



Planning for a healthy, vibrant neighborhood community

# JWN PlanJam Workshop #1

Presented by the Jefferson Westside Neighbors  
[jwneugene.org](http://jwneugene.org)

More information on the Web at: [jwneugene.org/infillstds](http://jwneugene.org/infillstds)

# Welcome!

- Your workshop coordinators are:
  - Rene Kane, JWN Chair  
[renekane@comcast.net](mailto:renekane@comcast.net)
  - Paul Conte, former JWN Co-chair  
[pconte@picante-soft-com](mailto:pconte@picante-soft-com)
- Please complete registration card
- Facilities
- Cell phones on “stun”, please.
- This workshop is for JWN members.
  - Residents, property owners, business principals
  - Guests are welcome as observers
- Before you leave, please complete evaluation form

# Agenda

- 8:30 a.m. – Registration
- 8:45 a.m. – Welcome; introduction to the workshop
- 9:00 a.m. – Background of infill compatibility standards issues and process
- 9:15 a.m. – Description of the JWN “heritage” area that is the focus of the first set of standards
- 9:30 a.m. – Assessment of “neighborhood character”
- 10:00 a.m. – BREAK
- 10:15 a.m. – Assessment of negative impacts from incompatible infill
- 11:00 a.m. – Identifying critical areas for infill compatibility standards
- 11:40 a.m. – Charting what comes next
- 11:50 a.m. – Workshop evaluation
- 12:00 Noon – End of workshop

# Why Infill Compatibility Standards?

We have a serious problem with incompatible infill that is degrading and destabilizing areas of the Jefferson and Westside neighborhoods.



# What is the solution?

- Infill Compatibility Standards (ICS) in a nutshell
  - Land use code amendments that “prevent negative impacts, and promote positive impacts, of residential infill development on neighborhoods.”
    - *From ICS Task Team Charter*
  - The ICS Task Team’s Project Goals Statement

*Create and adopt land use code standards and processes that*

- (a) Prevent residential infill that would significantly threaten or diminish the stability, quality, positive character, livability or natural resources of residential neighborhoods; and*
- (b) Encourage residential infill that would enhance the stability, quality, positive character, livability or natural resources of residential neighborhoods; and*
- (c) So long as the goal stated in (a) is met, allow for increased density, a variety of housing types, affordable housing, and mixed-use development; and*
- (d) Improve the appearance of buildings and landscapes.*

# What is being done?

- City Council initiated two major projects and established two “task teams”
  - Infill Compatibility Standards (ICS) Task Team
    - Recommend standards to protect neighborhoods against negative impacts of incompatible infill
  - Opportunity Siting (OS) Task Team
    - Recommend process and incentives to promote well-designed, higher-density development on suitable sites that will enhance surrounding residential neighborhoods.
- JWN membership has endorsed both projects and JWN members have been actively participating
  - JWN representatives on ICS Task Team and its committees
  - JWN worked with OS Task Team to conduct two OS workshops in summer 2008

# How ICS and OS relate

Protect  
Neighborhoods

**Infill  
Compatibility  
Standards**



Create Properly-Sited,  
Well-Designed  
Higher Density Housing

**Opportunity  
Siting**



**Residential neighborhoods that are:**

**Attractive  
Vibrant  
Sustainable  
Diverse  
Compact**

# Prior work & resources

- Westside Neighborhood Plan (1987)
- Jefferson/Far West Refinement Plan (1983)
- Chambers Reconsidered project (2005)
  - City Web site & documents
  - Chambers Families for Healthy Neighborhoods (CAFHN) Web site
    - "Neighbors' Report"
- "Promoting Compatible Development in a Mature Neighborhood"
- "Downtown Area Housing Policy Analysis"



# Eugene's first "infill"





# Recent infill on same block



# Planned schedule

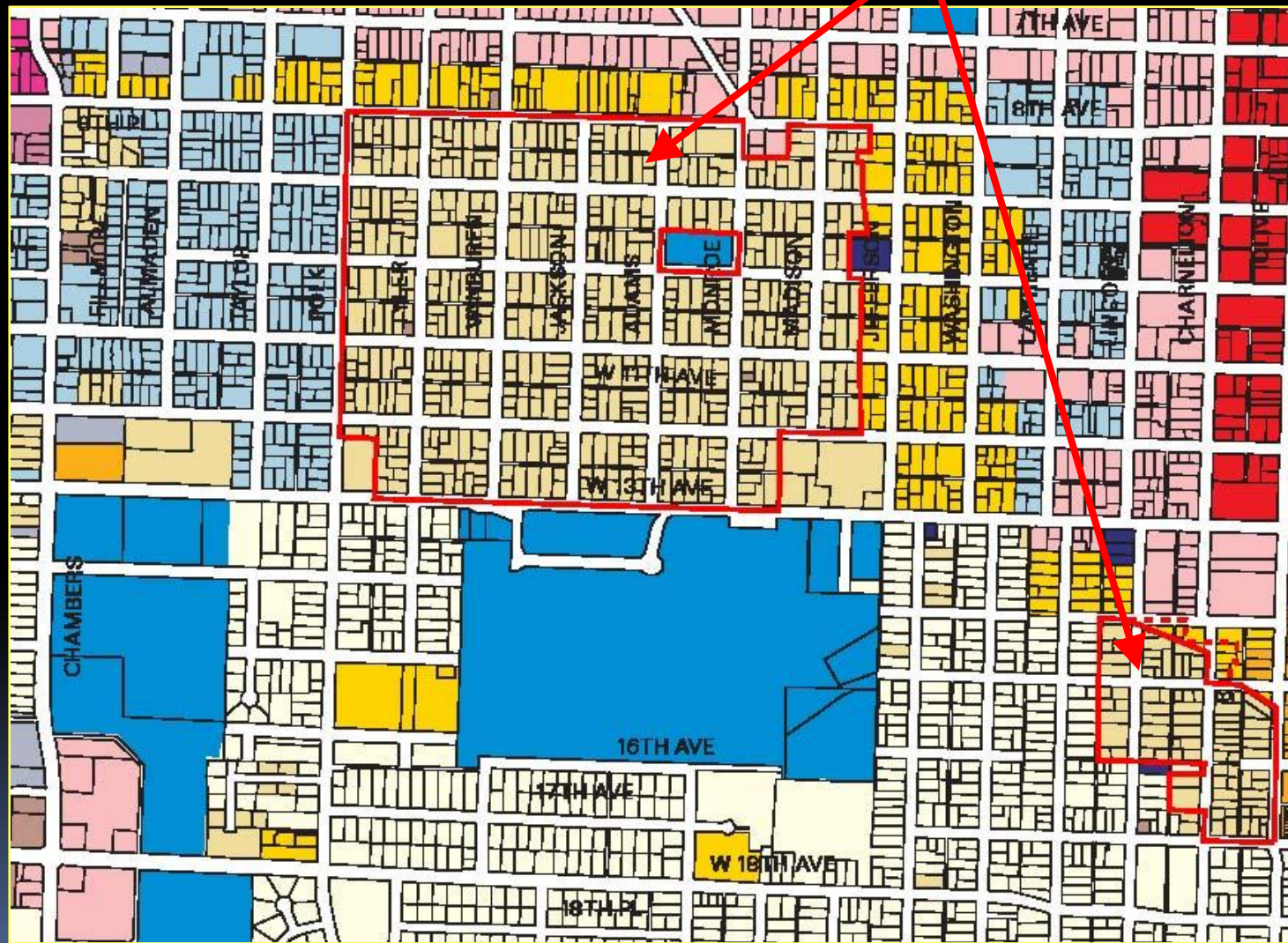
- Summer '08 – ICS supports JWN concept of “overlay zone” to implement infill standards applicable to “heritage” area zone R-2
- Oct. '08 – JWN board directs Chair to implement JWN process  
– JWN newsletter provides info on infill and PlanJam
- Nov. 22 '08 – PlanJam Workshop #1**
- Nov.-Dec. '08 – Survey #1 on neighborhood character, negative impacts, stds. areas
- Dec. '08 – JWN board approves preliminary proposal for standards
- Jan. '09 – JWN newsletter provides recap of Workshop #1 and preliminary proposal
- Jan. 13 '09 – JWN general meeting, recap WS #1 and prelim. proposal
- Jan. 14-20 '09 – Survey #2 on preliminary proposal
- Jan. 24 '09 – PlanJam Workshop #2 on proposed standards
- Jan. 27 '09 – JWN board approves recommendation for standards
- Feb. 10 '09 – JWN general meeting vote on recommendation
- Feb. '09 – ICS “Multi-Dwelling Infill” committee recommends approval
- Mar. '09 – ICS Task Team recommends approval
- May. '09 – Planning Commission recommends approval
- July '09 – City Council adopts recommended code amendments**

# The “R-2 Heritage” area

- Two large sections of Westside and Jefferson
- Pre- and post-war development
  - Predominantly single-family, small duplexes and secondary dwellings
- R-2 zone originally meant “two dwellings”
  - Most lots had one or two dwellings
  - By early 1980's, R-2 allowed apartments, but maximum density meant most lots still allowed only 1 or 2 dwellings
  - R-2 now allows two or three times as many dwellings
    - Common 60'x160' lot allows up to 9 dwellings
    - Buildings can be 40' high (and higher) and only 5' from adjacent property line



# Tentative R-2 Heritage area



# Why this area?

- Highly threatened section of Westside and Jefferson
  - Similar areas west of Polk (in Westside) and east of fairgrounds (in Jefferson) have protective zoning (SC and R-1)
- Effectively, this area was “stealth” re-zoned from single-family/duplex to high-density redevelopment
- Large body of relevant work already done during “Chambers Revisited” project.
- Volunteers who live in this area have been active
- After this area is protected, will look at other areas if there's resident support



Foundations for Infill Compatibility Standards

# NEIGHBORHOOD CHARACTER & INFILL IMPACTS



# Steps to create standards

Modest, semi-private backyards

Neighborhood  
Character



# Steps to create standards

Modest, semi-private backyards

Neighborhood  
Character

Use to  
understand  
impacts

Negative  
Impacts

- Loss of privacy
- Crowding

# Steps to create standards

Modest, semi-private backyards

**Neighborhood  
Character**

Use to determine what is  
“compatible” & should  
be promoted

For structures in rear of lot:

- Maximum height
- Minimum setbacks

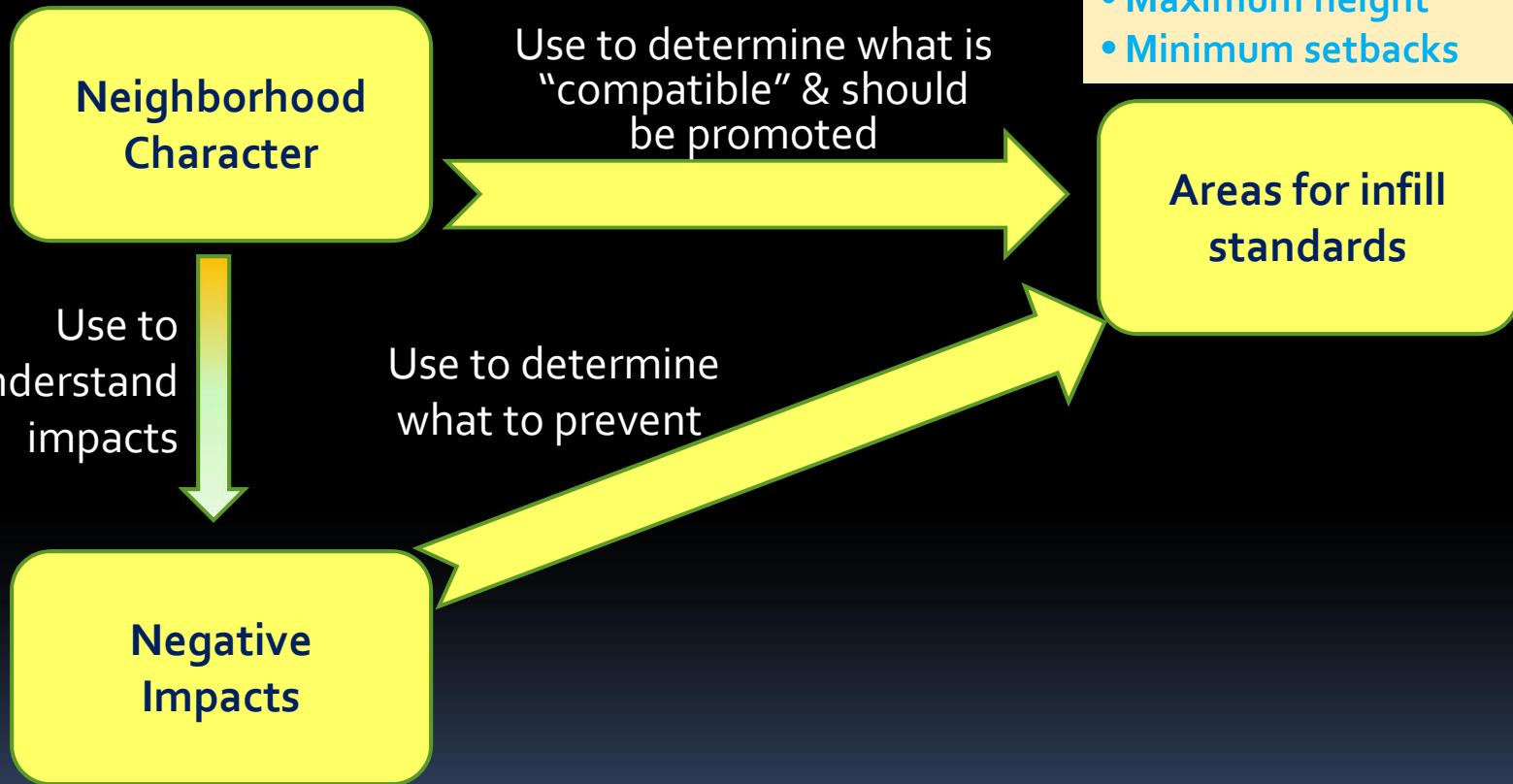
**Areas for infill  
standards**

Use to  
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Use to determine  
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# Steps to create standards

Modest, semi-private backyards

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**Negative  
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- Loss of privacy
- Crowding

Use to determine  
what to prevent

For structures in rear of lot:

- Maximum height
- Minimum setbacks

**Areas for infill  
standards**

Use to  
scope and  
prioritize  
work

**Development  
standards in code**

For structures further than  
60' from front lot line:

- Max height = 18 feet
- Min setback = 5' up to 8',  
then 1' more for each 1' in  
additional height

# Now for the fun! ...

- Establishing effective infill compatibility standards requires a shared, objective understanding of:
  - Essential positive elements of the neighborhood character (standards should promote these characteristics)
  - Significant negative impacts of incompatible development (standards should prevent these impacts)

This understanding provides a foundation for community support.

- Objective for next two segments of the workshop:
  - Engage participants in understanding and further work on these two assessments

# ... and work!

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# Assessing neighborhood character and infill impacts

- Goal

- Develop a shared understanding of neighborhood character and potential negative impacts from incompatible infill.
  - List of key elements of neighborhood character
  - List with descriptions of potential negative impacts
  - Record opinions on importance, prevalence, local examples, and other observations

- How used

- To help create infill standards that promote positive neighborhood characteristics and prevent significant negative impacts.

# Introduction to neighborhood character

- Looking to identify the essential, positive, characteristics that make define and distinguish this area of the JWN.
- Both qualitative and quantitative.
- Includes both natural and built environment.
- As a starting point, the most fundamental characteristic of a neighborhood is usually its geography and pattern of streets, alleys, and lots.
  - Both Westside and Jefferson are flat, grid-patterned neighborhoods.

# Neighborhood character

- A dynamic, living environment that includes:
  - Residents and visitors
  - Houses and other structures
  - Streets, alleys and sidewalks
  - Cars and bicycles
  - Trees, gardens, lawns, and other plants
  - Domestic and wild animals
  - And more ...

-- *Neighbors' Report*



# Neighborhood character

- “Predominantly single-family nature, older homes, tree-lined streets, and mature vegetation ...”  
-- *Westside Neighborhood Plan*
- “Primarily single-family residential structures built between 1920 and 1950... the average parcel size is 8,276 square feet ...”  
-- *Jefferson/Far West Refinement Plan*
- *Long-term residents committed to neighborhood*
- *Grid-pattern streets, alleys, and lots*
- *Ample & varied vegetation, tree canopy, wildlife*
- *Semi-private backyards, gardens*
- *Oriented to pedestrians, not cars*
- Many more elements to consider ... ([See handout](#))

# What are “infill impacts”?

- Examples of negative impacts from incompatible infill
  - Views into adjacent backyard intrude on privacy
- Parking or excessive driveway surface in front of structure (i.e., between structure and street)



# Introduction to infill impacts

- Impacts may be:
  - Functional (e.g., noise, reduced rear-yard privacy)
  - Aesthetic (e.g., roof shape)
  - Combination (e.g., garage location, front porches)
- Impacts should be as concrete as possible
- Impacts can affect different scopes
  - Immediately adjacent properties and residents
  - Residents on the same block or across the street
  - Residents who use nearby street(s) , alley(s), and sidewalks
  - Residents in a larger section of the neighborhood
- Impacts can be dependent on the scale of development
  - E.g., Number of dwellings, number of bedrooms, parking spaces.

# Introduction to infill impacts

- Impacts can be dependent on the cumulative effects of similar developments
  - E.g., Traffic load, permeable surfaces, greenscape, etc.
  - E.g., A few “alley-access” dwellings on a single block may be OK, but too many can create significant negative traffic impacts.
  - Built-out neighborhood’s have a limited “carrying capacity.” Exceeding the “carrying capacity” can destabilize an area.
- Location and context is important:
  - “Interior” to the residential neighborhood; i.e., development within built-out area of existing residences
  - Outside the “edges” of the established residential area and “transition zones” may provide different opportunities than interior areas
  - Type of streets (alleys, low-volume interior, busy residential, non-residential thoroughfares, etc.) can change nature of impacts
  - Existing adjacent and nearby development creates comparative context and/or cumulative effects
  - Different areas of lots (front and rear) may be impacted
- Many more elements to consider ... ([See handout](#) and [examples](#))

# Introduction to areas of infill compatibility standards

- Provides a way to organize and prioritize work on standards.
- Typically important areas
  - Lot configuration
  - Dwellings per lot
  - Mass and scale
  - Placement of structures (and lot coverage)
  - Form of structures (e.g., attached/detached, roof shape)
  - Specific conditions (alley development, small lots)
- This step identifies the areas to address and objectives for standards within each area.
- More areas to consider ... ([See handout](#))

# Next steps

- Summer '08 – ICS supports JWN concept of “overlay zone” to implement infill standards applicable to “heritage” area zone R-2
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# Workshop evaluation

- Did you get enough information to participate effectively?
  - What information was useful?
  - What information was missing?
- Were the group discussions an effective way to accomplish the goals?
  - Did you have enough time?
  - How well did the discussions address the goals?
  - Complaints or suggestions?
- Do you feel you have an adequate foundation for the next workshop on a recommendation for infill standards?
  - What more do you need to be able to help define site selection and project approval criteria?

## A parting thought ...

*"All neighborhoods change over time. Older houses will be updated and new ones constructed. The new is never exactly the same as the old; nevertheless, the patterns that make these older neighborhoods unique can be sustained.*

*As a matter of civic responsibility, the city and its citizens should recognize the most coherent of these neighborhoods as cultural and physical artifacts and promote the understanding and preservation of them."*

*– Chambers Reconsidered project team*



Thank you & stay tuned!

JWN Web site: [jwneugene.org](http://jwneugene.org)