



Southeast Neighbors News

*Working together to preserve the livability of our most immediate surroundings,
for all the people and creatures therein, and for the generations to come.*

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City Contacts for Southeast Neighbors

Police non-emergency
(for noise violation, etc.):
541.682.5111

Graffiti & vandalism
541.682.4800 or
<http://www.eugene-or.gov/graffiti>

Abandoned Car, over-grown vegetation or other land use complaints:
541.682.5819 or
<http://www.eugene-or.gov/lucomplaint>

Report a Pothole online:
<http://www.eugene-or.gov/pothole>

Bike Lane Service Request:
<http://www.eugene-or.gov/bikelaneservice>

City of Eugene Web Site home page:
<http://www.eugene-or.gov>

City Councilor: Betty Taylor
777 Pearl St.,
Eugene, OR 97401
email:
Betty.L.Taylor@ci.eugene.or.us
tel: 541-338-9947

South Willamette Area – Draft Concept Plan

by Patricia Thomas

See details on June 27th workshop on page 3



More and more people are joining the conversation to envision a long-term plan for shaping the future of the South Willamette district, between 24th and 32nd Avenues and Amazon Park and the base of College Hill.

A concept plan is an integrated vision for how an area might develop over time. South Willamette is an important district to plan because this area is beginning to grow and change, adding more kinds of homes and businesses. Similar to Envision Eugene, which has created a vision for our city's growth over the next 20 years, community members are giving input to the South Willamette concept to help shape a more vibrant and walkable living and business district.

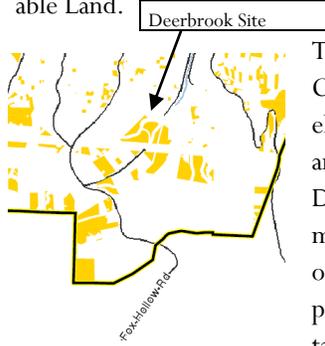
You can see an enlarged version of the plan and hear a presentation

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Deerbrook - A Residential Planned Unit Development

by Richard Satre AICP, ASLA, CSI **Schirmer Satre Group**
representing the Deerbrook PUD applicant

Deerbrook is a small residential subdivision proposed for a 26.22-acre site located near the south end of the improved portion of West Amazon Drive. Comprised of three tax lots (Map 18-03-20-21, Lots 101, 300 and 302), the property has long been planned and zoned for low density residential development in the Eugene-Springfield Metropolitan Area General Plan (*Metro Plan*) and on the Eugene Zoning Map. It is in the adopted and acknowledged residential land inventory as available for residential development. It is identified in the in-process Envision Eugene process as Developable Land.



Envision Eugene Developable Land

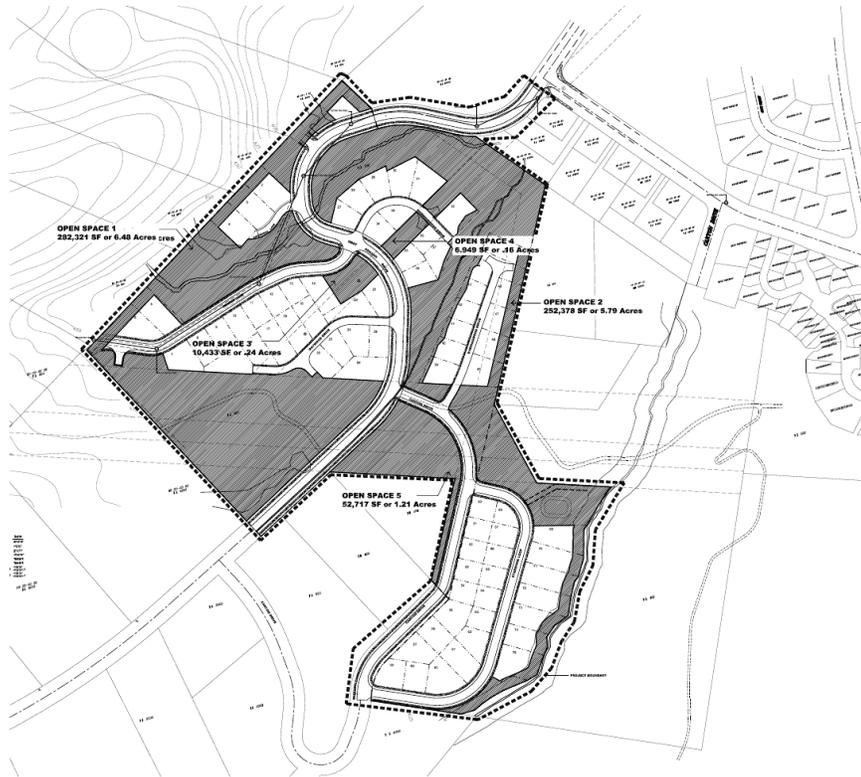
The property is not pristine and Deerbrook is an encumbered site. Containing existing utilities (BPA and EWEB easements for overhead electrical lines and a city of Eugene easement for sanitary sewer line) and existing public right-of-way (the right-of-way for West Amazon Drive traverses the site north to south from its current improved terminus at Martin Street through to the partially-improved continuation of West Amazon Drive south of the site towards Fox Hollow), the property is bisected numerous times with public infrastructure. Containing drainageways, the site is further bisected by drainages heading northward towards Amazon Creek.

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These existing conditions may present challenges, but they do not create a roadblock. Indeed, the proposed design results in a solution to provide for a limited number of small lot homesites. And that is precisely what Deerbrook proposes.

Located in clusters, separated by right-of-way, utility easement and/or drainageways, the proposed residential area of Deerbrook includes 75 lots for single-family homes. By limiting the proposal to 75 homesites, the majority of the site will remain undeveloped (52.98% of the site is proposed as permanent open space).

Located where it is, the site is subject to the policies of the South Hills Study. The South Hills Study limits residential development to 5 dwelling units per gross acre. Given that, the Deerbrook site could be approved for up to 131 dwelling units. However, that is not what Deerbrook proposes.



In proposing 75 lots for the site, the resulting density for Deerbrook is 2.86 dwelling units per gross acre, little more than half of what the South Hills Study permits.

Deerbrook is designed to comply with applicable criteria of the Eugene Code. In particular, the drainageways in Deerbrook will be preserved, either within the proposed open space or protected with a conservation easement; existing trails on Deerbrook (located within the BPA easement) and the connection to the Ridgeline Trail segment between the Martin Street Trailhead and the Fox Hollow Trailhead will remain; wherever possible, utilities will be located in street right-of-way, along lot lines or, where they must cross open space, are located in areas of existing impact; and except within proposed street right-of-way, trees will not be removed in this proposal.

Some have suggested that the Deerbrook property be protected from development. We note that: 1) the Deerbrook property was not listed in either the 1998 or 2006 parks bond measures; 2) the bond measure monies for Ridgeline Trail additions and/or natural areas has been expended; 3) staff have stated that the Deerbrook property is not pristine and not a priority; 4) the City Council, nonetheless, authorized condemnation for a park in 2007, but has not followed through; and 5) the property has been and is for sale, at fair market value.

(Continued from page 1)

on the City of Eugene's web page at: <http://www.eugene-or.gov/SWillamette>.

Share your ideas! We are still looking for feedback and community input and your participation is encouraged. You may join the Interest List with the contact information below and attend an upcoming public workshop:

Public Workshop: South Willamette Area – Draft Concept Plan

- Review an updated draft concept plan, and
- Help define future building heights, setbacks, and transitions for residential and shopping areas.

JUNE 27, 2012; 6:00 – 8:00 PM
HILYARD CENTER, 2580 HILYARD ST.

On the [South Willamette](#) web site you will also find answers to some frequently asked questions. To learn how the district fits into the larger community vision, visit the [Envision Eugene](#) web site.

For more information contact: Patricia Thomas, City of Eugene Urban Design Planner

patricia.thomas@ci.eugene.or.us

City of Eugene Planning Division

99 West 10th Ave.; Eugene, OR 97401

541-682-5561

Willamette Street: A more detailed grant funded transportation study of Willamette Street will start soon. Watch for announce-

SEN Board Update

by David Saul

Here are the results of the Annual election for officers and board positions for the 2013 term conducted at our general meeting on May 4.

Kevin Matthews was elected board president and Lindsay Selser was elected vice president.

Kent Anderson, Pavel Gubanikhin, Madronna Holden, and Alicia McGraw, were elected to the board. Pavel will serve as the treasurer for Southeast Neighbors.

There was a discussion regarding the Deerbrook PUD application at the meeting and several attendees expressed concerns about the impact of the proposed development. A committee has been formed to address the application.

We will be working to preserve the Amazon Headwaters Keystone.

Contact Kevin Matthews at [541-514-4766](tel:541-514-4766) or via email; matthews@artifice.com

Deerbrook Public Hearing Notice Issued

by David Saul

The planning department has scheduled a public hearing for the Deerbrook PUD application on **Thursday June 28 at 5PM.**

The hearing will be held in the **Council Chambers at City Hall, 99 West 10th Ave, Eugene 97401.**

Testimony can be submitted in a written statement to the Hearings Official c/o Becky Taylor; Associate Planner, Eugene Planning Division, 99 West 10th Ave Eugene OR 97401. Your statement should be received no later than 5PM on June 27, 2012. Written testimony may also be submitted at the public hearing. You can also attend the hearing and state your concerns. Your spoken testimony will be recorded in the hearing minutes.

Southeast Neighbors
c/o Neighborhood Services
99 West 10th Ave
Eugene OR 97401

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This is the official newsletter of Southeast Neighbors.

Newsletters are published and mailed courtesy of the City of Eugene.

Newsletters are produced by neighborhood volunteers and are free to residents and

businesses of the neighborhood. Space is available for letters to the editor and

editorial comments from neighbors. All signed letters will be published as space permits.

Editorials express the author's views, not the position of the Neighborhood Association, the

City's elected officials, or City staff.

Send comments, articles, or letters to the editor to editor@southeastneighbors.org

Officers

Kevin Matthews, President, [541-514-4766](tel:541-514-4766)

Lindsay Selser, Vice President, lselser@gmail.com

Board Members

Madronna Holden (2012), Deborah Noble (2013), Carol Pearce (2013), , Heather Sieliki, Secretary (2013) Pavel Gubanikhin, Treasurer (2013) Kent Anderson (2012), Alicia McGraw (2012) ,David Saul, Newsletter Editor (2013)