

PUD DECISION PUT ON HOLD

Strong community turnout for proposed Hendricks Park development extends meeting and process

and use hearings official Virginia Gustafson Lucker did not rule March 7 on the tentative Capital Hill Planned Unit Development (PUD). The hearing process was extended until April 6, and a final decision will be announced by April 20.

More than 100 people attended the hearing at Harris Hall, which lasted more than three hours. City officials were not available for comment following the hearing, as the process is not complete.

The PUD has been an object of contention for residents in Eugene's Fairmont and Laurel Hill Valley neighborhoods for more than a year. Opponents of the plan argued that expanding the neighborhood will endanger current residents as well as Hendricks Park to the north.

Representatives for Tom Dreyer, the applicant for the development, briefly outlined the benefits of the PUD, including an added road that would allow cars and emergency vehicles to turn around, and the widening of Capital Drive at the top.

Carol Schirmer, the lead landscape architect for the project, reminded the hearing official the proposed plan will not develop the area at maximum density and the developed density would be "consistent with the current density."

For many of PUD opponents, concerns about density have taken a backseat to concerns about safety and tree conservation. They laughed at Schirmer's comment that all of the trees would be preserved until a building permit was submitted.

Both Schirmer and attorney Bill Kloos, who argued the South Hills Study should not be applied to the proposed area, claimed the issue is about a lack of housing.

Schirmer argued that challenges to developments in Eugene are not particular to this area, but they are "pervasive" throughout the city. Two members of the public spoke in favor of the plan, agreeing with Schirmer that Eugene is facing a housing crisis.

Public opposition to the project consumed most of the public comment period. A lengthy presentation by the neighborhood's Joint Response Committee was followed by a parade of neighbors concerned about traffic, safety and environmental impacts of thinning the trees south of the park.

Time was set aside for the city planners and engineers involved with the project to respond; however, they said they wanted to address the wide range of concerns in detail. Instead, city staff conceded their time to respond to public comments. Their responses will be available online when they are submitted.

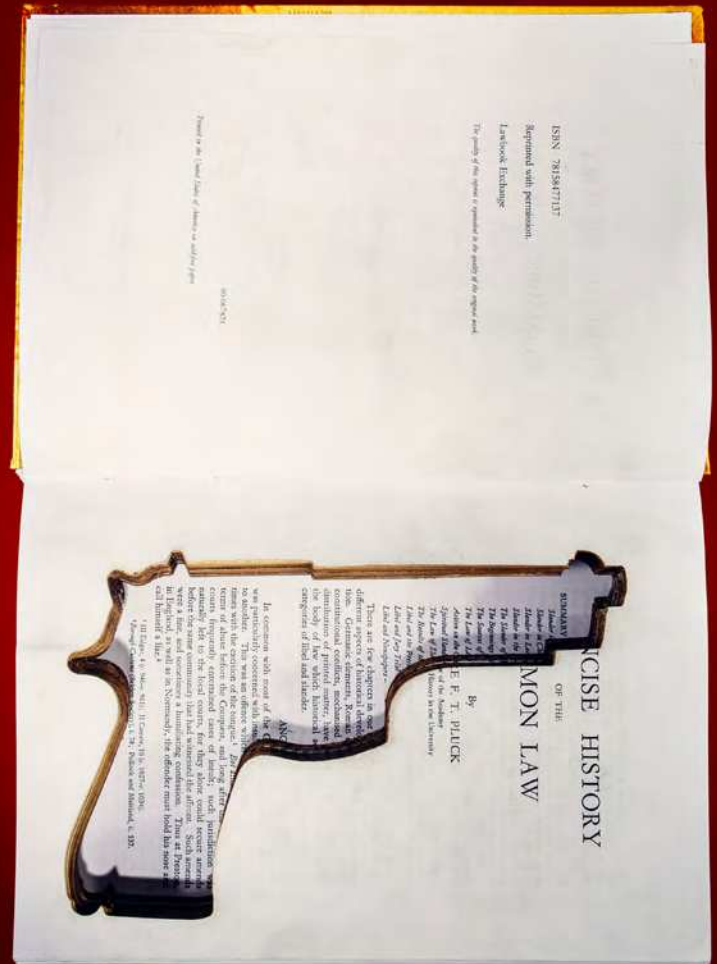
Cynthia Dreyer, the co-applicant, argued on behalf of the opportunity the development has to create a vibrant neighborhood. She also appealed to historic city approvals to develop the land in question.

Normally the record for hearings is left open for seven days. Due to the large number of testimonies and the high level of interest, that period has been extended. New testimony and evidence can be submitted until March 21.

Both opponents and proponents of the PUD have until March 30 to respond to anything submitted but cannot produce any new material. The Dreyers — who, as the applicants, shoulder the burden of proof — have until April 6 to offer final rebuttals. ■



TOM DREYER



ACTIVIST ALERT

• **Eugene Darkroom Group** [see EW "Playing in the Dark" 6/1/2017] has found a home at Maude Kerns Art Center. For every pint purchased at Ninkasi on Thursday, March 15, the brewery will kick in \$1 to the group's fundraising efforts for the new community space. For more information, email EDG at eugenedarkroom@gmail.com. Eugene Darkroom Group is a 501(c)3 nonprofit revitalizing film photography through community partnerships and learning opportunities in the Lane County area.

• City Club of Eugene presents, "**Lessons from the 2017 California & Oregon Wildfires**" noon Friday March 16 at the UO Academic Extension at Baker Center, 975 High Street. Cost is \$5 for non-members; City Club members free. Speakers are: Tracy Beck, supervisor of the Willamette National Forest; Randy Green, retired fire management officer U.S. Forest Service; and Craig Patterson, a resident of McKenzie Bridge. Panelists "will discuss the trends in firefighting and changing attitudes about fire suppression."

• In conjunction with the National School Walkout and the March for our Lives, **Playwrights Say #NeverAgain** is 7:30 pm, Tuesday, March 20, at Oregon Contemporary Theatre, 194 W. Broadway. Twenty contemporary playwrights from across the country came together to create a collection of one-to-five minute plays, each one responding to a different school shooting in the U.S. Organizers say, "These artists stand in solidarity with students, parents, teachers and our communities — to memorialize the victims, to honor the survivors and their loved ones and to say NO MORE." Moms Demand Action curated the handful of plays to be performed. General seating by suggested donation to Moms Demand Action/Everytown for Gun Safety. Due to mature content, this performance is recommended for audiences age 14 years and up.

• **March for Our Lives** gathers 11 am Saturday, March 24, at the Wayne Morse Federal Courthouse. The march itself starts at noon. According to the March for Our Lives — Eugene Facebook page, "The movement, created by local high school students, will take to the streets to demand that we end the epidemic of mass shootings in our schools."

• **Communities: Life in Cooperative Culture**, the quarterly magazine of the nonprofit Fellowship for Intentional Community, whose editorial office is located at Lost Valley Education and Events Center in Dexter, has a new issue focused on "**Class, Race, and Privilege.**" For the first time, the digital edition is available for free (or by-donation) download. Editor Chris Roth says, "We are hoping to spread this content as widely as possible while we experiment with a 'gift economy' approach."



• **Hippie Hemp** is a new small business in downtown Eugene that celebrated its grand opening in February. The store is located at 187 E. Broadway near Footwise and Out

on a Limb Gallery. On display are hemp textiles and locally made hemp products for people and pets, according to Nicole Kreck of the company. She says Hippie Hemp began as a wholesale distributor and online retailer of hemp extract products and moved its headquarters from Florida to Eugene in December.

• We hear **Discount Motorcycle Parts** in west Eugene celebrated its first anniversary along with "First Bike Night" March 11 and plans for Bike Nights on the second Sunday of each month with raffles, prizes, live music and food. The next one is April 8. Mike and Shery Wellington bought the store a year ago after the founders, Steve and Annette Skinner, were killed in an auto accident in 2016. Find out more on Facebook at DMP Sunday Bike Nights.

• **Ninkasi Brewing Company** has hired a new national sales director. Marty Compton will direct Ninkasi's sales team covering a distribution footprint of 12 states and two provinces, according to a press release from the local brewery.

Got a business tip? Email bizbeat@eugeneweekly.com.