

JWN e-News :: October 6, 2006

Timely and concise news and announcements related to the **Jefferson Westside Neighbors**.

If you'd like to be removed from this e-mail list, please reply to this message and let us know.

JWN Privacy Policy: JWN does not share member information with any organization.

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Visit the JWN Web site at: www.jwneugene.org .

Please contact either JWN co-chair (see below) if you have comments or questions.

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***** JWN General Meeting & Program: Tuesday, October 10**

The JWN General Meeting & Program will be held

NEXT TUESDAY, October 10

7:00 p.m. to 9:00 p.m

McNail-Riley House on the NW corner of W. 13th Ave. and Jefferson Street.

In addition to regular agenda items, the General Meeting agenda includes one item with potential vote:

-- Motion to support a resident-driven approach to the City's "Infill Compatibility Standards" program and to not limit consideration of any standards on the basis of the outcome of the "Opportunity Siting" program or any other programs intended to increase density in our neighborhood. (See item below.)

The Program is "Local Elections -- Candidate Forum" ...

Here's your chance for a close-up Q&A with candidates in four important races in our neighborhood:

- State Senate, 4th District: Floyd Prozanski (D) vs. Bill Eddie (R)
- State Senate, 7th District: Vicki Walker (D) vs. Jim Torrey (R)
- State Representative, 8th District: Paul R. Holvey (D) vs. Andrew Hill (R)
- State Representative, 13th District: Nancy Nathanson (D) vs. Monica Johnson (R)

DOOR PRIZE!

Thanks to the following local business for contributing a great door prize that will be given out at the meeting:

- **The Sweet Life Patisserie** (Gift Certificate)

You can find the complete JWN meeting information on the Web at:

<http://jwneugene.org/meetings.html>

***** JWN Survey Results**

Over 70 people shared their aspirations and concerns in both the on-line and printed/mail-in surveys to help guide JWN efforts over the next year.

Results were analyzed and ranked by normalizing respondents' ratings, as follows:

Aspirations

1. Increasing the number of trees in the neighborhood (15.8)
2. Enhancing Amazon Canal environment (15.2)
3. Enhancing the Blair & Monroe area as a neighborhood focal point (14.0)
4. Additional children's activities in the neighborhood parks (13.3)
5. Expanding community activities and events at the Kaufman Center (12.6)
6. Expanding multi-cultural activities and events (11.2)
7. Additional adult activities (7.8)

Concerns

1. Impacts from inappropriate infill (13.2)
2. Drug dealing (10.8)
3. Property crimes (house break-ins, car bashing) (9.6)
4. Poorly-managed rental properties (property maintenance, noise, etc.) (9.4)
5. Traffic through neighborhood (e.g., speed, volume; please indicate streets, below) (9.0)
6. Safety in neighborhood parks (8.9)
7. Personal safety (e.g., walking on neighborhood streets) (7.6)
8. Impacts from Faith Center expansion (6.5)
9. Impacts from Lane County Fairgrounds (6.4)
10. Noise (e.g., from traffic, train whistles, etc.) (6.3)
11. Street prostitution (5.7)
12. Impacts from social service sites located in the JWN (3.9)

There were also quite a number of "write-ins" for additional aspirations and concerns. We'll be posting the complete, detailed survey results on the JWN Web site shortly.

Didn't take the survey? Don't worry -- we'd still love to hear your ideas and priorities. Just e-mail us at co-chairs@jwneugene.org.

***** City Council takes action to protect redesignated area of the Jefferson neighborhood.**

On September 11, after consulting with the JWN co-chairs, City Council reversed their August 16 action and voted to protect the redesignated area of Jefferson neighborhood by amending the land use plans and code to designate the area back to "low density," as it had been for decades prior to this year. The new designation will "sunset" July 1, 2008, which makes it essential that effective infill development standards are adopted before then. (See item below.)

This was an impressive and tremendously important victory to prevent more of the Jefferson neighborhood from falling under the threat of destructive infill.

Council also voted to make this task one of the Planning Division's "High Priority" tasks for the next year. So the challenge now is to get Planning Division staff to move without delay to schedule hearings and action on these amendments.

The Council vote was also encouraging because it demonstrated once again there are six Councilors who are solid supporters of our neighborhoods. This majority will continue when the new Councilors take office in January, so we can continue to count on favorable action by Council whenever they have accurate information presented to them.

Read important additional details here: <http://jwneugene.org/jeffredes.html>

***** Planning Director approves major land use threat to Westside and Jefferson neighborhoods**

***** If you live on an R-2 lot that has an alley in the rear, this decision affects YOU! *****

On September 12, Interim Planning Director, Steve Nystrom, approved the lot partition of 933 W. 13th Ave. In his "[Findings and Decision](#)" Nystrom showed utter disregard for the arguments presented by the JWN and numerous residents. His decision:

- Completely ignored the obvious conflict with City Council's prohibition against creating new alley access lots.
- Allowed applicants' to submit supplemental testimony, but did not properly notify the public or allow residents a chance to respond.
- Measured "lot width" using an absurd diagonal line that doesn't even connect to one side of the lot.
- Entirely disregarded the proposed 4-plex, despite applicants' own reliance on this development as part of their proposal. And then, based on ignoring this evidence, found the lot partition doesn't conflict with the Westside Neighborhood Refinement Plan.

If not overturned on appeal, this decision would totally void Council's prohibition against alley access lots almost everywhere, and would also render our neighborhood refinement plans virtually meaningless in many land use actions.

The results would affect hundreds of lots in the Jefferson and Westside neighborhoods and further exacerbate the damage that incompatible infill development is causing.

At the September general meeting, the JWN voted unanimously to appeal the Planning Director's decision and to pay the required \$500 filing fee.

The appeal was filed and the hearing is scheduled for October 25 at 5:00 p.m. (You can read the appeal statement here: <http://jwneugene.org/documents/JWNAppeal.pdf>)

At our September 19 meeting, the JWN Executive Board authorized the co-chairs to solicit contributions to help pay the legal expenses for the appeal.

Read important additional details about this action here: <http://jwneugene.org/partition.html> . If you have any questions, please contact either co-chair.

***** *** *** WE NEED JWN RESIDENTS TO HELP WITH THE LEGAL EXPENSES *** *** *****

Fighting this misguided decision has taken over a hundred hours of volunteer effort, and has cost over \$3,300 so far in attorney's fees.

To prepare and deliver the appeal argument will require much more work and an estimated \$1,750 to \$2,000.

JWN co-chair Paul Conte and his wife Janice Gotchall have contributed \$2,300 so far and another \$1,100 has been contributed by the following generous neighbors: Michael Webb & Lisa Lorens, Charles Snyder, Suzane Whaley, Joseph Fenech, Alice Parman, Steve Pringle & Esther Foss, Erika Seiferling, Richard Rofsky, Carol DeFazio, and John Russial. That leaves us \$1,600 or more short.

This appeal is a critical to defending our neighborhood, and we cannot do it without YOUR help.

Please join your neighbors who have already stepped up, and contribute \$100, \$50, \$25 -- or whatever fits your ability and interest -- to help spread the financial burden.

Please take a moment right now to write a check, payable to either:

Eugene Neighbors, Inc.

(tax-deductible donation, but ENI keeps 10% of donations for administrative costs); or

Jefferson Westside Neighbors

(not tax-deductible, but there are no administrative costs).

Write "Partition Appeal" on the check. If the check doesn't already have your name and mailing address, please enclose that on a separate piece of paper.

Mail or deliver to:

Rene Kane, JWN co-chair, 254 W. 14th Ave., Eugene 97401.

THANK YOU for supporting your neighborhood.

***** JWN selected for Climate Leadership Initiative**

You can help your neighborhood lead the region in collectively reducing our carbon footprint while saving money and reducing harmful substances in your home. The Climate Leadership Initiative (CLI) at the University of Oregon is initiating a pilot project focused on engaging households and individuals in collectively reducing their green house gas emissions, and CLI has selected the JWN as one of only two neighborhood associations to participate in a one-year pilot project, beginning this Fall.

The project will consist of education and outreach, guided by the needs and interests of the neighborhood, helping individuals learn how to reduce their greenhouse gas emissions in cost-effective ways. The project staff will conduct "emissions audits" at the beginning, middle and end of the one-year project to measure the success. Stay tuned for the on-line greenhouse gas emission inventory and for future events.

Contact Sarah Mazze for more information.

Sarah Mazze
Neighborhood Program Coordinator
smazze@uoregon.edu
<http://climlead.uoregon.edu>
(541) 346-0786

***** Neighborhood Matching Grants**

Got an idea for a great project in your neighborhood? Need some money?

Then check out the Neighborhood Matching Grants program at:

www.eugene-or.gov

Select: City Quick Links -- Neighborhoods

Select NMG Applications

Pre-review deadline is January 15, 2007.

***** JWN to form neighborhood planning team**

Back in the "good old days" when the City really involved residents in planning for their own neighborhoods, there were two periods when the Westside and Jefferson neighborhoods each had their own planning teams. These teams comprised mostly residents selected by the two neighborhood associations and a few representatives of businesses, churches, the fairgrounds, and neighborhood schools. These two teams wrote the Westside Neighborhood Plan and the Jefferson/Far West Refinement Plan, which were subsequently adopted by City Council. Both planning teams organization structure and processes were approved by the City's official "Citizen Involvement Committee" that existed at that time. Notably, neither planning team had a single City staff person as a voting member. This was true empowerment of residents -- and the two planning teams produced darn good neighborhood plans, too.

The JWN board thinks this is a great idea whose time has come again.

At their September 19 meeting, the JWN board directed the co-chairs to create a charter (including purpose and objectives) and operating procedures (including election or appointment of team members, meeting rules, etc.) for a **Jefferson Westside Neighbors Planning Team**. The charter and operating procedures are to be presented to the Executive Board for review at or before the October 17 board meeting, and subsequently presented for deliberation and action by JWN members at the November 14 General Meeting.

The JWN Planning Team will tackle issues the JWN board and membership identify as their top priorities, including infill compatibility standards, which ranked as the #1 concern on the recent JWN survey.

If you would like more information or are interested in being on the JWN Planning Team, please contact either co-chair.

***** JWN General Meetings to relocate**

The fire code limit on capacity, poor accessibility, and an unsatisfactory general meeting environment led the JWN board to decide the location is no longer suitable for the increased attendance at JWN meetings. The JWN board has voted to find a new location for the JWN's monthly general meetings. We hope to have a new location no later than the first of the year.

If you have any suggestions or preferences, please let the co-chairs know.

***** JWN board launches neighborhood business initiative**

We have many wonderful local businesses in the neighborhood, and the JWN Executive Board wants residents and business owners to get to know each other better. Board member Glenn Smeed, who owns Smeed Communications on the corner of Monroe Street and W. 8th Ave. is leading our business initiative and has contacted businesses throughout the neighborhood to introduce the JWN and invite business to be included in our on-line directory at: <http://jwneugene.org/businesses.html>

We'll also be starting a "Meet Your Neighborhood Business" program with brief introductions at JWN general meetings and short items in our e-mail newsletter.

If you own a neighborhood business, please visit the Web site and use the contact form to send us information for the directory. And, of course, you're always invited to contact the JWN co-chairs for questions or suggestions.

***** JWN publication strategy to expand information delivery and reduce waste**

For some years, the JWN has printed thousands of newsletters that end up in the land fill; and, despite the high cost and waste, this approach didn't deliver important information to all JWN members in a timely manner. The distribution system relied on a volunteer network, which the current JWN board has discovered wasn't even delivering to entire blocks in the neighborhood, so many JWN residents weren't getting any neighborhood news.

During September, the system basically "crashed"; and only co-chair Rene Kane's exceptional effort, with the help of several neighbors who rallied to help Rene out, enabled us to deliver the newsletter to most JWN residents.

The JWN board has concluded the publication system is broken and unsustainable.

Rather than trying to revive the current approach by pouring money into postage or burning up more of the precious little volunteer time that's available, the Executive Board has directed the co-chairs to implement a new distribution system that uses a combination of U.S. mail, e-mail, Web site postings, and/or selective hand delivery to a small number of households. The system will include a combination of broadcast (universal) delivery by U.S. mail and requested delivery by U.S. mail, e-mail, and/or hand-delivery to assure that:

- a) Notices of all meetings are delivered to all JWN members in a timely manner.
- b) As far as practicable, all content is available in printed form by request, as well as in electronic form.
- c) The distribution system uses available resources (including money, volunteer time, and paper) efficiently to deliver information to JWN members.

Basically, the new system will make a printed copy of periodic newsletters available to anyone who requests this form of delivery. Similarly, printed copies of minutes and other documents will be available by request.

In addition, we'll promote electronic delivery via e-mail and the Web site as the best way to save money, volunteer time, and natural resources. E-media subscribers will also benefit from receiving e-mail "Alerts!" of important meetings and other events.

If you have suggestions or comments, please contact the co-chairs. Even better -- if you'd like to help implement this new strategy, please let us know!

***** Have an opinion or thoughts you'd like to share with neighbors?**

The JWN Web site now has a "Member viewpoints" area to provide JWN members a place to express their comments and opinions on any item of concern to the neighborhood. For the guidelines and other information, visit:

<http://jwneugene.org/viewpoint.html>

***** Amazon Clean-up**

JWN has adopted part of the Amazon Creek as a "natural" neighbor, and on November 11th we'll hold our annual Amazon Creek planting party.

If you'd like to join your neighbors in maintaining the health and beauty of the creek, contact Jon Belcher at 343-6695 or jbelcher@efn.org.

***** Planning Division FY 07 work program**

At their September 27 joint meeting with the Planning Commission, the City Council approved the Planning Division's FY 07 work program. The program includes the "Infill Compatibility Standards" and "Opportunity Siting" programs as "high priority" projects.

So far, so good. But during the same meeting, Planning Division staff appeared to state that infill standards that might reduce allowable density would not be considered unless some other development (e.g., on an "opportunity site") would produce enough increase in density to offset the infill standards theoretical reduction in allowable density.

Such an approach would seriously undermine any meaningful effort to create and adopt effective infill standards.

Much of the JWN developed historically as single-family residential areas, yet is zoned R-2. Originally, R-2 mean basically "up to 2 dwellings per lot," which supported duplexes and "granny cottages". But in the last 20 years or so, the allowable density in R-2 has TRIPLED!!! R-2 now allows the addition of duplexes, triplexes and even 4-plexes in most back yards. (See the item above on the lot partition on W. 13th Ave., as a good example of what R-2 allows.)

Even Planning Division staff have testified that our neighborhood isn't sustainable at allowable R-2 densities. So it makes no sense, and it doesn't even comply with the legal requirements of the Metro Plan or with Eugene's Growth Management policies, to rule out standards that may reduce allowable density to sustainable levels even before the Infill Compatibility Program has begun.

In response, the JWN board has scheduled a motion to be considered at next Tuesday's meeting to address this issue.

Overall, the co-chairs' assessment is that the Planning Division has yet to produce a meaningful plan or any substantive framework to address the critical need to halt the damage that incompatible infill is inflicting on neighborhoods throughout Eugene. Planning staff's lack of adequate attention to the problem has continued despite the fact that the Neighborhood Leaders Council has adopted several motions emphasizing how important this problem is, and there is broad neighborhood support for addressing the infill issue without delay.

Recently, the message was again brought home to the Planning Commission when fifty or more residents turned out at the Planning Commission's public forum on infill standards and opportunity siting and all but one person adamantly pressed for action on infill compatibility standards.

The JWN Executive Board will continue to press for more progress and genuine resident involvement on this issue.

***** JWN needs YOU!**

Give a little time and talent and gain a lot in return. Great neighborhoods happen because people who live in them care.

Come join your neighbors and help maintain the Jefferson and Westside neighborhoods as safe, vital places to live.

Some of the volunteer spots that are available include: attorney, publication distribution coordinator, urban planner/architect/zoning specialist, Web wizard, fund raiser, outreach activist, parliamentarian, business relations developer.

For a description of these and other volunteer openings, please see:
<http://jwneugene.org/volunteer.html>

Remember, YOU are Jefferson Westside Neighbors!

***** Prospects look good for "win-win-win" on M-37 claim in JWN**

The family that owns the lot and four apartments at 1333 W. 10th Ave. wanted to build a small, single-family home on a vacant part of the lot that's adjacent to the street. Because this lot is in the Chambers Special Area Zone (CSAZ), the lot already had more units than the maximum of three allowed by the new S-C/R-2 standards.

The property owners, nearby residents, and co-chair Paul Conte worked together quietly over the summer to come up with a solution that's a "win" for the neighborhood, a "win" for the owners, and a "win" for the City. Because this is the only lot in the CSAZ with existing development off the street and a large vacant area on the street (which creates a "missing front tooth" appearance), nearby residents agreed that a small house that met all the S-C/R-2 standards would increase the stability of the block and would improve the character of that area. Thus, residents didn't have to compromise any of their goals for the CSAZ by agreeing to support the owners' request. Under the legal agreement to be signed, the owners will be bound to comply with the S-C/R-2 standards.

The City "wins", too, because this is Eugene's very first residential M-37 claim; and the agreement between owners, adjacent residents, and the JWN neighborhood association establishes a "model" for responding to future residential M-37 claims. City Council is expected to hold the required hearings and take action in October or November.

For more information, contact co-chair Paul Conte (see below).

***** More "too early or too late" planning underway**

If you've ever wondered why it's so hard to participate effectively in Eugene's planning processes, one answer is that you're almost always either "too early" or "too late" in the process to make a difference. And it seems to be happening again, this time with the so-called "Key Code Amendments" process.

This is supposed to be an opportunity for citizens and interested groups, from home builders to environmentalists, to participate in a public process to recommend significant changes to Eugene's land use code. People have been waiting for months or years for this opportunity, and it has just popped up on the Planning Commission's tentative schedule.

But don't delay ... the tentative schedule allots only October (or what's left of it) for suggestions from the public. Then in November, the staff and Planning Commission will select and prioritize suggestions, which will then move along in the process towards an April decision point by City Council.

With a little over three weeks left in October, and no publicity about this program yet, it seems the tentative schedule will offer little chance for ordinary citizens to learn about the process and have adequate time to develop proposals and get them submitted in time to be considered.

More than likely, the schedule will have to be adjusted. But will even a revised schedule provide a reasonable opportunity for anyone but the organized groups and land use "wonks" to get up to speed and have a real chance to get full consideration of their ideas?

It's hard to tell, but the six-day notice for the recent Planning Commission public forum on infill compatibility standards and opportunity siting isn't a promising indicator. Effective public involvement requires adequate advance notice and information to assure people can provide well-informed input. What happens when the process short-changes this part of the public involvement process? ... We get big mistakes like the Jefferson area redesignation slipping through.

The JWN board will do our best to keep you informed and promote a more effective and reasonable public process. We'll also be closely involved in furthering the neighborhood's interest in fixing major flaws in the current residential zoning code.

***** Upcoming JWN General Meetings.**

You can find the JWN general meeting information on the Web at:

<http://jwneugene.org/meetings.html>

November 14 : JWN Planning Team proposal; Enriching the Neighborhood's Urban Forest

December 12 : Holiday party (tentative)

January 9, 2007 : TBA

***** JWN Executive Board Meeting: Tuesday, October 17**

The JWN Executive Board will meet October 17

6:45 p.m. to 8:00 p.m

McNail-Riley House on the NW corner of W. 13th Ave. and Jefferson Street.

You can find the JWN board meeting information on the Web at:

<http://jwneugene.org/meetings.html>

***** Upcoming City Council meetings.**

City Council meeting dates and topics are available on-line here:

www.eugene-or.gov

(On left) Quick links: Mayor and City Council

(On left) Navigation: Meeting Information

(On right) Tentative Working Agenda

***** Contact the JWN Co-chairs.**

You can send your e-mails to co-chairs@jwneugene.org .

Or contact either one of us directly:

Rene Kane

rkane@highstream.net

343-4309

Paul Conte

pconte@picante-soft.com

344-2552