



# Churchill Area Neighbors

## Next General Meeting

Wednesday, January 23, 2008

7:00-8:30 pm

Churchill Estates, 1919 Bailey Hill Road

Topics of discussion: Willow Creek Land Use and Development, BHRSC Update, and February CAN Elections

Invited guest: Brian Schnell, K&F Homes  
Developer for Steed Meadows (on Willow Creek)

This is the official newsletter of the Churchill Area Neighbors. Newsletters are published and mailed courtesy of the City of Eugene. Newsletters are produced by neighborhood volunteers and are free to residents and businesses of the neighborhood. Space is available for letters to the editor and editorial comments from neighbors. All signed letters will be published as space permits. Editorials express the author's views, not the position of the Neighborhood Association; the City's elected officials, or City staff.

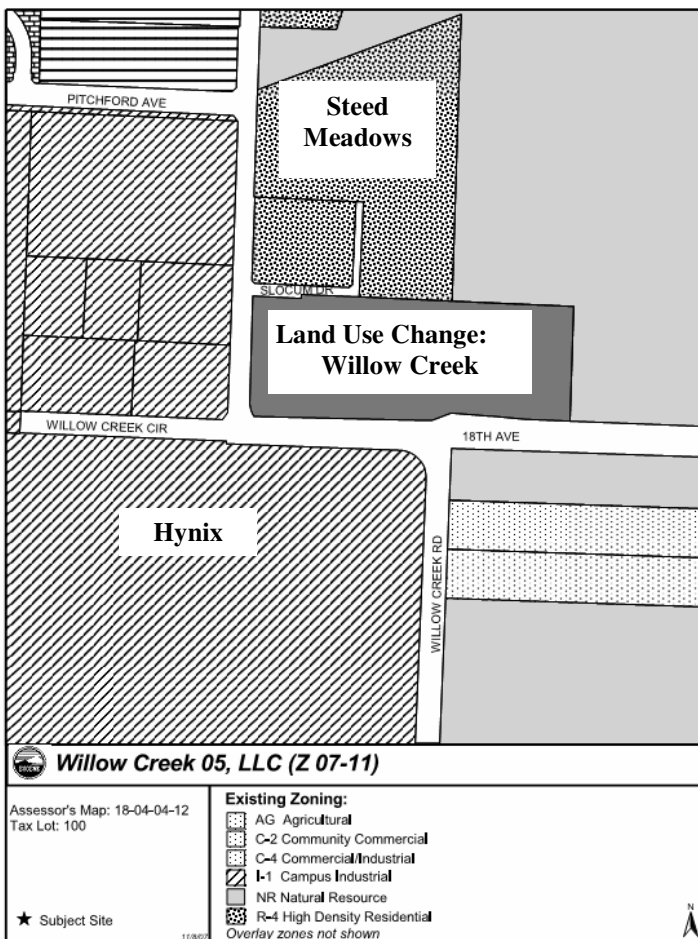
## Land Use Changes in Our Neighborhood - Willow Creek

A Public Hearing was held on December 12, 2007 regarding a request to change the zoning of approximately 12 acres located at the northeast corner of 18<sup>th</sup> Avenue and Willow Creek Road from R-1, low-density residential to R-2 Medium Density Residential and R-4 High Density Residential (see map below, and <http://www.churchillareaneighbors.org/node/194> for the public notice and staff report). This change will bring the zoning in line with the “Metro Plan”, the official long-range comprehensive plan which has been adopted by Eugene, Springfield and Lane County.

The Eugene-Springfield Metropolitan Area General Plan was first adopted in 1972 and has subsequently been replaced by updated Metro Plans. The plan provides the broad policy which helps guide public decision concerning the development of area land. For historical reference, sections of the July 1982 Willow Creek Special Area Study are available at <http://www.churchillareaneighbors.org/node/195> and the full study can be viewed at <http://www.eugene-or.gov>, search term “Willow Creek Special Area”.

For more information about this proposal, please contact Lydia McKinney, Associate Planner, Eugene Planning Division (682-5488), or attend the next Churchill Area Neighbors meeting.

## Proposed Development on Willow Creek Road - Steed Meadows



On November 15, 2007, representatives from K&F Homes of Beaverton, OR requested a Site Review and Adjustments approval for the 324-unit multi-family condominium project at 29826 Willow Creek Road, located north of West 18<sup>th</sup> Avenue and east of Willow Creek Road (see map to the left, located north of the Land Use Change Request), which is currently zoned as R-4 (high density residential). Although R-4 allows a maximum of 120 units/acre, the plans put forth provide only 24 units/acre.

K&F Homes has been in touch with the Nature Conservancy and a bulb harvest is planned before the company breaks ground on the development.

For more information, please attend the January Churchill Area Neighborhood meeting when Brian Schnell, a representative from K&F Homes, the developer of this project, will be attending as an invited guest.

For an overview, visit:  
<http://churchillareaneighbors.org/node/198>

## February CAN Elections

At the February CAN meeting, elections will be held to vote in new Board Members. Returning to fulfill the second year of his two-year term is Alan Buck, who will now be the “senior” Co-Chair. Many other positions are also available for interested Neighbors. Anyone who has attended at least two general CAN meetings is free to vote in these elections.

### 2008 Incoming and Open Positions:

Chair —Alan Buck, 1 year left in term  
Co-Chair—open, 2 year term  
Newsletter—open  
Treasurer—open  
Secretary—open  
Various Area Representative Positions

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## Safe Routes to Schools - Seeking Volunteers for the BHRSC

Julia Pommert, a member of the BHRSC, is leading the effort to explore an application to the Safe Routes to Schools funding. These funds can be used to educate children at McCornack and JFK schools on traffic safety. In addition, information about the number of children who cross Bailey Hill Road as they walk or bike-ride to school will be collected. Volunteers at the each school are needed for about 10 hours to help with a mail and classroom survey to assess the need for steps beyond the engineering alternatives discussed by the BHRSC (see right column). Please sign up at the BHRSC discussion group or call Julia Pommert at 556-3483.



## Bailey Hill Road Safety Committee (BHRSC)

The BHRSC was formed in response to the terrible accident that took the life of 10-year old Vaclav Hajek on Bailey Hill Road near Churchill High School (CHS), on August 27, 2007. The BHRSC has since been adopted as an official part of the Churchill Area Neighbors, thus giving the Committee official representation when working with the City of Eugene.

After several meetings between the BHRSC, principals of the three public schools within the Churchill Area, fire-fighters at Station #10, the traffic enforcement unit of the Eugene police department, and Eugene’s chief traffic engineer, a consensus has been reached to discourage speeding on Bailey Hill Road by narrowing it to 3 lanes. When the road is repaved in 2008 or 2009, the change will include installing a barrier to prevent northbound traffic from turning left into the “senior parking lot”, CHS childcare center, and the Churchill Sports Park. The barrier would prevent cars from stacking in the center lane, which will prevent fire-fighters from leaving the station when responding to emergencies.

The BHRSC is seeking neighborhood input to evaluate additional options that will improve pedestrian/bicyclist safety and minimize ambiguity for drivers. These might include: adding a full traffic light at Westleigh and the fire-station (estimated cost is \$300,000), adding a cross-walk and raised islands at the skate park, and moving the driveway at CHS to allow north-bound traffic to turn into the south parking lots.

The committee’s goal is to make as many of these changes as possible during the summer 2008 road paving season, within city funding constraints. Therefore, the time to provide your input is *now*! You may voice your suggestions and opinions by attending the January CAN meeting, or by joining the BHRSC discussion group. For more information about the BHRSC and to view maps of the various options, to join the committee or just learn what’s going on, please visit: <http://www.churchillareaneighbors.org/baileyhillroad>, or call Sue Palsbo at 505-7589.

At the January meeting, the BHRSC will be soliciting community proposals to minimize the impact of blocking access to/from the eastern lanes of Bailey Hill Road and the Churchill Sports Park.

## Wednesday Wanders with the West Eugene Wetlands (WEW)

Are you getting tired of being cramped up inside this winter? If you are looking for a fun out door activity, the you should know that WREN (Willamette Resources & Educational Network) is now offering “Wednesday Wanders” for those who are interested in taking casual walks through different West Eugene Wetlands sites.

From the WEW website, “Wanders will occur each second and fourth Wednesday of the month, from 9-10 a.m. WREN will provide binoculars. Wear shoes that can get wet and muddy.” Unfortunately, the Churchill Area Neighbors were not in time to advertise the December 12–Willow Creek Natural Area walk, so to make up for it, we’re hoping you can attend the Wednesday, January 23–Meadowlark Prairie Overlook walk. For more information please see <http://www.wewetlands.org/events.asp>.

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## Eugene Parks and Open Space – The Stream Team

Are you interested in helping to keep the stream running through the western part of the Churchill Area Neighbors clean? If so, then the Stream Team could be the place for you!

Their website proudly states, “The Eugene Stream Team’s mission is to create and support increased stewardship of Eugene’s watersheds. Volunteers can learn about and contribute to the protection and enhancement of their urban watershed in a variety of settings, learning and using diverse skills. Volunteers participate in hands-on enhancement projects related to water quality and fish and wildlife habitat. Individuals, neighborhoods, community service groups, churches, and businesses adopt ponds, streams, or wetlands; collect seeds; and learn about and tend plants at the City’s native plant nursery. No experience is necessary, and all gloves, tools, and equipment are provided.”

To learn more about volunteering with the Stream Team, please contact Matt McRae, Stream Team Coordinator at (541) 682-4850.

## Mulkey Cemetery

Are you aware of the historic Mulkey Cemetery located within the Churchill Area Neighborhood? If not, then you might be interested in checking out the Mulkey Cemetery website at <http://www.mulkeycemetery.org/>. Their website reveals the very interesting story of this little-known historic point.

“Located on a hilltop in west Eugene with a beautiful view of the city of Eugene and nearby hillsides, the historic Mulkey Cemetery is a peaceful place that provides a range of resources to the communities it serves. Mulkey Cemetery is named for Philip Mulkey, a native of Kentucky who arrived in Oregon in 1853, accompanied by his wife, Martha, and several of their adult children. The elder Mulkeys farmed 320 acres of land in what became west Eugene. Philip was the first traveling preacher in Lane County and became a well-known local figure.”

“Pioneer life in Oregon was rewarding but challenging. Between 1863 and 1865, Martha Mulkey and three of the Mulkey grandchildren died. They were buried on a hilltop above the Willamette Valley, which became known informally as the “Mulkey Cemetery.” The Mulkey Cemetery is maintained by the Mulkey Cemetery Association, a private nonprofit group.”

There is more to this story, so check out the website for further reading or contact Linda Peterson Adams at 434-1266 to find out how you can volunteer or sign up to receive a newsletter!

