

**"FRIENDS OF MONROE PARK"  
A CALL TO ACTION**

--Ted M. Coopman, JWN Board Member-at-Large

The JWN is sponsoring the formation of a "Friends of Monroe Park" group. The goal is to create an active community of park users and neighbors to advocate, protect, and preserve this valuable cultural resource. The group seeks to build relationships with Eugene Parks and Open Space, the Eugene Police Department, and other city agencies to attract resources and attention to the park.

Monroe Park is a gem and we felt that it was time to take direct action to ensure that the Park is a safe and attractive shared place for ALL respectful users. Challenges and opportunities include:

- The debate over the future of the large park sculpture
- Plans by Parks and Open Space to remodel many city parks – organized groups may be able to get priority and we want a say in what is done
- The issues of illegal camping, noise, trash and other problematic activities (exacerbated by increased police presence in the Park Blocks pushing problem users into the adjacent neighborhoods)
- Revisiting bathroom access
- Consider a reduction of evening park hours (current open until 11 pm) except for events

We envision lots of ways for people to get involved. All JWN Residents and Business Owners are invited!

To become a Friend of Monroe Park, contact Ted via email:

[tmcoopman@yahoo.com](mailto:tmcoopman@yahoo.com)

**NEIGHBORHOOD REFINEMENT PLANS –  
A PRIMER**

--Jim Givens, JWN Board Member-at-Large

As the Board of Directors for the Jefferson Westside Neighbors begin work updating our neighborhood refinement plan, I thought it might be helpful to summarize a few important points about the nature of refinement plans in general, and the need now to amend our neighborhood refinement plan in particular. All of the information for this brief summary comes from a public presentation by Paul Conte entitled "Demystifying Refinement Plans: An Introduction for Neighbors and Planners" with the permission of the author. A copy of that presentation may be found at this address:

[trusttheneighbors.files.wordpress.com/2016/04/demystifyingrefinementplans-slides.pdf](http://trusttheneighbors.files.wordpress.com/2016/04/demystifyingrefinementplans-slides.pdf)

A refinement plan is "a document adopted by the City Council that provides planning elements that are consistent with, but more specific than, the planning elements in the Eugene-Spring-



field Metropolitan Area Plan (Metro Plan)". A neighborhood refinement plan addresses:

- Land use and development
- Housing and transportation
- Public facilities and service
- Recreational needs and other subjects

A refinement plan is derived from a participatory process wherein a particular neighborhood may define goals and principles that both identify and codify ideas held in common regarding the positive character and structure of the neighborhood, both as it exists now and regarding its growth and change in the future.

Our current refinement plan dates back to 1987. To be clear, the Jefferson Westside Neighborhood has two refinement plans that have been approved by the city council: the Westside Neighborhood Plan which covers north of W. 13th Ave., and the Jefferson/Far West Refinement Plan which covers south of W. 13th Ave. We will be working on updating the Westside Neighborhood Plan. Some of the goals identified in that plan are:

- Protect and improve the residential quality of the neighborhood
- Protect the neighborhood from the negative effects of motor vehicle traffic
- Provide public facilities and services to meet the unique needs of the neighborhood
- Ensure that new development is in scale and in harmony with the existing neighborhood character

The principle elements of a refinement plan usually include, but are not limited to, the following:

- Land Use
- Neighborhood Character and Design
- Transportation and Traffic
- Public Facilities and Services
- Public Safety
- Parks and Recreation
- Economic Development
- Historical Assets
- Plan Implementation, Priorities and Updates

The structure and content of a refinement plan, in its particulars, usually takes the following form:

- Goal – "A broad statement of philosophy that describes the hopes of a community for its future. A goal may never be completely attainable but is used as a point towards which to strive"
- Objective – "An attainable target that the community attempts to reach in striving to meet a goal. An objective may also be considered as an intermediate point that will help fulfill the overall goal"
- Policy – "A statement adopted as part of the Metro Plan or other plans to provide a specific course of action moving the community toward attainment of its goals"
- Plan Diagram – Depicts allowed land uses that have the same legal status as policies
- Finding – "Factual statement resulting from investigations, analysis, or observation"

- Implementation Recommendation or Proposed Action – Non-binding recommendation
- Narrative text – Additional descriptive text

The legal effect of a refinement plan is very straightforward. For example, any amendments to the Eugene Land Use Code must not conflict with approved refinement plans. This applies to proposals for subdivisions within the neighborhood, zone changes within the neighborhood, changes to land use codes and changes to zoning standards for uses, lots, and development, or other changes that would contradict the conditions outlined in the refinement plan. The main take away here is that neighborhood refinement plans are very powerful tools!

Our first step in revising the existing Jefferson-Westside refinement plan will be to re-assess the impact of public transportation on the neighborhood. This will reflect the need to address new and alternative public transportation modes, the physical impact and frequency of bus stops and routes, and the potential impact of those items on the character and quality of our neighborhood.

In the meantime, and as part of the education process regarding planning processes in general, we will be hosting a public presentation on form-based codes by University of Oregon Professor of Architecture Mark Gillem at our next neighborhood general meeting on January 10, 2017.

## 2016-2017 JWN EXECUTIVE BOARD

**TOM HAPPY**  
chair  
jwnchair@yahoo.com

**TAMARA CRAFTS**  
vice-chair

at large members  
**TED COOPMAN**  
**SUE CUMMINGS**  
**DAVE HURST**  
**ILONA GIVENS**  
**JIM GIVENS**

newsletter editor  
**STEPHEN HEIDER**

*JWN meeting minutes, financial information, bylaws, and additional information are available on the JWN website at [jwneugene.org](http://jwneugene.org) or by contacting the chair.*

## UPCOMING EVENTS

**JAN. 10** 6:45 - 9:00 pm  
JWN General Meeting  
First United Methodist Church  
1376 Olive Street

**JAN. 17** 6:45 - 8:45 pm  
JWN Executive Board Meeting  
McNail-Riley House  
NW corner of 13th & Jefferson

**JAN. 24** 7:00 - 9:00 pm  
Neighborhood Leaders Council  
(chairs from Eugene Neighborhood Associations, open to the public)  
Sloat Room, The Atrium  
10th & Olive

**FEB. 14** 6:45 - 9:00 pm  
JWN General Meeting  
First United Methodist Church  
1376 Olive Street

**FEB. 21** 6:45 - 8:45 pm  
JWN Executive Board Meeting  
McNail-Riley House  
NW corner of 13th & Jefferson

**FEB. 28** 7:00 - 9:00 pm  
Neighborhood Leaders Council  
(chairs from Eugene Neighborhood Associations, open to the public)  
Sloat Room, The Atrium  
10th & Olive

**MAR. 14** 6:45 - 9:00 pm  
JWN General Meeting  
First United Methodist Church  
1376 Olive Street

**MAR. 21** 6:45 - 8:45 pm  
JWN Executive Board Meeting  
McNail-Riley House  
NW corner of 13th & Jefferson

**MAR. 28** 7:00 - 9:00 pm  
Neighborhood Leaders Council  
(chairs from Eugene Neighborhood Associations, open to the public)  
Sloat Room, The Atrium  
10th & Olive

**APRIL 11** 6:45 - 9:00 pm  
JWN General Meeting &  
Board Elections  
First United Methodist Church  
1376 Olive Street

**APRIL 18** 6:45 - 8:45 pm  
JWN Executive Board Meeting  
McNail-Riley House  
NW corner of 13th & Jefferson

## JWN MEMBER SURVEY RESULTS

--Tamara Crafts, JWN Board Vice Chair

This spring and summer the JWN Executive Board disseminated surveys to neighbors asking for your priorities for the board to work on. Almost immediately we saw that public safety is a top concern for neighbors. Safety comes in many shapes and sizes but here is some of what we have heard and done. Home safety and crime prevention is a top concern so we had the City's Neighborhood Crime Watch program specialist, Paul Bishop, come to the annual JWN picnic in July at Monroe park to talk to neighbors about crime in their neighborhoods and to help set up Neighborhood Watch groups. He had some good conversations with neighbors about their concerns and some solutions to problems people are facing. As of yet no Neighborhood Watch groups have been set up. If anyone is interested in the program and wants to get a group going, Paul can help. Just contact Paul via email:

[paul.k.bishop@ci.eugene.or.us](mailto:paul.k.bishop@ci.eugene.or.us)

Another deep concern that we heard was the need for increased *street* safety. People are afraid to walk, bike and cross streets in their own neighborhoods! JWN is a high density, urban area with major transportation routes running through and bordering our neighborhood. The JWN Executive Board's Neighborhood Matching Grant Committee addressed these concerns via a grant proposal that was submitted to the city in October. The grant proposes to research street safety, including doing citizen traffic counts on Broadway, 11th and 15th avenues. The grant also proposes to educate drivers, pedestrians, and users of alternative modes of transportation, and to provide safety equipment for pedestrians and cyclists. The proposal is under review and we will learn if it has been accepted in mid-January.

The committee is seeking members to help with this project. We really need people to help further develop the proposal and the project. We will need people to count traffic for hour long shifts during high traffic volume times, to make yard signs, and to help with promoting safe biking and walking.

These projects fit in well with Eugene's recent adoption of "Vision Zero" principles\* to reduce traffic deaths and injuries, as well as the Oregon Department of Transportation's safety initiative of "every intersection is a crosswalk." Stay tuned for more news on neighborhood street safety.

For more details or to volunteer, please send an email to Tamara with the subject "Street Safety":

[jefftamara@gmail.com](mailto:jefftamara@gmail.com)

\*In November of 2015, the Eugene City Council adopted a Vision Zero Resolution that set as official policy the vision zero goal that no loss of life or serious injury on Eugene's transportation system is acceptable.

## REFLECTIONS FROM THE CHAIR

--Tom Happy, JWN Board Chair

Being elected in April to serve as JWN Chair was a humbling experience, and I am grateful to report that it has been a good ride so far. As I begin my 5th year of JWN Board service, I realize that it has been a lot of fun to serve with fellow neighbors who care deeply about our neighborhood. The current board is a dedicated, intelligent, and compassionate group. I am continually amazed by the quality of work that we do together.

Some of the highlights of this work include the two political forums we sponsored in the spring (with co-sponsorship of the first by the League of Women Voters), the well-attended neighborhood picnic in July, successful advocacy on behalf of neighbors regarding the siting of a cell towers in the neighborhood, and working with neighbors and the city to minimize the negative impacts of abandoned houses.

In addition, our Neighborhood Matching Grant Committee was successful in receiving funding for improvements at the Wayside Park at 15th and Charnelton, and the committee is currently working with concerned neighbors on a grant proposal for street safety improvements at intersections on Washington and Jefferson streets.

The JWN Board also organized a clean-up work party in the Amazon Canal for the second consecutive year. There

is talk of making this an annual event. These opportunities for direct involvement with other neighbors are a lot of fun, a great way to meet new people, and provide the satisfaction that comes with improving the quality of the neighborhood.

And, the JWN Board continues to work closely with the City of Eugene Parks and Open Space team in anticipation of the re-opening of Charnel Mulligan Park. I am confident that the make-over will be a smashing success, and I look forward to spending time there with family, friends and neighbors. I believe it will prove to be a treasured community space, much like many other well-loved parks in the community.

But I particularly appreciate and enjoy the quality of the programs at our general membership meetings, and feedback from neighbors leaves me with the belief that many others feel the same way. I am always grateful to our program guests for taking the time to present on topics of relevance and interest to our neighbors.

Thanks to all of you, in particular my fellow board members and all who volunteer on JWN committees, for helping to make JWN a great place to live and do business. I am hopeful for another great year in 2017.

## NEW JWN WEBSITE

--Courtesy of the Executive Board

Jefferson Westside Neighbors has a new website at the same address:

[jwneugene.org](http://jwneugene.org)

The new website has an updated WordPress design and beautiful graphics. Currently, visitors can find a Directory of JWN Businesses, Executive Board and Member Meeting Minutes, history and JWN-related documents, links to past eNews (plus a sign-up form), PDFs of our paper newsletter, and a visitor contact form. Stay tuned for news of new features as they roll out.

The JWN would like to thank **Stephanie J. Coopman** for her many hours spent learning WordPress and designing, building, and maintaining our new online home.

Also thanks to **Paul Conte** who spent years maintaining our old website and his considerable time navigating the process of transferring the domain (more complex than one might think!). Finally, we would like to thank **Ted and Stephanie Coopman** for donating our webspace.

Don't forget to also visit our Facebook and Instagram pages!

## ABOUT THIS NEWSLETTER

*This is the official newsletter of the Jefferson Westside Neighbors (JWN) neighborhood association in Eugene, Oregon. Funds for the printing & mailing of newsletters are provided by the City of Eugene. Newsletters are produced by neighborhood volunteers and are free to residents & businesses of the neighborhood. Space is available for letters to the editor or articles from neighbors and will be published as space permits. The information provided and the views expressed in this publication do not necessarily represent the position of the City of Eugene or the Jefferson Westside Neighbors.*



[www.facebook.com/JWNEugene](http://www.facebook.com/JWNEugene)

## JWN eNEWS

*Stay in touch between newsletters with a secure, private subscription to JWN e-NEWS. Visit <http://tinyurl.com/jwneugene> to sign up today!*



## CHARNEL MULLIGAN PARK

--Tom Happy, JWN Board Chair

The Charnel Mulligan Park renovation project is nearing completion, and should be re-opening in early 2017. It is tantalizing to see the changes from afar, and enthusiasm for the re-opening is mounting.

Presently, most work is complete, but a few technical issues are being ironed out. When the finishing touches are in place, the neighborhood will have a "brand new" park for people of all ages to enjoy. The patience of park users is appreciated, and it appears that the wait will be worth it!

A grand opening celebration will be held sometime in the spring, co-sponsored by the City of Eugene and Jefferson Westside Neighbors. A postcard will most likely be sent to all JWN addresses announcing the celebration date and details. You can also check for details at [www.eugene-or.gov/charnelmulligan](http://www.eugene-or.gov/charnelmulligan), or sign up for the monthly JWN e-news (details at bottom of page 2).

We look forward to seeing you in the park!

## WHAT I LIKE ABOUT MY 'HOOD

"I am excited for our new park (Charnel Mulligan). I can't wait to see all the new stuff and play on it. It will be fun!"

R. E. (age 7)

"I enjoy the diversity of businesses, people, and housing types, and the overall richness of our centrally located neighborhood."

Anonymous

"I'm a runner, so I love that I can choose from an endless number of routes along the river, through campus, to the south hills, or along the Amazon canal, all from my front door!"

Dan Bramske

"JWN is a great place to raise kids. I have good memories of my daughter and her friends roaming the streets in a pack of kids and dogs, knowing many of the neighbors along their route. It's a safe and fun place to grow up."

Ron Constable

"I picked this neighborhood for the walkability to the library, downtown, and the farmers market. Love it!"

Berry B.

To share what you like about our wonderful neighborhood, contact: [jwnchair@yahoo.com](mailto:jwnchair@yahoo.com)

## JWN BOARD ELECTIONS: FORMATION OF THE NOMINATING COMMITTEE

--Dave Hurst, JWN Board Member-at-Large

The annual JWN executive board elections will be held during the business portion of the April 11th, 2017 General Meeting. The board consists of seven members and terms are for one full year. At this time all current board members have said they are willing to continue with their service, if needed, to fill all board positions. However, if you'd like to join the board please don't be afraid to throw your hat into the ring as some board members may change their minds. Any member of

our neighborhood association (if you live or own property or run a business within the JWN boundaries you are a member) may join the board. Don't be afraid if you have no previous board experience; this board is a friendly group and will help you learn the ropes as best they can!

Furthermore, in accordance with the JWN bylaws, the board will be designating a nominating committee at least one month in advance of the election.

The nominating committee will consist of one executive board member and two members of the association who are not board members. The committee will publish a slate of nominees for office prior to the election.

If you'd like to be a member of the nominating committee please contact the JWN Chair:

[jwnchair@yahoo.com](mailto:jwnchair@yahoo.com)

## ZOMBIE HOUSE UPDATE

--Ted M. Coopman, JWN Board Member-at-Large

Abandoned and orphaned houses continue to blight our neighborhoods. They are eyesores, magnets for crime, public safety hazards. They drive down property values, and are a tragic waste of resources. The JWN Zombie House Team is crafting a plan to mitigate existing problem houses and prevent new ones from emerging. Help the JWN address this complex issue by letting us know of any boarded-up or seemingly abandoned houses in your area.

Good News!

The house on 10th Ave across from Monroe Park has been bought by a family and they are in the process of rehabbing the property and hope to move in soon! We want to welcome our new neighbors to the JWN! Let's hope that this starts a trend that can lead to more houses being brought back into productive use.

What to do about a Zombie House near you?

If there is house near you that appears to be unoccupied or you know has been foreclosed there are a few things you can do to make it appear occupied and keep it from falling victim to squatters and vandals. For more details, please contact Ted via his email:

[tmcoopman@yahoo.com](mailto:tmcoopman@yahoo.com)

To receive updates via our newsletter - sign up to the JWN e-News!

## CELL TOWERS IN THE JWN

--Ted M. Coopman, JWN Board Member-at-Large

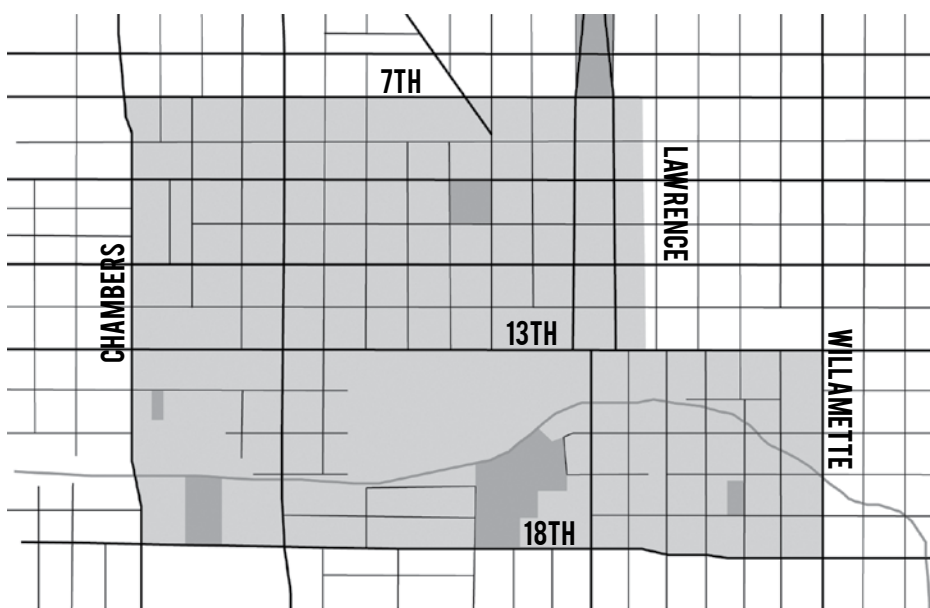
Since the JWN Executive Board filed a detailed request in September requesting the City reject any application to install a cell tower and supporting equipment at the former church at 1345 W. 16th Ave on the Fern Ridge Trail by Cesar Chavez Elementary, Smartlink (a contractor for Verizon), has yet to file for a Conditional Use Permit. Therefore, we believe that Smartlink has reconsidered the location and turned its attention elsewhere. Still, we are keeping an eye out for any more activity around this site. We are cautiously optimistic that there are no further plans for a cell tower at this location.

We argued the site was wholly inappropriate for citing a cell tower as it does not comport with existing Low Density Residential land use, the Jefferson Westside Refinement Plan, the Metro Area Plan, and the Envision Eugene long term plan. Moreover, that the applicant (Smartlink) failed to fully explore alternative location and colocation options within the proscribed 2000 foot radius and neglected to

follow required notification procedures. The JWN Executive Board feels we have developed a solid and well supported argument against the placement of towers on residentially proximate properties within the JWN and that we are well-positioned to oppose any ill-conceived cell tower projects. While the JWN does not oppose all cell towers in the neighborhood, as they are important communication infrastructure, their placement must comport with existing plans, code, and neighborhood character and uses.

Telecommunication and zoning laws are incredibly complex. We would like thank Paul Conte, William Collinge, and Nick Gioello from Planning for their expertise and insights. Also, an active group of neighbors both from inside and outside the JWN gave their time and support. This effort exemplifies what an active neighborhood group can accomplish to preserve and protect the character and livability of neighborhoods.

## JEFFERSON WESTSIDE NEIGHBORS



Jefferson Westside Neighbors (JWN) is the City-chartered neighborhood for the area roughly between West 7th and 18th Avenues and between Chambers Street and Lawrence/Willamette Streets.

## HAVE SOMETHING TO SAY?

We welcome all JWN residents and business owners to contribute content to this newsletter. Please submit your article, letter to the editor, or photos to JWN at [editor@jwneugene.org](mailto:editor@jwneugene.org).



## JANUARY 10TH GENERAL MEETING AGENDA

Here's the tentative agenda for our next general meeting on January 10th, 2017, at the First United Methodist Church (1376 Olive Street):

**6:45 - 7:00 pm: Socialize!** Bring a snack or soft drink to share and spend some time getting to know your neighbors. There is a chance of a raffle-prize giveaway during this time as well.

**7:00 - 7:25 pm: JWN Business**

**7:05 - 8:40 pm:** Presentation on form-based planning by University of Oregon Professor of Architecture **Mark Gillem** (please see article on page 1 of this newsletter for more details on the related topic of Neighborhood Refinement Plans).

**8:40 - 9:00 pm:** Final City Council report by retiring Ward 1 Councilor **George Brown** - please come out to thank George for all his service to our city!

**9:00 pm: Adjourn**

*Please come out and meet your neighbors and learn about these interesting topics!*

## GIVE JEFFERSON WESTSIDE THE BUSINESS!

By Ted M. Coopman, JWN Executive Board Member-at-Large

Visit or help us update the new Jefferson Westside Neighbors Business Directory on our shiny new website:

[www.jwneugene.org/business-directory](http://www.jwneugene.org/business-directory)

Fun Fact: did you know there are seven dance schools in the JWN?

JWN business are important members of the community and provide residents with good and services within a short walk or bike ride. We encourage people to patronize local business and encourage local business owners to work with the JWN. So, before your shop or when you need a service go to [jwneugene.org](http://jwneugene.org) and check the directory, the solution may be just around the corner!

Business owners – check the directory to make sure your information is correct and updated. Not listed? Nothing personal! We tried to include everyone. Contact us and we would be happy to add you to the list.

## MONA BEADS – LOCAL ART, JEWELRY, GLASS, CUSTOM DESIGN & ...

--Sue Cummings, JWN Board Member-at-Large

The day I visited Mona Beads, nature had dressed everything outside in a dreamlike coat of sparkling ice. Inside the store I was again surrounded by sparkling beauty in the form of beads, gems, hand crafted jewelry, and many other works of art. After talking with Mona, the store's owner, it is obvious that this shop is dream come true for her.

Mona Beads opened a few months ago in a landmark building at 1712 Willamette Street. Encouraged by family and friends, Mona found this to be the perfect spot for her bead shop and boutique. She was looking for a space in an older building that was a little bit quirky, yet still cozy and inviting. It needed to have a good separation of space that would provide room for the main store as well as adjoining smaller rooms. These rooms would be used for a boutique and gallery, hand craft classes, and other gatherings.

Those of us who have been in Eugene for less than 30 years might remember this building as the old location of Euphoria Chocolate. According to Mona, it has also been an office for the Merry Pranksters, and a casting studio for the movie Animal House.

**SUMMER 2016 PICNIC** If you think this looks fun, wait until next summer's JWN Annual Picnic! Contact the board if you'd like to help plan it!



Mona hopes that the store will become a community center for the hand arts. The attractive main showroom is filled with a large selection of beads, which are supplies for jewelry artists and art. She has also made a beautiful space for 42 other local artists to display their creations and to sell on consignment. Some of these are displayed on older pieces of furniture which adds to the cozy feel of the shop. A lovely large table in the center of the room is from her grandparents' house. Mona has designed her own bead works for about 36 years and has worked in bead stores for the past 22 years, most recently at Harlequin Beads.

The website for Mona Beads asks: "What happens when you get a bunch of dynamic, creative, arty folks together to fill a beautiful space? You get Eugene's newest Artist's Boutique and Gallery. Mona Beads is a truly unique addition to our wonderful community."

[Visit and see for yourself!](#)

Mona Beads

1712 Willamette Street

541-505-8450

[www.monabeads.com](http://www.monabeads.com)

## A DOG PARK IN JWN?

--Tamara Crafts, JWN Board Vice Chair

Last summer's JWN member priorities survey offered great direction for the neighborhood leaders. One area of high interest is the addition of a dog park in the neighborhood. A group is forming to start studying the feasibility and siting for a dog park within our neighborhood.

This is a long term project, and we are looking for interested members to do this initial planning. We need people to do research, write proposals, look for funding, and rally support for the project. In the future we will need people to help with fence building, installation of equipment, and the ongoing maintenance of the park. If you are interested and/or have experience in doing a project like this, please lend a hand!

For more details, or to show your interest, please send an email to Tamara with the subject "Dog Park": [jefftamara@gmail.com](mailto:jefftamara@gmail.com)

## MISSING SOMETHING?

Past newsletters are available online at the JWN website: [www.jwneugene.org](http://www.jwneugene.org).

PERMIT NO. 377

EUGENE, OR 97401

US POSTAGE PAID

PRESORTED STANDARD

JEFFERSON WESTSIDE NEIGHBORS  
c/o Neighborhood Program  
99 W. 10th Avenue  
Eugene, OR 97401