

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Initiation of Land Use Code Amendments to Enable Consideration of the Eugene Water & Electric Board Riverfront Master Plan

Meeting Date: September 24, 2012
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2B
Staff Contact: Gabe Flock
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ISSUE STATEMENT

This item is a request for the City Council to initiate amendments to the land use code. City Council initiation is required to enable Eugene Water & Electric Board (EWEB) to present its proposed land use master plan for the EWEB riverfront site to the Planning Commission and City Council for consideration. See Attachment B (EC 9.7510). Initiation of such amendments does not infer council support for the amendments, but rather begins the public process through which the Planning Commission and City Council will consider the merits of the amendments.

BACKGROUND

The Eugene Code and the Eugene Downtown Plan require a master plan for the EWEB riverfront site prior to any redevelopment. In 2007, EWEB and the City entered into a MOU that directed the development of a master plan for the site. A community advisory team was jointly appointed by the EWEB Board of Commissioners and City Council to help guide the initial steps for the creation of a master plan. EWEB completed a conceptual master plan for the site in April 2010; it was approved by the EWEB Board of Commissioners in June 2010.

Since that time, EWEB and their consultant team have prepared a package of proposed land use applications that, if adopted by the City Council, will ensure the City's regulations allow the riverfront site to be redeveloped consistently with EWEB's conceptual master plan. These land use components include:

- Amendments to the Metro Plan diagram to reflect the vision for mixed-use redevelopment;
- A new Downtown Riverfront Specific Area Plan and zone to guide redevelopment of the site;
- Amendments to the Eugene Downtown Plan and Riverfront Park Study to remove obsolete sections;
- Amendments to the Eugene Code to revise policies, criteria, and development standards for consistency with the new special area zone and specific area plan;
- Rezoning of the subject property to the new special area zone designation; and,
- A Willamette Greenway Permit.

EWEB proposes a "hybrid" form-based code which uses a combination of traditional zoning and form-based development standards tailored specifically to the EWEB riverfront site and implementation of

EWEB's conceptual master plan. It is intended to achieve a balance between certainty and flexibility in the redevelopment process; to support the appropriate enhancement of riverfront habitat; and to promote a mix of uses that complement and support existing downtown and riverfront uses.

Additional background information, analysis and findings regarding the various land use applications (listed above) will be provided in the agenda packets for future public hearings and work sessions on this item. This includes a Planning Commission public hearing and recommendation, as well as a public hearing and deliberation by the City Council to consider the merits of the request, before making a decision on the matter. Findings providing a detailed analysis of the proposal relative to the applicable approval criteria will also be provided in conjunction with future packets.

As you are aware, the City and EWEB have had recent discussions about whether the City has any potential interest in acquiring a portion of the riverfront site. The proposed initiation would not affect the City's or EWEB's position with respect to those discussions.

RELATED CITY POLICIES

This item is a request to initiate land use code amendments only, and not to consider the merits of the proposal. Any relevant policy analysis will be provided in conjunction with the public review process, which will include future public hearings before the Planning Commission and City Council.

COUNCIL OPTIONS

The City Council may consider the following options:

1. Initiate the land use code amendments
2. Decline to initiate the land use code amendments

CITY MANAGER'S RECOMMENDATION

The City Manager recommends the City Council initiate land use code amendments to enable the Planning Commission and City Council to consider EWEB's master plan proposal.

SUGGESTED MOTION

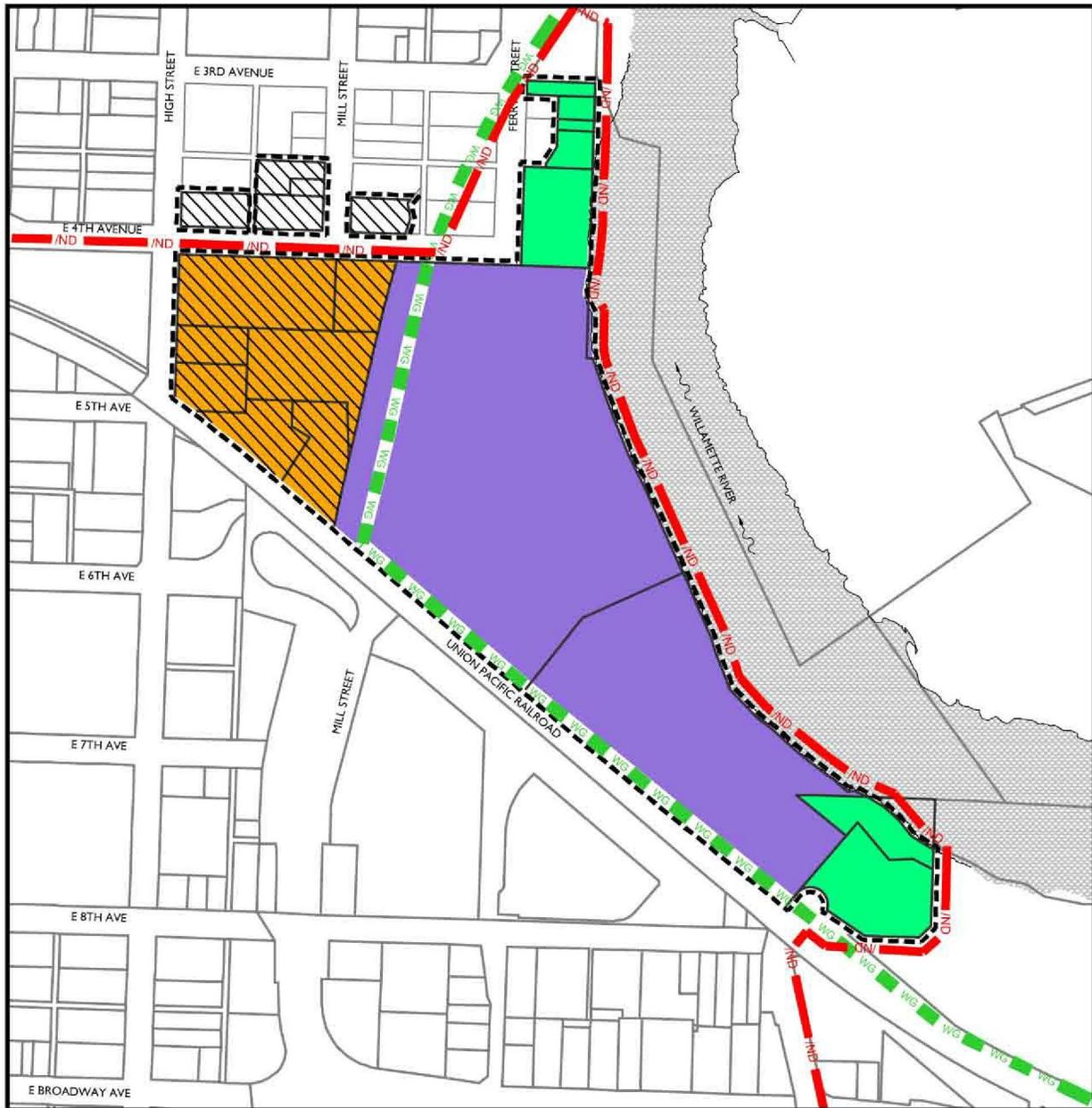
Move to initiate amendments to the land use code to enable the Planning Commission and City Council to consider EWEB's master plan proposal.

ATTACHMENTS

- A. Map of the EWEB Riverfront Property with current Metro Plan designations
- B. EC 9.7510

FOR MORE INFORMATION

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EWEB Downtown Riverfront Existing Metro Plan Designations

LEGEND

- | | |
|--|--|
|  SAZ Boundary |  High Density Residential |
| OVERLAYS |  Heavy Industrial |
|  Mixed Use Area |  Parks and Open Space |
|  Willamette Greenway | |
|  Nodal Development Area | |

9.7510 **City-Initiation of Applications.** The city council may initiate a Type V application on its own behalf, or in response to a person's written request filed with the planning director that the city council initiate a land use code or refinement plan amendment. A copy of any staff report shall be mailed to the person requesting initiation of the amendment and, if the request is for a refinement plan amendment, the neighborhood group that includes the area of the refinement plan, at the same time that it is provided to the planning commission.