

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Work Session: 2011 Neighborhood Analysis

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Meeting Date: February 15, 2012  
Department: Central Services  
*www.eugene-or.gov*

Agenda Item Number: A  
Staff Contact: Lorna Flormoe  
Contact Telephone Number: 541-682-5670

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### **ISSUE STATEMENT**

Effective governance and community work come from a good understanding of the people and places served. The 2011 Neighborhood Analysis provides City staff, neighborhood organizations and the public, access to data, analyzed at the neighborhood level, to inform organizing and outreach efforts and the development of plans, programs and policies that reflect community needs. This work session offers the council an opportunity to review this rich information.

### **BACKGROUND**

The indicators presented in the Neighborhood Analysis include information from the 2010 Census, the U.S. Census Bureau, American Community Survey (ACS 2005-09 and 2010) and existing local and regional Geographic Information System data.

The City produced Neighborhood Analysis documents in 1978, 1983, 1995 and 2003. The 2003 Neighborhood Analysis for Trainsong Neighbors is attached for reference. With release of 2010 Census data, staff felt it was time to completely rethink the content and format to respond to current information needs and expectations around how information is presented.

Neighborhood Services contracted with the University of Oregon Community Planning Workshop to collaborate with staff across the City organization and with community and neighborhood leaders to help determine what data to include and how to present it in the most useful way. Additional information concerning neighborhood amenities, streetscapes and infrastructure, alternative transportation, crime, and demographics was desired. Comparability between neighborhoods and the city as a whole was essential. Graphics and visual display of the data (charts, graphs, maps) along with more explanatory text and analysis also was needed. Neighborhood Services worked closely with Planning and Development's Community Development staff to incorporate feedback for the 2011 Neighborhood Analysis, expanding this valuable and versatile resource.

The Neighborhood Analysis helps support work in the community and neighborhoods in many ways: identify needs and priorities for planning and future action; understand neighborhood demographics to inform outreach efforts; compare a neighborhood with other neighborhoods or to the city as a whole; clarify neighborhood issues or gather support for a particular issue; gather data for grants and other applications; and generate important questions and considerations that might lay the foundation for surveys or further data analysis.

The 2011 Neighborhood Analysis is organized so that users can find consolidated information by topical theme organized by neighborhood association boundary on a city-wide scale. Themes include: People, Homes, Economic Vitality, Transportation, Land Uses and Zoning, and Safety. Important indicator data is provided for

insight into each theme. For example, the theme of Economic Vitality includes information on per capita income, median household income, median family income, cost of housing, and individuals and families in poverty.

The themes and indicators included in the 2011 Neighborhood Analysis provide a baseline for future editions. Staff intends to provide an interim five-year update based on available data and a full update that coincides with the decennial census. Changes to census boundaries, inconsistent methodology and questions regarding past methodology used to analyze the data have made it impossible to provide reliable trend analysis. However, staff have thoroughly documented the data and methodology used for the 2011 Neighborhood Analysis, which will allow this in the future. Future neighborhood analyses will also consider the inclusion of new data sources to further enhance the utility of these documents.

### **RELATED CITY POLICIES**

The 2011 Neighborhood Analysis supports the Council Goal of an *Effective, Accountable Municipal Government* and the associated outcome of *public engagement that involves the community broadly*.

### **COUNCIL OPTIONS**

No formal action is requested on this item.

### **CITY MANAGER'S RECOMMENDATION**

The City Manager has no recommendation at this time.

### **SUGGESTED MOTION**

No motion is suggested.

### **ATTACHMENTS**

- A. DRAFT 2011 Trainsong Neighbors Neighborhood Analysis
- B. 2003 Trainsong Neighbors Neighborhood Analysis

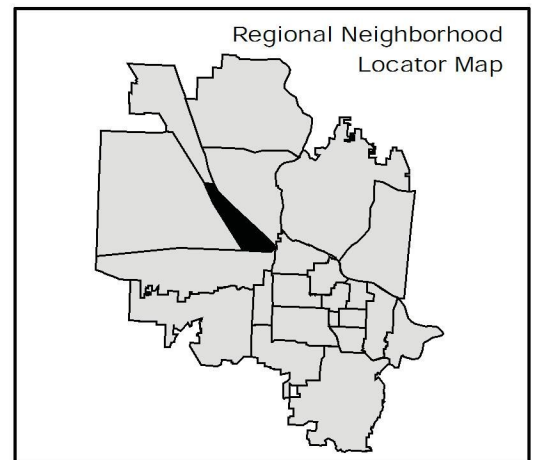
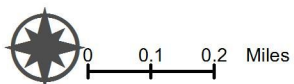
### **FOR MORE INFORMATION**

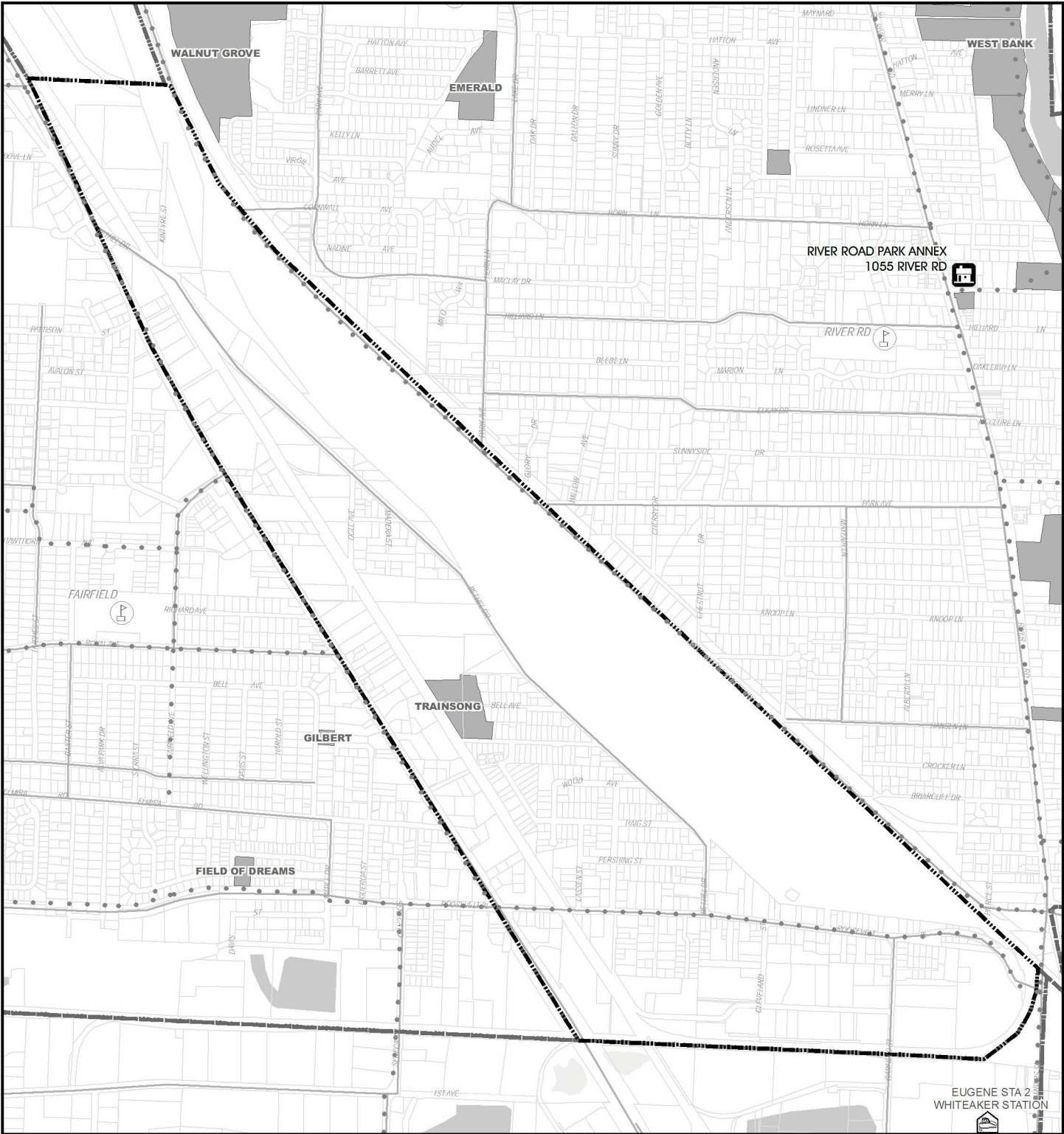
Staff Contact: Lorna Flormoe  
Telephone: 541-682-5670  
Staff E-Mail: [lorna.r.flormoe@ci.eugene.or.us](mailto:lorna.r.flormoe@ci.eugene.or.us)



**Census Blocks Included In Neighborhood Analysis-- Trainsong Neighbors**

-  Neighborhood Boundary
-  Census Blocks (Data Source)
-  Census Blocks (Other)
-  Major Roads





**Trainsong Neighbors**

**EDUCATIONAL CENTERS**

- Elementary School
- Middle School
- High School
- Opportunity Center
- School District Office

**CITY AMENITIES**

- City Hall
- Libraries
- Performing Arts
- Parks and Open Space
- Wetlands

**ACTIVITY CENTERS**

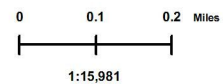
- Aquatics
- Community Gardens
- Community Meeting Places

**TRAVEL ROUTES**

- Transit Station
- Bike Routes
- Hiking Trails

**EMERGENCY SERVICES**

- Police Sub-Station
- Fire Station





# Trainsong Neighborhood Area

## POPULATION CHARACTERISTICS

Total population 1,775  
 Percent of Eugene area population 1.1%

### Race

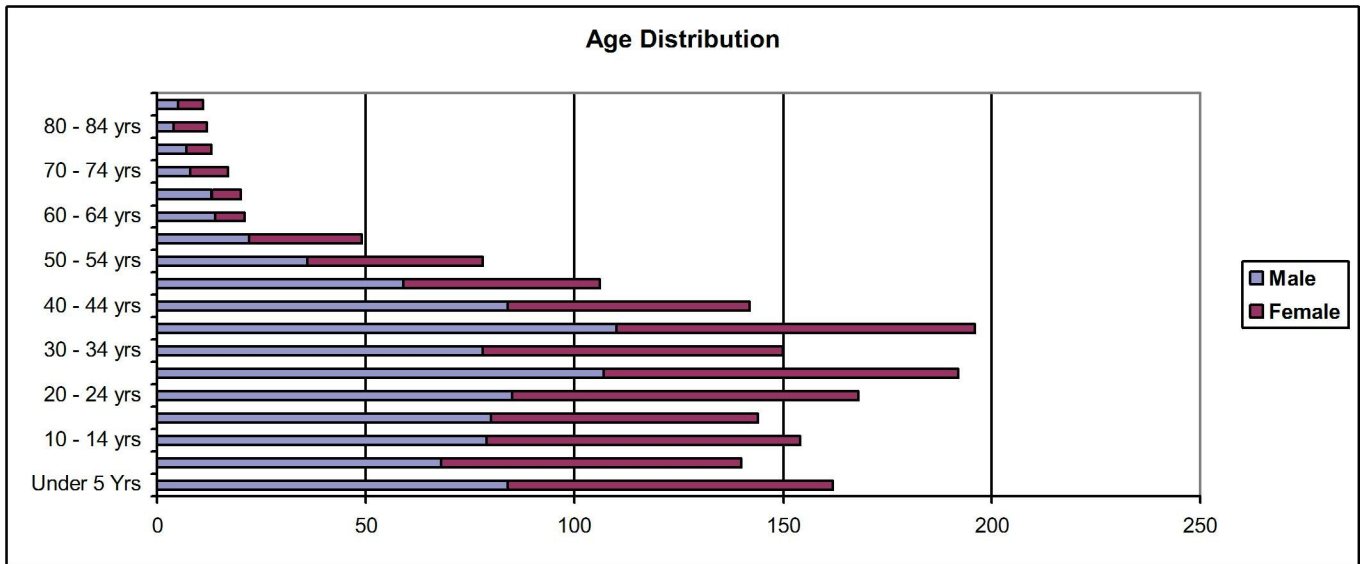
White	1,452	81.8%
Black or African American	13	0.7%
American Indian, Alaskan Native	22	1.2%
Asian	13	0.7%
Native Hawaiian, Pacific Islander	6	0.3%
Other race	169	9.5%
Two or More Races	100	5.6%
Hispanic or Latino	306	17.2%

### Age and sex distribution

Male	943
Female	832
Median age	28.1

### Household type

Number of households	648
Persons per household	2.64
Number of one-person households	179
Family Households	376
Persons per family	34.6
Married couple families	203
With children under 18	109
Single Parent Families	128
Female-headed	88
Male-headed	40
Non-Family Households	272
One-person households	179
Other non-family households	93
Number of children under 18	559



## HOUSING CHARACTERISTICS

All housing units 713  
 Vacancy rate 9.12%

### Housing type

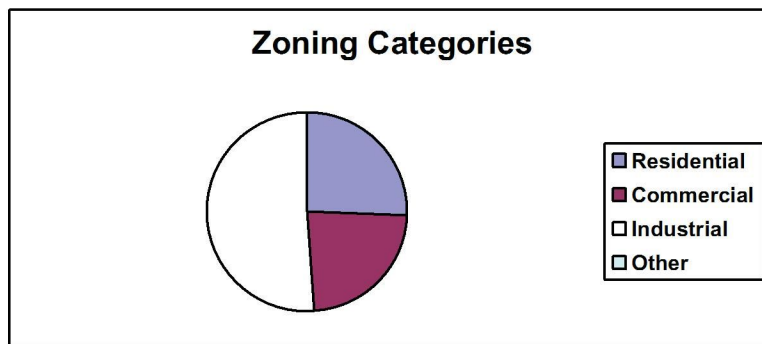
Single Family	325
Duplex	44
Multi-family	296
Manufactured housing	161
Group quarters	0

### Occupied housing units

Owner-occupied housing units	212
Percent of total occupied units	32.7%
Renter-occupied housing units	436
Percent of total occupied units	67.3%

## LAND USE CHARACTERISTICS

Zoning	Acres	Land Use	Acres
Exclusive Farm Zoning	0.00	Agriculture	0.00
Forest Zoning	0.00	Timber	0.00
Rural Zoning	0.00	Single Family	67.58
AG Agricultural	0.26	Duplex	4.99
RA Suburban Residential	39.37	Multi-Family	10.97
R1 Low Density Residential	0.00	Mobile Home	9.13
R2 Limited Multi-Family Residential	0.54	Group Quarters	0.00
R3 Multiple-Family Residential	37.21	Retail Trade	28.13
R4 High Rise	0.00	Services – General	22.21
GO General Office	0.00	Services – Government	21.86
C1 Neighborhood Commercial	0.00	Services – Education	4.29
C2 General Commercial	70.03	Services – Religious, Charitable	1.21
C3 Major Commercial	0.00	Industrial	54.26
C4 Commercial Industrial	0.00	Wholesale Trade	15.89
I1 Special Light Industrial	0.00	Transportation	0.00
I2 Light Medium Industrial	57.88	Communication	0.00
I3 Heavy Industrial	96.31	Railroad	25.44
I4 Special Heavy Industrial	0.00	Utilities	2.20
Historic	0.00	Recreation	0.00
Mixed Use	0.00	Parks	0.65
Public Land	0.00	Water	0.77
Special Development	0.00	Alleys, Bikepaths	0.00
Sand and Gravel	0.00	Roads	5.55
Outside UGB	0.00	Vacant	26.49
		Agriculture	0.00



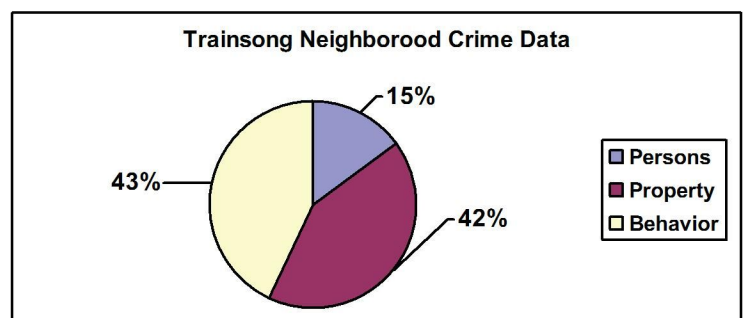
## CRIME DATA

### Crime Categories

Crime Categories	Number
Persons Crimes	77
Property Crimes	216
Behavior Crimes	221

### Percent of Total Eugene Crime

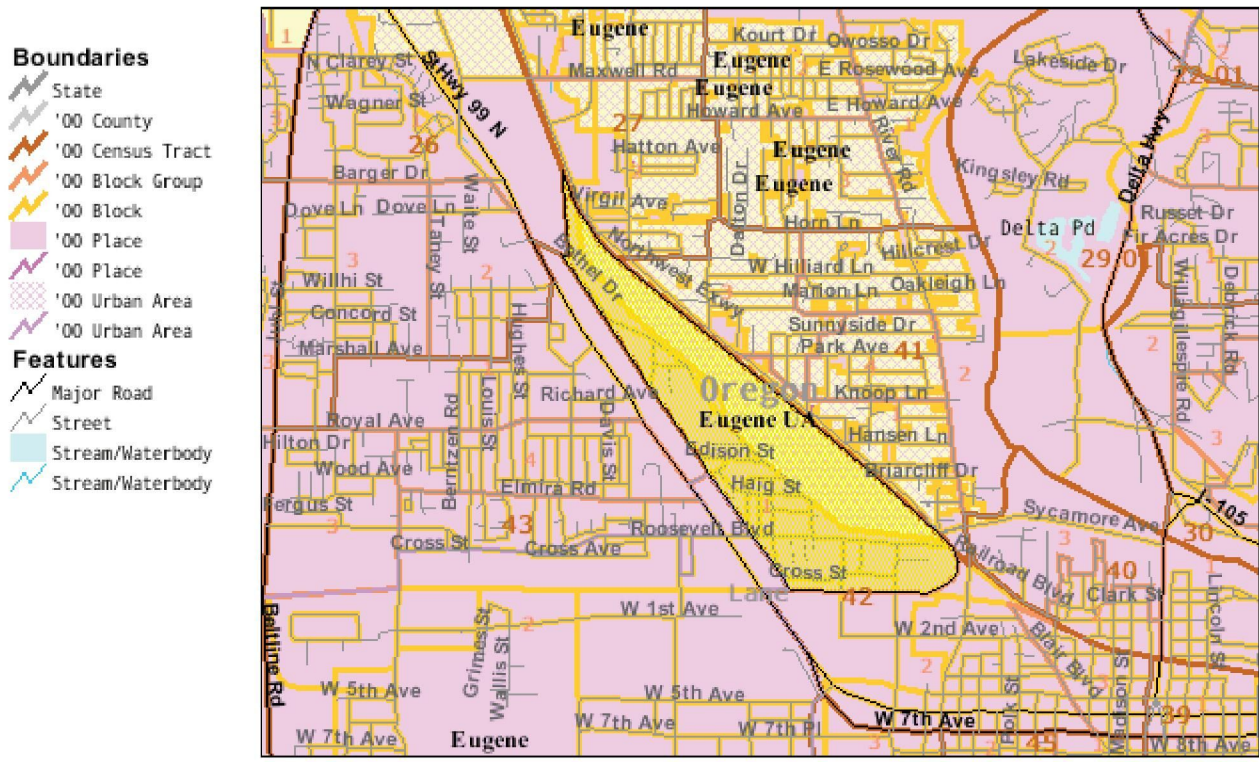
Persons Crimes	3.8%
Property Crimes	1.6%
Behavior Crimes	2.6%



This section of the Neighborhood Analysis is taken from Census sample data that is only reported at the Block Group level. Block groups and neighborhood boundaries do not align. The data below is from Census Tract 42, Block Group 1.

This includes the majority of the Trainsong Neighbors neighborhood, except for the area between the railroad main line and Highway 99.

Because the data is subject to sampling error, and the census and neighborhood boundaries do not align, the following information only illustrates the general area.



## ECONOMIC CHARACTERISTICS

### Income in 1999

Median Family income	21,372
Median Household income	21,989
Per capita income	9,747

### Ratio of income to 1999 poverty level

Persons below 50% of poverty level	166
Persons below 125% of poverty level	622
Persons below 200% of poverty level	1,066

### Poverty status in 1999

Families below poverty level	113
Percent of total families	35.4%
Persons below poverty level	573
Percent of total persons	38.4%



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**LABOR CHARACTERISTICS**

Persons 16 years and over	1,120
In labor force	799
Percent in labor force	71.0%
Civilian labor force	799
Unemployed	121
Percent unemployed	15.1%
Males in labor force	462
Females in labor force	337

**Occupation**

Management, professional, and related occupations	73
Service occupations	198
Sales and office occupations	104
Farming, fishing and forestry occupations	14
Construction, extraction and maintenance occupations	94
Production, transportation, and material moving occupations	195

**Class of Worker (percent employed by)**

Private for-profit wage and salary	72.6%
Private not-for-profit wage and salary	8.8%
Government	6.2%
Self-employed	11.1%
Unpaid family worker	1.3%

**Means of transportation to work**

Workers 16 years and older	653
Percent driving alone	54.2%
Percent carpooling	15.0%
Percent using public transportation	8.9%
Percent using motorcycle	0.0%
Percent using bicycle	12.4%
Percent walking	3.5%
Percent using other means	0.8%
Percent working at home	5.2%
Mean travel time to work (minutes)	24.8

**Educational attainment**

Persons 25 years and older	859
Less than 9 <sup>th</sup> grade	87
9 <sup>th</sup> to 12 <sup>th</sup> grade	133
High school graduate	242
Some college, no degree	288
Associate degree	51
Bachelor's degree	41
Graduate, professional degree	17
Percent high school graduate or higher	74.4%
Percent bachelor's degree or higher	6.8%

**Veteran status**

Civilian veterans 18 years and over	171
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**Disability of civilian non-institutionalized persons**

Total disabilities tallied	832
People 5 to 15 years	36
People 16 to 64 years	718
People 65+ years	69

## 2011 Neighborhood Analysis

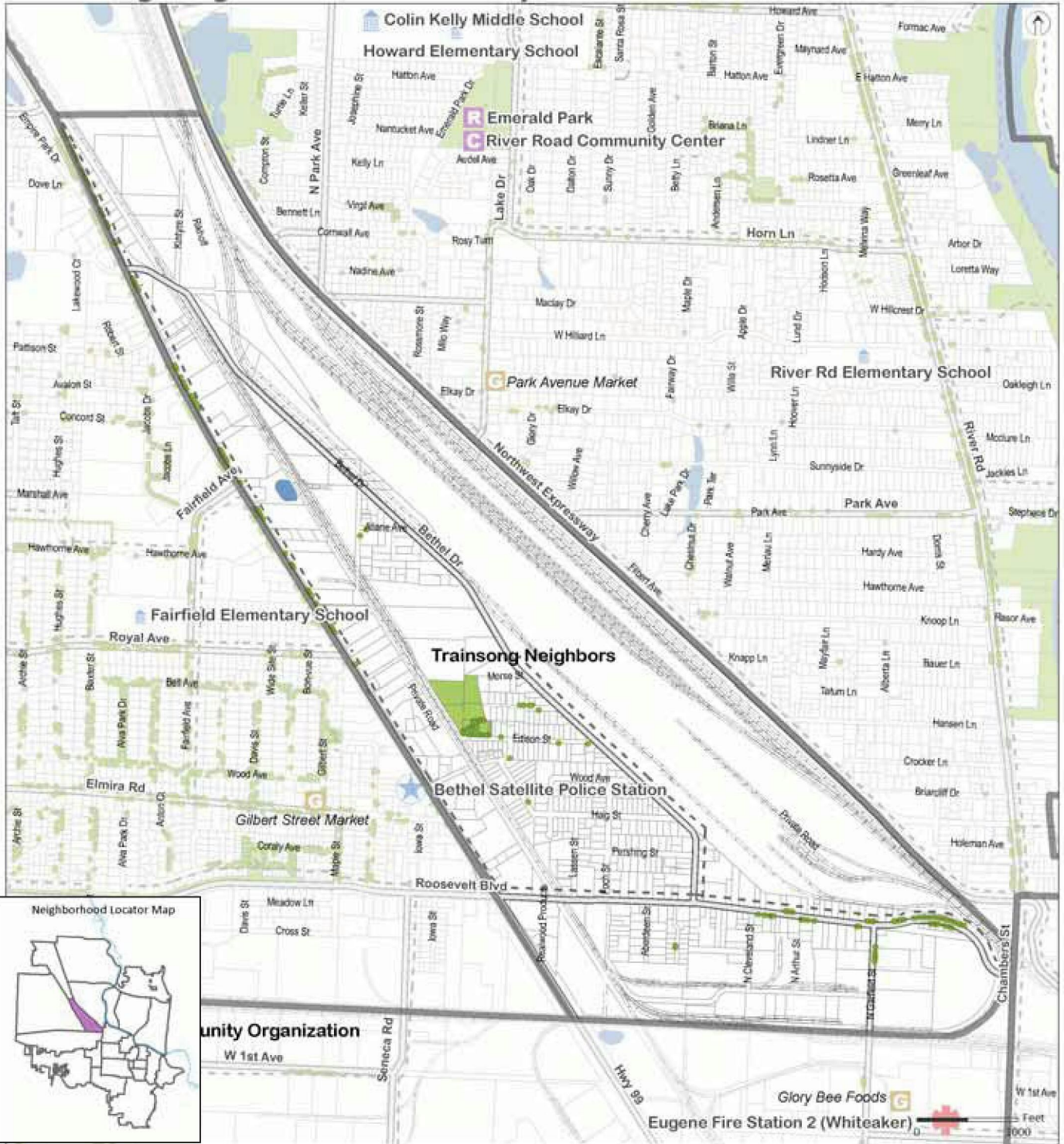
# Trainsong Neighbors







# Trainsong Neighbors Amenities Map



Neighborhood Boundaries	City Hall	<b>Schools</b>	Off Street Ped-Bike paths	Community Garden
Grocery Stores	Fire Station	Elementary School	Bikeways - Built	Water Bodies
The Arts	Police Station	Middle School	Eugene UGB	Parks and Open Space
Community Center	Hospital	High School		City Owned Trees
Library	University			
Museum				
Recreation Center				

December 6, 2011  
 Caution: This map is based on imprecise source data, subject to change and for general reference only  
 Data sources: City of Eugene & Regional GIS, Grocery Stores: infoGroup/Government Division, www.infoUSA.gov.com





# People

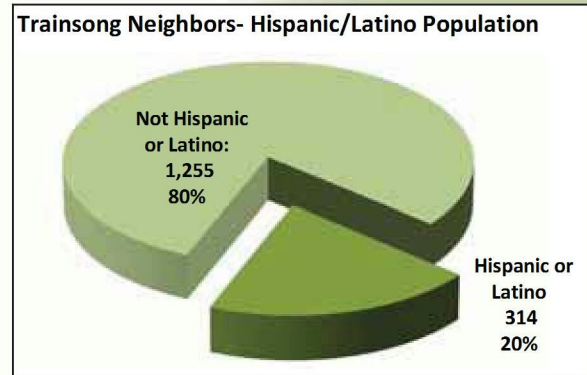
The Trainsong Neighbors neighborhood is a vibrant neighborhood of **1,569** people located in north-central Eugene. This section of the neighborhood profile looks at the characteristics of the people living within the Trainsong Neighbors neighborhood related to race, ethnicity, age, gender, veteran status and education.

## Race and Ethnicity

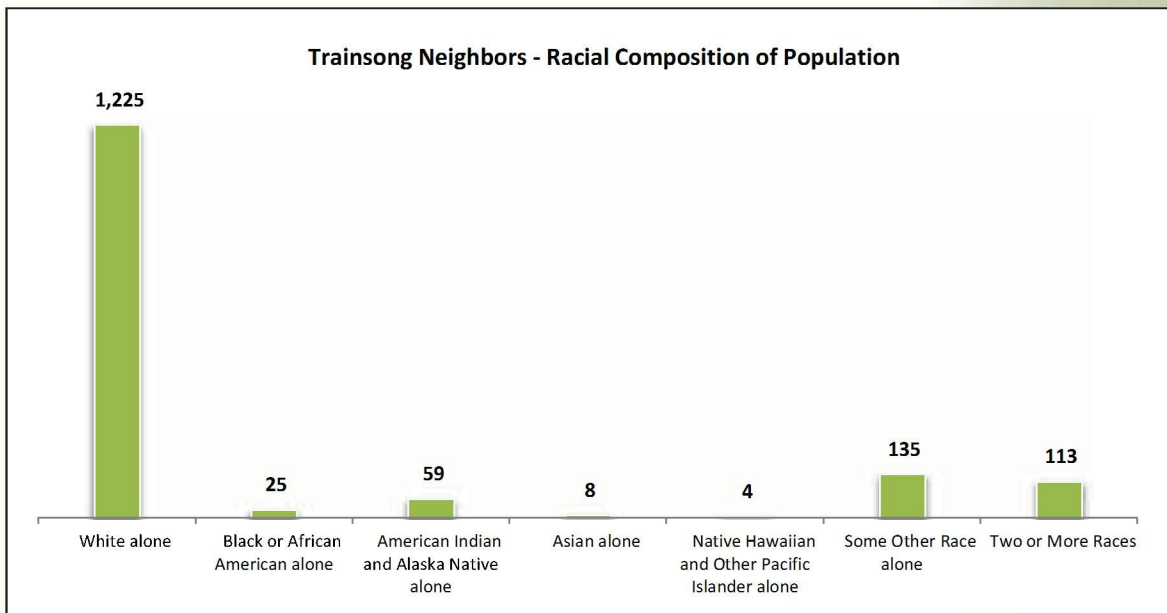
Neighborhoods are comprised of many people with unique histories, backgrounds, culture, and stories. Understanding racial and ethnic diversity within our neighborhoods is also important to understanding and connecting with our neighbors.

The U.S. Census Bureau recognizes racial identity and ethnic identity as distinct characteristics. For ethnicity, the census groups all respondents into one of two categories, which are “Hispanic or Latino” and “Not Hispanic or Latino”. For race, the categories included in the census questionnaire generally reflect a social definition of race recognized in this country, and are not an attempt to define race biologically, anthropologically, or genetically. People may choose to report more than one race to indicate their racial mixture, such as “American Indian” and “White.” Understanding racial and ethnic diversity in our neighborhood is important for understanding our neighbors and ensuring shared and accessible neighborhood amenities.

How does racial and ethnic diversity in our neighborhood compare with the racial and ethnic diversity of the neighbors we know? How can we connect with people of different races and ethnicities in our neighborhood?



Data source: U.S. Census Bureau, Census 2010 Redistricting Data SF (PL94-171)



Data source: U.S. Census Bureau, Census 2010 Redistricting Data SF (PL94-171)

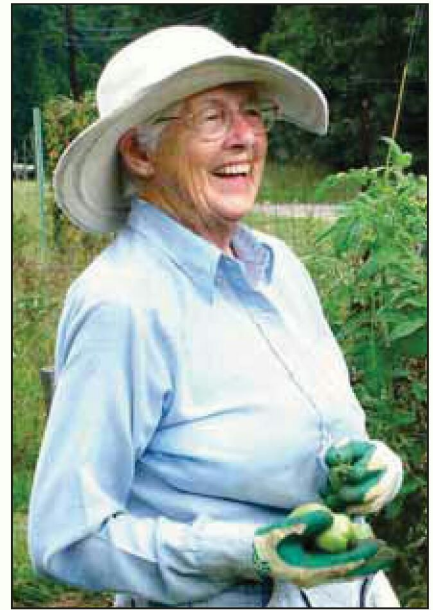




## Age and Gender

Understanding age and gender within our neighborhoods is important to further understand our neighbor's needs. Needs and lifestyles often change throughout the course of one's life. By understanding the diversity of our neighbors' age and gender, we can work to ensure our neighborhoods provide appropriate services for men and women, the young and elderly, and everyone in between.

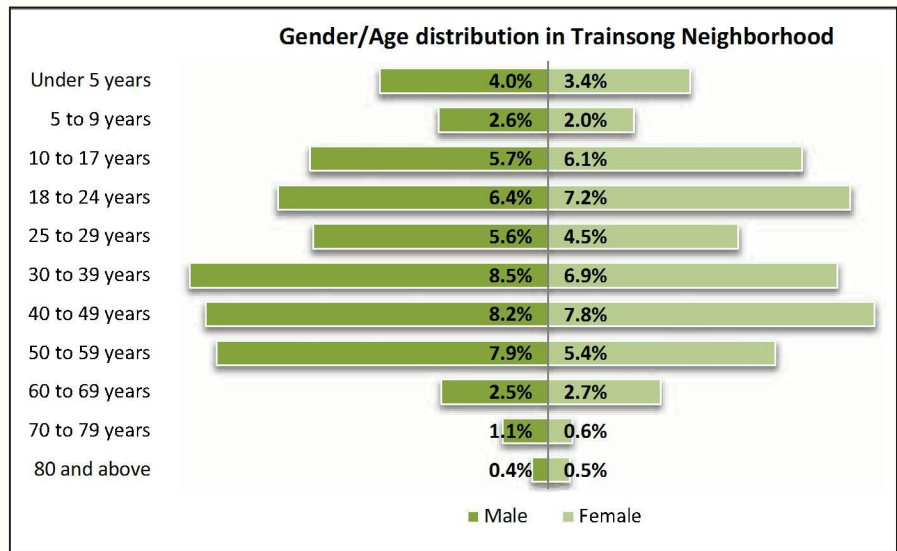
Data on the age of the person in complete years is recorded at the time of the 2010 Census interview. Both age and date of birth are used in combination to calculate the most accurate age at the time. In the graph below, age is shown along with gender to offer a snapshot of the age related to gender within our neighborhood. How might this affect our neighborhood? What does our neighborhood offer people of different ages? What challenges or opportunities does our gender/age mix provide?



## Veterans

Veterans are men and women who have served (even for a short time), but are not currently serving, on active duty in the U.S. Army, Navy, Air Force, Marine Corps, or the Coast Guard, or who served in the U.S. Merchant Marine during World War II. People who served in the National Guard or Reserves are classified as veterans only if they were ever called or ordered to active duty, not counting the 4-6 months for initial training or yearly summer camps. While it is possible for 17 year olds to be veterans of the Armed Forces, census data is restricted to the population 18 years and older.

Understanding the number of veterans is important for determining housing needs and services within the neighborhood. What challenges and opportunities does our neighborhood present for veterans entering civilian life?



Data source: U.S. Census Bureau, Census 2010, Table P12

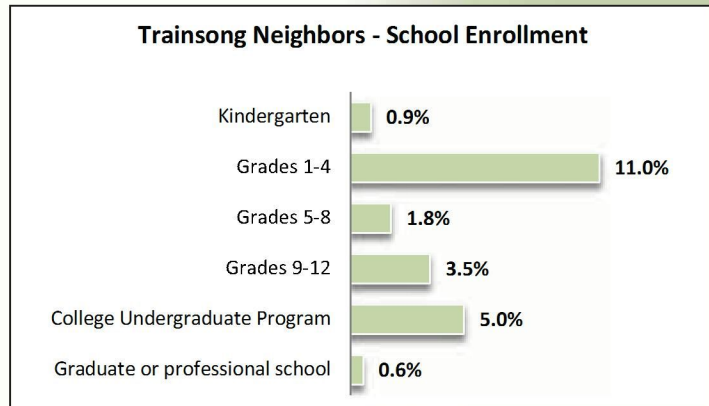


Data source: U.S. Census Bureau, ACS 2005-09, Table B21001



## School Enrollment

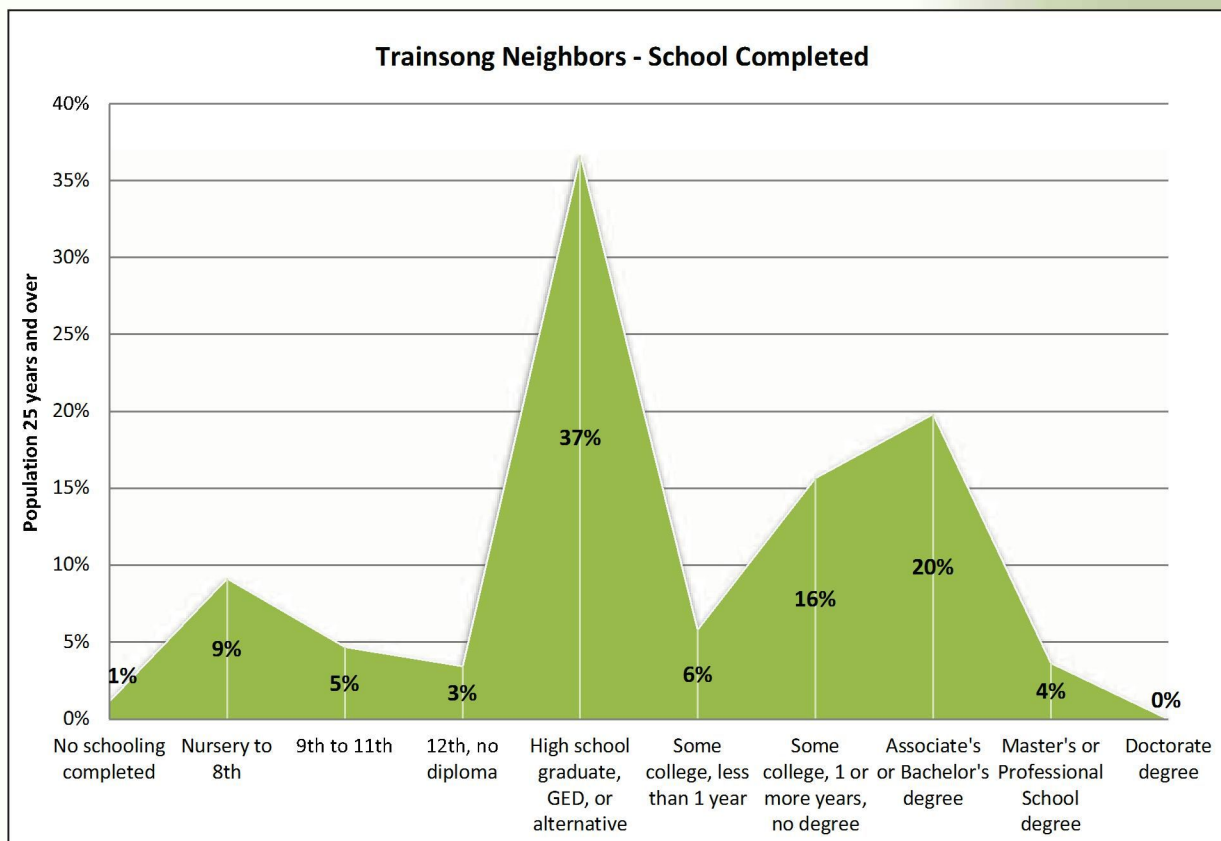
School enrollment captures the individuals who report being enrolled in a school. A school is considered an educational institution which advances a person towards an elementary school certificate, high school diploma, or college, university, or professional school (such as law or medicine) degree. A significant portion of our neighborhood is enrolled in school at any given time and schools are important assets in our neighborhood. What does school enrollment tell us about the needs and lifestyles of neighbors? What opportunities exist in our neighborhood for collaboration with educational institutions?



Data source: U.S. Census Bureau, ACS 2005-09, Table 14002

## Educational Attainment

Educational attainment refers to the highest level of education that an individual has completed. This is distinct from the level of schooling that an individual is attending. Educational attainment is often correlated with economic prosperity and because of this, can offer a glimpse into the neighborhood's current and future housing and development needs. In what ways might educational attainment influence the priorities and needs of neighborhood residents?



Data source: U.S. Census Bureau, ACS 2005-09, Table 15002









# Homes

Housing is one of the most identifiable characteristics of a neighborhood. Different elements related to housing, such as the renter/owner mix, housing age and household characteristics play crucial roles in how we define our neighborhoods. Trainsong

Neighbors has **659** housing units. The majority of the neighborhood's 1,569 residents live in the 630 of these housing units that are occupied, and the remaining 44 residents are living in group quarters.

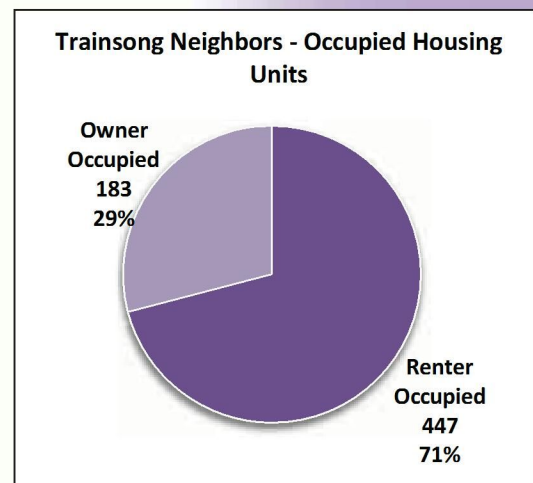


## Renter and Owner Homes

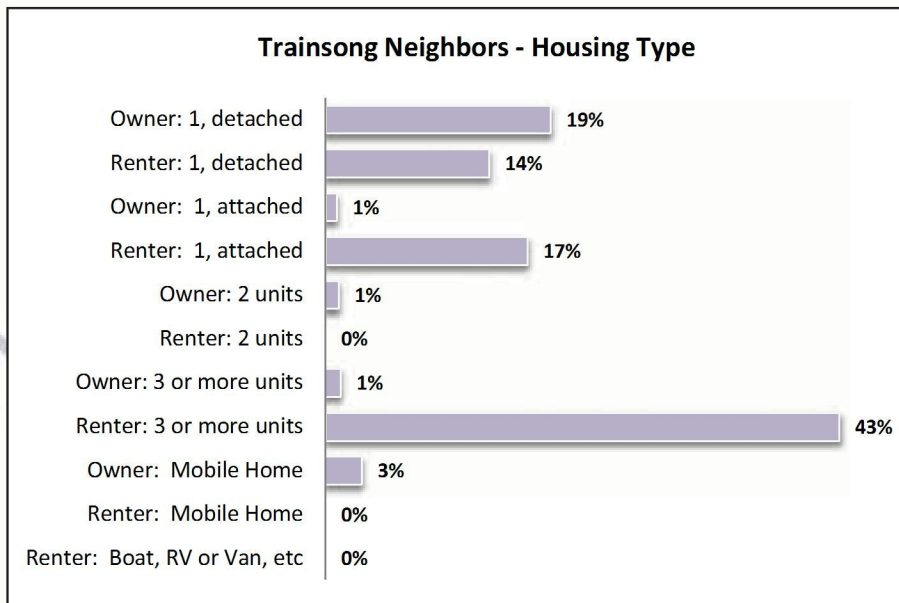
All neighborhoods in Eugene have a mix of both rental and owner-occupied housing. Understanding this mix within neighborhoods offers insight into the economic and social fabric of a neighborhood.

A housing unit is owner-occupied if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. All occupied housing units which are not owner-occupied, whether they are rented or occupied without payment of rent, are classified as renter-occupied.

The chart below displays the percentage of owners and renters in the neighborhood in relation to the types of housing in which they live. What types of housing units are most prevalent in our neighborhood? How might different housing types reflect differing needs and circumstances of neighborhood residents? How does the mix of housing affect the character of the neighborhood?



Data source: U.S. Census Bureau, Census 2010, Table H4 Tenure



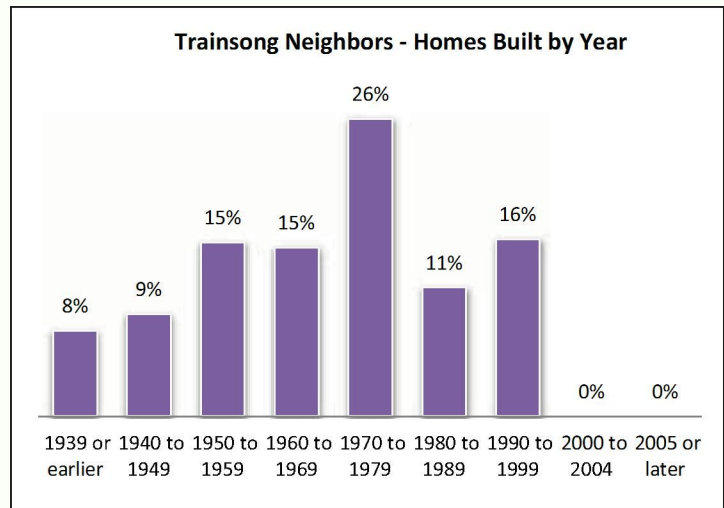
Data source: U.S. Census Bureau, ACS 2005-09 Table B25032

The chart data are presented for the number of housing units in structures of specified type and size, not for the number of residential buildings.



## Age of Housing

Knowing the age of housing helps identify new housing construction and investment within our neighborhood and also measures the disappearance of old housing. This data also helps in the development of formulas to determine substandard housing and provide assistance in forecasting future services, such as energy consumption and fire protection. What does our neighborhood's mix of housing ages reveal about the past, present, and future of our neighborhood?

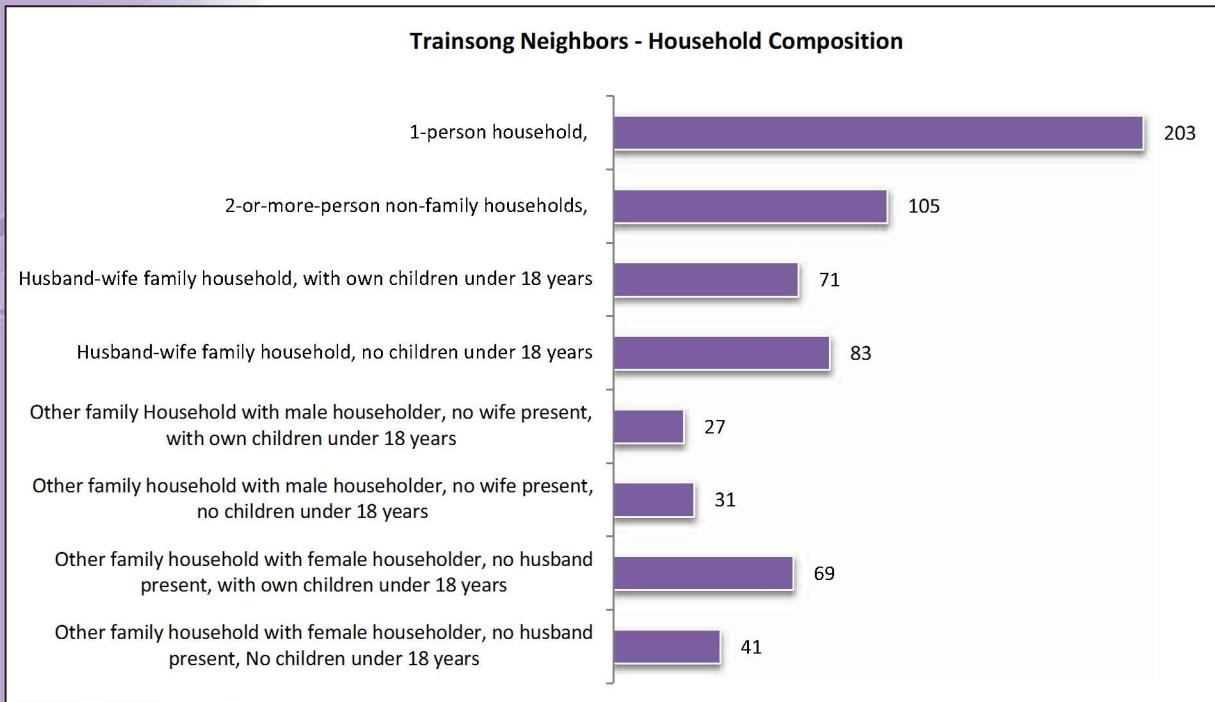


Data source: U.S. Census Bureau, ACS 2005-09 Table B25034

## Households in our Neighborhood

The composition of the households within our neighborhood helps us to understand our neighbors and how housing is used within our neighborhood. For the census, the number of households corresponds with the neighborhood's 630 occupied housing units. One person in each household is designated as the householder. In most cases, this is the person, or one of the people, in whose name the home is owned, being bought, or rented. Households are classified by type according to the gender of the householder and the presence of relatives. Two types of householders are distinguished: a family householder and a non-family householder. A non-family householder is a householder living alone or with nonrelatives only. A family householder is a householder living with one or more individuals related by birth, marriage, or adoption. Traditionally, census surveys do not report same-sex married couples as a family household.

What circumstances influence household composition? In what ways might the composition of a household change over time?



Data source: U.S. Census Bureau, Census 2010, Table P19





# Economic Vitality

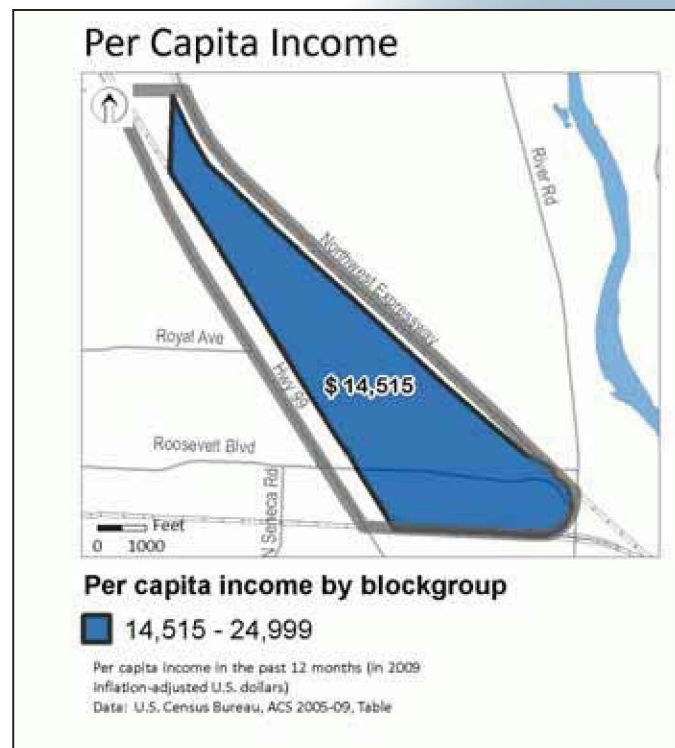
Economic vitality within our neighborhood can be understood in different ways. How much people earn, the number of people living in poverty, and how much people spend on housing are very important to neighborhood resiliency, growth and the long-term health of our neighborhood.

Income is one of the most commonly used measures of economic well-being for individuals and communities. For the census, income includes a person's salary and wages, along with interest, dividends, and other income sources. These sources include periodic income such as unemployment compensation or regular contributions from family members. The three income maps shown here display how income varies within our neighborhood by considering income for individuals (per capita), for households, and for families. Each of these maps has limitations, but provides unique insights into the economic well-being of neighborhood residents. Together, they create a picture of economic vitality, and how it varies within our neighborhood. Per capita income provides a useful way to compare income between geographic areas by identifying the average income for all of the residents within an area. As a measure of economic well-being, it does not take into account how individual incomes vary within a population. It also does not take into account the saving involved when people share households and resources. In contrast, median household income and median family income can help demonstrate this shared savings.

The data collected by the census uses geographic areas that have different boundaries than Eugene neighborhood association boundaries. The maps used in this analysis display data for all census block groups that intersect with the neighborhood boundaries. While this is not precise and gives numerous values for the neighborhood, it is useful in understanding how incomes may vary geographically within the neighborhood.

## *Per Capita Income*

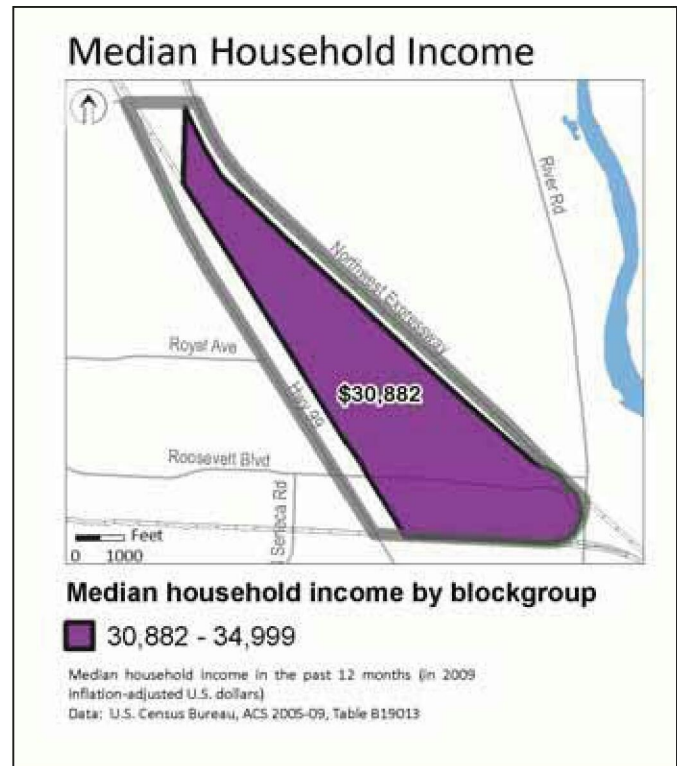
Per capita income is the average income of individuals within a population. The census calculates per capita income by summing the incomes reported for all people 15 years old and over, and dividing this total by the population of each block group. Since it is an average of everyone's incomes, it can be skewed by a few people with very high or very low incomes. Per capita income is a good measure of the concentration of income in a geographic area.





### Median Household Income

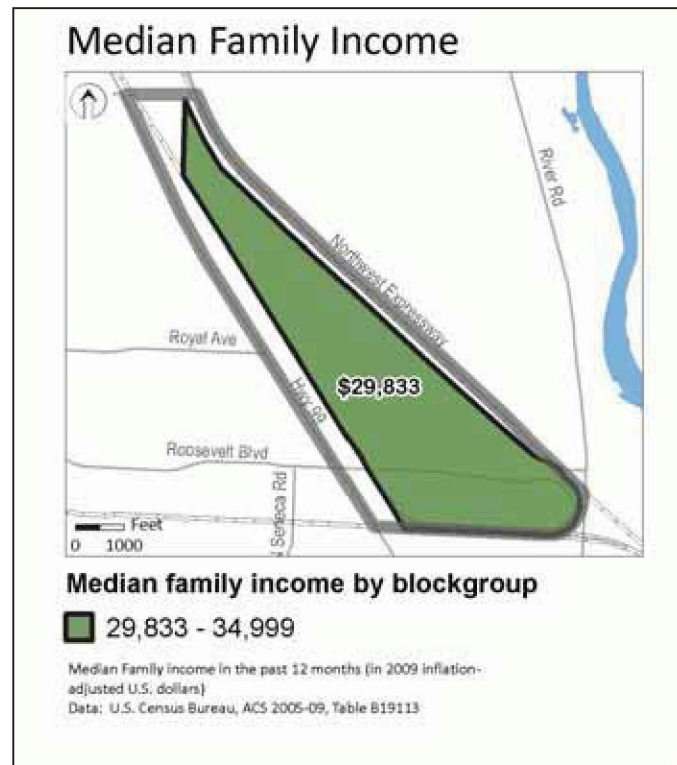
Median household income is a measure of the income of the householder and all household members 15 years old or older, whether they are related to the householder or not. If the household incomes within the neighborhood were listed from smallest to highest, the median household income would be the one that falls directly in the middle of the list. This method of deriving household income creates a snapshot of household incomes within the neighborhood that is not strongly skewed by households with very high or very low incomes. Since many households consist of only one person, median household income is usually less than median family income. Median household income offers a view of what people near the middle of the neighborhood's wage scale are earning.



### Median Family Income

Median family income is a measure of the income of people living in family households. In compiling median family income, the incomes of the householder and all household members 15 years old and older related to the householder are summed and treated as a single amount. Median family income also provides a view of how income varies in our neighborhood that is not strongly skewed by very high or very low incomes. Capturing family income also removes single-person households from the equation, giving a better view of what families are earning. Since individuals are omitted, family incomes tend to be a little higher.

Are there lower and higher income areas within our neighborhood? In what ways might income influence the priorities and lifestyles of neighborhood residents?







## Cost of Housing

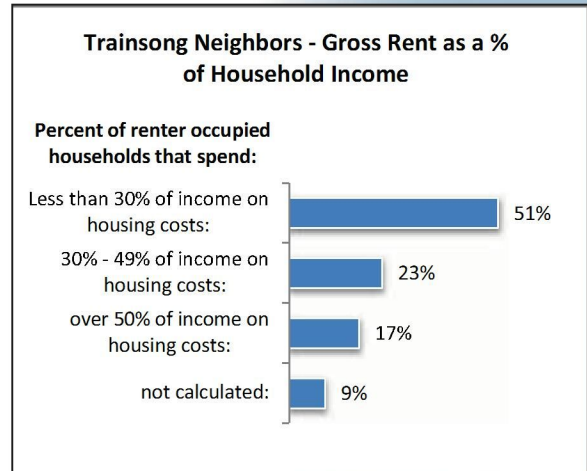
Monthly housing costs as a percentage of household income provide information on the cost of monthly housing expenses for both owner and renter households. The information offers an excellent measure of housing affordability and excessive housing costs.

Households, both owner and renter, experiencing housing costs of 30% of income or greater are considered to experience a housing cost burden. If a household is spending 50% or greater on housing costs, they are considered to be experiencing a severe housing cost burden. In the Trainsong Neighbors neighborhood, **307** households experienced some degree of housing cost burden.

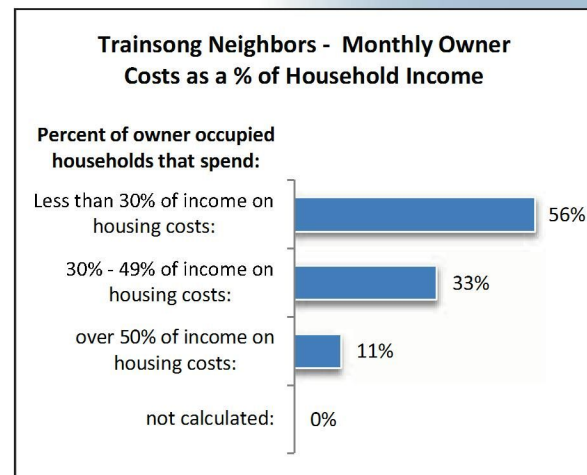
Understanding housing cost burden is important to understanding the economic stability of residents within a neighborhood and for developing solutions that may help to lower a households cost burden.

## Individuals and Families in Poverty

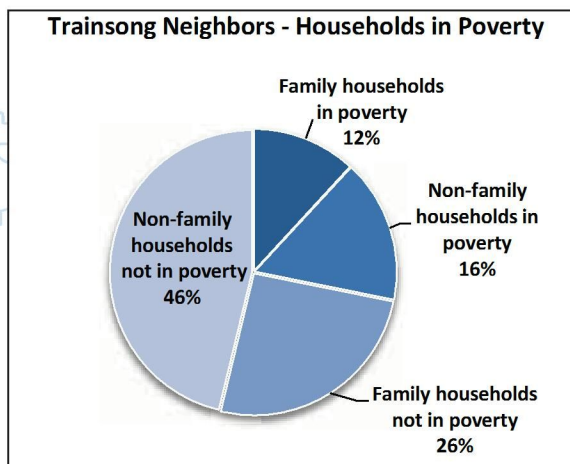
Poverty within our neighborhoods is an issue which sheds light on the most pressing needs of our neighbors. High-levels of poverty within our neighborhoods also has significant impacts on the long-term development, maintenance and sustainability of our neighborhood fabric. Understanding poverty is important in order to address its causes and the effects it has on our neighborhoods.



Data source: U.S. Census Bureau, ACS 2005-09, Table B25070



Data source: U.S. Census Bureau, ACS 2005-09, Table B25091



Data source: U.S. Census Bureau, ACS 2005-09, Table B17017

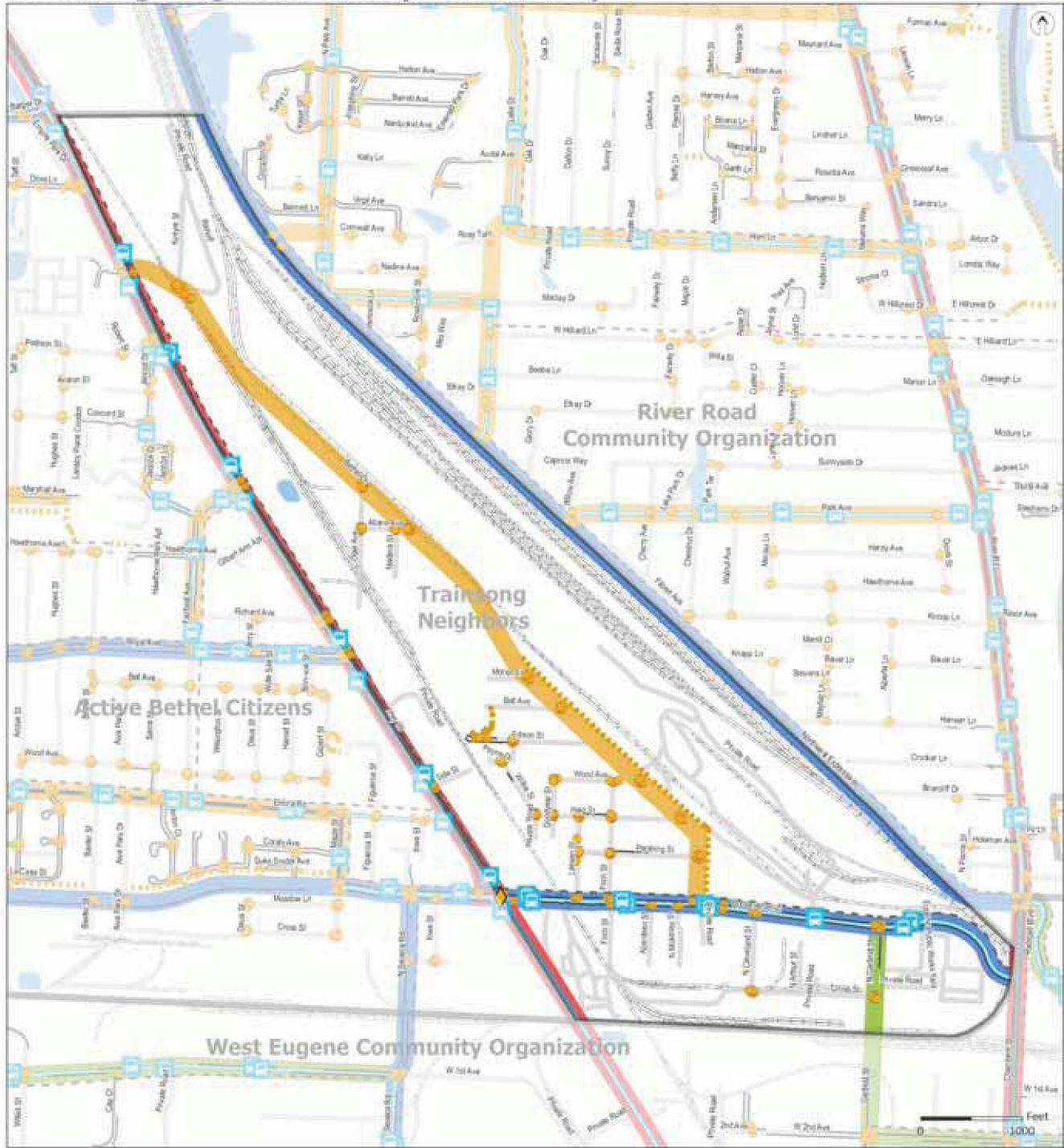
To determine the poverty status of families and unrelated individuals, the Census Bureau uses income cutoffs. These are determined by family size from one person to nine or more people. The national poverty level varies by the size of the household and is updated annually. For 2011, the poverty level for an individual was an annual income of \$10,890 or less. For a family of four, the poverty level was an annual income of \$22,350 or less.

In the Trainsong Neighbors neighborhood, a total of **173** households experienced at least twelve months of poverty from 2005-2009. How does poverty affect the neighborhood as a whole? How does it compare to other neighborhoods in Eugene?





# Trainsong Neighbors Transportation Map



Trainsong Neighbors Transportation

- Eugene UGB
- Neighborhood Boundaries
- Audible Pedestrian Signals
- Sidewalk Ramps
- Sidewalks
- Major Arterial
- Minor Arterial
- Major Collector
- Neighborhood Collector
- Local
- On-Street Bike Routes
- Off-Street Bike-Ped Paths, Soft Trails
- Off-Street Bike-Ped Paths
- Railroads
- EmX Bus Route
- LTD Stops
- Bus Routes



January 11, 2012  
 Caution: This map is based on imprecise source data, subject to change and for general reference only.  
 Data sources: City of Eugene & Regional GIS



# Transportation

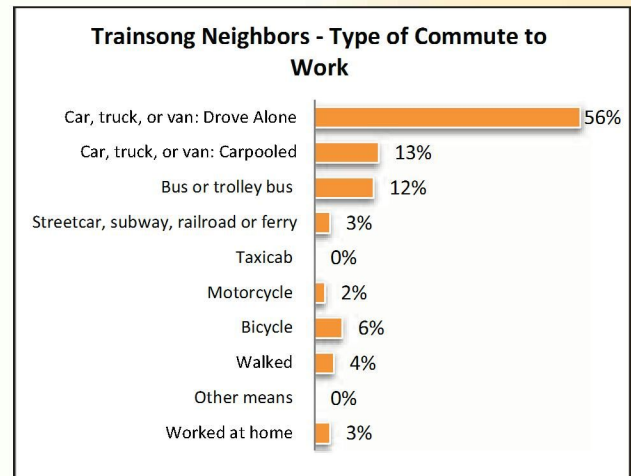
How we use transportation is important to our quality of life and the quality of our neighborhood. How we commute to work and how long it takes speaks to many neighborhood development issues such as street size, parking, the location of employment and the safety of our streets.



## Commute to Work

Commute to work refers to the principal mode of travel that the worker usually used to get from home to work.

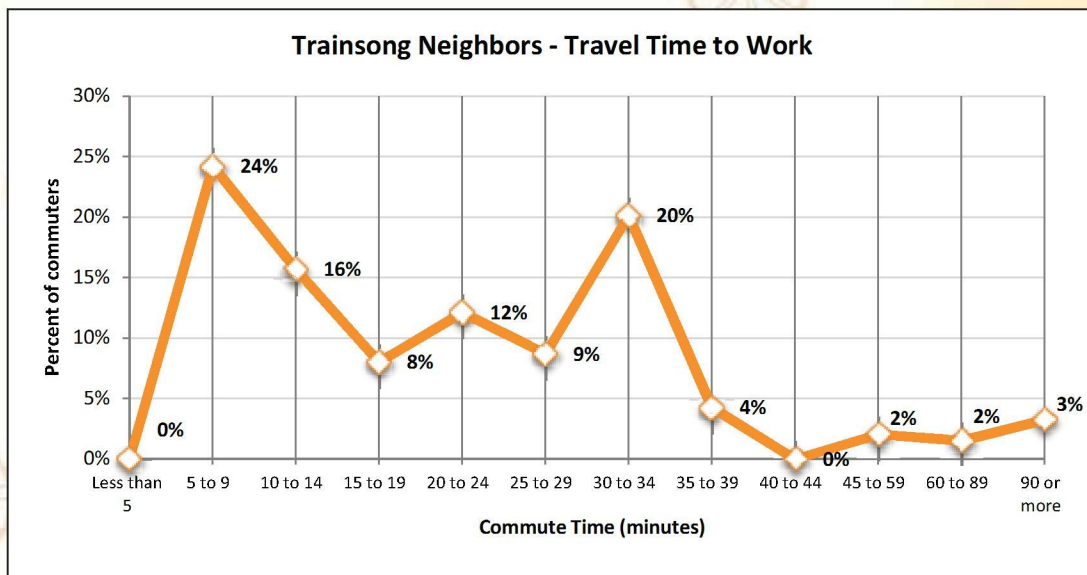
People who used different means of transportation on different days of the week were asked to specify the one they used most often, that is, the greatest number of days. This data may show workers using modes of public transportation that are not available in those areas (for example, subway or elevated riders in a metropolitan area where there is no subway or elevated service). This result is largely due to people who worked during the week at a location that was different from their usual place of work (such as people away from home on business in an area where subway service was available). What factors influence commute choices in our neighborhood?



Data source: U.S. Census Bureau, ACS 2005-09, Table B08301

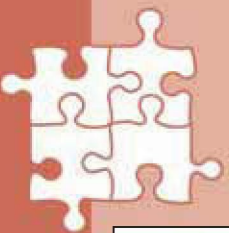
## Commute to Work Time

Commute to work time data displays the number of people who commute from the home and how long their trip to work lasts. These times include the total trip, waiting for a bus and picking up passengers in a carpool are included in the total time. How do commute to work trends in our neighborhood differ from other neighborhoods in Eugene?

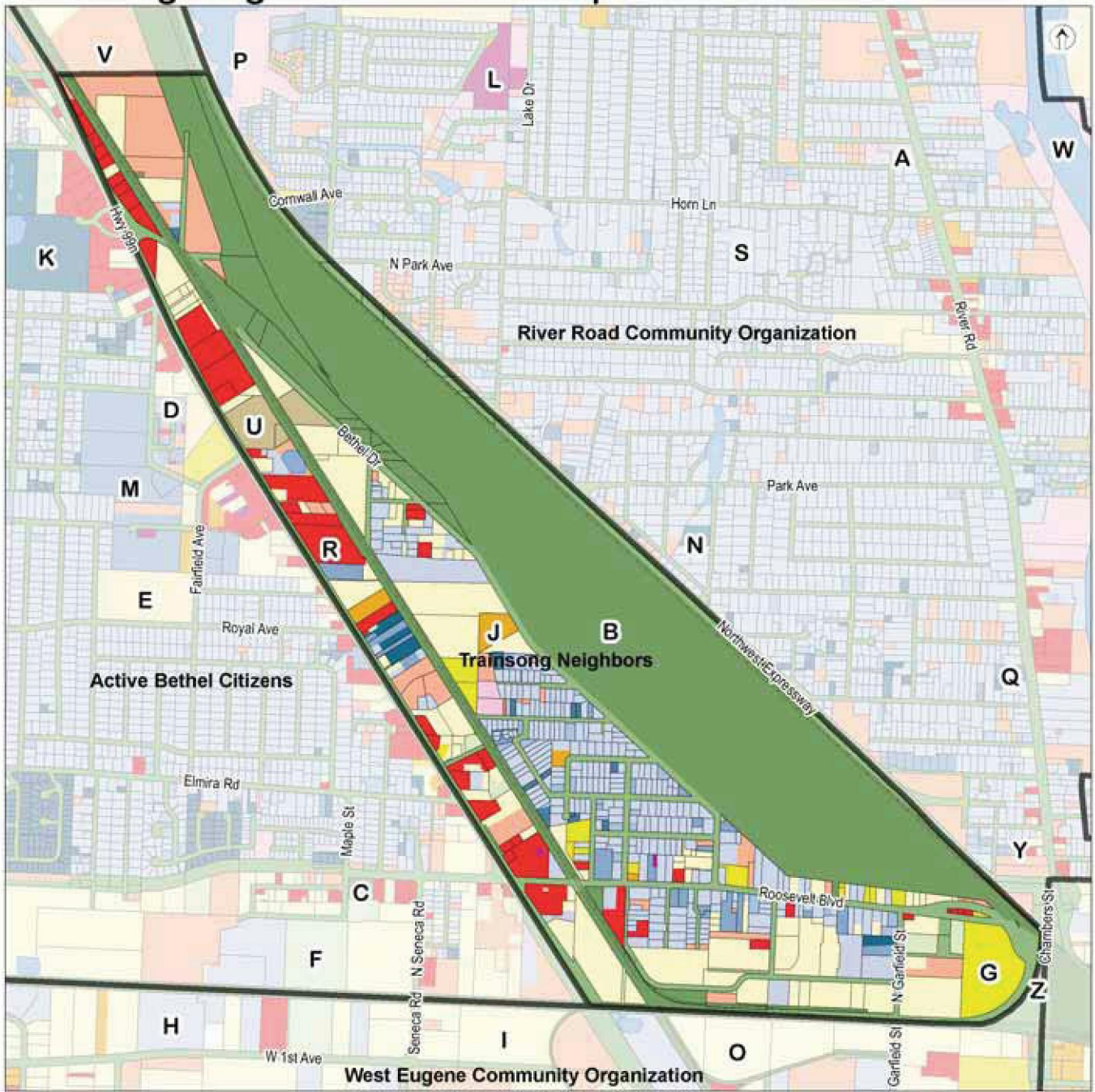


Data source: U.S. Census Bureau, ACS 2005-09, Table B08303





# Trainsong Neighbors Land Use Map



<ul style="list-style-type: none"> <li>■ Neighborhood Boundaries</li> <li>□ Taxlots</li> <li>■ Agriculture, A</li> <li>■ Timber, T</li> <li>■ Industrial, I</li> <li>■ Utilities, U</li> </ul>	<ul style="list-style-type: none"> <li>■ Communication, C</li> <li>■ Residential - single, S</li> <li>■ Residential - duplex, D</li> <li>■ Residential - multi, M</li> <li>■ Residential - group, Q</li> <li>■ Mobile Home - single lot, N</li> </ul>	<ul style="list-style-type: none"> <li>■ Mobile Home - park, K</li> <li>■ Educational, E</li> <li>■ Religious, J</li> <li>■ General Services, O</li> <li>■ Government, G</li> <li>■ Retail Trade, R</li> </ul>	<ul style="list-style-type: none"> <li>■ Wholesale Trade, H</li> <li>■ Parks, P</li> <li>■ Water, W</li> <li>■ Recreation, L</li> <li>■ Vacant, V</li> <li>■ Transportation, F</li> </ul>	<ul style="list-style-type: none"> <li>■ Alley, Walks &amp; Bikes, Y</li> <li>■ Roads, Z</li> <li>■ Railroad, B</li> </ul>
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0 500 Feet

October 14, 2011.  
 This map best read in color. A colored map is available in the online version on your neighborhood association webpage.  
 Caution: This map is based on imprecise source data, subject to change and for general reference only. Data sources: City of Eugene & Regional GIS



# Land Use & Zoning

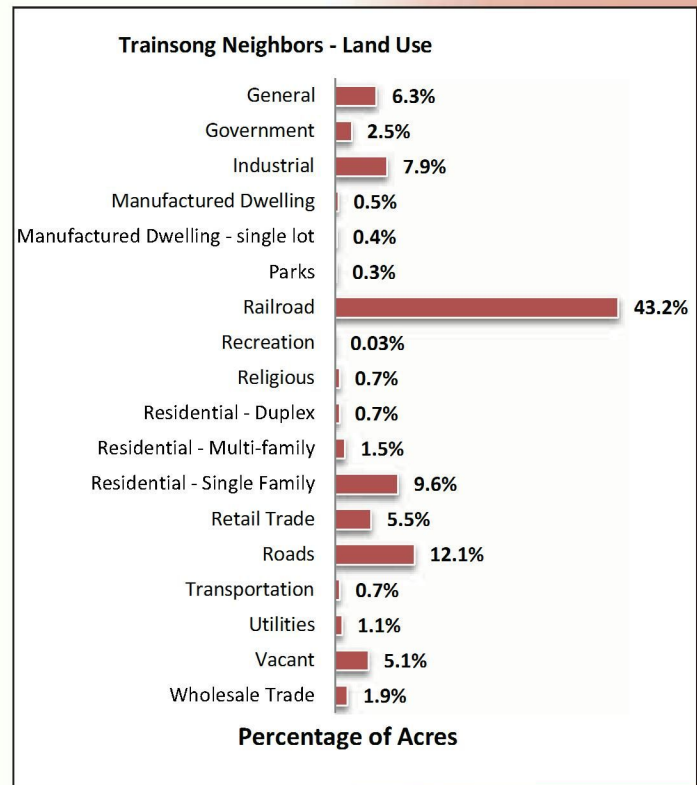
The character and future development of our neighborhoods are greatly influenced by the land use and zoning decisions that influence different kinds of development. Zoning and land use have a strong influence on our neighborhood's sense of place and establish a blueprint for future changes.

## Land Use

Neighborhoods are often defined by how land within them is currently being used. This means not only residential, commercial and industrial uses, but also roads, religious and recreational uses.

The Trainsong Neighbors neighborhood has a total of **650** acres. The graph to the right displays how these acres are divided into different land uses. Does this differ from your assumptions about land use in the neighborhood?

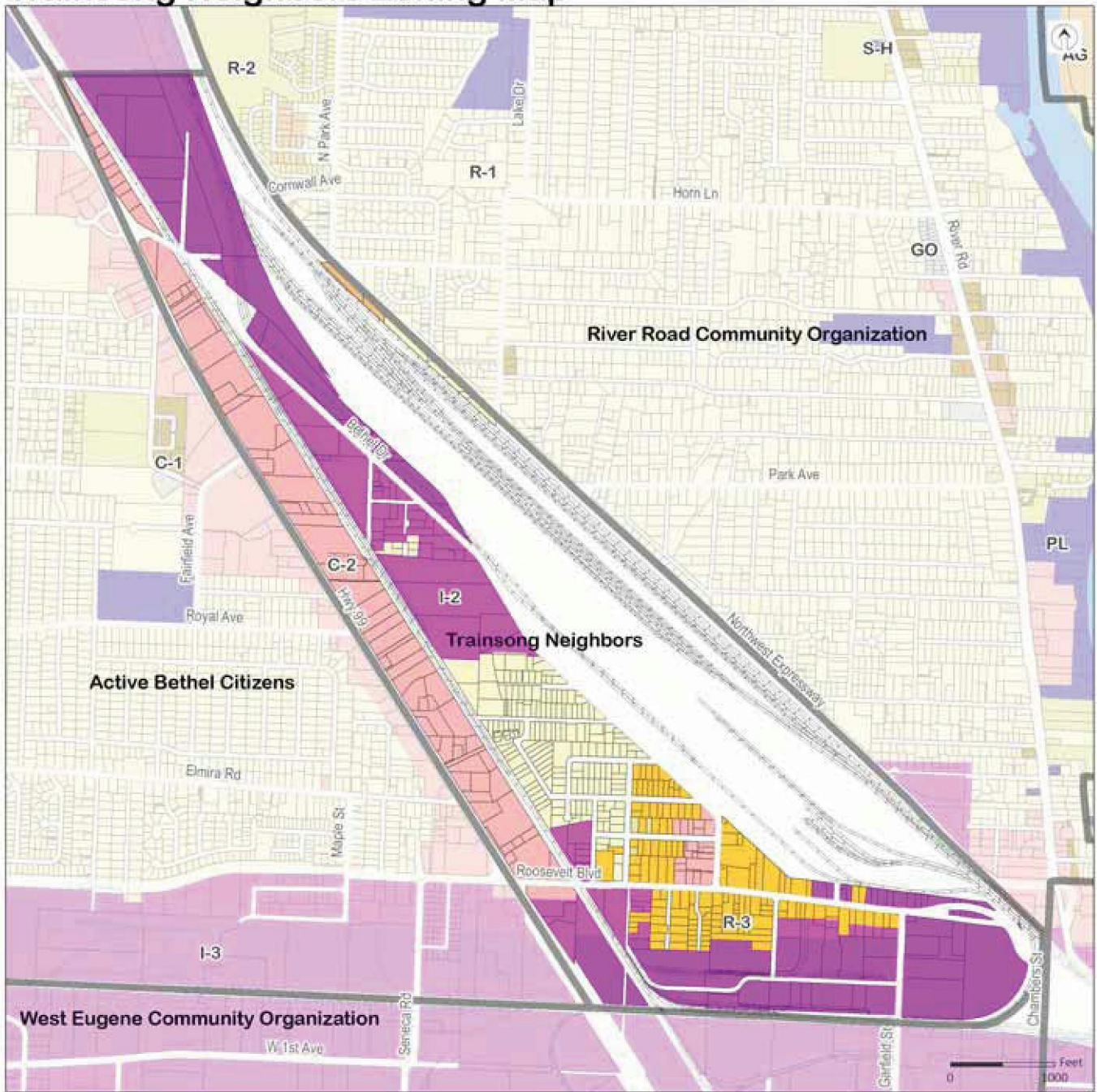
The map on the left displays how land is currently being used within Trainsong Neighbors. How does the use of land in the neighborhood affect character and livability?



Data source: City of Eugene & Regional GIS, October 2011



# Trainsong Neighbors Zoning Map



- |                              |                              |                                       |                               |
|------------------------------|------------------------------|---------------------------------------|-------------------------------|
| Eugene UGB                   | Major Commercial, C-3        | Natural Resource, NR                  | High Density Residential, R-4 |
| Neighborhood Boundaries      | Commercial Industrial, C-4   | Public Land, PL                       | Special Area - Historic, S-H  |
| Taxlots                      | General Office, GO           | Low Density Residential, R-1          | Special Area Zone, S          |
| Agricultural, AG             | Campus Industrial, I-1       | Rowhouse, R-1.5                       |                               |
| Neighborhood Commercial, C-1 | Light Medium Industrial, I-2 | Medium Density Residential, R-2       |                               |
| Community Commercial, C-2    | Heavy Industrial, I-3        | Limited High Density Residential, R-3 |                               |



Map 10/10/11. Zoning data as of 10/3/11. This map best read in color. A colored map is available in the online version on your neighborhood association web page.  
 Caution: This map is based on imprecise source data, subject to change and for general reference only. Data sources: City of Eugene & Regional GIS

Trainsong Neighbors

Land Use

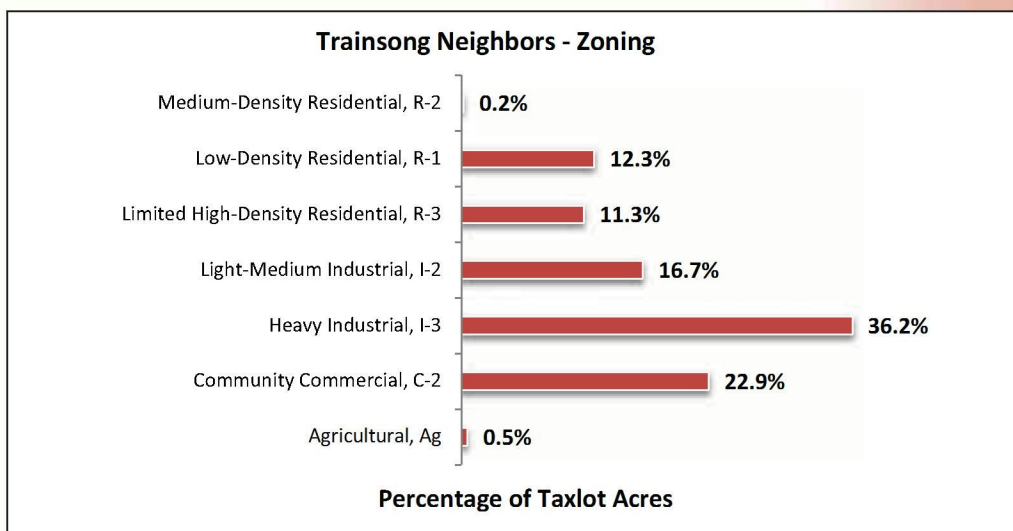




## Zoning

How a neighborhood is zoned determines not only how land is currently being used but how the land will be used in the future. Understanding how zoning influences our neighborhoods is important to helping us create a sense of place that fits neighborhood needs.

The graph below displays current zoning within the Trainsong Neighbors neighborhood. How does this help to explain current land uses? How might current zoning affect the physical nature of our neighborhood in the future?



Data source: City of Eugene & Regional GIS, October 2011



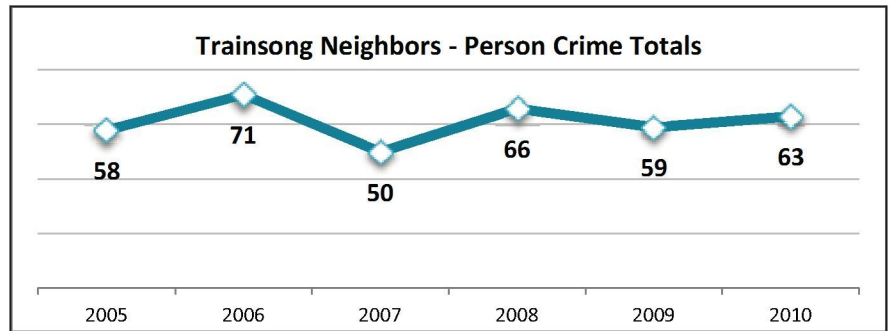
# Safety

Neighborhood safety is a vital element of a healthy and sustainable neighborhood. Crimes within our neighborhoods are often indicative of many other elements including housing quality, economic vitality and accessible amenities. The data below from the City of Eugene Police Department offers a snapshot of different types of crime in the Trainsong Neighbors neighborhood over the past five years and includes only Eugene Police data.



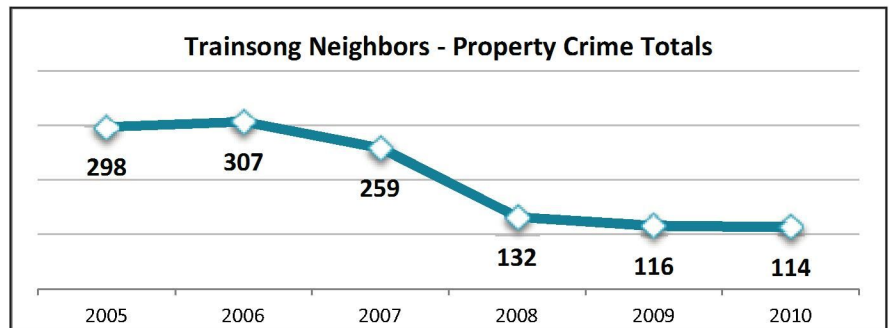
## Personal Crime

Personal crimes include criminal offenses in which the victim is present and the act is violent, threatening, or has the potential of being physically harmful; examples include homicide, robbery, kidnapping, assault, rape, and other sex offenses.



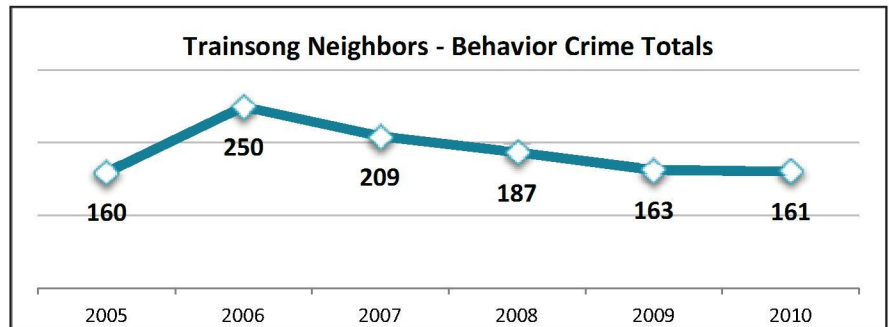
## Property Crime

Property crimes include offenses which involve property destruction or taking something of value by theft or deception; examples include burglary, vehicle theft, other thefts, forgery and fraud, arson, and vandalism.



## Behavioral Crime

Behavioral crimes include criminal offenses that violate laws relating to personal conduct, responsibility, and public order; these include prostitution, drug and alcohol offenses, weapons offenses, and disorderly conduct.



Data source: City of Eugene Police Department

What might explain differences in safety across neighborhoods in Eugene? How might age, gender, race, ethnicity, or income levels influence perceptions of safety? How can we effectively address issues of crime and safety in our neighborhoods?



Please note:

Neighborhood boundaries do not align with census boundaries. The best effort was made to designate census blocks and block groups to neighborhoods. There may be areas where census geographies overlap multiple neighborhoods, or are duplicated to ensure the best representation of that neighborhood.

Data from Neighborhood Analysis 2000 may not be directly comparable to the 2011 Neighborhood Analysis, due to census geography changes. For more detailed information, please see the Appendix at [www.eugene-or.gov/neighborhoods](http://www.eugene-or.gov/neighborhoods) or call Lorna Flormoe at 541-682-5670 for access to the Appendix.