

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Hearing: An Ordinance Concerning the EWEB Downtown Riverfront Property
(City Files MA 12-1, RA 12-1, CA 12-4, Z 12-6 and WG 12-4)

Meeting Date: June 17, 2013
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Gabe Flock
Contact Telephone Number: 541-682-5697

ISSUE STATEMENT

The City Council will hold a public hearing to consider adoption of a concurrent set of land use applications that are proposed to implement the EWEB Riverfront Master Plan.

BACKGROUND

The proposal for implementing the EWEB Riverfront Master Plan includes a set of concurrent land use applications that are needed to establish the regulatory framework for future redevelopment of EWEB's downtown riverfront property. City Council held two informational work sessions on this topic prior to the public hearing, and two additional work sessions are scheduled after the public hearing to deliberate and take action on the land use application package. The full package of applications is briefly summarized below:

Metro Plan Amendment (MA 12-1): amends the Metro Plan diagram to reflect the master plan vision for mixed-use redevelopment; changes land use designation from primarily heavy industrial to mixed use.

Refinement Plan Adoption & Related Amendments (RA 12-1): adopts the EWEB Downtown Riverfront Specific Area Plan; also amends the Downtown Plan and Riverfront Park Study to remove obsolete sections and ensure consistency.

Code Amendments (CA 12-4): amends the Eugene Code to establish a new (S-DR) Downtown Riverfront Special Area Zone including form-based standards for future redevelopment; also includes related code amendments to integrate the new zoning with existing code sections.

Zone Change (Z 12-6): rezones the site from public land and industrial zoning to the new (S-DR) Downtown Riverfront Special Area Zone.

Willamette Greenway Permit (WG 12-4): approves a Willamette Greenway Permit for future development that is consistent with the new plan and zone.

The Eugene Code and Downtown Plan require council's approval of a master plan for the EWEB riverfront site, prior to any redevelopment. The EWEB Riverfront Master Plan was developed with the assistance of a nine-member Community Advisory Team (CAT) jointly appointed by the council and EWEB Board of Commissioners. Over the course of two years and after a series of public meetings, stakeholder interviews, and focus groups intended to solicit a broad cross-section of community input, the conceptual master plan was completed in April 2010 and unanimously approved by the EWEB Board of Commissioners in June 2010.

Since that time, EWEB's consultant team has prepared the land use applications that are the subject of this public hearing, and if adopted by council, will ensure the City's regulations allow the riverfront site to be redeveloped in accordance with the conceptual master plan. This package of land use applications received a unanimous (7:0) recommendation for approval by the Eugene Planning Commission on March 11, 2013, following the initial public hearing and deliberations. The Planning Commission recommendation includes a number of modest refinements to the proposed code which have been incorporated into the draft ordinance for council's consideration.

The full record of materials, including a draft ordinance with supporting findings and exhibits, is available for review in a binder located at the City Council Office and on the City's website at: <http://www.eugene-or.gov/index.aspx?NID=2358>. A copy of the draft ordinance and findings are also included as Attachments A and B to this agenda item summary. Due to the size of the ordinance exhibits, a full color copy is provided in the Council Office; otherwise, these materials are available online using the link above, or additional hardcopies can be provided upon request. The full record, and the draft ordinance with exhibits, will also be made available at the public hearing and subsequent work sessions.

As a reminder, this request is subject to quasi-judicial procedures, which requires that the council's decision be based upon the applicable approval criteria. Those approval criteria include Sections 9.7730, 9.8065, 9.8815, 9.8424, and 9.8865 of the Eugene Code, which are addressed in the written findings in Attachment B.

Quasi-judicial procedures also dictate the order of speakers at the public hearing, and set forth other procedural requirements such as the need for councilors to disclose "ex parte contact". In this case, staff has requested that councilors prepare a written disclosure of all ex parte contacts for the record, which are included as Attachment C. At the beginning of the hearing, we will ask that each councilor reference their written statement and confirm that the contacts listed are the only additional contacts they have had.

RELATED CITY POLICIES

The Eugene Code and Downtown Plan require the City's approval of a master plan for redevelopment of the EWEB riverfront property. The adopted policy reads as follows:

A master plan for the EWEB riverfront property must be approved by the City before any redevelopment, land use application, rezoning, Metro Plan or refinement plan diagram amendments are approved for uses not associated with EWEB functions. The master plan shall be evaluated based on the master plan's consistency with principles (1) through (4)

below:

- (1) Create a “people place” that is active, vibrant, accessible and multi-use.
- (2) Provide appropriate setbacks, deeper where environmental or habitat issues are more critical, shallower in other areas.
- (3) Incorporate appropriate building and site design techniques that address environmental concerns.
- (4) Incorporate an educational aspect, so that the riverfront improvements teach us about our river, our history and our city.

The proposed land use application package is intended to fulfill this policy and to implement the regulations needed to ensure that redevelopment of the site remains consistent with EWEB’s Riverfront Master Plan. As noted above, findings addressing these and other applicable approval criteria, including Statewide Planning Goals, the Metro Plan and applicable refinement plan provisions, are included as Attachment B.

COUNCIL OPTIONS

No action is required at this time.

CITY MANAGER’S RECOMMENDATION

No action is required at this time.

ATTACHMENTS

- A. Draft Ordinance
- B. Findings
- C. Ex Parte Contact Disclosures

FOR MORE INFORMATION

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