

Notes from the West University Neighbors Executive Board meeting,  
September 9,  
2004

Present: Board members Ron Lewis, Clark Cox, David Kelly, Deborah Healey, Steve Baker; WUN residents Steven Bennett and Zachary Vishanoff; City of Eugene staffer Steve Norris; and guests Darren Wyss and Larry Von Klein. Notes by Deborah Healey. They are more scattered than usual since I was also trying to chair the meeting in Drix's absence. [Important information about the WUN Info Fair October 9 is toward the end]

#### Larry Von Klein Presentation

Larry Von Klein talked about the Patterson House project that he would like MUPTE (Multiple Unit Property Tax Exemption) approval for. He handed out information with schematics, location of the lot, and other information. Larry VK: This started by working with Art Carmichael on Hilyard House at 14th and Hilyard. This is a high-quality MUPTE project that has been very successful. The design was based on Beta House, where Art stayed while a UO student.

The proposed Patterson House is next to Beta House. Beta House had to remodel or shut down as a fraternity. The fraternity eventually lost the mortgage, and Art bought it and the adjoining lot. They want to build a 27-unit apartment on the relatively narrow lot. The building will be about half the size of Hilyard House. The design will complement Beta House and conform to the neighborhood with columns and a front porch. It will have a secured entry, a ramp in the back to underground parking, and a small deck for each unit. We came to the neighborhood seven years ago to get support for MUPTE for Hilyard

House, and we're coming again for Patterson House.

David K: The proposal has good quality material, decks and a front porch, it

ties to the neighborhood. It's maybe a little bland.

Larry VK: Hilyard House has nice landscaping now - it takes a little time. To

the north is Beta House, and behind is another fraternity.

Zach V: Is it along the Bus Rapid Transit route?

Clark C: It's about a block away.

Larry VH: This will be upscale, similar to Hilyard House. We don't think it will create a problem for the neighborhood.

Steve N: Do you think it will be mostly students?

Larry VH: Hilyard House is mostly students, but also some hospital workers and

teachers. We stay on top of keeping it quiet in the evenings. We have managers

there who are 25-26, so they're a bit older than the usual.

Zach V: Can't the decision wait until after the students get here? This might affect their taxes.

David K: It won't affect the students' taxes. It provides revenue after 10

years, versus no revenue. We can draft a letter for the next meeting. If

we

vote on it then, we can get the approval of the whole association. It would be difficult to vote on it now, since I as a Council member shouldn't be voting -

and without me, there's not a quorum of the Board.

Zach V: The Courthouse neighborhood is nearby. It's being subsidized already. We

need to think about this.

Larry VK: We will still pay the same taxes on the lot, which is empty now. We

just won't pay for 10 years on the building. We're at 7 years for Hilyard House

now, so in 3 years it will begin paying taxes. Patterson House will have a \$2

million mortgage.

DECISION: Deborah will draft a letter to email to the Board for comments and

edits; the letter will come to the full group meeting in October for a vote.

#### WUN Map Project

Darren W: October 16 is the mapping date. We'll need 2-3 WUN promoters. We'll

have a table at the October 9 fair.

Zach V: I've been told this map has nothing to do with redevelopment.

Darren W: That's right. We're going to collect information about trees, dumpsters, street lights, above-ground utilities - neighborhood assets.

Zach V: A broader understanding of this project would be good. The darker forces

of the university could use this in future.

Darren W: We're not collecting personal information. The neighborhood has been

mapped already.

David K: The Board voted to go ahead with this at the last meeting, 6 to 1.

Deborah H: There will be a table at the fair in October. We need to move on to

discuss the October meeting.

#### WUN Info Fair

Deborah: We got permission today to use the WUN Park for the fair on Saturday,

October 9. If we have people selling things, we'll have to pay a fee - so we

won't have vendors there. We need to look at what has to be done and divide up

tasks.

Discussion: Randy Ellis says he has tent covers; we'll need those, and maybe

Central Presbyterian Church as Plan B if it's bad weather.

Tables - see if Central Presbyterian has them. We may be able to get some from

Parks and Rec. Chairs, too.

Groups that might have tables: voter registration, Housing Standards Coalition,

Small Business Association members, Police Department, Zach

For sure: West University Neighbors, WUN Map project

Promotion: postcard or maybe a half-page flyer for the October meeting. It needs

to have a party graphic: come to the Fair, get involved, get information, see

the park. Maybe get an insert in the orange advertising flyer that goes on

doors in West University.

Ron: Is this what government is? A hook, a sales pitch?

David: If I get 15 emails on a topic, it's a big issue.

Zach V: We need to talk about issues in the publicity, things that students like.

David: If students see things they don't like in the neighborhood, they might

bet excited about involvement.

DECISION: Timing:

10-11 Setup

11-3 Info Fair

1-2:30 WUN meeting with nominations, Patterson House letter vote, Police Chief, etc.

3-4 Cleanup

DECISION: Who's doing what:

David K: Outreach to businesses, asking for coupons, door prizes; they can have

a table or leave information

Randy Ellis: tents, engraving

Housing Standards Coalition

Ask Kitty Piercy to stop by

Be there to represent the City or get a City staffer

Ron L: Voter registration - Democrats and Republicans

Setup on Oct 9

Steve B: Central Presbyterian re tables, chairs, backup location

Small Business Association re refreshments

Stewart Meintsma re alley project in WUN

Deborah H: Neighborhood nonprofits: Womenspace, White Bird, Looking Glass,

Planned Parenthood, Options - they can have their own table or share a booth

Check the causeway at Eugene Celebration for more

PeaceHealth

Send sample wording for the postcard to Steve N

Steve N: Bookmarks, postcard (like Volunteer Appreciation Picnic - with graphics)

Darren: WUN map poster (20x40 or so) - need stickpins so people can locate their

house on the map

Proposed for Drix: Look for things missing in this

Find entertainment?

HIV/AIDS and No on 36

Police Chief for the meeting

(Talk to Deborah)

Proposed for Steve J: Flyers to hand out at Eugene Celebration

Poster for WUN info table and the Fair

(Talk to Deborah)

Next meeting to work on the Fair will be Sept 30, 7pm, Indigo District

November meeting: Indigo District - need 20 residents to attend