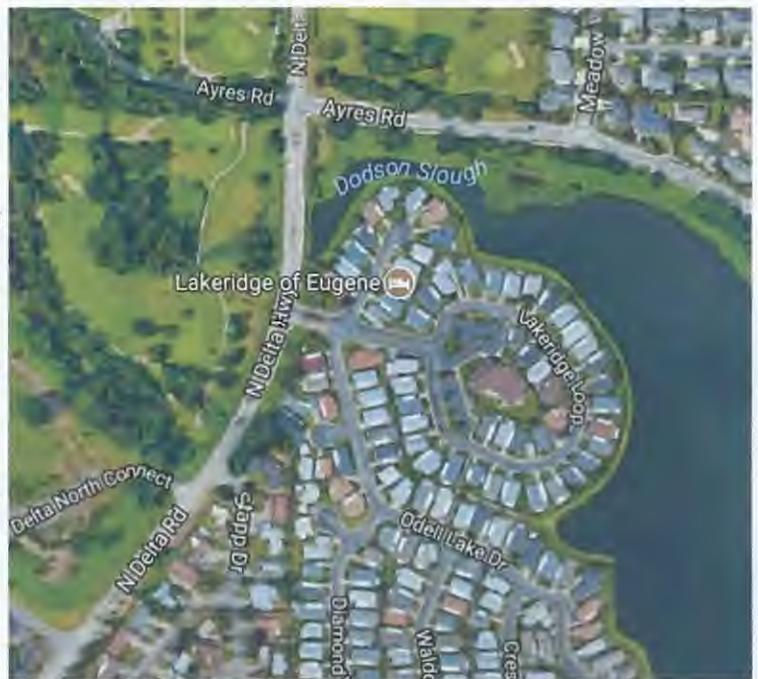
Lakeridge of Eugene is a senior community located on North Delta Highway approximately 500 feet south of the intersection with Ayres Road. There are 192 homesites with about 292 homeowners whose average age is 76. Our only entrance/exit is Lakeridge Drive onto N Delta Highway, which you all know is already busy with speeding gravel trucks.

Access is hazardous now, and we are concerned that it will become even more dangerous when traffic increases because of the soon-to-be constructed 200 homes on the former Nines golf course and 360 apartment units on River Ridge golf course.

We did not want to oppose the development, but we did want an improvement on N Delta so we could safely get in and out of Lakeridge of Eugene. To that end we planned a unified effort to tell City decision makers about our situation.

Our efforts included the following:

- We formed a steering committee to meet with the NeN board to plan strategy.
- We held several park-wide meetings to keep our residents informed about city council meetings, county commissioner hearings, and the progress of the developer's application for approval of the apartment complex.
- We also kept residents informed via our monthly park newsletter and email/text neighbor-to-neighbor communication system.
- We sent letters and emails to city planners and council members. We received back boilerplate, but we kept on sending.
- Our steering committee and representatives of NeN met with city planners and traffic engineers on several occasions. We suggested traffic fixes. In every instance we were told that those suggested improvements were impossible.
- We then asked those experts to come up with plans to help us. To date they have not.





- About 35 of us residents attended a joint hearing of Lane County Commissioners and the City of Eugene Council. Half that number testified, stating that we were not opposing the development but rather wanted to make sure that the resulting traffic congestion would not make getting to shopping and services more dangerous for us than it is at present.
- Then we chartered a bus so that almost 50 of us could travel together to the August 30 land use hearing. About 25 of us testified, repeating that we were not opposed to the development, but we wanted and needed reasonably safe access to and from our own homes.
- We arranged publicity for our efforts at that hearing with the Register-Guard and local TV stations.
- We asked the hearings official to attach conditions to any approval of the application : (1) reconfiguration of North Delta to make turning into and out of Lakeridge safer and (2) reduced speed limit on North Delta. Neither condition was included in the final decision.

We are disappointed, of course, but we are not giving up. We are appreciating what we have managed to achieve and planning how to go on from here. So, what have we achieved?

- City decision makers are now aware, or more aware, of issues affecting Lakeridge in particular and the entire North Delta area in general.
- Public Works has indicated they will do a speed study.
- The City will be primed to listen when we lobby to get North Delta improvements on the budget for next year.
- City Planning knows about us and our concerns. And Public Works. And the politicians.

What did we learn? We can get attention, but it takes work. And action is even harder. We got some, the speed study, but not near all we wanted. We have to keep working to get what we really need. And we will keep working.

Creekside Park Pavilion Nearing Reality

By David Martin (NeN Board Member)

The dream of having a pavilion at Creekside Park is slowly moving toward realization. This pavilion will provide shade in the summer and a dry place to sit in the winter for those who enjoy the park. The final goal is to have picnic tables, a BBQ, and a sink with running water. The Parks Department changed the requirements on us, so we have encountered a little set back, but we have not given up on moving forward.

We need your help in these next steps!

1. Finish Fundraising. Over the last two years, the Lions Club has helped us to raise about \$8,900 towards this project by collecting and returning beverage cans and bottles with a refundable deposit. We are so thankful for their help! Although this portion of the fundraising is finished, cans and bottles may still be donated towards "Cans for Creekside" by dropping them off at Gilham Community Church.

Now it is time for us to come together and raise another \$15,000. A **very generous neighbor has offered a \$5,000 dollar-for-dollar matching grant for donations that are made before the end of 2017**. Let's make the most of this!



If you would like to make a tax-deductible contribution, please write your check out to "Gilham Community Church" and mail it to 3633 Gilham Rd. Eugene, OR 97408. On the memo line of your check write "Cans for Creekside". They will issue a tax-deductible receipt. Gilham Community Church has set up a separate savings account for Creekside Park, so that 100% of your donations go towards the park. If you have any questions, feel free to contact Pastor David Martin directly at 541-556-1795.



2. Assemble a Design Team. We need an individual, or small group of people, who will work with the Parks Department to select a mutually agreed upon design for the pavilion and calculate the actual budget. This needs to be finished before we can apply for the matching grant. I am so thankful that Don Brown has done a lot of research on this already, but he needs to pass this responsibility on to the next person (s) who can bring this project to completion. **If you are interested in helping with the Design Team, please call Don Brown at 541-915-1611**. He can share with you what has been done so far.

3. Apply for a matching grant from the Eugene Park System. The money we raise by September 1, 2018, will be used to apply for a Eugene Parks Matching Grant. Our goal is to construct the pavilion in the summer of 2019.

NORTHEAST NEIGHBORS BOARD

Chair:	Kevin Reed
Vice Chair:	Richard Edwards
Secretary/Treasurer:	John Faville
Area 1 Representatives:	John Jaworski Dane Butler
Area 2 Representatives:	David Martin Penny Patterson
At Large Representatives:	James Mitchem Chris Boyum

NEXT NeN GENERAL MEETING
Tuesday, January 23, 7-9 pm
Gilham Community Church

Get On the Email List.

If you want to receive our e-News updates, meeting announcements, and email newsletter, fill in the form at: www.neneugene.org

Let Us Know!

What do you want NeN to be working on? Tell us what's on your mind about the neighborhood. chair@neneugene.org



Who represents us? How do we reach them?

James I. Manning Jr., State Senator, District 7, sen.jamesmanning@oregonlegislature.gov, 503-986-1707
Nancy Nathanson, State Representative, District 13, rep.nancynathanson@oregonlegislature.gov, 541-343-2206
Pat Farr, Lane County Commissioner, North Eugene, Pat.FARR@co.lane.or.us, 541-682-4023
Jennifer K. Yeh, Eugene City Council, Ward 4, Jennifer.K.Yeh@ci.eugene.or.us, 541-682-5010
Mike Clark, Eugene City Council, Ward 5, Mike.Clark@ci.eugene.or.us, 541-682-5010

What Happened at Delta Ridge? *Needed Housing!*

By John Faville, NeN Board Member

The Hearings Official approved the development. Not a surprise. NeN did not oppose the development at Delta Ridge—360 apartments—but did seek improvements to North Delta to deal with the added traffic.

The developer's own Traffic Impact Analysis documented the expected flood of added vehicles. That TIA recommended an all-way stop at Ayres and N Delta, but nothing that would help N Delta below Ayres.

But it all became moot because the Hearings Official ruled that no TIA was needed in the first place and that **none of the traffic impacts needed to be addressed** (though the all-way stop will be put in):

The application is for needed housing. Needed housing must be subject to only clear and objective standards. The TIA standards are not clear and objective. Therefore, I have no choice but to agree with the applicant that it is not required to obtain TIA approval to proceed with the proposed development. (October 5, 2017)

Major implications for the future. The outcome is that the City can't require a TIA for any land use application that proposes "needed housing." The City is "exploring options" to find ways to address traffic impacts for needed housing proposals. One possibility is to change to the TIA provisions in the land use code. That will require a public process, is uncertain of outcome, and will take time.

Needed housing developments already followed a different set of rules than standard developments. They need to adhere to objective code requirements, like density limitations, building heights, setback requirements, etc. But not subjective ones like conformity to the neighborhood.

This new ruling means they also won't be held accountable for many of the traffic problems created by the development. **A serious legal problem that the City is scrambling to find a solution for.**

NORTHEAST NEIGHBORS
C/O NEIGHBORHOOD SERVICES
99 WEST 10TH AVENUE
EUGENE, OR 97401

NEXT NeN GENERAL MEETING

Tuesday, January 23, 7-9 pm

**Gilham Community Church
3633 Gilham Road**

**Open to all residents and local
businesses.**

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Neighborhood Watch in the Digital Age

By Rick Alderson

Neighborhood Watch programs have gotten a huge boost from email and smart phones. Now we can let our neighbors—and the authorities—know immediately when we see something suspicious. All we have to do is get organized.

That was the main message at a recent meeting led by Steven Chambers from the Eugene Police Department Crime Prevention Unit. Nearly 50 North Gilham residents attended and formed watch groups for their immediate area.

To keep the ball rolling, exchange contact information with your nearby neighbors and let them know you will be watching out for their property. If you want, you can get Neighborhood Watch signs, stickers, T-shirts or bumper stickers at www.nnwi.org.



EPD's Crime Prevention Unit has a couple of free services you might want to know about. A free Home Security Inspection, in which they come to your home and offer safety suggestions. And a Home Vacation Check, in which a uniformed volunteer gives your home a visual check a couple of times a week.