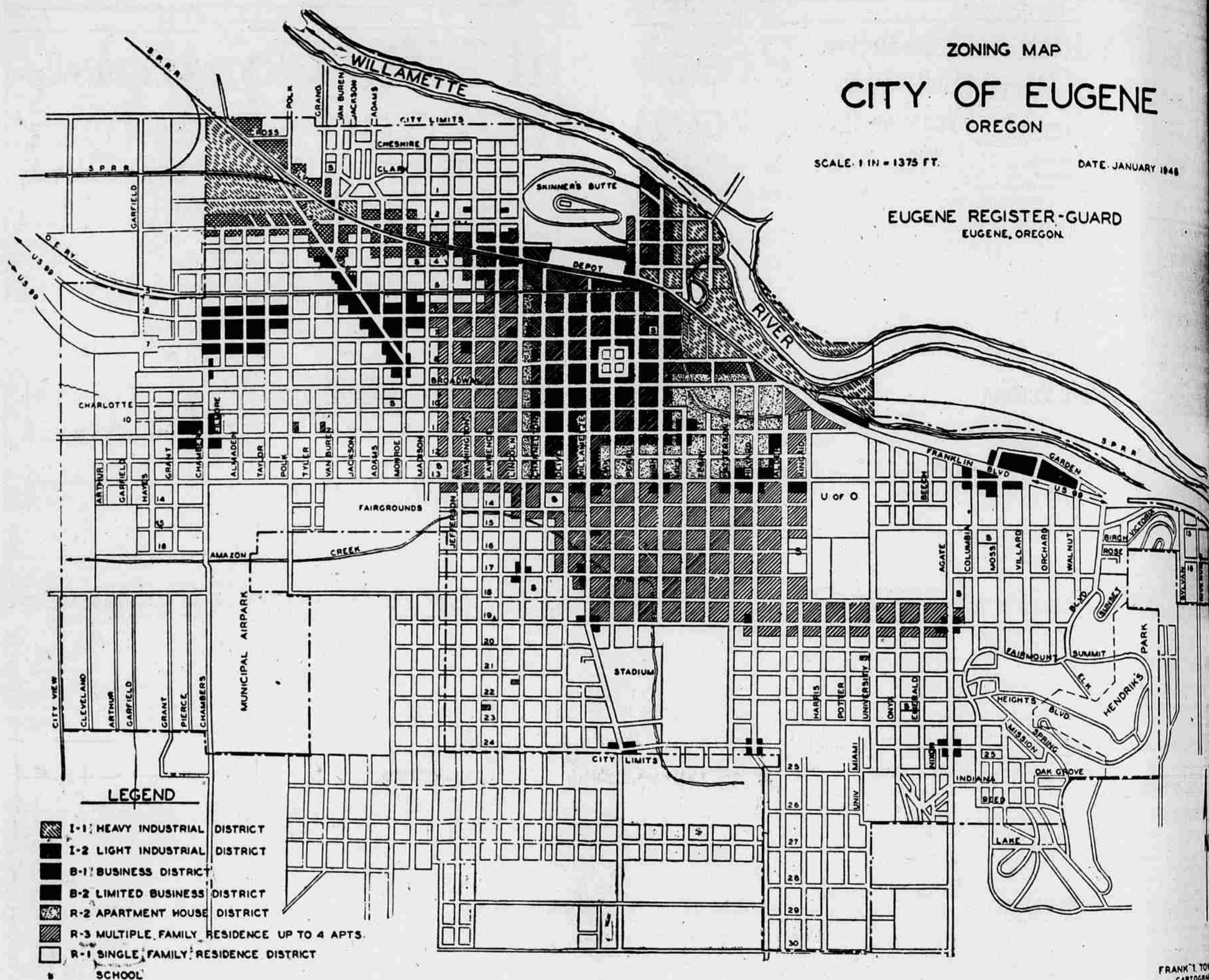


Location of Business, Residential Areas Shown in Zoning Map of Eugene



HANDY REFERENCE for all persons interested in the zoning problems of rapidly developing Eugene is this basic map of the situation as it stood on January 1, 1946. Only minor changes have been made since that time. Shortage of paper supply and time consumed in preparing the map have delayed publication till now. However the basic zoning is shown here and recent changes or proposed changes can be checked by checking with the city engineer's office at city hall.

As in almost all cities, the basic pattern presents the following main classifications:

- Central business area—roughly bounded by High, Lincoln, 5th, 17th, with some under and overlaps.
- Apartment areas—adjacent to central business district.
- Multiple-unit residence area—fringing business and apartment zones.
- Limited business—this is business of "neighborhood type" spotted in heavy black in many parts of town, and its extension is the subject of major controversies.
- Single Family Residence—the outlying sections on all sides.
- Light industrial—this means wholesale, distributing and light manufacturing types of development, generally adjacent to rail or highway transport.
- Heavy industrial—follows rail lines and water.

The basic pattern was established many years ago and it also carries nominal provision for future traffic management—setback

regulations on such connector streets as Jefferson, Lincoln, South Willamette, High, Hilyard and on 11th cross-town. This means that a property owner building to old lot line does so subject to the city's right to future widening of the street. The city will pay only land damages. Structures must be removed at owner's expense.

Except for the state-federal super-highway project on 6th-7th, Broadway, Franklin (the "inner highway route"), and the projected "outer highway" from the overhead on U. S. 99 west of Eugene across the old airport and the Spencer foothills to Walker, there has been very little actual arterial development in Eugene.

First city project for arterial development is the so-called Mill-race Junction project—a joint city, county and state undertaking—to connect the county's new bridge across the Willamette to the Coburg road with the "inner highway" at 6th and 7th, overhauling the SP mainline and separating canyoning traffic from highway traffic. This project is not shown on the zoning map, but the line can be traced—just east of the present Ferry street bridge and over the line of the millrace below Broadway.

Modern city planning stresses arterial development and traffic management including facilities for off-street parking as the foundation of systematic and stable development.

The planning of arterials is also supposed to be related directly to the development of the "neighborhood business" centers which serve residential and to some extent transient trade.

In the controversy over the Franklin avenue zoning, the directors

of the Eugene Chamber of Commerce requested that the City Planning Commission "hold everything" till detailed studies and plan commission for their plans and layouts, so that their traffic checks can be completed on the entire route of U. S. 99 across the city. These studies are being made.

One of the difficulties of city planning is that under present law, city control ends to all intents and purposes at existing city limits. Subdividers and developers within 6 miles of city boundaries are

supposed to get the approval of either the Eugene or Springfield Planning Commission. Actually this regulation has little force because owners "metes and bounds" without platting.

The map as submitted here is not "final". (Willshire engraving).

MOVIE STRIKE QUIET
HOLLYWOOD—(AP)—Only normal picket lines were maintained before the gates of major motion picture studios Tuesday, while more than 200 pickets, including 18 women arrested Monday for violating court orders.



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Dean of Women Sets Speaking Schedules

Mrs. Golda P. Wickham, dean of women at the University of Oregon, will address three women's groups on a short speaking tour this week, her office announced Tuesday.

Dean Wickham will be the special guest of the Corvallis chapter of the American Assn. of University Women Tuesday evening. Sigma Epsilon Pi, women's honorary at Oregon College of Education in Monmouth has invited Dean Wickham to speak there Wednesday evening.

Thursday evening in Portland, Mrs. Wickham will speak at a meeting of the Oregon Mothers Club. This group is composed of the mothers of students attending the University of Oregon.

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