



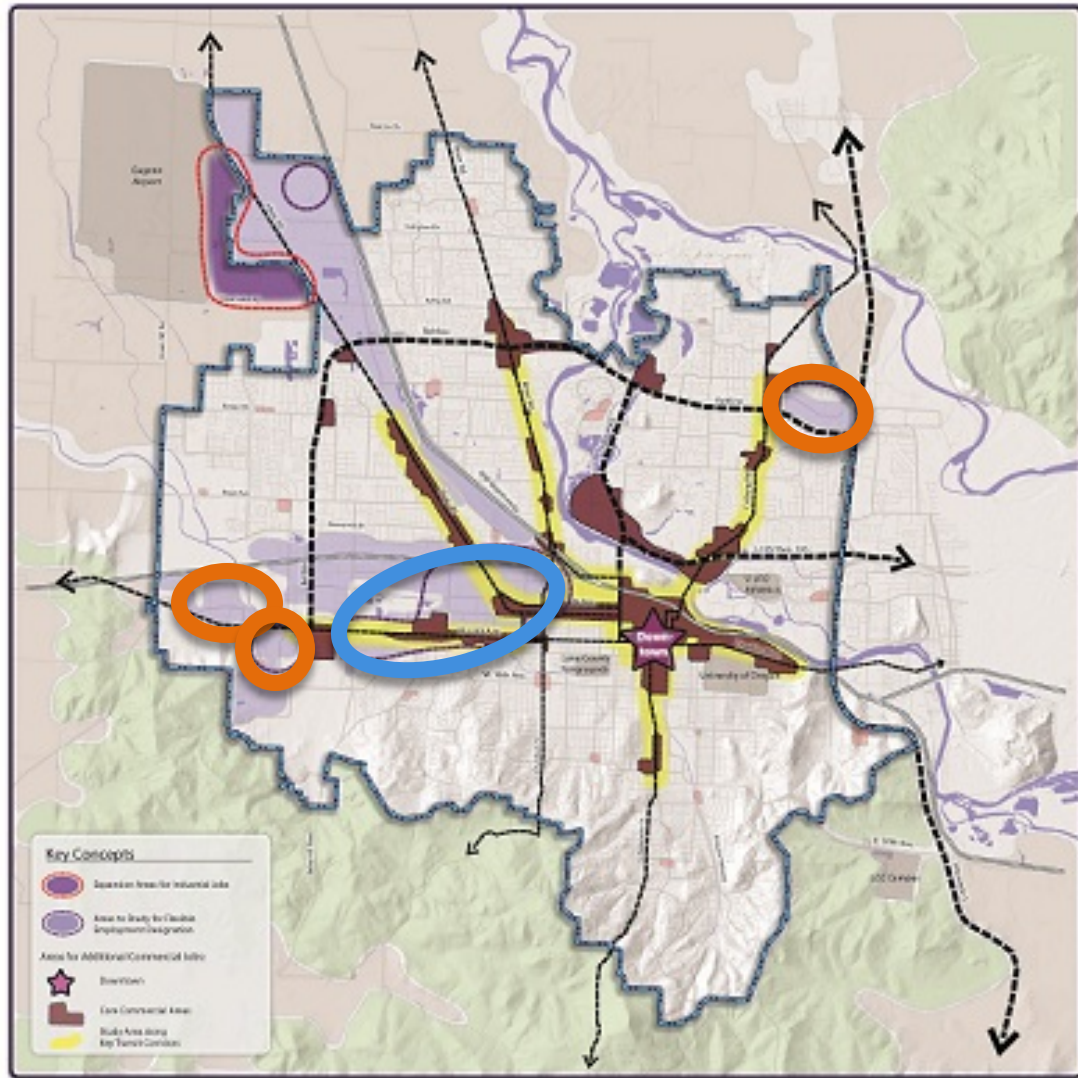
Employment and Industrial Zone Changes + Code Amendments

Accommodating more jobs inside the UGB

City Council 05.14.2014

**envision
Eugene**

Jobs Vision



**New E-1 Campus
Employment
Zone**

**New E-2 Mixed
Use Employment
Zone**

Project Goals

- Support Business & Job Opportunities in Campus Industrial areas (E-1).
- Provide Commercial-Industrial Zoning flexibility in West Eugene with new Mixed Use Employment zone (E-2).
- Protect industrial lands for industrial uses in I-2 and I-3 zones, while allowing for supporting services.



Jobs Accommodated

20-year Projected Commercial Job Growth

Envision Eugene Job Growth Rate	1.43%
Commercial Job Projection	22,025
Jobs inside existing UGB	~17,440
<i>Jobs through E & I Zone Changes & Code Amendments</i>	<i>~4,250</i>
Jobs through other Efficiency Strategies	~335



Public Engagement Process

- Community input sought early to inform the zoning proposals
- Planning Commission process November 2013-January 2014 produced 7-0 recommendation
- Council Public Hearing on April 21st with strong support for the changes



West Eugene: E-2 and C-2 Zones

Cleanup existing “patchwork” zoning along West Eugene EmX Extension

E-2 GOALS

1. Do no harm to existing business and allow adaptive reuse of existing buildings.
2. Allow a mixture of commercial and industrial, with more retail along arterial roads.
3. Pedestrian friendly and transit supportive development standards.





I-3



I-3



C-2



DART
MART

C-1



C-4



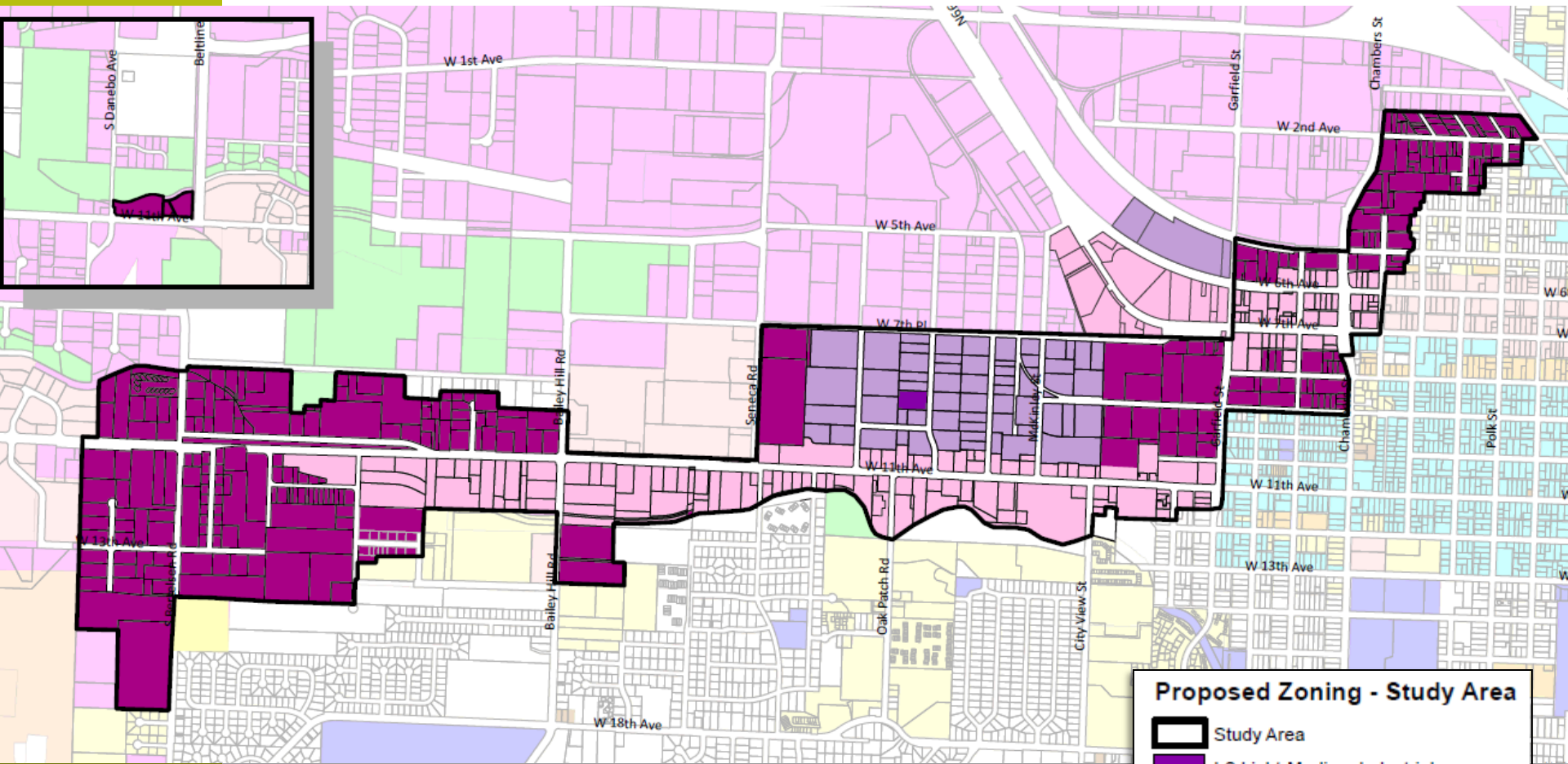
I-2



C-2



West Eugene Proposed Zoning



Proposed Zoning - Study Area

- Study Area
- I-2 Light-Medium Industrial
- I-3 Heavy Industrial
- C-2 Community Commercial
- E-2 Mixed Use Employment



E-1 Campus Employment

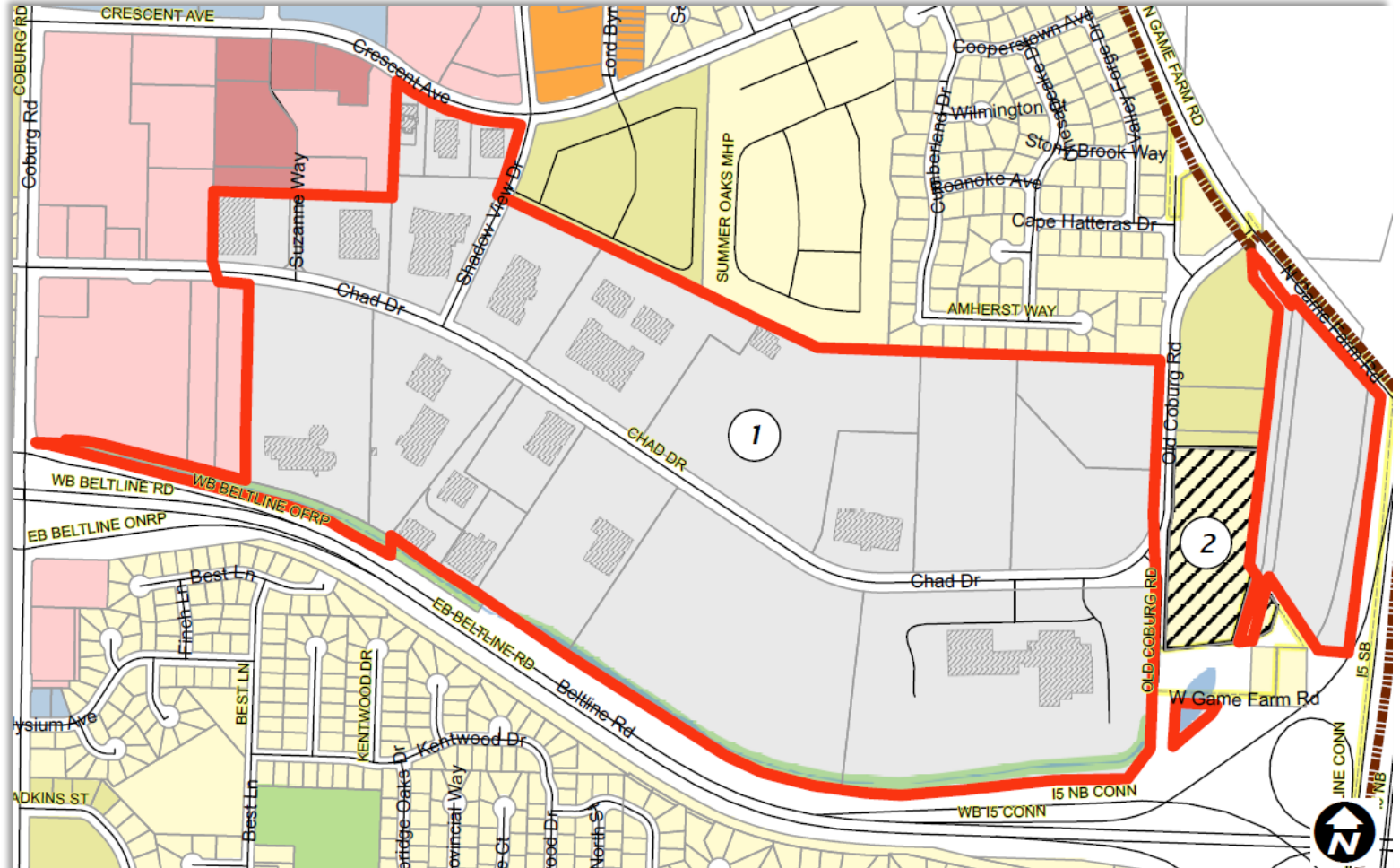
GOALS

1. Remove barriers to employment opportunities; add medical and office uses.
2. Maintain campus character and improve transitions to residential uses.
3. Provide clarity for property owners, businesses, and the city.



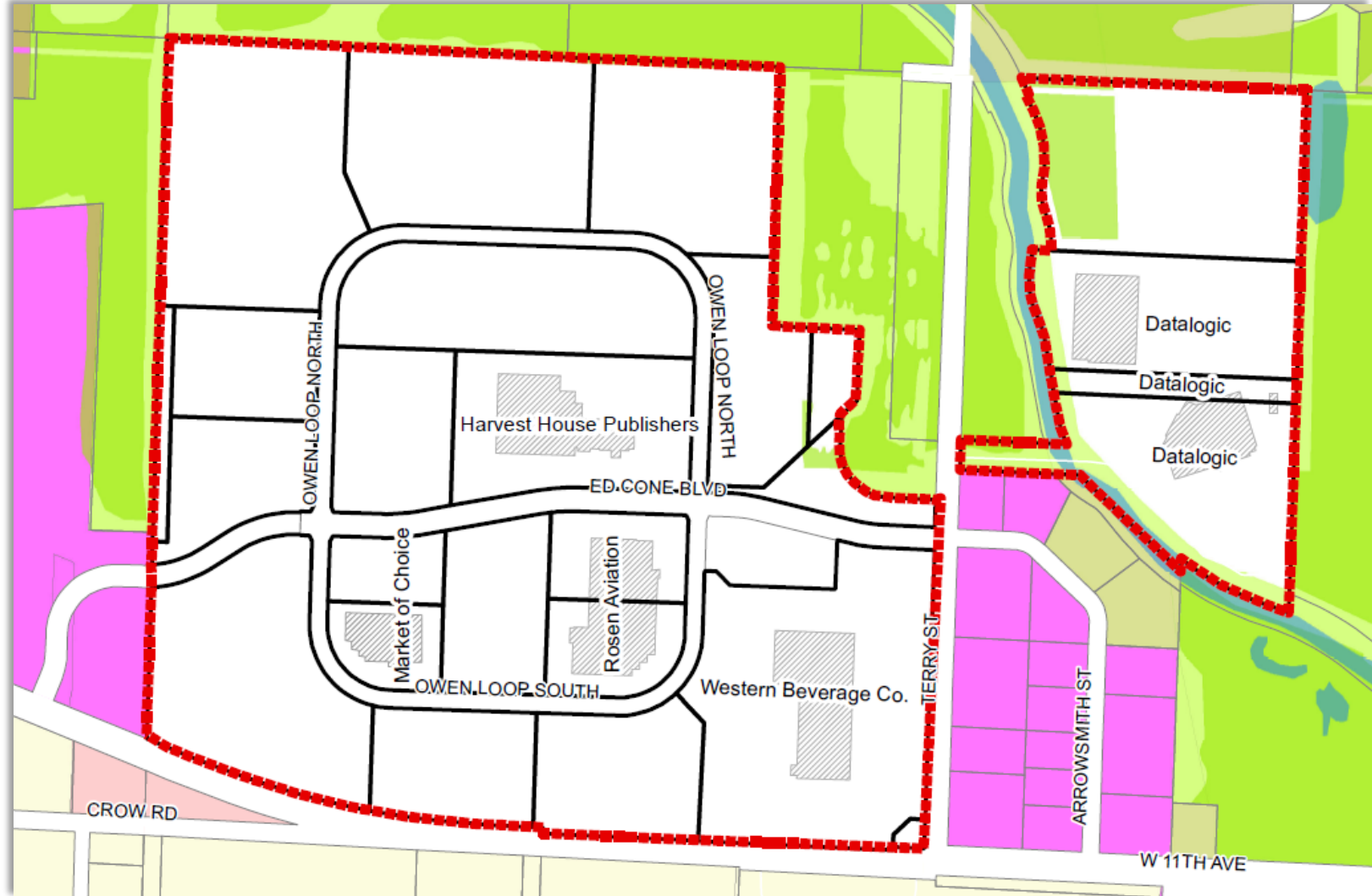
E-1 Campus Employment Zoning

Chad Drive



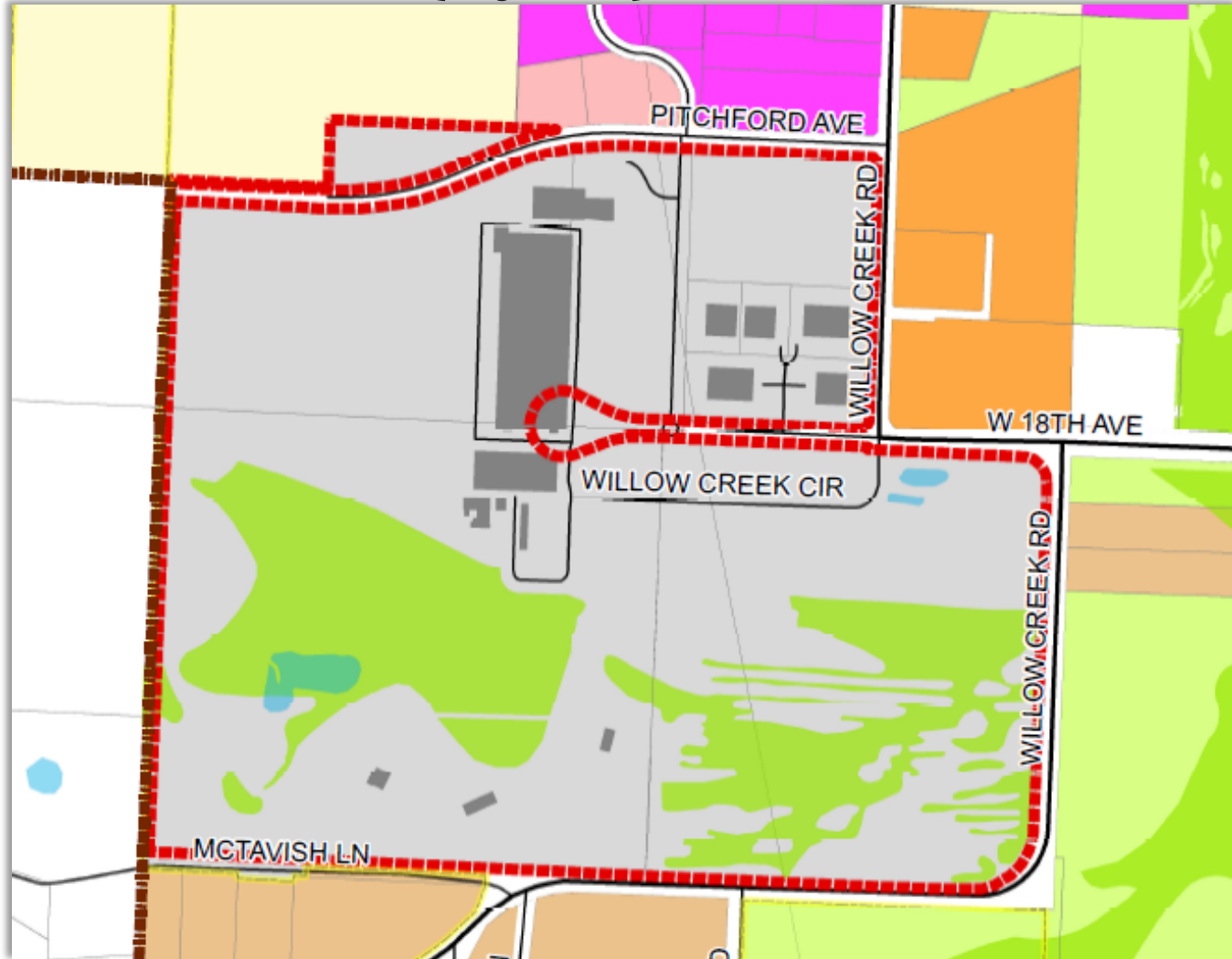
E-1 Campus Employment Zoning

Greenhill Tech Park



E-1 Campus Employment Zoning

Willow Creek (Hynix)



I-2 and I-3 Industrial Zones

GOALS

1. Industrial lands preservation.
2. Clarity in regulations for sales of products made on site.
3. Diversify single use areas by allowing some supporting uses.



Employment and Industrial Zone Changes + Code Amendments

Accommodating more jobs inside the UGB

City Council 05.14.2014

**envision
Eugene**

Other Topics

1. E-1 Outdoor Storage
2. E-1 Residential Transitions

E-1 OUTDOOR STORAGE

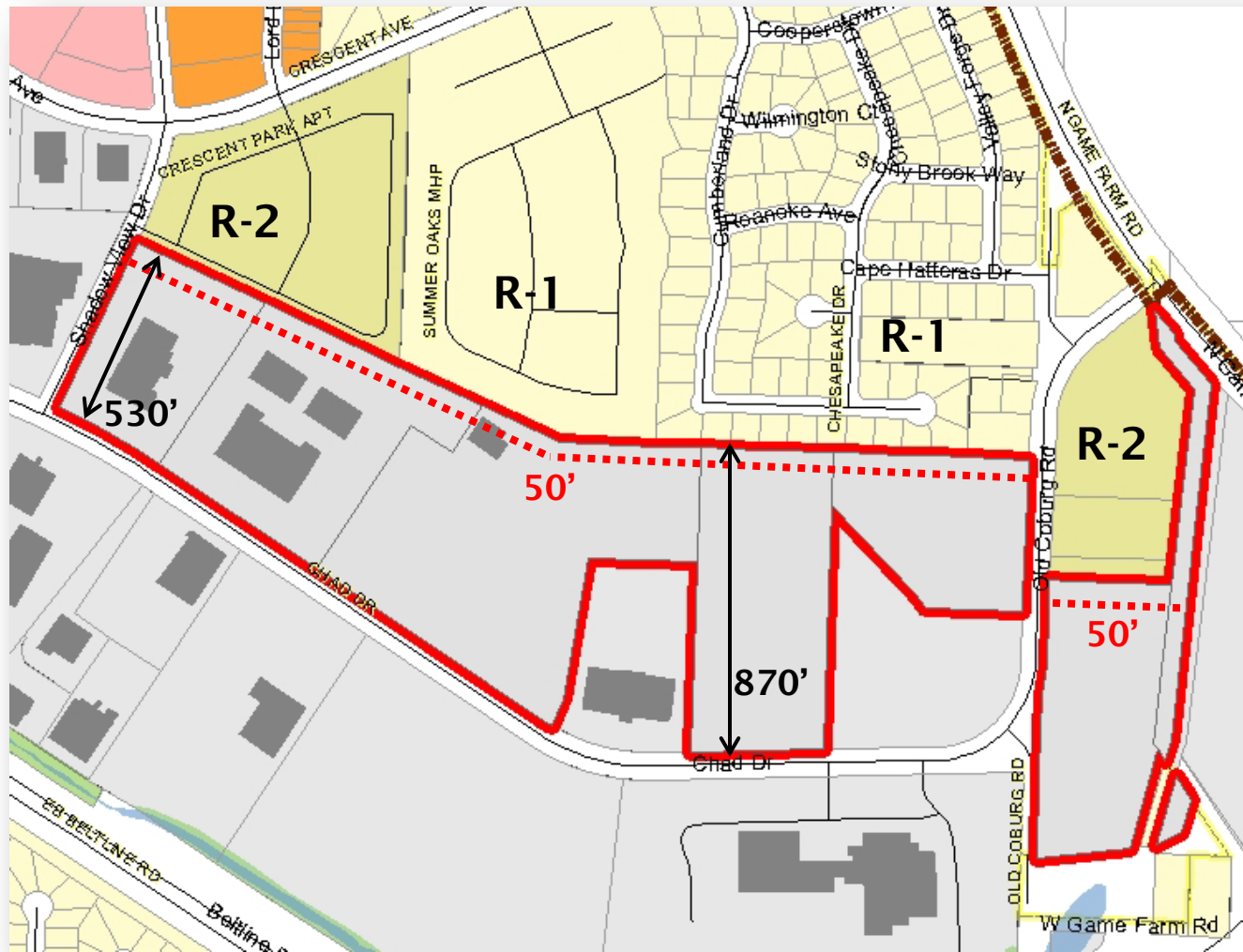
Current Code	Planning Commission Recommendation	Alternative Storage Proposal
Outdoor storage prohibited in I-1	E-1 allows storage with standards; only passenger fleet parking on lots abutting R zones.	E-1 would allow storage with standards, with a 50-foot setback abutting R zoned lots.

Outdoor Storage (PC Recommendation)



Prohibited on all lots abutting Residential zones.

Outdoor Storage (Alternative Proposal)



Setback 50-feet from Residential zones.

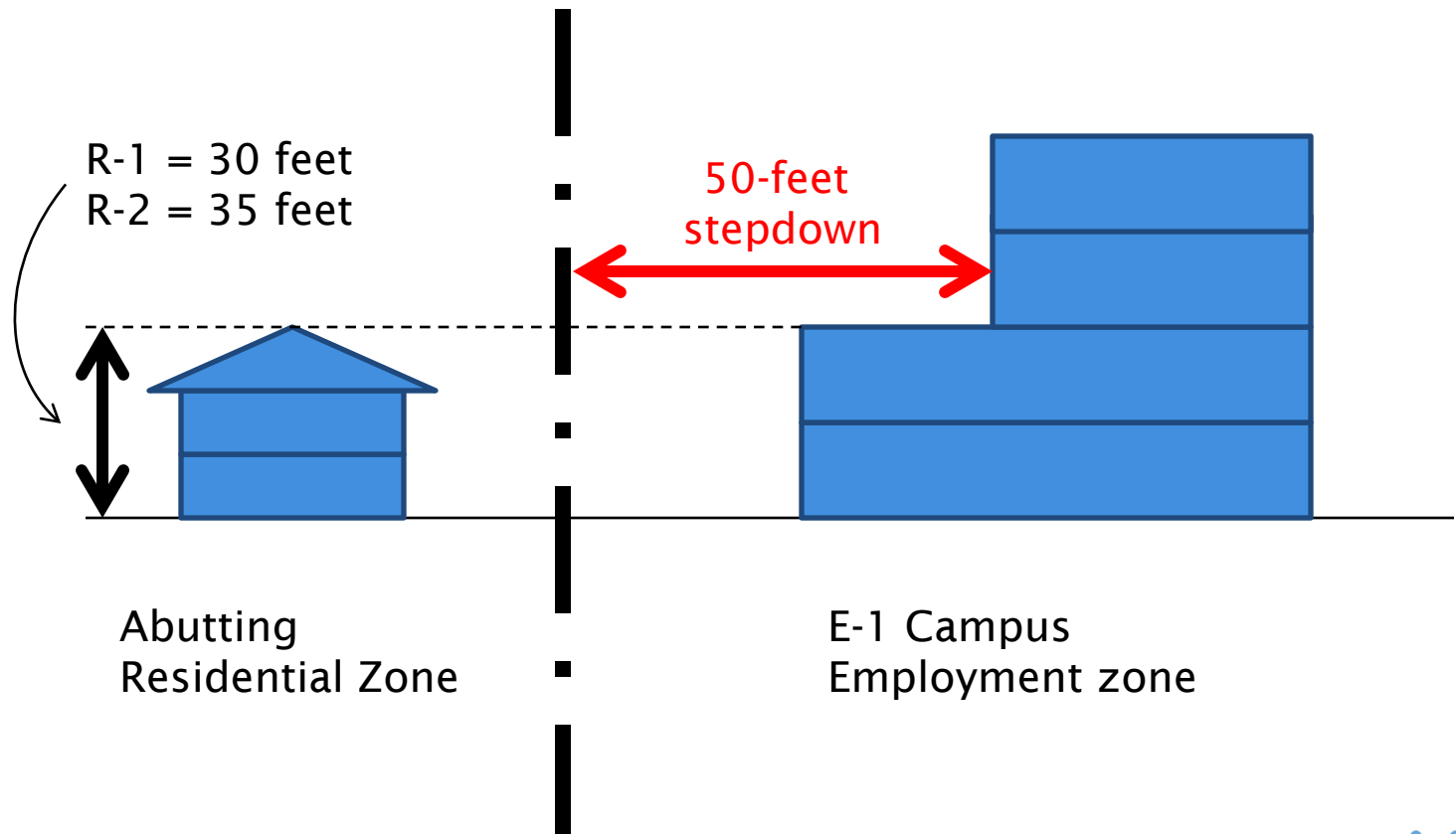
E-1 Residential Transitions

IMPROVE RESIDENTIAL COMPATIBILITY.

- Introduce height limit → 80 feet ≈ 6 stories
- Stepdown transition next to residential zones.
- Retain L-3 High Screen Landscape standard.
- Parking location to the side and rear.

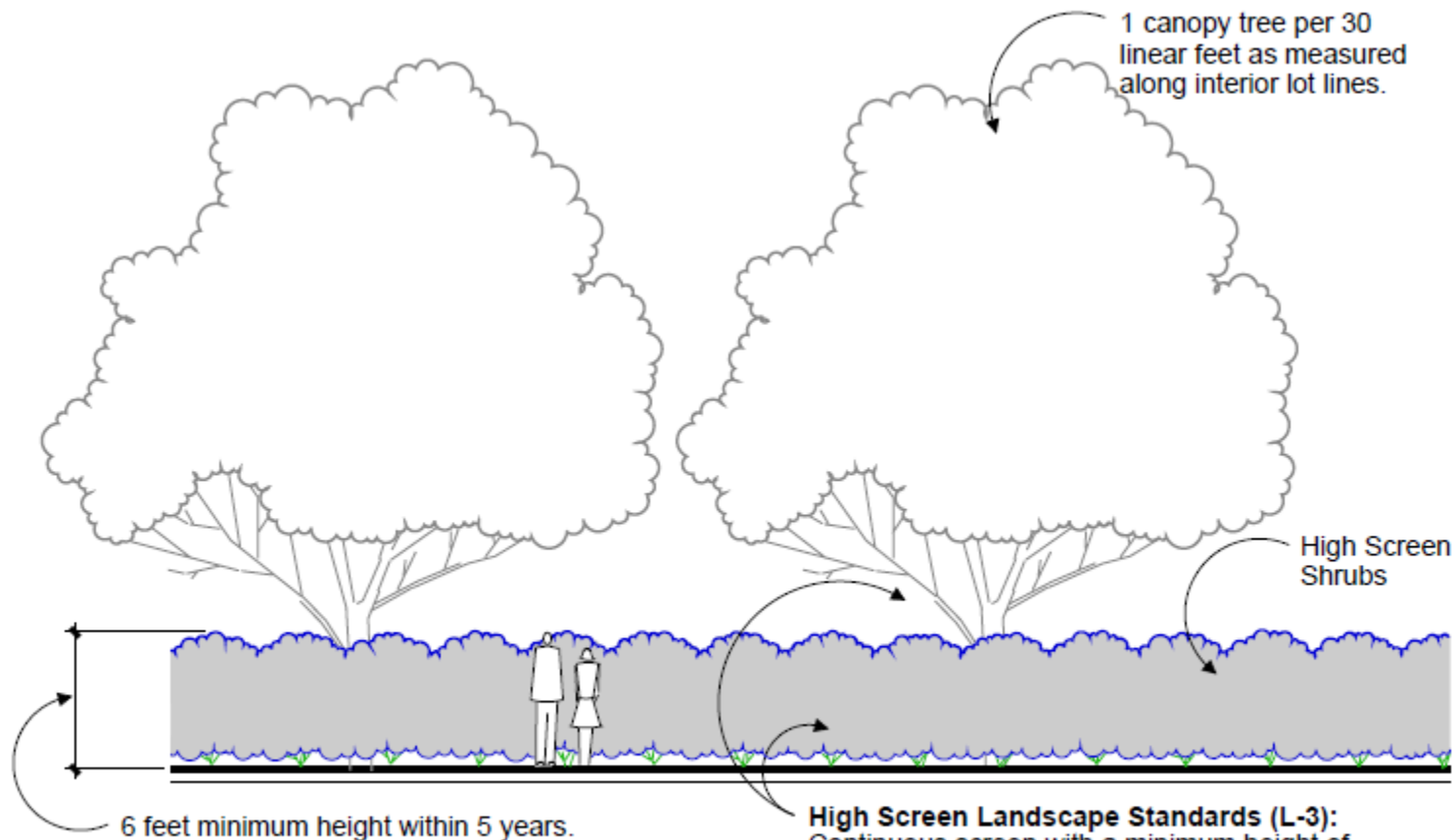
E-1 Residential Transitions

STEPPDOWN TRANSITION NEXT TO RESIDENTIAL ZONES.



E-1 Residential Transitions

RETAIN L-3 HIGH SCREEN LANDSCAPE STANDARD.



High Screen Landscape Standards (L-3): Continuous screen with a minimum height of 6 feet within 5 years; 1 canopy tree per 30 linear feet; living plant material covering 70 percent of required planting area within 3 years.