

## **WUN Meeting January 6, 2005, Central Presbyterian Church**

Present: Board members Drix, Adam Walsh, Steve Jarvis, Deborah Healey, Kellyn Gross, Ayal Alves, Craig Laupheimer, Don Goldman

WUN residents David Kelly, Clark Cox, Nicole Bauher, Katie Weidman, Steve Baker, Meghann Cuniff, Marie Valle, Charles Hirsch

Others: City Neighborhoods staff Steve Norris, Public Works staff Steve Gallup, Officer Randy Ellis, Officer Dale Dawson, Charles Biggs, Zach Vishanoff

Notes by Deborah Healey.

Drix announcement: Let's run meetings in 15-minute segments: intro and recap; reports/presentation; main issue - 3 segments intro, discussion, resolution; public comment for 1-2 segments

Last night we brainstormed some topics as we thought of them, then we put dots by the things we thought were important to get to, and a green dot by most important thing. Now we want to present this and let others add to this list. The thing that's kind of neat is that we had homeless on the list, and we had a homeless guy come to the meeting.

Zach: How can we be sure that everyone knows about meetings? This is a fundamental problem.

Drix: It's been announced.

Zach: I suggested a year ago that it should be in the same time, the same place; that way it would be consistent. It's been moved many times. Let's nail down a good place that we can nail down.

Drix: Let's introduce ourselves. I'm Drix, the Chair.

Deborah Healey: I'm the secretary; I want to build community and get as many people as possible to come to meetings.

David Kelly: I'm a resident and City Councilor

Charles Biggs: I'm a visitor from Cal Young Neighborhood.

Steve Jarvis: I'm a Board member.

Randy Ellis: Neighborhood police office

Adam Walsh: I'm a Board member; I'm a UO student, a junior.

Clark Cox: I'm a grad of UO, live in the neighborhood.

Steve Baker: I've lived in the neighborhood for 20 years.

Charlie Hirsch: I've lived in the neighborhood for 9 years

Meghann Cuniff: From the Oregon Daily Emerald.

Nicole Bauher: From the Oregon Daily Emerald.

Zach: I'm here to get the group to support a resolution against the UO Riverfront project.

Marie: I'm a UO student and live in the neighborhood.

Kellyn Gross: I'm a Board member - Second Vice-Chair

Alyn Alves: I'm Vice-Chair

Don Goldman: Board member - getting more people is a goal.

Drix: I'll recap a bit - here are the topics from last night:

- Trees - a big issue
- Parks - we can't use the old park, it's been closed
- Hand-deliver newsletters - there are several ways we can present ourselves. Every card we send out is \$1000 to mail. A larger NL would be good - mailing would use up almost our whole budget for the year. Don - what about email? Drix: Yahoo Group is how we

do this. The beauty of the group is that you can post stuff there or you can send by email. If everyone can be on there, it's great.

- Police and the party patrol
- Student involvement
- Charter amendments - it's a 3-page document and a long process
- Historic preservation - there are historic buildings here that we need to speak up for
- Party/potluck/picnic to have a reason to get together, in the park or wherever. We have a lot of people who are new, who don't talk to their neighbors. They're living here now.
- Homeowner involvement - 2% homeowners in the neighborhood; we need to build pride in the neighborhood
- More meeting attendance
- Watchdog development - neighborhood watch
- Light pollution - three kinds of streetlights here; they've been mapped
- Land use - open space, quality of life
- Absentee landlords and bad landlords
- Housing standards
- Affordable housing - we want to keep it affordable
- UO connections
- Homeless - they're part of the neighborhood
- Neighborhood cleanups - we get a lot of people involved
- Trash buckets - having them along the way, decorated

We have sheets of paper - you can add your own topics. We have different schedules to work on. For the next three months, then for the whole year

Zach V: To me, looking at the list of things, there's one issue: siting of the new stadium. We need a debate, since we haven't gotten much accomplished in the year. If we had a debate on that issue here early on, we could make a difference and get media involvement. Consider the fact that I've been urging this group to do this for a year. Consider having a whole meeting on this issue.

David K: I've offered to do a City Council recap. With two or three of the associations, I'm a standing agenda item. I leave it to the Board as to whether this should be a regular agenda item or schedule me once. Today I'll be happy to take questions. The inauguration of the new mayor was a wonderful thing. Mayor Piercy mentioned that she wants to strengthen neighborhood associations - including additional funding.

Randy: I like having David willing to show up and give us a heads up. It's great to have the Emerald here tonight - we should try to use them to get the word out.

Drix: Let's take time now to have you add items to the lists - there are sheets on the table.  
[people add items to the sheets of paper]

Drix: While we're waiting, let me talk about the notebook here - I've got lists of people who are interested in talking to us, agendas, WUN Map project maps, info from other neighborhood associations, and many other things.

Zach V: Maybe we can get the Emerald to co-sponsor a debate.

Meghann C: We're a newspaper; we can't do that.

Randy E: If you can get me some of those neighborhood cards we can put them on the counters at the neighborhood businesses - I can use my guys to deliver them for us to the businesses.

Zach V: When you put a note on that about the mapping project, instead of calling it about a collaborative project, call it a controversial project. That way you're being more objective.

Randy E: I just mean the general card.

Adam W: The board meeting will happen the night before, so we'll have that on our schedule.

Steve Gallup, City of Eugene: Alley Report

I'm not sure how much you know about the alley project that will be happening this summer.

We're on schedule to start construction probably around June of this year, when school gets out. There are about 24 alleys we'll be doing. The map over here shows alleys we'll be doing.

We're going to divide those 24 alleys up into 8 each and put together 3 contracts to bid out.

We could have 3 different contractors or one contractor, depending on how the bids fall out.

Charles B: How were the alleys selected?

Steve G: It's all the unimproved alleys in the neighborhood. They're all gravel alleys now except for one, which is asphalt. It's closer to Sacred Heart. We bring them all up to city standards.

The city standard is 7 inches of concrete on one inch of rock. We'll make it easier to drive - huge potholes. For the most part, we'll stick with the existing width - 14 feet wide. The approach I'm taking is that we had the urban forester go out and look at the trees there might be damage to. He made some construction recommendations to us to save those trees. We're going to save all those trees. We'll have the contractor work around the roots as much as possible. The urban forester (Mike Fillmore) will be out there while we're working around the big trees. If he says there's too much damage to the root system, then we'll think about it.

Zach V: If people on a block circulate a petition to say they don't want improvements, will it have an effect?

Steve G: We're open to ideas. You can't get too fancy with alleys. We've chosen to go with concrete because it lasts longer. The dumpsters and heavy garbage trucks use the alleys. We want this to last a long time.

Drix: One suggestion that we seem to have approval for is to add some art in the concrete.

Adam W: You said it's bringing the alleys up to city code. What is that?

Steve G: Design standards include curb and sidewalks on streets, concrete on alleys.

David K: What makes this project different is that when you're improving something other than a street. You typically need a signoff of at least 50% of the owners. Because of the number of absentee owners, the city council decided to impose the assessment on the owners.

Steve B: The standard is that alleys are sloped to drain, on the width and on the length.

Steve G: We slope them in the middle and they slope down to the ends for catch basins.

Craig L: Do you know the number of the absentee landlords?

David K: There was an announcement of the tax records a year or so ago. About 50% have Lane County owners and 50% don't. Since there are only 2% owners in the neighborhood, it's mostly tenants rather than owners. The majority of owners are landlords. The tenants are not charged by the city. Obviously, the landlord can pass those costs on. The Legislature has forbidden any rent control in any jurisdiction.

Charles B: Was there a determination of cost of leaving it gravel versus concrete?

Steve B: The City in the past would not maintain any gravel alleys. If owners got together and added gravel and graded it every year, then it worked. The city wouldn't maintain gravel alleys. It's a problem of getting enough people on the block who want to participate. You may get gravel by one or two houses, then it's a mess. There is one of these alleys where one homeowner does maintenance.

Zach V: Part of the problem with the alley concept, aside from the City's not asking the students to review the idea. We've got the MUPTE - redevelopment incentives in the neighborhood. The university is doing development-related mapping. If we improve the alleys, that's a red carpet to gentrify. Getting corporate welfare tax breaks for gentrification. It rolls out the red carpet for developers - offering tax breaks to put up huge buildings. By not presenting the wider agenda, you don't see the incentive for development. The way these mapping projects work often undermines and evicts everyone.

Steve B: Part of the reinvention of the neighborhood was because of the big party that got out of hand a couple of years ago. A task force met for about a year with student representatives (voted on by the students) and others. One of the top items was to improve the alleys. I can state from my own experience that it makes no difference whether the alley is paved or not as a reason for development. My own alley is paved, but there's a large undeveloped lot off of it. Development happens where it happens, not related to alleys. The property owners pay for the improvement. It can be paid back over 10 years. Low income owners get subsidies. It doesn't have a major impact on the rent because it's over a long time. If you go and see some of these alleys, some of the worst ones are filled with quads and there's 80 cars parked in that alley. You have the side effect that the alley looks like a mess and the area around the dumpster looks like a mess.

Steve G: Those pictures being passed around show trees that were questionable. I'm pretty sure we can save 90-100% of those trees.

[General approval for that effort noted.]

Zach V: How can I find out about who was on the West University Task Force and how they were selected?

David K: The TF report is on the city's web site.

Craig L: I'm interested in reading the laws and statutes that came into this decision. For example, that piece about getting signatures for the assessment.

David K: Chapter 7 of the Eugene Code - from the city website. You can search for assessment. Rent control: Google Oregon Revised Statutes. That will take you to all the state law. It will probably be a painful search to find it. You might call one of the housing advocacy organizations. If you can't find it, call me or email me.

Randy E: We maintain an up-to-date paper copy of the Oregon Revised Statutes at 13th and Alder. We'll help you find it and we'll make a copy of it for you (as long as you don't tell anybody).

Drix: If you find good stuff, put it on the Yahoo Group. One more question for Steve G: Could you check the cost for nice grates for the catch basin? Maybe with fish and plants and logos?

Ayal A: If there's a problem with the trees, what will happen?

Steve G: They'll mark them and probably cut them down. We're about 90% done with the design. What we want to do is to advertise this project in Feb-March, then have a public hearing, then go back to Council to form a Local Improvement District, then in June if everything goes well, we'll start construction.

Zach V: If this group looked at the details of the alley project and decided to pass a resolution in opposition, it would be harder for the City to go ahead and shove it down the neighborhood's throat, wouldn't it? High impact or dubious gains.

Steve G: Whatever info you want to give me, I'll pass on.

Charles B: Have you assessed where you could add trees? Maybe work with the urban forester about adding trees.

Steve G: I'm going to leave my card here so if you want to give me ideas - catch basins, stamped concrete with a few designs. [Steve S. Gallup, City of Eugene, Public Works, Engineering; 244 East Broadway, Eugene OR 97401; 682-8460; fax 682-8410; steve.s.gallup@ci.eugene.or.us]

Steve B: We have all these traffic circles and islands, and many get trees vandalized - that's a chance to add trees.

Randy E: We replaced a number of trees a couple of years ago - the neighborhood dug the holes, and the city provided the trees.

Drix: I took it upon myself to add neighborhood art and planted a bit on the neighborhood strip by my house.

Marie V: That would be a good way to get students involved.

Craig L: I think an art project is a good idea, but it's not dependent on the alley project.

Steve J: There was a sidewalk put in next to my triplex, and the person putting it in let us all put our names in it. A lot of people stop and look at it.

Drix: When I lived in Venice, they'd put the date and the company in the sidewalk. Then they stopped doing it. I'd like to bring that back. The street names you can see on the corners here.

Charlie H: I don't know the history, I got here in 1987. Improvements have been a continuous process - curb cuts and roundabouts/circles. New trees were planted by this building in 1995. Some of them only survived three months before someone younger and drunker broke them down deliberately.

Drix: I hear what you're saying.

Zach V: When the city takes down an old tree and doesn't do anything about it, it's the same thing.

Drix: I'd like to invite the tree guy to our next meeting, if we agree on that. We need to defend our trees. What they do in Paris is to put little metal things around the trees so that people can't snap them.

## Council Report

David K: Let's take 5 minutes and I'll answer questions. Eugene has the most common form of government for mid-sized cities: a mayor and council form of government. We are the legislative body. We have one employee: the City Manager. The City Manager is the boss of all the staff in the organization. The line between city council business and staff business can get fuzzy - policy versus administration. Since this is the new year and Council hasn't done much yet, I'll just take questions.

Steve B: What about that emergency meeting last week?

David K: The Metro Planning Commission is an advising body, but they have power where federal money is concerned. Our former mayor, Mayor Torrey, asked that a special meeting be called two days before the end of his term to decide on a project list. The Chair of the MPC and the Vice-Chair can call a special meeting. The Chair, Bonnie Bettman, refused. Torrey went to the vice-chair, a Springfield city councilor, who called the meeting. The

project list was approved 7 to 1, with Bettman opposed. My own feeling is that it only built divisiveness. Having a project there does not require that it be built, but it's a prerequisite for its being built. It moves those projects one step closer.

Zach V: There are two huge facilities by Franklin. An arena and a nanotechnology building. The city hasn't said anything about eminent domain hearings for the arena or if there will be other hearings.

David K: The city's only involvement is applying land use regulations we have with that parcel for the arena. It's between the land owner and others. Nothing has been signed. They're talking about having a willing seller - Williams Bakery - so no talk of eminent domain. There's talk of the UO buying the property where the 7-11 is and the property behind it from willing owners. If the university sends the city an application saying they want to build an arena, they can put an arena in that zone - C2. There is no need for a hearing except for one piece: a traffic impact analysis. That will likely result in a hearing. It's almost impossible to say that it will be before the City Council. The timing depends on when they put in the application. A decision has to be rendered within 120 days. I was told by the UO a couple of months ago that the north side of Franklin won't work for the ONAMI project. They're now trying to sketch out a site west of Agate, on the south side of Franklin. Next to Oregon Hall.

Drix: The university would like to come speak to us.

Craig L: Why do you think that people like us would want to hear from the university, that keeps raising tuition?

Drix: Would you prefer ignorance?

Craig L: We can cut to the chase to say that the city and the university are working to get money.

David K: In this case, the city isn't doing anything on the arena or on ONAMI.

Drix: To have nanotech, you need a special building built on bedrock - that's what they said at the UO. In any event, they are willing to talk to us.

Steve B: It's usually valuable to know what the UO is planning to do, even if you're in opposition. In the past, we weren't completely successful, but we did change what Sacred Heart was doing - those buildings with shops were from neighborhood opposition.

Craig L: The one thing that's concerning me is our mediators - you sound like a salesman. I'm just used to a consensus meeting, where the facilitator is more objective. When you say that we can talk to the university, that's awesome. But maybe somebody from the state legislature can come talk to us. Maybe they have no time.

Drix: Would you like to be on a committee on this to talk about this at the next meeting?

Zach V: The group could pass a resolution to get more info on nanotechnology.

David K: Zach, your point is well taken. Let me suggest from a long history of neighborhood associations that this body can do whatever this body chooses to do. Any neighborhood resident can put a motion on the table at any time. Any resident can say, I would like to have a presentation next month on the university and I'll put that motion on the table. You get a second and a vote, and it will happen. The only issue I have with what you said is when you said "we" - is that two people, or everybody but one?

Randy E: I have someone who still has 80 hours of community service who can paint out graffiti - just tell me if you see some graffiti to paint out.

Clark C: How can you be sure he isn't going out and doing more graffiti?

Randy: I know his style - and he has a second felony hanging over his head. Today I had him out there painting out the old Alamo building.

#### Topic Selection

Drix: Let's go add dots to the list of topics now. You can add all three dots to one thing, or spread them around.

(10 minutes for people to read and add dots)

Drix: Looking at results: let's see what most people think are important and come up with a plan for what to do at the next meetings. Board members would be on committees, recruit people, and get speakers, etc. The committee will present information to the group as a whole. We'll type everything up, but we need as a group to decide what to focus on.

Zach V: What about a newsletter, where smaller issues could be listed and have people who could check off boxes. Have people send in a check sheet.

Steve J: What would the cost be in printing a NL if we weren't mailing it? What about asking businesses and campus to post these things?

Steve N: I'm your biggest proponent for newsletters. The city won't give you money for something with ads, but you can sell ads and print your own. You need somebody who will do it.

Steve B: We had newsletters for 20 years. I was an editor, and we got burned out.

Steve J: It would tackle several problems - getting out the info, getting involvement. Getting it into people's hands would be good.

Steve B: We always hand-delivered things in the past.

Steve N: If the city prints the newsletter, it can't be too controversial. If you print your own, you can do whatever.

Dale D: Santa Clara does an insert in the newspaper.

Steve J: ThisZone prints 8000 for the zone that covers most of the West University neighborhood, but you need at least 10,000.

Drix: The orange flyers are another option. It used to be \$35/1000. If we were to do a newsletter with an ad for \$25 for local businesses.

Zach V: One model would have the city have partial control over what goes in. If you have your own revenue, you can be more flexible as far as content.

Steve N: You can do both. Whitaker does both. They do theirs two or three times per year.

People willing to hand-deliver newsletters: Marie V, Adam W, Drix, Dan Keller, Steve B, Kellyn G, Katie Weidman (send phone and email to Adam W, who will coordinate)

Steve J will volunteer to do the paste-up. Drix will help write content. Need more content contributors.

#### Top topics:

# votes - topic

7 Neighborhood party/potluck/picnic - social events in the neighborhood (Adam, Kellyn, Marie)  
more visibility, student connection, newsletter, neighborhood cleanup

Community TV or radio - Adam knows someone who could help with this

Could report every month; use DuckView

5 Improving S-Community relationships

- 2 Student involvement
- 7 Trees - urban forester (Drix and Ayal and Kellyn interested)  
Open Space, Eugene Tree Foundation
- 7 Park - Andrea Riner
- 6 Nanotech/DOD/greenway
- 6 More meeting attendance
- 5 Housing standards - livability standards
  - 4 Affordable housing - rental owner's association - give us phone numbers and meeting times
  - 4 Historic preservation
- 3 Watchdog development - watching the development in the neighborhood
- 3 Party patrol
- 2 Homeless
- 2 Streets-Woonerfs- trees
- 2 Traffic
- 1 UO connections
- 1 Businesses part of the association
- 1 Alleys - replace/remove trees
- 1 Trash buckets
- 1 Hand-deliver newsletters

Could do a newsletter focusing on each topic - a NL for next month or the month after. Give people a list of topics and see what they'd like to talk about - check off options. Have an email address with info about where to send ideas.

Charlie H: A newsletter in a neighborhood with this much change means you can repeat topics again and again (every x number of weeks forever) - how to register your bike, how to lock it up, parking in the neighborhood - info re stickers, important phone numbers - RG to stop the nuisance paper delivery

Steve N: You can also set up an email list

Target for flyer/NL distribution Jan 27; Jan 22 to Steve N.

Decisions about topics:

- Feb meeting: Social events brainstorming, longer discussion about trees; brainstorming about parks.- outreach from Parks Dept (Andrea Riner)
- Mar meeting: Park focus (Andrea Riner?); nanotechnology (UO? Zach V?)
- April meeting: Housing focus - MUPTE, housing standards, landlord association input

A list of all the topics mentioned at this meeting should go out to people in a newsletter/flyer; they can give input on which topics are of interest to them.

## TOPICS LISTED

# votes - topic

- 7 Neighborhood party/potluck/picnic - social events in the neighborhood (Adam, Kellyn, Marie)
  - more visibility, student connection, newsletter, neighborhood cleanup
  - Community TV or radio - Adam knows someone who could help with this
  - Could report every month; use DuckView; meeting notice cards to hand out to businesses
  - Oregon Daily Emerald a bigger part of the WUN
  - Homeowner involvement
- 6 More meeting attendance
- 5 Improving S-Community relationships
- 2 Student involvement
- 7 Trees - urban forester (Drix and Ayal and Kellyn interested)
  - Annual tree planting party in spring
  - Open Space, Eugene Tree Foundation
- 7 Park - Andrea Riner
- 6 Nanotech/DOD/greenway
- 5 Housing standards - livability standards
  - Neighborhood cleanups, absentee landlords
  - 4 Affordable housing - rental owner's association - give us phone numbers and meeting times
  - 4 Historic preservation
- 3 Watchdog development - watching the development in the neighborhood
- 3 Police and party patrol
- 2 Homeless
- 2 Streets-woonerfs- trees
  - Traffic; plantings and art in traffic circles
- 2 Traffic - education re bicycle code, safety
- 1 High crime area - know your neighbor
- 1 UO connections
- 1 Businesses part of the association
- 1 Alleys - replace/remove trees
  - Decorative alley grates
- 1 Trash buckets
- 1 Hand-deliver newsletters

Listed on the sheets, but no votes:

Graffiti reporting to Eugene Police Department

Land use issues

- Debate on new UO stadium

- MUPTE - tax breaks

- Sacred Heart building future

Getting S. Eugene High School more involved

Light pollution

Amending the WUN charter

Bike racks/lockers

