

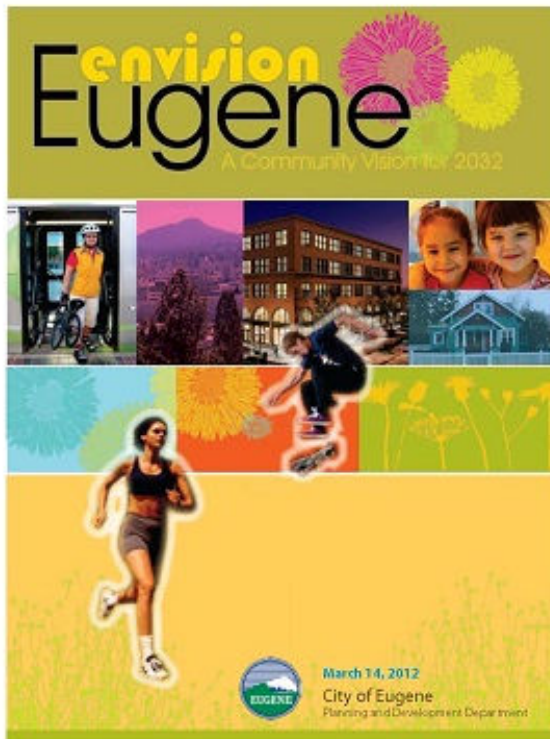
# **Residential Re-designations Update & Action to Allow New Evidence**

City Council  
May 28, 2014



## **Residential Re-Designations:**

- Envision Eugene Context
- Study Areas
- What We've Heard
- Accept New Evidence
- Next Steps



## The Seven Pillars of Envision Eugene

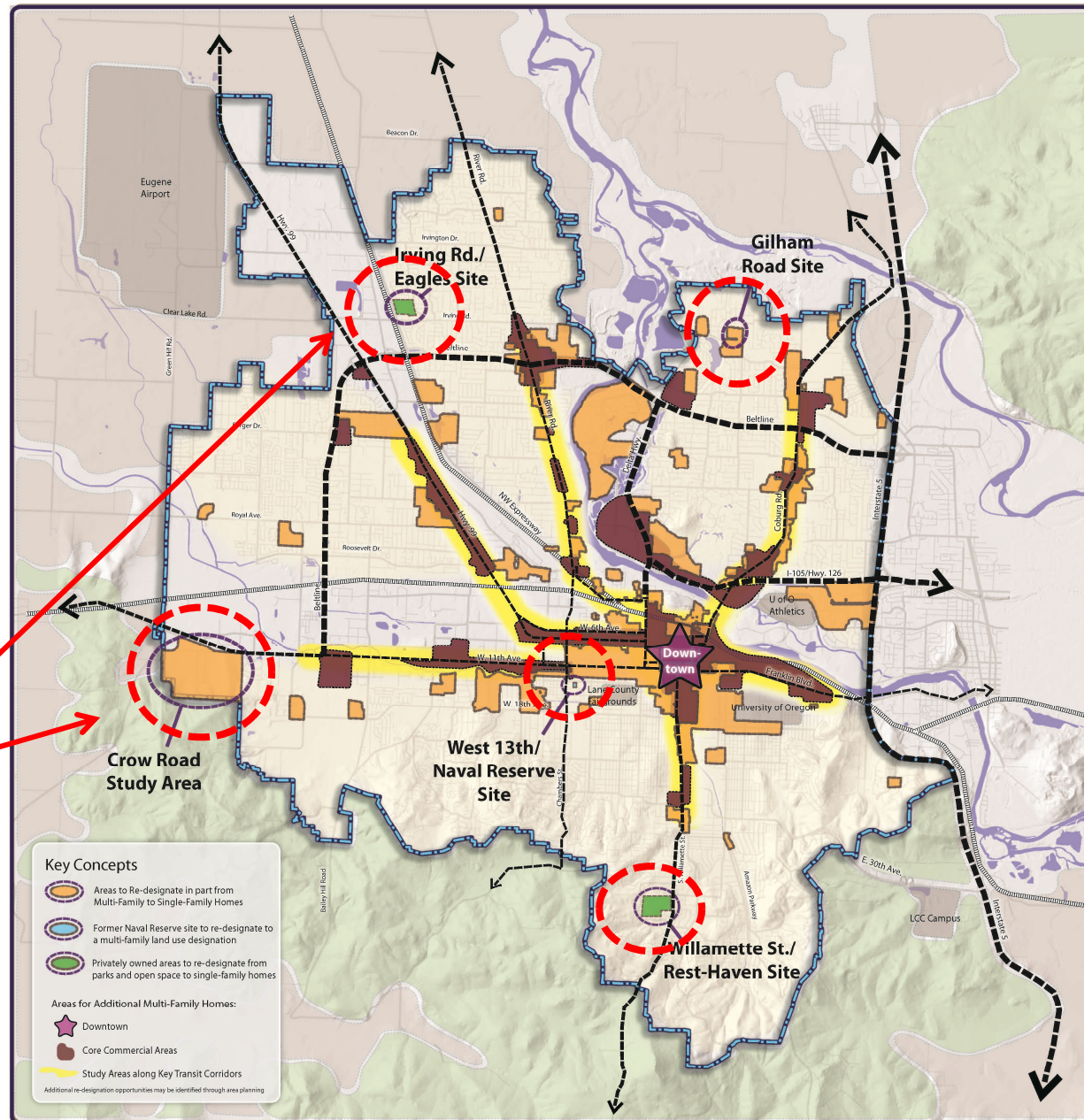
- Provide ample economic opportunities for all community members
- Provide housing affordability for all income levels
- Plan for climate change and energy resiliency
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Protect,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

# Re-designation/Rezone Areas

## Five areas around the city:

- Crow Road Study Area
- Gilham Rd
- 13<sup>th</sup>/Naval Reserve
- Irving Rd/Eagles
- Willamette St/  
Rest-Haven

Areas not annexed;  
requires County  
participation



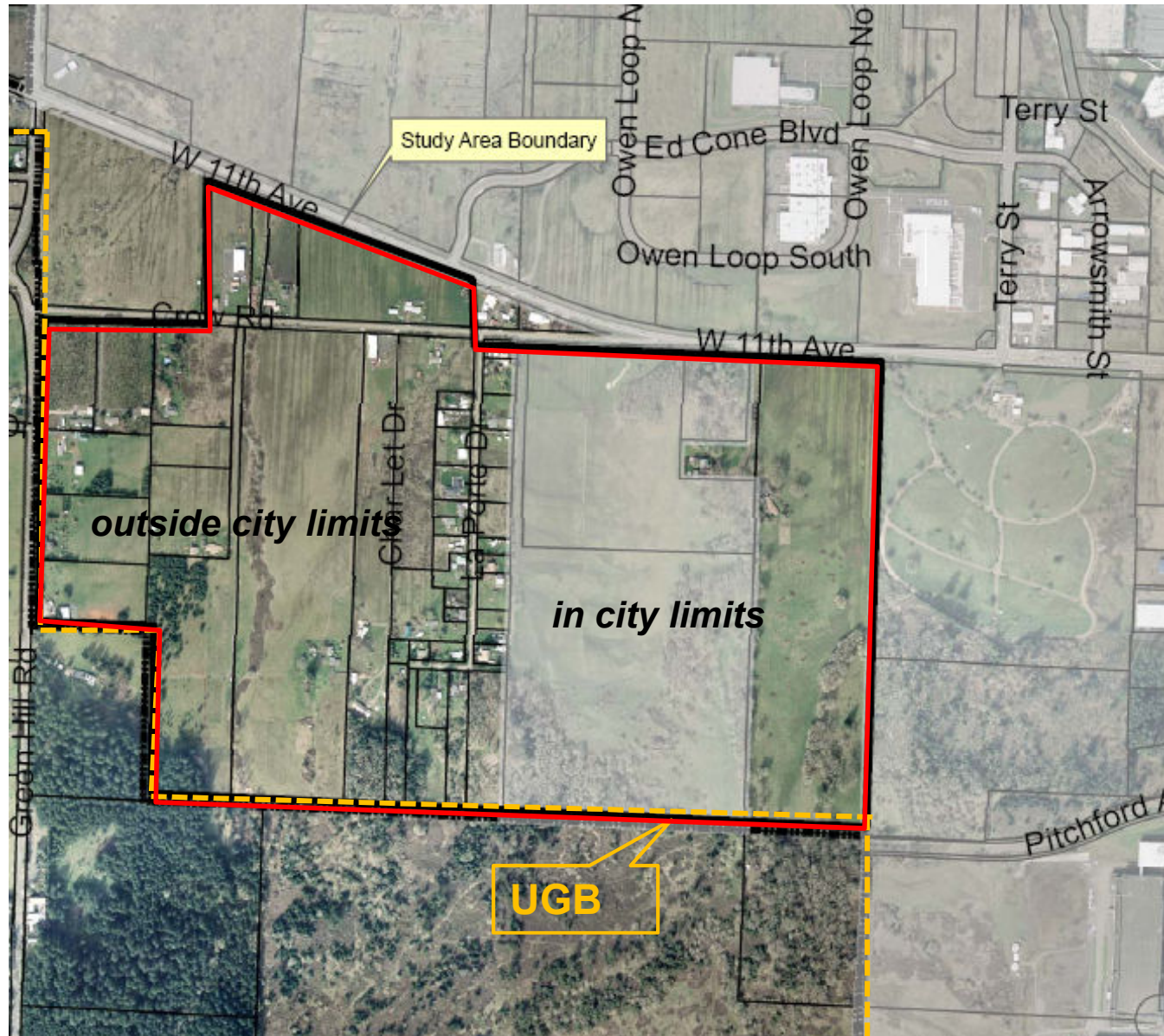


### **Public Engagement**

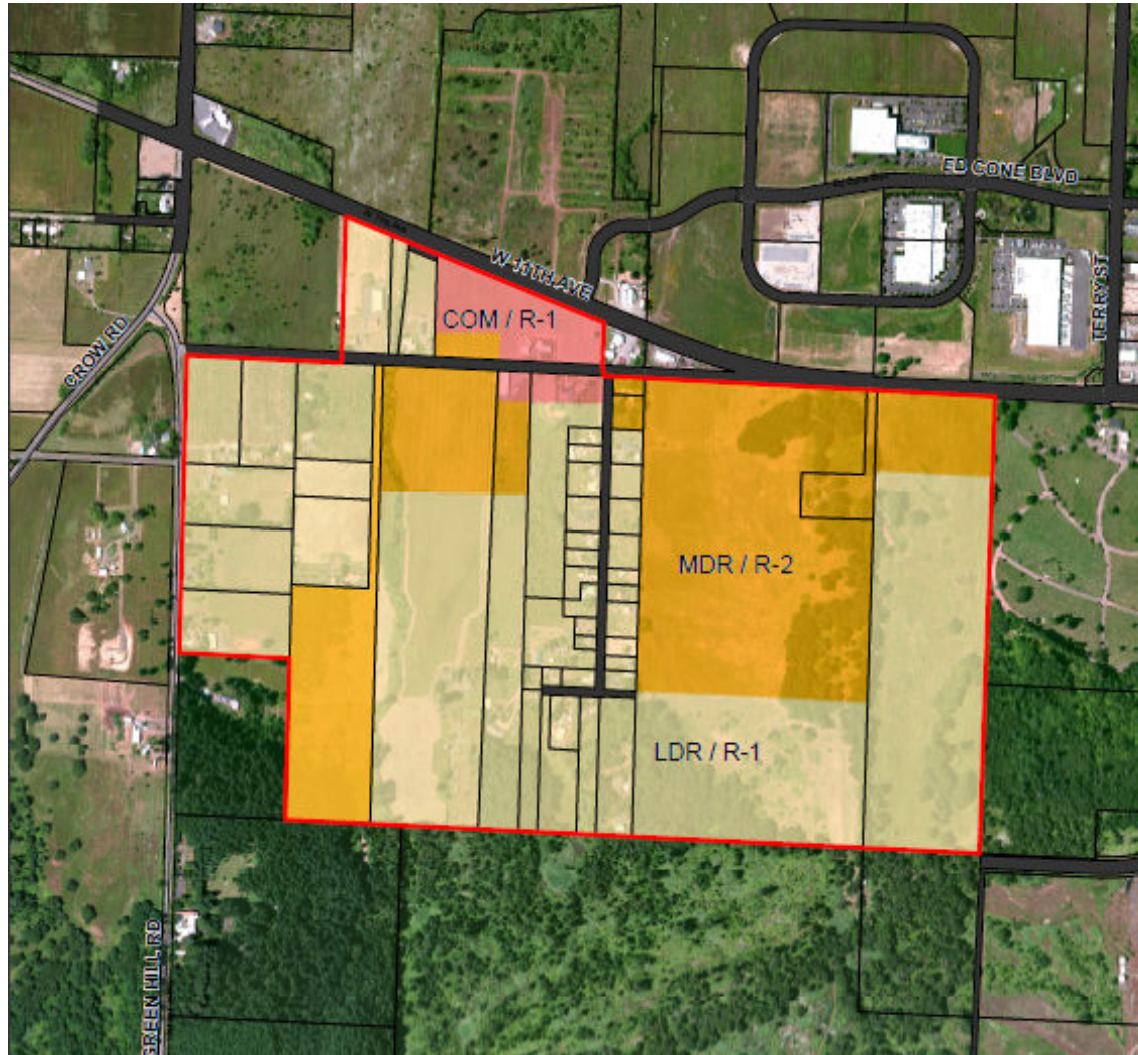
- Proposal represents working with willing property owners
- Early Input
  - Combination of letters, workshops, meetings, questionnaires and individual correspondences for each site, as needed

# Crow Road Study Area



Medium Density Residential to Low & Medium Density Residential & Commercial




# Crow Road Study Area



## New Capacity Created:

-  Low Density Residential (561 dwellings)
-  Commercial (10 acres)

## Remaining Capacity:

-  Medium Density Residential (806 dwellings)



## Future development standards:

- Developed a draft concept plan with “urban-rural edge” development concepts
- General support
- Not adopting now; explore these special development standards later



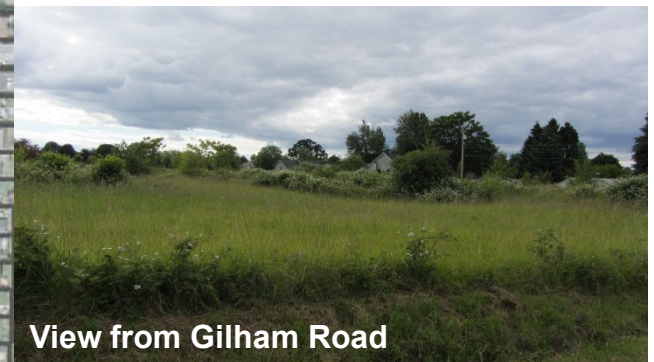


# Gilham Road

## Medium Density Residential to Low Density Residential



New Capacity Created:  
38 Low Density Residential  
dwellings



View from Gilham Road

# Irving Road/Eagles

## Parks & Open Space/R-1 to Low Density Residential/R-1



New Capacity Created:  
32 Low Density Residential  
dwellings

Assumed uses:  
7 ac church uses  
2 ac park  
8 ac low density housing



View northeast



View north from street



## **What we've heard:**

- Property owner- anticipates housing, in favor of re-designation with no additional restrictions
- Neighbor input- Loss of open space, traffic, development on southern slope
- Eugene Planning Commission (3-3) to approve

## Government & Education to Medium Density Residential



New Capacity Created:  
35 Medium Density Residential  
dwellings

Assumed Use: affordable housing





## What we've heard:

- City owned- Housing Policy Board recommended the site for affordable housing
- Neighbor input-
  - support apartments and well-managed affordable housing
  - land use process for developing site specific refinement plan policies
- Eugene Planning Commission (5-1) to approve
- ❖ **Propose postponing re-designation to a later date**

## Summary



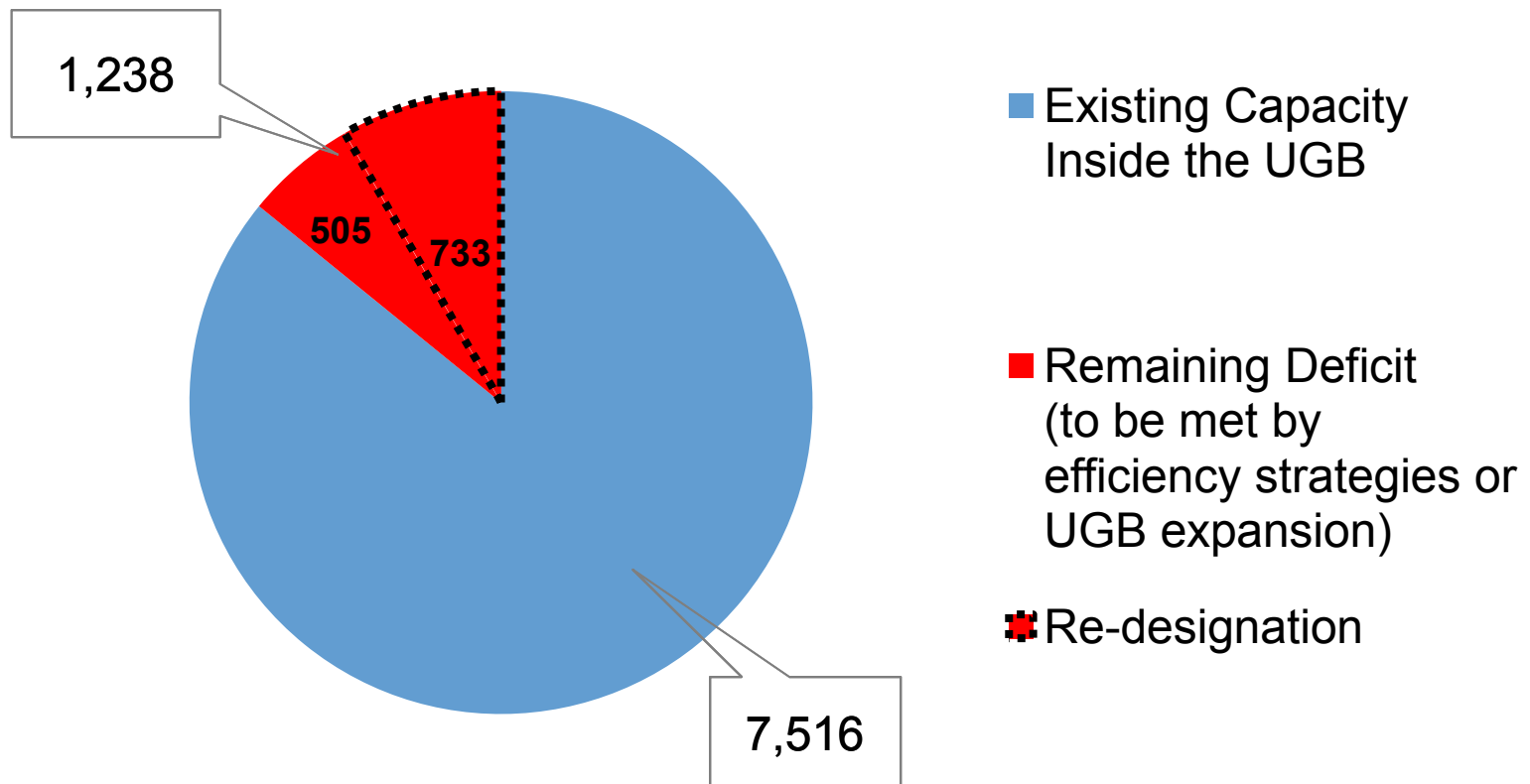
As proposed, the Residential Re-designation package would provide the following new capacity inside the current UGB:

Area	Site Acres	Estimated New Capacity
★ Crow Road Study Area	277	561 LDR dwellings 10 Commercial acres
Gilham Road	9.6	38 LDR dwellings
★ Irving Rd/Eagles	16.9	32 LDR dwellings
Willamette St/Rest-Haven	74.5	102 LDR dwellings
Total		733 LDR dwellings 10 Commercial acres

★ Requires County Participation

Capacity estimates based on city-wide density averages

## Low Density Residential Demand 8,754 du







### **Request Council to take Action to:**

- Allow new evidence to be submitted at the public hearing for the residential re-designation proposal
- Why?
  - Metro Plan Amendments don't allow new evidence at City Council hearing
  - Code amendments do allow new evidence
  - Allows for consideration of evidence not raised during the Planning Commission process
  - Allows for the most opportunities for public participation in the process



## Next Steps:

June 3, 2014	CC & BCC Joint Public Hearing
July 8, 2014	Board of County Commissioners deliberations/action
July 9, 2014	City Council deliberations/action
July 14, 2014	City Council deliberations/action

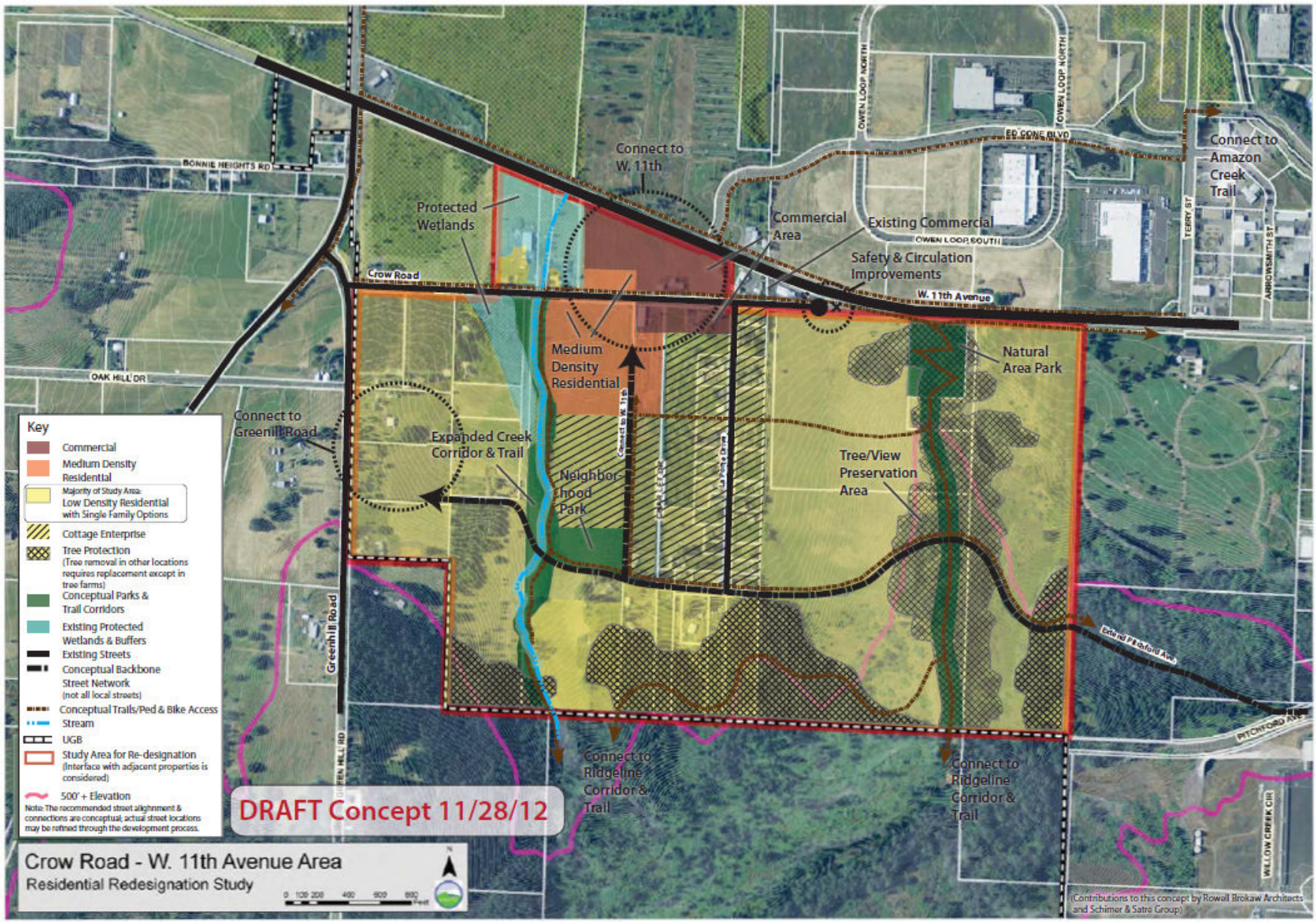
## For more information:

Heather O'Donnell 541-682-5488 or [heather.m.odonnell@ci.eugene.or.us](mailto:heather.m.odonnell@ci.eugene.or.us)

[www.envisioneugene.org](http://www.envisioneugene.org) > Implementation Projects > Residential Redesignation



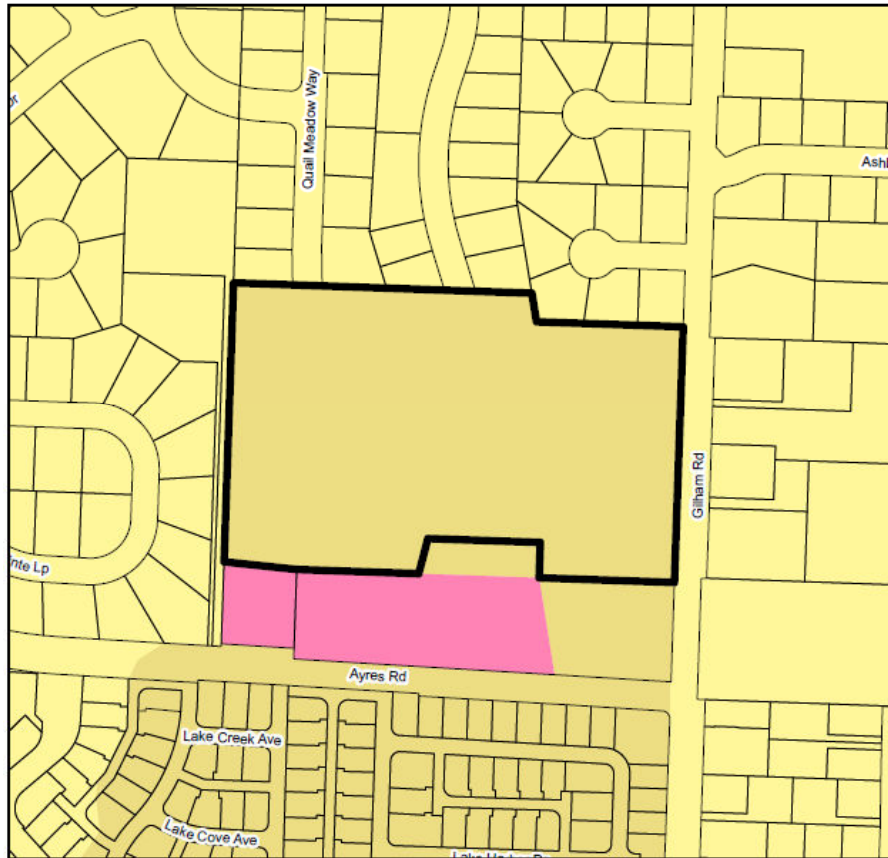




### Gilham Site Existing Metro Plan Designations

17-03-08-32/08600

Change in metro plan designation from Medium Density Residential to Low Density Residential



#### Existing Metro Plan Designations

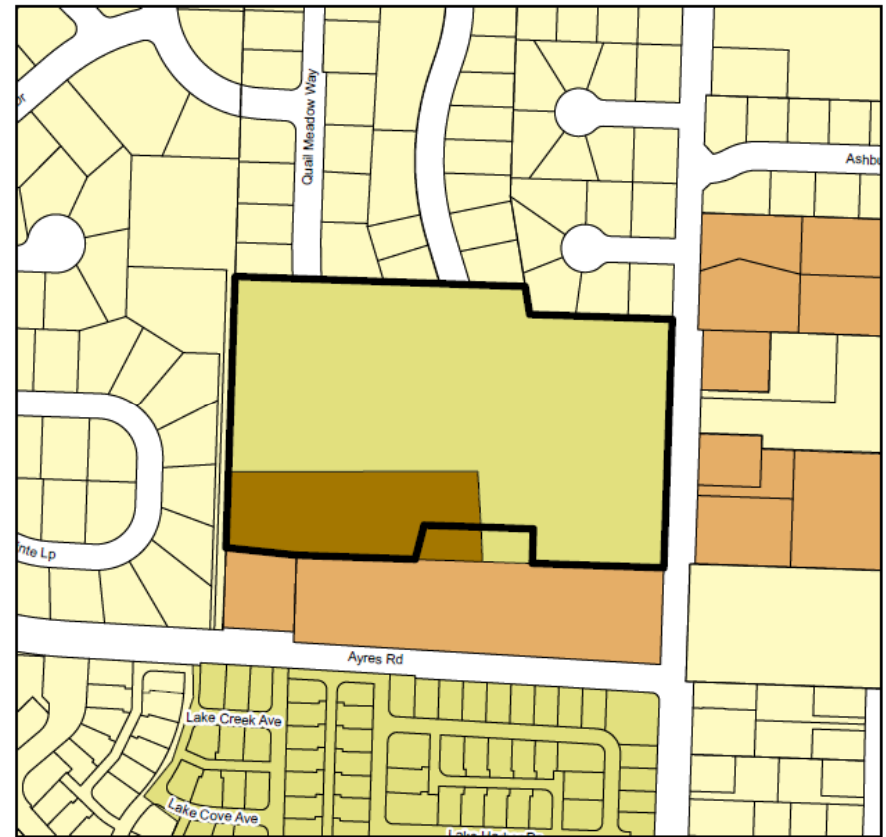
- Low Density Residential
- Medium Density Residential
- Medium Density Res. Mixed
- Commercial
- Government & Education
- Gilham Site



### Gilham Site Existing Zoning

17-03-08-32/08600

Change in zoning from R-2/C-1 Medium-Density Residential and Neighborhood Commercial to R-1 Low Density Residential

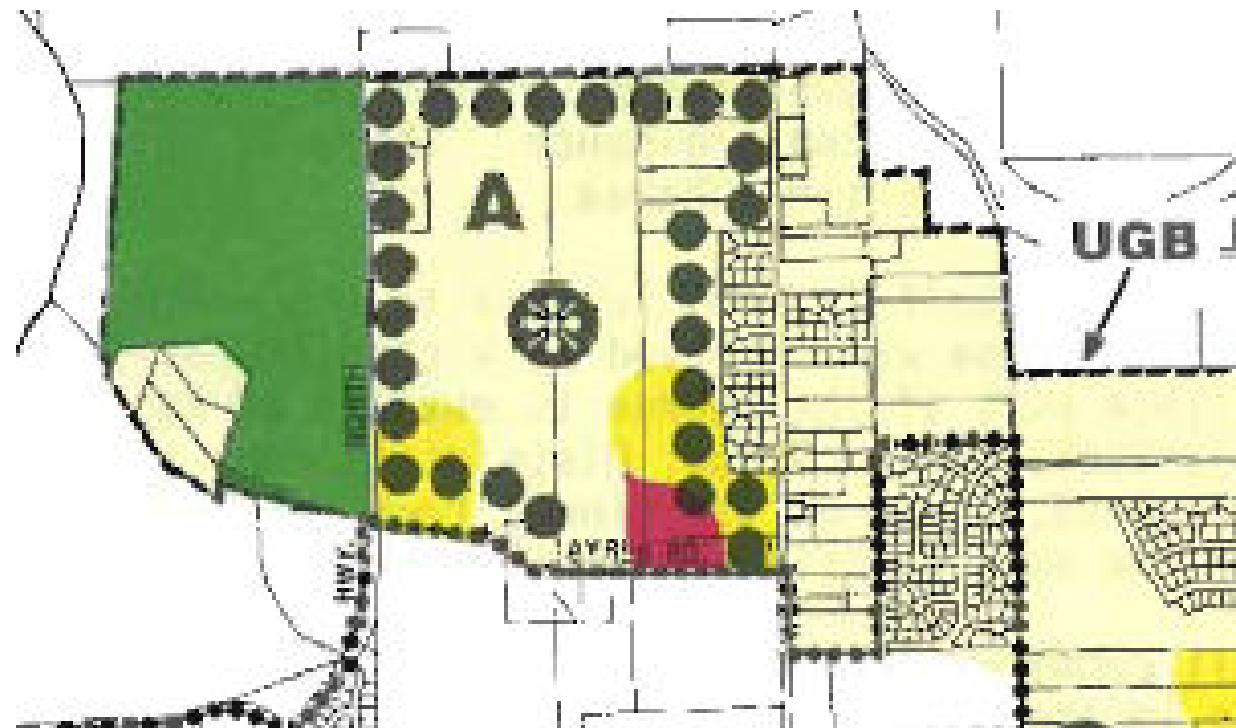


#### Existing Zoning

- AG Agricultural
- C-1 Neighborhood Commercial
- R-1 Low-Density Residential
- R-2 Medium-Density Residential
- Gilham Site



# Willakenzie Area Plan

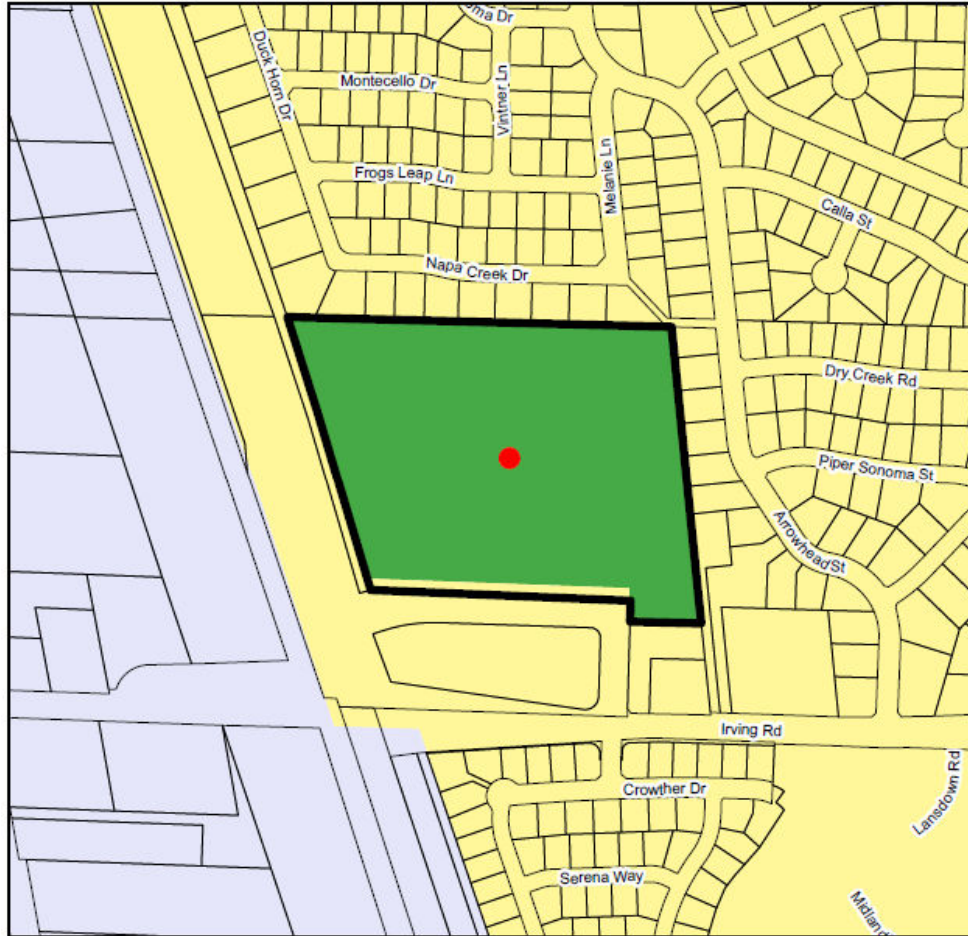


## UNINCORPORATED SUBAREA

-  Low-Density Residential
-  Medium-Density Residential
-  Commercial
-  Parks/Open Space
-  Public & Private School Sites
-  Generalized Future Park Sites
-  Opportunity Area

# Irving Road/Easgles Site Existing Metro Plan Designations 17-04-10-42/03500

Change in metro plan designation from Parks and Open Space to  
Low Density Residential



## Existing Metro Plan Designations

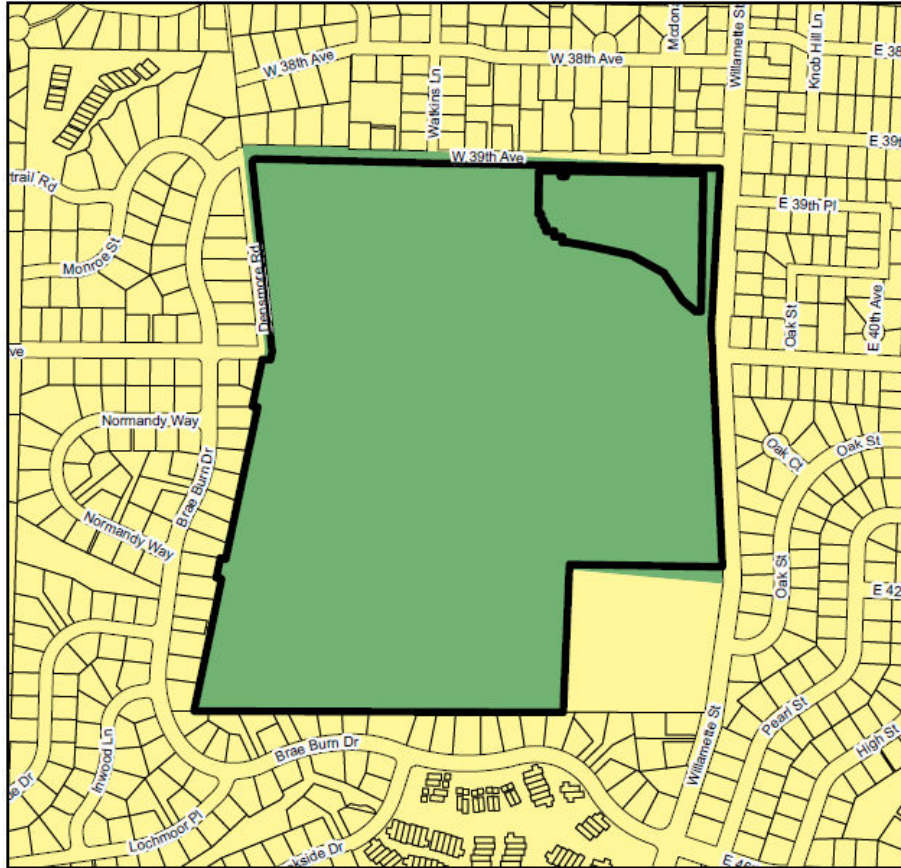
- Low Density Residential
- Subject Site
- Light Medium Industrial
- Parks and Open Space





**Willamette Street-Resthaven Site  
Existing Metro Plan Designations  
18-03-18-00/00300 & 02100**

Change in metro plan designation from Parks and Open Space to Low Density Residential



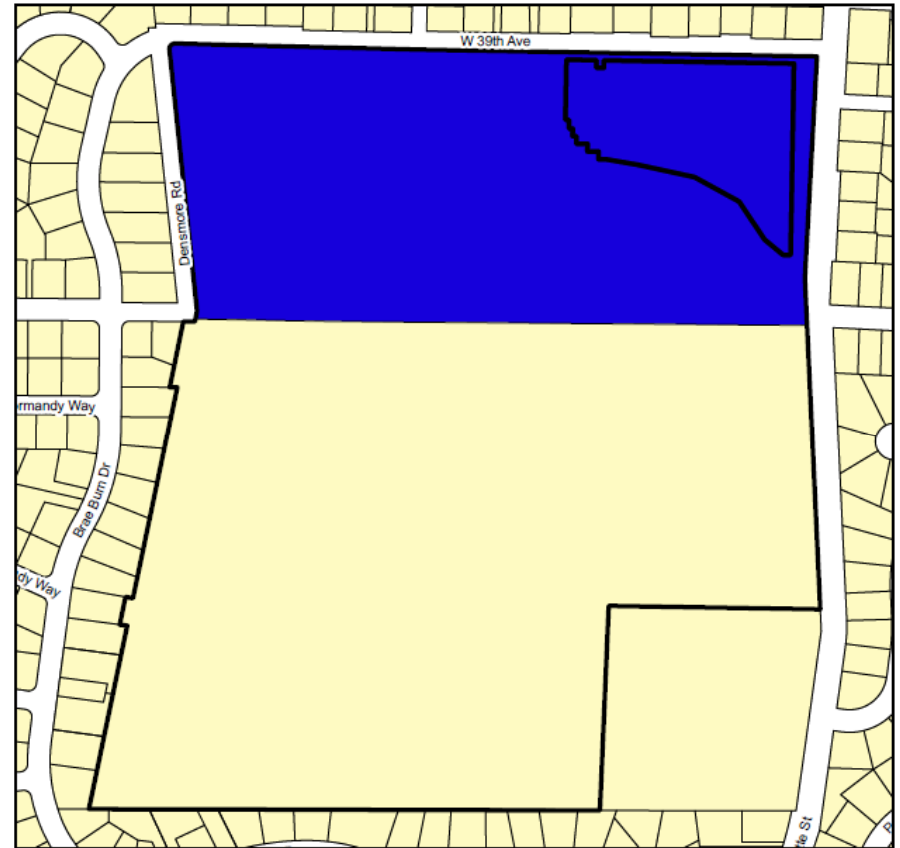
**Existing Metro Plan Designations**

- Low Density Residential
- Parks and Open Space
- Subject Site



**Resthaven Existing Zoning  
18-03-18-00/00300 & 18-03-07-43/02100**

Change in zoning from PL/R-1 Public Land and Low Density Residential to R-1 Low Density Residential



**Existing Zoning**

- Subject Site
- PL Public Land
- R-1 Low-Density Residential

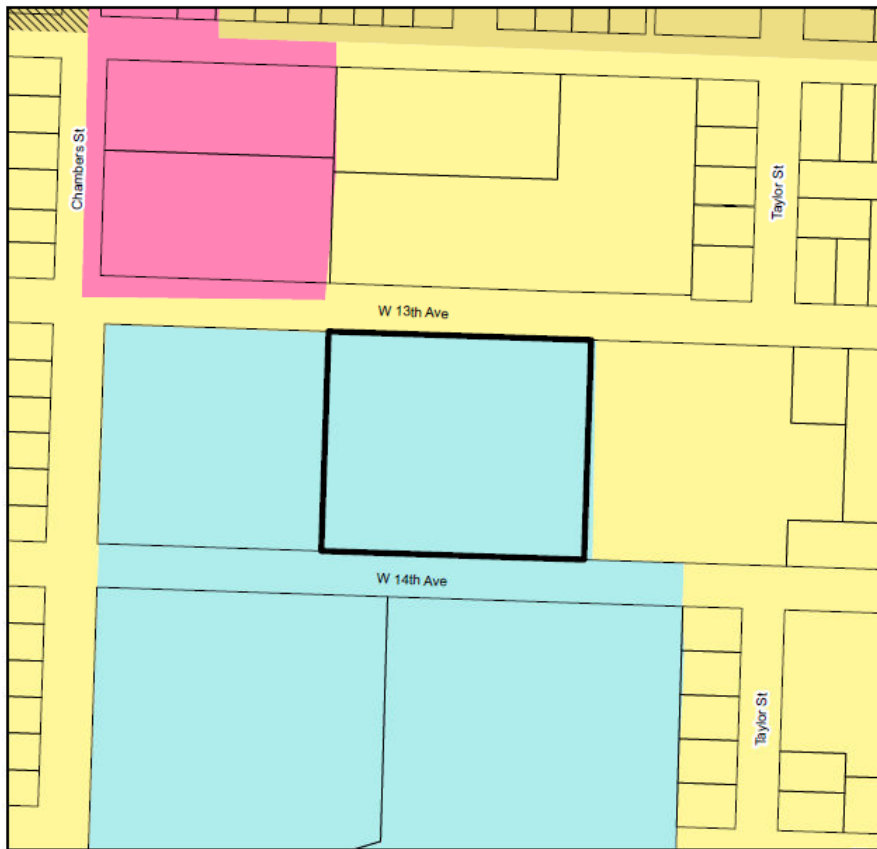


# Willamette St./Rest-Haven



### Former Naval Reserve Site Existing Metro Plan Designations 17-04-36-42/10400

Change in metro plan designation from Government and Education to Medium Density Residential



#### Existing Metro Plan Designations

- Low Density Residential
- Medium Density Residential
- Medium Density Res. Mixed
- Commercial
- Government & Education
- Subject Site



### Former Naval Reserve Site Existing Zoning 17-04-36-42/10400

Change in zoning from PL Public Land to R-2 Medium Density Residential



#### Existing Zoning

- C-2 Community Commercial
- GO General Office
- PL Public Land
- R-1 Low-Density Residential
- R-2 Medium-Density Residential
- S Special Area
- Subject Site

