

Minutes of the Fairmount Neighbors General Meeting

Tuesday, September 22, 2015, 7 pm
Room 202 Ford Alumni Center

Present: 48 neighbors, including 6 board members; 8 guests

(Note: Those numbers represent the people who signed in. Noah counted about 65 in attendance)

Prior to formally opening the meeting, Co-chair Steven Asbury introduced Marge Ramey, who encouraged neighbors to vote in favor of the library levy.

Steven called the meeting to order at 7:05 and introduced co-chair Noah Parsons, who introduced the speakers.

Crime Prevention

Kelly Putnam, Eugene Police, reported that the neighborhood has fared well over the past six months as far as property crime goes. 99% of break-ins are crimes of convenience facilitated by open windows, doors and garage doors. Over the summer there were quite a few burglaries in which people entered open windows while residents were sleeping. Be extra vigilant about locking up. We're coming into bike theft season, with new students coming to campus. Don't leave bikes unlocked in back yards or sheds.

Q: How do we rate compared to other neighborhoods?

A: There were only 3-4 reported burglaries in our neighborhood. If there's a party in the neighborhood that's disturbing, it's important to give police the address. Even if police aren't able to respond to the call, the department does a lot to follow up. Every call is logged, and on Mondays Kelly goes through the logs and sends reports to neighborhood leaders and UO.

Q: Is there a policy for UO police to respond to party calls?

A: UO police can enforce laws anywhere, but not yet in a position to commit to things like parties. They may accompany EPD to parties near campus.

Karen Hyatt: UOPD being fully staffed on campus means three officers per shift, which means not a lot extra to help off campus.

Steven: As new students move in to the neighborhood, take the time to meet them and get phone numbers and addresses.

Preparing your home for earthquakes

Robert Johnson, Johnson Broderick Engineering, addressed recent news articles about the Cascadia subduction zone and what might happen in an earthquake. The fault extends from northern California to the northern tip of Vancouver Island. The last earthquake occurred in 1700.

Impacts can include ground shaking, water bubbling up from the ground, potential landslides and possibly tsunamis. Houses can slide off their foundations, typically because they are not bolted down. They can also partly stay on the foundation and

rack over, or they can tip over. There can be masonry failures and chimneys can fall. Other hazards include water heaters, large furniture, and refrigerators.

In Fairmount, we can expect strong to very strong shaking locally. There are only a few pockets where liquefaction may occur. There are not a lot of mapped landslides, but there may be a few on hillside lots, especially off 30th Ave.

Why retrofit: It was originally thought that the Pacific Northwest was earthquake-free. Oregon didn't have building codes until the 1970s. Before 1997, earthquake forces were not addressed in building codes. Older homes are more susceptible to earthquake damage. Retrofit involves anchoring to the foundation and building a lateral load path from the roof to the floors below. Project costs can range from \$500 to \$5000, depending on the type of house. Engineers can do an assessment to inform homeowners of levels of retrofit and manage decisions. Contractors do the actual work. The goal is to come up with a practical solution.

Resources: The Oregon Resiliency Plan, created in 2013, tells us what we can expect. A program called "Unprepared" will be shown on OPB on October 1.

Q: Explain liquefaction.

A: Shaking excites water molecules and sends water up through soil so turns soil to a mass sort of like oil. After shaking stops, solidifies again.

Q: Where do you go?

A: Get under a solid piece of furniture. Don't go outside. Stay away from glass walls.

Q: Is there a permitting process for the city to inspect retrofitting.

A: Work by contractors should be permitted. Even if you do yourself, we recommend permit work. Wood structures are very forgiving, and you can get a lot of bang just by anchoring the foundation. When reroofing, sheet off and tie trusses to walls. You can do small projects over time.

Q: Have you come across 70% wood and addition of cinderblock? You can't bolt cinder block to foundation. Is it worth retrofitting the wood part?

A: In some instances yes. It's even possible to retrofit cinder block and terra cotta. Put false wall in room to keep wall from falling away. Bricks in entryway can be pinned to wall.

Q: How precarious are gas lines?

A: Most gas lines are a quite precarious. Most are just nailed to walls. After an event, go shut off gas meter.

Q: Are there tax incentives?

A: Don't know of any.

Q: How far behind are you in responding to requests.

A: About a month out. People want help in getting earthquake insurance. We provide information to insurance broker.

Q: How long does it take to do an assessment?

A: Usually a couple of days. A contractor actually does the work.

Update from UO

Karen Hyatt, UO Community Relations, welcomed us to the Ford Alumni Center and introduced the CommUniversity students, student ambassadors who work in neighborhoods and the community.

The Community Welcome is coming up on September 29. The UO president, ASUO president, Eugene Mayor, Councilor, EPD and neighbors canvas the university area neighborhoods and hand out brochures about staying safe, student conduct code, marijuana laws. Off campus, UP is treating marijuana like alcohol. You have to be 21 and the landlord has to approve.

The neighborhood campus news, recently mailed out to residents, gives information about land use, noise, and the like.

On October 24, city staff and CommUniversity are going to work on a thunder cans project to remind residents about the rules for leaving garbage cans at the curb. It reminds all of us to bring our cans in.

Construction: The central kitchen is under construction near 17th and Columbia. We hope to be ready for the next school year. The residence hall at 17th and Moss probably won't start until March.

Hayward Field: As soon as the 2016 Olympic trials are over, construction will begin on building out the west grandstand to build capacity for future years and 2021 Worlds. There's a lot we don't know yet. It's not going through Campus Planning, so Karen will work to get information and keep us informed. The cell tower will be moved, and that is going through the campus planning process.

Q: The expansion of Hayward Field will bring huge events. What are you going to do about getting people to the events?

A: There will be both short and long term planning. We need to retrain people who are used to parking in the neighborhood. Increasing capacity will likely trigger transportation demand studies and permits.

Q: The concern is safety and how it is managed. The right of way in an emergency is 18th. How do we get large numbers of people up 30-foot streets?

Karen: UO has had requests for crosswalks across Agate and are working on it.

Q: The wooden bridge to Autzen is not sufficient to hold people leaving football games.

A: The city owns the bridge and we've had conversations about how to improve the bridge.

Laurel Ridge PUD update

Bill Blix began his report with a brief history. In 2012 and 2013, Environ-Metal under Ralph Nauman decided to develop 122 acres off 30th. At that time, they proposed over 600 residences. PUDs have to follow the land use code. Fairmount and Laurel Hill Valley spent huge amounts of time preparing testimony. So far only one item has been considered. When it was discovered that some of the land was reserved for parks and open space, it went all the way to the Supreme Court. It amounts to about 40 acres, about a third of the property. It's a very valuable watershed that goes to the Willamette.

Environ-Metal, now represented by Steve King, came back about a year ago requesting a zone change and dividing parks and open space from the rest of the land. When you look at a map, it's not perpendicular because it's on a sphere. The applicant did over the map that made parks and open space 8 acres instead of 40 acres. There was a hearing and neighbors provided testimony. On Thursday, the Hearings Official will decide. How do you establish where is developable property

and where is parks and open space. At one time, the city designated the area as upland wildlife habitat.

Q: How can we help you?

A: A response committee has been working on it. We are in limbo until the decision. If they lose the zone change, they will probably appeal.

Updates from the City

Councilor Alan Zelenka brought us up to date on the following topics.

Earthquake preparedness: Council just had a briefing. The hazard mitigation resiliency plan addresses earthquakes and climate change. Bridges and public buildings are deficient. By end of January, there will be an assessment of critical bridges in city, how seismic ready and what it will take to improve them. There is very little federal money. We have not yet started assessing public buildings. The new city hall will be life safety, and maybe higher. Life safety means you can leave the building. We need more public buildings to be operational.

South Willamette plan: The plan affects South Willamette from 24th to 31st. Current zoning allows 120-foot buildings all the way from 25th to 30th. Rezoning would require setbacks and stair stepping away from residential neighborhoods.

Controversial because planning staff rezoned neighborhoods for higher density near Cascade Manor. Council needs to look at it again. There have been 48 public meetings and 25 planning commission meetings. Some people still didn't hear about it. We're looking for ideas about good ways to provide notice.

Two Work Session requests: The first is on a work-force housing plan. Low income or affordable housing is for low-income people. Then there's market-based housing. There's a big gap in the middle where there's not a good inventory of housing, which is not subsidized. There's not a good definition of workforce housing, and need incentives for people to build for that sector.

The second is veterans with issues killed by police. A work session is coming up and EPD is working on training to work with mentally ill people. We're also having conversations about the mental health system and how to bring the system up. We don't really have a mental health system. It's been broken since the 60s.

Climate recovery ordinance: Authored by Alan—creates community wide goal to reduce greenhouse gas emissions by 2021. 350 parts per million was the estimate of where we need to be to avoid impact of warming. It's now at 404. We'd need a big decline to accomplish that. There is a plan for the city organization but not the community.

Q: It's ridiculous that every neighbor has to go downtown to get a parking permit. Why doesn't city mail to us? If you forget to get the permit, then get tickets then go to another bldg. down town to get ticket waived.

A: There are too many people moving around in the neighborhood. You have to go down and prove residence.

Neighbor: Went down today and had a conversation with Jeff Petry, brainstorming things that can happen. Ideas include sponsoring an event at the end of August when the city could come to us with the permits. Encourage neighbors to submit suggestions via email or Facebook.

Bike share: There is a million dollar grant to do a bike share program between downtown and UO. ASUO has contributed about \$100 thousand to the project. Now trying to figure out the best vendor.

Fireworks: We are going to talk about fireworks some more. Moving toward a model where the area south of 18th is prohibited. Why not create designated areas where people can go with families to set off fireworks and get away from streets and hills. On other side of river, there was a fire in Alton Baker park on the bike path. Three other places in ABP caught before they got out of hand. A lot of plantings were killed. We're also going to talk about downtown corridor being a smoke-free area, with other areas able to opt in.

Q: How can an upland wildlife designation disappear?

A: Will find out. We did a goal 5 inventory around city and designated according to what kind of resource they were. Designations are not land use as such. They have some force of consideration when development is being done, but not necessarily a prohibition. Land use has to address every single goal when considering zoning change. If it's a big enough resource, Planning Commission and City Council can say no.

The meeting adjourned at 8:45 pm.

Minutes submitted by Camilla Bayliss