



# JEFFERSON WESTSIDE NEIGHBORS NEWS



Collaborating | Leading | Advocating

## Join Us in 2020!

Tuesdays, 6:45-9PM, First United Methodist Church, 1376 Olive St. Bring a snack to share! Agendas posted in eNews, Facebook, and [jwneugene.org](http://jwneugene.org). *Clip and save the schedule!*



### JWN 2020 General Meeting Schedule

February 11  
 March 10  
 April 14 (*Board Elections*)  
 May 12  
 June/July/August (*no general meetings; watch for announcements on the JWN annual picnic and other events*)  
 September 8  
 October 13  
 November 10  
 December (*no general meeting*)

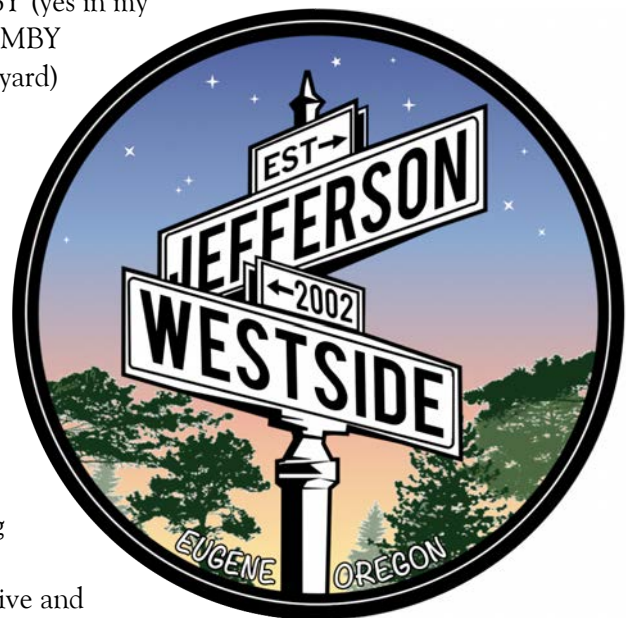
### JWN eNews

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).

## Embracing IMBYism

*Ted M. Coopman, JWN Chair*

The terms YIMBY (yes in my back yard) or NIMBY (not in my back yard) present a false dichotomy used to either invoke an identity or to marginalize people. They have become code words for racism, elitism, arrogance, and government overreach. Using these labels is counter-productive and they do nothing to protect neighborhoods or to foster development to address our housing challenges.



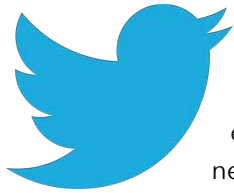
*image created by Dave Hurst, JWN resident and former board chair*

### Be an IMBY

A NIMBY can become a YIMBY if the development fits a neighborhood and a YIMBY can become a NIMBY if that new three-story apartment building going in is five feet from their backyard fence. Everyone's pain is their own, people's concerns are valid and matter, and context is key to understanding and creating viable solutions. That is why the JWN is inviting everyone to set aside their preconceptions and become an IMBY (in my back yard), taking an active role in your neighborhood to make it livable and inclusive enough to meet the neighborhood's collective future needs.

*(continued on page 2)*

## Find JWN on the Web!



Keep up on relevant news and events in the neighborhood by finding us

Twitter (@jeffersonwest1), Facebook (Jefferson Westside Neighbors), and Instagram (@jefferson\_westside\_neighbors)! Reach out to us on any of those channels and share your local events and news. We look forward to hearing from you!



## JWN Board Members

### **Chair**

Ted M. Coopman

### **Vice Chair**

Dillon Thomson

### **At-Large Members**

Cas Casados

Alese Colehour

Sue Cummings

Eric Dil

Noah R. Eber-Schmid

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## What Does IMBYism Mean?

IMBYism is about rejecting development as a zero-sum game where winning is crushing your opponents. IMBYism is about viewing people as complex human beings and not caricatures that allow you to justify dismissing or denigrating them. IMBYism is about respecting that people are highly invested in their homes both in terms of wealth and identity, which does not make them bad people, but simply people. IMBYism also is about not reflexively rejecting change or new ideas. IMBYism is about tempering your emotional and ideological investment with a healthy dose of facts and evidence. IMBYism recognizes that infill development is not universally good or bad. IMBYs believe that a neighborhood is not just a place to warehouse people, but where people enact community. Unlike an affinity group, a neighborhood is a diverse mix of people. IMBYs understand that while you may not like your neighbor, they are still your neighbor, and share many of your concerns.

IMBYs embrace informed democratic process, listening as well as speaking, and taking the time to work to come to some sort of agreement. Although messy, time consuming, and often annoying, an informed democratic process provides a future for everyone. Absent an open public process, development conflicts become war and victory is decided by those with enough wealth and power to prevail, which is rarely justice.

The debates over development often are vague and abstract, but the implications are tangible and cannot be undone easily. A neighborhood is a social and cultural system and once it is destroyed it cannot be rebuilt by simply adding new houses or apartments. The loss of a home is devastating, whether it is via disaster or your neighborhood becoming unlivable. It can scar and destroy people, leaving them bitter and resentful. My grandparents lost the family farm and their newly-built dream home to eminent domain to make room for a freeway. You could argue the wider economic and social benefits, but you can't argue about the pain and resentment they can cost.

A future worth having is one collectively forged by those who must live in it. The JWN has faced many challenges and through the hard work and dedication of neighbors transformed the neighborhood into place where people want to live. A better future is not guaranteed, but if we can set aside our labels and join as IMBYs, anything is possible.

## JWN Vote on Motion at February 11 General Meeting

After discussions at previous general meetings the following proposal will be voted on at the February 11, 2020, JWN General Meeting. If you are resident, property owner/landlord, business owner or manager, or director of a non-profit within the boundaries of the JWN, you may vote.

### **Proposed Motion for Consideration**

The JWN Executive Board as a body, and all board members individually, are directed to take all appropriate actions to ensure that any and all code amendments to the **R-1 Low-Density Residential Zone** and the **Chambers** and **Jefferson-Westside Special Area Zones**, which may arise from House Bill 2001 or other reasons, ensure the following:

- a) **Statewide Planning Goal 1 – Citizen Involvement** is implemented to the fullest extent during the code amendment planning and adoption processes by engaging JWN members, especially property owners and residents in the three aforementioned zones; and
- b) The **Envision Eugene** policy to “**Protect, Repair and Enhance Neighborhood Livability**” is implemented to the fullest extent in the respective zones’ approval criteria for: permitted uses and lot and development standards, including, but not limited to, permitted housing types, maximum dwelling density, minimum lot size, maximum height, minimum setbacks, vehicle access and parking requirements, open space and permeable surfaces, solar access, etc.



7 Pillars of Envision Eugene

### **Petitioner’s Rationale**

This motion identifies **existing** state and city policies. It directs the JWN Executive Board to ensure that the City implements these policies to the fullest extent, particularly in response to House Bill 2001, which mandates that the City upzone all single-family areas of the JWN (and other neighborhoods). The motion expresses the sense of JWN members that, while a person serves as a JWN board member, that person is to: a) support the interests of full participation by the affected stakeholders in the identified zones; b) support stakeholders in developing recommendations for the entire JWN membership to consider; and c) support all related recommendations that are *adopted by the JWN membership*.



## Announcing the Formation of the Nominating Committee for JWN Board Elections

The annual JWN Executive Board elections will be held during the business portion of the April 14, 2020, general meeting. The board consists of seven members and terms are for one full year. Any member of the neighborhood association (live or own property, or own or manage a business or non-profit within the JWN boundaries) may join the board. 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 at [jwneugene@gmail.com](mailto:jwneugene@gmail.com).

## Residential Parking Permit Zones: The Upsides & Downsides

Several areas around Charnel Mulligan Park have permit street parking. This means that vehicles parked on the street over a set time (e.g. 3 hours) require a permit. Often, permit zones are created to keep nonresidents from using neighborhood streets for work or event parking, but they also can be used to address neighborhood parking issues.

### Parking Permit Basics

Residents make the rules. Neighborhoods have broad latitude in creating zones, hours of free parking, number of permits per household, and guest permits. Permits are \$40 a year (about 77 cents a week) per vehicle. The city has phased out physical permits and instead links permits to license plates. Everything can be handled online, including getting guest permits. Permit parking is not enforced evenings and overnight. Residents decide which areas within the JWN may be included or excluded through voting via a formal city created petition process.



*permit parking zone near  
Charnel Mulligan Park*



*vehicles parked against the flow of traffic  
on W. Broadway between Madison &  
Monroe*

### Why Consider a Permit Zone?

Parking control officers do not ordinarily patrol areas without a permit zone because the zone pays for the officers' time. In a parking permit zone, parking rules, such as parking with the flow of traffic, are more evenly enforced, which improves street safety. Permits eliminate multi-day car camping, but do allow for "one-and-done" overnight sleeping in vehicles because there is no overnight enforcement. This mitigates problematic car camping behavior while not burdening respectful campers. Permits eliminate long-term vehicle storage on the street and expedite the removal of abandoned vehicles. Permits create a cost for what might be an extra vehicle, thus encouraging people to donate or sell it and encourage people to use available off-street parking, thus freeing up on-street parking for guests and those with no other options. Residential on-street parking is a benefit paid by all but used by some.

### Issues with Permit Parking

There are potential negatives for residential permit parking zones, such as cost. Even a minimal fee is an extra expenditure, which can be an added burden for low-income residents. It can be a hassle to take the time to get a permit and remember to renew it. In addition, if you have no off-street parking where you live, you are forced into buying a permit, whereas those with off-street parking do not have to buy one.

If you haven't already, sign up for the JWN monthly eNews ([jwneugene.org/news/newsletter](http://jwneugene.org/news/newsletter)) to stay up-to-date as we explore potential residential parking permit zones.

## Lane County Medication-Assisted Treatment Clinic Planned for the JWN

On January 7, 2020, Lane County purchased the former Jones Roth office building and parking lot at 432 W. 11th Ave (at Lawrence). The Health and Human Services (HHS) Department plans to operate a clinic at that location that will, among other treatments, dispense methadone and operate an outpatient buprenorphine clinic. The current clinic services about 130 patients, but the move to the new location will greatly expand the program to meet increased demand (go to [www.lanecounty.org/government/county\\_departments/health\\_and\\_human\\_services/behavioral\\_health/methadone\\_treatment\\_program](http://www.lanecounty.org/government/county_departments/health_and_human_services/behavioral_health/methadone_treatment_program) for details).

The JWN Executive Board currently is engaged in discussions with HHS over issues with its public outreach efforts and steps needed to ensure the clinic does not negatively impact nearby residents and businesses. It is the board's position that the outreach to neighbors was inadequate.

Board members have met with HHS staff. We are working with the County to come to a mutual understanding on outreach and mitigation of any potential issues via a good neighbor agreement. Check the eNews and [jwneugene.org](http://jwneugene.org) for updates on meetings and a neighbor survey. Express your perspective on this project by contacting us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com).



*former Jones Roth office building at  
432 W. 11th Ave*

## Support JWN with Neighborhood Gear



Show your pride as you stride through the Jefferson Westside with this great neighborhood gear. From t-shirts to tube socks you're bound to find something that tickles your fancy at the online store. Plus, one dollar from each sale is donated to the JWN! View what's available at [www.jeffersonwestside.com/gear](http://www.jeffersonwestside.com/gear). All images designed by JWN's own graphics master Dave Hurst.



## C'est la Vie Inn Historical Boutique Bed & Breakfast

*Sue Cummings, JWN Board Member*

Do you have company coming and they need a place to stay nearby? Why not support a neighborhood business and suggest the beautiful C'est la Vie Inn Bed & Breakfast? Located at 10<sup>th</sup> and Taylor, this landmark was originally built in 1891 for Frank and Ida Chambers. Listed on the National Register of Historic Places, the house is recognized by the Oregon State Historic Preservation Office for its Queen Anne architectural style.

The Inn is filled with period antiques and upscale appointments. Guests are offered a quiet urban oasis where they can curl up in the parlor with a favorite book, work on a wooden puzzle in the library, or enjoy a beverage while sitting on the turret's breezy balcony. The four guest rooms are each named for a famous French artist: Monet, Matisse, Toulouse-Lautrec, and Gauguin. Furnished with elegant antiques, each room has its own distinctive charm and private bath.

The house was moved from 9<sup>th</sup> Avenue and Lincoln to its current location around 1918-1920 when the Chambers family desired to be farther out in the country. Some of you might remember the house in one of its previous roles in the 1980s as a dress and costume shop that hosted some fabulous Halloween parties. One of the few remaining traditional bed and breakfast establishments in Eugene, C'est la Vie Inn was fully and beautifully restored in 2007 by the previous owners. Unlike short-term rentals such as Airbnbs, a traditional bed and breakfast is required to be licensed, the kitchen inspected by the Health Department, and employees covered by government programs like workers compensation.

We are lucky to have neighbors like the current owners, Miriam and Josh Bolton, who purchased the C'est la Vie Inn in 2017. They had been living a block away on Broadway since 2004 where they could see the C'est la Vie from their back windows. Their love of Victorian homes, the neighborhood and its people, and the gorgeous gardens that surround this home, helped to seal the deal. When you are out for a stroll be sure to stop to admire the gardens, which feature a variety of hydrangeas and a pond that Josh tends to with care. If you are thinking of making a reservation and would like a tour first, Miriam and Josh will be glad to arrange that with you.



*C'est la Vie Inn owners  
Josh and Miriam Bolton*

Miriam and Josh support other local businesses. with the ingredients for the full gourmet breakfast, fresh baked desserts and other amenities sourced as much as possible from local suppliers. Josh does the cooking and Miriam is the baker. Last summer they hosted a potluck for their nearby neighbors and hope to make it an annual event. They offer slow season discounts to neighbors and friends.

Consider this local neighborhood jewel when you have visiting family, friends, or business colleagues, are celebrating an anniversary, or looking for a wedding night package. The C'est la Vie Inn also can accommodate small business meetings in the parlor and dining room. Just say, C'est la Vie Inn. Check availability at [cestlavieinn.com](http://cestlavieinn.com) or call at 541-302-3014 to make a reservation.



*C'est la Vie Inn Bed & Breakfast  
1006 Taylor St.*

## **Announcements**

### Monroe Park Neighbor Involvement & Upcoming Work Parties



Monroe Park has endured good times and bad. Neighbor engagement is critical to keeping the park clean, green, and safe. The park is not only important to those who live nearby or use it, but its health directly impacts the entire JWN, as problems in the park can quickly spread. Fortunately, a dedicated group of volunteers, the Friends of Monroe Park, work with Eugene Parks and Open Space and the Police Department to keep the facilities maintained and the park safe. This year we successfully advocated to get playground equipment repaired and replaced. We also lobbied to have one of the bathrooms open over the winter, which provides relief for visitors and helps keep the park sanitary. Regular work parties do clean-up, weeding, and mulching that save Eugene taxpayers thousands of dollars every year and

keep the park looking great. We provide the gear, you just need to show up! Join us for this year's work parties:

- \* Saturday March 28, 9am-12pm [Adams St. side weed and mulch + bathroom beds]
- \* Sunday April 26, 9am-12pm [W. Broadway side weed and mulch + central copse of trees area]
- \* Sunday May 31 12-3pm [Monroe St. side install weed cloth in problem areas]
- \* Sunday June 28, 9am-12pm [W. 10th Ave. side weed and mulch]



### Annual JWN Sentiments Survey Available Now

It is time for the annual JWN Neighborhood Sentiments Survey. We survey neighbor every year to identify your concerns, needs, and desires. We use what you tell us to set the agenda for the coming year and to guide Executive Board decision making. Take the survey now at

[www.surveymonkey.com/r/DHGK933](http://www.surveymonkey.com/r/DHGK933)

### Jefferson Street Traffic Calming Meeting

*February 26, 7-8:30pm, Washington Park Community Center 2025  
Washington St.*

Jefferson Street is undergoing a traffic calming analysis. If you use or live on/by Jefferson and think speed is an issue, please consider attending this meeting. Contact Lee Shoemaker, the city's Bicycle & Pedestrian Coordinator, at [lee.shoemaker@ci.eugene.or.us](mailto:lee.shoemaker@ci.eugene.or.us). Please copy the JWN Board at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) or contact us directly if you want JWN to get involved.



### Candidate Forum

*March 25, 6-8pm, Whirled Pies, 199 W 8th Ave.*

Mark your calendars! The Jefferson Westside Neighbors and Downtown Neighborhood Association are co-hosting a forum for candidates from the Ward 1 City Council and South Eugene (District 3) County Commissioner races on March 25, 6-8pm at Whirled Pies in downtown Eugene. All are welcome and admission is free. We encourage you to come and find out about the candidates. Please submit questions in advance by emailing them to [jwneugene@gmail.com](mailto:jwneugene@gmail.com). Dr. Noah R. Eber-Schmid, JWN board member and faculty fellow in political science at the University of Oregon, will moderate the forum.

## JEFFERSON WESTSIDE NEIGHBORS

% Neighborhood Program

99 W 10th Avenue

Eugene, OR 97401



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## JWN Fall 2019 Accomplishments

*With even more planned for 2020!*

- ✓ Organized community outreach process for Conestoga Hut shelters at Lane Events Center.
- ✓ Launched the JWN Twitter feed ([twitter.com/JeffersonWests1](https://twitter.com/JeffersonWests1)).
- ✓ Monroe Park: Worked with Parks and Open Space to replace playground equipment and get bathrooms opened year-round.
- ✓ Coordinated with EPD on crime prevention and increased patrols for JWN trouble spots.
- ✓ Formed neighbor committee to address speed and safety issues on Polk Ave.
- ✓ Partnered with neighbors to submit petitions on traffic safety issues and the proposed traffic circles on 15<sup>th</sup> in Charnel Mulligan Park area.
- ✓ Charnel Mulligan Park: Completed neighborhood bulb planting around Charnel Mulligan Park and launched the Charnel Mulligan Park Mural Project.
- ✓ Created a JWN team for Eugene's Carbon Free Challenge.



*new merry-go-round and swing set at Monroe Park*