

# APPENDIX

# WHITEAKER PLAN



AUGUST 1994



The Eugene O. Whiteaker building, southeast corner of 10th and Jefferson Streets. This is the location indicated, which was incorporated by early Eugene city council.



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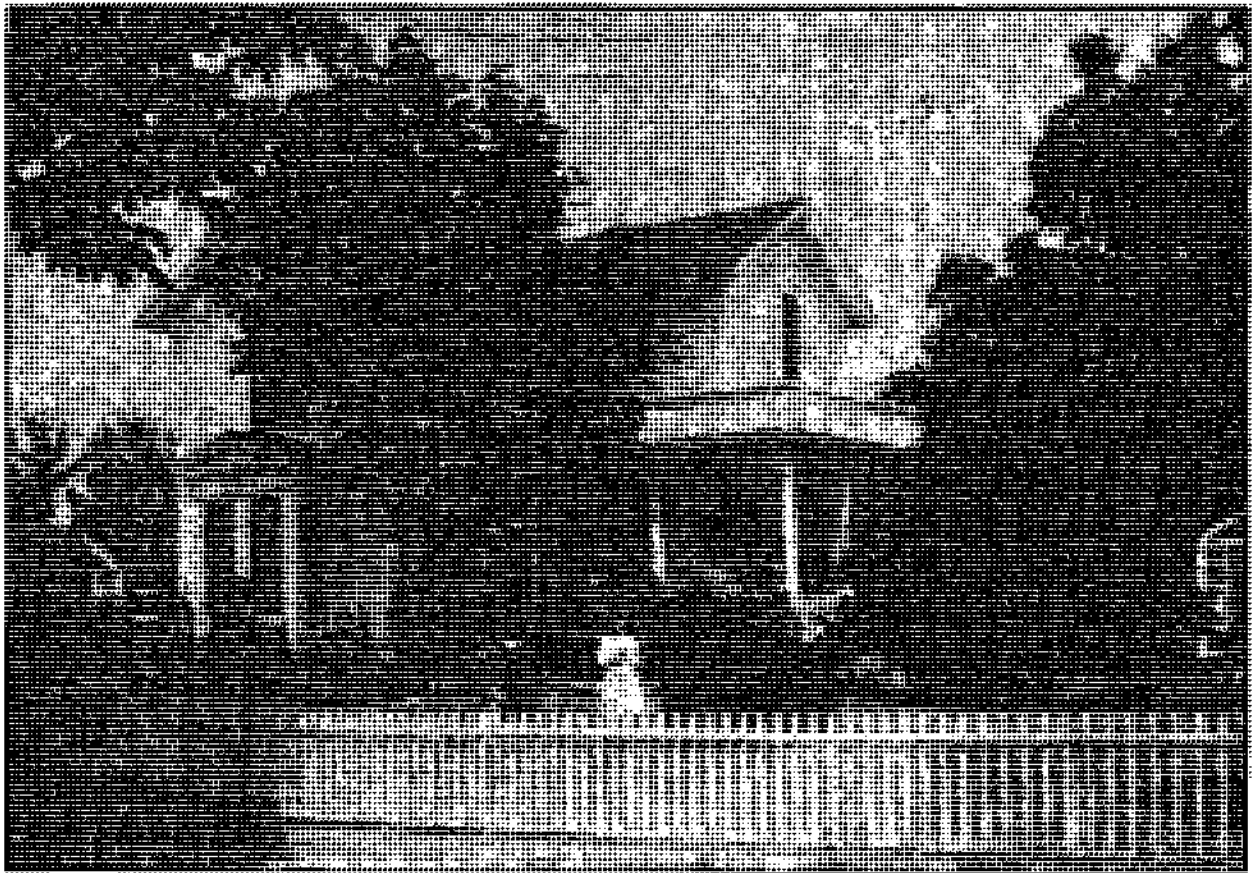
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# INTRODUCTION

## Purpose of the Appendix

This document contains supplemental material to the Whiteaker Plan. It consists of reports and analyses specifically referred to in the plan as well as information that does not appear in the plan but was gathered and used in its development. The appendix allows the plan to be presented in a manageable size which makes it easier to read and less expensive to print.



LANE COUNTY HISTORICAL MUSEUM #00PA1.06.178

*The Harris home at 253 Fifth Avenue. Notice the picket fence and fine shrubs and trees that grace this turn-of-the-century garden.*

# KEY PLAN ISSUES

As of January 1993

## Introduction

The Eugene City Council and Planning Commission requested that the update of the Whiteaker Plan focus on key issues. Issues that if resolved would have the greatest positive impact on improving the neighborhood.

The Whiteaker Planning Team spent considerable time discussing different neighborhood problems and concerns. The Planning Team reviewed issues identified by both the Planning Commission and Historic Review Board. In addition, the Planning Team considered comments generated from a survey of neighborhood residents, businesses, and property owners as well as those obtained from two community workshops.

The Planning Team grouped the key update issues into major categories. These categories later became the basis for the different elements of the Draft Whiteaker Plan. The list of key update issues are provided by Plan element in the following order:

1. Neighborhood History and Character;
2. Land Use and Housing;
3. Transportation;
4. Public Safety; and
5. Parks and Recreation.

## Neighborhood History and Character

### Historic Inventory and Protection

1. Lack of inventory of historic properties and information concerning the historic significance of individual structures and landscape features.
2. Numerous historic sites are not appreciated due to the lack of interpretive markers or information.
3. Protect historic trees (i.e. preserve the large canopy street trees)
4. There are lots of insensitive and inappropriate alterations to historic buildings. There are no guidelines for property owners interested in making alterations that help preserve the significant historic features.

### Design Standards

5. Create a means of reviewing architectural design and quality of new buildings.

6. Improve landscape requirements for parking lots.
7. Private developments do not always design projects to protect existing trees and other significant features.
8. Design Standards.
9. Establish design standards for all new construction, esp. apartments. Include renovation projects.
10. Create landscape standards-fencing, vegetation...comprehensive view.
11. Parking lots-how much land in certain area devoted to parking (commuter parking).
12. Visualize impact of structures built in view of Skinner Butte.

#### **Transportation and Development**

13. How will transportation improvements enhance or destroy neighborhood character and history?

#### **Fourth and Blair Historic District**

14. The City is in the process of designating a historic district at 4th and Blair, are there other areas that might merit historic designation?

#### **Neighborhood Identity**

15. Promote Whiteaker as a positive place to live. Better define the neighborhood so that people realize that Skinners Butte and East Skinners Butte are part of Whiteaker.

#### **Revitalization**

16. Lack of adequate incentives to preserve, maintain, and reuse existing trees and other significant features.
17. People like historic homes. Study starting a magnet program to place historic homes on vacant lots.
18. Develop a way to revitalize Whiteaker.

#### **Protect East Butte Historic District**

19. There is a lack of protection of East Skinner Butte Historic District from surrounding land uses.

## **Land Use and Housing**

### **Mixed Use Zoning**

1. MUR Zoning - evaluate density, height, lot coverage, parking
2. The Mixed Use Zoning District is unclear, inflexible, and may not be meeting existing plan policies. The Whiteaker Plan Diagram contains several areas planned for mixed use development, yet the City currently has one Mixed Use Zoning District for all areas except the Planing Mill area that has its own district.
3. Study why some Mixed-Use areas work better than others.
4. The Planing Mill area is undergoing significant change; impacts on surrounding land uses need to be examined.
5. The Mixed-Use zoning district may not ensure balance/mix of land uses.
6. Protect the mix and balance of land use in Whiteaker.

### **Use of Public Land**

7. Whiteaker contains a large number of acres in public ownership. As the roles and needs of different public agencies shift, specific land use patterns can change drastically. Potential sites that may change in the future include the Parks Maintenance facilities at Lincoln and 3rd Avenue and the 4J facility on Monroe.
8. Does Whiteaker School have resources to meet the educational and social needs of kids in the neighborhood?
9. 4J administrative office facility-present conflicts-future land use.
10. Need standards for new developments near parks.
11. Poor use by 4J of land near river. 4J may use part of site for maintenance facility.
12. Lincoln Street Parks maintenance shops are no longer needed for maintenance purposes. The area is about 6-7 acres--what is best use of site? Should a portion of site provide parking of rock quarry on west side of Butte? Should a portion be kept for park or recreational purposes? If the property is sold can some of the revenue be used to acquire additional park land in Whiteaker? Height of new buildings on site needs to be regulated to protect Butte.

## **Housing**

13. The conversion of older hotels in the 6th-7th Avenue corridor to residential units has resulted in low-cost housing. In many cases the units are unkept and managed in ways that seem attractive to at risk populations.
14. Conversion of historic single family residences to multiple-family has changed the neighborhood.
15. What should be done with the substandard, housing stock?
16. The term "Gentrification" is unclear. For Whiteaker, the real issue might be displacement: that is people needing housing or being moved out of the neighborhood.

## **Zoning Conflicts**

17. A large portion of Whiteaker is zoned to allow heavy industrial uses and other activities that may be incompatible with nearby residential uses.
18. There are places that are developed low-density and yet zoned for medium or high-density residential use or for a non-residential use. Examine plan/zone conflicts such as at 55 Madison.
19. In portions of the neighborhood, there is a conflict between the amount of nice, historic structures and land zoned for higher density.
20. Industrial zoning near housing...serious conflicts (i.e. gas, dirt dumping).
21. Get rid of I-2, light-medium industrial zoning in areas planned for mixed-use.
22. Plan-zone conflicts (identify and resolve...be consistent).
23. Discussion of "Diversity" could go in introduction of plan.
24. Consider special zoning for Blair Commercial Area as with 5th Street Special Development District.

## **Density**

25. The Planning Commission has discussed changing the code to have both maximum and minimum residential densities for each zoning district.
26. Density limitation - minimums and maximums. Intensity of land uses...mixture of uses.
27. Increasing low-density zoned land.



28. How can different uses be buffered.
29. Some lots zoned R-3 Multiple-Family Residential are vacant or under-developed.
30. Reduce zoning density

### **Home Ownership**

31. The percent of home owners in the neighborhood is significantly lower than the city-wide average. How can home ownership be increased? How can it be more affordable?
32. Maintain single family character.
33. Does City provide incentives that facilitate gentrification (e.g. residential rehabilitation loans).

### **Railroad**

34. Railroad--High speed train proposed (volume). (Emphasis on railroad's relationship to neighborhood)
35. Future uses for RR right-of-way and grade crossing closures...impact on Whiteaker traffic circulation.

## **Transportation**

### **Street Trees and Planting Strips**

1. Street lighting.
2. Number of trees in the neighborhood (shade, beauty, deaden street noise).

### **Traffic Circulation**

3. With changes in surrounding land uses, the level and type of traffic using the 3rd/4th connector could shift. What street improvements are desired to address both future land use patterns and any other traffic problems in the area?
4. Existing traffic going south from the Washington/Jefferson bridge results in congestion at 7th and Jefferson. What is the best method of addressing this problem? Should Jefferson Street dead end on the north side of 7th Avenue? Are other changes desired to the one-way streets in the vicinity?

### **Impacts from Major Street/Bridge Projects**

5. Even if right-of-way for new bridge is not in Whiteaker, traffic impacts need to be evaluated. What alignment...broad policy issues should be addressed.
6. Evaluate major transportation changes that may effect Whiteaker (e.g. new bridge - limited policy direction).
7. Outcome of Ferry Street bridge.

### **Traffic Safety--Impacts of Through Traffic**

8. Through traffic off Ferry Street Bridge through East Butte neighborhood.
9. Lincoln Street north of 3rd.
10. 4th and Blair intersection.
11. Safety for pedestrians, bicyclists and others.

### **Traffic on Residential Streets**

12. Big (18 wheelers) small trucks going through residential neighborhoods.
13. Number of large trucks going down residential side streets (Fourth, Fifth, Monroe, Madison).

### **Alternative Transportation**

14. Straight pedestrian path in line with 4th Avenue between Washington and Jefferson.
15. The existing Eugene Bicycle Master Plan contains a recommendation that Monroe Street be considered as a suitable north-south bike route in Whiteaker. Previous efforts to remove on-street parking to provide space for a bike lane have failed due to property owner/business objections. How can this issue be resolved.
16. Need to improve alternative transportation.

### **Mixture of Land Use Problems with Traffic**

17. Volume of traffic in general, especially trains, trucks, and trailers.
18. Neighborhood control of traffic using signage (i.e. speed, parking, bike routes, safe crossing) and woonerfs.

### **Alleys**

19. Lack of city maintenance of gravel alleys and streets (especially alleys used by commercial vehicles). Distinct function of alleys in Whiteaker (are different) compared with other parts of the city.

### **Railroad**

20. The location of the railroad through Whiteaker has historically influenced land use, traffic patterns, quality of residential area, and overall character. How can recognition of the railroad's importance to the economic health of the community and historic significance be balanced with issues related to the negative impacts the railroad has on surrounding properties?

## **Public Safety**

### **Social Service Providers**

1. Need to continue the collaborative efforts of public safety and other service providers in the community for coordinated victim assistance and to aid the integration of Hispanics and other ethnic groups into the community.
2. Bring dialogue with Eugene Mission . . . tie them into the system. This is a very large growing facility.
3. Whiteaker cannot handle all those needing help. Need a constructive way to have larger community share the responsibility.
4. Mission clients often well-behaved, orderly and vastly improved recently. People need to be respected at Mission. People at Mission have trouble when it gets so crowded.
5. Van loads of people from the ex-state hospital left at the Mission.
6. What to do with non-resident population in Whiteaker. Many residents are afraid of transients. City-wide discussion needed regarding social service agencies.

### **Hazardous Materials**

7. Public safety issues related to potential hazardous waste spill from a train...Whiteaker has unique geographic challenges with the train, river, etc.
8. Storage of hazardous materials in the neighborhood.

### **Disruptive Behavior and Illegal Activity**

9. Unsafe security conditions in Whiteaker rentals...needs to be a lock security.
10. Much too much drug and alcohol abuse in the neighborhood. Parks and alleys become very unpleasant as places where users/abusers hang out.
11. Drug dealers should be evicted from apartments and motels in the neighborhood.
12. Chronic repetitive calls-to-respond at same apartment complexes.
13. Need specific strategies to discourage disruptive behaviors such as prostitution and drug use and dealing by the at risk populations (including youth, homeless and those in poverty, recovering alcoholics, and so on). Some locations are "known" bad spots.
14. Issues of transients is a community-wide public safety issue...looking at issue is important.
15. Use of the parks by people who respect them and take care of them discourages undesirable behavior.
16. What position should the City take with respect to transients and homeless in the parks?
17. The lack of "legitimate" park users can lead to "undesirable/illegal" activity.

### **Community Policing**

18. Not enough crime prevention programs
19. Need to continue the exploration of neighborhood-based community policing, including programs and services at the Whiteaker Public Safety Station, with a focus on desired outcome.
20. Whiteaker's parks contribute considerably to the charm of the neighborhood. They should be well maintained and rules that apply to them should be observed and enforced.

### **Fire Station**

21. The City Public Safety Long-Range Plan contains a strategy to relocate the fire station on Whiteaker to a site closer to the Chambers Connector in order to improve overall response time in the region. Residents have indicated support for the exiting fire station locations and concern about relocation. How will this issue be addressed? Are there factors that could help reduce Whiteaker resident's concerns about relocation?

## **Parks and Recreation**

### **Recreational Facilities and Programs**

1. Schedule musical events in the parks to acquaint people with the parks that might not otherwise visit them. Get "normal" people into the parks.
2. Lack of recreation facilities and programs for youth and adults.
3. Could improved recreational opportunities aid in community policing efforts?
4. Need strategies to help create positive conditions relating to youth, teens, and senior services.

### **Park Use Impacts**

5. Certain park activities impact adjacent neighborhoods, primarily in terms of traffic and parking.
6. There are significant impacts on traffic & land use at the gateway to Skinner Butte Park.
7. There could be land use issues at the Lincoln maintenance shop area (6-7 acres could be developed). Height of site has to be protected.
8. There is a parking problem at the rock quarry.

### **Parks Operations**

9. No overnight camping in the parks. Except for special events, parks should close at midnight.
10. Lack of lighting and sight line obscuring vegetation in parks can reduce both perceived and actual person safety.
11. Sharing recreational resources and public safety issues are less than optimum due to lack of Spanish signage.
12. Traffic speeds are too great in the vicinity of parks.
13. Rest rooms and the hours they are open can be a benefit or a detriment to a park.

### **Park Expansion**

14. There is poor use of 4J land near the river.

15. The Rose Garden is heavily used and run down. Are there any alternative means to provide maintenance at the facility?
16. Can vacant land adjacent to Skinner Butte Park be incorporated into the park?
17. Create "vest pocket" parks on lots that are otherwise unbuildable due to size.
18. The Rose Garden area should continue to be developed or expanded.

# LAND USE AND ZONING CHARACTERISTICS

## Introduction

This report provides an overview of land use and zoning patterns in the Whiteaker Plan area. The information can be used to examine key land use issues and serve as a catalyst for the creation of plan policies and strategies that will influence future land use and development in Whiteaker.

## Land Use and Zoning Data

There are about 508 acres in Whiteaker. Table 1 contains an overview of the general land uses in Whiteaker. The common perception that Whiteaker contains a mix of land uses is verified by the data.

Zoning is one of the major factors that influence the development of land. The City of Eugene currently has 13 zoning districts that are applied to various properties within Whiteaker. The zoning districts each have a purpose section, list of permitted uses, and overall development regulations. The different zoning districts can be broken out as follows:

- RA Suburban Residential
- R-2 Limited Multiple Family Residential
- R-3 Multiple Family Residential
- R-4 High Rise Multiple Family Residential
- PL Public Land
- C-1 Neighborhood Commercial
- C-2 General Commercial
- GO General Office
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- MU Mixed Use
- SD Special Development
- H Historic

Attached is a graphic illustrating how the residential, commercial and industrial zoning districts differ in characteristics such as use, density, and scale.

Almost 13 acres of land in residential use is zoned for commercial development. About 14 acres of land in residential use is zoned for industrial development. These areas could be expected over time to convert from residential to non-residential use.

About 3.3 acres of land in commercial use is zoned for residential use. About .1 acres of land in industrial use is zoned for residential use. It is likely that the majority of non-residential uses are permitted to continue as non-conforming uses or are some of the limited uses permitted within the residential zoning district applied to the property. There are no known significant use violations that account for this discrepancy.

There are two Mixed Use zoning districts in Whiteaker. One was established shortly following adoption of the 1978 Whiteaker Plan. The second was established based on an amendment to the Whiteaker Plan pertaining to the allowance of mixed industrial and commercial uses in the Planing Mill area. About 14 acres are zoned Mixed Use in Whiteaker. This accounts for less than 3% of the total plan area.

Of developed land zoned Mixed Use, there are about 3 acres in residential use, 5 acres in industrial use, and 4 acres in retail trade and service. The overall ratio of developed net acres of residential to non-residential is about 1 to 3. This ratio excludes land devoted to transportation-related uses. It also provides only a general look at land use and does not account for overall building square footage relationships. It is a common practice to use the ground floor use of a structure as the land use figure for a specific tax lot. Based on field survey work conducted by the Eugene Planning Division, if a structure had multiple uses than the land use data for the tax lot was broken out. Although this aided in accounting for uses above the first floor (frequently residential uses) it still remains a rough assessment of the overall relationship between different uses.

The zoning districts with the largest acreage in Whiteaker include R-2 (93 acres), PL (130 acres), C-2 (63 acres), and I-2 (109 acres). These four zoning districts account for about 295 acres or 58% of the total area.

#### LAND USE IN WHITEAKER

Land Use	Acres	Total Acres	% of Total	
<b>Residential</b>		157.5	31%	
Single Family	95.5		19%	
Duplex	11.3		2%	
Multiple-Family	46.4		9%	
Mobile Homes	1.7		0%	
Group Quarters	2.7		1%	
<b>Industrial</b>	24.3	24.3	5%	5%
<b>Transportation</b>		57.1	11%	
Railroads	1.4		0%	
Roads	0.8		0%	
Alleys, Walkways, Bikepaths	0.2		0%	
Transportation Related	54.8		11%	
<b>Communications &amp; Utilities</b>	2.4	2.4	0%	0%
<b>Trade</b>		55.7	11%	
Wholesale	15.8		3%	
Retail	39.9		8%	
<b>Services</b>		70.5	14%	
General	40.7		8%	
Government	6.4		1%	
Educational	17.9		4%	
Religious, Charitable	5.4		1%	
<b>Parks &amp; Recreation</b>		105.8	21%	
Recreation	1.9		0%	
Parks	103.9		20%	
<b>Vacant</b>	34.6	34.6	7%	7%
<b>TOTAL</b>	507.92	507.92	100%	100%

Source: Lane Council of Governments, ADGEO, Whiteaker Parcel File, Land Use Updated Aug 1992



### LAND USE BY ZONING IN WHITEAKER

Land Use	Zoning													TOTAL ACRES
	RA	R-2	R-3	R-4	PL	C-1	C-2	GO	I-2	I-3	MU	SD	H	
<b>Residential</b>														
Single Family	18.0	53.3	7.3	0.0	0.0	0.0	4.5	0.0	10.0	0.0	2.5	0.0	0.0	95.5
Duplex	1.3	7.2	1.2	0.0	0.0	0.0	0.1	0.0	1.0	0.0	0.5	0.0	0.0	11.3
Multiple-Family	0.0	19.1	14.9	2.4	0.0	0.3	7.1	0.1	2.5	0.0	0.2	0.0	0.0	46.4
Mobile Homes	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.9	0.0	0.0	0.0	0.0	1.7
Group Quarters	0.0	1.9	0.1	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.2	0.0	0.0	2.7
<b>Industrial</b>	0.0	0.0	0.1	0.0	0.0	0.0	0.5	0.0	14.5	6.5	2.7	0.0	0.0	24.3
<b>Transportation</b>														
Railroads	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1.4	0.0	0.0	1.4
Roads	0.0	0.0	0.0	0.0	0.0	0.0	0.8	0.0	0.0	0.0	0.0	0.0	0.0	0.8
Alleys, Walkways, Bikepaths	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.2	0.0	0.0	0.0	0.0	0.2
Transportation Related	0.0	0.0	0.0	0.0	52.1	0.0	0.0	0.0	2.7	0.0	0.0	0.0	0.0	54.8
<b>Communications</b>	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.4	0.0	0.0	0.0	0.0	0.4
Utilities	0.3	0.4	0.0	0.0	0.4	0.0	0.1	0.0	0.9	0.0	0.0	0.0	0.0	2.0
<b>Trade</b>														
Wholesale	0.0	0.0	0.0	0.0	0.0	0.0	2.0	0.0	13.3	0.5	0.0	0.0	0.0	15.8
Retail	0.2	0.3	0.1	0.0	0.0	0.6	23.2	0.0	11.3	0.0	3.6	0.6	0.0	39.9
<b>Services</b>														
General	0.0	0.0	0.7	0.0	0.1	0.6	10.6	2.2	24.0	2.0	0.7	0.0	0.0	40.7
Government	0.3	1.0	0.1	0.0	0.2	0.0	1.1	0.6	0.3	3.0	0.0	0.0	0.0	6.4
Education	0.0	0.5	0.0	0.0	15.0	0.0	0.0	0.0	2.3	0.0	0.1	0.0	0.0	17.9
Religious, Charitable	0.0	0.6	0.0	0.0	0.0	0.0	0.2	0.0	0.9	3.7	0.0	0.0	0.0	5.4
<b>Parks &amp; Recreation</b>														
Recreation	0.2	0.0	0.0	0.0	1.1	0.0	0.0	0.0	0.6	0.0	0.0	0.0	0.0	1.9
Parks	19.1	5.5	1.1	0.0	61.9		6.0	0.0	9.2	0.0	0.0	0.0	1.2	103.9
Vacant	1.8	4.7	3.8	1.0	0.0		7.4	0.0	11.5	1.4	3.0	0.0	0.0	34.6
<b>TOTAL</b>	<b>41.2</b>	<b>84.4</b>	<b>29.2</b>	<b>3.3</b>	<b>130.8</b>	<b>1.5</b>	<b>64.3</b>	<b>2.8</b>	<b>106.7</b>	<b>17.1</b>	<b>14.8</b>	<b>0.6</b>	<b>1.2</b>	<b>507.9</b>
<b>% of Acres by Zoning</b>	<b>8%</b>	<b>19%</b>	<b>6%</b>	<b>1%</b>	<b>26%</b>	<b>0%</b>	<b>13%</b>	<b>1%</b>	<b>21%</b>	<b>3%</b>	<b>3%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>

Source: Lane Council of Governments, ADGEO, Whiteaker Parcel File, Tax Lots updated January 1990, Land Use updated August 1992 by Eugene Planning Division, Zoning updated Dec 1992.

## RESIDENTIAL LAND USE BY ZONING IN WHITEAKER

Land Use	Zoning													TOTAL ACRES	% of Acres	
	RA	R-2	R-3	R-4	PL	C-1	C-2	GO	I-2	I-3	MU	SD	H			
Residential																
Single Family	18.0	53.3	7.3	0.0	0.0	0.0	4.5	0.0	10.0	0.0	2.5	0.0	0.0	95.5	62%	
Duplex	1.3	7.2	1.2	0.0	0.0	0.0	0.1	0.0	1.0	0.0	0.5	0.0	0.0	11.3	7%	
Multi-Family	0.0	19.1	14.9	2.4	0.0	0.3	7.1	0.1	2.5	0.0	0.2	0.0	0.0	46.4	30%	
Mobile Homes	0.0	0.0	0.0	0.0	0.0	0.0	0.7	0.0	0.9	0.0	0.0	0.0	0.0	1.7	1%	
Group Quarters	0.0	1.9	0.1	0.0	0.0	0.0	0.0	0.0	0.5	0.0	0.2	0.0	0.0	2.7	2%	
<b>TOTAL</b>	<b>19.3</b>	<b>79.6</b>	<b>23.4</b>	<b>2.4</b>	<b>0.0</b>	<b>0.3</b>	<b>12.4</b>	<b>0.1</b>	<b>14.4</b>	<b>0.0</b>	<b>3.2</b>	<b>0.0</b>	<b>0.0</b>	<b>154.9</b>	<b>100%</b>	

Source: Lane Council of Governments, ADGEO, Whiteaker Parcel File, Tax Lots updated January 1990, Land Use updated August 1992 by Eugene Planning Division, Zoning updated December 1992

## RESIDENTIAL UNITS BY LAND USE AND ZONING IN WHITEAKER

Land Use	Zoning													TOTAL UNITS	% of Units
	RA	R-2	R-3	R-4	PL	C-1	C-2	GO	I-2	I-3	MU	SD	H		
Residential															
Single Family	102	384	62	0	1	0	46	0	71	0	25	0	1	692	28%
Duplex	14	96	20	0	0	0	2	0	18	0	10	0	0	160	6%
Multi-Family	0	294	620	231	0	8	336	1	80	0	6	0	0	1576	64%
Mobile Homes	0	0	0	0	0	0	15	0	24	0	0	0	0	39	2%
<b>TOTAL</b>	<b>116</b>	<b>774</b>	<b>702</b>	<b>231</b>	<b>1</b>	<b>8</b>	<b>399</b>	<b>1</b>	<b>199</b>	<b>0</b>	<b>41</b>	<b>0</b>	<b>1</b>	<b>2467</b>	<b>100%</b>

Source: Lane Council of Governments, ADGEO, Whiteaker Parcel File, Tax Lots updated January 1990, Land Use updated August 1992 by Eugene Planning Division, Zoning updated Dec 1992

## HOUSING DENSITY BY LAND USE AND ZONING IN WHITEAKER

Land Use	Zoning													UNITS/ ACRE
	RA	R-2	R-3	R-4	PL	C-1	C-2	GO	I-2	I-3	MU	SD	H	
Residential														
Single Family	6	7	8	0	0	0	10	0	7	0	10	0	0	7
Duplex	11	13	17	0	0	0	18	0	17	0	20	0	0	14
Multi-Family	0	15	42	98	0	32	47	20	33	0	29	0	0	34
Mobile Homes	0	0	0	0	0	0	20	0	28	0	0	0	0	23
<b>TOTAL</b>	<b>17</b>	<b>36</b>	<b>67</b>	<b>98</b>	<b>0</b>	<b>32</b>	<b>96</b>	<b>20</b>	<b>89</b>	<b>0</b>	<b>69</b>	<b>0</b>	<b>0</b>	<b>16</b>

Source: Lane Council of Governments, ADGEO, Whiteaker Parcel File, Tax Lots updated January 1990, Land Use updated August 1992 by Eugene Planning Division, Zoning updated December 1992

## **Building Condition Data**

In September and October of 1993, a windshield survey was conducted in the Whiteaker neighborhood to determine the general condition of the buildings in the area. Structures were identified as residential or commercial and then rated as standard or substandard based on the general overall appearance of the structure. This data was then used to calculate the percentage of substandard housing for each block of the neighborhood (see Residential Building Condition map). The criteria used in evaluating the buildings is listed below.

### Criteria to Evaluate Building Conditions

#### Standard Building Conditions:

1. New (built within the last ten years) and standard
2. Standard
3. Minor Repair--House needs painting or other forms of minor correction

#### Substandard Building Conditions:

4. Major Repair--Run-down or deteriorated, evidenced by a few items listed under number 5 below
5. Unsafe and Abatable--Badly run-down or deteriorated appearance that was evidenced by several of the following items:
  - a. Missing windows and/or exterior doors;
  - b. Sagging or rotten roof structure;
  - c. Inadequate roof covering;
  - d. Twisted or racked structural appearance;
  - e. Wood floor framing on or below grade (no foundation);
  - f. Rickety or missing porches or steps;
  - g. Large sections of siding missing or falling off;
  - h. Overgrown with vines and brush;
  - i. Chimney and/or fireplace breaking up;
  - j. Antiquated or illegal wiring and plumbing.

## **Residential Density**

There are different ways to determine density. In general, the residential density of an area refers to the number of dwelling units per acre of land. Density figures provided in the text associated with the Whiteaker Plan Land Use Diagram are based on the number of dwelling units per acre of land in residential use.

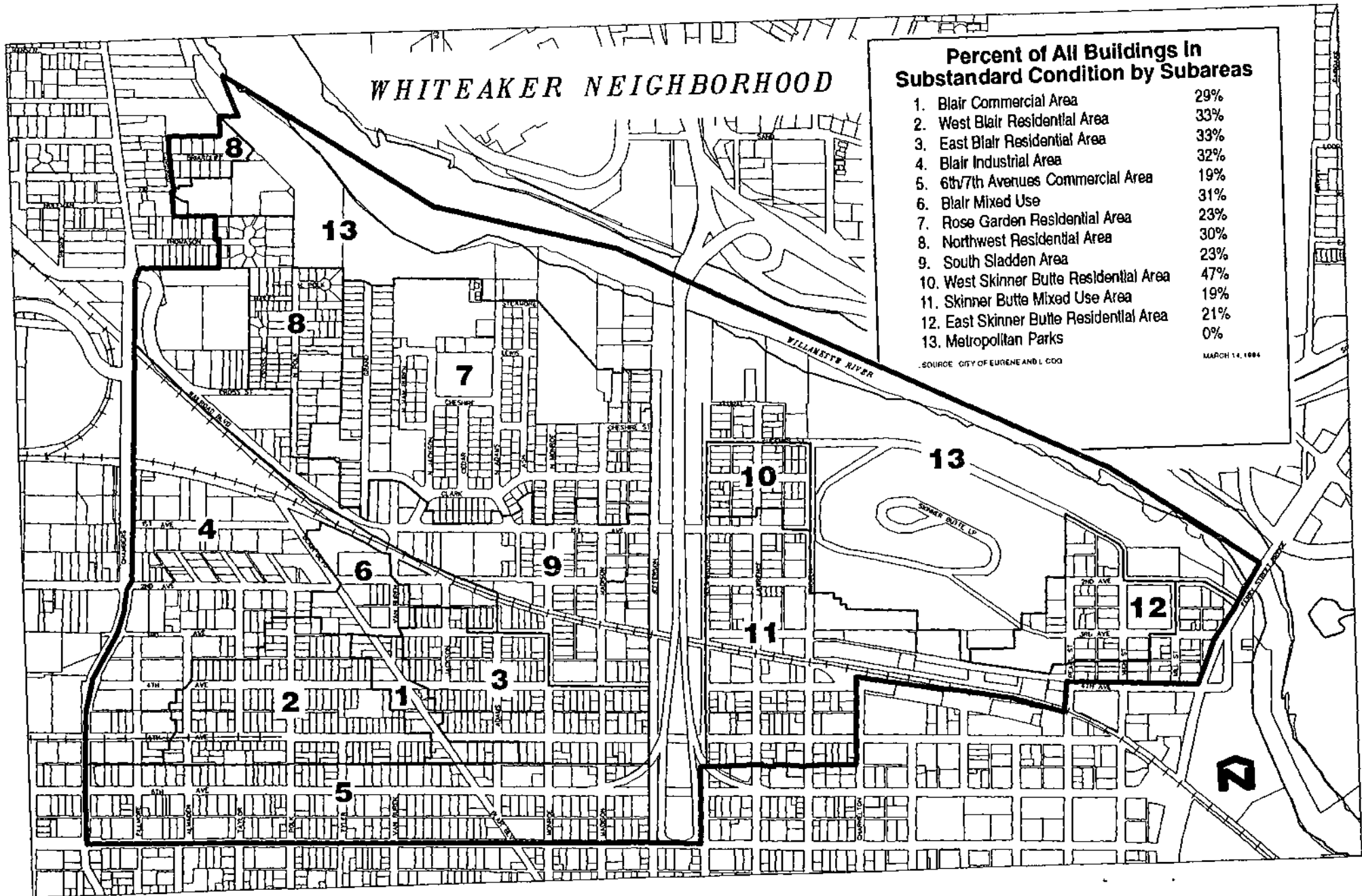
# WHITEAKER NEIGHBORHOOD

## Percent of All Buildings In Substandard Condition by Subareas

1. Blair Commercial Area	29%
2. West Blair Residential Area	33%
3. East Blair Residential Area	33%
4. Blair Industrial Area	32%
5. 6th/7th Avenues Commercial Area	19%
6. Blair Mixed Use	31%
7. Rose Garden Residential Area	23%
8. Northwest Residential Area	30%
9. South Sladden Area	23%
10. West Skinner Butte Residential Area	47%
11. Skinner Butte Mixed Use Area	19%
12. East Skinner Butte Residential Area	21%
13. Metropolitan Parks	0%

SOURCE: CITY OF EUGENE AND I. COO

MARCH 14, 1984



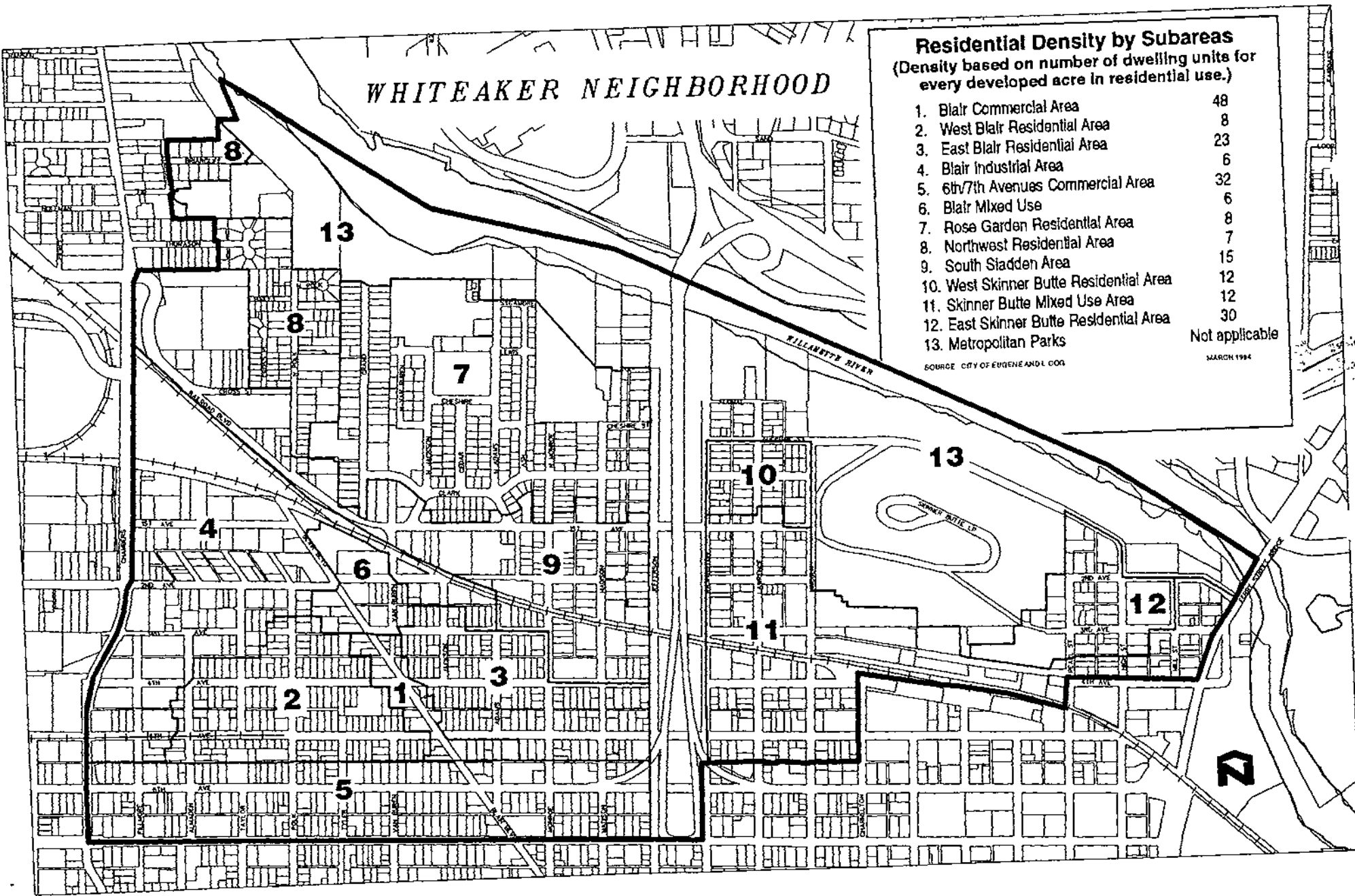
# WHITEAKER NEIGHBORHOOD

## Residential Density by Subareas (Density based on number of dwelling units for every developed acre in residential use.)

1. Blair Commercial Area	48
2. West Blair Residential Area	8
3. East Blair Residential Area	23
4. Blair Industrial Area	6
5. 6th/7th Avenues Commercial Area	32
6. Blair Mixed Use	6
7. Rose Garden Residential Area	8
8. Northwest Residential Area	7
9. South Stadden Area	15
10. West Skinner Butte Residential Area	12
11. Skinner Butte Mixed Use Area	12
12. East Skinner Butte Residential Area	30
13. Metropolitan Parks	Not applicable

SOURCE: CITY OF EUGENE AND LOGG

MARCH 1994



## Building Age

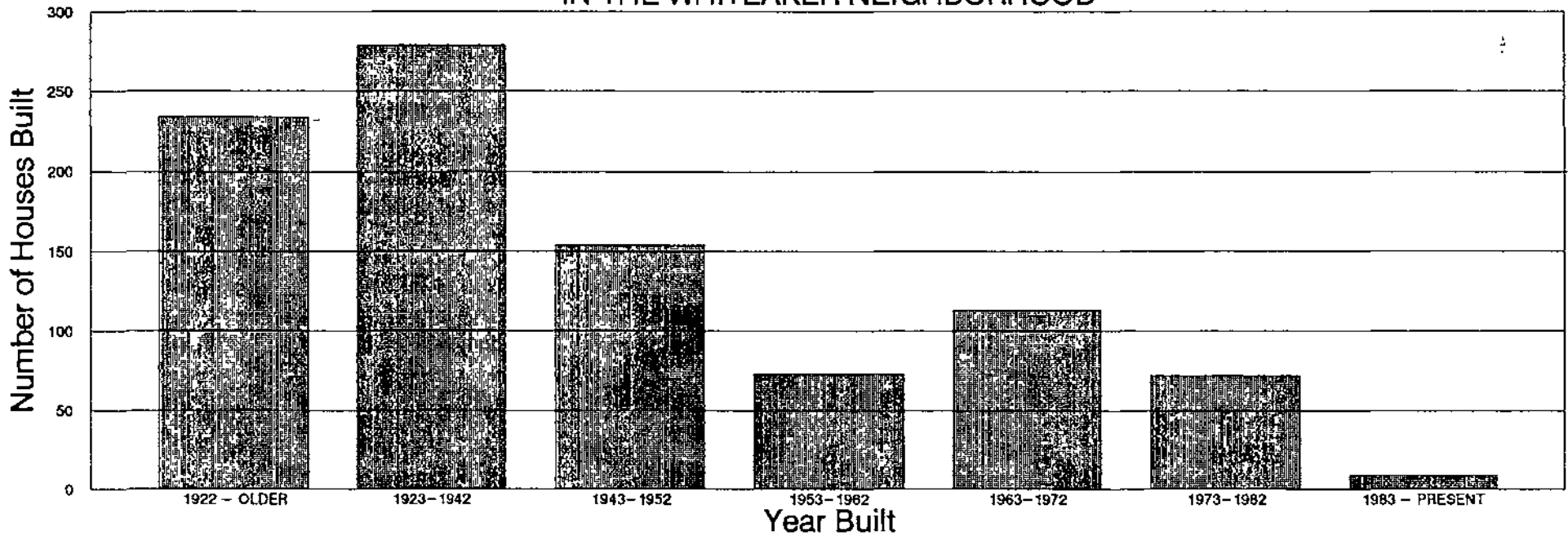
Whiteaker is one of the oldest neighborhoods in Eugene. It contains a very high concentration of buildings, particularly houses, that are over 50 years of age. Over 50 percent of Whiteaker's houses are historic. The graphs illustrate that construction in Whiteaker greatly declined after 1953, probably because vacant land was not readily available. It is probable that a majority of new construction (1963 to present) resulted in the demolition of old and historic buildings. The historic houses on tree lined streets represent much of the character of Whiteaker.

<b>BUILDING ACTIVITY BY DECADE IN THE WHITEAKER NEIGHBORHOOD</b>	
<b>DECADE</b>	<b>NUMBER OF STRUCTURES</b>
1922 – OLDER	234
1923–1942	279
1943–1952	154
1953–1962	73
1963–1972	113
1973–1982	72
1983 – PRESENT	9
<b>TOTAL</b>	<b>934</b>
Not Known	228

Source: Lane Council of Governments, ADGEO, Real Property File (TAIMS) updated January 1990.

Note: In general, records on building age exist only for residential structures. In addition, some errors in the data can occur because only the last two digits are recorded of the year built therefore 82 might mean a building was built in 1982 or 1882. Unknown properties include properties without a recorded building date.

### BUILDING AGE BY DECADE IN THE WHITEAKER NEIGHBORHOOD



# DEMOGRAPHIC PROFILE

## Introduction

As a part of the update of the Whiteaker Refinement Plan the Planning Division has prepared a profile of population and housing data that is taken from the 1990 Census. The Whiteaker Plan area is comprised of portions of three census tracts; 39, 40 and 42. A comparison is provided for certain characteristics with the city as a whole to give a comparison with Whiteaker. The report also provides some historic comparison with 1980 data for the Whiteaker area. The boundaries of the Whiteaker Plan area have changed in the last ten years so some data may vary slightly between 1980 and 1990, though general comparison is still valid.

## Population, Race, and Ethnic Characteristics

The 1990 population for the Whiteaker Plan area was 4,633 persons. The 1980 population for Whiteaker was 4,477<sup>1</sup>. Thus, there has been a slight increase in population in the Whiteaker area in the last ten years of 3.5%. This represents approximately 4.1% of the city population of 112,669. The split of male to female is not available for the Plan area but the breakdown for all of Census Tract 39,40, and 42 was 53% male and 47% female. This ratio compares with the citywide ratio of 48% male to 52% female.

The following table show the age of persons living in Whiteaker. The city wide percentages are also included for comparison.

Percent Population by Age Category--1990 Census Data		
	1990	Citywide
Under 18 years of age	17.66%	21.14%
18 to 64 years of age	68.25%	66.20%
65 years and older	14.09%	12.66%

Table 1

The statement is often made that Whiteaker is a diverse neighborhood. The racial and ethnic mix in Whiteaker bears this statement out. Table 2 shows the race and ethnic characteristics for Whiteaker and the City.

<sup>1</sup>The 1980 Whiteaker boundary included a portion of the Downtown Plan area and the population has been adjusted to exclude population from this area.



Race and Ethnicity by Percent--1990 Census Data		
	Whiteaker	Citywide
White	90.72%	93.31%
Black	2.94%	1.20%
American Indian/Eskimo	1.42%	3.49%
Asian/Pacific Islander	1.88%	0.80%
Other Race	3.04%	1.08%
Hispanic Origin	7.99%	2.87%

Table 2

The Whiteaker area contains a high percentage of racial and ethnic mix. The percent of Hispanic descent living in Whiteaker is higher than any other area of the city.

### Housing Characteristics

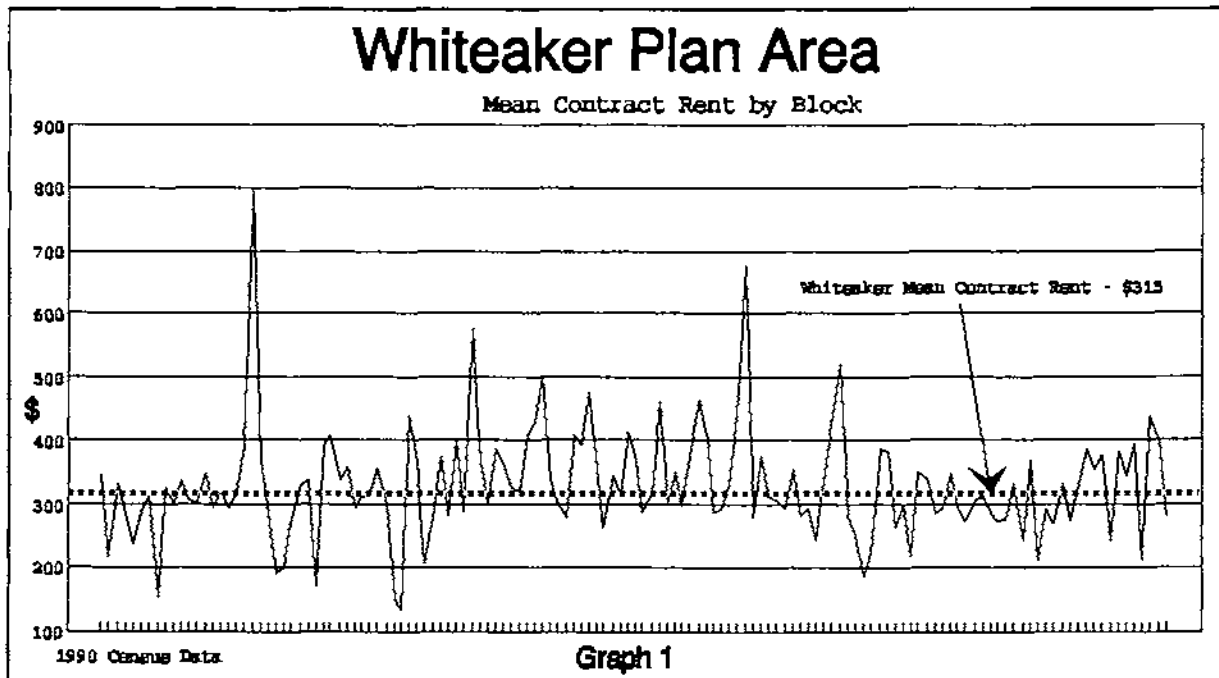
The total number of housing units in the Whiteaker area is 2,450 according to the 1990 Census. In 1980, the number of housing units was approximately 2,477<sup>2</sup>. The decrease in housing units corresponds to a like decrease in population during the same time period. This includes single and multiple-family housing, and a variety of group quarters housing. There are approximately 777 single-family residences in Whiteaker.

Of the occupied housing in Whiteaker, 17% are owner occupied and 83% are renter occupied in 1990. In 1980, the ratio was 18% owner occupied and 82% renter occupied. The 1990 citywide average is 50.75% owner occupied and 49.75% renter occupied. This shows that there is a greater percentage of renter-occupied housing in Whiteaker as compared with the citywide ratio of about 1 to 1.

The Whiteaker area, according to the 1990 Census, has 4,633 persons. The census information indicates that in this same area, 4,429 persons live in some form of housing. The Census attempts to count all persons whether they are living in formal housing or not. This data indicates that 204 persons (4.4%) were not living in housing.

As indicated earlier, the majority of units in Whiteaker are rental units. The following graph shows the average rent by census block. The average rent for Eugene as a whole is \$394. The average rent in Whiteaker as indicated in the graph is \$315.

<sup>2</sup> The 1980 Whiteaker boundary included a portion of the Downtown Plan area and the dwelling units have been adjusted to exclude units from this area.



For more information about the data contained in this profile, please contact Jim Croteau in the Planning Division, 687-5481.

# WHITEAKER PUBLIC SAFETY STATION

520 Blair Blvd.  
Eugene, Oregon 97402  
687-5149



## ACTIVITIES AND SERVICES.

### **Neighborhood-Based Policing**

High neighborhood visibility and accessibility of Station Officer(s). Officers identify crime patterns and, in partnership with the community, develop strategies to address specific public safety problems.

### **Personal Safety Awareness Class for Women**

Class for women covering a range of basic personal safety awareness issues.

### **Home Safety and Personal Safety Awareness Class for Older Adults**

Class for older adults covering home safety and security issues, and basic personal safety awareness.

### **Community Orientation, Home Safety, and Personal Safety Awareness Classes for Latinas**

In partnership with Centro Latinoamericano and Sexual Assault Support Services, a series of classes for Latinas covering orientation to the community, home safety and security issues, and basic personal safety awareness. The classes are culturally specific and taught by Latina instructors.

### **Youth Services**

In partnership with the Looking Glass Summer Youth Employment Program (SYEP), teenage boys and girls work at the Station and in the community on special projects. Also, Officers and volunteers coordinate and participate in a variety of athletic events (primarily at Washington/Jefferson Park) and provide mentorship when possible.

### **Home Safety Inspections and Property Marking**

Home safety and security inspections provided upon request; an engraving tool and computer disk for property marking and identification is available for citizen checkout, and stamping tools available at the Station for marking bicycles

### **After Hour Telephone Message System (Bilingual, Eng/Spa)**

A message system activated during closure hours to allow citizens to leave messages, provide information, and to make requests for followup. The message system is bilingual, English/Spanish.

### **Driver's License Classes for Hispanics**

Driver's license classes for Spanish-speaking residents to assist them in obtaining an Oregon driver's license. Assistance also provided through the entire DMV process (written test and filling out forms).

### **Landlord and Property Manager Training Program**

A program designed to help owners and managers keep drugs and other illegal activity out of rental property.

### **Information and Referral about Public and Private Assistance Programs**

A myriad of information about area service providers, public and private, collected and compiled to provide information/referrals as needed

### **Police Desk Reports**

Station volunteers write minor police reports from citizen walk-ins or call-ins, primarily thefts and criminal mischiefs, and process them through the Station Coordinator or Station Officers. More serious reports are handled by Officers from the Station or Main Office.

### **Bilingual Services (Eng/Spa)**

WPSS makes an effort to have at least one bilingual (Eng/Spa) volunteer on duty for several hours each day Monday through Friday, to assist Spanish-speaking residents with information and referral, home safety inspections and property marking, police reports, mail and telephone messages, and other services where needed. A DPS Interpreter, when available, also provides assistance

### **Job Training Program for High School and College Students**

High school and college students work at WPSS to receive job training, experience, and school credit.

### **Free tax form/filing assistance**

Free tax form/filing assistance provided by AARP to area residents. WPSS volunteers schedule appointments and provide interpreter service (Eng/Spa) and other support.

### **Free English Classes**

Free English classes for Hispanics, developed and taught by WPSS volunteers.

### **Citizen Phone and Citizen Telephone Messages**

A phone is provided at the Station for citizens to use, free, to make local calls; i.e. jobs, housing, medical appointments, and food services; and WPSS volunteers take messages for citizens who do not have a telephone. A simple system has been developed for easy access and message delivery.

### **Mailing Address for People without Homes**

Some area residents without homes or mailing addresses use WPSS as their mailing address. A simple system for storage and retrieval has been developed.

### **Community Outreach and Information Exchange**

Involves outreach contacts to keep WPSS staff and volunteers informed about services in the community, and to keep others informed about WPSS and services offered.

### **Fiesta Latina**

Staff and volunteers participate in the Fiesta Latina festival in a variety of ways; planning, administrative support, security and other police liaison functions.

### **Community Service Workers**

When possible, WPSS accepts placement of people from the Lane County Adult Corrections Division who are given community service work as an alternative to incarceration. In addition to the community service hours, WPSS' focus is to provide job training if needed and 'to plant a seed of change'.

### **LTD Low Income Bus Token Program**

WPSS receives 30 bus tokens each month to give to area residents who meet distribution criteria; such as, job search, medical reasons, food search, housing search, and/or need to get to and from school.

## **ADMINISTRATIVE SERVICES.**

### **Neighborhood Advisory Board (NAB)**

A volunteer citizens board serving in an advisory capacity to the Whiteaker Public Safety Station by identifying, discussing, and advocating for neighborhood issues, service delivery, and program direction.

### **Station Coordination**

Day-to-day administration of Station activities and services; coordination of prevention services and programs; and collaboration with citizens, social service providers, other City departments, and business owners to establish neighborhood-based public safety programs.

### **Volunteer Management and Supervision**

Job descriptions, recruitment, hiring, background investigation, driver training (if applicable), Airc and building access (if applicable), startup training, inservice training (which includes cultural awareness), discipline, reference manuals, operations manual, and day-to-day supervision.

**Whiteaker Public Safety Station  
687- 5149**

# Whiteaker Public Safety Station

## Staff Assignments

### Station Coordinator and Volunteer Manager : *Phyllis Parks*

Oversees and administers the day-to-day activities of the Whiteaker Public Safety Station (WPSS); general manager of the volunteer program and volunteer supervisor; responsible for facilities and office management; schedules Station work activities; develops and coordinates crime prevention services and programs; networks and collaborates with residents, business owners, schools, other social service providers, other City departments, and the Neighborhood Advisory Board, with emphasis on establishing neighborhood-based public safety programs.

### Police Officer(s) : *Kevin McCormick and Carolyn McDermed*

High neighborhood visibility and accessibility; extensive interaction with residents, business owners, street people, schools, other social service providers and City departments, and the Neighborhood Advisory Board; identifies crime patterns and, in partnership with the community, develops strategies to address specific public safety problems; works closely with Station Coordinator, volunteers, and officers from the Community Response Team in developing and implementing prevention and education programs; performs day-to-day regular police officer duties.

### Other

#### Staff Support : *Sandi Wilkie*

Provides staff support to the Eugene Department of Public Safety's Community Policing Support Services Section, which includes staff support for the WPSS Neighborhood Advisory Board and Station Staff; assists with development of crime prevention materials and presentations; housed at the Main Office Eugene Department of Public Safety.

#### DPS Interpreter : *Eppie Ruiz*

Serves as a Spanish/English interpreter for the Department of Public Safety in a variety of emergency, enforcement and general situations; performs a variety of community relations duties; makes bilingual presentations on department policies and procedures; and prepares and distributes informational or educational material in a bilingual format (Spanish/English). Although not a WPSS staff person, the DPS Interpreter has a workspace at WPSS and, when available, assists WPSS with interpreter services and Latino/Hispanic issues.

#### Supervisor : *Sgt. Tim McCarthy*

Immediate supervisor of personnel assigned to the Whiteaker Public Safety Station, the Community Response Team, and the DPS Interpreter. Performs a variety of community liaison functions, and serves as the official DPS liaison to the WPSS Neighborhood Advisory Board.

#### Program Manager : *Lt. Jim Hill*

Program Manager of the DPS Community Policing Support Services Section, which includes the Community Response Team, Whiteaker Public Safety Station, School Safety Program, and Prevention/Education Programs.



Whiteaker Public Safety Station

520 Blair Blvd.  
Eugene OR 97402

687-5149

## **PARKS AND RECREATION PLAN RELATED POLICIES**

Listed below are goals and policies in the Eugene Park and Recreation Plan that are especially applicable to the Whiteaker neighborhood.

1. Make available a wide range of parks, programs, and facilities for citizens and visitors of various ages, cultural backgrounds, abilities, interests, incomes, and participation levels. (This goal is verbatim from the Eugene Parks and Recreation Plan, Page 13, Section B.)
2. Provide natural areas, cultural amenities, and unique open spaces for educational and passive use. (EP&RP, B-4)
3. Use neighborhood parks to provide a focus for social and recreational activities of neighborhood residents. (EP&RP, B-S)
4. Continue the scholarship program to enable potential users, including low income residents, to participate in recreational and cultural activities. (EP&RP, B-6)
5. Work with law enforcement agencies and interest groups to develop public awareness programs that will deter criminal behavior in parks. (EP&RP, G-11)
6. Maintain, remodel, and upgrade park, recreational and cultural facilities in order to respond to changing uses as well as attain and preserve operational efficiency. (EP&RP, Goal J)
7. Enhance the environmental quality and visual character of the community. (EP&RP, Goal H)
8. Design maintenance and improvement programs that support natural resources and minimize damage to natural vegetation and critical wildlife habitats. (EP&RP, J-5)

# Whiteaker Neighborhood Citizen SURVEY RESULTS

## YOUR OPINION COUNTS

The Whiteaker Neighborhood Planning Team wants information from community members about the neighborhood. The information from this survey will help identify issues most important to study in the update of the Whiteaker Neighborhood Plan. The new Whiteaker Plan will focus on issues that are critical to resolve and that will result in positive improvements in the neighborhood.

We would appreciate your cooperation in taking the time to fill out this survey and return it by **October 23, 1992**. You may mail back the survey to: Eugene Planning Division, 777 Pearl Street, Room 106, Eugene, OR 97401. You may also drop it off at one of the designated sites listed at the end of this survey. Additional surveys are also available at these sites. Spanish versions available at Centro LatinoAmericano.

### 1. Which of the following apply to you? (Check as many as apply)

- |   |   |
|---|---|
| <input type="checkbox"/> I live in the Whiteaker neighborhood. <b>58.2%</b><br><input type="checkbox"/> I work in the Whiteaker neighborhood. <b>30.5%</b><br><input type="checkbox"/> I own a business in the Whiteaker neighborhood. <b>13%</b> | <input type="checkbox"/> I own property in the Whiteaker neighborhood. <b>43.1%</b><br><input type="checkbox"/> I care about Whiteaker although I do not live, own property, or work in the neighborhood. <b>7.1%</b> |
|---|---|

Statements - Please check appropriate boxes.

	AGREE	DISAGREE	NO OPINION
<b>PUBLIC SAFETY/SOCIAL SERVICES AGENCIES</b>			
2. Buildings in the Whiteaker neighborhood are well protected against fire danger.	45.2%	14.2%	40.6%
3. I know what services are offered at the Whiteaker Public Safety Station.	25.5%	45.6%	28.9%
4. Police response to emergency incidents is adequate in Whiteaker.	52.7%	7.9%	39.3%
5. Medical response to emergency incidents is adequate in Whiteaker.	46.4%	4.2%	49.4%
6. Crime prevention efforts have been effective in Whiteaker.	30.5%	32.6%	36.8%
7. Public safety measures exist to help in emergencies such as a major train hazardous waste spill.	17.2%	18.8%	64%
8. The concentration of social service agencies in Whiteaker is acceptable. <i>State one problem or issue related to Public Safety and Social Service Agencies that you want the neighborhood plan to address. Please share any other comments.</i>	44.8%	18.4%	36.8%
<b>HISTORIC PRESERVATION/PARKS/NEIGHBORHOOD CHARACTER</b>			
9. Older housing and large street trees are a positive characteristic in Whiteaker.	91.6%	5%	3.3%
10. Preserving an older historic home should be required even if the owner wishes to demolish it.	41.8%	41.8%	16.3%
11. There are an adequate number of street trees or ongoing programs for planting them.	54.4%	18.4%	27.2%
12. I go to the park for leisure or recreational purposes regularly.	54.4%	31.4%	14.2%

**Statements - Please check appropriate boxes.**

	AGREE	DISAGREE	NO OPINION	
<i>(HIS. PRESERVATION/PARKS/NEIGHBORHOOD CHARACTER continued)</i>				
13.	The paths through the parks are part of my transportation route.	56.9%	28.9%	14.2%
14.	Park lighting is important.	89.1%	4.6%	6.3%
15.	Park rest rooms should be kept open 24 hours.	25.5%	52.3%	22.2%
16.	Police should enforce the "no camping" rule in the parks.	71.4%	14.2%	14.6%
17.	Off street parking should be provided where major recreational or cultural events regularly impact residential areas. <i>State one problem or issue related to Historic Preservation, Parks, and Neighborhood Character that you want the neighborhood plan to address. Please share any other comments.</i>	59.4%	15.9%	24.7%
<b>EDUCATION/RECREATION SERVICES</b>				
18.	Whiteaker Community School offers an acceptable range of educational activities for children.	30.5%	6.3%	63.2%
19.	Whiteaker Community School offers services and programs that are important and necessary to the general public.	47.3%	2.5%	50.2%
20.	Whiteaker Community School is a safe place.	32.2%	5.9%	61.9%
21.	I am aware of recreational classes and activities provided by the City.	48.1%	20.9%	31%
22.	Recreational opportunities for children are adequate in the Whiteaker neighborhood.	22.6%	11.7%	65.7%
23.	Recreational opportunities for teenagers are adequate in Whiteaker.	12.1%	22.6%	65.3%
24.	Recreational opportunities for adults are adequate in Whiteaker.	28.5%	12.1%	59.4%
25.	The average cost for a children's recreational activity with the City is \$20. This fee is within my family's financial means.	41%	13%	46%
26.	Programs accommodating cultural diversity should be provided. <i>State one problem or issue related to Education and Recreation Services you want the neighborhood plan to address. Please share any other comments.</i>	61.5%	12.1%	26.4%
<b>TRANSPORTATION</b>				
27.	There is a acceptable level of traffic safety in Whiteaker.	61.9%	16.3%	21.7%
28.	There should be a bridge connecting the south River Road area with Valley River/ Goodpasture Island area for vehicles, bikes, pedestrians and traffic.	38.1%	41%	20.9%
29.	The 3rd/4th connector road between Lincoln Street and High Street is an important link to and from the neighborhood for vehicle traffic.	53.1%	11.7%	35.1%
30.	Changing Washington St. and Jefferson St. (1st-5th) from one-way streets to two-way streets would be a positive change for the neighborhood.	31.8%	36.4%	31.8%
31.	Cheshire St. extended from Washington St. to Jefferson St. underneath I-105 would be a positive change for the West Butte residential area.	34.3%	25.9%	39.7%



**Statements - Please check appropriate boxes.**

	AGREE	DISAGREE	NO OPINION
32. Bicycles should have safe access on major bike routes throughout the neighborhood.	90%	3.3%	6.7%
33. The bus system provides efficient service to the neighborhood.	59.4%	6.7%	33.9%
34. There is adequate bus service in the evening and on weekends.	25.5%	16.7%	57.7%
35. Parking is a problem in the neighborhood.	20.1%	49.4%	30.5%
36. Trains create a traffic problem in the Whiteaker neighborhood.	46.4%	35.1%	18.4%
37. Most streets and sidewalks are adequately maintained in Whiteaker. <i>State one problem or issue related to Transportation that you want the neighborhood plan to address. Please share any other comments.</i>	56.1%	24.3%	19.7%
<b>LAND USE/FUTURE DEVELOPMENTS</b>			
38. Land uses in Whiteaker promote a nice place to live, work and shop.	48.5%	24.3%	27.2%
39. The diversity of housing, including single-family, apartments, rentals, and owner-occupied housing, is a positive characteristic of Whiteaker.	66.9%	18.4%	14.6%
40. The opportunities for neighborhood shopping and other retail services in Whiteaker is convenient and accessible to the residents.	54.4%	28.9%	16.7%
41. The business and industrial areas in Whiteaker are compatible with nearby residential areas.	49%	30.1%	20.9%
42. Most housing in Whiteaker is adequately maintained.	32.6%	43.9%	23.4%
43. The parking lots and open areas adjacent to commercial and industrial uses are maintained adequately.	41%	33.1%	25.9%
44. Whiteaker should continue to have an increase in apartments. <i>State one problem or issue related to Land Use and Future Development that you want the neighborhood plan to address. Please share any other comments.</i>	18%	55.6%	26.4%
<b>OTHER</b>			
Provide any other comments concerning the Whiteaker Neighborhood.			

# WHITEAKER DESIGN FEATURES

## ARCHITECTURAL STYLES

### RESIDENTIAL

- A. Gothic Revival
- B. Classic Revival
- C. Queen Anne
- D. Bungalow
- E. Craftsman
- F. Vernacular Gothic
- G. Spanish Mission
- H. English Cottage Revival

### COMMERCIAL

- A. Sam Bond's Garage
- B. Hilda's Restaurant
- C. Red Barn Grocery
- D. Peddler's Express Bicycle Co-op

### INDUSTRIAL

- A. Eugene Planing Mill (1943)
- B. Kilns
- C. Jorgenson's Concrete Works
- D. R.H. Pierce Manufacturing Company
- E. Jefferson Elevator

### OTHER

- A. Whiteaker School
- B. Eugene Mission
- C. Motel
- D. Lamb Cottage

## LANDSCAPE FEATURES

### TREES

- A. Maples on West 5th Avenue
- B. Douglas Firs on Skinner Butte
- C. Groves along river

### NEIGHBORHOOD PARKS

- A. Scobert (Play Sculpture)
- B. Sladden (Wading Pool)
- C. Owen Memorial Garden (Heart shaped rose vines)

### BIKE PATHS

- A. Along the River
- B. West 1st Avenue
- C. Washington/Jefferson Overpass

### PEDESTRIAN WALKS

- A. Traffic diverters on West 5th Avenue
- B. Park paths

### OTHER

War Memorial Cross

Railroad Images

Alleys

Whiteaker Public Safety Station

Ya-Po-Ah Terrace

Stone Castle on Jefferson