



## Join Us This Fall!

Second Tuesday of the month, 6:45-9PM, First United Methodist Church, 1376 Olive St. (in person, vaxed and masked). Agendas posted in the eNews, on Facebook, and on the JWN website at [jwneugene.org](http://jwneugene.org). Meetings moved to Zoom if needed.

### JWN Fall 2021 General Meeting Schedule

- September 14
- October 12
- November 9
- no December 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).

## JWN on the Web



Stay in the know on JWN news and events by finding us on Twitter

@jeffersonwests1,

Facebook [JWNEugene](https://www.facebook.com/JWNEugene), and Instagram

[@jefferson\\_westside\\_neighbors](https://www.instagram.com/jefferson_westside_neighbors).



## Charnel Mulligan Park Mural Dedication and Neighborhood Picnic

Sue Cummings, JWN Treasurer

After two years of inspiration, paperwork, planning and artistic collaboration, Jefferson Westside Neighbors held a community gathering at Charnel Mulligan Park on July 13 to dedicate the recently completed park mural “Honey Forever.” Local artist David Placencia designed this delightful mural to celebrate nature, showcasing pollinators and their importance in the ecosystem.

In his dedication speech, Placencia revealed that the mural’s title, “Honey Forever,” commemorates his stepmother, Laurette LaPaille-Placencia, the pollinator who inspired him to become a teacher. He explained that because his father called her “Honey,” the grandchildren thought that was her name and called her “Honey” as well.

David’s young students at his Wheelhaus Art Studios put on an inspiring art show. The dedication included a kazoo parade where participants played their handmade “kazooikas” and dressed in pollinator themed outfits. (continued on page 2)



King Bee Nicolai Zimmiker

# The JWN Gets Vaxed!

With the delta variant on the rise, now is the time to get your vaccination if you haven't already. It's free, it's widely available, and it hurts a lot less than getting the virus! All local pharmacies have shots in stock. Go to [vaccines.gov](https://vaccines.gov) for more information or talk with your doctor. Keep the JWN safe and well!



## JWN Board Members

### Chair

Ted M. Coopman

### Vice Chair

Vanessa Wheeler

### At-Large Members

Susan Connolly

Stephanie Coopman

Sue Cummings

Eric Dil

Duncan Rhodes

CHAMBERS	7TH	LAWRENCE		WILLAMETTE
	18TH			
<p><b>Jefferson Westside Neighbors (JWN)</b> is the City-chartered neighborhood for the area roughly between W. 7th and 18th Avenues and between Chambers Street and Lawrence/ Willamette Streets.</p> <p><b>Who is a JWN member? YOU!</b> Anyone (renter or owner) who lives or owns a business in the JWN.</p> <p><b>Why get involved?</b> To be an active and informed member of the community and help keep the JWN a great neighborhood for everyone.</p> <p><b>How do I get involved?</b> Subscribe to our eNews, bookmark our website, follow/like us on Facebook, or just come to our meetings the second Tuesday of every month (Sept-May).</p>				



Leo's Jammers brought the tunes.

(continued from page 1) The dedication was the highlight of the JWN's yearly neighborhood picnic. The mural offered a beautiful backdrop for reconnecting with neighbors, after having to forgo the picnic and in person meetings for more than a year. Neighbors Jeff Lake and Tamara Crafts joined in the celebration with their band Leo's Jammers, playing rousing, happy tunes while families enjoyed their picnic dinners on the lawn.

We are grateful to these businesses for their generous donations to the mural project: Jerry's Home Improvement, Au-

tohaus, BRING Recycling, Rodda Paint, Forrest Paint, Wheelhaus Art Studios, and Cornucopia. Thanks also go to Eugene Parks and Recreation and Eugene Cultural Service, volunteers Rick Brown and Tom Wright-Hay for installing the mural, and neighbor Sean O'Keefe, who graciously agreed to let us hang the mural on the back of his fence. Finally, former JWN resident Stacey Morris provided the project's driving force.



Sue Cummings and Stacey Morris enjoying the mural dedication and picnic.



Rick Ritchey overseeing butterfly hat making at the kids' table.

For making our celebration more fun and educational, we thank:

- \* Beyond Toxics and Lane County Master Gardeners who provided handouts on pollinators and their favorite flowers.
  - \* Sara Van Dyck, who shared information about native bees and helped the children plant sunflower seeds donated by Down to Earth Home, Garden, & Gift.
  - \* The kids' table staff, Lisa Connolly, expert face painter, and Rick Ritchey, butterfly hat crafter.
  - \* Susan Connolly, board member and event photographer.
  - \* Dave Hurst, JWN's graphic artist and event flyer designer.
  - \* All the neighbors, volunteers, students, students' parents, and others who helped make this a special day to celebrate a beautiful mural.
- Honey, we love you.

# Know Your Neighborhood: The JWN in Perspective

*With its diverse mix of housing, the JWN scores high on affordability, housing choice, and resident diversity.*

Ted M. Coopman, JWN Chair

The 10th most-populous Eugene neighborhood (6750 people) out of 26, the JWN is one of only two that exceed city-wide averages on three important measures:

- *Choice of housing types.* Higher proportion of "middle housing" (between single family homes and apartments) and multi-family housing.
- *Residents' racial and cultural diversity.* Higher proportion of people of color.
- *Affordability.* Lower proportion of households that are housing-cost-burdened (rent more than 30% of household income).

With homes in the JWN regularly selling for over \$500K, it is easy to forget that we are overwhelmingly a neighborhood of renters (76%) and modest means, with a median income of \$30,706. Further, about 28% of JWN residents receive SNAP (Supplemental Nutrition Assistance Program) benefits (5th highest neighborhood in Eugene), 30% of neighbors are under 30, and 28% work in either food service or retail sales.

These income-related statistics highlight the large inventory of comparably affordable rentals in the JWN, many of which are the desired middle housing. Moreover, a full 50% of JWN households are single person, also a reliable indicator of middle housing.

Excluding the student-dominated neighborhoods where income levels are unsurprisingly low, we have the third-lowest median per capita income behind the Whiteaker and Trainsong. However, the JWN at 7552 people per square mile (PPSM) is far denser than either the Whiteaker (4178 PPSM) or Trainsong (2941 PPSM), leaving us the densest low-income neighborhood in Eugene.

The two densest neighborhoods in Eugene are West and South University due to intensive multistory student housing. Directly after them is the JWN with 7552 PPSM. Compare this to Friendly (4198 PPSM), Amazon (4874 PPSM), and South Eugene (3007 PPSM), which all have much lower density levels.

Dense, socio-economically diverse, affordable, walkable, close to downtown services and amenities, the JWN is a unicorn neighborhood. History, happenstance, and the hard work of volunteers have created a place where everyone is welcome and able to enjoy urban living.

*Data are the latest available from the Statistical Atlas and 2011 Eugene Neighborhood Analysis.*



## Get Your JWN Yard Sign!

Show your neighborhood pride with a JWN yard sign. They're free!

Contact us at

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



## Sidewalk & Tree Survey Report

**Duncan Rhodes**  
JWN Board Member



*An unwalkable neighborhood sidewalk.*

Your neighbors are busy collecting information on sidewalk conditions for a report to the City on areas

needing improvements to make the JWN more walkable. We are about halfway done at the moment. Ward 1 City Councilor Emily Semple is excited about this project and supportive of our efforts to improve the JWN's walkability. We're hoping the city will identify funds to contribute to sidewalk replacement and repairs.

Neighbors also are documenting parking strips that lack trees. Filling in the tree gaps will give us more shade, provide cooler temperatures, improve the soil, slow rainwater run off, decrease noise pollution, and reduce greenhouse gases.



*Tree gaps on W. 8th Ave.*

## Protect Our Trees!

Join us at the September 14 JWN general meeting for a discussion on our urban forest with Erik Burke, Friends of Trees, and Scott Altenhoff, Urban Forestry Management Analyst, Eugene Parks and Open Space.

The JWN has had a long relationship with Friends of Trees and share their passion to protect and expand our urban tree canopy. Together, we drafted "A Declaration of Support to Preserve and Protect Mature Urban Street Trees and to Expand Canopy in the Jefferson Westside Neighbors Neighborhood" (view the full text at [jwneugene.org/initiatives/trees](http://jwneugene.org/initiatives/trees)).

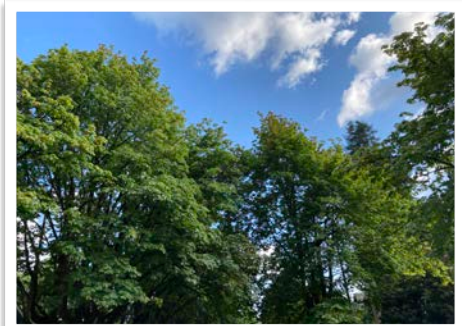
Finding spaces for street trees is part of our Sidewalk Hazard Project (accompanying article). Trees help mitigate climate change, save energy, slow traffic, and raise property values. Trees make us saner, happier, healthier, and even kinder. We get inspiration from trees and enjoy their beauty.

Nationally, wealthier neighborhoods have more tree canopy coverage (32.5%) than poorer neighborhoods. For places with median incomes at \$30,000 (like the JWN), that drops 10%. The JWN has a Tree Equity Score ([treeequityscore.org](http://treeequityscore.org)) ranging from 70% to 92% with 9%-25% canopy coverage. With a goal of 32%-48% canopy coverage (depending on housing density), the JWN has a "tree coverage gap" of 9%-39%.

The City of Eugene's Urban Forestry team is updating the 30-year-old Urban Forest Management Plan and replacing it with a new Urban Forest Vision and Action Plan. This planning document update was identified as one of the team's top priorities in the Climate Action Plan (CAP) 2.0. Come to the JWN's September 14 general meeting, learn about trees, and have your say on our urban forests.



*Neighbors protect a young tree from this summer's blistering sun.*



*Although well known for its trees, the JWN has a tree coverage gap.*

## Permanent Supportive Housing at Lane Events Center Nears Completion

*“The leadership from the JWN is humbling. I have never experienced neighborhood leaders that are so supportive of affordable housing and permanent supportive housing in particular. I am extremely thankful and am looking forward to delivering critically needed affordable housing in partnership with JWN.” -Jacob Fox, Executive Director, Homes for Good*

The Keystone, a permanent supportive housing development built by Homes for Good (Lane County Housing Authority) at W.13<sup>th</sup> Ave. and Tyler St. in the JWN, is nearing completion and will start accepting families this fall. The project developed through a community collaboration to identify, engage, house, and support families experiencing homelessness in our community. Quantum Residential will manage the property and ShelterCare will be the service provider.

The Keystone’s primary goal is to provide supportive housing, through a housing first model, to chronically homeless families in our community. The project includes 15 two- and three-bedroom apartments, 2 wheelchair-accessible units, a community room, a laundry room, computer access, a playground, and a services area for case management and peer support offices, and

meeting rooms. The project is close to public transportation and offers 15 off-street parking spaces.

Previously, in 2019, the JWN, with affiliate Westside Shelter Search Team, identified the W. 13<sup>th</sup> and Tyler site for potentially hosting three Conestoga huts for formerly unhoused individuals managed by Community Supportive Shelters. The huts would be seasonal as, at the time, Lane Events Center (LEC) needed the space for County Fair camping. LEC is self-supporting and had intended to build an RV campground at that location. The JWN facilitated an outreach program, meetings, and a survey to gauge neighbor support for the Conestoga huts. Based on neighbor feedback, the JWN Board endorsed the project.

Then Homes for Good secured a grant to build permanent housing if the project could be executed quickly. The proposed location was the planned Conestoga hut site at 1188 W. 13<sup>th</sup> Ave. Considering the dire need, and with the understanding that there would be no future requests to use LEC property for housing, LEC agreed to cede control of the property for



The Keystone project. Again, the JWN facilitated outreach with neighbors, worked to address impacts during construction, and is drafting a Good Neighbor Agreement to assure ongoing and productive communication between The Keystone and neighbors. Having that site occupied also will help reduce problems along the formerly open-street frontage.

The JWN is excited to welcome The Keystone and its residents into the neighborhood as part of our ongoing efforts to create space for supportive housing and temporary managed shelters such as Safe Spots, and to preserve our affordable rental housing stock. For example, the JWN has launched a process to amend the neighborhood plan to build supportive housing on the city-owned lot at W. 13<sup>th</sup> Ave. and Chambers St., the former Naval Reserve site.



## The Intersection of Safety and Livability: Re-envisioning 11<sup>th</sup> and 13<sup>th</sup> Avenues

Vanessa Wheeler, JWN Vice-chair

Imagine a street with people strolling along sidewalks accessing local restaurants and businesses, and families riding bicycles in wide bike lanes enjoying views of historic homes and gardens. In the center of the street, there are motorists traveling in two directions, each with a dedicated lane. Everyone is getting where they need to go, businesses are thriving, and residents are enjoying sitting on their front porches. A harmonious urban environment.

Now take that image and overlay it onto 11<sup>th</sup> and 13<sup>th</sup> Avenues. Converting these thoroughfares into two-way streets means they can continue to serve their current purpose of efficiently moving local vehicular traffic, while becoming havens for pedestrians and bicyclists, and providing a more pleasing environment for adjacent residents. Converting these streets into friendlier roadways also means no longer bisecting the Jefferson Westside and adjacent neighborhoods, and instead, embracing modern travel trends and supporting our neighbors and local businesses.

### *Why do we have one-way streets in America?*

In the mid 20<sup>th</sup> century, U.S. cities began a period of prioritizing motor vehicles while all but entirely dismissing the needs of pedestrians and bicyclists. One way of doing this was to convert two-way streets to one-way higher volume thoroughfares, which often impacted safety for all road users and sacrificed livability along these roads, which also decreased property values.

### *There's no going back... or is there?*

This is not a new concept. Cities across America have reported great success with converting one-way streets back to two-way. One article in *Public Square*, a journal devoted to rethinking urban spaces, includes several examples of success stories in other

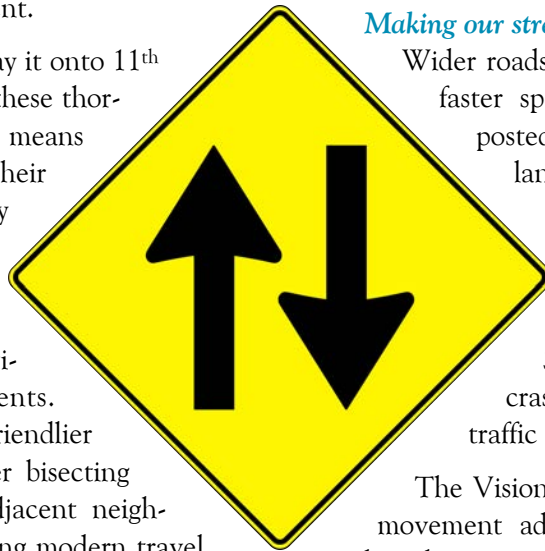
cities, including those comparable to Eugene. In the past two decades, there has been a steadily-growing movement to reevaluate roadways to better serve all who use them, including those who have businesses or homes along them. This movement has led many municipalities to adopt context-specific road construction policies, including Eugene's own Complete Street Design Standards.

### *Making our streets safer*

Wider roads with unimpeded traffic leads to faster speeds, no matter what speed is posted. One-way roadways with wide lanes, like 11<sup>th</sup> and 13<sup>th</sup> Avenues, encourage motorists to drive fast and means, if there is a crash, it is more likely to cause severe injury or death. A recent *Streetsblog* article highlights crash data and argues that lowering traffic speeds saves lives.

The Vision Zero Network, an international movement advocating for infrastructure and other changes in pursuit of no more traffic-related fatalities, includes one-way roads on its lists of hazards. AARP, an avid proponent for safer roadways for everyone, especially aging populations, says this in its article on Vision Zero: "Two-way streets encourage safer, slower driving, and less noise for local residents." Converting one-way streets to flow both ways also aligns with the City of Eugene's Vision Zero Plan.

Converting one-way streets to two-way also decreases crime. The UNC School of Government reported that "Louisville, Kentucky saw a 23% decline in crime and a 42% reduction in robberies on streets converted from one-way to two-way patterns, perhaps a result of greater attention to the street by a new population of cyclists and pedestrians, as well as by drivers now moving at a slower speed." Other cities have reported similar findings.



### Supporting local businesses

Fast-driving motorists often pass local businesses too quickly to notice them. People walking and biking often avoid busy roads and the businesses along them because they feel unsafe. Traffic noise and vehicles whizzing by makes the environment uninviting. Study after study demonstrate that businesses thrive when roads are converted back to two-way and pedestrians and bicyclists are given consideration in road design. An article in *The Urbanist* highlights how Seattle's approach to converting streets supported its local businesses.

### Two-way traffic means safety, often without sacrificing travel times

Traffic studies across the country have evaluated travel times before and after a roadway is converted from one-way to two-way traffic. Over and over, the researchers have found any increase in travel time is nominal. Traffic signals and other measures are timed to move traffic through at the posted speed. When motorists follow that speed, the signals facilitate smooth travel while also reducing the chance for a fatal crash with a pedestrian or bicyclist.

According to an article in Bloomberg's CityLab, "Flow is high on one-way streets because there's little reason for cars to slow down. [However,] traveling through one-way street systems often means taking a circuitous route, which adds distance to every trip." In addition, 11<sup>th</sup> and 13<sup>th</sup> Avenues have an advantage many other successfully converted streets didn't have: U.S. Highway 99 East and 18<sup>th</sup> Avenue run parallel nearby and are better designed to carry heavier traffic loads.

### How hard is this to accomplish?

There are many tools in the City of Eugene's Transportation Department toolkit to accomplish this task. Even simple inexpensive changes, like restriping roadways to make lanes narrower, converting the flow of traffic to go both ways, and adding or increasing the size of bike lanes can have a noticeable positive effect. Other measures that increase safety include adding crosswalks, segregating bike lanes from vehicular traffic, and filling in sidewalk gaps.

### What do you envision for the future of 11<sup>th</sup> and 13<sup>th</sup> Avenues? Complete the survey!

Changes like these often are prompted by community organizations and local residents—in this case, that's you. Start the process by completing the survey at [surveymonkey.com/r/reenvisionourstreets](https://surveymonkey.com/r/reenvisionourstreets) by 5PM, September 17.

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How 11th Avenue might look as a two-way street.

## JEFFERSON WESTSIDE NEIGHBORS

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



PRESORTED STANDARD

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## Neighbor Action Alert

*Take action to have your voice heard on important issues impacting our neighborhood.*

The JWN Executive Board has attempted for months to collaborate with the City of Eugene's Planning Division staff to draft elements of the ADU (accessory dwelling unit) ordinance that directly affect our neighborhood's special area zones. The City has been working on this ordinance since 2018 with little success. The Land Use Board of Appeals has rejected the City's proposed rules three times. We are trying to avoid another rejection and further delays in implementing the ADU ordinance. Get informed and make your voice heard!

- ✓ Visit [jwneugene.org](http://jwneugene.org) to review our proposal.
- ✓ Email City Manager Sarah Medary at [SMedary@eugene-or.gov](mailto:SMedary@eugene-or.gov) and strongly encourage her to direct staff to engage with the JWN on this and other land use issues as required by state law.
- ✓ Participate in the Public Forum on **Monday, September 13, 5:30PM**. Get more information on how at [eugene-or.gov/524/Public-Participation](http://eugene-or.gov/524/Public-Participation).
- ✓ Submit comments to the Eugene Mayor, City Council, and City Manager at [MayorCouncilandCityManager@eugene-or.gov](mailto:MayorCouncilandCityManager@eugene-or.gov) **before the Wednesday, September 15, noon**, work session and possible action on the ADU ordinance.



There are many other serious changes proposed for land use that would affect every property and resident in the JWN. These far-reaching changes proposed for land use would affect all property and residents in the JWN and seriously impact density, tree protections, rentals, building heights, and many other aspects of the neighborhood. The City's public outreach has been minimal, especially considering the scope of what is at stake. There is scant time to influence policy. The best way to keep engaged and know when and how to act is to subscribe to the JWN eNews at [jwneugene.org](http://jwneugene.org) or email [jwneugene@gmail.com](mailto:jwneugene@gmail.com).