



## SOCIAL HOST PUBLIC HEARING NOVEMBER 19

A Neighborhood Livability Working Group, composed of representatives from four neighborhoods, the UO, landlords and property owners, and the City of Eugene has been meeting for 2 years to address livability issues in the near-campus neighborhoods. One of those issues is the problem of unruly parties. To address those problems, a proposed social host ordinance will hold individuals criminally responsible for hosting or allowing an unruly event. The ordinance was discussed at a council work session on October 10.

A representative from the Eugene Police Department will be at the Fairmount Neighbors general meeting on November 13 to discuss the ordinance and respond to questions. A public hearing on the ordinance is scheduled for November 19. There may be additional revisions following that hearing.

For more information, go to [www.eugene-or.gov/neighborhoods](http://www.eugene-or.gov/neighborhoods), which provides links to a number of resources, including the council's work session agenda and a summary of the proposed Social Host Ordinance.

—Camilla Bayliss

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## BRIDGE NAMING

Whilamut Passage Bridge was named in a Sept. 29 ceremony. The I-5 bridge, scheduled for completion next summer, has a Kalapuya name, meaning "Where the river ripples and runs fast." Fairmont Neighbors Association is represented on ODOT's Community Advisory Group for the bridge.

—David Sonnichsen

## FNA GENERAL MEETING NOVEMBER 13, 7–9 p.m.

Fireside Room, Laurelwood Golf Course

### Agenda

Social Host Ordinance: Eugene Police Department

Emergency preparedness: Information from LCDC

Edison School update

Land use updates, including Laurel Ridge PUD

## EDISON SCHOOL: RETAIN AND RENOVATE

The 4J School District is currently developing a long-range facilities plan based on a series of building assessments conducted by an outside consultant earlier this year. The consulting firm recommended closing Edison School and using either the Camas Ridge or Roosevelt site to build a school that would serve up to 600 elementary students.

These preliminary recommendations are being used to start conversations relating to school facilities. No recommendations have been made to the school board, and no decisions have been made at this time.

Four neighborhood associations, including Fairmount Neighbors, have passed resolutions supporting retention and renovation rather than consolidation of neighborhood schools.

Neighborhood schools are vital to the preservation of the near-campus neighborhoods. Because we believe the loss of Edison School might seriously undermine the efforts of the Envision Eugene initiatives, the Fairmount Neighbors have urged the school district to work with the City of Eugene and the University of Oregon to find solutions that work for all.



Edison Elementary shortly after it was built in 1927. The school is in the center, and is surrounded by the South University neighborhood and part of Fairmount.

Courtesy Lane County Historical Society and Museum

An advocacy group composed of parents, neighbors and representatives of three neighborhood associations (Fairmount, South University, and Laurel Hill Valley) is working to provide education and information to the school board about the importance of neighborhood schools to children, educators and the community. Neighbors who want to communicate an opinion to board members are encouraged to do so. The email address of the 4J school board is [board@4j.lane.edu](mailto:board@4j.lane.edu). This address will deliver a message to all the board members at one time .

To learn more about how you can be involved, contact Steven Asbury ([steven@asburydesign.net](mailto:steven@asburydesign.net)).

—Camilla Bayliss

## BEHOLD THE SOUND OF A THUNDER CAN

Garbage and recycling cans left on the street or curb after pick-up day is a frequent complaint the City receives from neighbors. The new “Thunder Can” campaign is designed to educate residents in a fun way about how long garbage, recycling and yard debris containers can be left at the curb (24 hours). It will launch this fall in targeted neighborhoods around the UO. The Thunder Can theme was inspired by the sound an empty can makes when rolled back off the street, and it was developed in cooperation with the UO.

Neighborhood volunteers are needed to assist with the roll-out (pun intended!) of the program. Please go to [www.eugenerecycles.org](http://www.eugenerecycles.org) and take the Neighborhood Trash and Recycling Can Survey to let us know how this issue currently impacts your neighborhood. We are also looking for volunteers to help deliver door hangers with magnets to residences in the targeted areas. To help with distributing materials, contact [fn.board@gmail.com](mailto:fn.board@gmail.com). Roll Thunder!

—Mike Kinnison



## NEW BOARD MEMBER

I would like to introduce myself to my Fairmount neighbors. My name is Madeline Carroll, and I am the newest member of the Fairmount Neighbors Association’s board. I am a graduate student in the landscape architecture (LA) and planning (PPPM) departments at the University of Oregon, and this is my third year in Fairmount. I am thrilled to be living in an affordable neighborhood right by campus that offers quiet, tree-lined streets, beautiful old houses, parks and bike paths, vibrant local businesses and lots of friendly people with a diverse range of ages and lifestyles. This neighborhood is truly a special place, treasured by its residents and the university community alike.

I am excited to be a part of a civic group that helps shape our community through public involvement. As the election approached this November, I couldn’t help but ponder what our nation’s communities would be like without the active participation of the people. I find local involvement particularly rewarding, as it means I often get to directly experience the results of my input. It also provides great opportunities to meet neighbors and make connections with community leaders.

Neighborhood associations are an effective way for people to help shape the communities they live in. Fairmount Neighbors Association has been very welcoming to me, and I encourage other students in the area to come out and get involved. Fairmount residents are eager to partner with students to make this neighborhood a great place to live for everyone, now and into the future.



—Madeline Carroll

## IMPORTANT CONTACT INFORMATION

Ever wondered whom to contact about rowdy parties, nuisance or zoning issues, or issues relating to the Arena?



For land-use complaints, go to [www.eugene-or.gov/lucomplaint](http://www.eugene-or.gov/lucomplaint)

This website addresses nuisance and zoning issues, and there’s an online form for sending complaints to the city.



For rowdy, noisy parties, call the police nonemergency line at 541-682-5111.

Tell them you want to file a formal noise complaint.

If UO students are involved, send an email describing the situation to [goodneighbor@oregon.edu](mailto:goodneighbor@oregon.edu).

Let them know if citations were issued.



For issues relating to the Arena, send an email to [fn.UOArena@gmail.com](mailto:fn.UOArena@gmail.com).

For neighborhood issues not relating to the Arena, send an email to [fn.board@gmail.com](mailto:fn.board@gmail.com).

The FNA website lists other resources for neighborhood and public safety: <http://sites.google.com/site/fna411/safety>

## MEET THE NEIGHBORS: Roberta Mann & Richard Nelson

University of Oregon law professor Roberta Mann is known for her research on tax law associated with wind and solar power. With her husband, Richard Nelson, she has experienced first-hand the benefits of building an energy-efficient home. “In 2008, I came to the University of Oregon as a visitor with an option to stay,” Roberta says. “The day I received tenure, we started looking for a place to purchase.”

The original house on the Orchard Street property had a sale pending sign, but the sale eventually fell through, and Roberta and Richard bought the house. “We considered remodeling, but the existing house had a lot of problems—standing water under the foundation, potential mold—and was inconveniently placed on the very back of the lot,” Roberta says.

There were four large spruce trees right down the middle of the property, where the new house stands. Shortly after Roberta and Richard purchased the property, one of the trees fell across the entire lot, breaking the north fence and landing partially in the neighbor’s yard. After consulting with Sperry Tree Care, the couple decided to remove all the non-native trees, and many options suddenly appeared. They hired local architect Jan Fillinger and builder James McDonald of Ecobuilding Collaborative, who both are well known for their focus on sustainable building.

The Mann-Nelson home, which is smaller than the average American home— 1,150 square feet under one roof—is known nationwide as the Orchard Street Passive House. “The passive house design is based on a German standard that requires a large reduction in energy use from traditional houses. To meet the stringent standard, high quality construction must be used, with careful attention to energy efficiency and minimizing air leaks,” says Richard, a retired pilot.

The house meets the criteria for both Passivhaus certification and Earth Advantage, an EWEB-administered efficiency certification. Unlike LEED (Leadership in Energy Efficient Development) certification, Passivhaus requires inspectors to measure a house’s performance after building is complete.

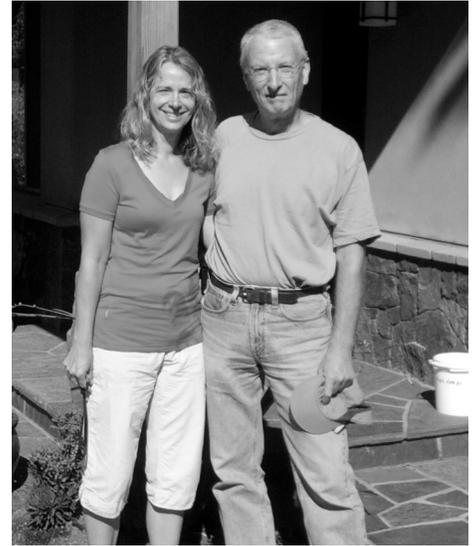
German Unilux windows were used, because domestically made windows could not meet the standard. With tight construction, mechanical ventilation is a must. The house features a heat recovery ventilator (HRV), which provides constant fresh air and keeps the indoor temperature comfortably consistent.

Virtually all the light bulbs in the house are LEDs, which fit into standard sockets, use a tiny fraction of the energy of incandescent bulbs and can last for 50,000 hours. The home also features energy-efficient appliances, such as an electric induction cooktop that can boil water in less than a minute. The roof has a 6.3 kilowatt solar panel array, which generates some electricity even on cloudy days. It also hosts a solar hot water panel that provides about 60 percent of the hot water used in the house.

Roberta and Richard transformed recycled wood and other familiar found objects to recreate the coziness of the traditional craftsman bungalow. The interior trim is old-growth fir from recycled bleacher seats. Roberta’s parents’ dining table, 50 years old and made of an unknown exotic wood, was milled into decorative pegs that grace every cabinet door. The couple also installed a vintage bathtub discovered by the builder. Richard’s mom’s hand-made quilts, place mats and drapes add warmth to the rooms. Outside, a beautiful rain garden with a fountain absorbs rain water from the roof of the house.

A thoughtful approach and commitment to conserve energy have earned Richard Nelson and Roberta Mann their reputations as pioneers at the forefront of green development and as neighbors interested in sharing their experience and life in the Fairmount neighborhood.

—Helen Nahoopii



## The Projects

Constructed in 2009, **Courtside**, the five-story building behind *Market of Choice*, is on Orchard Street. It houses 200-plus students in a number of configurations. Each apartment includes a washer and dryer and high-speed internet. Rents start at \$635 a month per bedroom. Little Big Burger is on the first floor, and it has a liquor license.

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Constructed in 2010, the six-story **Skybox** is on Villard Street across the street from the UO Matt Knight Arena. It seems to have units that are more expensive than those in Courtside, with prices starting at \$700 per bedroom in a variety of configurations. The private dorms sit on top of a parking garage on the first floor, along with the Wild Duck Café.

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In September of this year, Portland developers **Gerding Edlen** started construction on the southwest corner of 15<sup>th</sup> and Walnut. They are building a six-story private dorm. Their plans include furnished suites of various configurations. The building also has controlled access and a variety of onsite amenities. Occupancy is projected for the 2013–2014 school year.

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The **Global Scholars Hall** of the University of Oregon is a residence hall on Moss St. that provides more than room and board. It provides space for extensions of the learning experience as a dorm for both the Clark Honor College students and various immersion language programs. Configurations range from singles with bath to six-person suites with bath. There are a number of study spaces and a large meeting hall on the first floor. Of interest to neighbors is a café on the first floor with a very nice coffee bar open to the public.

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There is discussion that another project is in the pipeline for the northwest corner of **Orchard and 15<sup>th</sup>**, but it is not yet approved and the timeline is unclear.

In total, these buildings are projected to more students than the well-discussed Capstone project in downtown Eugene.

—Josh Reckord

## GROWING STUDENT HOUSING IN THE FAIRMOUNT NEIGHBORHOOD

Over the past 3 years, with the construction of a number of private dorms, the face of the northern part of the Fairmount Neighborhood has changed. It began with the completion of Courtside in 2010–2011, then Skybox in the fall term of 2011–2012. The explosion of student housing has been well documented in the *Register-Guard*, with extended coverage of the development and the start of construction of the Capstone project downtown, as well as the recently completed LCC housing.



Student housing addresses a specific market, including nearness to campus, style and newness, technology access and security. In some cases, the rooms are furnished, which appeals to the growing number of international students enrolling at the university.

### Interview with Will Downey, Community Assistant at Courtside Apartments

Will is a senior, majoring in psychology, and interested in a career in law enforcement. An Oregonian from Tualatin, he has worked as an RA in the campus dormitory system at Oregon. Will gave me background on both Courtside, with its 180 bedrooms, and Skybox, with 250. He said that he sees Courtside and Skybox as somewhat between the traditional dorms found on campus and the independence of a rented apartment or house. Most residents are U.S. students, including a number of varsity athletes. About 25% are from other countries.



He described the Skybox as having a few amenities that Courtside doesn't have in its building, but said that students from their building have access to the other building. Skybox and Courtside have the Home Card Advantage, which gives them various discounts for stores and restaurants in the area.

If people want to view floor plans and better understand the resources, program and costs, information can be found on the buildings' websites.

—Josh Reckord

## HOW TO RESEARCH YOUR HOME

1. To gather initial information about your home and the neighborhood, look on the City of Eugene's Historic Resources Map on-line: <http://ceapps.eugene-or.gov/PDDONLINE/Maps/HistoricMap>
2. Determine your tax lot number. Resources: Last year's tax assessor bill and the Historic Properties map listed above.
3. Look on your sidewalk for a date and contractor names. In your yard, use a metal detector to uncover old coins and other artifacts. With my home, we found a strong box that held a variety of liquors—perhaps this was the owner's stash during prohibition? Inside your house, look at walls and moldings for original materials, and note styles of cabinets and appliances.
4. Get friendly with County Deeds and Records, which may have the original building permit information, construction dates and costs as well as the names of the architect, contractors and/or the original owners. If you do not have a copy of your home's abstract (typically in your home purchase packet), ask for a copy from Deeds and Records. The abstract records all deeds or legal transactions associated with your home, including the name of the home's previous owners. Current (8/28/2012) fees are \$3.75 per document plus \$0.25 per page for copies. The form is accessible at: <http://www.lanecounty.org/Departments/MS/CountyClerk/Records/Documents/PropertyRecordsResearchRequest.pdf>
5. With the information about previous owners in hand, look through the various directories or census records for Eugene. Census reports have been issued every 10 years since 1840. Due to privacy concerns, the Census Bureau delays issuing complete records for 70 years. Eugene Public Library houses both alphabetical and reverse directories. The most useful for historic research will be the telephone directory (organized alphabetically) and the Polk Directory (listed both alphabetically and reverse). The Polk Directory for the City of Eugene, which begins in the late 1890s, is located on the library's second floor in the non-circulating reference area. Call number REF 917.9531 EUGENE SUBU 2000 for the Polk Directories. The University of Oregon Knight Library has multiple formats of historic resources: <http://library.uoregon.edu/general/resources/index.html>
6. Look through newspaper archives. The Historic Oregon Newspapers project through the UO's Oregon Digital Newspaper Program is an incredible resource! Look through the time period when your home was built (remember that street addresses and names may have changed over time). Look for mentions of construction projects, names of previous owners, sales and rental ads. You may even find an old photo! Resource: <http://oregonnews.uoregon.edu/>
7. The UO's Map and Aerial Photography (MAP) Library has aerial photos dating as far back as the late 1920s. That section of the library also houses atlases. In particular, look for the Sanborn Fire Insurance Maps, which indicate lot size, outlines of buildings, heights, materials and any changes made to the lot or buildings (with approximate dates). Most of the maps and atlases are housed in public areas, but older and fragile maps require assistance for use. Resources: Map & Aerial Photography (MAP) Library, Knight Library, First Floor, 541-346-3051; [map@uoregon.edu](mailto:map@uoregon.edu) general documents center/help desk for MAPS library.

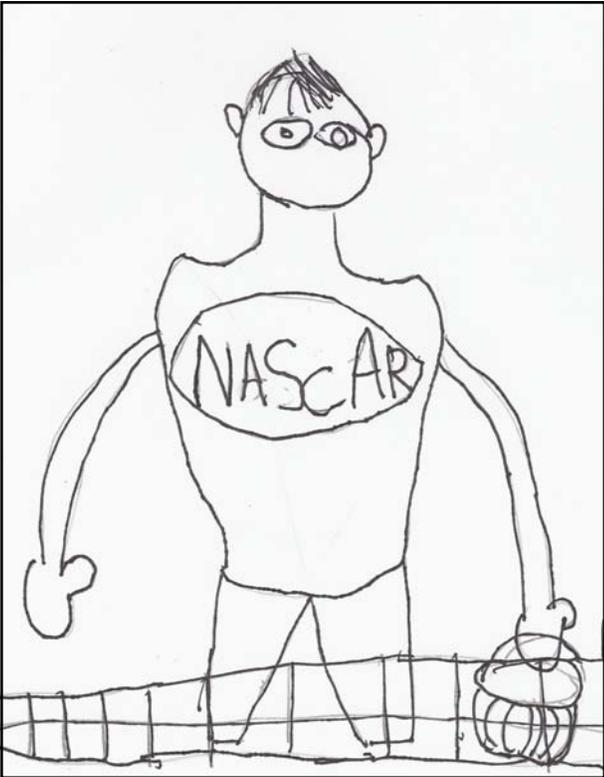


Photo: Washburn Mansion, Courtesy Lane County Historical Society and Museum

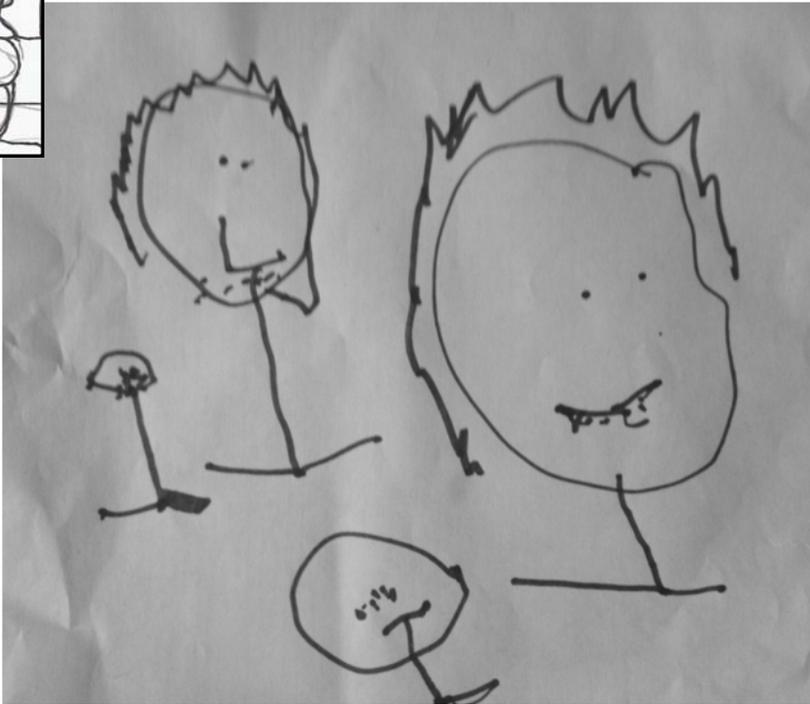
8. Talk to your neighbors. Many long-term residents are willing to speak to the history of your home and the neighborhood in general. Invite people over for coffee and ask some questions. Not certain where to begin the conversation? Look through *History of the Fairmount Neighborhood* (a booklet printed in conjunction with a grant from Eugene's Neighborhood Services program). Copies, which cost \$5, can be ordered by contacting Sandra Austin at [freda@efn.org](mailto:freda@efn.org).

—Heather Kliever

**KIDS' CORNER**



**Halloween is Best**  
by Corey, age 7



**Mama, Brother, Mommy and Me**  
by Aven, age 3

Left to right: Kelly, Alan, Kristine,  
Aven (who is the largest figure!)

**CONSTRUCTION ALERT**

From November 14 to December 10, a new storm main will be constructed during the day. The work will block or partially block 15th street from Walnut Alley to Orchard.



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## **FNA BOARD MEMBERS**

Camilla Bayliss & Lucia Hardy, co-chairs

Jim Lobben, treasurer

Nancy Reckord, secretary

Sandra Austin, newsletter

John Barofsky

Madeline Carroll

Sue Jakobosky

Daniel Klute

Kay Porter

Josh Reckord

Kay Rose

David Sonnichsen

Board members can be contacted at: [fn.board@gmail.com](mailto:fn.board@gmail.com)

Web page at <http://sites.google.com/site/fna411>