

Northeast Neighbors (NeN), General Meeting

April 4, 2022

Call to Order: 7:00 pm

Attendance: 46; board members (Kevin, Anne, Jim, Rick, John, Neal), 6 presenters, 3 elected officials

1/20/22 General Meeting Minutes: Approved unanimously.

Acknowledgment of newsletter sponsorship: Team BenStone realtors, thanks to Neal Benson

June 19 Candidate Forum announced: Ward 4 & 5 candidates. Joint meeting involving NeN, Harlow, and Cal Young neighborhoods. Questions representing all three NHAs.

Representative Nancy Nathanson discussion:

- Legislation providing tools for first responders and fire service
- Bill passed to collect information about testing in various grade levels to help determine what is necessary and what is not.
- Bill to help local governments and schools fight cyberattacks. Didn't pass but will come back up again.

State Senator James Manning discussion:

- Dispelled rumors that he was running for a house seat.
- Has unfinished work on the Senate bill for universal health care task force, expanding coverage to the 450,000 Oregonians who need it to be made permanent.
- Support of the Students Success Act. Funding for Pre-K and early learning programs, programs for K through 12, and community colleges. Hey
- Bill fostering mattress recycling.
- Support for affordable low income housing.

Manning, Nathanson, Councilor Clark discussion: Ballot measure 110, decriminalizing many forms of drug use. Also obligated state support for a program that has not been successful but has drawn funds from many that have that were. People voted with their hearts, but the measure was poorly designed.

News about NeN area parks

- **Carolyn Burke, Parks and Open Space Planning Manager**
- Mark Kosmos, Landscape Architect, and Kelly Shadwick, Community Engagement Manager
- **A brand new 12 acre park.** It's at the southwest corner of North Delta and Ayres Road, formerly part of River Ridge golf course. A lot of new residents are moving in right nearby. The trails are in place, fences are up, bridges repaired. A great place for walking. Parks is still working on parking options and safer crosswalks.
- **Creekside Park picnic shelter.** The 3 acre park on Sterling Woods Drive, just west of Gilham Road, will soon have a picnic shelter. Construction should start this spring.
- **The park at Striker Field.** The contract for the work has been awarded (Wildish). The highest priority amenities will be constructed in this first phase: a large playground, restrooms, irrigated playfield, walking trails, the parking lot, a picnic shelter, spray play, and a performance space with lawn seating. The current design is below.
 - Other amenities will get added in phase two: pickleball, basketball, and petanque. Phase 1 ended up costing \$4.1 million dollars. Parks and Councilor Clark are working on finding another \$300,000-\$400,000 for phase 2.
 - The City is consulting with the Confederated Tribes of the Grand Ronde and the Siletz to settle on a specific Kalapuya name. Parks hopes to have it in place for the grand opening this fall, likely in October.
 - Answers to neighbor questions that came up in the meeting:
 - The restrooms will be locked at night by security staff and reopened in the morning.
 - Parks staff will take care of the landscaping and will regularly maintain cleanliness and empty the garbage cans.
 - Lighting will start at the parking lot and run along the paths of the core area, including in and around the playground. It's designed for a safe level of light that won't affect street traffic or nearby housing.
 - The 2018 bond and levy created two park ambassadors, who keep an eye on the entire park system.
 - There are also two EPD officers dedicated to the park system.

- There is a park watch reporting system online. If something needs attention, let Parks know. Just google "Eugene park watch" to find the link. (Or let NeN know.)

Proposed land-use code changes due to House Bill 2001

- City Planning Staff: Terri Harding, Principal Planner; Jeff Gepper, Senior Planner; Sophie McGinley, Assistant Planner
- Presentation of the Planning Commission recommendation of how to implement HB 2001, legislation designed to help increase the supply of "middle housing," affordable to Eugene residents with earnings around the median level for area.
- HB 2001 has the effect of opening R-1 zoning, the vast majority of Eugene to denser housing, including duplexes, triplexes, fourplexes, row housing, and cottage clusters.
- The bill states minimum requirements that have to be met by in land-use code changes by June 30, 2022. If the City fails to act, a Model Code will go into effect until it does.
- Explanation of the types of "middle housing."
- Description of the extensive public engagement process that led to the PC recommendation.
- Explanation of the ways in which the PC recommendation goes beyond the minimum requirements, removing barriers in an attempt to encourage middle housing. (Single page summary is available.)
- Eugene would not be alone in going beyond the minimum standards. Albany, Bend, Milwaukee, Newbury, Portland, Salem, and Springfield have all done so as well.
- Expectation of slow, incremental infill (based on a study by consultant eco Northwest).
- It's a very new landscape in Cities' housing planning. Much of that is yet to be determined.
- Issues and questions addressed:
 - Why there are options for reduced on-site parking requirements (e.g., near transit and income qualified housing).
 - The way allowing detached as well as attached units increases opportunities for ownership and lessens the likelihood of displacement of existing housing.
 - How the five-foot increase in allowable building height is calculated.
 - CC&R's in effect before 2019 take precedence over these middle housing code changes.
 - Middle housing land division made easier in order to stimulate ownership.
 - What's not changing from existing code: set-back requirements, tree preservation standards, solar protections, floodplain, stormwater, Greenway.
 - Staff still expects most new construction to be single family homes because that's what there's a market for.

Adjourned: 8:46 pm