

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Capstone Collegiate Communities Student Housing Development Proposal

Meeting Date: March 12, 2012
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: C
Staff Contact: Nan Laurence
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ISSUE STATEMENT

The work session will be an opportunity for the City Council to hear about and provide direction on a proposal by Capstone Collegiate Communities (“Capstone”) to build student housing on the former PeaceHealth clinic site on 13th Avenue and Olive Street (see Attachment A).

BACKGROUND

In January, the City of Eugene received a Multi-Unit Property Tax Exemption (MUPTE) application from Capstone for a proposed student housing development on the property formerly used as a PeaceHealth clinic and associated surface parking. The proposed five-story development is anticipated to be built in two phases, and will include 217 units (720 beds) in the first phase and 142 units (514 beds) in the second phase. The development will also include embedded parking (parking surrounded by the housing units on three sides and open to the alley on the fourth side) to accommodate approximately 550 cars in phase 1 and 430 cars in phase 2. The property for the proposed development is zoned C-3, Major Commercial. The use, density and height of the proposed development are all currently permitted in this zone.

The MUPTE process does not require a public hearing; but, due to the community interest for this project, a public hearing has been scheduled for April 23, 2012.

Capstone has also submitted an application for an alley vacation. Its proposal is to vacate the east/west alley and a portion of the north/south alley. The east/west alley would be realigned with the existing 12th Avenue bike path. Both alleys would be improved and dedicated as bicycle and pedestrian pathways.

Public Engagement Opportunities

The MUPTE application process requires a 30-day comment period, which starts when public notice is first published in the *Register-Guard*, in this case February 6. For this project, staff will continue collecting comments beyond March 6 and will forward them to the council as this proposal continues to council action.

In addition to the comment period, a number of public engagement opportunities have been scheduled through community organizations, neighborhood associations and the City. They include:

- A City Club discussion on March 11, co-sponsored by the Downtown Neighborhood Association (DNA);
- A Jefferson Westside Neighborhood Association Q&A session on March 13;
- A City-sponsored open house on March 14;
- A Downtown Neighborhood Association meeting on March 26; and
- Public hearings on MUPTE and the proposed alley vacation on April 23.

The Jefferson Westside Neighbors have also appointed a team to look into the impacts and benefits of this proposal.

Timing & Next Steps

Following council direction, staff will proceed with additional analysis and work sessions as needed. Currently, the following dates have been reserved for consideration of the Capstone project:

March 12: council work session
April 9: council work session
April 23: public hearing on the alley vacation
April 23: public hearing on the MUPTE
April 25: council work session
May 9: council work session and action

RELATED CITY POLICIES

Encouraging housing in the downtown core is consistent with numerous adopted planning and policy documents. Examples include:

Growth Management Policies

- Policy 1 Support the existing Eugene Urban Growth Boundary by taking actions to increase density and use on existing vacant land and under-used land within the boundary more efficiently.
- Policy 2 Encourage in-fill, mixed-use, redevelopment, and higher density development.
- Policy 3 Encourage a mix of business and residential uses downtown using incentives and zoning.

Eugene Downtown Plan

I. Regional Center

1. Build upon downtown's role as the center for government, commerce, education and culture in the city and the region.
2. Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.

II. Building a Downtown

1. Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.
2. Use downtown development tools and incentives to encourage development that provides character and density downtown.

V. Living Downtown

1. Stimulate multi-unit housing in the downtown core and on the edges of downtown for a variety of income levels and ownership opportunities.

XI. Getting Around Downtown

3. Enhance functional designs for streets, sidewalks and related public improvements with carefully chosen design elements, including materials, alignments, plantings and streetscape elements.

Envision Eugene

Two of the seven pillars and the respective strategies are of particular relevance to this project:

- Promote compact urban development and efficient transportation options
- Provide Affordable Housing for All Income Levels

Eugene Counts

Increased downtown development is one of the desired outcomes identified under the Council Goal of Sustainable Development.

COUNCIL OPTIONS

The work session is an opportunity to provide information and feedback from the council on the proposed Capstone development; no formal action is requested.

CITY MANAGER'S RECOMMENDATION

The City Manager will use the feedback obtained at this work session to schedule future work sessions and make recommendations on the proposed Capstone development.

SUGGESTED MOTION

No motion necessary at this time.

ATTACHMENTS

A. Proposed Development Site and Downtown Context

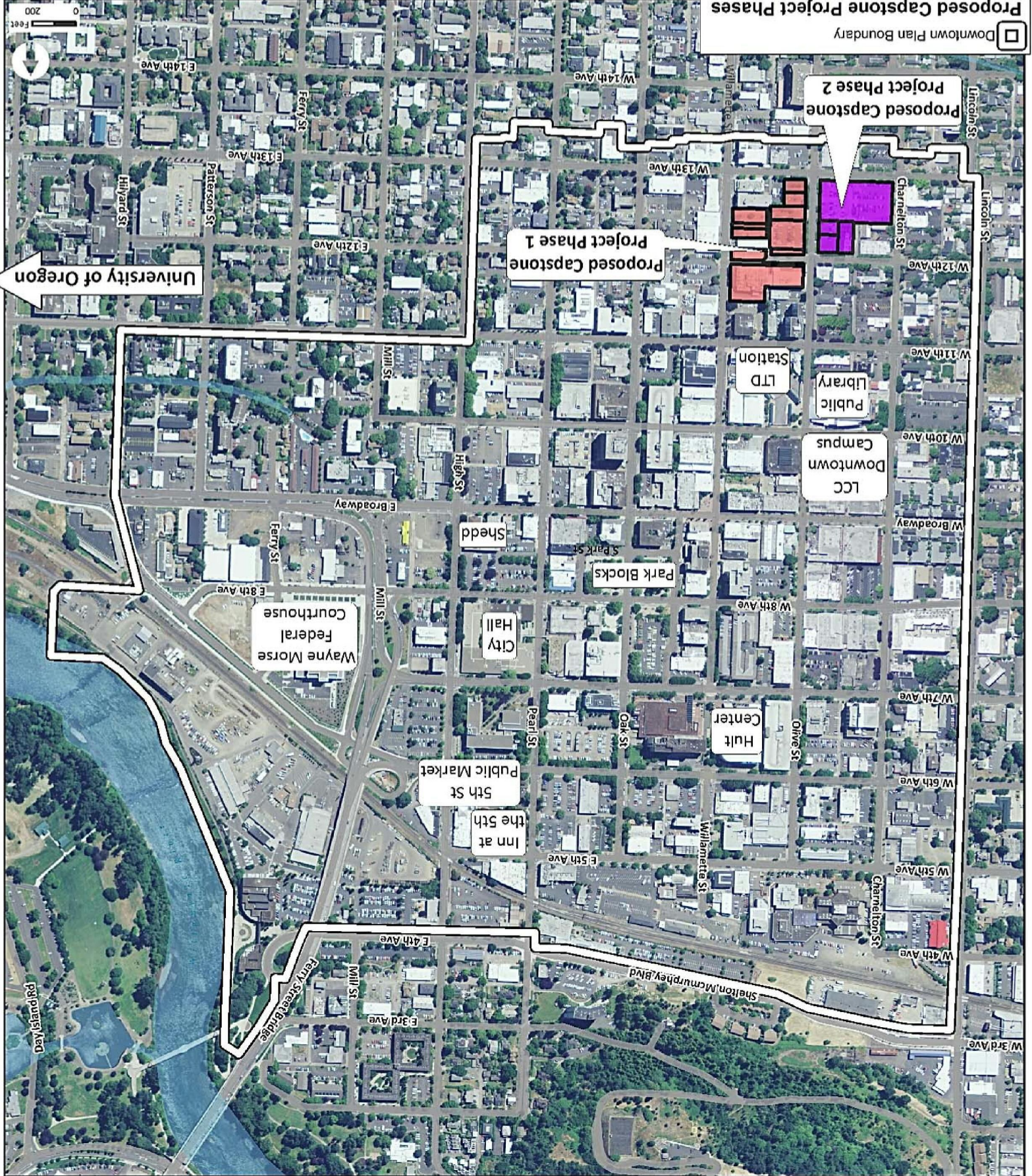
FOR MORE INFORMATION

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Proposed Development Site & Downtown Context



Proposed Capstone Project Phases

- Phase 2
- Phase 1
- Downtown Plan Boundary