



## Join Us this Spring!

Second Tuesday of the month, 6:30-8:30PM, via Zoom. Agendas posted in the eNews, on Facebook, and on the JWN website at [jwneugene.org](http://jwneugene.org). Subscribe to the eNews or contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) for the Zoom meeting link.

### JWN Spring 2021 General Meeting Schedule

February 9

March 9

April 13 (Board Elections)

May 11

## 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).

## JWN on the Web

Keep up on relevant news and events in the neighborhood by finding us on Twitter [@jeffersonwest1](https://twitter.com/jeffersonwest1), Facebook [JWNEugene](https://www.facebook.com/JWNEugene), and Instagram [@jefferson\\_westside\\_neighbors](https://www.instagram.com/jefferson_westside_neighbors).



## Homelessness in the JWN

*Ted M. Coopman, JWN Chair*

Homelessness often is framed as a conflict pitting housed residents and businesses against unhoused people and their advocates. Conflict implies winners and losers; there are only losers in our current approach to homelessness. Yet everyone wants the same result: People who are homeless want homes and housed residents do not want people living in public spaces. How do we achieve that win-win outcome?

Moving forward, we must face some facts. First and most salient, there is a small criminal element within the unhoused population responsible for a vast majority of the crime and property destruction. The primary victims of this predatory behavior are other homeless people. Second, the negative impacts of homeless camping in public spaces are generated by a similarly small number of homeless people. In my numerous

conversations with unhoused folks, they are distressed by the crime and the trashing of public spaces, especially because they are blamed. Finally, homelessness is not the result of a moral failure, but stems from a complex web of economic, social, and personal factors. This means that most homeless people need some help to get their lives back on track and get into shelter.



*Homelessness is a collective problem best addressed collectively, not individually.*

So, what to do? The JWN is committed to protecting and supporting both the unhoused and housed. For example:

- ◆ We successfully urged the city to weatherize the Monroe Park bathrooms and open them year-round.
- ◆ We supported the Recommendations on Homelessness, promoted by service providers, faith groups, and neighborhoods, that spurred the city to relieve the police of responding to camping complaints in favor of other city departments.
- ◆ We advocated for behavior-based enforcement and sanitation facilities during the spring COVID-19 lockdown and documented the negative impacts of failed policies on neighbors and businesses. *(continued on page 2)*

## New Lincoln School Park Re-design Finalized



Lincoln School Park Revised Concept Plan

The twice-delayed renovation is scheduled to begin summer of 2021! Go to Initiatives > Lincoln School Park [jwneugene.org](http://jwneugene.org) to find out all the details.

## JWN Board Members

### Chair

Ted M. Coopman

### Vice Chair

Vanessa Wheeler

### At-Large Members

Susan Connolly

Stephanie Coopman

Sue Cummings

Eric Dil

Duncan Rhodes



(continued from page 1)

- ◆ We supported both the placement of Conestoga huts at Lane Events Center (LEC) and the permanent supportive housing that is being built there instead.
- ◆ We educated our neighbors on the efficacy of rest stops and microsities (managed shelters with 6-10 people).
- ◆ We encouraged the city to locate the rest stop at Westmoreland Park, now underway.
- ◆ We currently are working with the county on to place two microsities at Lane Events Center.
- ◆ We continue to press the city and county for the construction of more supportive housing.
- ◆ We continue to pursue strategies that will curtail long-term car camping and unsanctioned camping in public spaces in the JWN.

Unmanaged public camping is unsafe, unsanitary, a blight that endangers economic and social stability, and not a viable long-term solution. We can meet the needs of all residents only if the city and county provide sanctioned camping locations with sanitation and security for all those who want it and enforce the ban on public camping for those who do not. We must separate the larger homeless population, to protect them and housed residents, from criminal vagrants and make Eugene less hospitable to this element.

There are acres of empty parking lots where people could go right now – a solution Ward 1 Councilor Emily Semple has promoted for years – and vacant commercial land. We have the best-equipped and experienced service providers in the country. What we lack is the leadership and political will to act, yet act we must.

Go to Initiatives > Homelessness, Supportive and Affordable Housing at [jwneugene.org](http://jwneugene.org) for more information and updates.

## Campaign for Better Broadband Update



XSMedia operates the EUGNET fiber system in downtown and is open to expanding into residential neighborhoods. The JWN's location makes us a good candidate for expansion. Better, faster, cheaper internet also could attract businesses and help existing firms expand, including home-based businesses and remote workers. Currently, those within the fiber area pay a fixed rate for unlimited gigabit service (super-fast - 100x faster than average internet service - or download an HD movie in 7 seconds!). The more people who show interest, the better our chances. Contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) so we can demonstrate interest and indicate if you are a YES or a MAYBE.

## Parking Program Promises Much Relief for Residents

Vanessa Wheeler, JWN Vice-Chair

There is hope on the horizon for the many Jefferson Westside Neighborhood residents who have had to contend with chronic street parking nuisances. In response to continuing complaints, the JWN Executive Board and the City of Eugene have collaborated on how best to resolve ongoing issues. Conclusion? Implementing a residential parking permit program is the best solution. Parking permit programs in other parts of the city have proved an effective way to curb problematic parking behavior, such as chronic car camping, vehicles parked in the wrong direction, on-street vehicle storage, and vehicle abandonment, while ensuring parking access for residents and guests. While many of the issues reported are prohibited already, consistent parking patrols require the modest revenues from permit fees to fund patrol staff.

After mapping out common complaint locations and seeking guidance from city staff, the JWN has identified the permit area that will provide the most positive impact for residents with the least amount of cost to households. For a small annual fee of \$40 per

on-street parked vehicle (mere pennies per day), residents within the boundaries of Washington Street, Polk Street, 8th Avenue, and 11th Avenue will have ample access to street parking. Vehicles parked off-street, such as parking lots and private driveways, will not require a permit. Parking rules will be enforced during daytime hours; those without a permit will be allowed to park on-street for two hours within the designated area. Parking will not be monitored during nighttime hours, allowing car campers to park one night in any given location while mitigating ongoing camping issues.

All households within the permit area will receive additional information by mail in the coming weeks. Neighbors will have an opportunity to ask questions and request to be excluded from the program. The JWN Executive Board also will provide program updates in the monthly eNews newsletter. Program implementation is anticipated in late spring 2021.

Go to [Initiatives > JWN Residential Parking Permit \(RPP\) Zones for more information](#) and [News > Newsletter at \[jwneugene.org\]\(http://jwneugene.org\) to sign up for the eNews.](#)



### Are You Bored? Then Help Your Community and Get on a Board!

The JWN has several Advisory Boards that you can join and help assure we are working for and with all neighbors. The commitment is minimal, you can do as much as you are comfortable with, and the work is all online.

**Renters Advisory Board:** Make sure that our majority renter resident's interests are taken into account when we advocate on city policies. Work to protect renters and preserve affordable rental stock.

**Business Advisory Board:** We seek neighborhood business owners and managers who want to work with the JWN to improve the business climate and work on matters of mutual concern with residents.

**Non-Profit Advisory Board:** Non-profits and faith communities coming together to address social issues such as homelessness and to foster community service.

For more information, visit [jwneugene.org](http://jwneugene.org). Contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com).

## 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 13, 2021, general meeting. The board consists of seven members and terms are for one full year. Any member of the neighborhood association (anyone who lives or owns property, or owns or manages 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).

## JWN Revives Proposal for Supportive Housing at Old Naval Armory Site Member Vote at the February 9 General Meeting

The Naval Armory property between 14<sup>th</sup> and 13<sup>th</sup> near Chambers is owned by the city and has been vacant for over a decade. The JWN Board proposes to restart a conversation on placing family-friendly subsidized multi-family housing at that location. The need for affordable housing has never been greater as housing prices continue to rise. Housing in this location would improve security, Eugene owns it, and any project could move quickly with neighborhood support. Based on our recent public process experience with the Permanent Supportive Housing at the Lane Events Center, we feel we can complete the proposal on an expedited timeline.

### **Background**

In 2008, the JWN held two "opportunity siting" workshops in which members identified and discussed potential sites for medium and high-density development in the neighborhood. Neighbors affirmed that such development was beneficial and should involve a public review process with neighborhood stakeholders.

On January 17, 2012, the JWN Executive Board unanimously approved a motion to proceed with development of a conceptual plan of the former Naval Armory site for future use. The plan proposed a planning team based largely on the organizational structure of the teams that developed the JWN's two refinement plans. The JWN Executive Board specifically identified the development of intergenerational, family-friendly, partially or fully subsidized housing as a priority objective. The motion was forwarded to the city.

Despite being prohibited by law, in 2013 city staff proposed a unilateral "automatic" rezoning and alteration of both the Metro and Jefferson Far West Refinement Plans to allow development of the site. The neighborhood countered with a proposal for a public process plan to amend the Metro and Jefferson Far West Refinement Plans and seek public input and support for development. The Board at that time opposed any changes outside a public process. Despite the Planning Commission directing to staff to follow-up, no further action was taken.

To confirm the membership's continued desire for this project, a resolution (page 5) was introduced at the January 12, 2021, general meeting and will be discussed and voted on at the February 9, 2021, general meeting. If approved, an initial draft of the Process and Charter will be available for member discussion no later than the April 13, 2021, general meeting. A final plan will be presented to and voted on by the general membership.

## Jefferson Westside Neighbors Proposed Resolution

*for consideration at the February 9, 2021, JWN General Meeting*

Whereas the highest and best use of the old Naval Reserve site (the “Site”) on W. 13<sup>th</sup> Ave. (Tax Map-Lot: 17043642-10400), consistent with the Envision Eugene “Affordable Housing,” “Climate & Resiliency” and “Neighborhood Livability” Pillars, would be for housing that is affordable, safe, and appealing to lower-income families and seniors.

*Be it therefore resolved:*

The Jefferson Westside Neighbors (the “JWN”) Executive Board (the “Board”) is directed to do the following:

1. The Chair shall immediately provide the Mayor, City Council and City Manager a copy of this resolution; and
2. The Board shall engage JWN members to develop a recommended Process and Charter for amending the **Jefferson/Far West Refinement Plan** to designate the Site for the purpose of partially or fully subsidized, permanent housing that embodies the following characteristics:
  - a. At least 50% of the dwellings are “family-friendly” (aka “child-friendly”), incorporating features specific to the safety, comfort, and healthy development of young children; and
  - b. At least 10% of the dwellings support “multigenerational” housing, incorporating features specific to the safety and comfort of individuals, particularly seniors, who volunteer to participate in activities to support families in the housing community; and
  - c. Is designed to facilitate safe conditions for:
    - i. occupancy by the residents of the multi-household development, and
    - ii. on-site services by social and medical providers, and
    - iii. activities by members of the housing community, particularly under conditions such as those created by Covid-19; and

Supports sustainable practices in the construction and operation of the facility and by the daily practices of the residents.
3. The Board shall produce and present to the JWN members an initial draft of the Process and Charter no later than the April 13, 2021.
4. The Board shall advocate in favor of this proposed use of the Site to City officials and community organizations.

## Neighbors Helping Neighbors: Canned Food Drive

*sponsored by Food For Lane County, February 13, noon-4pm*

Jefferson Westside Neighbors is joining with several other neighborhood associations and Food for Lane County (FFLC) to hold a city-wide canned food drive on Saturday, February 13, noon-4PM, in the Albertsons parking lot at 1675 W. 18th Avenue. The need for food security has increased greatly in Lane County. Those people without jobs and folks affected by the Holiday Farm Fire especially depend on food pantries.

Due to COVID-19 restrictions, many previously-scheduled events and fundraisers for FFLC were canceled or rescheduled.

Donating is easy! Volunteers will be wearing masks at the drop-off site. You’ll stay in your vehicle, pop the trunk or open the backseat door, and a volunteer will take your donation. Especially needed canned foods include peanut butter, tuna fish, stews, soup, and chili.

Contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) to volunteer at the event. You also can donate funds at: [foodforlanecounty.org/donate/donate-funds](https://foodforlanecounty.org/donate/donate-funds).





Monroe Park work party May 2020.

## JWN@Work 2020: Greatest Hits

- ✓ Made and bottled 200 hand sanitizers for distribution to residents in supported housing.
- ✓ Developed and mailed COVID-19 resource flyer to all JWN addresses.
- ✓ Advocated for city action on public camping during the COVID-19 stay-at-home order.
- ✓ Secured lighting and restroom improvements at Monroe Park.
- ✓ Members approved motions to preserve and expand affordable housing in the neighborhood.
- ✓ Coordinated with Homes for Good on permanent supportive housing at Lane Events Center.
- ✓ Partnered with Downtown Neighbors Association and Lane County Health and Human Services on a Good Neighbor Agreement for the MAT Clinic on W. 11th.
- ✓ Logged more than 2500 volunteer hours. Thank you neighbors!

## My Visit to the Roosevelt Rest Stop

*Susan Connolly, JWN Board Member*

I had heard good reports about Community Supported Shelters (CSS). My women's group had donated funds to the organization. As a City Club board member, I had helped present the The Turtle Award, bestowed annually to local citizens who "stick their necks out" on behalf of our community, to the two young CSS founders. However, I had yet to visit the CSS office and facility where the innovative Conestoga Huts were manufactured and I had never seen their rest stops for homeless folks. So, a few years back, I booked myself on one of the CSS tours and visited the office and sites along with some other locals.

The west Eugene office was small and staffed by several enthusiastic volunteers. Behind the office, staff and volunteers constructed the huts. These small, wheel-less shelters are similar to the Conestoga wagons many of our fore-parents journeyed in to Oregon. My great-grandfather was, according to family lore, born in one shortly after his family arrived in Portland in 1854.

The Roosevelt Street site was the most developed at that time and I was impressed by the community I found there. A high fence encircled the area, with the gate closed each night and nonresidents not allowed access. There were about eight Conestoga huts and trailers on site as well as a community center, which sported a wood stove, computers, and couches—all community donations. The center was warm, cozy, and bustling with activity as residents worked at various tasks, ate their meals, and visited with each other and us.



Learn more about Community Supported Shelters at [communitysupportedshelters.org](http://communitysupportedshelters.org).



Conestoga huts at the Roosevelt Rest Stop.

A communal outdoor kitchen was well stocked, organized, and supervised by a resident. While CSS staff oversee the site, the bulk of the actual running of the rest stop was carried out by the residents themselves.

Today, CSS has 18 Conestoga Huts at the Roosevelt Rest Stop and about 50 in two other rest stops and three micro-sites (up to six huts per site). An average stay is about one year. The Roosevelt Rest Stop's kitchen now is enclosed. With cold weather upon us, an outdoor kitchen would be a challenge.

Recalling my visit to the Roosevelt Rest Stop, my clearest memory is of a 50-ish woman who had recently moved there. When I asked how she liked her new home, she beamed and said, "It's so much better than sleeping in a field."

## Cornucopia: A Neighborhood Treasure

*Susan Connolly, JWN Board Member*

The two-story building at Lincoln St. and W. 17th Ave. that houses Cornucopia was built in 1919. According to Nils Stark, co-owner with Alison Albrecht, the structure began life as a grocery store below and housing above. The building was constructed by the Taylor Family, who also built Taylor’s Bar on campus. Our Cornucopia is, thankfully, more family-oriented than its raucous and notorious distant cousin. The block due south of the restaurant (site of a present-day church) was home to Eugene High School, which later became the junior high when the new high school was built. Photos from the 1940s and 1950s show students hanging out in front of the then-grocery store.

Following their 1993 foray into the restaurant business with the Cornucopia Bottle Market, Nils and Alison purchased our Cornucopia building in 1998 and began operating it as a market with a small food menu. The food service was popular, so the venue changed to all restaurant in 2001. Nils and Alison presently operate two other Cornucopias, one at 5th Avenue and Pearl Street in Eugene, and the second on Main Street in Springfield. While he didn’t exactly say that ours is the best, Nils spoke of their flagship restaurant as having a “unique location as part of the neighborhood.”

Today, Cornucopia, along with all of our locally-owned restaurants, needs our help.

While Nils and Alison have remodeled, put up open-air tents, installed heaters, and reduced the menu and hours, times are tough. Nils said, “It’s been very challenging. We would have closed without government assistance. The emergency and long-term loans are helping us make it through. [We have] faith in our government. We completely understand the restrictions.”

Over the years, I’ve had the pleasure of knowing many of the excellent servers. Cameron and Denise, both current employees, have worked at Cornucopia since about 2011. Kitchen manager Scott started in 2011 as well. The longevity of the staff demonstrates that Cornucopia treats its employees well.

So now it’s our turn. Give yourself a treat. Eat outside. Order take-out. Buy a gift certificate for your family, friends, or yourself. We put our money into what we treasure. Let’s support this neighborhood treasure. As Nils told me, “We just have to make it through the winter.”

Oh, I almost forgot to mention the food: It’s great!



*Cornucopia*  
295 W. 17th Ave.  
541-485-2300



*The author enjoying an outdoor lunch at Cornucopia.*

### Complete the Annual JWN Sentiments Survey Today!

It’s time for the annual JWN Neighborhood Sentiments Survey. The JWN Executive Board surveys neighbors 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 Board decision-making. Make your voice heard! Take the survey now at: [surveymonkey.com/r/27NWZ2S](https://surveymonkey.com/r/27NWZ2S). Don’t delay! The survey closes on February 14, 2021.



## JEFFERSON WESTSIDE NEIGHBORS

% Neighborhood Program

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## Charnel Mulligan Community Mural Project—It's a Wrap!

*Stacy Morris, former JWN neighbor*

A couple of years ago, I saw a request for volunteers to help with a mural at Charnel Mulligan Park. My son was taking art classes with **David Placencia**. The mural seemed like a good opportunity to get the children in his class out into the community and involved with an art project. This seed of an idea grew into an expansive mural that dozens of people worked on during unprecedented times and we've managed to bring it to fruition.

The goal was to make Charnel Mulligan Park a more colorful and inviting place. We wanted to give it a defined image that celebrates nature in all its diverse productivity. After an initial brainstorming meeting, we settled on the theme of pollinators and their importance in the ecosystem. The mural centers on a large hummingbird, along with bees, dandelions, and ferns. The background is a multi-colored honeycomb.

We also hoped that the project would give participants a sense of ownership and a sense of community pride. David's art students played a major role in the project, along with a parade of supportive neighborhood volunteers. **Sara Van Dyck**, a local author, came by during our community painting day event and helped spread the word on the importance of bees and pollination.

Local businesses also supported us through donations of supplies and money. Through their generous contributions we accomplished more than we thought possible! Many thanks to **Jerry's, Autohaus, BRING Recycling, Rodda Paint, Forrest Paint, Wheelhaus Art Studios, and Cornucopia**. Also, thanks to **Sean O'Keefe**, who has allowed us to put the mural on the back of his fence.