



Paul Nicholson, a member of the Coalition for Fair Allocation of City Taxes, says he wants the city to give renewal decision-making power to the voters.

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quiet majority supports sound planning and development to occur in the community."

"We have never taken a stand opposing urban renewal," Nicholson said. "We are opposed to subsidizing private development with public money, unless the public is involved."

CO-FACT members are also wary that the kind of projects urban renewal fosters, such as office complexes, shops, and housing will benefit mainly professional, upper-middle class citizens in Eugene, Nicholson said.

"We don't want Eugene to be all upper middle class," Nicholson said. "We don't want the postman and the diaper delivery man to have to live in Cottage Grove and commute to Eugene to work."

Eugene businessman Russ Brink, of Downtown Eugene, Inc., said it is unlikely that ur-

ban development would force Eugene's middle and lower classes out of town.

"We're not affluent enough to support exclusively an upper middle class," Brink said. "Eugene is unique enough that it will find its own level of diversity."

Some level of discussion and disagreement is expected, and is even positive in the process of planning downtown development, Brink said. But compromise is possible, he added.

"Downtowns are densely developed places; they need to be that way," Brink said. "If people have problems with that, they're not being realistic. If they're concerned about financing, proper planning and public amenities, we can deal with those issues. I feel very positive about that."

Douglas agreed that Eugene's citizens should be involved in key decisions regarding development, but added that the public should allow city management to negotiate deals without interference.

"The city should act with good common sense, and the citizens will trust them," Douglas said. "They have to be more trustworthy, and we have to trust them more."



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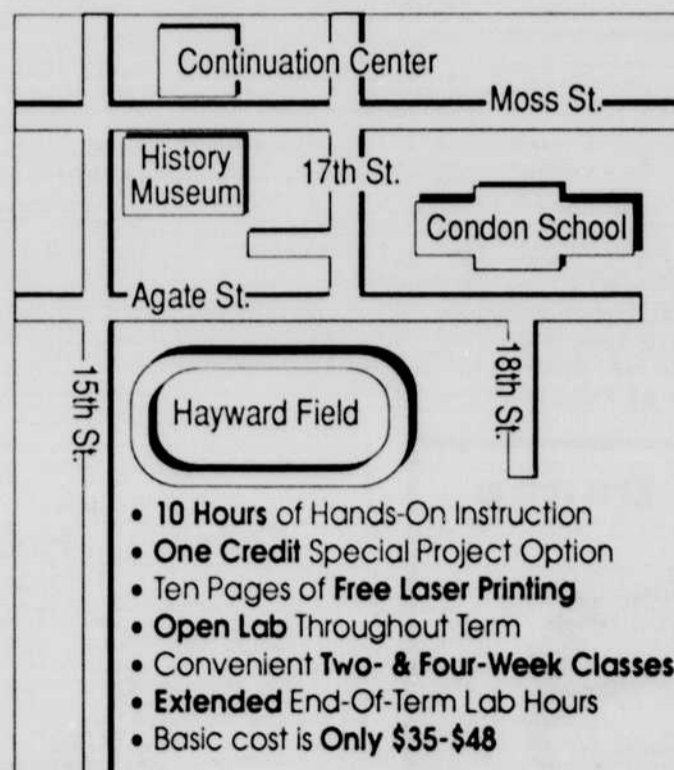
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