

Envision Eugene -- Technical Components

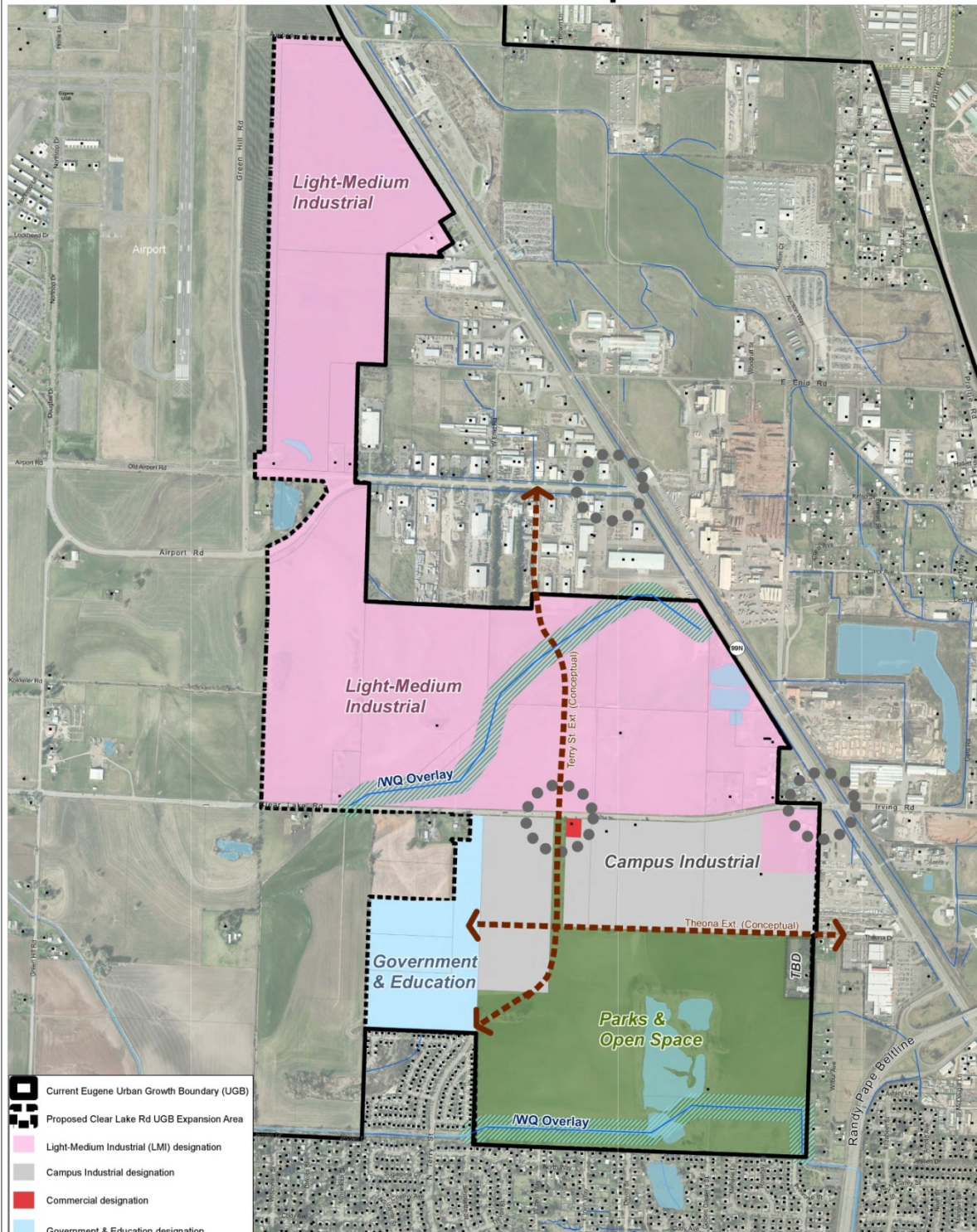
Decision Point	City Manager's Recommendation	Staff Next Steps Based on Recommendation
Commercial & Industrial Lands		
1. What job growth rate should be used?	Direct staff to plan for a job growth rate of 1.4%	Defines number of jobs to be planned for. See next steps for Land for Commercial Jobs and Industrial Jobs
Land For Commercial Jobs		
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

Land for Industrial Jobs		
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.	
Residential Lands		
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.

Land for Multi-Family Homes		
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
Land for Single-Family Homes		
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: (1) Direct staff to pursue additional analysis of land in potential expansion areas: -Clear Lake Road Area -Bailey Hill/ Gimpl Hill Area -Russel Creek Area -DAG Trust Property</p>	<p>D. Using the Goal 14 process, identify specific sites for inclusion in the UGB</p>
Land for Parks, Schools and Government		
<p>1. How to plan for schools?</p>	<p>Direct staff to , if legally possible, include in the proposed UGB expansion 80 acres owned by Bethel School District, south of Clear Lake Road</p>	<p>Goal 14 process</p>
<p>2. How to plan for parks?</p>	<p>Direct staff to , if legally possible, include in the proposed UGB expansion: -223 acres owned by the City of Eugene, south of Clear Lake Road for Golden Gardens Community Park -19 acres owned by the City of Eugene, south of River Loop 2 for Santa Clara Community Park</p>	<p>Goal 14 process</p>
<p>3. How to plan for government uses?</p>	<p>Direct staff to further analyze the pros and cons of adding the airport to the UGB.</p>	

Clear Lake Area: Recommended UGB Expansion



- Current Eugene Urban Growth Boundary (UGB)
- Proposed Clear Lake Rd UGB Expansion Area
- Light-Medium Industrial (LMI) designation
- Campus Industrial designation
- Commercial designation
- Government & Education designation
- Parks & Open Space designation
- Water Quality Overlay
- Stormwater Conveyance channels
- Water Bodies
- N'hood Commercial

Proposed UGB Expansion Acreage

Light Medium Ind	520
Campus Ind	122
Commercial	001
Golden Gardens	222
Bethel Schools	054
TBD	005
TOTAL	924

1 inch = 425 feet



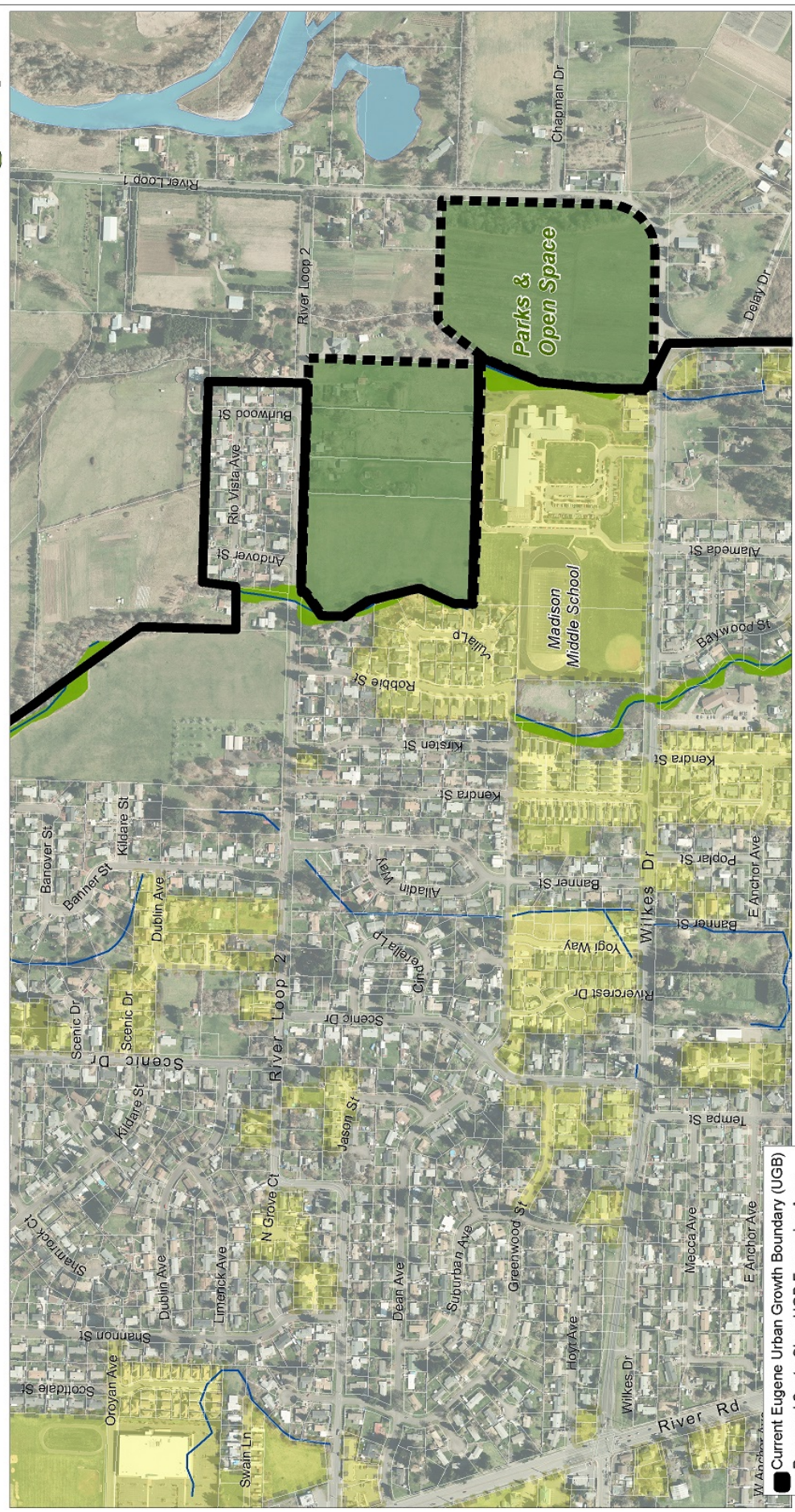
Note: This map is based on imprecise source data, subject to change, and for general reference only. This illustration is created to inform discussion within the scope of the Elevation Eugene project.

Data Sources: City of Eugene, Lane County, RLID, Air photo 2013

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Santa Clara Park: Recommended UGB Expansion



- Current Eugene Urban Growth Boundary (UGB)
- Proposed Santa Clara UGB Expansion Area
- Parks & Open Space designation
- Water Bodies
- Existing Goal 5 natural resource (County)
- Eugene City Limits

1 inch = 200 feet



Note: This map is based on imprecise source data, subject to change, and for general reference only. This illustration is created to inform discussion within the scope of the Envision Eugene project.

Source: Eugene Planning Department, Eugene Urban Growth Boundary (UGB) Expansion Study, 2018. 10/31/2018

Clear Lake UGB Expansion Area

Summary of Environmental Justice Analysis

Council's June 13, 2012 motion directed staff to complete Environmental Justice analysis in expansion areas. Below is a timeline of staff efforts to fulfill this directive.

2014

- April-August: Research and analysis for Environmental Justice Issue Paper (Executive Summary attached)
- June 11th and 19th: Environmental Justice consultations (Focus Groups) with agency partners, boards and commissions, and community groups (Notes attached)
- July 17th: Toxics Board Meeting
- August 18th: Planning Commission Meeting
- September-November: Planning and Sustainability Commission subcommittee meetings
- December 10th: City Council presentation

Work will continue once direction is received from Council in January 2015. Staff's proposal is to implement the recommendations of the Environmental Justice issue paper through a land use and zoning arrangement that gradually transitions from more intense land uses near the airport to park and school uses adjacent to the Bethel neighborhood; a Clear Lake overlay zone, to be written in collaboration with partner agencies and interested community groups; and through collaboration across city departments and across agencies to share health information and environmental data, for example working with Lane County Public Health to complete Health Impact Assessments as development projects come forward.

Environmental Justice Issue Briefing

Executive Summary

August 11, 2014

Since 2010, the City of Eugene has been working on its Envision Eugene plan to meet population and employment growth demands in the next 20 years. After accepting the recommended Community Vision, strategies and actions in 2012, one of the council's specific directives was to analyze the potential environmental justice impacts and implications for neighbor communities from possible Urban Growth Boundary (UGB) expansion for industrial uses in the Clear Lake Road Area. This report will examine environmental justice impacts, and outline potential mitigation measures and recommendations for the City.

The residential area south of the Clear Lake Road study area contains between 14-26% Latino and other minority residents. Between 31% and 94% of elementary-age students qualify for free or reduced lunches, and youth ages 0-17 makeup 20-30% of the area's population. Seventeen to 33% of the population receives food stamps. Based on the Equity and Opportunity Assessment (EOA) conducted by the Lane Livability Consortium, the residential area was found to contain moderate to higher rates of economic and social vulnerability compared to other census tracts in the region. The EOA provides data that identify this area as an environmental justice community.

The 97402 zip code (where the proposed expansion is to be located) sees the majority of the industrial air toxic emissions in Eugene, as the majority of the industrial uses are located in west Eugene or the Highway 99 corridor. In 2013, of the thirty-one facilities reporting to the City's Toxics Right-to-Know Program, all but one facility is located in the 97402 zip code.

This zip code saw a total of 705,168 pounds of chemicals released through the environment (air, water, on-site disposal) in 2013, which accounts for over 99% of the City's entire air toxic emissions captured by the Toxics Right-to-Know Program. A total of 486,292 pounds of chemicals (69% of environmentally-released chemicals) were released into the air.

Chemicals released by the industrial businesses in the area affect human health, including the eyes, skin, respiratory system, central nervous system, liver, blood, GI tract, kidneys, and reproductive system. Most of the potential health impacts of the UGB expansion are due to the potential for increased industrial emissions and the increased emissions from vehicle traffic generated by growth in this area.

Based on the analysis, several key recommendations are made:

1. An Environmental Justice Overlay Zone should be implemented in the area. This overlay zone can contain one or several of the following requirements: conditional use permit for certain uses, prohibited uses, limited uses, performance standards, physical buffers or setbacks, noise restrictions, and green infrastructure and/or landscape standards.

2. Lower-impact industrial zoning: E-1 Campus Employment and I-2 Light Medium Industrial should be applied in this area, with E-1 zoning placed along Clear Lake Road, in the southern end of the expansion area, and I-2 zoning placed in the northern region along Airport Road. Heavy Industrial (I-3) zoning should be avoided.
3. Inter-agency and community collaboration between city, county, regional, and state agencies, as well as between community groups and organizations should be instituted as part of the expansion process and monitored and adjusted over time.



Clear Lake Study Area Focus Group Meeting Notes Summary

Date: June 11, 2014 & June 19, 2014

Location: Atrium Saul Room, 99 West 10th Avenue

Participants

June 11, 2014

Terri Harding, City of Eugene Planning
Bill Ellis, City of Eugene Community Development
Howie Bonnett, Sustainability Commission
Joanne Gross, ABC neighborhood organization, Homeowner, and Sustainability Commission
Andrea Ortiz, former City Councilor
Marcela Mendoza, Beyond Toxics
Kat Herrera, Beyond Toxics
Max Hueftle, LRAPA
John Jaworski, Planning Commission
Rick Duncan, Planning Commission, Envision Eugene Technical Resource Group
Pat McGillivray, Bethel School District
Carleen Reilly, River Road Community Organization, Envision Eugene Community Group
Lindsey Adkisson, Lane County Public Health
Babe O'Sullivan, City of Eugene Sustainability Office
Zach Galloway, City of Eugene Planning
Pat Farr, Lane County Commissioner
Lokyee Au, City of Eugene Planning Intern

June 19, 2014

Terri Harding, City of Eugene Planning
Joanne Gross, ABC neighborhood organization, Homeowner, and Sustainability Commission
Deb Merskin, Human Rights Commission
Phil Carrasco, Grupo Latino and Human Rights Commission
Lisa Arkin, Beyond Toxics
Somaly Jaramillo, Beyond Toxics Intern
Jo Eppli, Eugene Toxics Right to Know
Brian Johnson, Lane County Public Health
Jon Belcher, Planning Commission and River Road Community Organization
Sally Markos, LRAPA
Merlyn Hough, LRAPA
Kathi Jaworski, Eugene Sustainability Commission

Howard Saxion, Eugene Sustainability Commission
Stephanie Jennings, City of Eugene Community Development
Zach Galloway, City of Eugene Planning

Questions and concerns surrounding the proposal fall under several themes:

Human health impacts

- This plan calls for more industry going into an area that is already home to almost all of Eugene's air-polluting industry, along with the other negative externalities that they bring, when the very definition of environmental justice is that no group of people should have to bear a disproportionate amount of the negative impacts of development.
- Simply meeting the local and state environmental regulations may not be enough to make Clear Lake siting appropriate
- Bethel school siting is poor and puts most vulnerable residents (youth) at greatest risk
- What is existing air quality data in area?
- Do we want to add to environmental burden in the area? Cluster noxious discharges?
- Particulate discharge – auto emissions & trucking – is greatest concern in metro region (LRAPA) and with it Benzene is main pollutant
- Why does industry need to be here? Why not elsewhere, Goshen, regional location?

Economic prospects/Job Development

- Using the term 'jobs' is deceptive; be accurate in messaging to describe what kinds of jobs will be accommodated in UGB expansion area, specifically, are they industrial?
- What are the average expected salaries for employees of future businesses?
- How do we best market or invite particular businesses to Eugene to employ our residents and ensure they are stable, long-standing, and committed to community.
- Can City play a role in recruiting businesses that provide 'living wage' jobs in this area?

Code/ Land Use Solutions

- Create overlay or other means to limit noxious uses in close proximity to residences, park, and school
- Require wide landscape buffers between industrial and other uses
- Possible to phase development moving west from Hwy 99?
- Can Land Use code address anticipated noise impacts?
- When drafting regulations, frame in positive way – what is desired, not always focused on prohibitions.
- City's Green Building Program should be pulled into discussion when future users are ready to develop.

Community and Environmental Health

- What are Parks and Open Space staff's plans for Golden Gardens? Concerns expressed about homeless/ transients taking over the park lands. Need to buffer the park from proposed industrial uses to keep park appealing.

- Consider likely commuting patterns and ensure there are viable alternatives to single-occupancy vehicles
- Are services/retail/ corner store being considered as part of expansion?
- What are ambient noise impacts from transportation sector? Can we mitigate?
- Ensure equal opportunity/ access to jobs so all area residents can find local employment.
- Overall this is good; makes neighborhood whole by introducing broader employment center.
- How and when does LTD extend services to this area? Should be added to their plans, but service will likely come after jobs come to the area.
- Don't forget that traffic congestion and additional automotive emissions and particulates discharge is a byproduct of any expansion of employment uses, especially without LTD service.
- Integrate any future development along Clear Lake with the Bethel community so it is an asset for the neighborhood and where those residents are employed.
- Possible to form an EJ Resource Group to guide this work.

Natural Resources

- Buffer the on-site wetlands, use as amenities for development and future employees.
- Protect and reestablish wetlands; do not recreate off-site; it doesn't work.
- How can City address the construction impacts in the area during development; of particular concern is runoff and impacts to wetlands.
- City's storm water permitting process needs to be improved (more stringent) to ensure wetlands are protected. Coordination with Junction City Water Control District is necessary part of this project.

Best/Worst Outcomes:

Best Outcome Themes

- Broad community support for the expansion plan, and develop in line with the community's vision.
- Future development in the area will contribute positively to the community, and be integrated physically into the community.
- Be innovative and try tools that haven't necessarily been tried before.
- Be proactive and complete a health assessment of the proposal.
- Bring in new businesses we are proud of, that make our community more livable, offer living wage jobs to local people, are good neighbors to the school and community, and are businesses supported by the community.
- New employment center offers multiple points of entry for those with varying levels of skill & education.
- Environmental justice analysis model is a benefit, and we expand our local businesses.

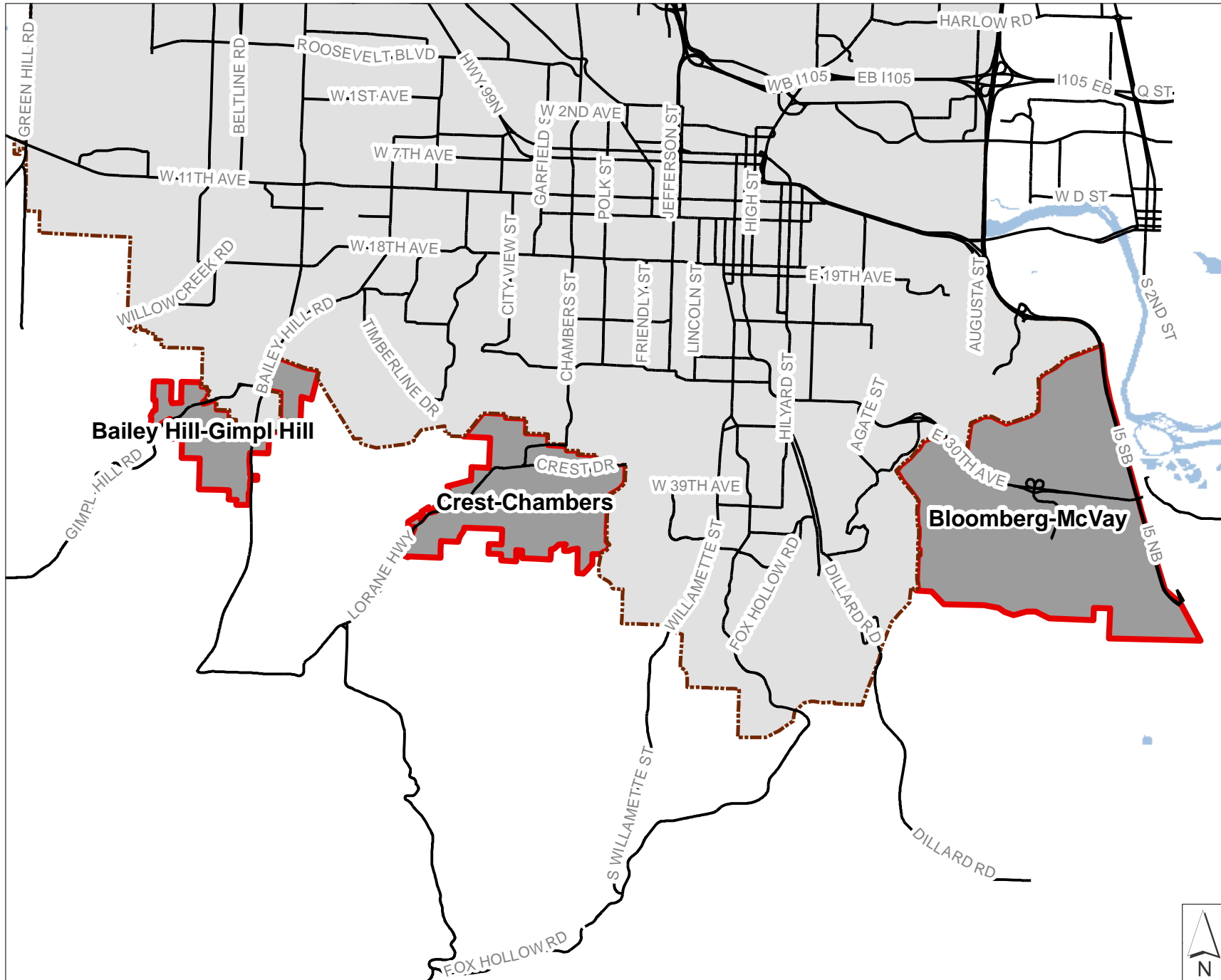
- That we realize the reason for the expansion, without negative impacts, and mitigate existing impacts.
- That we plan for expansion that will make our community more resilient and sustainable, such as a food hub.
- That we serve the expansion area with public transportation, and eventually serve the airport.
- Wetlands are restored and preserved and made an amenity of future development.
- As part of Hwy 99 beautification, it should be redeveloped as mixed-use transit-supported corridor that acts as Bethel's main street as well enhances the main commercial district
- "Toxics Right to Know" program helps inform land use code decisions.
- Urban greenery/landscaping.
- Transportation network in area is improved and provides multi-modal connectivity.

Worst Outcome Themes

- Business as usual.
- Allow vulnerable populations (school children) to be located next to airport, industrial, etc. An airport school is a bad decision.
- Unwelcomed displacement of existing residents.
- Tax exemptions or subsidies for 'transient' corporations that skip town once benefits expire.
- Poorly managed industrial sites and large park result in overload of transients.
- Employers bring only low wage jobs.
- Traffic impacts are not fully accounted for and a new emissions hot spot is created.
- Creation of a broadly supported plan that addresses concerns and achieves the jobs we need, only to have it eroded through the political process.
- Worsening of existing mental and physical health problems.
- Regulation of the expansion area in a way that doesn't address concerns but also places obstacles in the way of economic development.
- Expansion of services, but jobs do not come.
- Nothing is done.



UGB Expansion Study Areas



Legend

- Major Streets
- - - Eugene UGB
- ▭ Study Area Boundary
- ▭ Water Bodies

November 05, 2014

Caution:
This map is based on
imprecise source data,
subject to change, and for
general reference only.



UGB Residential Expansion Owner/Resident Meetings & Questionnaire Report

Study Areas: Bailey Hill/Gimpl Hill, Crest/Chambers & Bloomberg-McVay

Event Information

Times: November 18, 19 & 20, 2014; 6:00-7:30 PM
 Locations: Churchill High School, Spencer Butte Middle School, & Lane Community College
 Facilitation: Julie Fischer (18th & 20th), Carolyn Burke (19th)
 Staff: City of Eugene Planning Division:
 Alissa Hansen, Carolyn Burke, Robin Hostick, Heather O'Donnell, and Matt Rodrigues (18-20th), Terri Harding (19th & 20th), Zach Galloway (18th), Steve Nystrom (19th)
 For Natural Resource/Wetlands Study Information:
 Shawn Eisner, Pacific Habitat Services (18th & 20th)
 Jevra Brown, Division of State Lands (18th & 20th)

Attendees: Bailey Hill/Gimpl Hill: 39 community members signed in
 Crest/Chambers: 47 community members signed in
 Bloomberg/McVay: 28 community members signed in

OVERVIEW

The City of Eugene Planning Division hosted three meetings to present the preliminary urban growth boundary (UGB) analysis for the residential expansion study areas. The meetings were targeted at the property owners and residents of the three focus study areas: Bailey Hill/Gimpl Hill, Crest-Chambers & Bloomberg-McVay. The purpose of these meetings was to present the preliminary analysis, answer questions about the analysis, the state process and what changes in governance would occur due to a UGB expansion, present information on how property owners and residents can participate in the process, present new wetlands information (Bailey Hill/Gimpl Hill and Bloomberg/McVay only), and distribute a questionnaire regarding feedback on the preliminary analysis and owner/residents' comments. A few questionnaire responses were received at the end of the meetings but most have been received after the meetings.

ADVERTISEMENT

A letter was sent to study area property owners and residents, inviting them to the Nov 18th-20th meetings as well as providing information about the schedule of upcoming meetings on the Residential UGB Expansion topic. An on-line open house and questionnaire on the subject as well as other Envision Eugene topics are scheduled for mid-December 2014.

PRESENTATION

The presentation included the following topics:

- Brief overview of the growth & capacity estimates triggering the need to do UGB expansion planning
- Overview of the State requirements for UGB expansion analysis, including how the study areas other than the three focused on now were eliminated from consideration

- Overview of the comparison factors for the three remaining study areas
- Focus on the comparison factors for the study area that was the focus of the meeting each night (e.g. Nov 18 Bailey Hill/Gimpl Hill, Nov 19 Crest/Chambers, Nov 20 Bloomberg/McVay), such as:
 - a breakdown of preliminary cost estimates for services
 - identification of updated wetlands inventory (Bailey Hill/Gimpl Hill & Bloomberg/McVay)
- Overview of what it would mean to be brought into the UGB, including:
 - representation, district changes, tax rates, annexation, services and development potential
- Next steps and upcoming meetings and participation opportunities on the UGB residential expansion topic

QUESTION & ANSWER SESSION

At each meeting, after the staff presentation a question and answer period was conducted in the large group setting and documented by staff. Below is a list of questions and a summary of answers in *(italics)* if possible. The meeting was structured to formally end after the Q&A session, however staff remained as long as needed to address attendees' individual questions.

In summary, all three meetings had some similar theme questions:

- Clarifications of the regulations that would apply when a property is inside the UGB but outside the city limits.
- Whether regulations similar to County regulations could be applied to UGB expansion areas instead of City UGB area regulations. When and how annexation occurs.
- How much and who pays for services to be extended and when they would be extended.
- How additional traffic will be handled.
- Skepticism about housing capacity estimates actually being achieved.
- Process, timeline, and decision-making for UGB boundary adoption.

Bailey Hill/Gimpl Hill:

- At what development threshold is annexation required? Would a 2nd house on my property require annexation? *(Yes, new housing would trigger annexation.)*
- Does UGB expansion reduce entitlements? *(Yes, but only until services are extended.)*
- Once your property is brought into the UGB, can you be removed? *(Yes, but only if a determination is made that the land isn't needed, and it would need to follow the same laborious process for bringing land into the UGB.)*
- How many units per acre are assumed in the low-density residential (LDR) category during the buildable lands inventory (BLI) analysis? Can you explain the methodology or what criteria are applied? *(Capacity assumptions consider property slope, lot size, elevation.)*

- What happens to ‘common sense’ practices to country living issues – beekeeping, raising chicken, burn piles, etc. – once your property is brought into the UGB? (*Under current City code provisions, some of those practices would not be allowed or have different standards from the county. Staff has been considering code changes that would allow many of those practices to continue in the transition period before properties become annexed.*)
- Are interim standards necessary for areas inside the UGB but outside City limits in order to maintain rural living norms? Also, should the City and County revisit their agreement that City rules apply inside UGB? (*Possibly, see above.*)
- Why does the City control land use outside City limits? We are county residents!
- Has a lot-by-lot assessment been conducted to determine how much density can truly be accommodated in the Bailey/ Gimpl area? Need to ground truth the estimated capacity. (*The same methodology for determining capacity inside the UGB has been applied to study areas outside the UGB. While this does not necessarily involve a lot-by-lot analysis, it involves many factors and goes beyond state land use requirements.*)
- Who makes the decision to change the rules/ policies governing land use? (*The Elected Officials of the governing jurisdiction.*)
- What is the process to get utilities/ services into the annexed areas if large-scale development is not involved? (*The City updates infrastructure master plans and the Facilities Plan to provide infrastructure to serve new development. Projects to construct major capacity enhancing infrastructure elements such as wastewater pump stations and interceptors are then programmed into the 6-year Capital Improvement Program (CIP) for construction. Private development is responsible for funding and constructing the local infrastructure to serve the development.*)
- Does the City have plans or anticipated timeframes for service extension into adjacent areas inside UGB but outside City? (*Nothing specific at this time, however, if those lands are required to meet residential land need, they must be served within the 20-year planning horizon.*)
- Did initial needs analysis recognize demographic trends and change housing preferences, such as downsizing retirees? (*Yes*)
- Explain the process please. How do we get from this open house to a Board/ Council adoption? (*Informal and formal process was described.*)

Notes from the table displaying the new wetlands inventory with the wetlands consultants:

- Why is the national wetlands inventory different than Pacific Habitat Services work? Need to explain ground truth work PHS conducted and that it is more precise and will improve past inventory.
- What can I do with my land once wetlands have been identified? Local land use regulations v. DSL/ Corps permitting.
- Need to revisit wetland inventory in the NW corner of last lot on north side of Hodsondale. Wetlands and drainage sloughs exist, the flows go into Nature Conservancy property, and additional detail would be helpful in applying land use protections against future impacts and downstream effects.

Crest/Chambers:

- Who pays for the services to expansion areas? How much of the costs are paid by the residents? *(Typically major capacity enhancing infrastructure elements such as wastewater pump stations and interceptors are funded and constructed by the City using revenue collected from System Development Charges (SDCs). Local infrastructure to serve new development, such as local street improvements and wastewater connections, are most often paid for by the development itself or through assessments to benefitting property owners.)*
- So the City costs are not charged entirely to everyone in the UGB? *(Currently, SDCs which typically fund the City portion of infrastructure construction costs are collected by development that occurs throughout the entire City.)*
- Have a Residential zoned property that is two lots with one vacant. If I'm not contiguous to the city limits then I can never annex and build on the vacant lot? *(Until such time as the parcel is contiguous, that is correct. Nearby, contiguous properties could work together to request annexation which could make your property contiguous as well.)*
- I thought this area was already determined to be too costly to serve? *(Initial infrastructure estimates indicated that costs were potentially prohibitive. Further refinement of the system analysis and infrastructure needs show that costs are similar to other areas under consideration.)*
- What are all the services that have to be available to annex? *(Primarily water and wastewater; other services such as stormwater can typically be addressed at the time of development.)*
- Fire too? Does the rest of the city vote on the fire station? *(Yes fire service would need to be available prior to annexation. In this area a station is needed. In the past, new fire stations have been funded through a bond that is voted on by City residents.)*
- Will annexation always be voluntary? *(It is current City policy to annex property on a voluntary basis. While State law does allow otherwise, over the last several decades the city has not made it a practice to require someone to annex.)*
- How was the population projection of 34,000 and the housing mix of 55%SF/45%MF determined? *(The population growth is based on a projection from Portland State University (PSU) that was adopted by Lane County and we are required to use. The mix of new housing looked at demographics and housing trends. It is a small shift from our current total housing stock mix of 61%/39%.)*
- Could the new PSU forecast be even higher? *(Yes, or lower, preliminary results are expected in February.)*
- Couldn't the assessor assess your property as more valuable because it's now in the UGB? *(Assessor needs to respond to this, we only know that the tax rate doesn't change if a property comes inside the UGB.)*
- Do I not have a choice if the deciders pick my area to expand? *(Based on State requirements, we have to look at specific areas regardless of property owner desire, but City Council and the Board of County Commissioners will want to know your opinion.)*
- Who bears the cost and what standards apply when a road is between the UGB and the city limits? *(Current practice of the city is to not accept county roads into their*

jurisdiction until the road is improved to city standards. This practice is currently being revisited. Roads that are currently maintained by the County would continue to be maintained per County standards until the jurisdictional transfer occurred.)

- For Crest Drive, the county portion is much better maintained than the city portion. The city portion was designed so no one will use it, it's not functional.
- If we have to have a fire station but it is voted down, what happens? *(Not sure, this would be a new situation for us too. But there is a small part of this study area that is served and doesn't need a new the station. Typically fire stations have been financed by bonds but there may be other options.)*
- Does being in the UGB trigger road work? *(No.)*
- A Bailey Hill/Gimpl Hill property owner said she'd been in the UGB 30+ years but with no services, do we plan to serve these areas? *(The City is currently updating the wastewater master plan in coordination with Envision Eugene. The plan will identify how to serve all areas within the current UGB and any expansion areas. Projects to construct major capacity enhancing infrastructure elements such as wastewater pump stations and interceptors are then programmed into the 6-year Capital Improvement Program (CIP) for construction. Private development is responsible for funding and constructing the local infrastructure to serve the development.)*
- Is this area in the 6 year CIP plan? *(No, it's not even in the UGB yet.)*
- If Seavey Loop expansion goes through, does that impact Eugene's recommendation? *(Not necessarily. There may be cost sharing potential for a new fire station.)*
- When will the new UGB be adopted? *(Formal process starts is anticipated to start in spring of 2015. After a decision is made at the local level, it is sent to the state, then it's appealable, and if the appeal is successful then it is sent back to the city to fix. 2015-2016-ish.)*
- Could I annex if contiguous and if services are within 300' and then could develop? *(Yes but a wastewater pump station is required to serve this area.)*

Bloomberg/McVay:

- Given the Dec. 10th city council meeting deadline, don't you already have an idea of where to expand? *(There's still a lot of work left to be done before then.)*
- I thought the wetland inventory was going to be a natural resource inventory, not just wetlands? *(The consultants did do a broad level natural resource inventory as well. Looked at listed species. No listed fish in this area because of I-5 barrier.)*
- Why study such a big area if only expanding for 534 homes? *(The deficit was larger originally. Also wanted to study the entire basin, natural features don't just stop at study boundaries.)*
- Area south of 30th is forest which means it's a 4th priority for consideration.
- There are already problems with existing transportation infrastructure and then you are adding more; probably need to expand the transportation study area further downstream. *(The Transportation System Plan for the whole city is also being updated during this process.)*

- Will a UGB expansion include only whole tax lots, or could a tax lot be divided by the UGB? *(State rules allow for a reasonable boundary so ideally the entire tax lot would be brought in.)*
- When will the new UGB be adopted? *(About a year if all goes well. However there are lots of variables, so difficult to predict.)*
- If Bloomberg/McVay exception area was brought into the UGB, what intervening property would also be brought in to connect that area to the UGB? *(Don't know yet, depends on things like serviceability.)*
- Is just the portion of the study area north of 30th being considered to be brought in for housing? *(Only the area north of 30th would be needed for housing and maybe not the entire area north of 30th.)*
- Because the area south of 30th has steep slopes and if it's not on the table that would be helpful to know.
- Lives on 43rd which is way south so not sure why he is at the meeting? *(True, not really considering south of 30th for housing now, but this is a heads-up that this area would be studied if we look at urban reserves.)*
- What is the capacity of the area north of 30th? *(About 1,000 homes, but we are refining this information.)*
- Who and what pays for the service costs? *(The infrastructure costs we've shown are the City's costs for major capacity enhancing infrastructure. Systems development charges (SDCs) typically fund these improvements and are currently charged at the same rate across the City. For new homes, they are currently \$9,000-10,000 on average.)*
- Is there any weight given to study areas that are already inside the Metro Plan boundary? *(No, there's no language in the Metro Plan or state law that says that.)*
- Does the state require park plans to be updated when there's a UGB expansion? *(No, it is not required but we have that opportunity to plan for parks locally.)*
- How much does Eugene currently have in urban reserves? *(None, Eugene had some but the state had us take them out in 2004 because they didn't meet the new standards.)*
- Where will the homes go? The McDougal property? Are we expected to divide? *(The capacity is assumed to be in the exception lands areas and whatever land is needed to extend services and connect to the existing UGB. Any significant wetlands we would assume would get city protection and therefore no housing capacity.)*
- Major limitation is capacity of Bloomberg Road as a dead-end and businesses off 30th ...how will it function with more homes? *(Transportation improvements would most likely be required.)*
- Is the city park in the city? *(No, it is owned by the City of Eugene but is not in the city limits or UGB.)*
- What would the sewer route be? *(Need a pump station at 500-1,000' north of 30th near McVay Highway and then would pump up McVay Highway to Glenwood.)*
- Is it true that island UGB expansions are not allowed? If so, doesn't that mean that this study area is more difficult than the others to support? *(Yes, we'll need to connect any expansion to the current UGB. Don't know where yet but would prefer to bring in whole tax lots.)*

- So then couldn't it be a fat cherry stem to get to the expansion area? (*Don't know yet what intervening lands would be required for services and to connect to UGB.*)
- What is the capacity of the exception area and the brown area without the wetlands? (*The exception area is about 248 homes, we do not know about the capacity of the agricultural area without the wetlands yet, but will have that information soon.*)

QUESTIONNAIRE AND COMMENTS

At the three meetings, a questionnaire was handed out asking the following questions:

- Please share any information you have about the study areas that you believe is relevant to this analysis, and
- Questions or additional comments?

The following summarizes comments received to date (Nov. 24, 2014) by study area, including completed questionnaires and follow-up emails or letters since the meetings.

Bailey Hill/Gimpl Hill:

Number of questionnaire respondents (during or after meeting): 3

Comments-

Individual Properties

- Around the Hodsdonsdale Lane area there is concern about the realistic development potential and service costs of the lots due to slopes and being surrounded by natural resources (both mapped and not mapped) and The Nature Conservancy land. Several property owners in this area do not support expansion for their properties.

Natural Resources/Parks

- Desire for completion of Rivers to Ridges concept from the Ribbon trail to Moon Mountain park through the Bloomberg area across the highway to the river trail and an overpass from Arlie Park across I-5.

Land Use Regulations

- Concerned about new limitations on development potential, tree removal, animals, and burning animals, etc. of property that may not be annexed for 30 years.
- Suggestion to keep the current county land use regulations / zoning in effect for land brought into the UGB until the area is proximate to a housing development in the city of Eugene.
- Suggestion to work with the Assessor to modify the possible disqualification from the Forest Deferral tax program until development is within a certain radius of the parcel.

Questions -

Crest/Chambers:

Number of questionnaire respondents (during or after meeting): 6

Comments-

Services/Transportation

- Concern about existing traffic issues exacerbating if additional homes are added.
- Concern that many businesses and the hospital have moved further north from this study area; will need to consider traffic.
- Already speeding issues.
- Cost to serve should eliminate area from consideration.
- Take water availability into planning for this area.

Natural Resources/Parks

- Support for protecting agricultural soils.
- Concern about impact to existing wells from new development (chemicals, use of more ground water).
- Large amounts of hydric soils and standing water should eliminate area from consideration.
- Desire for completion of Rivers to Ridges concept from the Ribbon trail to Moon Mountain park through the Bloomberg area across the highway to the river trail and an overpass from Arlie Park across I-5.

Other Considerations

- Concern about impact to neighborhood and rural feel.
- Comment that expansion in this study area is not supported; does not want to be subject to city rules and regulations.

Questions -

- Clarify who pays for service extension; at the meeting we said SDCs and other city funds but the FAQ says benefitting property would be assessed a fee.
- Do property owners have any say in the expansion?

Bloomberg/McVay:

Number of questionnaire respondents (during or after meeting): 7

Comments-

Individual Properties

- One property owner supports expansion for his property; close to city services and LTD, poor agricultural soils, relatively flat.
- Suggestion to extend UGB to targeted area by bringing in the first three lots adjacent the current UGB along 30th, because they already have water, the water tower and Bloomberg Park.
- Property owner interested in exploring development potential or possible sale of their property for city park.
- Oakhill School wants their planned expansion grandfathered if part of a UGB expansion.

Services/Transportation

- Costs of services will be expensive due to the ridge; additional fire stations are likely needed, costs for maintaining station staff, \$200-300 million interchange upgrade.

- Traffic from additional growth in the Bloomberg/McVay area could necessitate expensive transportation improvements in areas at or near capacity, such as at 30th and Hilyard.

Natural Resources/Parks

- Rivers to Ridges concept needs to be completed from the Ribbon trail to Moon Mountain park through the Bloomberg area across the highway to the river trail and an overpass from Arlie Park across I-5.
- Property owner interested in exploring development potential or possible sale of their property for a city park.
- During the armory discussion, documentation was provided regarding the area's intermediate to high seismic induced hazards, habitat for listed or species of concern, prone to flooding, surface water and well impacts from increased development, and noise and light issues.

Questions -

- How will we get the updated estimates for service costs and housing capacity for all three study areas?
- If armory could not build in this area because of critical habitat and additional traffic necessitating a \$200-300 million interchange upgrade, how could UGB expansion occur here?

General questions

- How do wetlands affect the UGB?
- Are you taking into consideration the new FEMA maps?
- How are traffic pattern/problems taken into account?
- Where will the land for these homes come from?

CONCLUSIONS & NEXT STEPS

- The serviceability costs and capacity estimates for the study areas are currently being refined.
- Additional information is necessary from the Assessor's office.
- The refined estimates and answers to the remaining questions (where possible) will be disseminated to study area interested parties lists via email.
- An on-line open house regarding UGB expansion for housing, jobs, parks and schools, including a similar questionnaire, is scheduled for December 2014.

**ENVISION EUGENE
TBL ANALYSIS OF POTENTIAL UGB EXPANSION AREAS FOR SINGLE-FAMILY HOMES
REPORT**

PARTICIPANTS: Bill Randall, John Barofsky, Rick Duncan, Howie Bonnett, Ken Neubeck, Richie Weinman, Jennifer Frenzer, Dawn Lesley

STAFF: Carolyn Burke, Alissa Hansen, Babe O'Sullivan

Over two separate meetings in November 2014 (November 7 and November 14), a group of individuals representing the Eugene Planning Commission, Sustainability Commission and Human Rights Commission, convened to evaluate three study areas for residential urban growth boundary (UGB) expansion using the Triple Bottom Line (TBL) tool. The Triple Bottom Line, or TBL, is a framework the City of Eugene is using to reach its sustainability goals. It's designed to explore the environmental, equity and economic impacts, benefits and trade-offs of various decisions. The purpose of this evaluation was not to make a formal recommendation, but to increase the understanding of issues that would result from a UGB expansion in any of the three study areas.

- Bailey Hill/Gimpl Hill
- Crest Drive/ Chambers
- Bloomberg/ McVay

In addition to responding to the questions in the TBL tool, the group discussed outstanding concerns:

- Housing mix data and the fact that they don't take recent construction trends into account. Some participants believe that information should be updated to include 2009-current data. The concern is that the Council is operating under outdated assumptions with regard to their decision to use a 55% single family/ 45% multi-family housing mix.
- Phantom capacity and whether any of the study areas will actually achieve the capacity that is estimated. Due to the configurations of existing lots in the study areas, there is concern whether or not a cohesive and efficient land use pattern could emerge.
- Whether consideration for the unhoused would be given in the expansion areas. If not there then where?
- Whether housing suited to the elderly would be considered in the expansion areas (smaller, single-story homes).

The final question relates back to the 7 Pillars of Envision Eugene, asking which of the study areas, if identified for UGB expansion, would be most consistent with the 7 Pillars of Envision Eugene.

Because many of the study areas shared attributes with each other, there is a significant amount of redundancy in the responses. Responses that are unique to one of the study areas are underlined to make them readily apparent.

SOCIAL EQUITY QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
<p>1. Meeting Basic Human Needs</p> <ul style="list-style-type: none"> How does the proposal for each study area facilitate <i>complete neighborhoods</i>, including access to housing, food, employment, health care, educational and recreational opportunities, a safe and healthy living environment or social services? 	<ul style="list-style-type: none"> Less potential for complete neighborhood than Bloomberg/McVay due to lack of transit No Elementary Schools within walking distance Development will occur slowly and sporadically due to lot configuration, making it difficult to comprehensively plan and develop complete neighborhoods 	<ul style="list-style-type: none"> Less potential for complete neighborhood than Bloomberg/McVay due to lack of transit No Elementary Schools within walking distance Development will occur slowly and sporadically due to lot configuration, making it difficult to comprehensively plan and develop complete neighborhoods 	<ul style="list-style-type: none"> <u>Complete neighborhoods more likely due to existing commercial (although geared to highway), LCC proximity, transit. Transit is key to serving low-income populations.</u> No Elementary Schools within walking distance Development will occur slowly and sporadically due to lot configuration, making it difficult to comprehensively plan and develop complete neighborhoods
<ul style="list-style-type: none"> What is the anticipated mix of housing costs in each study area and how does that effect housing affordability. 	<ul style="list-style-type: none"> Homes more likely to be above median income level and less affordable than in Bloomberg/McVay 	<ul style="list-style-type: none"> Homes more likely to be above median income level and less affordable than in Bloomberg/McVay 	<ul style="list-style-type: none"> <u>Potentially less-expensive homes than other 2 areas, due in part to flatter terrain, but probably not “affordable” due to cost of new construction</u>
<p>2. Addressing Inequities and being Inclusive</p> <ul style="list-style-type: none"> How does the proposal for each study areas address or respond to existing inequities that exist between communities on the basis of race, gender, social economic 	<ul style="list-style-type: none"> Less likely to displace low-income residents when urban development occurs, due to lack of low-income residents currently residing there. Less likely to house diverse populations due to anticipated housing costs 	<ul style="list-style-type: none"> Less likely to displace low-income residents when urban development occurs, due to lack of low-income residents currently residing there. Less likely to house diverse populations due to anticipated housing costs 	<ul style="list-style-type: none"> <u>Lower socio-economic conditions than the other 2 areas could result in displacement due to urban development</u> <u>More likely to house diverse populations due to anticipated lower housing costs than other</u>

SOCIAL EQUITY QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
factors, ability and geography?	<ul style="list-style-type: none"> Noise pollution likely not an issue that would affect current and new residents 	<ul style="list-style-type: none"> Noise pollution likely not an issue that would affect current and new residents 	<p><u>2 areas</u></p> <ul style="list-style-type: none"> <u>Highly-impacted by I-5 and associated noise pollution</u>
<p>3. Ensuring Community Safety</p> <ul style="list-style-type: none"> Are there public safety issues that are unique to each study area? Would they be improved or exacerbated by future development? (traffic accidents, crime, wildfire, etc.) 	<ul style="list-style-type: none"> Safety would be improved if services extended, with regards to police, fire and water service 	<ul style="list-style-type: none"> Safety would be improved if services extended, with regards to police, fire and water service 	<ul style="list-style-type: none"> Safety would be improved if services extended, with regards to police, fire and water service <u>Traffic issues may be exacerbated</u>
<p>4. Addressing the Needs of Community Members and Neighborhoods</p> <ul style="list-style-type: none"> How does the proposal for each study area impact specific Eugene neighborhoods (study areas, adjacent neighborhoods, and entire community) over time? 	<ul style="list-style-type: none"> Tree-cutting to make way for additional development will change the existing view-shed for immediate neighbors and adjacent neighborhoods Traffic increases will impact existing neighborhoods, although those impacts will likely be contained to collectors (not local streets) Expansion area will be isolated & disconnected from surrounding neighborhoods, resulting in no community benefit to new or existing neighborhoods Community-wide housing costs may go up as a result of high cost of homes in expansion areas. This may 	<ul style="list-style-type: none"> Tree-cutting to make way for additional development will change the existing view-shed for immediate neighbors and adjacent neighborhoods Traffic increases will impact existing neighborhoods, although those impacts will likely be contained to collectors (not local streets) Expansion area will be isolated & disconnected from surrounding neighborhoods, resulting in no community benefit to new or existing neighborhoods Community-wide housing costs may go up as a result of high cost of homes in expansion areas. This may 	<ul style="list-style-type: none"> Tree-cutting to make way for additional development will change the existing view-shed for immediate neighbors and adjacent neighborhoods <u>As long as streets are not connected through to Laurel Hill Valley, traffic impacts may be less than in other study areas due to 30th and McVay not being residential streets.</u> Expansion area will be isolated & disconnected from surrounding neighborhoods, resulting in no community benefit to new or existing neighborhoods Community-wide housing costs may go up as a result of high cost of homes in

SOCIAL EQUITY QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
	have an overall negative effect on community-wide housing affordability	have an overall negative effect on community-wide housing affordability	expansion areas. This may have an overall negative effect on community-wide housing affordability
5. Overall, the effect of the proposal for each study area on social equity would be: Negative/ somewhat negative/ somewhat positive/ positive/ not enough information	<ul style="list-style-type: none"> No positive effects on social equity, possibly perpetuating existing negative trends 	<ul style="list-style-type: none"> No positive effects on social equity, possibly perpetuating existing negative trends 	<ul style="list-style-type: none"> No positive effects on social equity, possibly perpetuating existing negative trends <u>Transit and potentially more affordable housing are positives, but negative impacts of I-5 and potential for displacement of current residents are detractors</u>

ENVIRONMENTAL HEALTH QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
1. Environmental Impact <ul style="list-style-type: none"> How does the proposal positively or negatively affect ecosystem functions or processes related to land, water, or air, in and beyond each of the study areas? 	<ul style="list-style-type: none"> As currently undeveloped portions of the study area are developed, there will be a negative environmental impact For portions of the study area that are currently developed to rural standards, increased regulation under City jurisdiction may improve ecosystem health (no septic, stormwater standards, natural resource protections) 	<ul style="list-style-type: none"> As currently undeveloped portions of the study area are developed, there will be a negative environmental impact For portions of the study area that are currently developed to rural standards, increased regulation under City jurisdiction may improve ecosystem health (no septic, stormwater standards, natural resource protections) 	<ul style="list-style-type: none"> As currently undeveloped portions of the study area are developed, there will be a negative environmental impact For portions of the study area that are currently developed to rural standards, increased regulation under City jurisdiction may improve ecosystem health (no septic, stormwater standards, natural resource protections)

ENVIRONMENTAL HEALTH QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
	<ul style="list-style-type: none"> New technology in newer construction may improve air quality to the extent that older homes with wood stoves are removed or replaced through redevelopment 	<ul style="list-style-type: none"> New technology in newer construction may improve air quality to the extent that older homes with wood stoves are removed or replaced through redevelopment 	<ul style="list-style-type: none"> New technology in newer construction may improve air quality to the extent that older homes with wood stoves are removed or replaced through redevelopment <u>If existing commercial area is included in expansion, city stormwater standards would improve current conditions</u>
<ul style="list-style-type: none"> Will the proposal for each study area affect the visual/landscape or aesthetic elements of the community? 	<ul style="list-style-type: none"> Aesthetic will change (tree cutting, urban street standards) 	<ul style="list-style-type: none"> Aesthetic will change (tree cutting, urban street standards) 	<ul style="list-style-type: none"> Aesthetic will change (tree cutting, urban street standards)
<ul style="list-style-type: none"> Will the environmental impacts of the proposal for each study area disproportionately affect any segment of the population based on race, gender, social economic factors, ability or geography? 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No
<p>2. Protect, preserve, restore</p> <ul style="list-style-type: none"> Does the proposal for each study area align itself with policies and procedures related to the preservation or restoration of natural habitat, greenways, protected wetlands and migratory pathways? 	<ul style="list-style-type: none"> Natural resource protections will be applied to significant resources 	<ul style="list-style-type: none"> Natural resource protections will be applied to significant resources 	<ul style="list-style-type: none"> Natural resource protections will be applied to significant resources

ENVIRONMENTAL HEALTH QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
<p>3. Climate Change</p> <ul style="list-style-type: none"> Does the proposal for each study area directly generate or require the generation of greenhouse gases (such as through electricity consumption or transportation)? 	<ul style="list-style-type: none"> Expansion outside the existing UGB will directly generate and require increased generation of GHGs, through transportation and electricity consumption 	<ul style="list-style-type: none"> Expansion outside the existing UGB will directly generate and require increased generation of GHGs, through transportation and electricity consumption 	<ul style="list-style-type: none"> Expansion outside the existing UGB will directly generate and require increased generation of GHGs, through transportation and electricity consumption
<ul style="list-style-type: none"> Will the proposal for each study area result in an increase or decrease in greenhouse gas emissions? 	<ul style="list-style-type: none"> Increase 	<ul style="list-style-type: none"> Increase 	<ul style="list-style-type: none"> Increase
<ul style="list-style-type: none"> How does the proposal for each study area affect the community's efforts to reduce greenhouse gas emissions or otherwise mitigate adverse climate change activities? 	<ul style="list-style-type: none"> Expansion will have negative impacts on climate change and ability to reach community climate action goals, due to growth outside existing UGB and lack of potential for complete, 20-minute neighborhoods <u>Development on existing high quality soils will threaten local food production opportunities</u> 	<ul style="list-style-type: none"> Expansion will have negative impacts on climate change and ability to reach community climate action goals, due to growth outside existing UGB and lack of potential for complete, 20-minute neighborhoods 	<ul style="list-style-type: none"> Expansion will have negative impacts on climate change and ability to reach community climate action goals, due to growth outside existing UGB and lack of potential for complete, 20-minute neighborhoods
<ul style="list-style-type: none"> Are the study areas prone to natural hazards (fire, drought, landslide, flooding)? If so, are there actions that could promote resiliency amongst vulnerable populations? 	<ul style="list-style-type: none"> Equal risks 	<ul style="list-style-type: none"> Equal risks 	<ul style="list-style-type: none"> Equal risks
<p>4. Pollution prevention</p> <ul style="list-style-type: none"> Does the proposal for each 	<ul style="list-style-type: none"> Not enough information to determine if new regulations 	<ul style="list-style-type: none"> Not enough information to determine if new regulations 	<ul style="list-style-type: none"> Not enough information to determine if new regulations

ENVIRONMENTAL HEALTH QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
study area generate, or cause to be generated, products that can contaminate the environment? (i.e. stormwater runoff)	(wastewater service, stormwater standards, NR protections) will offset impacts of increased development <ul style="list-style-type: none"> New development, resulting in a displacement of existing wood stoves (and replacement with new technologies) may improve air quality 	(wastewater service, stormwater standards, NR protections) will offset impacts of increased development <ul style="list-style-type: none"> New development, resulting in a displacement of existing wood stoves (and replacement with new technologies) may improve air quality 	(wastewater service, stormwater standards, NR protections) will offset impacts of increased development <ul style="list-style-type: none"> New development, resulting in a displacement of existing wood stoves (and replacement with new technologies) may improve air quality
5. Resource efficiency <ul style="list-style-type: none"> Does the proposal for each study area make efficient use of limited natural resources? 	<ul style="list-style-type: none"> Due to lot configurations, proposed densities may be difficult to achieve Serving distant and non-central study areas would increase use of limited natural resources; with water and wastewater- using pumping energy, and car travel- using fossil fuel 	<ul style="list-style-type: none"> Due to lot configurations, proposed densities may be difficult to achieve Serving distant and non-central study areas would increase use of limited natural resources; with water and wastewater- using pumping energy, and car travel- using fossil fuel 	<ul style="list-style-type: none"> Due to lot configurations, proposed densities may be difficult to achieve <u>Long-narrow lots in this study area may prove more difficult to subdivide than other study areas</u> Serving distant and non-central study areas would increase use of limited natural resources; with water and wastewater- using pumping energy, and car travel- using fossil fuel <u>Although transit is present, new residents in area may not use it (particularly if more affluent)</u>
6. Overall, the effect of the proposal for each study area on environmental health would be: Negative/ somewhat	<ul style="list-style-type: none"> While increased regulations may have some positive effects on environmental health where new development displaces 	<ul style="list-style-type: none"> While increased regulations may have some positive effects on environmental health where new development displaces 	<ul style="list-style-type: none"> While increased regulations may have some positive effects on environmental health where new development displaces

ENVIRONMENTAL HEALTH QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
negative/ somewhat positive/ positive/ not enough information	existing development built to a lower standard of environmental protection, the inherent dependence on fossil fuels resulting in greenhouse gas emissions will have an overall negative effect	existing development built to a lower standard of environmental protection, the inherent dependence on fossil fuels resulting in greenhouse gas emissions will have an overall negative effect	existing development built to a lower standard of environmental protection, the inherent dependence on fossil fuels resulting in greenhouse gas emissions will have an overall negative effect

ECONOMIC PROSPERITY QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
1. Infrastructure and government <ul style="list-style-type: none"> How will the proposal for each study area benefit the local economy? 	<ul style="list-style-type: none"> Construction activity creates jobs, benefiting local economy Taxes will be directed to city instead of county, however cost of services (capital and ongoing) will outweigh revenue 	<ul style="list-style-type: none"> Construction activity creates jobs, benefiting local economy Taxes will be directed to city instead of county, however cost of services (capital and ongoing) will outweigh revenue 	<ul style="list-style-type: none"> Construction activity creates jobs, benefiting local economy Taxes will be directed to city instead of county, however cost of services (capital and ongoing) will outweigh revenue
<ul style="list-style-type: none"> Is the investment in infrastructure required for each study area designed to optimize the use of resource over the long-term? 	<ul style="list-style-type: none"> Capacity of urban reserves may optimize investment in infrastructure over the long-term 	<ul style="list-style-type: none"> Capacity of urban reserves may optimize investment in infrastructure over the long-term 	<ul style="list-style-type: none"> Capacity of urban reserves may optimize investment in infrastructure over the long-term <u>Bloomberg/McVay may have highest possibility and capacity for urban reserves</u>
<ul style="list-style-type: none"> Can the proposal be funded partially or fully by grants, user fees or charges, staged development, or partnering with another agency? 			<ul style="list-style-type: none"> <u>Fire station costs may be shared with Springfield if they expand to south</u> <u>I-5 interchange improvements may be funded</u>

ECONOMIC PROSPERITY QUESTIONS:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
			<u>by ODOT</u>
2. Employment and training <ul style="list-style-type: none"> Will the proposal for each study area enhance job training? 			<ul style="list-style-type: none"> <u>Proximity to LCC for job training</u>
<ul style="list-style-type: none"> Does the location of the study area provide access to job centers through transit or other alternatives to auto commuting? 	<ul style="list-style-type: none"> New homes in expansion areas may attract retirees from out of state, making proximity to job centers irrelevant 	<ul style="list-style-type: none"> New homes in expansion areas may attract retirees from out of state, making proximity to job centers irrelevant 	<ul style="list-style-type: none"> <u>LCC as job center</u> <u>Service by transit/EmX in future to other job centers</u> <u>Proximity to I-5 provides direct access to many regional job centers</u> New homes in expansion areas may attract retirees from out of state, making proximity to job centers irrelevant
3. Diversified and innovative economy <ul style="list-style-type: none"> Will the proposal for each study lead to new opportunities for job creation? 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No 	<ul style="list-style-type: none"> No
4. Overall, the effect of the proposal for each study area on economic prosperity would be: Negative/ somewhat negative/ somewhat positive/ positive/ not enough information	<ul style="list-style-type: none"> There is a high risk of development not occurring in anticipated densities, making investment in infrastructure a significant financial loss 	<ul style="list-style-type: none"> There is a high risk of development not occurring in anticipated densities, making investment in infrastructure a significant financial loss 	<ul style="list-style-type: none"> There is a high risk of development not occurring in anticipated densities, making investment in infrastructure a significant financial loss, <u>this risk may be higher in the Bloomberg/McVay study area due to existing lot configurations</u>

7 PILLARS OF ENVISION EUGENE:			
QUESTION	BAILEY HILL/ GIMPL HILL	CREST/ CHAMBERS	BLOOMBERG/ MCVAY
1. Which of the study areas is most consistent with the 7 Pillars of Envision Eugene?	Participants in this TBL evaluation found little or no support for the 7 Pillars of Envision Eugene in any of the three study areas during the 20-year planning horizon. Urban reserves, however, and longer-range planning could lead to a positive outcome.		