



# JEFFERSON WESTSIDE NEIGHBORS NEWS



Collaborating | Leading | Advocating

## JWN General Meeting

Join us for the first meeting after the summer break.

Tues., Sept. 10, 6:45-9PM

First United Methodist Church, 1376 Olive St.

Bring a snack to share!

### Agenda

- Special election to fill vacant at-large board seats.

### Theme: Emergency Preparedness

Kevin Holman, Eugene's Emergency Manager

- Basic food/water storage, grab and go bag tips, and earthquake supplies to have under the bed.
- Pick up an Emergency Supply Kit: 3-month calendar and shopping list
- Mapping your neighborhood

Additional Fall meetings:  
Oct. 8 and Nov. 12

## JWN eNews

Sign up for the JWN monthly eNews and special events/alerts at [jwneugene.org/news/newsletter](http://jwneugene.org/news/newsletter) or email [jwneugene@gmail.com](mailto:jwneugene@gmail.com).



*Well Balanced, Sidney Weerts, Netherlands. Mural @ 7th & Polk*

## Why Neighborhoods Matter

*Ted M. Coopman, JWN Chair*

For decades, neighborhood associations in the Pacific Northwest were celebrated for their work to empower residents and collectively address issues such as blight, crime, and community destroying development. Volunteers saved cities vast sums of money and helped direct funds where they could best be used. Long before urban living became trendy, neighborhood activists fought to preserve diverse and historic residential housing, balancing space for compatible development and maintaining a good quality of life in older downtown neighborhoods like Jefferson Westside. Unfortunately, we've recently witnessed the destruction of neighborhood associations in Seattle and an ongoing similar attempt in Portland. We do not want this to happen in Eugene.

### *Neighborhood Associations: Inclusionary by Design*

Neighborhood associations welcome all who live in their boundaries. Anyone who lives or owns/manages a business or nonprofit in a neighborhood may attend meetings, volunteer, vote, and run for a leadership position. When you embrace the idea that your neighbors' voices and concerns matter, even if they are do not mirror your own, then collaboration happens and neighborhoods reap the benefits.

*(continued on page 2)*

## JWN Board Member Special Election

Two board members have left over the summer, so we need to elect replacements at the September general meeting to serve until the current term expires in April 2020. All JWN residents (renters and homeowners), owners/managers of JWN businesses, and directors of JWN nonprofits are eligible. We encourage applicants from all communities. Contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) for more information about the position.



## JWN Board Members

### Chair

Ted M. Coopman

### Vice Chair

Dillon Thomson

### At-Large Members

Gwen Burkard

Sue Cummings

Eric Dil

[Your Name Here]

[Your Name Here]

(continued from page 1)

New research from Opportunity Insights demonstrates the value of broad, place-based, inclusionary, and well-functioning institutions like neighborhood associations for creating opportunity, fostering social cohesion and stability, and building social capital. Participating in community projects such as park clean-ups, art projects, planning and organizing teams, and the like, creates social capital.

Developing supportive and inclusive neighborhoods fosters healthy communities with economic and social opportunities. Neighborhood associations are uniquely placed to promote this sort of environment. Can neighborhood associations do a better job at outreach and inclusion? Sure. And that's why the JWN has pioneered the creation of advisory boards to boost participation from renters, businesses, and nonprofits. If you want the JWN to be inclusive, then include yourself! Everyone is welcome.

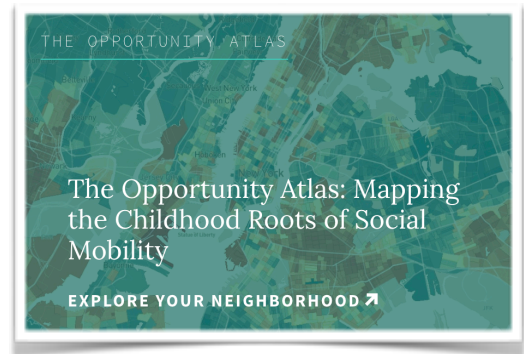
Join us at our September 10 meeting to meet your neighbors, elect new JWN board members, and learn about emergency preparedness.

## Represent with JWN Streetware and Signs

Get your t-shirt designed by our own JWN Graphics Master Dave Hurst. \$1 of each sale goes to the JWN. Visit Teespring at [teespring.com](https://www.teespring.com) to order yours today!



Promote the JWN with one of our free bilingual yard signs—one side in Spanish and the other in English. Email [jwneugene@gmail.com](mailto:jwneugene@gmail.com) for details.



Go to the Opportunity Atlas at [opportunityatlas.org](https://www.opportunityatlas.org) for detailed socio-economic data on the JWN.



## JWN Business Advisory Board Forming

Jefferson Westside Neighbors is looking for JWN business owners and managers to participate in a Business Advisory Board with the goals of:

- ensuring the JWN is serving the interest of businesses as well as residents.
- having direct communication with the JWN Board.
- coordinating with JWN businesses on policy and resource allocation advocacy with the city.
- encouraging residents to patronize neighborhood businesses.
- building the Jefferson Westside “brand” as a distinct destination.

Healthy businesses create a healthy neighborhood with walkable and rideable options for goods and services and provide employment opportunities for residents.



The time commitment is contingent on availability and interest. Members participate in a low-traffic dedicated email list, answer questions about neighborhood issues and concerns, and help the JWN develop and implement strategies to enhance neighborhood livability and the climate for commerce. In addition, members receive prominent listing in our newly revised Business Directory and on our Business Advisory Board webpage, shout outs in our monthly eNews and biannual newsletter mailed to every JWN address, and coverage in our

Better-know-a-Business articles and interviews. Neighbors support businesses who support the neighborhood.

The JWN Business Advisory Board is part of our larger constituent group mobilization strategy and is the final part of our Advisory Board network, joining our Renters and Non-Profit Advisory Boards. Combined, our boards provide a platform to address neighborhood challenges, improve neighborhood climate, and inform the city about neighborhood needs and desires. Email [jwneugene@gmail.com](mailto:jwneugene@gmail.com) to join!

## JWN Board Asks City to Clarify Density Definition

The Jefferson/Far West Refinement Plan, which covers a large portion of the JWN, has four density designations. Three have explicit numeric ranges: *Low Density Residential* (up to 14 dwellings per acre), *Medium Density Residential* (over 14 and up to 28 dwellings per acre), and *High Density Residential* (over 28 dwelling per acre). The fourth is *Low-Medium Density Residential*, intended to be the lower portion of the *Medium Density Residential* range (i.e., above 14 and up to 21 dwellings per acre), but which has lacked an explicit, numerical specification establishing its precise limits.

The JWN Board has requested that the City Council initiate a process that will lead to a formal definition for *Low-Medium Density Residential* so that residents and developers have a clear understanding of what that designation means. The Board argues that the maximum density of the *Low-Medium Density Residential* designation cannot lawfully be the same as the maximum density of the *Medium Density Residential* designation (city staff's interpretation). If that were the case, the different designations would be superfluous and make no sense. The issue will be discussed and voted on at a future JWN general meeting. The JWN Board initiated the process because of the long lead time in getting items onto the City Council's agenda.



## New Neighbors Coming to JWN? *Maybe — It Will Depend Largely on You*

*Jay Mosley, Westside Shelter Search Team*

Westside Shelter Search Team (WSST), a JWN affiliate group, and Community Supported Shelters (CSS) are working with the county and the JWN to situate three Conestoga huts in the vicinity of 13th and Tyler. Exact siting is not yet determined. These three Conestoga huts will:

1. provide shelter for 3 - 6 people in a manner that is neat, efficient, well-vetted, and supervised.
2. serve as a model for other areas.
3. be temporary (moved during the County Fair and subject to Lane Events Center ongoing development).



Lane County purchased the proposed Conestoga Hut site, formerly a private home, several years ago. Its primary use is for camping and parking during the annual Lane County Fair. A WSST survey of the site's neighbors in summer 2017 and spring of 2018 showed an overwhelming majority of neighbors would welcome use of the lot for some response to help the homeless.

The Conestoga Hut proposal will undergo a robust public process with five different opportunities to learn more and weigh in with your opinion, starting with this article. Over the next few months there will be a public meeting, information flyers, and a survey. On September 19 at 6:30pm CSS, the Westside Shelter Search Team, and the JWN will host a public information session at the Lane Events Center. This is an

opportunity to help our unhoused neighbors. I invite you to contact me for more information at [jmoseley@gmail.com](mailto:jmoseley@gmail.com) or send your thoughts to the JWN at [jwneugene@gmail.com](mailto:jwneugene@gmail.com). Watch the JWN's monthly eNews for details and updates.

## Broadway House Concerts Bring Music and Culture into the Heart of the JWN

The Broadway Avenue House Concerts are a venue for performers of acoustic contemporary jazz and chamber classical music who bring original compositions as well as new interpretations of traditional forms to an intimate concert setting.



After retiring from teaching, Paul Bowdin became a student at UO's jazz studies program, where he began meeting musicians. A few years later, he started using his living room as a space for local jazz combos to play. The informal concerts were an immediate success. Soon people outside the UO music community were contacting him, including musicians touring from overseas. In 2009, the Broadway House Concerts were officially born. Since then, Paul and his spouse Peggy have hosted 54 house concerts.

The Bowdin's 1920s house by Monroe Park has a living room that seats 55. If you go, along with admission, bring a food and/or beverage item for the potluck intermission. All admission fees go directly to the performers. Contact Paul at [pbodin@uoregon.edu](mailto:pbodin@uoregon.edu) to join the mailing list for upcoming concert dates and times.

# 19th Annual Jefferson Westside Picnic & Potluck

Sue Cummings, JWN Board Member



David Placencia with drawings for Pollinator mural.

The JWN held its 19th Annual JWN Picnic and Potluck at Charnel Mulligan Park under a sunny sky on July 23, 5:30-8pm. As always, the picnic was fun, flavorful, and a huge success, due in no small part to all of our neighbors who arrived with food and drink to share. About 150 people came out to celebrate, proof once again that the JWN is a great place to live and have a good time.

Local artist David Placencia, his students at Wheelhaus Arts, and neighborhood volunteer Stacey Zinniker displayed drawings of the proposed Pollinator Mural for Charnel Mulligan Park. It is going to be beautiful. There also was an interesting and informative display of electric vehicles, thanks in large part to neighborhood volunteer, Betzi Hitz.

One More Time Marching Band's entertainment was superlative as always. Tamara Crafts baked wonderful cakes with ingredients purchased with a generous donation from New Hope Church. New Hope also thoughtfully loaned us tables and chairs.

Thanks to the representatives from local organizations, including EWEB, Friends of Trees, the Eugene Police Department, Point2Point Lane County Transit District, and the Oregon Department of Transportation, who shared their evening and important information with us.

Many thanks to everyone who attended, especially all of the people who volunteered their time and resources to make it a special event. Jeff Lake was especially instrumental in organizing the picnic and inviting local groups to participate. Thanks to those who designed the postcard, sent out reminders, gathered the needed supplies, set up, served food, staffed the JWN information table, packed everything away, picked up the park, and washed the dishes!



## Join the Fun! March with the JWN in EUG Sunday Street Parade!

Sunday, September 22 @ 11am

Walk or ride your human-powered contraption

More info at [bit.ly/TheEUGParade](http://bit.ly/TheEUGParade)

Every year the JWN steps out and shows neighborhood pride in the EUG Parade. We have banners and signs for everyone, great fun for kids of all ages! Go with the animal/top hat/bow tie theme or come as you are. Contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) to get involved or just meet us at the park blocks at 10:30am.



## Oregon House Bill 2001 and the JWN

*Paul Conte, former chair of JWN*

The 2019 Oregon Legislature narrowly passed HB 2001, which will upzone targeted areas of older and often low-income single-family neighborhoods, including large JWN areas east and west of the Fairgrounds. (View map below and at [bit.ly/31tcmon](https://bit.ly/31tcmon). Visit [TrustTheNeighbors.org/HB2001](https://TrustTheNeighbors.org/HB2001) for full discussion.)

### Impacts of HB 2001

HB 2001 applies to Eugene and Springfield, but excludes nearby commuter towns with a population of 10,000 or fewer, including Coburg, Junction City, Veneta, Creswell, Pleasant Hill, Harrisburg, Monroe, Lowell, and Oakridge. The bill also exempts all existing subdivisions with applicable Covenants, Conditions & Restrictions (CC&Rs). Thus, residents of many wealthier and newer developments won't bear any of the burden. In all remaining single-family areas, HB 2001 requires that by June 30, 2022, Eugene code allows two dwellings (detached or attached), triplexes, fourplexes, townhouses, and cottage clusters on individual R-1 lots.

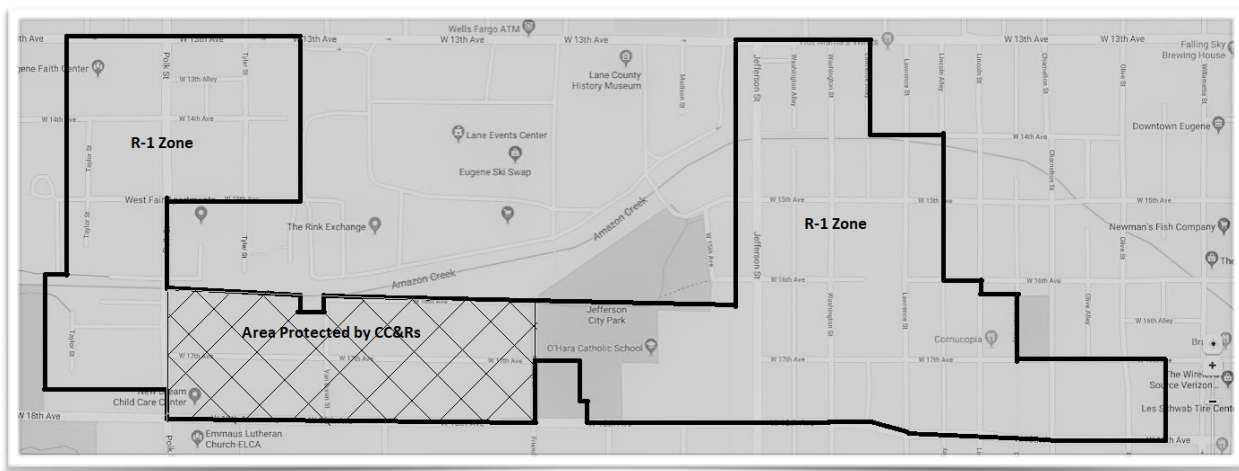
As it stands, residents in typical homes could see a three-story structure with up to four dwelling units rise up just five feet from their property line. Potential impacts include loss of privacy, a sense of crowding, diminished sunlight and wind, noise, and traffic on neighborhood streets.

Further, market pressure likely will increase housing prices and rents. Older, less expensive houses will get replaced with higher-cost condos (exempt from the Oregon's new rent control law), as well as over-taxing water, sewer, and transportation infrastructure that was never designed to handle greater density.

HB 2001 unleashes a powerful market incentive for real estate investors to redevelop unprotected, lower-cost single-family areas in desirable locations close to amenities. Previously, these areas weren't financially attractive for redevelopment because it didn't pay to tear down a cheap home and rebuild with just another more expensive house. However, with upzoning, the investment return becomes attractive when a cheap home is replaced with two or more high-end condos or apartments. In the JWN, older, smaller homes in the R-1 area immediately east of the Fairgrounds are potential targets for such redevelopment.

Proponents claim that upzoning will reduce housing costs. However, research overwhelmingly shows that building new, expensive dwellings doesn't lower housing prices and rents for lower-income households. In fact, upzoning lower-cost neighborhoods, without placing restrictions on the price or rents of new construction, often pushes housing costs higher due to speculative investment for redevelopment.

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HB 2001's blanket upzoning is limited to four dwellings per lot and creates a set of counterproductive problems:

- a) This approach won't scale up to provide the number of lower-cost dwellings that are needed to meaningfully address the housing crisis for low-income households.
- b) The distributed and unpredictable density increases will have substantial impacts on livability, infrastructure, and services.
- c) By not concentrating density close to existing or potential public transit routes, the city will find its ability to justify and create more high-volume, frequent bus rapid transit lines are diminished.



In the end, HB 2001 is inequitable because it exempts areas with CC&Rs. The bill has the potential to exacerbate housing and transportation costs for some low-income households as well as displace residents from low-income, and often more diverse, neighborhoods. HB 2001 creates a strong incentive for economically mobile households to move to nearby smaller towns that are exempt, thus intensifying economic segregation, increasing commutes, and producing more carbon. Finally, increased density reduces the city's tree canopy and carbon sequestration, resulting in urban heat islands.

## Welcome to the Neighborhood, White Bird Clinic Crisis Services!

*Dillon Thomas, JWN Vice Chair*

On July 25 White Bird Clinic held a grand opening event for the unveiling of its new Community Crisis Clinic, now located at 990 W. 7th Ave. The building, purchased from Lane County Medical Society, is the new home of White Bird's Crisis Department, which until now shared space at White Bird's main facility at 341 E. 12th Ave. The move allows the crisis team to offer expanded walk-in services and operate its telephone crisis line from a location that is more accessible to community members in the JWN, Whiteaker, and West Eugene. The new location also is intended to be a safer space for walk-in clients, who may otherwise be triggered or re-traumatized by the environment at the main facility on 12th.



*Community Crisis Clinic, 990 W 7th Ave.*

White Bird's website documents the organization's most-recent work:

In 2018, the crisis team had 13,387 client encounters, 2,743 of them walk-in and 10,644 through the telephone crisis line. There were 4,237 contacts with clients in crisis and 2,976 contacts with clients seeking mental health information and referral. We served 2,006 unhoused clients and diverted 636 emergency room visits.

As a JWN neighbor, I am proud to share the neighborhood with such a vital community service. Welcome, Crisis Team!

## JWN 2019 Accomplishments

*Just a few of the ways the JWN works for you . . . and the year isn't over yet!*



*Neighbors weed and mulch at Monroe Park, June 2, 2019.*

- ✓ Formed teams, initiated projects, and recruited volunteers in response to the 2019 JWN priorities survey.
- ✓ Connected JWN with Eugene Neighborhoods, Inc., so donations to the JWN are tax deductible.
- ✓ Partnered with Ninkasi and Cornucopia for JWN fundraiser.
- ✓ Created Nonprofit Advisory Board with a focus on homelessness.
- ✓ Assembled a Climate Action Plan Team.
- ✓ Organized four work parties at Monroe Park.
- ✓ Completed neighborhood bulb planting around Charnel Mulligan Park.
- ✓ Launched the Charnel Mulligan Park Mural Project.
- ✓ Hosted the 19<sup>th</sup> Annual JWN Summer Picnic and Potluck.
- ✓ Coordinated with ODOT for I-105 work and new Getting There app pilot project.
- ✓ Partnered with Friends of Trees on tree protection/enhancement to fight climate change
- ✓ Published Register Guard Guest View Point: Fight Hate with Strong Neighborhoods
- ✓ Submitted comments on removing ADU owner occupancy proposal and HB 2001.

PRESORTED STANDARD

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**JEFFERSON WESTSIDE NEIGHBORS**

% Neighborhood Program  
99 W 10th Avenue  
Eugene, OR 97401