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## Spring Neighborhood Meeting

**6:30pm Plant, Seed, and Tool Exchange**

**7:00pm Meeting**

**Wednesday May 16th, 2012**

**at Northwest Youth Corps, 2621 Augusta Street**

This neighborhood meeting will feature a proposal from Rob Inerfeld, Transportation Planning Manager for the city of Eugene, about traffic calming on Augusta and Riverview Streets. The proposal will be based on an earlier meeting with interested people from our neighborhood and we will have a chance to vote to approve this. We are also expecting Alan Zelenka, our city councilor, to make a brief report on items that the city council has been addressing recently and to take questions about city issues.

Then, to continue the gardening theme, we will have neighbor and master gardener Charlie Ward here to give a presentation on the master gardener program and to answer questions about gardening in our neighborhood.



**For the 6:30 exchange**, please bring any gardening tools that you are no longer using, any seeds or seedlings you can spare, spring cuttings, bulbs, and plastic or ceramic pots. Any garden supplies or related items will be appreciated. Then you can take home any of the offerings that others have brought. Share any over abundance from your yard with your neighbors and find some new treasures for your garden.

Please label your offerings to make it easy for people to recognize each item. Notes about care, such as whether a plant needs lots of sun or good drainage, how far apart plants or seeds should be planted, or any other guidance that you can provide will be very helpful.



## Neighborhood Picnic

Our very popular neighborhood picnic will happen this year on Sunday, August 19th. Please put the date on your calendar and consider helping us make it happen. We'll have a meeting in June just for picnic planning. Let us know if you can help out.



## New Planned Unit Development Proposed for South Laurel Hill Valley

by Stephanie Midkiff and Jan Wostmann

The owners of 126 acres of land on the southern rim of the Laurel Hill Valley are proposing a multi-phased planned unit development (PUD). An informational meeting was held on March 29th at the Comfort Suites Hotel. Neighbors living or owning property within 500 ft of the proposed PUD and the Laurel Hill Valley Citizens neighborhood association were invited to meet with representatives from Schirmer Satre Group, a land use planning/site design firm. Richard Satre, landscape architect with the firm, outlined the proposed development, to be known as Laurel Ridge PUD. The property is owned by Environ-Metal Properties, LLC, and was annexed into the City of Eugene in 2007. It is situated south of the East Ridge PUD (Brackenfern Road area), north of 30th Avenue and east of Spring Boulevard.

The proposal that was presented at the meeting would include approximately 225 single-family dwellings and 350 multi-family dwellings, for a total of 575 residences. Initial access is planned from a frontage road along 30th Avenue that would connect to Spring Boulevard. Phase I would consist of multi-family dwellings such as town homes, apartments and condominiums. The single family dwellings are anticipated to follow in subsequent phases, but Mr. Satre said this would likely not take place until the economy picks up and East Ridge PUD construction resumes, as additional access would be via Brackenfern Road and Rockrose Lane. Those two streets have not yet been extended to the boundary of the proposed PUD and currently dead-end within East Ridge. (Note from editor: On February 15, 2012 the Register Guard reported that Umpqua Bank is seeking to foreclose on the East Ridge Development.)

The owner plans to submit the PUD application this spring. Mr. Satre cited the Hendricks Hill Homeowners' Association, directly north of the subject property, as a model of development because of the preservation of trees and the fact that it is nearly invisible from the Valley. Neighbors expressed concern that tree-cutting not be carried out all at once but be done only as necessary for actual construction. There were also requests that some of the planned green space be relocated to provide additional buffer areas between the planned PUD and existing homes abutting the development.

Additional concerns were raised by neighbors living directly west of the proposed PUD, in the vicinity of Central Boulevard and Essex Lane. The area where the multi-family dwellings are planned is quite close to their quiet pocket neighborhood, and they felt there was not a sufficient buffer between the planned multi-family dwellings and their residences.

Laurel Hill Valley Citizens will not take a position on the proposed development until after we have reviewed the PUD application when it is submitted, but we encourage our neighbors to inform themselves about the current proposal. We will post any information we receive from the City or from the Schirmer Satre Group about public input opportunities on our web site.

For contact information for Schirmer Satre Group and links to a map and site elevations of the subject property, please visit the Laurel Hill Valley Citizens web site at <http://members.efn.org/~lhvc/> under Proposed Planned Unit Development.



## Betty Hemmingsen our WEgene Award Winner This Year

by Betty Hosokawa

Betty Hemmingsen became involved with the Laurel Hill Valley Neighborhood Association thirty years ago, shortly after her daughter was born, and has spent most of the succeeding years on the Executive Committee in various roles. She has been Co-chair, Secretary, Newsletter Editor and Treasurer twice (her current role). She also has served on several task forces and committees, actively contributing to whatever were the current issues or goals being addressed by the neighborhood. These have included the Moon Mountain Development proposal, the Water and Storm Drainage study, re-pavement of Riverview Street, voter information drives, garage sales to raise funds for neighborhood projects, etc. Whatever she takes on, you can count on her for follow through with an inclusive style and a sense of humor. When queried about her many years of service when others might have faltered she replied, "I feel compelled to participate in my community." To extend that belief even further she recently joined a local CSA.

The WEgene! Awards program recognizes Eugene's neighborhood associations and the people and projects that have made important contributions to the livability and health of Eugene's neighborhoods. (text from city website)

### **An Invitation to Enjoy a Native Plant Garden**

Saturday, May 19, 1-4 PM

2723 Augusta St. (far south end, last house on the left)

No pets, please.

Tom Schroeder and Sally Manifold welcome you to visit their yard this spring, and tour a songbird-friendly suburban garden that features regional native shrubs and wildflowers. Walk or bike through the neighborhood, and stroll the garden paths to enjoy the blooming native plants. Their yard is certified as a Sustainable Landscape (Master Gardeners program) as well as a National Wildlife Federation Wildlife Habitat.



Oregon Grape in flower

### **An important phone number**

If you notice something that needs attention in the area off of Laurel Hill Drive where it parallels I5, please call Bill Miller, the sponsored camper in the trailer, at 541-653-3303. He'll look into it and call appropriate authorities when needed.

## Priorities Set at Last Neighborhood Meeting

During our winter neighborhood meeting we took a poll to determine which of the items on the list of possible neighborhood projects were of most interest to the people attending the meeting. The results are shown in the table below and we've started work on some of them. For example, neighbors were invited to a meeting to discuss traffic calming on Augusta and Riverview Streets with Rob Inerfeld, Transportation Planning Manager for the city of Eugene, a study was done which showed that traffic calming was appropriate on Augusta Street (based on the speed of the drivers), and a final proposal concerning what steps will be taken to address this problem will be made at our neighborhood meeting. There is also work being done to get the plastic bag dispensers in the park and we will need someone to take on the responsibility of refilling them as needed.

If you'd like to be involved in making progress on any of these ideas, such as by volunteering to program some concerts in the park or organize a work bank, please contact one of the executive committee members listed on page 7 of this newsletter.

<b>Results of poll taken at February 2012 neighborhood meeting</b>	
Informal concerts by neighborhood performers in the park	44
Address traffic calming on Augusta Street	42
Work Bank: Help one neighbor at a time with maintenance (once a month)	27
Guided tours: Ribbon Trail, trail to Moon Mountain	24
Community Art Projects (such as the painted hydrants)	23
Install dispensers in park for bags to pick up dog waste	21
Holiday Caroling	15
Bike improvements on Augusta Street	15
Form a "Friends of Laurel Hill Park" group	15
Tree planting & maintenance in traffic calming areas on Augusta Street	14
Monthly meet your neighbor social time in park with jam sessions & sing-alongs	13
Public art on "mushroom" in our park	13
Research neighborhood watch and community preparedness programs	12
Bike tours	8
Game day in park	6
Home painted signs encouraging drivers to slow down ("children playing")	6
Neighborhood car pools	3
Profile of neighborhood association on Facebook to involve younger neighbors	2
Bicycle sharing	2



## Olympic Trials Coming This Summer

### Here's Useful information on Street Closures and Timing

by Marilyn Milne, Public Relations Services

Eugene will be the focus of the track and field world when the 2012 Olympic Track & Field Trials occur on June 22-July 1 just over the hill from this neighborhood.

The Trials provide a \$31 million boost to our local economy and provides additional activities for the community and for youth. Tickets, daily event schedules and more information is available at [gotracktownusa.com](http://gotracktownusa.com), and extra tickets can be given back to the Trials for distribution to children and youth.

Here is traffic information:

- All Trials traffic is being directed to park-and-ride lots, with shuttle service to and from Hayward. Existing street parking hours will be enforced in neighborhoods; parking in Laurel Hill Valley is not being mentioned or encouraged by TrackTown12 officials.
- Some streets will be closed. Agate Street between Franklin and 18<sup>th</sup> will close on Friday night, June 15, as the UO prepares for Monday's commencement. The on-campus section of University Street will close early in the week of June 18. On the evening of Monday, June 18, the section of 18<sup>th</sup> from Agate to University will close. All closures will remain in effect for several days after the end of the Trials.
- Franklin Boulevard will be open throughout the Trials, as will 19<sup>th</sup>. Businesses will be open along Franklin and at 19<sup>th</sup> / Agate, and the usual 2-hour parking limits in the neighborhoods will help locals do their shopping and dining while the Trials go on.

While Laurel Hill didn't have traffic problems during the 2008 Trials, city officials will be alert in case any problems develop this year.

Watch for the UO Campus Connection e-newsletter, which will contain up-to-date information. Then, plan to attend the Trials or come to the free Fan Festival area next to Historic Hayward Field. This is your chance to be part of a world-class event!



# 2011 Neighborhood Analysis

(This information is from a city document and includes some text from the document and some summaries of information it contains. To see the complete report, which contains much more information, visit the neighborhood services area of the city's website (<http://www.eugene-or.gov/neighborhoodresources>) or our neighborhood website at [www.lhvc.org](http://www.lhvc.org).)

The City of Eugene's 2011 Neighborhood Analysis uses data to tell the story of our community. While the story told is a partial one, with a focus on quantitative information, it offers a valuable window into the current state and character of the city and Eugene neighborhoods.

The 2011 Neighborhood Analysis is one of several efforts the City has recently undertaken to make existing data more accessible and usable. Recognizing that the need for a neighborhood data resource could not be met simply by updating the existing neighborhood analysis documents, City of Eugene Neighborhood Services partnered with the University of Oregon Community Planning Workshop to work with City staff, and community and neighborhood leaders to help determine what data to include and how to present it in the most useful way.

The majority of data presented in the Neighborhood Analysis comes from the U.S. Census Bureau Census 2010 decennial census population and housing counts (Census 2010) and the U.S. Census Bureau, American Community Survey 2005-09 5-Year Estimates (ACS 2005-09). The Analysis also relies on local, existing City of Eugene and Regional Geographic Information System data sources, City of Eugene Police Department, and the U.S. Census Bureau, American Community Survey 2010 1-Year Estimates (ACS 2010).

The Laurel Hill Valley Citizens neighborhood is a vibrant neighborhood of 1,613 people located in southeast Eugene.

Almost 20% of the people living here are enrolled in a college undergraduate program with an additional 5% in graduate or professional school. 15% completed high school (or equivalent), 19% attended some college but didn't get a degree, 23% have an associate or bachelor's degree, 29% have a master's or professional school degree and 10% have a doctorate degree.

The Laurel Hill Valley has 689 "housing units". 66% of these are owner occupied, 34% are renter occupied. 6% of these homes were built in 1939 or earlier, just 2% in 2005 or later. 1990 to 1999 had the largest burst of houses built, for 32% of the total.

The household composition includes 191 households with a husband and wife but no children under 18 years old, 158 households of only one person. 132 two or more person non-family households, and 94 are husband and wife households with children under 18 years. There are also 40 single parent households with children under 18.

The median household income in the Laurel Hill Valley is \$39,141 - \$49,999. (If the household incomes within the neighborhood were listed from smallest to highest, the median household income would be the one that falls directly in the middle of the list.) The median family income is \$97,000 - \$99,999. (Median family income is a measure of the income of people living in family households. In compiling median family income, the incomes of the householder and all household members 15 years old and older related to the householder are summed and treated as a single amount.)

(2011 Neighborhood Analysis, continued from page 6)

**Costs of Housing:** Households, both owner and renter, experiencing housing costs of 30% of income or greater are considered to experience a housing cost burden. If a household is spending 50% or greater on housing costs, they are considered to be experiencing a severe housing cost burden. In the Laurel Hill Valley Citizens neighborhood, 213 households experienced some degree of housing cost burden.

**Individual and Families in poverty:** In the Laurel Hill Valley Citizens neighborhood, a total of 130 households experienced at least twelve months of poverty from 2005-2009 and all of those households were non-family households.

**Commute to work:** 68% drove alone, 8% carpooled, 10% bicycled, 7% worked at home, 3% walked, 2% used a motorcycle, and 2% used "other means".

**Land Use and Zoning:** Our neighborhood has 775 acres. 22.1% of this area is used for single family residential, 29.1 is in timber, 16.7% roads, 24.1% vacant, 2.8% parks. Zoning in the Laurel Hill Valley is 32.1% agricultural, 61.9% low density residential, 2.6% community commercial.

**Safety:** See the report on the website for graphs showing crime statistics from 2005 - 2010.

To see the complete report for the Laurel Hill Valley neighborhood, including **lots of charts and maps**, go to our neighborhood website at [www.lhvc.org](http://www.lhvc.org) and click on "Neighborhood Analysis" at the top of right column.



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*Spring Neighborhood Meeting*  
*7pm, Wednesday, May 16, 2012*  
*plus plant, seed, and tool exchange at 6:30pm*  
*both at Northwest Youth Corps, 2621 Augusta Street*

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Laurel Hill Valley Citizens is Eugene's oldest neighborhood organization, chartered by the City Council in 1974. General Meetings are held quarterly to learn about and discuss issues relating to the quality of life in our neighborhood. The LHVC Executive Committee meets at other times to discuss and represent the interests of the neighborhood.

For more information see our website at [www.lhvc.org](http://www.lhvc.org) or contact Sandy Tilcock, LHVC chair, 541-465-9079, [stilcock@gmail.com](mailto:stilcock@gmail.com)  
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