

Joint Response Committee of the Fairmount Neighbors Association & Laurel Hill Valley Citizens Progress Report Regarding the Proposed Capital Hill Planned Unit Development (CHPUD) 11/07/17

NOTE: The Hearing date for the proposed Capital Hill PUD has been postponed and is now **tentatively scheduled for Wednesday, January 10, 2018 at 5:30 pm in Harris Hall.** It is possible that the developer may request further delays.

Update: Our investigations are confirming that the proposed CHPUD does not comply with many requirements of Eugene's planning codes. This large development would have dangerous, damaging, and irreversible impacts on our entire community. For example:

- * It jeopardizes the safety of pedestrians, motor traffic, and emergency services response time throughout the existing and proposed roadways.
- * It plans up to 37 dwelling units on 13.6 acres of extremely steep land, resulting in an estimated average 24% slope of buildable portions of lots, excluding the preservation areas.
- * It requests logging of up to 450 trees (over 50% of existing trees) which would increase landslide potential and expose trees in Hendricks Park and the Ribbon Trail to significant damage and wind-throw.
- * It claims to provide a variety of housing for all income levels. However, cost for each lot and utility services would likely be over \$200,000. Each owner would then have to build a custom home. Thus, total costs would easily exceed \$600,000, more than twice Eugene's \$277,100 median home sales price.

Three Actions You Can Take:

1. Plan to attend the Public Hearing. It is very important for our side to have a supportive crowd attending. It shows the Hearings Official that those living in the affected neighborhoods are actively concerned about the proposed PUD.

2. Consider offering a short [2-3 minutes], oral statement at the Hearing and/or submitting a written statement for the Public Record. Focus on how the development would affect you. Some key issues are described above. We must act now to protect our environment and irreplaceable public spaces. Ridgeline forest destruction would be visible from across the city.

*Remember to include your full name(s), mailing address (this is important), your email, and a request that your comments be added to the Hearing Record.

* Send your email to: nick.r.gioello@ci.eugene.or.us (Mr. Gioello is the Associate Planner assigned to this project).

3. Make a tax-deductible donation in any amount to support our efforts. We must enlist paid professional consultants to provide technical reports that evaluate, question, and counter the often incomplete and erroneous claims of the development application. Work by our lawyer, forester, geotechnical engineer, and traffic engineer is underway; plus we must prepare for a possible appeal of the Hearing decision within a short timeline. We have already raised almost \$11,000 and need to raise an additional \$9,000 for consultants' continuing work.

* Make your tax-deductible contribution check payable to: "Laurel Hill Valley Citizens"; write "Capital Hill PUD Response" in the memo section of your check.

* On a separate paper, please include your name, address, phone, and email. You will receive a receipt for tax purposes [LHVC is a 501(c)3 organization].

* Please mail to: Joint Response Committee, c/o Cathy Johnson, 2490 Malabar Drive, Eugene, OR 97403

Thank you very much for your active support of our efforts. With a strong collaboration of neighbors in both Laurel Hill and Fairmount we will be able to ensure that the PUD application complies with Eugene Codes and does not irreversibly damage or endanger our neighborhoods.

* **For more information**, including web links to Eugene Planning documents on file, please visit our website: safecapitalhill.com

Please let us know if you have questions or comments, or wish to volunteer for help in contacting your neighbors.