

Residents meet to discuss local build-up

"The south University area is a nice community, but it could turn into a lot of crap," says area resident Jack Craig.

Craig is the chairer of the South University Neighborhood Association (SUNA), which held a meeting Wednesday night to discuss the building of large apartment complexes in the south University area. The neighborhood covers some 50 blocks, from Agate Street to Patterson St between 18th Avenue and 24th Avenue.

By TOM JACKSON
Of the Emerald

SUNA's concern revolves around city zoning in the area. At present, there are three different kinds of zoning: R-1, which is single family residential dwellings; R-3, which allows multiple family buildings, near the University; and R-4, which allows high-rise multiple family units such as large apartment buildings.

The area residents are concerned about preserving the residential quality of the neighborhood. This concern is aimed primarily at the R-4 zoning, and SUNA is hoping to take its ideas to the city in the form of a request for a moratorium on further construction in R-4 zones.

Craig explains that the group is presently developing a long-range land-use plan for the neighborhood — a plan which is expected to be completed by January, 1978. Craig says "before we can do anything with zoning, we have to have an overall plan."

But since the plan will not be prepared for a year, the group wants to halt apartment construction to maintain the status quo in the area until the plan is ready.

Craig says SUNA will probably take its moratorium request to the city planning commission. But the neighbors, Craig says, will also approach the University and the State Board of Higher Education to call for further construction of dormitories at the University. Craig says the hope is more dorms will ease the need for more apartment buildings.

Voices set to perform

The Chamber Choir will perform its second concert of the year tonight.

Works from the Spanish Renaissance — some sacred, some secular — will begin the program, followed by an Anglican service by Pelham Humfrey, including organ and soloists. The service will be directed by Neil Matthies, a member of the choir, in partial fulfillment of doctoral degree requirements.

A Brahms motet, "Warum ist das Licht gegeben," in five short sections (auf Deutsch) will transpire, capped off nimbly by six chansons of Paul Hindemith, sung in French.

The choir consists of 22 vocalists selected by audition from both graduates and undergraduates. Choir director James Miller, a voice teacher at the University for 11 years, attributes the fine "esprit de corps" to the unusual practice of alternative serious rehearsal with the narration of spicy anecdotes.

The concert begins at 8 p.m. in Beall Auditorium and will be repeated at McMinnville High School Sunday afternoon. Both performances are free.

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But Craig also says he is concerned about the living conditions in the apartments. Craig says one "sadder part of the situation is that Oregon's very brightest and most promising young citizens are forced to live in what is becoming in some cases an almost uninhabitable ghetto for University students."

Dan Childress, of SUNA's planning committee, says the group is "not against greater density housing per se," but adds that in many cases, "the concern for living quality is not there."

The planning committee is hoping to secure some form of standards for large building construction, says Childress. About one-third of the area is presently occupied by R-3 and R-4 zoning, some of which "enhance" the neighborhood while some add to the "deterioration" of the area, according to Childress.

Childress says SUNA's plan-

ning committee is now trying to "identify how people perceive the neighborhood, and what they want done." Some of the goals pertaining to large buildings were outlined by members of the planning committee Wednesday.

Among these are the encouragement of vegetation and a "pleasant atmosphere." SUNA hopes standards for future apartment construction will handle these goals.

Other goals of the planning committee are:

- The preservation and upgrading of private housing.
- Insuring an architectural blend in the neighborhood, especially in areas of transition between zones.
- Encouraging non-automobile traffic, including bus and bicycle transportation.
- Enhancing the boundary areas of the neighborhood.
- Encouraging small neighborhood businesses.

Childress says one of the most important areas is the fringe area of the neighborhood, where apartments are now. "Changes often tend to occur around fringe areas," he says, and these "often determine what will happen in the neighborhood."

Childress says a "moratorium is necessary because we need time to study the situation and plug it into the SUNA plan."

Another SUNA concern is that some persons living in single family dwellings are included in R-4 zones. This tends to increase the value of the property, which in turn increases the taxes homeowners pay. This, says Childress, has the tendency to drive families who can't afford higher taxes out of the area, clearing the way for further apartment construction.

Another problem in the area is parking. The city recently experimented with placing a parking time limit of one hour in the area in

an effort to insure residents of a place to park. Craig says he feels that more parking on campus, possibly with a parking structure, would ease the parking crunch in surrounding areas.

City planner Jim Saul says SUNA may have trouble in attempting a moratorium. "There are very severe limitations on when a moratorium can be imposed," he said. Saul says although SUNA may believe the problem in the area is crucial and urgent, "that doesn't mean the city as a whole perceives it in the same light."

Saul says the Eugene Planning staff is presently bogged down with problems in other parts of the city. He adds that he doesn't "know of anything at this time which says that zoning should be reversed or changed." But Saul says the city policy is not concrete for any particular area: "You could probably argue about it forever," he says.

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