

# the SUNA Times

Winter 2009



*The Official Newsletter of the South University Neighborhood Association*

## THE ECONOMY FALLS . . . 19TH STREET RISES!

**Indigo Place - 891 E. 19th Avenue- 6 units  
4 stories - 27 bedrooms  
13 parking places (only 5 on-site)**



**Hutton House - 1888 Harris Street  
19 units, 5 stories - 56 bedrooms  
16 parking spaces (underground)  
2 of 5 stories completed**



*As construction continues on the 19th Street Corridor, decisions are being made as to what our neighborhood will look like in the future. Your input, ideas and help are all needed.*



**The Commons on Alder**

**1875 Alder Street - 20 units  
4 stories - 96 bedrooms - 17 parking spaces**

**See Back for SUNA Meeting Information**



**Sons of Norway**

## BREAKING NEWS

### Yet Another Development!

**The Pete: 960 E. 19th Street  
2-Lot, 3-Story Student Housing; 13 Units,  
36 bedrooms, 19 parking spaces**

**ALSO**

**Sons of Norway House on Alder has been sold to Dan Neal,  
the developer who is constructing Indigo Place on 19th**

# South University Survey Takers Indicate Their Likes and Dislikes

By Al Couper

Several hundred public opinion surveys were recently distributed to homes within the South University neighborhood. The results from more than 70 returns were not too surprising, according to those who have watched the neighborhood for many years.

Retired U of O Geography professor Ev Smith, who has lived in the neighborhood for 43 years, said, "The ease of walking through our neighborhood, due to the rectangular street and sidewalk pattern, has long been appreciated by those who live here. Easy connection to parks, schools and commercial areas, plus the mature trees and landscaping all contribute to livability. I'm not surprised that people are concerned about keeping new development in scale with what's here now, and with preserving our rich inventory of historic structures."

The poll asked residents to rank, from high to low, the characteristics they most appreciated about the neighborhood, and to do the same regarding concerns they had about infill development and increased density. The list of characteristics had been developed through work by various neighborhood associations including SUNA. The top ten characteristics in each category are listed below.

## Top Ten Positive Neighborhood Characteristics

Score	Characteristic
212	Residents with sense of commitment to the neighborhood
212	Well maintained parks (University Park and adjacent Washburne Park)
211	Connection by foot, bicycle, and bus to other parts of the community
209	Walking distance to elementary, middle and high school and the U of O
208	Green parkway and well used sidewalks
208	Mature canopy of trees with protected critical root zone
206	Slow-moving traffic (except on streets free of stop signs)
206	Easy connection to the University of Oregon and downtown
203	Attractive balance of pavement with green space
203	Nearby thriving commercial zones (northeast and southwest) and cultural attractions, many of which are locally owned

## Top Ten Potential Negative Impacts of Infill

Score	Characteristic
206	Low quality or inappropriate construction materials
206	Removal of existing mature & historic trees (on-site and in right-of-way)
201	Excessive building height
198	Buildings out of scale to adjacent dwellings
197	Parking or excessive driveway surface in front of structures
195	Removal of historic or heritage structures
195	Loss of privacy (views of adjacent out-of-scale buildings & views into back yards)
192	Excessive impervious surface
187	Excessive wall adjacent to existing dwelling
179	Excessively plain wall facing street or adjacent to existing buildings

Inadvertently, one category of potential negative infill impacts was left off of the survey form, according to poll takers. That problem will be remedied soon. See companion story on page 3. Addition of the other category may affect the overall ranking of the characteristics, but not the scores of individual items.

For full survey results contact Neighborhood Services at 682-5272.

## Why It's Nice to Live in SUNA

By Marilyn Milne, SUNA Chair

The recent cold weather reminded me again about why it's nice to live in SUNA: Neighbors watch out for each other. I made sure one neighbor's garbage can was at the curb on collection day while she was out of town, and got together with another neighbor for dinner. A neighbor scraped the snow off my sidewalk.



However, I wonder how our neighborly attitude will fare as we deal with development pressures.

Is it possible to feel neighborly with 96 residents in an apartment house next door? How do we connect well with each other and maintain the livability of our neighborhood?

Join us on Tuesday, January 27th for our general meeting, when we'll discuss livability issues. We'll also nominate new board members. SUNA's Nominating Committee, Marsha Shankman and Janet Heinonen, has put together a slate, and nominations are welcome during our meeting.

I'll see you at the meeting; in the meanwhile, say 'hello' to your neighbor!

Marilyn – SUNA Chair



# Survey Wants To Know, "What About Transportation?"

By Al Couper

Inadvertently, a section dealing with Vehicle/Bike/Pedestrian accommodations issues was omitted from the recent public opinion survey conducted by the ad hoc South University Neighborhood Planning Group. To correct that omission, the reader can complete the survey by filling in the blanks below and dropping off the completed section at any of the locations listed below.

Positive Characteristics should be ranked according to your "level of importance"; the Negative Impacts of Infill, should be ranked according to your "level of concern." Please indicate your level of concern as "high," "medium," or "low" as follows:

## Positive Characteristics of South University Neighborhood Streets, Alleys and Transportation:

High	Medium	Low	
			Grid layout of streets and alleys
			Narrow, paved streets (generally 66' wide; 90' wide on University)
			Blocks bisected by alleys
			Slow moving traffic (except on streets free of stop signs)
			Well-used bike lane on Alder
			Well-developed bus routes and safe bus stops
			Connection by foot, bicycle, and bus to other parts of the community

## Potential Negative Impacts of Infill on Neighborhood Streets, Alleys and Transportation

High	Medium	Low	
			Inadequate design standards for alley infill
			Apartment with open garage or carport facing street
			Excessive impervious surface
			Insufficient setback of parking area to street
			Reduced pedestrian and bicycle safety
			Excessive pavement for parking
			Poorly located or poorly screened parking
			Excessive alley traffic
			Excessive curb cuts
			Excessive parking or driveway in front of dwelling
			Lack of sufficient on-site parking
			Lack of secure covered bike parking
			Increased street congestion
			Increased traffic resulting in upgrading of street classification
			Disjointed public street network
			Odd private street configuration

Inclusion of the missing items will not cause a change in the numerical score of individual items that have already been surveyed. This is true because the rankings are not competitive, i.e. each item could be ranked "high," "medium," or "low" without any effect on the score of any other item. In terms of the ranking from highest score to lowest score, however, the relative placement of items could change.

**Drop off your completed forms at any of the following addresses: Al Couper: 2258 Harris Street, Carolyn Jacobs: 2940 Agate Street, Lauren Hulse: 1256 East 20<sup>th</sup> Avenue (drop in mailslot), and Marsha Shankman: 893 E. 20<sup>th</sup> Avenue, or bring them to the next membership meeting on Tuesday, January 27th.**

**Eugene Joins Others in Celebrating Oregon's 150th Birthday!** On February 14, 1859, Oregon joined the union, and in 2009, communities all over the state are celebrating its 150th birthday for the entire year. The celebration officially begins on February 14, with an event at the Salem Armory. Library, Recreation and Cultural Services is planning more than a dozen events and activities, including a day of service to "Take Care of Oregon" and a display of historic photographs. More City events are in the planning stage. For the entire list of LRCS events, go to: [www.eugene-or.gov/rec](http://www.eugene-or.gov/rec).





# South University Neighborhood Association

c/o Neighborhood Services  
99 West 10th Avenue, Eugene, OR 97401

PRESORTED  
STANDARD  
US POSTAGE PAID  
EUGENE OR 97401  
PERMIT NO. 377

Visit Neighborhoods on the Web: [www.eugene-or.gov/neighborhoods](http://www.eugene-or.gov/neighborhoods)

*This is the official newsletter of the South University Neighborhood Association. Newsletters are produced by neighborhood volunteers and 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 official, or City staff.*

**SUNA's Membership Meeting**  
*Tuesday, Jan. 27th, 7 p.m., Edison Library*

**Neighborhood Planning Workshop**

*SUNA's January General Meeting is your opportunity to share in the discussion about protecting our neighborhood! At press time we knew about plans to add 215 bedrooms with only 57 parking spaces along 2 blocks of E. 19th, and we know all of our R-4 & R-3 zoning is targeted for more development.*

*Join us for a workshop to brainstorm just how tall buildings should be along E. 19th. 120 feet? 75 feet, 50 feet or less? What about setbacks? How about the transition of building heights along 18th and 19th?*

**FOR SALE** *1955 University Avenue. Zoned R-4!*  
*What do you want your neighborhood to look like?*



We're getting one more street light installed, thanks to the City's Olympic Trials grant money for SUNA. The light will go on an EWEB pole across from First Congregational Church near 23rd and Harris.

Now you can check crime reports for SUNA. The service, located on the Eugene Police Department's website, [www.eugene-or.gov/police](http://www.eugene-or.gov/police), (in the same place as the police dispatch log), provides neighborhood call data in near real-time.

Changes are planned for 24th and Agate, the current site of Silver Screen Video. Iraila's Restaurant is getting ready to move in by April or May. Meanwhile, Secret Garden has applied for a liquor license. The owner, who also has Silver Screen Video, said last spring that he wants to serve his bed-and-breakfast guests, not the general public.