



## Join Us For Our Fall 2024 Meetings

Second Tuesday of the month, 6:30-8:30PM

First United Methodist Church, 1376 Olive St.

Agendas posted in the JWN eNews and on the JWN website [jwneugene.org](http://jwneugene.org). Meetings are recorded and linked on the JWN website.

### JWN Fall 2024 General Meeting Schedule

- September 10
- October 8
- November 12

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).

### Get Social With Your Neighborhood



Keep up on all the latest news and events in the JWN by finding us on

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



## JWN Delivers Affordable Housing

*Multigenerational Affordable Housing Project First Envisioned by the JWN 15 Years Ago Is One Step Closer to Reality*

The long journey to get affordable housing built at the old Naval Reserve site (W. 13th Ave. and Chambers St.) initiated by the JWN in 2009 entered its final phase as Homes for Good broke ground August 7th. In early 2021, the JWN reached out to Jacob Fox, Director of Homes for Good, about the potential for building affordable housing on the city-owned property at W. 13th Ave. and Chambers. The JWN facilitated a public process to get neighbors' input while Homes for Good started the design and funding process. In February 2023 the Eugene City Council voted to support the project.

Homes for Good partnered with Head Start of Lane County and Early Childhood CARES to develop an innovative model that co-locates 80 units of new affordable housing with the Leap and Learn Early Learning Center to address the dual needs for affordable housing and affordable childcare in our community. A mix of one-, two-, and three-bedroom units will accommodate households large and small. The development will consist of two four-story buildings centered around community green space and ample parking for residents.

For more details about the project, visit the Ollie Court page on the Homes for Good website at [homesforgood.org](http://homesforgood.org). To learn more about the JWN's involvement in making Ollie Court happen, visit the project's page on the JWN website at [jwneugene.org/naval-reserve-site-housing-project](http://jwneugene.org/naval-reserve-site-housing-project).

## JWN 2024 Picnic @ Charnel Mulligan Park

This year the JWN's annual picnic was held on the evening of June 25 at Charnel Mulligan Park. More than 125 neighbors and friends gathered under sunny skies to listen to music, share a meal, and play games.



### Music & Games

Picnic-goers enjoyed music by local band Blackstone, with members Tony Rosta, Tim Brewer, Paul Allen, Catherine Bearsto, and Jimmy Murphy. The group played eclectic, electric Americana music, with hints of the blues and country, that got attendees toes tapping. While the band played snappy tunes, kids and adults participated in fun activities such as Big Bubbles, sidewalk chalk art, and Big Parachute.

### Food For Thought From Exhibitors

Engaging local exhibitors provided much food for thought: 350 Eugene, Abilities Diner and Bakery, Acorn Cafe, As You Like It, BEST (Better Eugene-Springfield Transportation), Black Cultural Initiative, Broadway House Concerts, Burrito Brigade, Community Court, Electric Lettuce, Eugene Sustainability Commission, Eugene Waste Prevention Program, EWEB, Fair Housing Council of Oregon, Food for Lane County, Fossil Free Eugene, Hosea Youth Services, Lane Transit District, Mi Cafe, OSU Extension Service Lane County, ShelterCare, Shift Community Cycles, S.L.U.G.

Queens, Toolbox Project, Unitarian Universalist Church, Willamette Family, and Willamette Valley Hardy Plant Group.

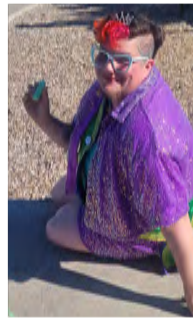
### Volunteers Made It Happen

Our first thank yous go to this year's volunteer picnic committee. Sue Cummings served as committee chair, with Peter Borden, Berry Broadbent, Susan Con-



nolly, Brock Hatch, Jeff Lake, and Cary Thompson serving as committee members.

Additional neighbors also volunteered their time and expertise in making the picnic a success. Dave Hurst designed the promotional flyer for the picnic. Deb and Christopher Michaels kept the younger attendees occupied with paper crafts and also brought a generous number of delicious train track cookies. Tes Hart engaged kids and adults with Big Bubbles and games. Cary Thompson and Joanie Kleban organized the Big Parachute. Jessica Erickson staffed the registration table. Sandra Bishop and Dan Solitz answered questions about the Emergency Preparedness Group. Ted and Stephanie Coopman provided information about historic preservation in the JWN. Brock Hatch and Electric Lettuce staff distributed flyers.



First United Methodist Church generously donated the tables and chairs. JWN Chair Ted Coopman served as the emcee with Ward 1 City Councilor Emily Semple and Councilor-elect Eliza Kashinsky giving brief remarks.

Additional thanks to all the neighbors and volunteers who brought cookies and who helped with set up and clean up. Special thanks to Bob Cummings, Hal Dillon, John Marshall, and Todd Siekierka for loading and unloading tables and chairs.

### Local Businesses Stepped Up

Gratitude as well goes to our local businesses that contributed prizes and gift certificates for the picnic's raffle: Cornucopia Restaurant, Sweet Life Patisserie, Mac's Restaurant and Nightclub, Newman's Fish Company, Hot Mama's Wings, Mandy's Restaurant, and Shift Community Cycles. The next time you visit these businesses, please extend your thanks for their neighborhood support.

### Special Thanks to City Staff

Finally, many thanks to City of Eugene staff in Parks and Open Space and the Office of Equity and Community Engagement.



## Power Up Our Local Businesses!

Visit our generous donors that provided gift cards and prizes for this year's raffle at our annual picnic



**Cornucopia Restaurant** | Now serving breakfast Friday, Saturday, and Sunday, Cornucopia ([cornucopiaeugene.com](http://cornucopiaeugene.com)) at W. 17th Ave. & Lincoln is open every day for lunch and dinner. With its large patio, sidewalk area, and indoor restaurant, Cornucopia remains a Eugene and neighborhood favorite for burgers, fries, and family-friendly dining.

**Hot Mama's Wings** | Located at 420 W. 13th Ave., this award-winning restaurant uses fresh ingredients and all-natural hormone- and antibiotic-free chicken, turkey, beef, and pork in its wings, burgers, sandwiches, and salads. Organic tempeh served with wing sauce and either bleu cheese or ranch dressing also is available. Menus and more at [hotmamaswings.com](http://hotmamaswings.com).



**Mac's Restaurant and Night Club** | You'll find this family-owned and operated nightclub and restaurant in the historic Veterans Memorial Building at 1626 Willamette St. Serving northwest cuisine and featuring live music in a variety of genres Tuesdays-Saturdays, Mac's at the Vets ([macsnightclub.com](http://macsnightclub.com)) is known as "Eugene's home of the blues."

**Mandy's Family Restaurant** | Known for its authentic American cuisine, Mandy's is open 24 hours every day at 1491 Willamette St. Voted The Best Country Cooking by Register Guard readers, Mandy's serves breakfast, lunch, and dessert round the clock as well as evening dinner. Don't miss Frozen Margarita Mondays. Visit [mandys-restaurant.com](http://mandys-restaurant.com) for menus and online ordering. Mandy's Family Restaurant: "Where great food never sleeps."



**Newman's Fish Company** | Fresh, local, premium seafood is the hallmark of Newman's Fish Company, 1545 Willamette St. Established in 1890, Newman's Fish Company ([eugene.newmansfish.com](http://eugene.newmansfish.com)) follows sustainable practices that assure customers get high quality seafood while keeping oceans healthy for future generations. Newman's Fish Grotto at 485 Coburg Rd. offers an expanded Fish & Chips take-out menu, outdoor seating, and limited indoor seating.

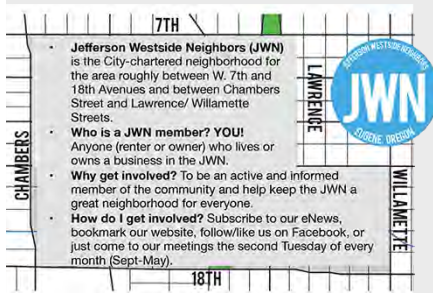
**Shift Community Cycles** | Just outside the neighborhood at 811 W. 6th Ave., Shift Community Cycles is a local nonprofit community bike shop staffed by volunteers who promote the world of cycling and connect people with bicycles. Volunteer, donate an old bike, or buy your next bike at Shift Community Cycles. Go to [shiftcc.org](http://shiftcc.org) or stop by the shop to find out more.



**Sweet Life Patisserie** | Community-oriented and following earth-friendly practices, Sweet Life has made its mark locally and internationally, recognized as Best in Eugene for desserts and baked goods by Eugene Weekly readers for many years and by BuzzFeed as one of "The Best Bakeries Around the World You Need to Eat at Before You Die." If you've never had a tasty treat from Sweet Life, it's time to visit the JWN location at 755 Monroe St. or go to the website and order online at [sweetlifedesserts.com](http://sweetlifedesserts.com).

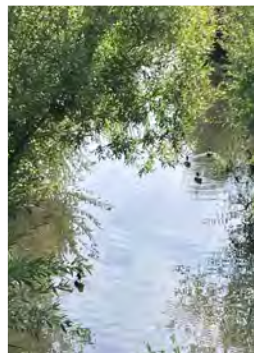
## JWN by the Numbers

Square miles: .912



Percentage of JWN residents who walk or bike to work: 39

Miles of Amazon Creek in JWN: 1.57



## JWN Board Members

### Chair

Ted M. Coopman

### Vice Chair

Sandra Bishop

### At-Large Members

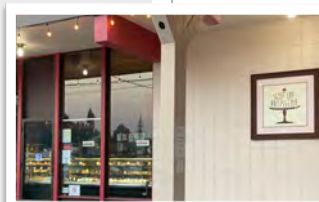
Peter Borden

Stephanie Coopman

Sue Cummings

Rene Kane

Penny Melquist



# City Requires Charter Revision for All Neighborhood Associations

All neighborhood associations have charters that describe the criteria for the scope and responsibilities of these organizations. Charters must be approved by the Eugene City Council. The Office of Equity and Community Engagement (OECE), which oversees neighborhood associations and is a conduit for funding and support, mandated in spring 2024 that all neighborhood association charters must be amended to include an equity statement no later than October 31, 2024.

To meet the deadline, the JWN Executive Board is initiating the charter revision process as outlined in the JWN bylaws:

- ❖ Notification via mail to all JWN residents and businesses. (this newsletter)
- ❖ Public discussion of proposed change. (September general meeting)
- ❖ Vote on the proposed change. (October general meeting)

Based on a template provided by OECE, the JWN Board drafted the following equity statement for inclusion in the JWN charter:

*Jefferson Westside Neighbors is committed to fostering an equitable and welcoming neighborhood in which all may freely live, participate, and thrive.*

Learn more about the JWN's governing documents on our website:

JWN Charter: [jwneugene.org/about/charter](http://jwneugene.org/about/charter)

JWN Bylaws: [jwneugene.org/about/bylaws](http://jwneugene.org/about/bylaws)

## JWN Neighborhood Social Hours

*No Host Get-Togethers at Neighborhood Locales*

Meet your neighbors for informal no host get-togethers this fall at some of your favorite neighborhood locales. Mark these dates on your calendar!

**Tuesday, September 10, 5-6PM**, New Frontier Market, 1101 W. 8th Ave.

**Wednesday, October 16, 5-6PM**, Scribles Bistro & Deli, 1123 Monroe St.

**Thursday, November 14, 5-6PM**, Sweet Life Patisserie, 755 Monroe St.

**Friday, December 13, 5-6PM**, Abilities Diner and Bakery, 790 Blair Blvd.

## Preserving History in Jefferson Westside

In fall 2022, the JWN began exploring the possibility of one or more historic districts in the neighborhood. In the past two years, volunteers have been researching and collecting data about the JWN's history and the implications of an historic district for a community, including benefits and facts.

### Benefits of an Historic District

- ❖ Promotes active community participation, brings together diverse groups, and creates a bond among community members.
- ❖ Demonstrates public commitment to an area.
- ❖ Has significant and ongoing economic impacts beyond the project itself.
- ❖ Supports historic residential neighborhoods that accommodate diverse household incomes.
- ❖ Stabilizes neighborhoods through maintaining property values, encouraging reinvestment, and providing housing and jobs.
- ❖ Recognizes a community's heritage.

### A Few Facts About Historic Districts

**Historic districts promote diversity** because they typically include a mix of housing, enjoy good access to public transit, and have a built-in social infrastructure, such as churches, parks, schools, and neighborhood groups. The JWN already reflects this diversity.

**Historic districts include affordable housing.** The mix of housing options found in most historic districts increases the likelihood that an area preserves affordable housing. Jefferson Westside includes a range of historic rental properties, from old rooming houses to small apartment buildings, and a range of house sizes, from small bungalows to large two-story homes.

**Historic districts in Oregon must include middle housing—it's the law!** An historic district designation in the JWN would not exclude middle housing. Moreover, as the second densest neighborhood in Eugene, our neighborhood has a large share of the city's middle housing, much of it having developed organically over time.



Likely built in 1907, 728 W. 10th Ave., with its hipped roof dormer centered on the front facade, represents a nearly-perfect example of the small historic bungalow cottages found throughout the neighborhood.



Built circa 1912 using local materials, 1718 Lincoln St. is architecturally significant as an especially impressive example of the Craftsman bungalow style in the neighborhood.

**"Historic preservation is inherently a sustainable practice."**  
National Park Service

**Historic preservation means maintaining an area's character, not returning structures to their original form.** Any work on a structure that requires a building permit undergoes a review by the city's planning department to assure that the work aligns with the district's overall aesthetics. This is a collaborative process between the local planning office and the property owner. Similarly, new buildings are evaluated for compatibility and overall fit with the neighborhood, but do not need to represent a specific architectural style.

**Do you want to get involved? Have questions?**

**Want to learn more? Contact us at**

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

# Volunteers Put the Clean and Green in JWN Parks

Did you know that volunteers keep JWN parks clean, green, and safe?

Even if you rarely or never use our neighborhood parks, they perform important functions such as providing recreation for families and children, open space, neighborhood cooling, and venues for events. Engaged neighbors keep parks clean, green, and safe and help prevent unwanted activities that negatively impact nearby neighborhoods.

The JWN has organized adoption groups for all our parks. Keep informed of changes, proposals, and work parties for neighborhood parks by signing up for dedicated parks listservs. Your voice matters! Your help is crucial. Locate the park near you:

- \* Monroe Park (Monroe and W. Broadway)
- \* Charnel Mulligan Park (Charnelton and W. 17th Ave.)
- \* Lincoln School Park (Madison and W. 12th Ave.)
- \* Jefferson Park Dog Off Leash Area (behind Lane Events Center at W 15th Ave.)
- \* Wayside Park (Charnelton and W. 15th Ave.)



Weeding and mulching planting beds won't get done unless volunteers do them.



Volunteers also pick up trash and advocate for repairs and new amenities. Volunteers actively participated in the re-design of several neighborhood parks, most recently Lincoln School Park.

Park work parties are only a few hours a few days a year. They are a great way to get out, benefit the neighborhood, get the kids involved, and meet neighbors.

Take an active role in making Jefferson Westside the neighborhood you want to live in!

Scan the QR code or email us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com).



## Abilities Diner & Bakery

*“Come for the food, leave feeling like you’re family”*



### Diner and Bakery

Juliann Fitzgerald started Abilities Bakery in her garage. Really. Fast-forward several years and she and her staff serve good food seven days a week from their restaurant, Abilities Diner and Bakery at W. 8th Ave.

and Blair Blvd. in the Jefferson Westside Plaza. Most everything is made from scratch including the biscuits for biscuits and gravy, breads, pies, cakes and more. Other house favorites include the chicken-fried steak, eggs Benedict, omelets, hamburgers, and the Reuben sandwich. Abilities also includes a full bar.

Abilities is a woman-owned and disability-owned business and employs seven staff members including a server (Juliann serves too), three cooks, a baker and two apprentice bakers. On the weekends, Juliann’s son Alex, 27, who inspired the creation of Abilities, works in the diner too. As Juliann says “He’s the whole reason this exists!”

The name, Abilities, reflects the purpose of the diner – “We offer jobs to those who have disabilities and have encountered difficulty finding work elsewhere. We try to focus on their abilities, not their disabilities.” Working at Abilities provides staff both an income

and work that has purpose and dignity. If you’re lucky, Alex will greet you on the weekends and his warm welcome will be the perfect start to your meal or your day.

If bingo is your thing (and who doesn’t love a rousing game of bingo... and prizes!), Abilities Diner and Bakery hosts bingo

**“We want this to be a place where everyone feels welcome... not only to eat here, but to learn new skills here. To be a haven, where everyone can come together for the betterment of our city.”**



*Some of the Abilities Diner and Bakery crew. From left to right: Sage Cornford-Lowe (painting a mural that day), Juliann Fitzgerald, Dan Funell (chef), and Amy Westlund (server).*

every first and third Friday. It’s organized by Solin Sanctuary, a local nonprofit that supports families with services for individuals with intellectual or developmental disabilities. Look for other events in the future too.

Abilities Diner and Bakery, at 790 Blair Blvd. in the Jefferson Westside Plaza, is open every day from 7:00AM to 2:00PM, and Friday and Saturday evenings from 5:00PM until

10:00PM. Find this new neighborhood eatery on the web at [abilitiesdinerandbakery.com](http://abilitiesdinerandbakery.com), Instagram: [abilitiesdinerbakery790](https://www.instagram.com/abilitiesdinerbakery790), and Facebook: [Abilities Diner & Bakery](https://www.facebook.com/AbilitiesDiner&Bakery).

**“The community has been so accepting and so understanding.”**

**JEFFERSON WESTSIDE NEIGHBORS**

c/o Neighborhoods Program  
500 E 4th Avenue, Suite 101  
Eugene, OR 97401



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## Keeping Up On the Neighborhood

*How to Stay Up To Date on Neighborhood Happenings and Issues*

These mailed newsletters are expensive to print and mail, so we can only send a few a year. But there are other ways you can stay informed and get involved.

### *Sign Up for the JWN eNews*

The JWN produces an electronic newsletter monthly that has useful information, notices, events, and meeting details. Just send us an email at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) and we can sign you up!

### *Attend a JWN General Meeting*

We meet in person the second Tuesday of the month, 6:30-8:30PM, September to November and January to May, at the First United Methodist Church, 1376 Olive St. It's a large and airy space.

What happens at a neighborhood meeting? Discussions, presentations, conversations, and snacks! Neighbors bring cookies and other finger-food to share. You can learn about neighborhood projects and initiatives and volunteer opportunities as well as bring your own ideas to the group.

Typically there are three different sessions, 30 minutes each, where guests present information and take questions. We have a wide variety of presenters ranging from city staff, elected officials, Eugene Police Department, Lane Transit District, and other agencies, to local business and nonprofits. We often have discussion forums on topics of interest. There's always time for informal conversations before and after the meetings. Attending neighborhood general meetings is a great way to meet your neighbors and get the inside track on what's going on in Eugene.

### *Join a JWN Google Group*

Have some specific interests? The JWN has email lists for:

- ◆ volunteers,
- ◆ each JWN park,
- ◆ disaster preparedness,
- ◆ historic district project, and
- ◆ renters.

Email us at [jwneugene@gmail.com](mailto:jwneugene@gmail.com) with your interest(s) to join.

