



MAY 2006

NEIGHBORHOOD NEWS

The Official Newsletter of the Jefferson Westside Neighbors

Jefferson Westside Neighbors General Meeting & Program

7:00 PM, Tuesday May 9

McNail-Riley House

NW corner of Jefferson & West 13th Avenue

INTRODUCTIONS AND ANNOUNCEMENTS

7:00 p.m. to 7:15 p.m.

Find out the latest on: Community organizations, proposed zoning changes, and other important neighborhood issues.

NOTE: If you have an announcement, please provide the information to Rene Kane at rkane@highstream.net or call 343-4309 by Noon the day of the meeting. Announcements at the meeting are limited to one minute. If you have a handout, please bring 50 copies.

GENERAL MEETING AGENDA

7:15 p.m. to 7:30 p.m.

- New agenda items from members.

Members may introduce topics for deliberation and possible vote at the next general meeting, which is on September 12, 2006. (By two-thirds vote, a motion related to a topic not on this General Meeting Agenda may be considered and voted on at the same meeting.)

- Agenda adjustment
- Reports from Co-Chairs, Treasurer, and other JWN board members. Questions from members.

7:30 p.m. – General meeting adjourned

PROGRAM (see program description at right)

7:30 p.m. to 9:00 p.m.

The City's Plan for Jefferson and Westside Neighborhoods

Can't make this meeting or have an idea for a future meeting's program? The JWN board would like to hear from you. Send an e-mail to either JWN Co-Chair (see page 2 for contact).

Spring Clean-Up Saturday, May 20th

We will have two dumpsters at the old Jefferson Pool site (just off W. 16th Ave. and Jefferson Street) on May 20th for your yard debris and trash. We need volunteers for two-hour shifts beginning at 9:00 a.m. Saturday to assist with sorting and loading. Plan to make your drop off early Saturday, because the bins are likely to fill up quickly as they have in prior years. Please, no construction debris, hazardous materials, tires, or electronics.

Call Keith Blackwell at 484-1795 or e-mail k2black@nu-world.com to sign up or if you have questions.

Work, motion, life, all rise from the dirt.
William Bryant Logan

May 9

SPECIAL PROGRAM!

City Plans for Jefferson and Westside Neighborhoods

Is the City's vision one of thriving "heritage" neighborhoods, wholesale redevelopment as apartments and condominiums, or some other future?

The JWN area encompasses two "heritage" neighborhoods – Westside to the north and Jefferson to the south – that were largely built up decades ago as single-family neighborhoods with a smattering of duplexes and small sections that had larger apartment buildings.

Much of this area either has been zoned R-2 for years or can now be rezoned to R-2. R-2 originally allowed one or two dwellings on a lot. Over time, the R-2 zone was revised to become the current "Medium Density Residential" zone that allows medium-to large-scale apartments (or condominiums) with potentially large negative impacts on neighboring single-family homes.

Why did the City change zoning regulations in these heritage neighborhoods to allow such incompatible development? What does the City plan for the future of these neighborhoods? Does the City care about destructive impacts of inappropriate infill; and, if so, what is the City doing about it?

Come join in a unique opportunity to get straight answers to these and other questions about critical City decisions and plans that will largely determine what future development looks like on your block and the surrounding neighborhood.

JWN is excited to host a panel with leaders from all three areas of the City that control Eugene's development policy and regulations:

- **Bonny Bettman**, City Councilor for Ward 1 which encompasses most of the JWN area.
- **John Lawless**, Eugene Planning Commissioner and former President of the Eugene Planning Commission.
- **Steve Nystrom**, Eugene Planning Director.

Paul Conte, JWN Co-chair, will join these three City officials on the program. Paul was deeply involved as a resident in the "Chambers Revisited" project that led last year to Eugene's first successful implementation of infill standards in the JWN area.

The program will offer much more than just "canned" presentations. A JWN member will moderate the panel and present a series of tough questions to panel participants, including ones that JWN members provide. Panel members and the audience will have a chance for follow-up and counterpoints.

You can submit questions for the panel either at the meeting or by sending an e-mail before the meeting to either Co-Chair (see page 2). Be sure to arrive early to get a good seat because we expect a large turnout.

Paul Conte and Rene Kane, JWN Co-chairs
Opinions expressed are those of the authors.

Greetings from your new neighborhood Co-Chairs

We're excited and delighted to be involved in Jefferson Westside Neighbors and look forward to meeting you, learning what you have to say about the neighborhood, and working toward positive change in the Jefferson and Westside neighborhoods. JWN is a diverse area with wonderful, "heritage" residential sections, vibrant businesses, beautiful parks, schools, churches, and abundant talent. We believe the people who live and work in the JWN are the best part of the neighborhood and the best guarantee for a healthy, safe, enriching future for where we all live.

Our neighborhoods face many challenges (the rest of the newsletter talks about some of these), but we see great possibilities in co-creating (that's all of us) events that bring neighbors together to engage in good conversation, constructive thought, and productive action. Our key strategy for the coming year is to empower individuals to create change for our neighborhood via their collective efforts. To accomplish the things neighbors feel are important, the JWN board will work to mentor and leverage independent groups, such as those who have formed in the past around the Fairgrounds, Jefferson Area Greenway, Faith Center expansion, Monroe Park public safety, infill standards, and other interests. The board's primary role will be to help people who share common interests and goals, consistent with the JWN charter, organize effectively to pursue their objectives.

Monthly meetings serve an important part in furthering broad JWN goals, and we think our meetings can and should be enjoyable (even fun), as well as a productive use of your time to learn about and address the issues you think are important. We want attending a JWN meeting to be an experience that leaves you feeling you've made a difference in your life, and the neighborhood is better off for your participation. Starting with the postcard that accompanies this newsletter, we plan to reach out as broadly as we can to learn the neighborhood's priorities, and what you say will guide the JWN board's efforts.

Our goal is to have at least 500 neighbors participate in at least one neighborhood activity in the next twelve months, including general meetings, social events, work parties, and participating in independent groups the JWN assists. That's about ten percent of the total JWN population, so this is an ambitious target. Please help us achieve our goal of broadening participation in neighborhood activities. When you join in a meeting or other neighborhood event, you're not just a face, or an address, or a problem, you become part of the solution.

We want to hear from you! Share your neighborhood ideas, concerns and hopes with us at the contacts below.

Rene Kane (pronounced "reenie"), Co-chair (2006-2008 term) and Paul Conte, Co-chair (2005-2007 term)

March and April Election Results and an Enthusiastic Thank You!

During our March and April meetings eight new JWN board members were elected. The new co-chairs are Paul Conte and Rene Kane. Our new Treasurer is Eric Gran; new Secretary is Dale Deason and we have four new at-large board members: Erika Seiferling, Angela Rooney, Garrick Mishaga Jr. and Kyle Burns.

A special THANK YOU to Glenn Smeed who continues as an at-large board member of JWN and to Dave Tobin who steps down as Secretary but who will continue as newsletter distribution coordinator.

Finally, we want to thank the outgoing board for their hard work and commitment. We look forward to their continued involvement with JWN. **Thank You!**

Viewpoint: Letter from Jon Belcher

(continued from page 4)

Commission will soon propose work items to Council allowing us to define and implement ways to prevent inappropriate infill as well as work with neighborhoods to find areas where infill and redevelopment can be accommodated.

We have a nexus of opportunity. There's energy in the neighborhood and signs of support within the Planning Commission and City Council to find the solution. There are no guarantees, but I haven't seen a better time to focus on effective tactics to fix this problem.

Jon Belcher

Eugene Planning Commissioner and former JWN Co-chair
Opinions expressed are those of the author.

Eugene Budget Committee Meeting Wednesday, May 10
5:30pm, Eugene Public Library Bascom-Tykeson Room

JWN Meeting Minutes

April 11 General Meeting. Annual elections were held (see this page). Candidates for County Assessor made presentations. Discussion on Eugene Budget and a conditional permit application.

April 17 Executive Board Meeting (summary). Discussion and motions related to board transition, May general meeting and June picnic, newsletters and Web site, and public parks. For a copy of the full minutes, please contact either Co-Chair.

Jefferson Westside Neighbors

Future Meetings:

JWN Executive Board Monday, May 15

Neighborhood Picnic! Tuesday, June 13

Jefferson Westside Neighbors Executive Board

Co-chairs:

Paul Conte 344-2552 pconte@picante-soft.com

Rene Kane 343-4309 rkane@highstream.net

Treasurer: Eric Gran

Secretary: Dale Deason

At-large Board Members:

Kyle Burns, Erika Seiferling, Glenn Smeed,

Angela Rooney, Garrick Mishaga Jr.

Newsletter Editor: Rene Kane

Newsletter Distribution: David Tobin

JWN newsletter policy

This is the official newsletter of the Jefferson Westside Neighbors. The newsletter Editor, in conjunction with the JWN board, is responsible for all content, subject to City approval in City-funded issues. (This issue was printed with City of Eugene funds.) Articles with "Viewpoint" in the title reflect the opinion of the authors and not necessarily that of the JWN board, the neighborhood association, or City staff or public officials. We welcome submissions of all types, including articles and letters. All submissions are subject to editing or shortening for publication. All submissions must be accompanied by the author's name, home address, and phone number or e-mail address. (We do not publish authors' addresses, phone numbers, or e-mail addresses unless requested by the author.) To submit an article or letter, or for more information, please contact Rene Kane (see above).

About that postcard....

Save a tree, bend our ear, volunteer!

Don't discard that postcard that came with your newsletter! If you take five minutes to fill it out and drop it in the mail (don't forget a stamp), you can replace your paper newsletters and meeting announcements with more timely, Earth-friendly e-mails from the JWN.

You can also tell us your top neighborhood interests and concerns. Better yet, you can volunteer to help us make sure the JWN does something about them. Was your newsletter missing a postcard? Just e-mail or call Rene Kane or Paul Conte (see page 2), and we'll make sure you receive one.

Summer's Coming to Monroe Park! Help make it fun and safe.

Contact Laurel Anderson, safetyfirst@monroepark.org
485-2369

SAVE THE DATE!!!!

Jefferson Westside Neighbors Picnic

Saturday, June 17th

Monroe Park

Family fun, BBQ, food and games!

More details to follow...

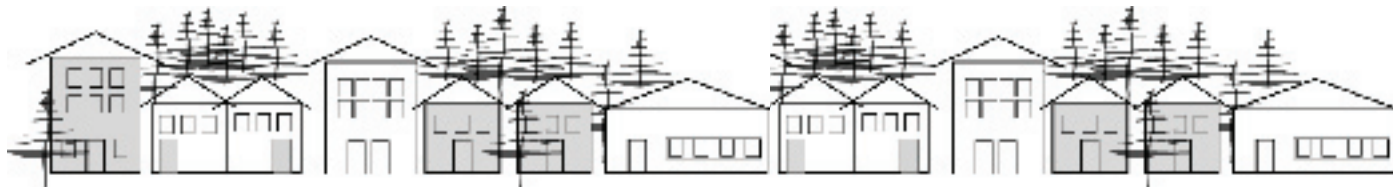
Love throwing a party?

We need planners for the picnic!

Contact Rene Kane 343-4309, rkane@highstream.net

Webmistress/Webmaster needed

Are you Web smart? have a burning desire to get the word out about neighborhood activities, happenings, and issues? We need you! The JWN Board wants to reach out to our neighborhood via an active and compelling Web page. If you're skilled, enthusiastic, and want to work with a great group of people, contact Paul Conte at pconte@picante-soft.com (344-2552) or Rene Kane at rkane@highstream.net (343-4309).



Neighborhood Leaders Council adopts motions supporting infill standards

At their March and April meetings, the Neighborhood Leaders Council (NLC) adopted two motions that will be helpful in getting infill standards adopted for Jefferson and Westside residential neighborhoods.

NLC members are designated by the 19 City-chartered neighborhood associations, such as JWN. By overwhelmingly supporting these motions, the NLC demonstrated that destructive infill is a widely-recognized problem that needs immediate attention and that there's broad recognition of the need for effective standards throughout Eugene.

At the March 28 NLC meeting, the following motion was adopted by an 11-1 vote:

Consistent with the motion adopted by City Council at their December 14, 2005 work session, the Neighborhood Leaders Council (NLC) requests the Eugene Planning Commission assign a "high priority" to staff and Planning Commission efforts to create effective standards to protect established neighborhoods' character and stability from the damaging and/or destabilizing impacts of inappropriate infill.

City Council explicitly charged staff with "preserving neighborhoods" in their December 14, 2005 motion. Council did not direct that infill standards were to be contingent upon, or delayed because of, the implementation of "opportunity siting." NLC believes it is imperative that infill standards be established promptly.

At the April 25 NLC meeting, the following motion was adopted by an unanimous (13-0) vote:

The NLC recommends the City Manager and City Council assure swift and substantial progress on Council's directive to implement infill standards that protect the health and stability of established neighborhoods.

The NLC requests the City Manager and City Council give highest priority to implementing infill standards in apportioning funds among tasks related to infill standards, opportunity siting, and population estimates.

Policy Statement: This is the official newsletter of the Jefferson Westside Neighbors. Newsletters are published courtesy of the City of Eugene. Newsletters are produced by neighborhood volunteers and are free to the residents and businesses of the neighborhood. Space is available to the editor with editorial comment from the neighbors. Signed letters will be printed as space permits. Editorials express the authors view and not that of the neighborhood association, the City's elected officials or city staff.



Visit Eugene Neighborhoods
on the Web at www.eugene-or.gov.

Viewpoint: Letter from Jon Belcher

Time to refine the Jefferson/Far West Refinement Plan

An article in last month's JWN Neighborhood News entitled "RED ALERT! Jefferson Neighborhood Targeted for Intensive Redevelopment" needs clarification.

The article provided a reasonably accurate description of provisions of the Jefferson/Far West Refinement Plan. It noted the plan allows rezoning of individual properties from Low Density Residential (R-1) to Medium Density Residential (R-2) (aka up-zoning) in the area between W. 13th and W. 18th Aves. east of Friendly St., stair-stepping to the east from Lawrence Alley at W.13th Ave. to Willamette Alley at W.18th Ave. This permits inappropriate infill and redevelopment along local streets in this part of our neighborhood. The wording in the refinement plan that allows this is as follows: "Residential densities beyond ten units per acre shall be allowed, subject to an approved block plan or rezoning to R-2 in conjunction with site review." Although "block planning" is described in the General Findings, it never has been implemented. Site review has proved inadequate to prevent inappropriate development.

The article erroneously stated that this change was effected in 2003-2004. In reality it has been in effect since January 1983 when the Jefferson/Far West Refinement Plan was approved by the City Council. In fact, at least five applications for up-zoning within this area have been approved since the refinement plan was written.

What did take place in 2003-2004 was a bookkeeping correction to the Metro Area General Plan Diagram (map) that brought the Metro Plan in alignment with all Eugene refinement plans, including the Jefferson/Far West Refinement Plan approved 20 years earlier. That project was initiated to convert that paper map to an electronic version, but it was discovered that the Plan Diagram had not been updated after the text of some refinement plans were approved. Once discovered, the law requires that the Plan Diagram be updated to match the amended text. The Plan Diagram update was approved by the City Council, then appealed to the Land Development and Conservation Commission by the Homebuilders of Lane County. During that review period, a single zone change application in the Jefferson area was reviewed by a hearings official who rightly ruled that while the Plan Diagram revision was under appeal, the up-zoning was not allowed.

Now that the Homebuilder's appeal has been denied, property owners can again apply for up-zoning and will likely receive it since the Metro Plan Diagram now correctly reflects the policies of the Jefferson/Far West Refinement Plan. Last month's article asserted that the refinement plan was not in effect before the Plan Diagram was corrected which is technically correct. Unfortunately the hearings officials ruled otherwise several times, and it is too late to correct those errors.

The crucial point is not to focus on what should have been, but what will happen unless the policy is amended. The neighborhood association should focus its energy on initiating an amendment to the refinement plan that removes or changes this policy. That the recently elected neighborhood board appears motivated to make the change is encouraging. It may prove challenging, as all neighborhood refinement plans have languished without amendment for at least ten years. Additionally encouraging is that some members of the City Council and Planning Commission are both interested in effectively implementing Eugene's Growth Management Policies. These basically say that Eugene should grow up, not out, while protecting the livability of neighborhoods. The Council recently held a work session to discuss inappropriate infill. The Planning

(continued on page 2)

Viewpoint: Paul Conte Replies

Effective infill standards are the key

Years ago would have been a better time to fix the problem of inappropriate infill that has degraded and destabilized sections of Jefferson and Westside neighborhoods for decades. At least now, as the letter notes, there's a JWN board that's motivated to do something about the problem.

In March, the JWN general membership adopted three motions related to the redesignated Jefferson area and to infill standards for this and other sections of the JWN. The JWN co-chairs and board intend to energetically pursue the direction set by those motions.

I urge all our Planning Commissioners, including Jon, to actively pursue a timely and practical approach by supporting the motions unanimously (48-0) adopted by JWN members in March. These motions recommend a temporary moratorium on zone changes in the redesignated area and request that the Planning Commission and Planning Division staff place a high priority on creating effective infill standards. (The Neighborhood Leaders Council has adopted even stronger motions on infill; see article on page 3.)

It would be inadvisable for the JWN to initiate Metro and refinement plan amendments (both would probably be required). Such a process would be lengthy; and, even if it succeeded, we would still have to go through the whole process of implementing effective infill standards in Eugene's zoning code. During this extended period a great deal more inappropriate infill could be built. Also, residents and property owners should look at more than just this one issue when they revise a neighborhood refinement plan.

As to the letter's complaints about accuracy, Jon doesn't appear to have read the article very carefully. The article's only reference to events in 2003-2004 stated that Planning staff recommended City Council approve a set of "housekeeping" changes to the Metro Plan. This action is thoroughly documented in Council minutes, and there was no error in the article.

The article never mentioned refinement plans at all, much less "asserted" anything about the Jefferson/Far West Refinement Plan, as the letter claims.

My original article accurately portrayed the overall situation: Early this year, a large section of Jefferson neighborhood that had been limited to single-family development *for decades* was opened for the first time to properly approved zone changes that will allow intensive multi-family developments that are incompatible with the neighborhood character and threaten the neighborhood's stability. (Prior to this year, several zone changes were approved in the area; however, as the letter correctly notes, these were "errors" that should never have happened.)

Several of the other facts and interpretations in the letter are incorrect, despite Jon having been an alternate member of the early 1980's planning team that created the Jefferson/Far West Refinement Plan (including the policy the letter quotes as the source of the current problems).

Rather than wade through local land use laws and history to set the record straight, I'll just recommend interested readers visit www.jwrehn.org/jeffmetro.html where you'll find a complete explanation.

Please also feel free to contact me for more information (see page 2).

Paul Conte, JWN Co-chair
Opinions expressed are those of the author.