



# JEFFERSON WESTSIDE NEIGHBORS

COLLABORATING • LEADING • ADVOCATING

## Join Us this Spring!

In person (vaxxed and masked), second Tuesday of the month, 6:30-8:30PM, First United Methodist Church, 1376 Olive St. Agendas posted in the eNews, on Facebook, and on the JWN website at [jwneugene.org](http://jwneugene.org). Meetings moved to Zoom as needed.

### JWN Spring 2022 General Meeting Schedule

- February 8 (canceled)
- March 8
- April 12 (Board Elections)
- May 10

## 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 all the latest news and events in the neighborhood by finding us on

Twitter [@jeffersonwests1](https://twitter.com/jeffersonwests1), Facebook [JWNEugene](https://www.facebook.com/JWNEugene), and Instagram [@jefferson\\_westside\\_neighbors](https://www.instagram.com/jefferson_westside_neighbors).



## New Frontier Market

*New Owners & Bright Future for Neighborhood Landmark*

*Ted M. Coopman, JWN Chair*

A fixture in the JWN at the corner of W. 8<sup>th</sup> and Van Buren since 1915, New Frontier Market has developed a dedicated clientele. With its organic produce, bulk foods, and years of Oregon Country Fair posters, it is a throw-back to the small natural food markets that dominated before the advent of Whole Foods and other chains. For neighbors, New Frontier Market offers a convenient place that is a short walk or bike ride away for produce and staples as well as an excellent selection of beer and wine. For all these reasons and more the market is a much loved Jefferson Westside institution.

Former owner Jason Waligoske recently sold New Frontier Market to new owners Vivek and Anita Parashar and their son Vivan. The Parashars decided to invest in a neighborhood market as they wanted to make a difference while making a living. As Vivek said, “Our vision for the market is giving the local community a market where everyone is a neighbor no matter where they live and feel free to let us know what we can do to help meeting their needs.” Originally from Haryana, India, Vivek, who has an MBA, and Anita have many years of business experience and welcome the challenge of making the market a success. *(continued on page 2)*

## Live it Local!

Shop, dine, and play in the JWN! Support our many local businesses as you go about your day.



## JWN Board Members

### Chair

Ted M. Coopman

### Vice Chair

Vanessa Wheeler

### At-Large Members

Susan Connolly

Stephanie Coopman

Sue Cummings

Eric Dil

Duncan Rhodes



New Frontier Market has a wide selection of organic produce.

(continued from page 1)

Retail grocery is a low margin business and often leaves little money for improvements. The Parashars have been working hard on updates—replacing, flooring, refrigerators, and freezers as well as expanding the retail

space. Vivek said they are just getting started! They

also are working on bring in more organic, gluten free, non-GMO, and vegan products. The big news is that a hot deli is in the future!

Vivek explained, “Our approach to our business is to build something we can be proud of and eventually hand down to our only child, a son that is graduating high school and starting college this year. We live in the community and therefore it is very important to us. We are very proud people and want to provide something of value to all! Please stop by and say ‘Hi!’”

If you haven’t already, visit and shop at New Frontier Market and welcome the Parashars to the JWN. New Frontier is in good hands and will continue to serve the neighborhood for years to come.

## Support the JWN with Neighborhood Gear



Show your pride in the Jefferson Westside with trendy and fashionable neighborhood gear. From t-shirts to

tube socks you’re

bound to find

something that fits your budget and

your style at the online store. Plus, one

dollar from each sale is donated to the

JWN! View what’s available at

[jeffersonwestside.com](http://jeffersonwestside.com). All images designed by

JWN’s own graphic design expert Dave

Hurst.



# Neighbors Re-envision W. 11th & 13th Avenues

Vanessa Wheeler, JWN Vice-Chair

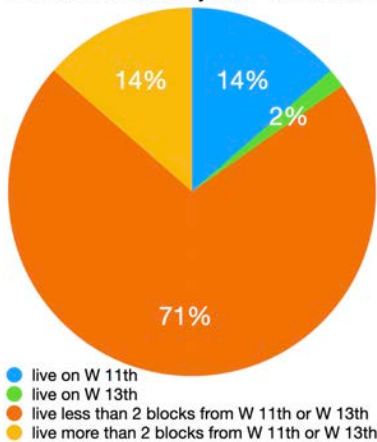
This past fall, the JWN Board asked neighborhood residents to reimagine W. 11<sup>th</sup> and 13<sup>th</sup> Avenues. There have been numerous discussions in recent months about converting these once more major thoroughfares back into two-way streets, keeping two goals in mind:

- 1) The streets can continue to serve their current purpose of efficiently moving local vehicular traffic, and
- 2) The streets can become safe and inviting spaces for pedestrians, bicyclists, and the residents who live along them.

Converting these streets into friendlier roadways also would mean no longer bisecting the Jefferson Westside and adjacent neighborhoods, and instead, embracing current safety trends while supporting our neighbors and local businesses.

For three months, the JWN hosted a survey for residents to share their feedback about this prospective conversion and dedicated the November neighborhood association meeting to related discussions. Of those who participated, the response has been markedly positive. There were three major findings.

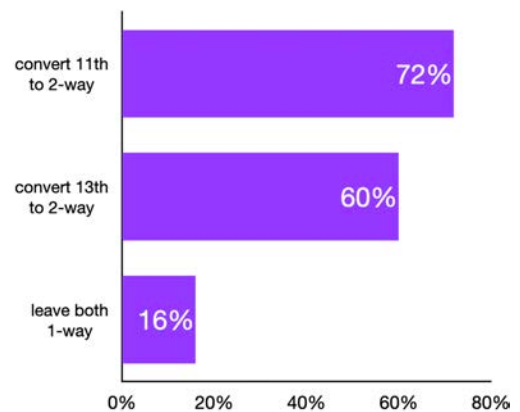
Residential Proximity to W 11th & 13th



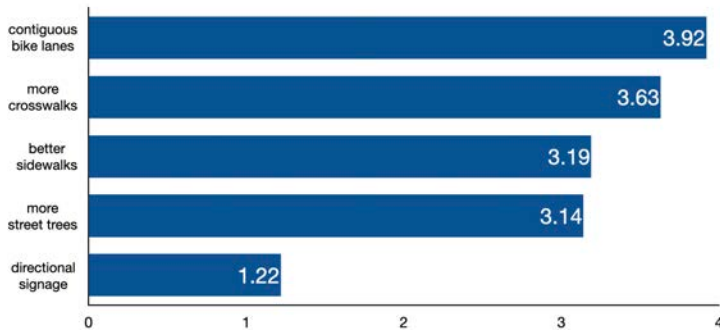
First, neighbors were asked where they live in proximity to W. 11<sup>th</sup> and 13<sup>th</sup> Avenues. The majority of responses were from neighbors who live on or within two blocks of one of these roadways.

Second, most neighbors indicated they would like to see both streets be converted back to two-way traffic.

Street Conversion Preferences



Desired Improvements if W 11th & 13th Converted to 2-way



Third, neighbors were asked to rank improvements, in priority order, for W. 11<sup>th</sup> and 13<sup>th</sup> Avenues, if a two-way street conversion were to proceed. Safety and mobility were the leading trends; the number one priority is to add continuous bike lanes and the next highest priority is improved crosswalks.

While the future is not yet written for W. 11<sup>th</sup> Avenue or W. 13<sup>th</sup> Avenue, it is clear from feedback received that further exploration is warranted.

To that end, the JWN has engaged the City of Eugene’s Department of Transportation to conduct a transportation mobility study to analyze how people currently move through the two travel corridors and identify ways these avenues can better serve the community for all road users.

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

The annual JWN Executive Board elections will be held during the business portion of the April 12, 2022, 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 designate 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 join the Nominating Committee, please contact the JWN Chair at [jwneugene@gmail.com](mailto:jwneugene@gmail.com).



## MAT Clinic One Year Later

The Lane County Medication Assisted Treatment Program (MAT) Clinic opened in late 2020 at 432 W. 11<sup>th</sup> Avenue. The clinic provides out-patient services to people recovering from Substance Abuse Disorder (SAD). The Good Neighbor Agreement (GNA) drafted and signed by the JWN, Downtown Neighbors Association (DNA), and program staff established a community advisory committee to facilitate communication and quickly address any issues that might arise from the operation. The GNA also recommends a yearly meeting. Happily, last year there were no calls for service from the Eugene Police Department and no neighbor complaints.



*Lane County Medication Assisted Treatment Program Clinic, 432 W. 11th Ave.*

A recent tour showcased a spacious and well-appointed facility. The larger space in the new building for staff and clients has allowed the county to increase its treatment capacity and help more people recover from SAD. The clinic added a nurse and now serves 400 clients, up from 370. While this may not seem like much of an increase, keep in mind each patient visits the clinic multiple times per week. Additional space in the building houses a team from the Human Services Division. Further expansion is possible.

Although media stories cite the rising number of deaths from addiction, there is actually some good news that illustrates the importance of facilities like the MAT Clinic. According to National Public Radio, recent research indicates a majority of people who suffer from SAD recover and go on to lead productive lives. Seventy-five percent of those who suffer from addiction get better.



Over 20 million Americans are in recovery. Despite disparities across racial and socio-economic groups, and even with the use of hard drugs, recovery is the norm. Still, it can take years of treatment and the types of support offered by the Lane County Public Health and the MAT Clinic. Clinic staff and management expressed their appreciation for the JWN and DNA in working with and welcoming the MAT Clinic and its mission to help neighbors recover, heal families, and return people to full and productive lives.

## Lane Events Center 20-Year Facility Master Plan

A Lane Events Center Development Team is forming to help guide neighbor input. If you want to get involved, contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com). Visit [laneeventscenter.org](http://laneeventscenter.org) for FAQs on the Facility Master Plan and potential multi-use facility for community events such as sports, concerts, fundraisers and more.

Lane Events Center is in the midst of its public comment period, which will run 6-8 months, about the LEC's future development. There will be multiple opportunities to express your desires and concerns. The JWN Executive Board has been involved in detailed discussion about process and possible options for development. We are excited about the county's desire to transform the facility, make it more park-like and less industrial, and better integrate it into the neighborhood. A change of use to housing, retail, or park land (although park space by Amazon Creek is a possibility), or a sale to a private developer is not under consideration.



The LEC is county owned and controlled, which means that it does not need city approval or use permits to build on the property. Because the land has been used as an events center, the county can develop it as it wishes, regardless of public and neighborhood input. However, the JWN has a long-standing productive relationship

with LEC management, who are committed to addressing neighborhood concerns and desires. The bottom line is that the county wants to improve the facility and increase its use. Regardless of the direction the county goes, there will be neighborhood impacts. For the JWN, the process is largely about how impacts can be mitigated and how development can benefit the entire neighborhood.



### Multi-use Facility

A multi-use publicly-owned facility that would host Emeralds' games and other community events such as concerts, youth sports, and high school graduations, is just one option under consideration. Emeralds and LEC management are working on the feasibility of a project, but there are many challenges. The Emeralds are on a tight timeline dictated by Major League Baseball; a final determination should be this spring. The multi-use facility would take about 5-6 acres of LEC's 52 acres and would be located on the northwest corner, with the stadium bowl oriented (open end) toward the southeast. No buildings would need to be torn down to accommodate a multi-use facility. To put the multi-use facility in context:

- The planned stadium part of the facility would seat 6000.
- The average attendance of an Emeralds game is 3000-3500.
  - ▶ Home Show daily attendance is more than 20,000.
  - ▶ County Fair daily attendance is 15,000-24,000 on weekdays and 20,000-32,000 on weekends.
  - ▶ The average number of vehicles parked at an Emeralds game is 1300.
  - ▶ LEC currently has 2500 parking spaces.



Traffic, access, and parking changes will have to be negotiated depending on how the space is developed. Sign up for our monthly eNews ([jwneugene.org/newsletter](http://jwneugene.org/newsletter)) to keep up to date.

## Equality, Equity, and Zoning in the JWN

*Ted M. Coopman, JWN Chair*

The Eugene City Council soon will discuss implementation of HB 2001, the state's mandate that eliminates single-family zoning by allowing duplexes, triplexes, and fourplexes to be built on residential lots with no off-street parking. City staff and the Eugene Planning Commission have proposed exceeding the state's requirements, vastly increasing density. The proposal would allow up to 70% lot coverage; building height to 42 feet (3 stories); minimum setbacks; and no tree, light, or air protections.

Staff and EPC also propose seriously undermining neighborhoods' Special Area Zones that protect open space, air, light, and privacy, which neighbors and the city agreed on over a decade ago. Once adopted, these new rules would be functionally unamendable because the state's Measure 49 mandates that the city compensate a landowner for any rule changes that reduce the value of land.

The JWN is one of the oldest neighborhoods in Eugene. Dated infrastructure supports the second highest density of any Eugene neighborhood. Despite high home values, the JWN is one of the city's lowest income neighborhoods, and at 75% renters, a store of more affordable rentals.

As evidenced by our low median income and high density, as well as our extensive mix of housing types, the JWN currently supplies a large share of Eugene's middle and more affordable housing. Staff have not factored in the potential for displacement as developers acquire older rentals and replace them with new and more expensive multiplexes. Moreover, first-time homebuyers likely could not compete with deep-pocket developers. One solution is what California did with its new density rules—you cannot redevelop a property that has been an occupied rental in the past 3 years or use it for an AirBnb.

Imposing one set of rules for middle housing across all of Eugene might seem to affect all neighborhoods

equally. However, this approach fosters neither equality (the same treatment for everyone) nor equity (ensuring equal outcomes and opportunities for everyone). Housing justice advocates agree that policies, regulations, and public investments must be based on the demographics, physical characteristics, and other elements of different areas.

The vast number of houses in Eugene neighborhoods protected by CC&Rs (binding legal agreements often found in housing developments) are not subject to any middle housing code changes. This perpetually locks in a privileged status for newer and wealthier housing developments and shifts the burden

of density onto older urban neighborhoods without such protections. Efforts to protect and improve the JWN go back to the 1970s when it was a victim of urban decay, high crime, and disinvestment. Special Area Zones were designed to create equity by acknowledging that certain areas and populations face specific challenges, especially based on past poor planning decisions.

The JWN Executive Board has asked Council to direct staff to take the minimum steps required by law in implementing HB 2001 and then

assess the impacts and any benefits before expanding density or further deregulation beyond the legislation. Council also should direct planning staff to work in good faith with all neighborhood associations to revise their special area zones to make them compliant with HB 2001 in a manner that is broadly supported by the homeowners and renters in each area and not simply imposed by staff.

The implications for the neighborhood are serious. All residents—homeowners and renters alike—should voice their desires and concerns to City Council and the City Manager immediately at [MayorCouncilandCityManager@eugene-or.gov](mailto:MayorCouncilandCityManager@eugene-or.gov). Once this zoning change is done, it cannot be undone.



## JWN Updates: So Much Going On, So Little Space!

Sign up for our monthly eNews at [jwneugene.org/newsletter](http://jwneugene.org/newsletter) to keep up to date.

**Naval Reserve site/W. 13<sup>th</sup> Ave. and Chambers.** The homeless camp is demobilized and conversations about building affordable housing have begun. Due to new legislation, the neighborhood plan and zoning do not have to be changed to build affordable housing (a JWN priority since 2010). Discussions among the city, county, and Homes for Good are ongoing. Stay tuned for public meeting dates.



**Monroe Park** is getting new lighting and a remodeled bathroom. Work parties for 2022 are set for 9AM-noon on the last Sunday of the month March to June. Stay tuned for public discussions on the park's future and possible design/layout changes to encourage use and minimize impacts to neighbors.

**Solutions to homelessness.** The JWN is involved in the Eugene Chamber of Commerce's Business Leaders Taskforce on Homelessness and coordination with West Eugene Businesses (via the Eugene Business Alliance) as well as West Eugene City Councilors and the Whiteaker Community Council to reduce disproportionate impacts on West Eugene, increase sanctioned camping, a reduce or eliminate unmanaged camping in public spaces.

**Residential Parking Permit Program** votes are in and the city is tallying results.

**Traffic Speed Studies.** The JWN has requested traffic speed studies for:

- Polk between W. 7<sup>th</sup> and 18<sup>th</sup> Avenues,
- W. 8<sup>th</sup> Ave. between Monroe and Polk (in preparation for scheduled street work), and
- W. 11<sup>th</sup> and W.13<sup>th</sup> between Willamette and Chambers in preparation for possible traffic direction changes (one to two-way). The JWN first requested changing W. 11<sup>th</sup> and 13<sup>th</sup> Avenues to two-way in the 1970s!



We've also asked for a stop sign at Van Buren and W. 8<sup>th</sup> Ave.

**Marked crosswalks requested in the neighborhood.** The JWN has requested that the city add marked crosswalks to these intersections:

- W. 11<sup>th</sup> Ave. at Adams (direct line between Monroe Park and Lane Events Center),
- W. 11<sup>th</sup> and W. 13<sup>th</sup> Avenues at Tyler (through access servicing Keystone Apartments as well as LEC),
- W. 11<sup>th</sup> Ave. at Almaden (leads to both ECCares and Looking Glass),
- W. 11<sup>th</sup> Ave. and Lawrence (Lane County HHS MAT Clinic, retail, and restaurants),
- W. 8<sup>th</sup> Ave. at Van Buren (by New Frontier Market), and
- Broadway at Chambers and at Polk.



**Polk and 7<sup>th</sup> proposed 7-11 gas station and drive-through coffee service.** The proposal to convert the old Wells Fargo building into a convenience store, 9-pump gas station, and a drive-through coffee shop is under consideration with the city. The owners want the city to relax several traffic and access requirements near the EmX station. The JWN voiced its opposition to this use as the traffic situation at that intersection is challenging already. Neighbors contributed funds to hire a traffic engineer to bolster our claims.

## JEFFERSON WESTSIDE NEIGHBORS

% Neighborhood Program

99 W 10th Avenue

Eugene, OR 97401



PRESORTED STANDARD

US POSTAGE PAID

EUGENE, OR 97401

PERMIT NO. 377

## Neighbors Helping Neighbors: Canned Food Drive 2022

*sponsored by Food For Lane County, February 13, 10:30AM-2PM, Lane Events Center*

Jefferson Westside Neighbors is again joining with several other neighborhood associations and Food for Lane County (FFLC) to hold a city-wide canned food drive on Sunday, February 13, 10:30AM-2PM, at the Lane Events Center, 796 W. 13<sup>th</sup> Ave. We will be located at the East parking lot. That lot is just east of the Convention Center (largest building on the property) and is closest to the main entrance at 13<sup>th</sup> and Jefferson. Look for signs.

The need for food security has increased greatly in Lane County. Historically, February is a time of year when Food For Lane County receives fewer food donations.

Due to ongoing COVID-19 concerns, volunteers will be wearing masks at the drop off site. You may stay in your vehicle, pop the trunk or open the backseat door, and a volunteer will take your donation. Walk ups or deliveries by bike also are welcome. Especially needed canned foods include peanut butter, tuna fish, stews, soup, and chili.

If you have food to donate but are unable to deliver it to the donation site, please let us know and we will arrange to pick your donation up.

Contact us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) to volunteer at the event or arrange for a donation pick-up. To donate funds, go to [weblink.donorperfect.com/nhn2022](http://weblink.donorperfect.com/nhn2022).

