

Southeast Neighbors - November 2010 General Meeting - Draft Collective Statements

These are four "collective statements," made up of all of the words of all participants as they wrote them down during the Chadwick circles process at our Southeast Neighbors general meeting in November. Collective statements represent a diversity of viewpoints compiled together to suggest overlap and relationships between ideas, encompassing both agreement and divergence. They are not "consensus statements," because they are not, and are not intended to be, a joint agreement. — KMM

DRAFT — What are your worst possible outcomes of planning for changes in the housing mix in Eugene?

We would lose the beautiful green areas (trees) which is the reason we moved to Eugene in the first place. It would then not look like or feel like Oregon. Houses that don't fit into neighborhood - destroy privacy and aesthetics, ex. too large/too tall.

Not going to 60% multi housing and 40% single family ratio - to protect and keep current existing growth boundary - protecting farm lands mass transit and livability.

Single family home domination. Planning for a higher ratio of single family homes. Greater percent of large single-family home. Building more McMansions which would underutilize land and create a higher demand on farm and forested land forcing UGB expansion.

Overbuild and invite too many people to move here - an artificial population increase. Too many new homes built - but \$ for construction is positive, so if too many new homes built, still some benefit.

Increased single family homes in city centers - reduces the density and livelihood of those centers. Not reducing lot size.

Pushing further out into urban sprawl. Urban sprawl onto farmland. Using Prime farm land (NW area) for housing. Sprawl - no sense of neighborhoods, (no relationship between neighbors).

Multiple dwelling units - 1) bring in significantly lower SES folks w/ accompanying crime + neglect. 2) lack of services for folks - lack of balance between residents and services. Maybe 1/2 of a duplex is kept neat, other side may not be kept neat - neighbor conflict.

Reduce attractiveness to future residents. Not providing for true need of population. Change the idea of "American dream" (the single family home).

Pollution and social division based on wealthy's ability to live in gated communities. With or without expanding the UGB, the construction of either exclusive single family developments behind closed gates or cookie-cutter single family developments which eat up open land and continue to place emphasis upon private autos for transport. i.e. homes away from city centers.

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Little to no affordable housing for diverse population. Increased gentrification. No multiple family built and all 3000+ sq. ft. single family homes for 2-3 people (because they can afford it).

Multifamily homes that are not affordable for the current Eugene residents. Multifamily homes that don't take into consideration the unique needs of various populations (seniors, families with children, students, etc.)

That it ends up looking like downtown Eugene. Less privacy. Also, noise issues if people live too close together.

Greater automobile use. Lack of planning for increased need for transportation. Smog/pollution. Declining mental health, physical health. Increased infrastructure costs requiring higher tax rates. Much land taken up with roads and suburbs.

If we hurry the process of determining available lands - and not consider mixed use, changes in zoning, etc.

DRAFT — What are your best possible outcomes of planning for changes in the housing mix in Eugene?

Housing mix includes/requires "green space" between houses/complexes. Keep green spaces. Green spaces maintained and easily accessible.

Make a healthy, vibrant downtown. Develop downtown. Center Life of City with higher density living, housing (get rid of all big box stores) adding businesses and store locations close to downtown.

Ample, defined community space. Commons spaces (gardens, recreation, meeting, exchanging) within small communities and/or multi-family units. Creating design standards for common spaces and multi-family and for more dense single family properties. (Limit "McMansion" dwellings.) Design standards - limit on size of new houses - multifamily in central areas.

Neighborhoods centered around community - places for shopping, recreating, gathering locally. Encourages sharing of resource - tools, garden space, expertise.

Infill and develop community by decreasing size of lots and new development including shared gardens and objects like cars and tools. Accessory dwelling units, multi-family housing co-ops, apts. If single family homes, how about smaller lot size? Place limits on sizes of building lots. Limit on concrete.

More multi-family dwellings. More multi-family housing with common areas. Multi-family - greater density and use of space where commercial zoning is. Population control but that

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will never fly, so let's go with more multifamily housing connecting common open space and community gardens.

New buildings are a variety of businesses and housing. Turn shopping centers into apartment complexes.

Integrated neighborhoods w/ not only a mix of housing types but a mix of land uses to provide a condensed neighborhood community. Nodes of dense mixed-use communities situated around a core (i.e. downtown). Decentralized node development. Housing cares for land and [better ?] security; neighborhoods with character.

Provide for the true need of future population. Housing planned for type of people we anticipate will be moving here. (Many will be students and seniors.)

Physical-mental-emotional health. The need people have for self-actualization, freedom, being important, valuable, etc. can be met though means other than having big-is-better housing/lot/space.

Densify rather than sprawl. Less sprawl.

Quality architecture - built to last. Well-insulated, passive solar for heat. Plus the new buildings have character and are aesthetically pleasing.

Greenbelt around city. A green belt - at least on the north and west side of the city.

Quality conversation with architectural insight to how people live in their environment. Superior quality planning - look to models which work in other communities.

More community feel. A comprehensive plan for change that has been supported by community engagement - and the presence of all populations (differing in age, social status, race, etc.). A common vision.

No growth that violates Eugene's current character.

DRAFT — What do you need or want to know more about, to help create a vision for the next 20 years in Eugene?

Need to know what resources are available to avail individuals of “self-actualization” thru replacement behaviors from bigger-is-better, i.e. like social good.

How can we get more information about current neighborhoods - energy use - housing mix/renters, owners, population turnover? What we currently use - energy wise per neighborhood - or wear & tear on roads, # of single/multi homes & square footage - give us a baseline of current use.

What are our plans for varying future scenarios? Suppose unemployment high for next ten years - climate change - we need housing for people with no jobs.

Why do we need growth? Is it just for growth jobs (builders, contractors, building permits, (gov. easy money, bigger tax base)?

What tools do we have available to affect decisions/planning - eg - group discussion includes many interesting ideas - smaller houses, neighborhoods cooperation, community - do we have tools to affect these decisions and processes?

Models of working communities/creative architecture that would integrate social, aesthetic/environmental & economic needs of its inhabitants. What other cities' experiments are teaching us. Examples of successful models for cities that are environmentally, financially healthy, kids well-educated. Models of working livable cities?

Quality indicators as measured by health, wealth, happiness. Genuine progress indicators/ every two years.

Allocation of funds - private & public mix? The specific allocation of federal funds. Reconciliation of public/private investment.

How to create full employment via microfinance + co-ops, social enterprise.

Need to know what are plans for inclusionary zoning. Inclusionary zoning - mix of different types to include low/middle income housing along with commercial (industrial? - where?)

Is any consideration being given to wildlife/wild areas and protecting endangered and threatened species? Mix of wildlife, endangered species and domesticated species (license cats).

City staff should know more about alternative transportation (canals, more bike paths separate from cars) anticipating post peak oil + retrofitting homes to be more energy efficient. High speed rail Eugene - Portland - Seattle.

What are the growth boundaries? How can we keep them where they are?

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I would like to know more about how redefining the UGB to encompass only Eugene, not Springfield, shapes the culture of our community and the way in which decisions are made.

What are the feelings/attitudes of current residents about high density multifamily housing and development?

I would like to know more about the demographics of the people coming in. Are they students - seniors - they're in need of health care. Are they family type, etc. What % of seniors group are expected.

Why are we not considering climate change refugees in our equation. Refugees from uninhabitable areas due to global warming.

How do we give a quality of life to all income levels?? (safety, aesthetic appeal, open space). What criteria will be used to decide how much affordable housing will be needed?

Does my voice matter in zoning?

DRAFT — What question or questions would you like Southeast Neighbors to discuss, and make a collective statement about?

Does our input make a difference? Who decides? How do we ensure that our ideas do make a difference?

How do you envision wildlife/natural areas as being included in a new vision of Eugene?

What are the problems and prioritize them - i.e. crime, lack of transportation or whatever it is that bothers them?

What are the public goods needed to support Eugene over next 20 years - e.g. public transportation, community gardens, compost, etc.

How can this community improve the revenues for properly funding education in our city?

How to design sustainability facilitated between local neighbors? - co-ops, gardens, etc. What strategies and/or processes would increase citizen participation and collaboration in the sharing of talent, time, and tools? i.e. garden sharing, car sharing, child-care sharing, senior-care sharing, pet-care sharing.

As one of the "visual learners," a written agenda and jotting of ideas on chart paper would facilitate more understanding and participation.

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Transportation? What would get you out of a car and on to a bike/bus? Will South Eugene be left out of the transit future? Continued auto dependency? Road system - how to improve what we have?

Would you participate in urban agriculture if it was more accessible?

What is the best way to stop new big box stores, and close existing big box stores?

To manage growth sustainably in environmental terms vs financial sustainability. How to educate the city on new technologies that save resources, the trees, the climate and the earth.

How do we - SE neighbors - plan for global climate change + living post peak oil? Envision Eugene is based on one scenario (future growth based on, similar to past experience). What are some of the other possible scenarios Envision Eugene ought to include in its discussion process — eg - can we limit growth? (I don't think we can...), eg - suppose we need to deal with people on the road, climate refugees, eg - suppose we need to deal with large numbers of homeless/jobless people.

How to create a better sense of community w/ S.E. neighborhood? How do we involve ALL members of our community in our discussion, not just like-minded, community-engaged, retired, homeowners? (*this question is meant to be positive)

The opportunities to express self, and also collectively in small and whole group is appreciated.