

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session and Possible Action: An Ordinance Concerning the Eugene Water & Electric Board Downtown Riverfront Property (City Files MA 12-1, RA 12-1, CA 12-4, Z 12-6 and WG 12-4)

Meeting Date: July 8, 2013
Department: Planning & Development
www.eugene-or.gov

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

ISSUE STATEMENT

The City Council will hold a work session to deliberate on the land use application package proposed to implement the Eugene Water & Electric Board (EWEB) Riverfront Master Plan.

BACKGROUND

The land use application package proposed by EWEB represents the culmination of many years of planning and extensive public process leading to this point, with the ultimate goal of fulfilling a strong community desire and long-standing interest in redevelopment of the EWEB's downtown riverfront site. The proposal has been closely guided by, and customized to implement the community's policies and Statewide Planning Goals as reflected in the Metro Plan, Downtown Plan, TransPlan, and adopted natural resource protections. In addition to working closely with the applicant team throughout development of the implementation tools, staff has reviewed the complete application package and concludes that it is wholly consistent with state and local planning goals and policies.

In addition to being consistent with existing policy, the EWEB Master Plan is in line with and begins to implement many of the pillars of Envision Eugene, including the following:

- Provide ample economic opportunities for all community members
- Plan for climate change and energy resiliency
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Protect, restore, and enhance natural resources
- Provide for adaptable, flexible and collaborative implementation

The proposed changes in land use regulations for the site are an important element of transforming this site from its current "brownfield" (and largely vacant) industrial character into a vibrant part of the Downtown core with commercial and residential uses that bring people to the river. The proposal goes well beyond the basic approval criteria, and is a great example of what can be achieved through Envision Eugene.

Following a unanimous recommendation for approval by the Eugene Planning Commission earlier this year, the council has held two work sessions and a public hearing on the land use application package proposed to implement the EWEB Riverfront Master Plan.

At the public hearing held on June 17, 2013, testimony was received from 20 individuals in support of the proposal, one individual with neutral comments, and one individual in opposition to the request. Following the public hearing, the council moved to hold the record open for additional testimony and rebuttal.

Written testimony received at the public hearing and during the open record period is included as Attachment A. The applicant's materials in response to the public testimony and the council's requests for additional information are included as Attachment B. These materials include an updated map showing the master plan's Open Space Diagram with the proposed Willamette Greenway Setback added, and a memo addressing a variety of issues that have been raised including social equity considerations and natural resource protections.

As discussed at prior meetings on this topic, 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. Findings addressing these and other applicable approval criteria, including Statewide Planning Goals, the Metro Plan and applicable refinement plan provisions, are included with the draft ordinance in Attachment C.

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 for each of the land use applications included in EWEB's request. The draft ordinance and findings, with any directed changes, will serve as the City Council's demonstration that the proposed applications comply with the applicable approval criteria.

The full record of materials, including the draft ordinance with supporting findings and exhibits, is available for review in a binder located in the City Manager's Office and on the City's website <http://www.eugene-or.gov/index.aspx?NID=2358>.

RELATED CITY POLICIES

Findings addressing the applicable approval criteria, including Statewide Planning Goals, the Metro Plan, the Downtown Plan and other and applicable refinement plans, are included with the draft ordinance in Attachment C.

COUNCIL OPTIONS

Following deliberations, the City Council may consider the following options:

1. Approve the ordinance.
2. Approve the ordinance with specific modifications as determined by the City Council.
3. Deny the ordinance.

CITY MANAGER'S RECOMMENDATION

Following the council's deliberations on this request, the City Manager recommends approval of the draft ordinance as provided in Attachment C, with any specific changes as may be directed by the City Council in accordance with the applicable approval criteria.

SUGGESTED MOTION

Move to adopt the draft ordinance contained in Attachment C (including any specific changes as may be directed by the City Council in accordance with the applicable approval criteria).

ATTACHMENTS

- A. Written Public Testimony
- B. Applicant's Response to Testimony
- C. Draft Ordinance and Findings

FOR MORE INFORMATION

Staff Contact: Gabe Flock
Telephone: 541-682-5697
Staff E-Mail: gabriel.flock@ci.eugene.or.us