

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Envision Eugene – Commercial Employment, Mixed-Use and Multi-Family Housing

Meeting Date: February 8, 2012
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: B
Staff Contact: Lisa Gardner
Contact Telephone Number: 541-682-5208

ISSUE STATEMENT

This work session provides an opportunity to update the City Council on analysis of Eugene's future land need for commercial employment and multi-family housing. The current status of commercial employment and multi-family housing need will be addressed, as well as the potential magnitude of interventions required to meet that need inside the current urban growth boundary (UGB).

BACKGROUND

Commercial Employment

The draft Envision Eugene Proposal calls for accommodating all commercial jobs and multi-family housing needs within the existing urban growth boundary with a focus on core commercial areas and key transit corridors. Following the November 23, 2011, council work session on this topic, a subgroup of the Envision Eugene Technical Resource Group (TRG) has made significant progress in assessing the ability to meet this goal. In particular, the subgroup helped create a new tool for estimating potential redevelopment city-wide. A substantial amount of redevelopment of existing built land will be needed to keep commercial and multi-family housing within the current UGB. Some of this redevelopment may happen without any additional actions taken by the City, while other redevelopment activity will be contingent on actions or interventions taken by the City. Initial results of the amount of redevelopment that is currently estimated to occur without City interventions will be presented at this work session.

Multi-Family Housing

The multi-family housing need is predominantly comprised of land that is designated for medium-density residential (MDR) and high-density residential (HDR) uses. As was discussed at the January 25, 2012, council work session, there is a surplus of land for multi-family housing that is designated MDR. As such, staff is evaluating the potential to re-designate specific areas of town from medium-density residential (MDR) to low-density residential (LDR). The amount of land that is re-designated may end up causing a deficit of MDR lands. Preliminary estimates also show a deficit in HDR lands. In order to meet future needs for multi-family housing inside the UGB, City actions may be required to support additional multi-family housing on commercially and multi-family designated lands. A revised range for multi-family capacity will be presented, as well as an initial estimate of how much multi-family redevelopment may be seen in the future without any actions taken by the City.

Interventions

During the November 23, 2011, City Council Work Session, staff was asked to research other communities' policies and practices meant to encourage redevelopment. After an investigation, staff categorized the community interventions and evaluated their applicability to local circumstances. Case study examples will be shared to show how some interventions work and identify which may be most effective.

An important step towards realizing redevelopment is finding areas where government actions can best support existing market conditions. As a result of recent, market-based redevelopment analysis, staff is now able to estimate which areas of Eugene may be at least closer to conditions needed for redevelopment.

Next Steps

The City Manager will include recommendations for intervention targets in his overall Envision Eugene recommendation.

RELATED CITY POLICIES

Growth Management Policies

COUNCIL OPTIONS

No formal action is required at this time.

CITY MANAGER'S RECOMMENDATION

No action is required on this item. Therefore, no recommendations are offered by the City Manager.

SUGGESTED MOTIONS

No action is required on this item. Therefore, no motions are suggested.

ATTACHMENTS

A. List of Members for Technical Resource Group and Subgroups

FOR MORE INFORMATION

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Project Website: www.envisioneugene.org

ATTACHMENT A

Technical Resource Group Committees

Envision Eugene

Technical Resource Group Member List

Shawn Boles*	Eugene Sustainability Commission
Rick Duncan*	Eugene Planning Commission
Erin Ellis	Our Money Our Transit
Roger Gray	Eugene Water & Electric Board
Kevin Matthews*	Friends of Eugene
Ed McMahon*	Home Builders Association of Lane County
Mia Nelson*	1000 Friends of Oregon
Gretchen Pierce	Hult & Associates
Laura Potter*	Eugene Area Chamber of Commerce
Sue Prichard*	Prichard Partners

Other participants:

Joshua Skov	Eugene Sustainability Commission
Barbara Mitchell	Cal Young Neighborhood Association
Randy Hledik	Eugene Planning Commission

* denotes active members

TRG Partially Vacant Lands Subcommittee

Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene
Ed McMahon	Home Builders Association of Lane County
Mia Nelson	1000 Friends of Oregon

TRG Spreadsheet Subcommittee

Shawn Boles	Eugene Sustainability Commission
Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene

TRG Commercial Redevelopment Subcommittee

Rick Duncan	Eugene Planning Commission
Kevin Matthews	Friends of Eugene
Mia Nelson	1000 Friends of Oregon
Sue Prichard	Prichard Partners

TRG Economic Development Subcommittee

Bill Aspegren	South University Neighborhood Association
Shawn Boles	Eugene Sustainability Commission
Rick Duncan	Eugene Planning Commission
George Grier	Lane County Farm Bureau
Dave Hauser	Eugene Area Chamber of Commerce
Kevin Matthews	Friends of Eugene
Mia Nelson	1000 Friends of Oregon
Jack Roberts	Lane Metro Partnership
Rusty Rexus	Rexus
Gary Wildish	Chambers Construction