

## **Minutes of the Fairmount Neighbors General Meeting**

Tuesday, November 17, 2015

7:00 pm, Room 202 Ford Alumni Center

Present: 35 neighbors, 7 of whom are board members; 12 guests

### **Welcome and introductions**

Co-chair Steven Asbury called the meeting to order at 7 pm and introduced the other board members present.

### **UO plans for the Romania and Moss Street lots**

Marina Wrensch from Cameron McCarthy landscape architects and Monica Anderson from Balzhiser Hubbard engineering provided an update on plans for UO parking lots at 15<sup>th</sup> and Moss and part of the Romania site. The sites were selected through the campus planning process. Fifteenth and Moss is now a grassy field fronting on Moss and 15<sup>th</sup>. The Romania lot fronts on 15<sup>th</sup>, Orchard, and Walnut.

The design is 75% complete and hope to be completed by early December. Construction is scheduled to begin in early January with completion in March.

The building and areas at the north end of the Romania site have a historic designation, so redevelopment is focused on the eastern and southern end. Entry will be re-established at 15<sup>th</sup> and at Walnut. Two entrances will remain gated with appropriate signage and traffic control striping.

Landscape buffers will help with storm water runoff, similar to the lot on the east side of Walnut. Catch basins will be replaced. New lights near the building will direct light downward toward the parking surface. Light fixtures on Walnut will be replaced with lighting to code level.

Landscaping will exceed code for plant material. Evergreens, 30-40 inches tall will block headlights. Since trees on 15<sup>th</sup> have been removed by the city, UO is adding trees along the plant bed and a few more trees along Walnut to create a screen. Plants are native or adaptive. The red horse chestnut has flowers but doesn't develop fruit. The Texas red oak, is an analog to the native evergreen oak. Planting around perimeter is evergreen, Oregon grape. UO arborists help pick the trees, because the UO is an arboretum. There will be 94 spots, at Romania and 93 at Moss. Both lots will be fully irrigated.

Q: Is this temporary?

A: For the moment helping us with the parking issue, but it's not long range best use for the property.

Q: This type of design was triggered by change of use. How can you apply those standards only to a certain portion of the property when the use has changed and it's one tax lot. If there's a change of use, then it has to be the whole property.

A: It's probably a commercial zone, and parking lot is commercial. We're not changing zoning.

Q: People who live on the hill want to drive down and park to take MX.

A: This is university property for university related use.

Q: Would this be open for event parking

A: Will probably be used as part of arena parking plan

Q: This will be permit parking only?

A: Not sure, but probably permit 7-6 M-F and some event parking

### **Devonne Maxey, City of Eugene Risk Services: What neighborhoods can do to prepare for emergencies**

Devonne is an Americorps member, with city of Eugene emergency services. Life can change quickly, sometimes with warning and sometimes without. To prepare, be informed, make a plan, build a kit.

Plan for earthquake, floods, fire, winter storm (most common). When an emergency happens, keep calm and follow the plan. Important to know city, county, and state disaster plans. Have community meetings, have facility meetings, map your neighborhood, know your area CERTS, Get CERT training. There are two trainings a year, and may have more. Free and very good training. Five steps to plan for disaster (<http://5steps.la>) has been adapted from Los Angeles.

Make our own plan. Discuss with family, Identify responsibilities, plan what to do if separated; what if you have to shelter in place or evacuate.

Examples for stay at home include things like ice storm or toxic spill.

If you have to evacuate: follow plan, take emergency bag. Have an emergency contact, plan for pets, buddy system, know what community evacuation plan is. Plan should include contact information. Out of state contact is important.

Everybody contacts that person.

Cellphones: learn to text. In a widespread disaster, phones will be overrun but text uses different bandwidth.

Know how to shut off gas, water, power. Consider getting flood and earthquake

insurance. Consider electronic deposits of income payments. Keep copies of contact list in purse, car, emergency bag, and on refrigerator.

After a disaster, ensure own safety, access immediate area, use flashlight not candles, shut damaged utilities, call or text out of area contact, check on neighbor/buddy, stay away from downed power lines, do not drive on flooded roads, monitor your radio (NOAA).

Emergency bag should include food, water, whistle, flashlight, first aid kit, radio, mask, photo ID, emergency blanket (mylar from bi-mart).

Store kit in easy to use container in easy to find location, update every six months.

Cascadia subduction zone: We didn't know it existed until 25 years ago. Oregon subject to a 9 or greater earthquake. San Andreas is a slip fault and can shake 30-40 seconds. Juan de Fuca is going underneath pacific plate—a 700-mile fault. Overdue for a subduction quake. There's a 37% chance will happen in next 50 years. Estimated shaking 3-5 minutes. Magnitude is only measured at epicenter. Can't tell you what it will be here.

Drop, cover, and hold on. Get under sturdiest furniture possible. Other dangers are fire and liquefaction (solid earth acts like a liquid). High risk in Willamette Valley. DOGAMI website will tell you what will happen at a particular address. Estimated impact includes 9.5 million in WA and OR affected, 27,600 displaced households.

Oregon natural hazard mitigation plan shows how resilient Oregon is today.

Drinking water and sewer will likely be out 1 month to 1 year.

Encourage map of your neighborhood involving 5-20 households. Fifteen is optimum amount. City has materials. Look up TIGARD CERT on YouTube. It will walk you through the process.

### **Hayward Field expansion and other UO news**

Karen Hyatt reported that UO Foundation will be managing the Hayward Field project. It will start after Olympic trials in July 2016 and be complete by May 2017 for NCAA trials. Parts of Hayward are 100 years old, so need renovation. Will include facilities for research in human physiology. The plan is to rebuild west grandstand and renovate the east. The Bowerman bldg. will be rebuilt.

There will be a system for sharing construction news and receiving feedback from neighbors. The Foundation will have information available before the end of the year with specifics about design. They are preparing for 2021 when we're

hosting world track and field. Looking at 12,000 permanent seats plus temporary seats.

Q: Where are you having events while construction going on.

A: Not sure, will be different for that year

Q: Is it a dollar lease deal?

A: Similar to Jaqua and other buildings, given by donor then property of UO.

Funding package is being figured out, and state funding may be involved.

Karen introduced 6 Communiiversity students, student ambassadors working in neighborhoods. They are working on a day of service for January 30, and want our input for projects.

### **Laurel Ridge update**

Bill Blix started with a quick history. Laurel Ridge PUD is located near highest part of 30<sup>th</sup> Avenue. There are 121 acres in that region. At the end of 2013, owners applied for PUD, with more condos and apartments than single family. Response committee was formed to challenge that particular plan, which came before a hearings official. Owners assumed they could change from agricultural to R-1, but part of the land is designated as parks ad open space. The diagram is 11by17 piece of paper with all of Springfield and Eugene on it. The hearings officer turned down the plan, as did the Planning Commission and LUBA. Court of appeals refused to hear.

The owners came back with a proposal that incorporated parks and open space (POS). LUBA had told them how to do it, and they did clever things to get as little POS as possible. The response team challenged but Planning Commission upheld, and we are now appealing to LUBA. How can you determine where a line is on a 11by17 map? Our attorney has filed an Intent to Appeal. Currently we have people who are interested, and the most help we need is donations.

Additional information can be found at LHVC.org. Can contact Bill at [wbblix@comcast.net](mailto:wbblix@comcast.net). Laurel Hill Valley has electronic email and sends out updates. The PUD impacts both neighborhoods. If you want to help, contact Bill or go to LHVC website.

Two more potential projects, Capital Hill, and now someone is talking about developing the end of Central Blvd (7 acres). After LUBA, the owners will again submit PUD. We'll then need help, and will also need new response team.

Q: Who is the lawyer?

A: Sean Malone

Q: City is repaving streets on hill. Is that a precursor to development?

A: Don't know, but potential for a lot of development. Refinement plan specifies no connector between Glenwood and 30<sup>th</sup> Avenue. At some point County said no connector between Central and 30<sup>th</sup>.

Q: With this latest talk of development of Central, they might be able to access 30<sup>th</sup>.

A: Going to be proposals made. People are going to want to develop. A lot of land is in private hands.

### **Update from the city**

Councilor Alan Zelenka just got back from global warming commission report to the legislature. There's a big gap between where we might be and where we should be. We know what needs to be done, but nothing is in place yet to make it happen. Legislature is moving to create a plan.

Roads: Even rebuilding roads is incredibly expensive.

The city has a natural disaster resiliency plan. You can go online and look at checklists. We are now working on seismic assessment of bridges which should be done by end of 2016. There's also an assessment of public buildings, a longer term thing. The new City Hall was delayed because of that issue. It turned out that new city hall was designed to be last safety, which means you can get out but can't get in again. So now going to tap into city risk fund (self insured) to shore up that building so will be operational.

Library levy passed, thank you. Will add services to the library, including electronic resources and 3D printer.

The climate recovery ordinance is coming back over the next couple of months. Community plan to reduce fossil fuel by 2030 puts us in line with state goal. Plan to come back and talk about it in week or two. We're going to look at community goal for greenhouse gases, at about same time as the international conference in Paris. As of yesterday 150 countries have pledged to meet goal.

Council had a public hearing and is entertaining a pilot dusk to dawn camping. We'll pick a spot in city where people can sleep. Same rules as opportunity village, including supervision, garbage and sanitation.

South Willamette plan has become controversial. Initial plan not well thought out with unintended consequences. We're having a facilitated process with neighbors in the area. We hope to come up with better process.

Councilor Syrett put forth work session to consider \$15.00 minimum wage. There are two ballot measures, one for \$15.00 and one for \$13.50. If only applies to city workers and contractors, that creates problems.

We're having another conversation about Kesey square. Right now a problem site, not very hospitable. Will entertain proposals for how to improve the space. Process will be kicking in over the next couple of weeks.

Nuisance ordinance. Need to have onsite management for large apartments.

Turns out many already have onsite management, and it doesn't make much difference. Smaller places create a lot of noise and other issues. But some owners of smaller facilities live far away, so city is requiring people who are remote to have a local contact. There are a bunch of university towns that have a nuisance ordinance. It allows communities and neighborhoods to require accountability for behavior that becomes a nuisance and hold accountable owners of house or small apts. Examples might be failure to maintain property, couches on front yard, overgrown, fire hazard, vacated or abandoned properties. First we have to decide if this is a good idea.

Paid sick leave will go into effect Jan 1. Some disagreement, but think its 10 employees or more.

Q: Area on Railroad Boulevard for homeless?

A: Negotiation between owner and neighbors to buy property for opportunity village type of operation with small buildings.

Q: smoking corridor on agate?

A: People smoke in median (some with legs out in road). Asked city manager to ask police chief if public safety issue.

Another issue, we've been talking about possible smoke free zone in downtown corridor. Still being discussed. If passed, it could include an opt in process.

### **Next door**

Co-chair Noah Parsons gave a brief demonstration of Nextdoor.com, a private social network for neighbors. It's possible to connect to individual neighbors or post to everybody.

The meeting adjourned at 9:05 p.m.  
Minutes submitted by Camilla Bayliss