

Fairmount Neighbors Annual meeting

May 21, 2014

Laurelwood Club House

Present: 36 neighbors (including 7 board members), and seven guests

The evening began at 7:00 pm with a plant exchange.

Elections

Steven Asbury called the meeting to order at 7:20. He presented a slate of nominees for board and officers and asked for additional nominations. Betsy Steffenson moved the nominations be closed, with a second from Art Farley. David Wade moved to approve the slate with a second from Betsy. The motion carried with a unanimous vote.

SLATE

Co-chairs: Steven Asbury and Patrick Deegan

Secretary: Camilla Bayliss

Treasurer: David Sonnichsen

At large: Sandra Austin, John Barofsky, Sue Jakabosky, Heather Kliever, Daniel Klute, Kay Porter, Kay Rose

Laurelwood Grill

Proprietor Chris Erben welcomed neighbors to the Laurelwood Grill. It will be open every day until 8 pm and brunch will be served starting at 9 am on weekends. Food will be available to take out. There will be music on weekends and salsa on Thursdays. In three weeks he plans to have an alcohol license. It will not be a late night bar, and he is looking forward to neighborhood support.

Laurel Ridge PUD

Bill Blix reported that he attended the Court of Appeals hearing the previous day. They should have an opinion in three weeks or sooner. One of judges challenged the developer to agree that parks and open space area exists on the property. A number of representatives from the response committee have been meeting with developer Ralph Nauman and consultant Rick Satre, who wanted to negotiate an agreement. Bill is not sure why because the court hasn't ruled yet. Now the developer is offering to do 124 individual lots on 122 acres. The lots would go right up to the ribbon trail. Now they are back at the drawing board and will make another presentation. The neighbors want a good setback from the trail. The property contains the headwater for Laurel Ridge Creek. It's a riparian area and needs setbacks. Another issue is connectivity between 30th Avenue and the Glenwood interchange. The parks and open space set aside is an attempt to save the ridgeline, which is precious.

UO Central Kitchen

Martina Oxoby from campus planning and Michael Griffel from UO Housing provided an update about the planned central kitchen on UO property between Moss Alley and Columbia and 17th and 19th. It will replace the kitchens in Carson and Bean. A wood shop is currently on the site, and is in bad shape.

UO buys a lot of local produce and meats to be able to make enough food for all the students. UO has been doing land banking. This space was selected as the best place for this size and shape of project. It will be less than three stories high and cover between 22,000 and 24,000 square feet. There will be an open space framework and green space. They are on the second try for a design build agreement. The first process failed because it was over budget. They are working with Chambers construction and Robertson Sherwood architects. They are trying to contain costs and build to LEED gold. The intent is to create an efficient attractive space that fits in with the neighborhood.

Martina distributed handouts, which include a map showing location; a blow up of detail of landscape level and site plan; and elevations showing the main entrance and northwest corner view. They are trying to prevent large vehicles from going into the neighborhood, instead pulling trucks down 19th and down Moss alley.

They are working on a proposal to either move the houses on site or demolish them, and will know status of those within the next few days. The university wants the houses to be moved and there has been interest.

Q: What is the highest elevation?

A: On Columbia about 23 feet, just ceiling height.

Q: Have you been in touch with fire station and track meets?

A: We are working with the city

Q: There will be 2500 sq. ft. of freezers and coolers. What about the sound of compressors? What hours are you operating? Where do employees park? In the east campus plan, construction traffic is not allowed east of construction area. It's part of city code.

A: The wood shop will keep traditional business hours. Hours for the kitchen are extensive. It could be 24 hours. The bakery starts at 3 or 4 and mostly done by 3-4 pm. Some things may cook at night, when staff are not there. Staff will be there from 3 am. Catered events can go late. The same employees already there, and will use the same parking. UO is working with engineers on sounds and smells.

Q: There is no maximum noise ordinance in Eugene. If a noise complaint is filed, would you have to shut down?

A: We hope noise will be less than Carson kitchen. The level of efficiency of equipment should be good. The cafeteria will remain in Carson. Just the bottom kitchen is being replaced. There will probably be 2-3 semi loads a day.

Q: Are you dealing with traffic impact of the golf carts on the streets?

A: We are working on training with health and safety, UOPD, and the city.

Q: Are you going to resurface the alley?

A: Yes from 17th to the south end of the site. It's not going all the way to 19th.

Q: It's not higher than 23 feet?

A: It will be 23 feet on the street side and no more than 30 feet. We are trying to reduce the budget.

Q: What about light pollution at night?

A: Part of LEED is not to impact night sky. There will just be lights for pedestrian safety. We're conscious about keeping light levels down. We can put in less glass if neighbors want less transparency.

Q: Will recycling be more advanced than Carson?

A: Carson has 100% recycling of food. It's a most sophisticated composting program. It's all done through UO recycling and solid waste. Some goes to the urban farm. Last year we were at 60%, this year almost 100% with food. The wood shop uses scraps and recycles.

Q: What's going to happen to the two private properties?

A: They are going to remain in private hands. Karen Hyatt: UO has alerted every private property owner adjacent or across street.

Q: Are you going to put up permanent signs designating truck routes?

A: We can't control trucks, but can influence. Maybe work with city to prohibit through trucks on streets.

Neighborhood Planning

Robin Hostick, Senior Urban Design Planner for the City of Eugene brought us up to date on special area planning for the near-campus neighborhoods. The planning will begin after Envision Eugene is adopted, possibly as early as December. The timing is unpredictable because it involves a complex package of code amendments.

Area planning involves creating regulations about what we want in the future. This includes the built environment, streets, and buildings. The process will need to be inclusive. We don't yet know the process for involving stakeholders in planning.

Q: Can you tell us who at the city will be assigned to Walnut MU and arena committee?

A: Robin will find out.

Q: We need to solve enforcement issues

A: Councilor Alan Zelenka responded by reminding that city enforcement is completely complaint driven. They only respond if you complain. The bottom line is you need to be vigilant.

Robin described some of the things we could be doing to get ready. What neighborhood characteristics do we value, such as setbacks, green space, and building height. What are the challenges and problems? Are there design issues, gaps in infrastructure? Use maps and photos to help identify where issues occur. Robin has been talking to faculty at UO department of Architecture and Allied Arts about collaborating with the neighborhood and looking at ways of addressing issues.

Q: We have done a lot of that work over the last few years. We have maps and photos. We have records of what we have generated.

A: We should gather that information in one place, perhaps on a website. We also could look into precedents in other communities.

Q: Other neighborhoods are also working on this. Can the city help bring us together?

A: We want to do this as a whole. There are a lot of issues across boundaries. We are now developing the tools to translate work into regulations.

Noise Variance

David Sonnichsen reported on an application from American Campus Communities for a noise variance to pour concrete at 5 am during the month of July. This is on the property across Franklin Boulevard where the Boulevard Grill was formerly located. The neighborhood has submitted testimony opposing the application.

Capital Drive PUD

David reported that as yet there has been no submission to city by potential developer Thomas Dreyer. Faris Cassell spoke to him and reported that Dr. Dreyer wants to move forward with development. He wants to involve neighborhood in some way and to do the process right from the beginning.

Peggy Fisher commented that it will have an impact on Capital in terms of traffic and fire. Some committees have formed to look into the issue. Anyone is welcome to be part of committee structure.

Student Parties

Lt. McGann from EPD is watch commander at night, and supervisor of party patrol. EPD has been able to continue to staff party patrol, but only one night a week. Bike officers have been proven effective in the west university area.

On the crime map, we are located in beat 3. The average party patrol contact is about 30 a night. There has been a pretty dramatic decrease in number of unruly parties and no riots. Officers are proactive. There is a strong education component. They continue to work on data-led policing, and are getting smarter about how we do policing. EPD has given menu options to council to add illegal fireworks to the social host ordinance. They are also working closely with UOPD.

Neighborhood Funding

When asked about the odds for keeping neighborhood funding, Alan Zelenka replied that two vacant positions were cut. Also impacted were newsletters and funding to do some of mailouts. There will still be newsletters but less frequently. Upcoming issues include the earned sick leave ordinance. The mayor has created a task force with stakeholders to clarify issues and potential solutions. Council will take it up in the middle of June.

The meeting adjourned at 9:05

Submitted by:
Camilla Bayliss, Secretary