

## Envision Eugene -- Technical Components

Decision Point	City Manager's Recommendation	Staff Next Steps Based on Recommendation
<b>Commercial &amp; Industrial Lands</b>		
1. What job growth rate should be used?	Direct staff to plan for a job growth rate of 1.4%	Defines number of jobs to be planned for. See next steps for Land for Commercial Jobs and Industrial Jobs
<b>Land For Commercial Jobs</b>		
2. How to plan for commercial jobs?	A. Initiate code and/or plan amendments to accommodate approximately 1,100 commercial jobs in the existing UGB by adding flexibility for parcels of up to 10-acres that are currently designated for Campus Industrial uses	A. Commence a study of Campus Industrial sites that are suited to flexible uses and prepare materials for code and/or plan amendments
	B. Initiate code and/or plan amendments to accommodate approximately 1,700 commercial jobs in the existing UGB by adding flexibility for, and/or re-designating, parcels of up to 10 acres that are currently designated for Industrial uses	B. Commence a study of Industrial sites that are suited to flexible uses and/or re-designation and prepare materials for code and/or plan amendments
	C. Accommodate approximately 400 commercial jobs by increasing the likelihood of redevelopment of land within the current UGB for commercial uses in the downtown, along transit corridors and in core commercial areas: (1) Initiate code and/or plan amendments that remove barriers to redevelopment activity; (2) Direct staff to identify potential incentives; and (3) Direct staff to pursue Area Planning as a process to address compatibility with existing neighborhoods	C. (1) Prepare materials for code and/or amendments (2) Analyze and recommend potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning

<b>Land for Industrial Jobs</b>		
3. How to plan for industrial jobs?	A. Accommodate approximately 3, 10-20 acre industrial sites within the current UGB through land efficiency measures: (1) Direct staff to pursue resources necessary to remediate 2, 10-20 acre brownfield industrial sites; and (2) Direct staff to identify potential industrial sites that are less than 10 acres in size for parcel assembly to create 1, 10-20 acre sites	A. (1) Identify and pursue funding sources (2) Inventory and catalog brownfield sites (3) Inventory and catalog potential parcels for assembly
	B. Accommodate approximately 12, 10-100 acre industrial sites through an expansion of the UGB: (1) Direct staff to pursue additional analysis of land in the Clear Lake Road area for suitability for the following industrial expansion sites: -5 sites in the 10-20 acre size range -2 site in the 20-50 acre size range -3 sites in the 50-75 acre size range -2 sites in the 75-100 acre size range	B. Using the Goal 14 process, identify specific sites within the Clear Lake Road area for inclusion in the UGB
	C. Direct staff to include consideration of compatibility issues between industrial and residential uses in expansion areas. Direct staff to include consideration of environmental justice issues related to the siting of industrial uses in expansion areas.	
<b>Residential Lands</b>		
1. What housing mix should be used?	Direct staff to plan for a housing mix of 55% single-family/ 45% multi-family	Defines number of housing types to be planned for. See next steps for Land for Single-Family Homes and Multi-Family Homes.

<b>Land for Multi-Family Homes</b>		
2. How to plan for multi-family homes?	A. Initiate plan and code amendment to re-designate the former Naval Reserve site on 13th Avenue to MDR to accommodate approximately 30 multi-family homes on land that is currently designated for Government and Education use	A. Prepare materials for re-designation of former Naval Reserve site
	B. Accommodate approximately 1,600 multi-family homes by increasing the likelihood of redevelopment of land for multi-family housing in the downtown, along transit corridors and in core commercial areas: (1) Initiate code amendments that remove barriers to redevelopment activity in those areas (2) Direct staff to identify potential incentives (3) Direct staff to pursue Area Planning and Opportunity Siting as processes to identify suitable areas for additional density that address compatibility with existing neighborhoods	B. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning and Opportunity Siting
<b>Land for Single-Family Homes</b>		
3. How to plan for single-family homes?	A. Initiate plan and/or code amendments to accommodate approximately 650 single-family homes on land that is currently designated for multi-family homes	A. (1) Prepare materials for re-designation of north Eugene sites (2) Commence high-level master planning of west Eugene site to identify specific parcels for re-designation, prepare materials for re-designation of west Eugene site
	B. Accommodate approximately 160 single-family homes through land efficiency measures: (1) Initiate code and/or plan amendments to allow and promote secondary dwelling units and alley access lots (2) Direct staff to identify potential incentives	B. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential fee incentives such as restructured System Development Charges (SDC's) and permitting fees
	C. Initiate plan amendments to accommodate additional single-family homes by planning for infrastructure extensions to serve vacant and partially vacant areas inside the UGB that are currently not served	C. (1) Identify specific areas and amend Public Facility Plan (2) Identify specific areas and amend Transportation System Plan in conjunction with the TSP update

	<p>D. Accommodate approximately 910 single-family homes through an expansion of the UGB:</p> <p>(1) Direct staff to pursue additional analysis of land in potential expansion areas:</p> <ul style="list-style-type: none"> <li>-Clear Lake Road Area</li> <li>-Bailey Hill/ Gimpl Hill Area</li> <li>-Russel Creek Area</li> <li>-DAG Trust Property</li> </ul>	D. Using the Goal 14 process, identify specific sites for inclusion in the UGB
<b>Land for Parks, Schools and Government</b>		
1. How to plan for schools?	Direct staff to , if legally possible, include in the proposed UGB expansion 80 acres owned by Bethel School District, south of Clear Lake Road	Goal 14 process
2. How to plan for parks?	Direct staff to , if legally possible, include in the proposed UGB expansion:	Goal 14 process
	<ul style="list-style-type: none"> <li>-223 acres owned by the City of Eugene, south of Clear Lake Road for Golden Gardens Community Park</li> <li>-19 acres owned by the City of Eugene, south of River Loop 2 for Santa Clara Community Park</li> </ul>	
3. How to plan for government uses?	Direct staff to further analyze the pros and cons of adding the airport to the UGB.	