



Envision Eugene

Implementation Update

July 26, 2013



Two primary goals of the Envision Eugene project are to:

- 1) Determine how Eugene will accommodate the next 20 years of growth in our community, as required by state law, and
- 2) Create a future that is **livable, sustainable, beautiful and prosperous!**

On June 13, 2012, the City Council recognized *Envision Eugene, A Community Vision for 2032, (March 14, 2012)* as the basis for moving forward with implementation of Eugene's long range plan. There are 3 different phases of Envision Eugene Implementation:

- Phase 1: Prepare a formal adoption package to implement a new Urban Growth Boundary (UGB).
- Phase 2: Continue actions and strategies that implement the 7 pillars of Envision Eugene.
- Phase 3: Perform ongoing monitoring and adjustments as needed to adapt to changing circumstances and ensure effective implementation.

This update provides information on progress towards completing the first phase of implementation. These are the actions that are specifically required by the state of Oregon to establish a new UGB. There are three types of actions that are required:

- **Efficiency Strategies:** These actions are directed at using the land that is inside the current UGB as efficiently as possible.
- **Urban Growth Boundary Expansion:** In depth analysis is required to determine the amount and type of land that is justified for expansion and where that expansion is located.
- **New and Updated Regulatory Plans:** A Eugene specific Comprehensive Plan will be developed to guide and regulate future development to be consistent with Envision Eugene. Several other plans will also be updated and revised to be consistent with Envision Eugene.

Project updates are categorized by the following types of land:

- Land for industrial jobs
- Land for single family homes
- Land for commercial jobs and multi-family homes
- Land for public uses

Land for Industrial Jobs

Brownfields project work:

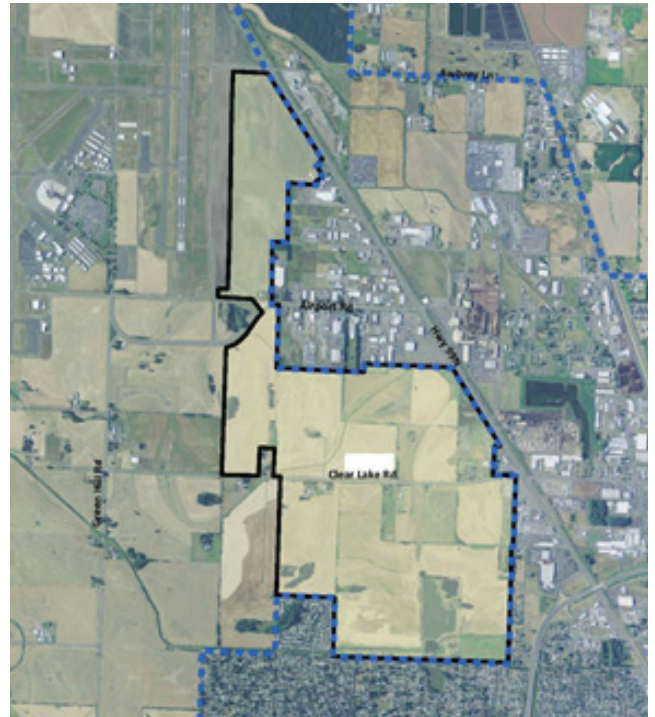
Brownfields are properties that may be affected by past use of hazardous substances, pollutants, or contaminants. Envision Eugene identified brownfield cleanup and redevelopment as an opportunity to re-use land inside the existing UGB. The City of Eugene, in coalition with the City of Springfield and Lane County, was selected for a highly competitive Brownfield Inventory and Assessment Grant totaling \$680,400. A website for the project, www.brownfieldscoalition.org, contains a project video, a place to send comments or ask questions of staff, and basic information about the project. The City of Eugene, as lead grant recipient and program management agency, worked with its coalition partners to bring aboard an environmental contractor to create an inventory and perform site characterization work. AMEC Environmental and Engineering, Inc were hired in March. A draft inventory of brownfields in the focal areas of West Eugene, Glenwood, and Goshen is now complete. Coalition partner staff are meeting with an advisory group of citizens, or Brownfields Task Force, for advice on property owner outreach and balancing jurisdiction land use plans with community priorities in performing assessment work. Project Lead: Denny Braud, denny.braud@ci.eugene.or.us

UGB expansion analysis for industrial lands:

The City Council directed staff to pursue analysis of a potential urban growth boundary (UGB) expansion area on Clear Lake Road for mid to large scale industrial land uses. Additional technical analysis of this area is currently underway, including an inventory of natural resources and a more detailed study of utilities and services. Draft results of the natural resources inventory are complete. Following work on efficiency strategies, additional study of the area will be completed to ensure suitability for industrial uses and consistency with state law requirements for UGB expansions. Refined recommendations for an urban growth boundary expansion are expected to be presented to the Planning Commission and City Council in 2014. Project Lead: Terri Harding, terri.l.harding@ci.eugene.or.us

Analysis of compatibility and environmental justice issues:

During council discussions of the Envision Eugene Recommendation, environmental justice issues were raised around the proximity of industrial and residential land uses. In particular, staff is analyzing land use compatibility and public health issues in the area of the proposed industrial expansion. This work will include stakeholder interviews, data gathering and technical analysis. Following these tasks, draft recommendations will be developed for how to proceed, including a range of compatibility or mitigation measures to reduce potential environmental justice impacts. Project Lead: Terri Harding, terri.l.harding@ci.eugene.or.us

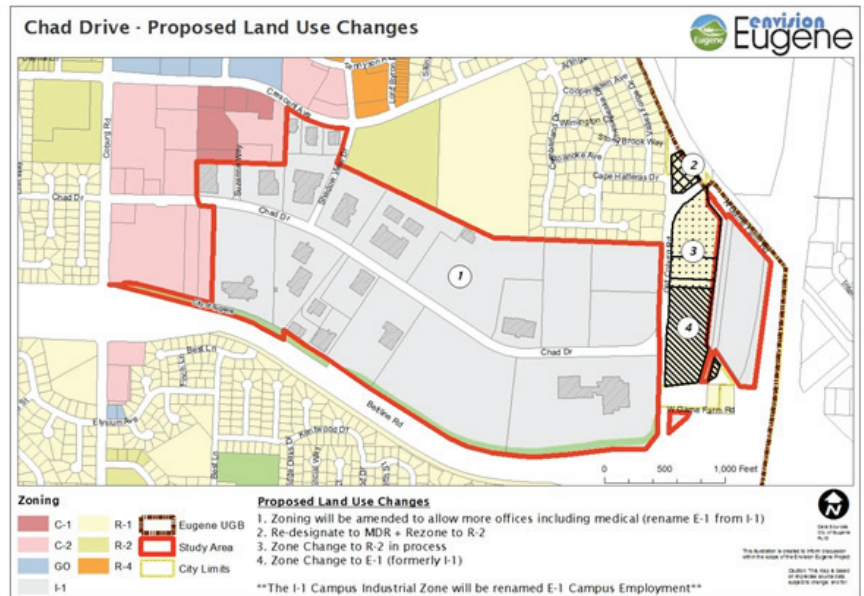


UGB Expansion Study Area for industrial, jobs, parks, and schools

Land for Commercial Jobs and Multi-Family Homes

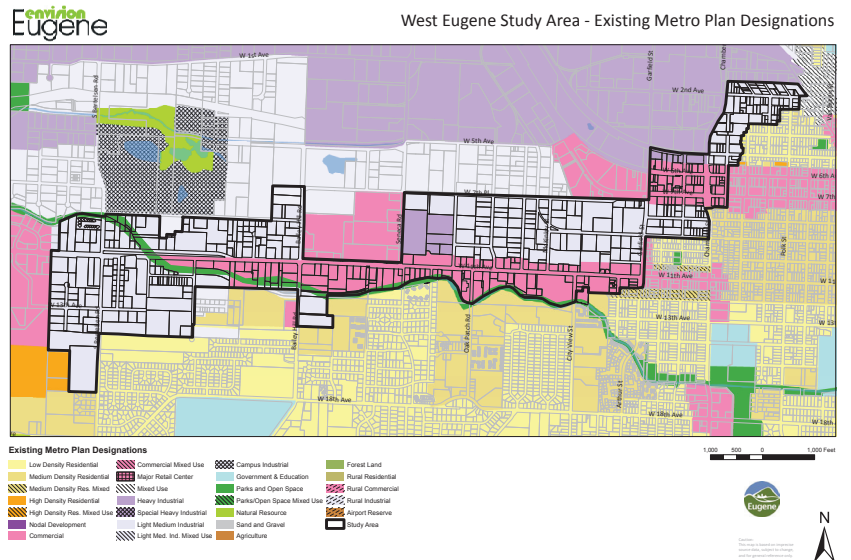
Industrial Re-designation/Flexible Zoning:

The Envision Eugene proposal identifies opportunities to re-designate or add zoning flexibility to small and underutilized industrial lands that may be more suited to commercial type uses. These actions will allow more jobs to be created on land that is currently inside the UGB. Specific areas under study include the West 11th corridor and areas zoned for campus industrial (I-1) including the Chad Drive area and Greenhill Technology Park. Stakeholder interviews over the past year have informed many aspects of the work, including the development of a range of implementation concepts that will help achieve the desired goals. Two open houses were held, one in West Eugene and the other on Chad Drive.



Re-designation concepts were presented to the Planning Commission in April. In West Eugene, portions of the study area are proposed to be re-designated from industrial to a new Employment designation. Staff is continuing to refine the re-designation proposal and maps, working with property owners and other stakeholders. The next Planning Commission meeting is scheduled for July 29th.

The Flexible Zoning component of this project has moved into the code writing stage. The proposed revisions reflect responses to the property and business owners' and other stakeholders' concerns. In West Eugene, the amendments will implement the proposed Employment designation, which is intended to allow a wide range of employment uses – both commercial and light-industrial – in a high frequency transit corridor. The revisions will also remove regulatory barriers in the Campus Industrial zone that will simplify development of a wider range of employment types.



The draft code amendments are being reviewed by other city staff to gauge legibility and ensure effective implementation. A volunteer working group of real estate, development, and design professionals are also reviewing the draft. Implementation concepts were presented to the Planning Commission in January and April 2013. The Planning Commission will receive an update on those concepts and the implementing code draft at their July 29th work session. Following the July work session, staff will make necessary revisions, invite additional feedback, and continue outreach with stakeholders before bringing the re-designation and code amendment package to public hearings in the fall.

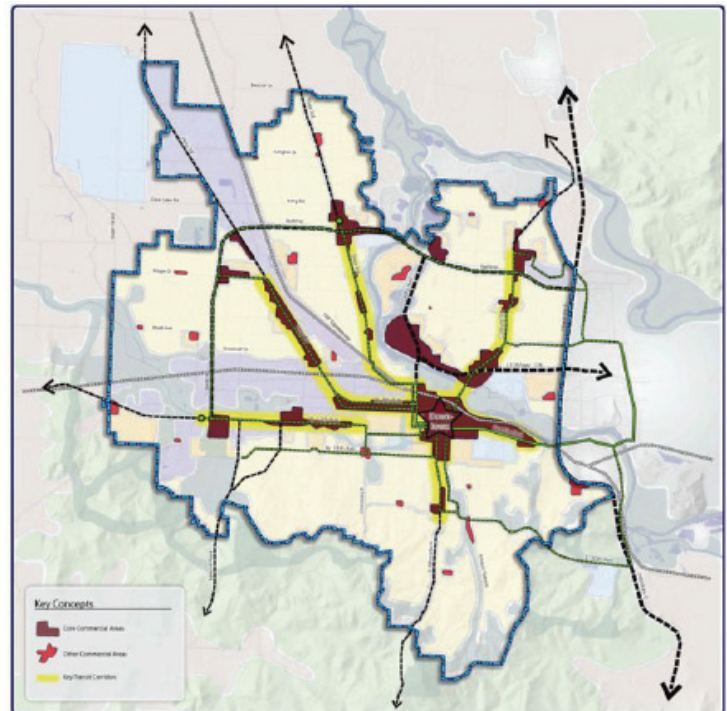
Redesignation Project Lead: Terri Harding, terri.l.harding@ci.eugene.or.us

Flexible Zoning Project Lead: Zach Galloway, zach.a.galloway@ci.eugene.or.us

Code amendments that facilitate commercial and multi-family redevelopment activity:

Consistent with the Envision Eugene proposal, the goal of this package of code amendments is to facilitate compact urban development in downtown, along transit corridors and in commercial areas by changing land use regulations to better align with Envision Eugene. The Planning Commission held a public hearing on the amendments in May, and held deliberations in June. During deliberations, the Planning Commission voted to recommend approval of all of the amendments with the exception of one, where the vote was split. Following deliberations, the Planning Commission voted unanimously to forward their recommendations to the City Council.

The City Council held a public hearing on the amendments July 15, and voted to approve the entire package of amendments on July 22. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us



Key transit corridors and commercial areas

Community investments that promote desired commercial and multi-family redevelopment activity:

Community investments are a type of efficiency strategy that facilitates redevelopment activity in areas identified for increased multi-family housing and commercial jobs (downtown, transit corridors and other core commercial areas). Proposed investments include assessing the potential for restructured System Development Charges (SDCs) and exploring other tools such as infrastructure improvements, tax incentives, loan programs and public/private partnerships. The City Council is expected to consider a package of community investment tools including a revised MUPTE program in the first part of 2014. Project Lead: Robin Hostick, robin.a.hostick@ci.eugene.or.us

Area Planning/Corridor Planning (South Willamette Pilot Project):

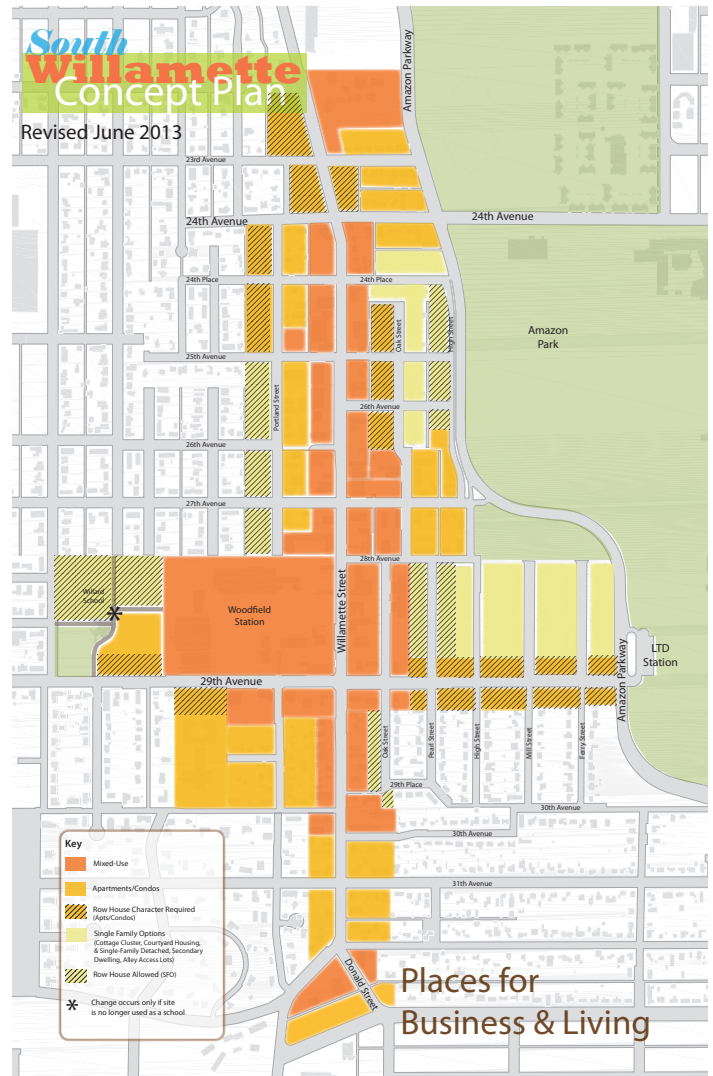
The South Willamette Concept Plan is a pilot project that explores important concepts of area planning, including creating a clear vision that also allows for flexibility; gradual implementation; and new tools to ensure compatible design. Following extensive public engagement and discussion, the final draft of the South Willamette Concept Plan was accepted by the Planning Commission in April and presented to the City Council in June. Next steps are underway, including development of code amendments, establishing a long-term vision for Willamette Street, additional technical analysis, and ongoing community engagement. Project Lead: Robin Hostick, robin.a.hostick@ci.eugene.or.us

Re-designation of the former Naval Reserve site to MDR:

The Envision Eugene proposal identifies opportunities to re-designate selected areas that are more suitable to multi-family housing (such as Medium Density Residential) than the use they are currently designated for. Specific areas identified to date include the former Naval Reserve site on 13th Avenue, east of Chambers Street. The Planning Commission received an update on the re-designation at their Monday, July 8 and 10th mid-day Work Session. Next steps include updating the neighborhood. After completion of the Crow Road Study (see below), staff will prepare an adoption package for re-designation of the former Naval Reserve site for public review and the formal adoption process. The first public hearing with the Planning Commission is anticipated for September 2013. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

EWEB Riverfront Master Plan

On July 8, 2013, the Eugene City Council approved EWEB's Riverfront Master Plan and an associated package of land use amendments. The community-inspired Master Plan envisions an urban, active "people place" that connects downtown Eugene to an enhanced riverfront environment. The plan outlines a mix of retail, housing and public open space through a combination of infill, adaptive reuse of existing buildings and new redevelopment.



South Willamette Draft Concept Plan



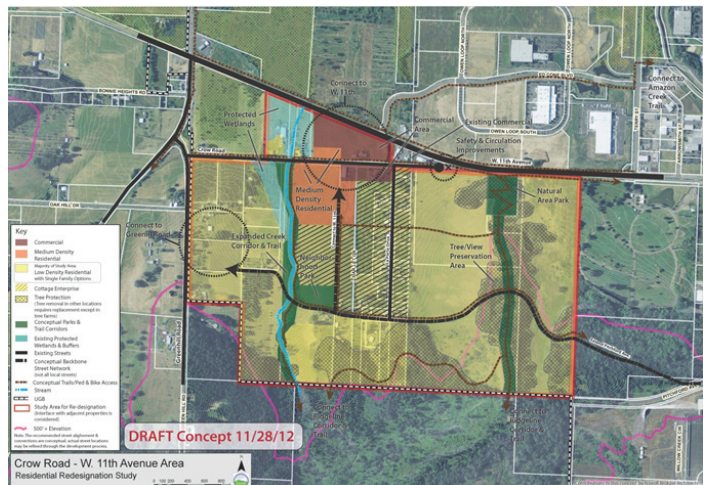
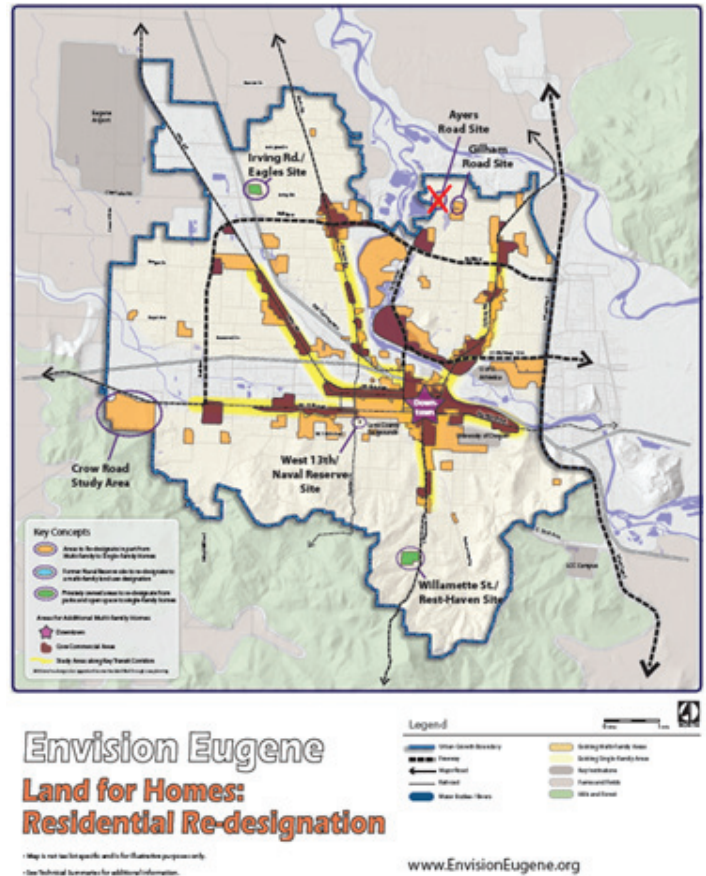
W. 13th former naval reserve site

Land for Single-Family Homes

Re-designation of sites to Low Density Residential (LDR) :

The Envision Eugene proposal identifies opportunities to re-designate selected areas that are more suitable to single-family housing (Low Density Residential) than multi-family housing (Medium Density Residential). Specific areas identified in the March 2012 Draft Recommendation include two north Eugene sites (about 19 acres total) and the majority of the 270 acre Crow Road Study Area in west Eugene with the amount of re-designation to be determined through additional study of the area. The owner of one of the north Eugene sites (Ayres Road) has requested the site be removed from consideration.

Since the draft recommendation, staff has studied two larger privately owned Parks and Open Space (POS) designated sites where the property owner has indicated they don't need their land for POS type uses (e.g. golf course, cemetery) and would like to use a portion of their land for housing. Staff has sent letters to property owners adjacent these POS sites and is gathering feedback. The Planning Commission received an update on the re-designation work at their Monday, July 8 and 15th mid-day work sessions. Next steps include continuing analysis of the POS sites, refinement of the north Eugene Gilham Road site, and refinement of the Crow Road draft concept plan and implementation concepts. Following this work, a package of re-designations for housing will be presented to the Planning Commission and the plan designation and zoning revisions will be drafted for final public review. The first public hearing is anticipated for September 2013. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us



Code amendments that promote secondary dwelling units and allow alley access lots:

These amendments implement strategies from the Envision Eugene proposal related to housing affordability and neighborhood livability. Specifically, these amendments implement the goals of the Infill Compatibility Standards project to prevent negative impacts and promote positive impacts of residential infill by integrating compatibility and design standards; address housing affordability by expanding housing choice and variety by facilitating smaller housing types; and serve as land use efficiency strategies to help accommodate a portion of the city's 20 year need for single-family housing inside the current urban growth boundary (UGB). In addition to the amendments related to secondary dwelling units, alley access lots and accessory structures, this packages includes interim protection measures for existing single-family neighborhoods surrounding the University of Oregon. The interim measures would focus on the R-1 zoned areas in the South University, Fairmount and Amazon neighborhoods, which have experienced an increase in unintended housing associated with the demand for student housing and the close proximity of the University of Oregon. These measures would remain in place until the area planning process, as called for in the Envision Eugene recommendation, is complete. It is expected that these interim measures would be replaced by a more comprehensive set of development and design standards established as part of the area planning effort. Planning Commission reviewed and provided feedback on code concepts in June. Staff is continuing to seek broader public input. The formal adoption process is slated to begin with a Planning Commission public hearing in September 2013. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us



Photo Credit: Rainbow Valley Design and Construction

UGB expansion analysis for single-family homes:

Additional technical analysis of potential UGB expansion areas for housing is currently underway, including a more detailed study of utilities and services and an inventory of natural resources. Following completion of these studies, and further progress on efforts to increase capacity for single family housing inside the current UGB, the potential expansion areas will be reviewed to ensure suitability for housing and consistency with state law requirements for UGB expansions. Refined recommendations for an urban growth boundary expansion are expected to be presented to the Planning Commission and City Council in 2014. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

Land for Public Uses

UGB expansion analysis for Bethel School District and Parks:

Similar to the potential industrial and residential UGB expansion areas, a natural resource inventory is underway for the school and park sites proposed to be included in the new UGB. Following completion of the natural resources inventory, the study areas will be reviewed to ensure suitability for school and park needs and consistency with state law requirements for UGB expansions. Currently, staff is working with Bethel School District to ensure that the district has an adequate school facilities plan (as required by state law). Any refined recommendations for an urban growth boundary expansion are expected to be presented to the Planning Commission and City Council in 2014. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

UGB expansion analysis for the Eugene Airport:

In June, the City Council directed city staff to evaluate the possibility of expanding the UGB to include the Eugene Airport. While not required by the state, the city council determined that this was an appropriate time to explore the option. Staff is currently in the process of evaluating the implications of including the airport in the UGB, including impacts (both positive and negative) to the city, as well as the airport itself. An assessment report is expected to be completed this fall. Project Lead: Steve Nystrom, steven.a.nystrom@ci.eugene.or.us

Additional Tasks

Buildable lands inventory update/ Technical wrap-up:

The buildable lands inventory is currently being updated with more recent building permit information. This work has been reviewed by the Technical Resource Group. Upon completion, the updated buildable lands inventory will be added to the Envision Eugene website for public review. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

Monitoring Plan:

The Envision Eugene proposal includes creating an ongoing monitoring system to collect and track key information that will measure the accuracy of assumptions and the effectiveness of actions taken to accommodate Eugene's future growth. Staff has been gathering information from different city divisions, other agencies, technical resource group members, consultants, and other jurisdictions with monitoring systems. This information is helping to develop a monitoring system including an action plan, a list of variables to monitor, as well as methods and requirements for monitoring each variable. Planning Commission feedback was received in December 2012. Updates and testing of the City's current data collection systems are anticipated for summer 2013. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

Eugene-specific Comprehensive Plan:

Eugene's 20-year vision and policies will be contained in a new "Envision Eugene" plan document based on the Envision Eugene Proposal. This document will address local needs as well as state legal requirements in a clear and accessible way. A conceptual outline has been prepared, including four main parts: a the community vision, a Eugene-specific comprehensive plan containing state-mandated regulatory goals and policies, a non-regulatory "community design guide" that clearly illustrates the vision, and an action plan that spells out steps to achieving the vision as well as monitoring and measuring success over time. Elements of the Envision Eugene Plan, including the comprehensive plan, will be drafted and presented for review and discussion as technical work required for adoption nears completion. This work will also result in a revised Metro Plan which will be developed in conjunction with Springfield and Lane County. Project Lead: Robin Hostick, robin.a.hostick@ci.eugene.or.us

Parcel-specific Plan Diagram:

The current Metro Plan land use diagram is not parcel-specific in many cases. The goal is to create a city-wide, parcel-specific land use diagram (similar to the zoning map) that will be regularly updated to reflect re-designations. A parcel-specific map will give people more certainty about how land can be developed in the future as well as make it easier to monitor the Buildable Lands Inventory. Staff has been researching the land use components of adopted plans and other historic documents needed for creating this type of parcel specific map. This work will be completed with the other technical components. Project Lead: Heather O'Donnell, heather.m.odonnell@ci.eugene.or.us

Public Facility Services Plan and Transportation System Plan:

As part of the adoption of a new UGB, these plans will need to be amended to ensure that the city's wastewater, water, stormwater and transportation systems can support the planned densities and land use patterns of Envision Eugene. For the Public Facility and Services Plan (PFSP), this will include adoption of new/revised policies and projects regarding the provision of water, wastewater and stormwater to areas where additional growth is expected (both inside the current UGB, as well as expansion areas), and strategies to address timing and phasing of improvements to serve these areas. Regarding the Transportation System Plan (TSP), this will require adding new transportation projects or programs, making changes to allowed levels of service, and adding new policies necessary to support Envision Eugene implementation strategies. Planning staff have continued to coordinate with the Public Works Engineering and Transportation staff and other utility providers to ensure that our planning efforts are in alignment.

Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

Adoption Package Findings:

The complete Envision Eugene adoption package will consist of all of the technical documents necessary to support Eugene's 20 year land need and new UGB. This includes all of the technical work described above, as well as any associated Metro and refinement plan amendments, code amendments, zone changes and programs, and supporting documentation and analysis (including a Housing Needs Analysis and Economic Opportunity Analysis). Written findings demonstrating compliance with all relevant statewide planning goals, statutes and rules, and local plans and code will accompany the adoption package. Staff are working on the findings where possible, but most of the work will occur once the technical components are completed. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

Formal Adoption Process (Eugene, Lane County, State of Oregon):

Notice was sent to the Department of Land Conservation and Development (DLCD) to officially notify them of our intent to start the formal adoption process establishing a Eugene-only UGB, and to establish the 20 year planning horizon for our local comprehensive plan. Staff is communicating regularly with our partners at DLCD, City of Springfield and Lane County to keep them up to date on our progress, and to discuss shared interests as it relates to UGB adoption. In early 2014, we plan to set the necessary joint planning commission and elected officials hearings and meetings to formally adopt Eugene's UGB, and associated plan amendments, code amendments and zone changes. Following this local process, the package will go through a state review and approval process. Project Lead: Alissa Hansen, alissa.h.hansen@ci.eugene.or.us

For More Information:

visit www.envisioneugene.org or contact any of the staff listed above.

