

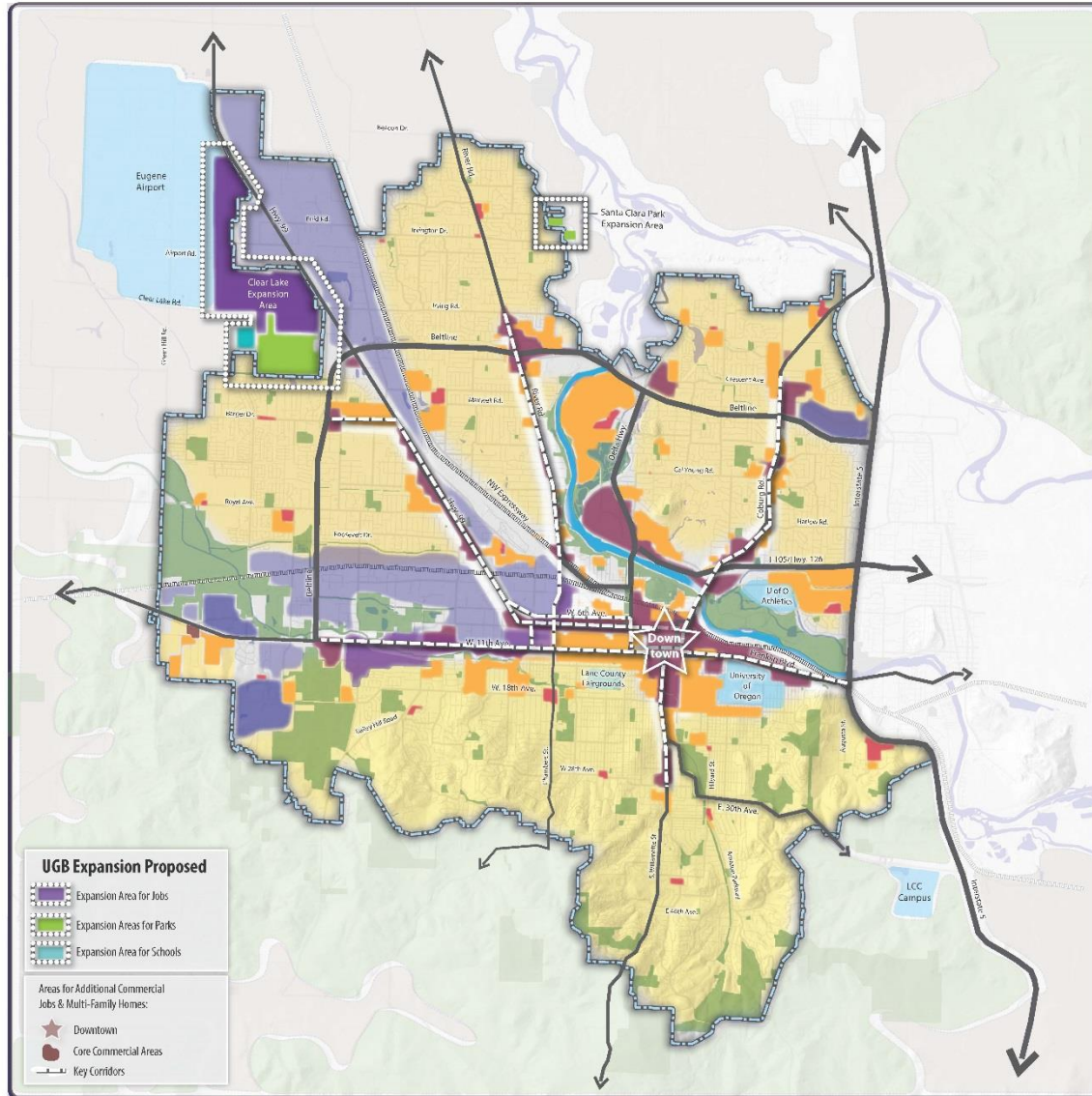
South Willamette Special Area Zone

Eugene City Council Work Session
October 21, 2015



envision
EUGENE

Envision Eugene Community Vision



The 7 Pillars of Envision Eugene



- Economic opportunities
- Affordable housing
- Climate and energy
- Compact development and efficient transportation
- Neighborhood livability
- Natural resources
- Flexible implementation

South Willamette Goals

- Enhance the district as a walkable neighborhood of homes, shops, and public spaces
- Promote compatible design transitions
- Promote compact growth along a key corridor and near a core commercial area

South Willamette Process

- Visioning and Concept Plan
2010 - 2013
- Code Concepts, Analysis and Testing
2013 - 2014
- Special Area Zone Development
2014 - 2015
- Formal Adoption Process
2015

South Willamette Concept Plan

- Engage the community in finding **BALANCE**
- Create an **ACTIONABLE** vision
- Demonstrate **COMMITMENT** to compact growth and compatible design



Concept Plan Implementation



1 Updating regulations to align with the community vision

2 Enhancing public infrastructure such as streets and parks

3 Investing in certain kinds of redevelopment projects

Concept Plan Implementation

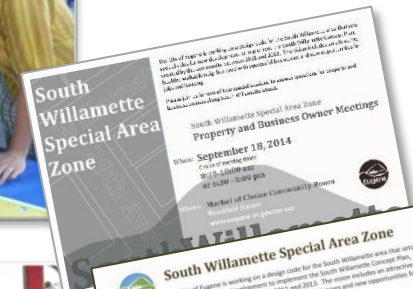
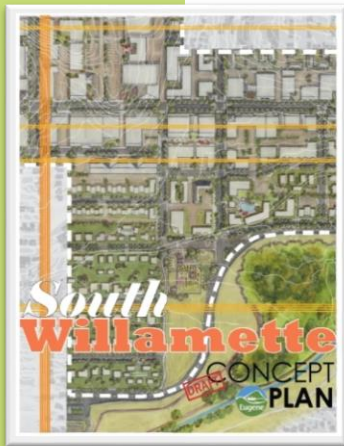


The City is NOT:

- Making anyone move
- Developing properties
- Making anyone redevelop their property

**Existing uses
can stay!**

Public Engagement Timeline 2013-2014



Open House with Planning Commission

Community Event "Beyond the Travel Lanes"

Stakeholder Event – AIA "Test Drive"

Summer Community Event Outreach

Stakeholders Meetings & Community Workshop

April

September

May

June

September

2013

2014

2014 Stakeholder Event – AIA “Test Drive”



- Professionals test the proposed code concepts against built projects
- Sites in the study boundary are tested for feasibility

2014 Public Engagement – Summer Events

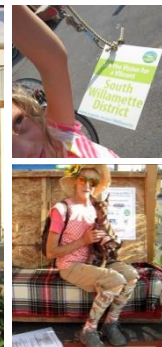


Neighborhood Picnics
 Friendly Neighbors
 Crest Citizens
 Southeast Neighbors



Door To Door Canvassing
 Individual meetings with all business people along Willamette Street

South Willamette
 South Willamette
 South Willamette
 unique
 inviting
 neighborly
 healthy beautiful sustainable
 safe navigable bikeable active
 identifiable vibrant diverse
 good for business walkable

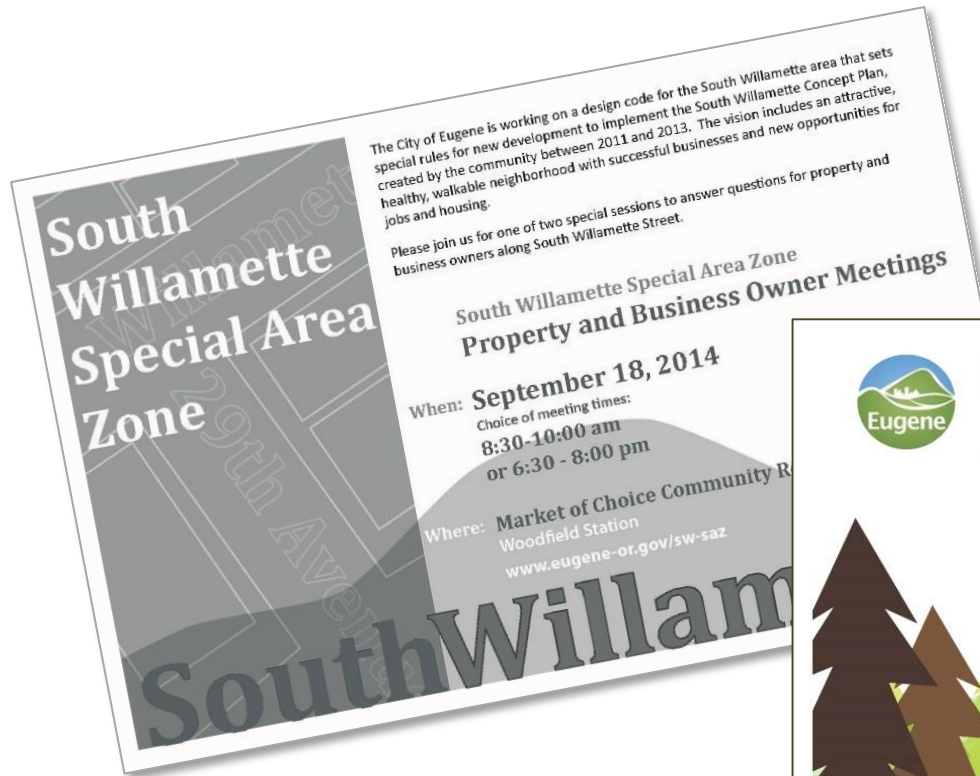


South Willamette ArtWalk Parklet
 Collaboration between City of Eugene, UO architecture students & Arriving by Bike



Other Events
 Stakeholders Meeting
 Neighborhood Board Meetings

2014 Community Workshops- Autumn Events



South Willamette Special Area Zone

The City of Eugene is working on a design code for the South Willamette area that sets special rules for new development to implement the South Willamette Concept Plan, created by the community between 2011 and 2013. The vision includes an attractive, healthy, walkable neighborhood with successful businesses and new opportunities for jobs and housing.

Please join us for one of two special sessions to answer questions for property and business owners along South Willamette Street.

**South Willamette Special Area Zone
Property and Business Owner Meetings**

When: September 18, 2014
Choice of meeting times:
8:30-10:00 am
or **6:30 - 8:00 pm**

Where: Market of Choice Community R
Woodfield Station
www.eugene-or.gov/sw-saz



 **South Willamette Special Area Zone**

The City of Eugene is working on a design code for the South Willamette area that sets special rules for new development to implement the South Willamette Concept Plan, created by the community between 2011 and 2013. The vision includes an attractive, healthy, walkable neighborhood with successful businesses and new opportunities for jobs and housing.

Please join us for a public workshop to review the proposed design code standards and to have your questions answered.

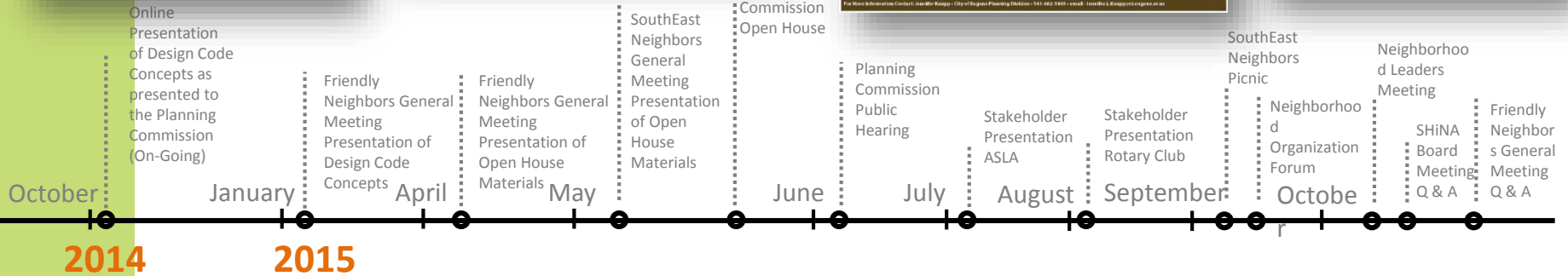
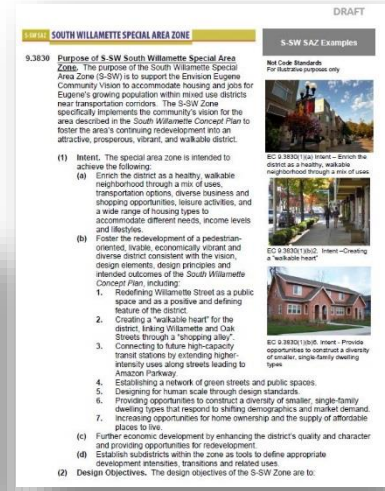
Community Workshop

September 24, 2014
6:00-9:00 PM

Hilyard Community Center
2580 Hilyard Street

www.eugene-or.gov/sw-saz

Public Engagement Timeline 2014-2015



Special Area Zone



Vision

Regulations

Key Design Code Concepts

- Building Types and Heights
- Great Streets
- Development Transitions
- Design Standards
- Housing Diversity
- Parking Strategies
- Design Review

Building Types & Heights



Mixed Use



Apartments/Condos



Apartments and Condos with Row House Character



Row House Allowed (Single Family Options)



Single Family Options (Cottage Clusters, Courtyard Housing, Single Family Detached, Secondary Dwelling, Alley Access Lots)



Building Height Change

Height Change

- Changes in height between existing and proposed maximums
- Ranges from:
 - 4 story **increase** (dark brown)
 - No change (grey)
 - 9 story **decrease** (dark green)



Height Change

- Changes in height between existing and proposed maximums
- Large decrease (4 – 6 story)
- Medium decrease (.5 – 1.5 story)
- No change



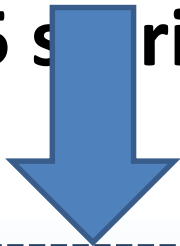
Building Types & Heights

**Currently Allowed
in C-2 Zone: 120'
(10-12 stories)**



Building Types & Heights

Lower height to
5 stories maximum

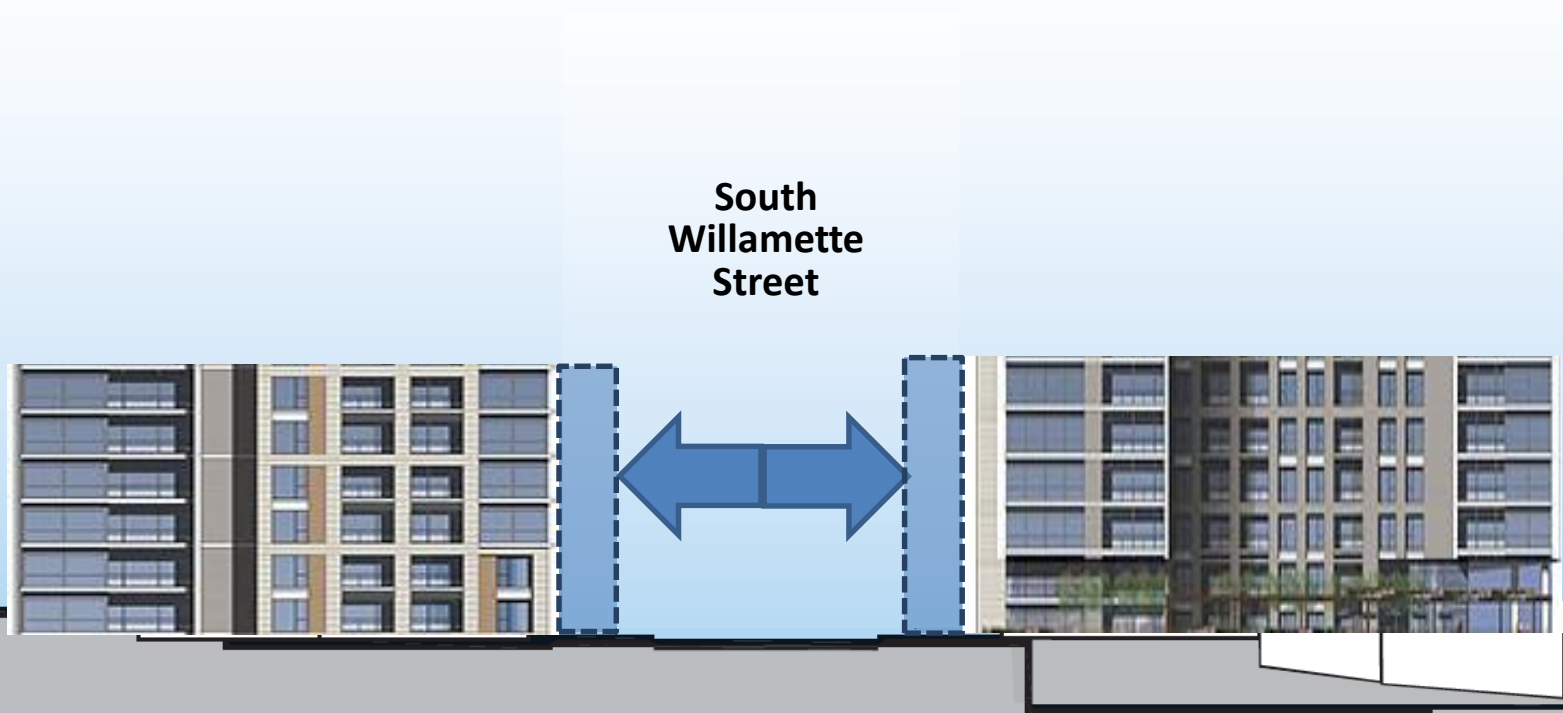


South
Willamette
Street



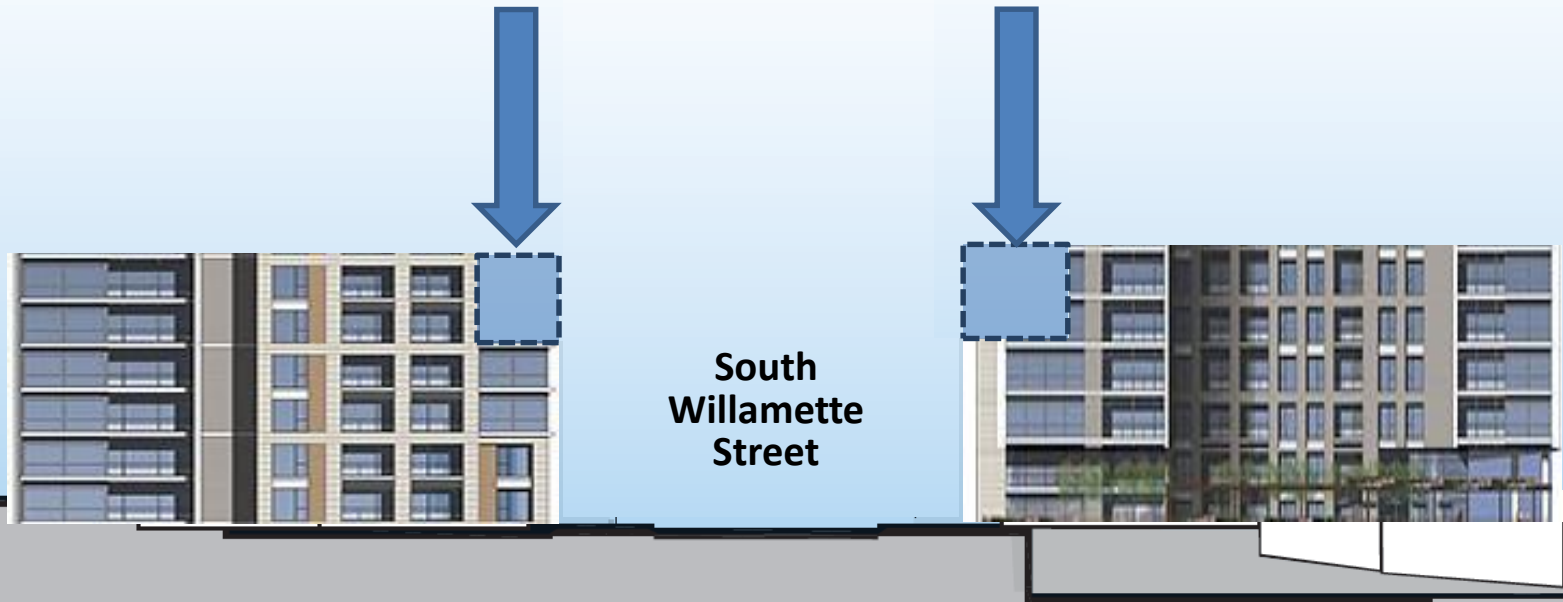
Building Types & Heights

Add a
16-foot SETBACK

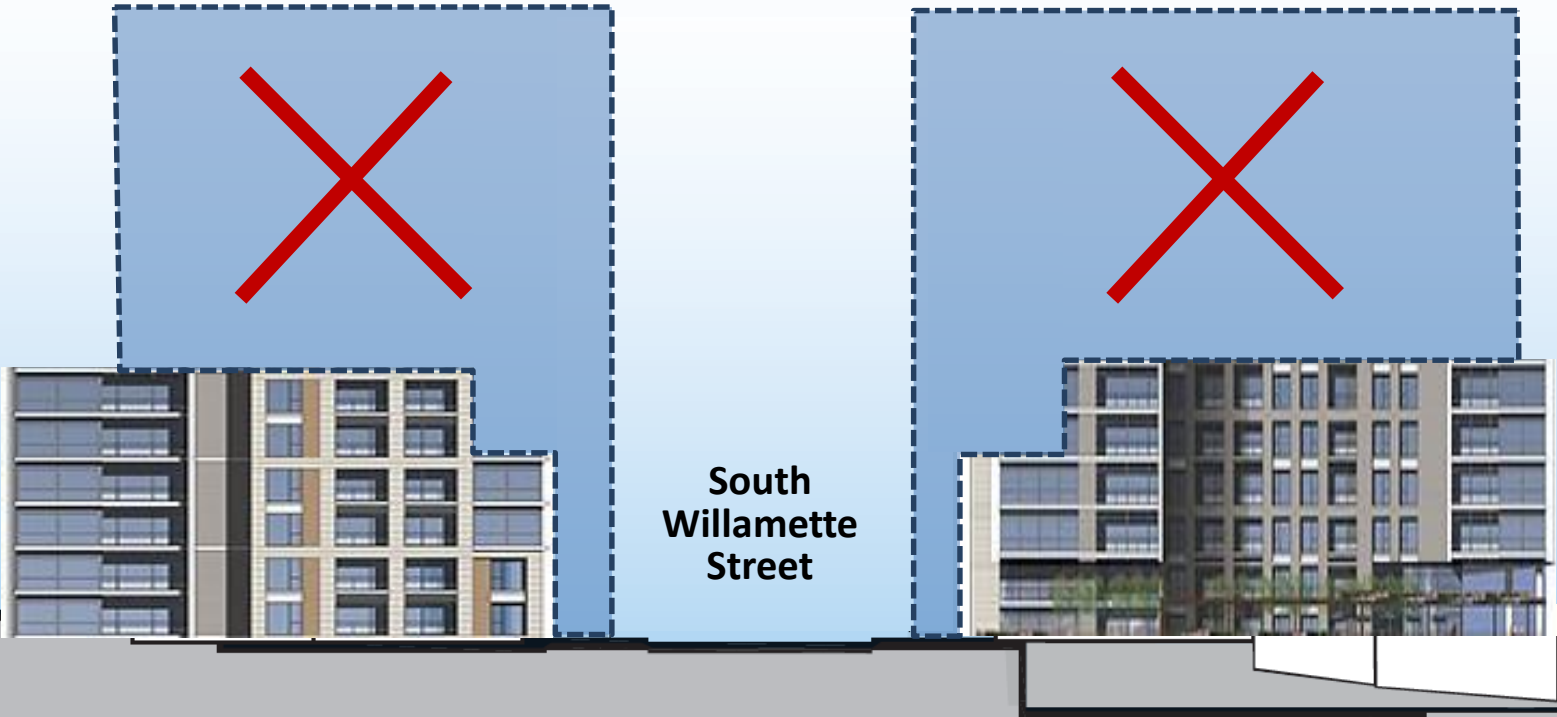


Building Types & Heights

**Add a STEPBACK
at 3 stories**



Building Types & Heights



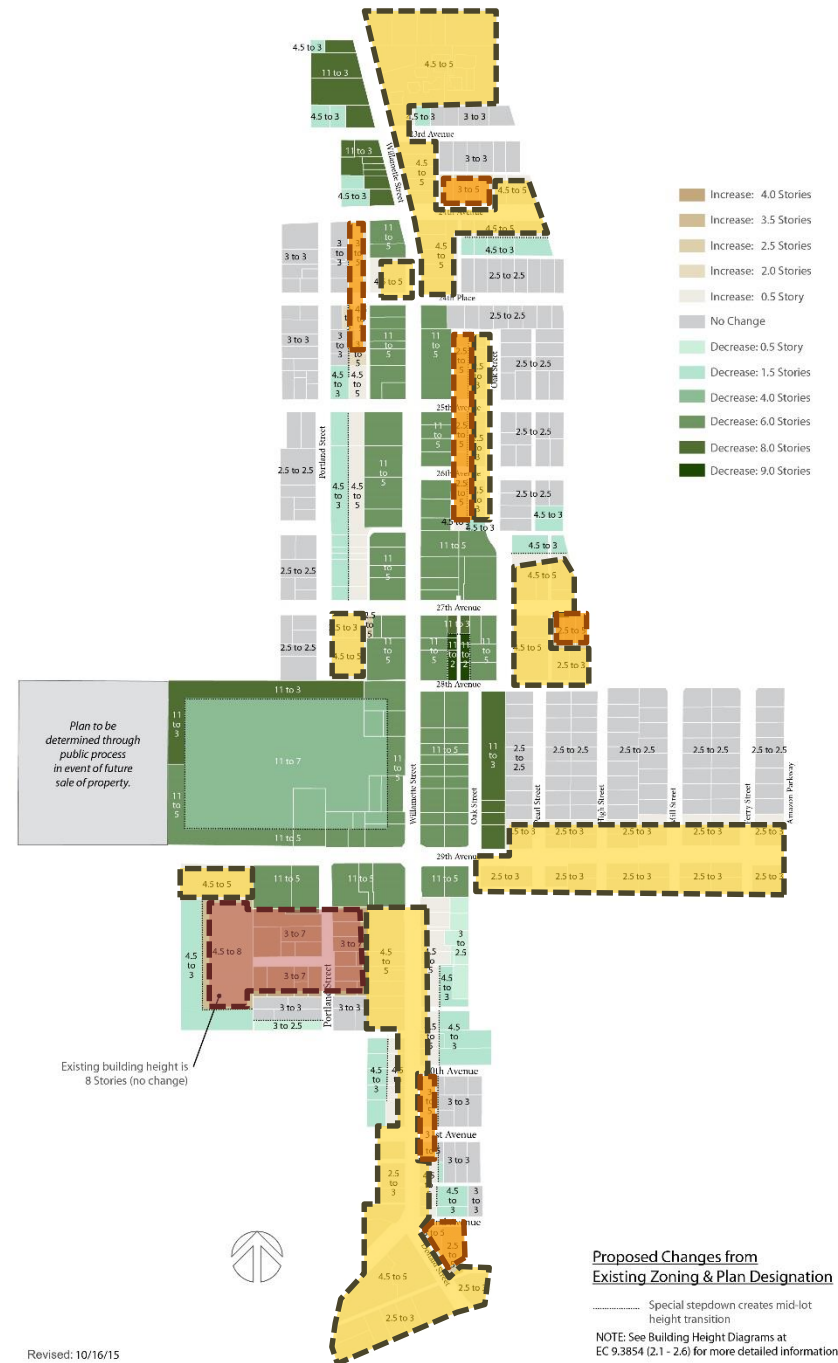
Building Types & Heights

- Protects views
- Reduces shading/opens light
- Lowers apparent height of buildings from street

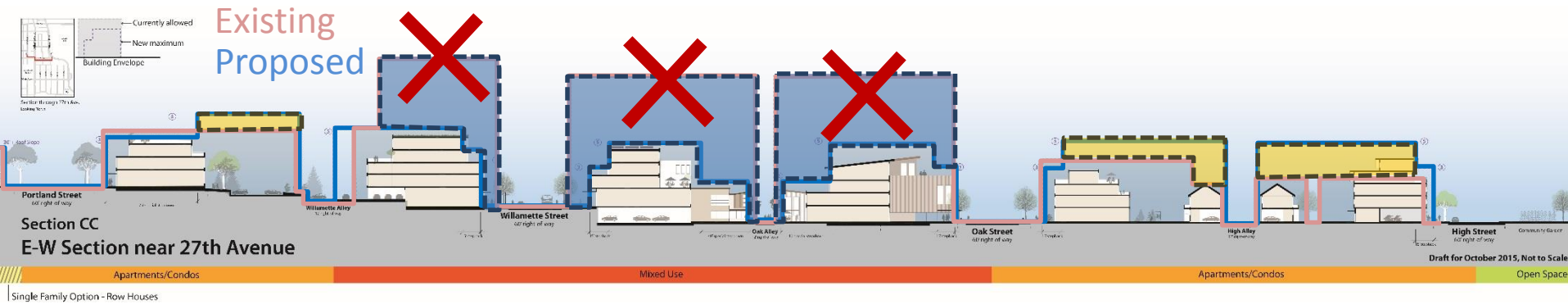


Height Change

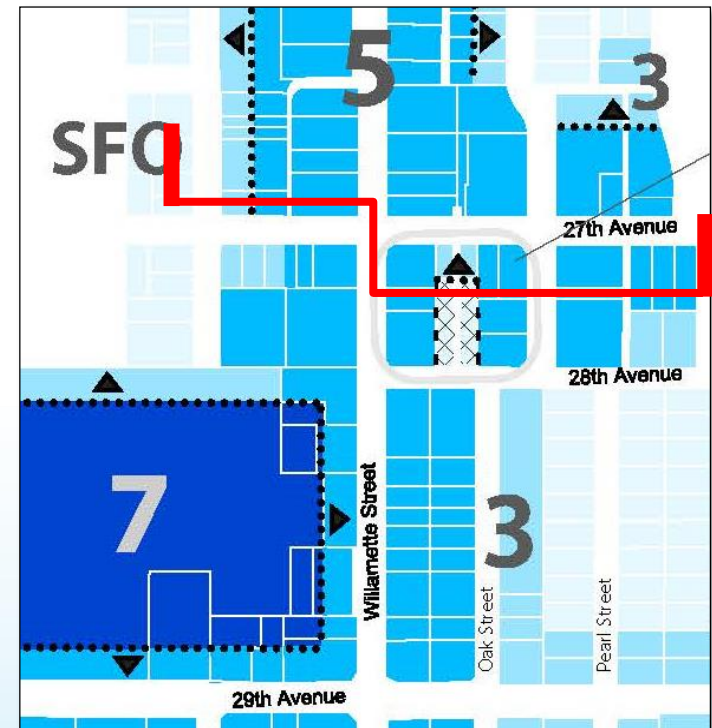
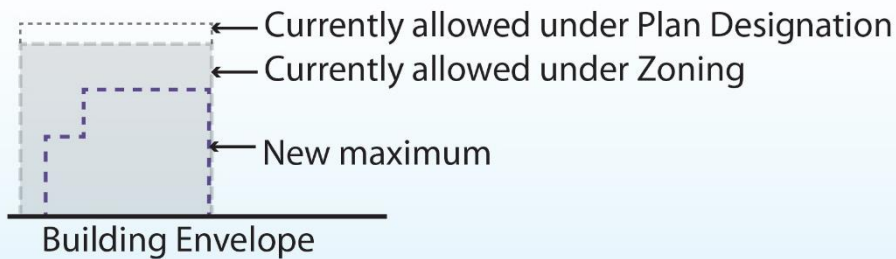
- Changes in height between existing and proposed maximums
- Small increase (1/2 story)
- Medium increase (2 – 2.5 story)
- Large increase (3.5 – 4 story)



Height Limits: Willamette Street at 27th Avenue



- Height limits with existing maximums and proposed

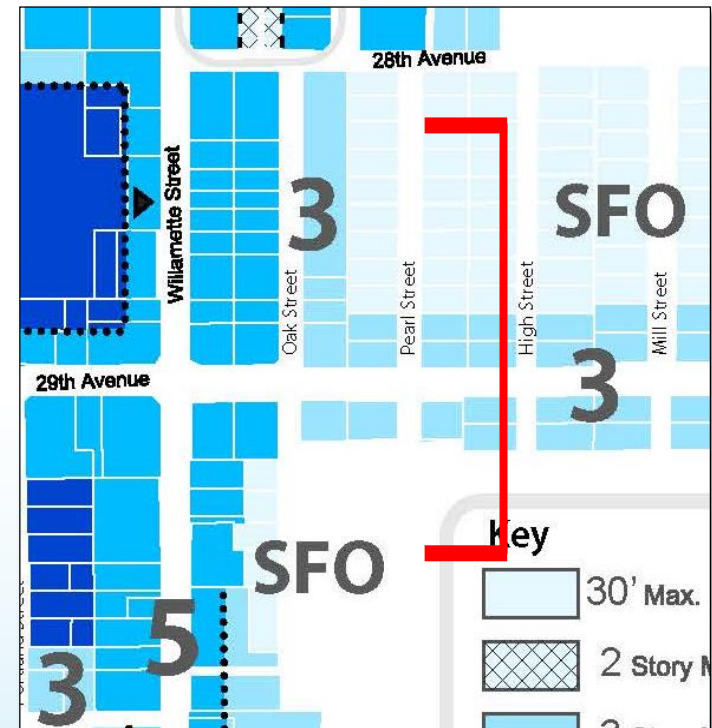
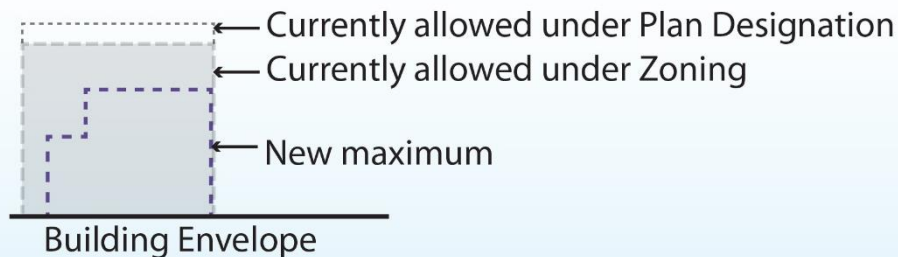


Height Limits: 29th Avenue at High Street

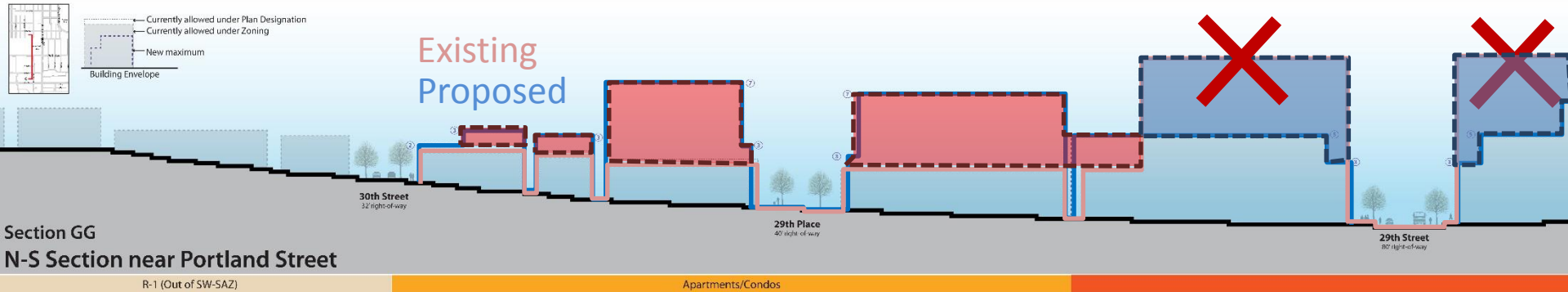
Existing
Proposed



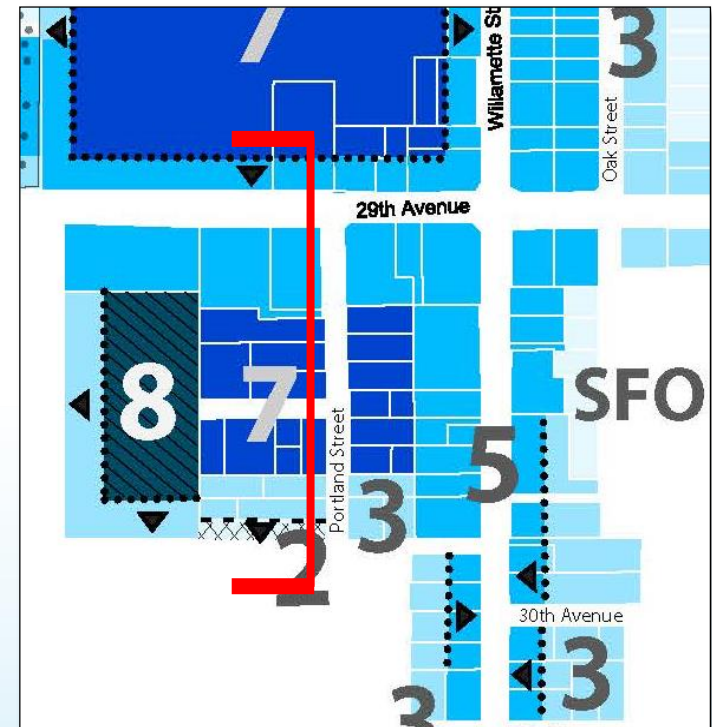
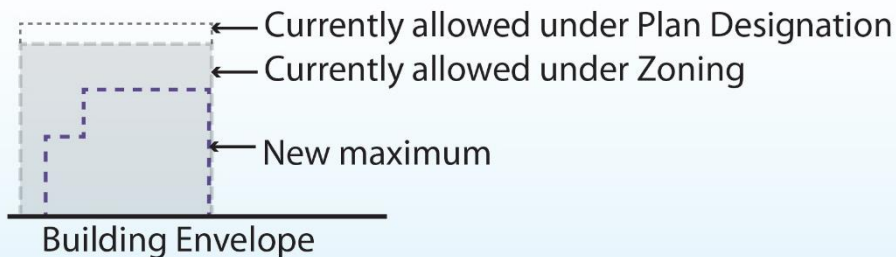
- Height limits with existing maximums and proposed



Height Limits: Portland Street south of 29th Avenue



- Height limits with existing maximums and proposed



Height Change

- Proposed increases in maximum height on **R-1** with single-family Metro Plan designation
- Small increase (1/2 story)
- Moderate increase (2 – 2.5 story)



Great Streets

South
Willamette
Street



**Current
Condition**

**South
Willamette
Street**

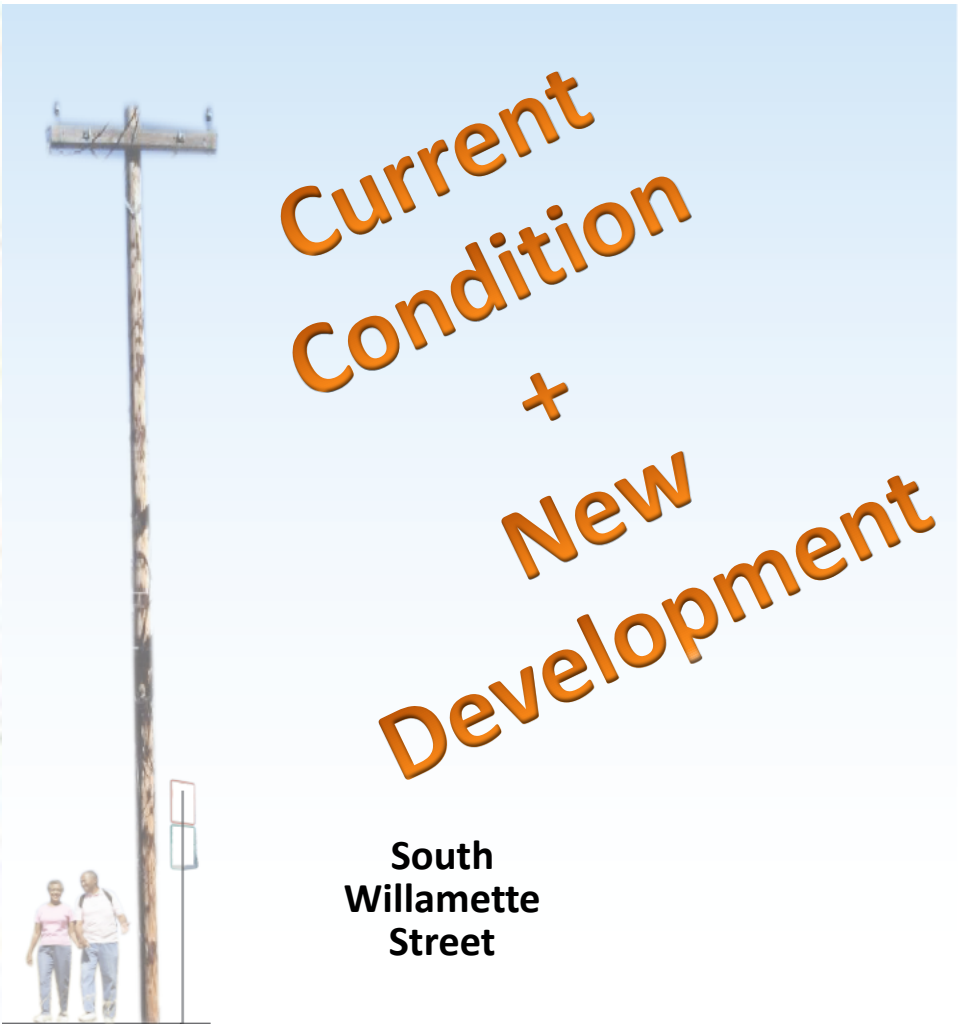


Existing Semi-Public
Parking Lot

Sidewalk

Existing Street

Up to 9'



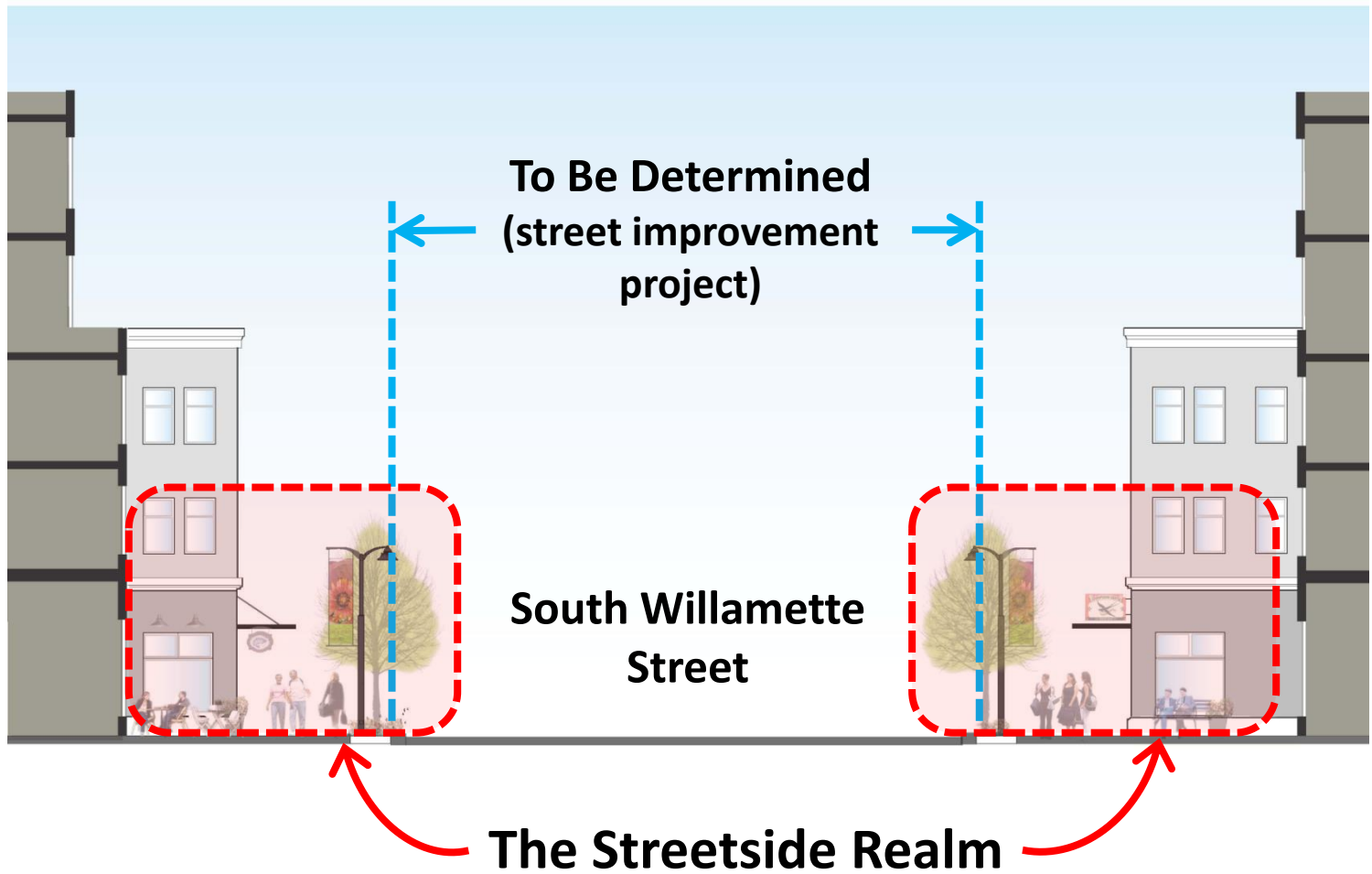
**Current
Condition
+
New
Development**

**South
Willamette
Street**

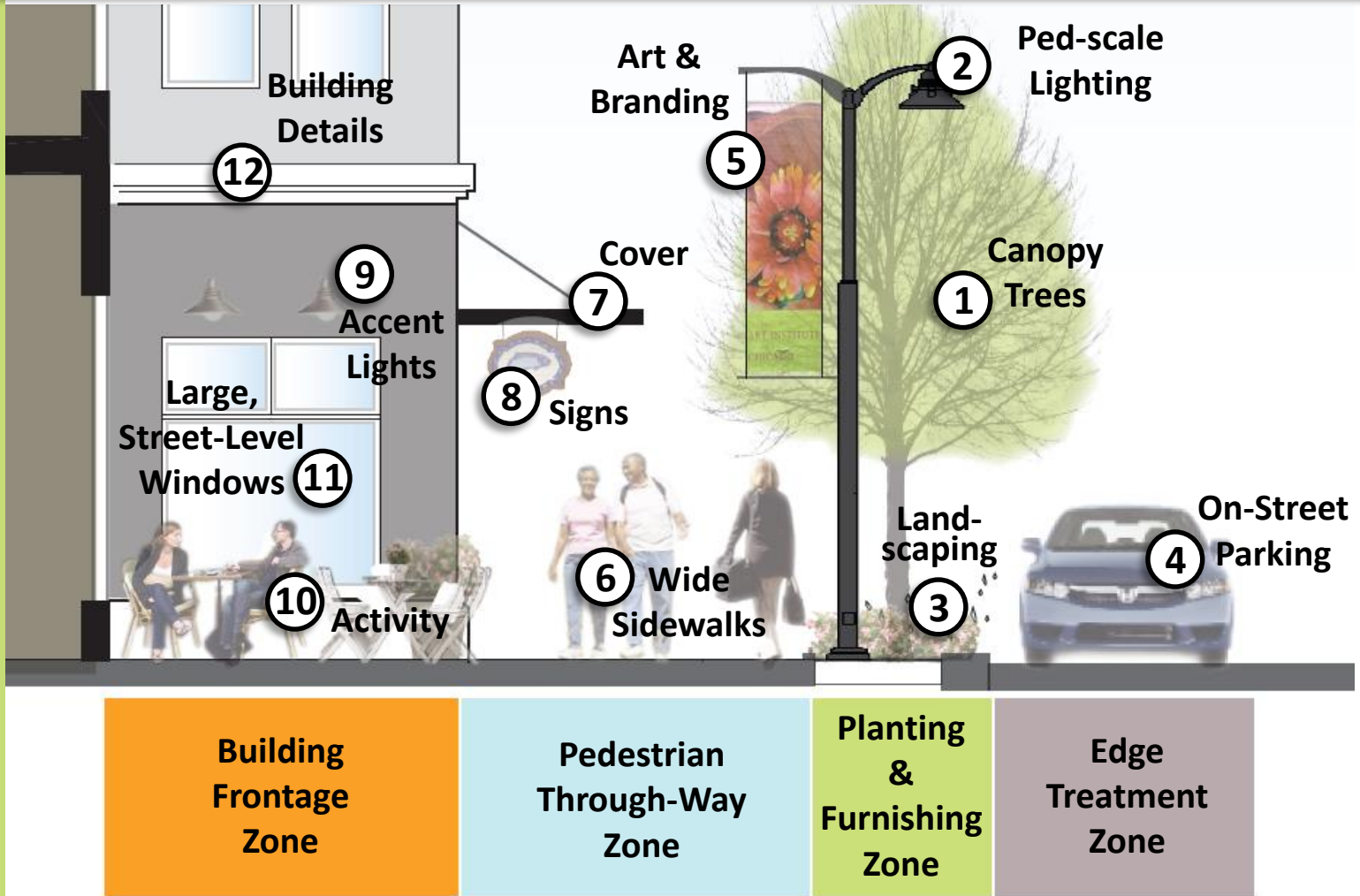


Up to 9'

Great Streets



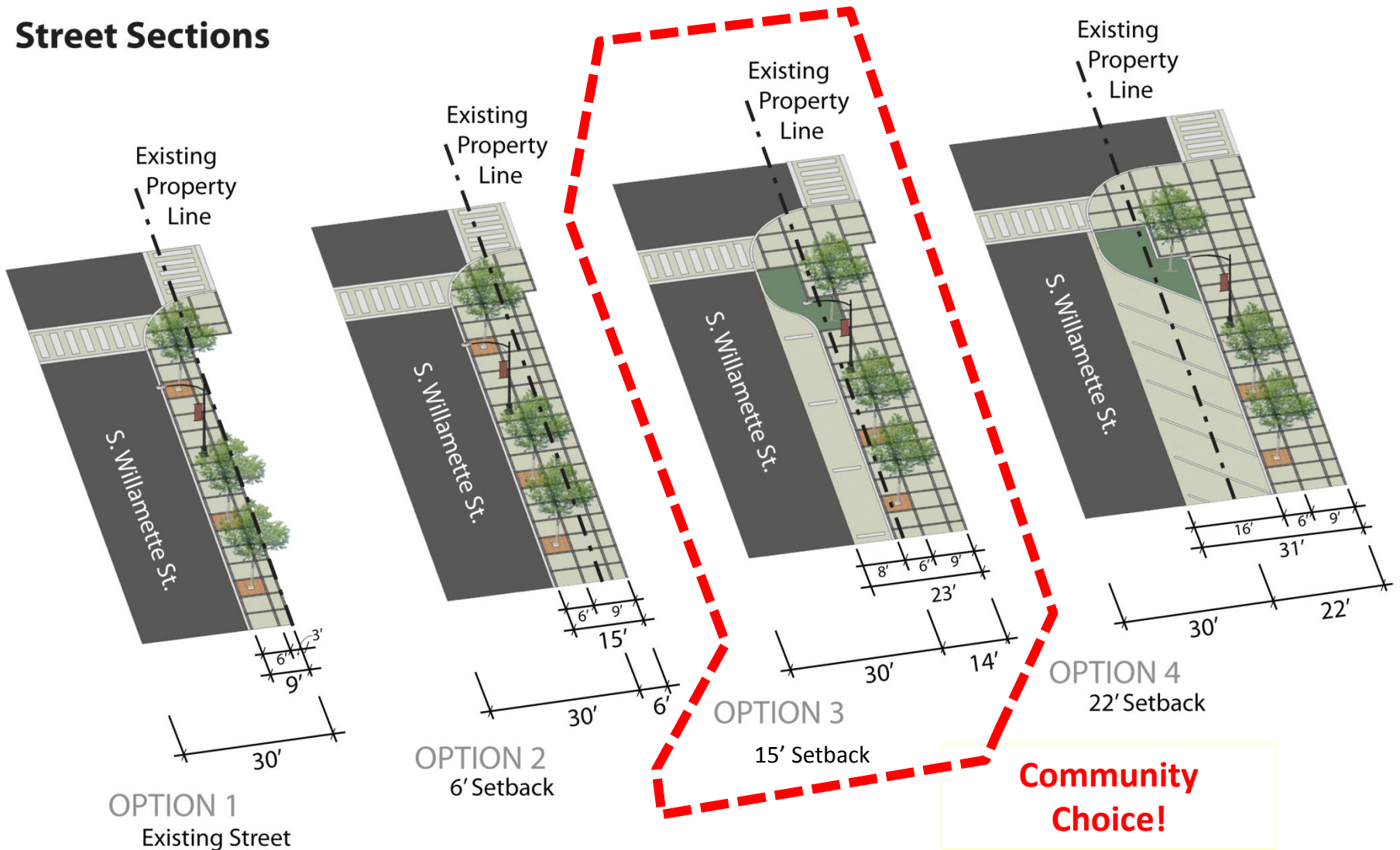
Great Streets



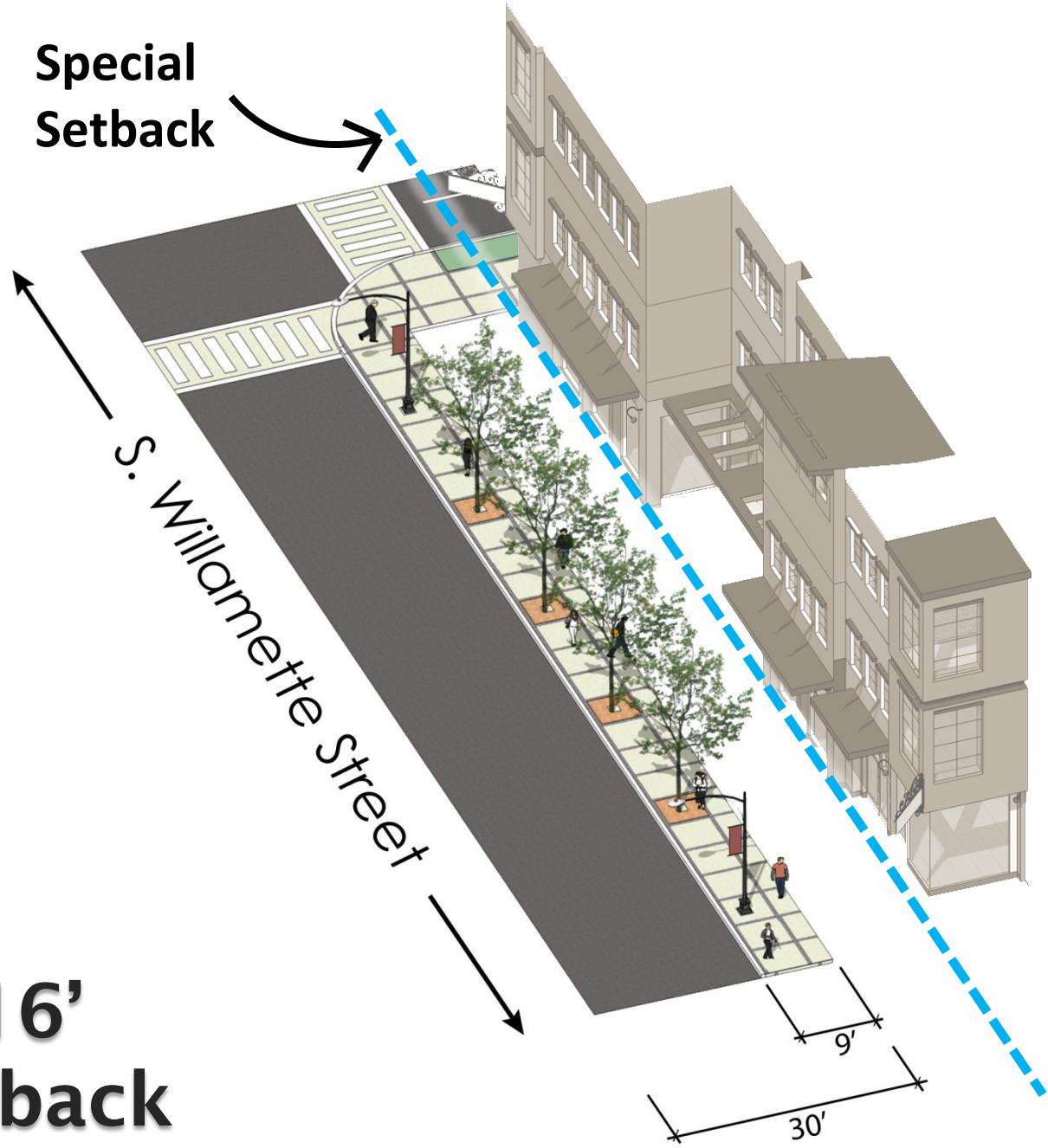
Elements of the Street-Side Realm

Great Streets - S-SW MU/AR Proposed Code Standard - Willamette Street - Special Set-Back

Street Sections

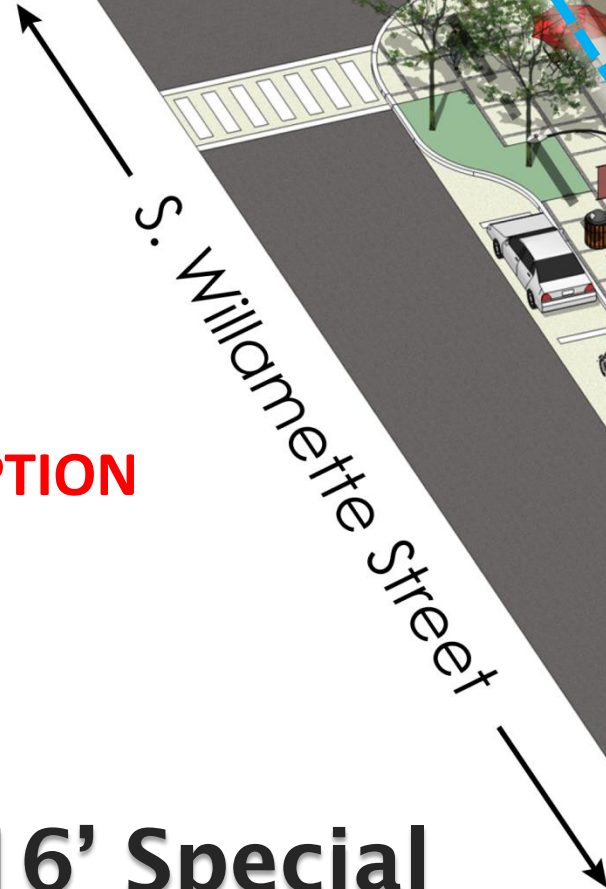
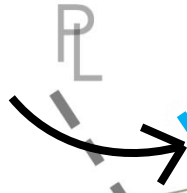


**Special
Setback**



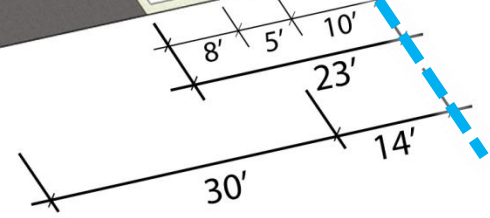
**Proposed 16'
Special Setback**

Special
Setback



Allowed as an **OPTION**
at the time of
redevelopment

**Proposed 16' Special
Setback (long-term)**

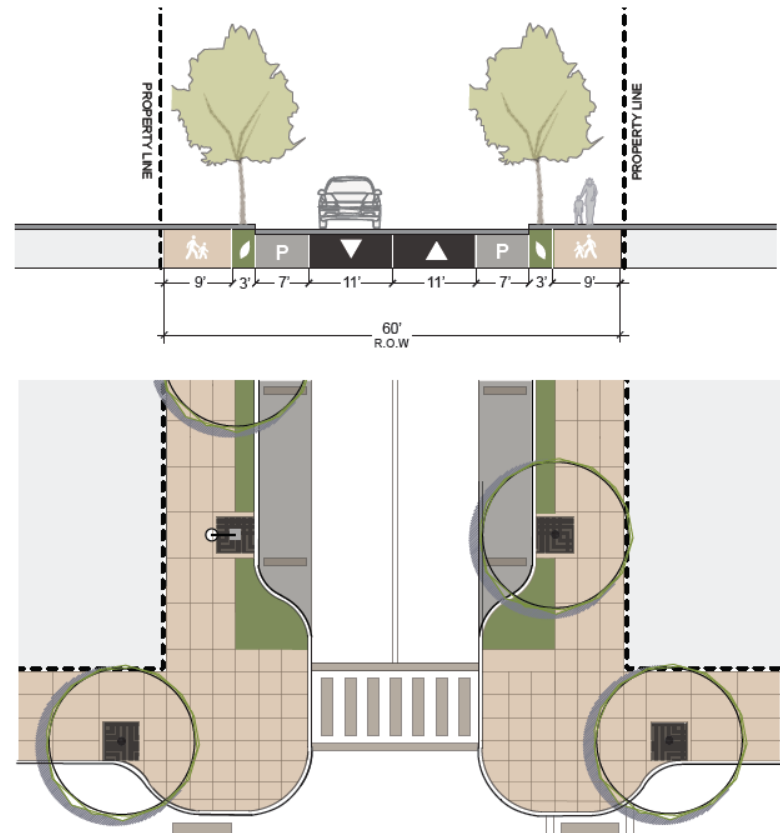


Great Street - S-SW Street Design Standards

- Establish street types and locations
- Set standards for key dimensions, features, and material types
- Similar to guidance in S-DR zone

Eugene Code

Figure 9.3850(7)(e) S-SW Zone Street Type 3
Mixed Use Side Street, 60' R.O.W



Great Streets – Pedestrian Realm



Eugene, OR: Pearl St.

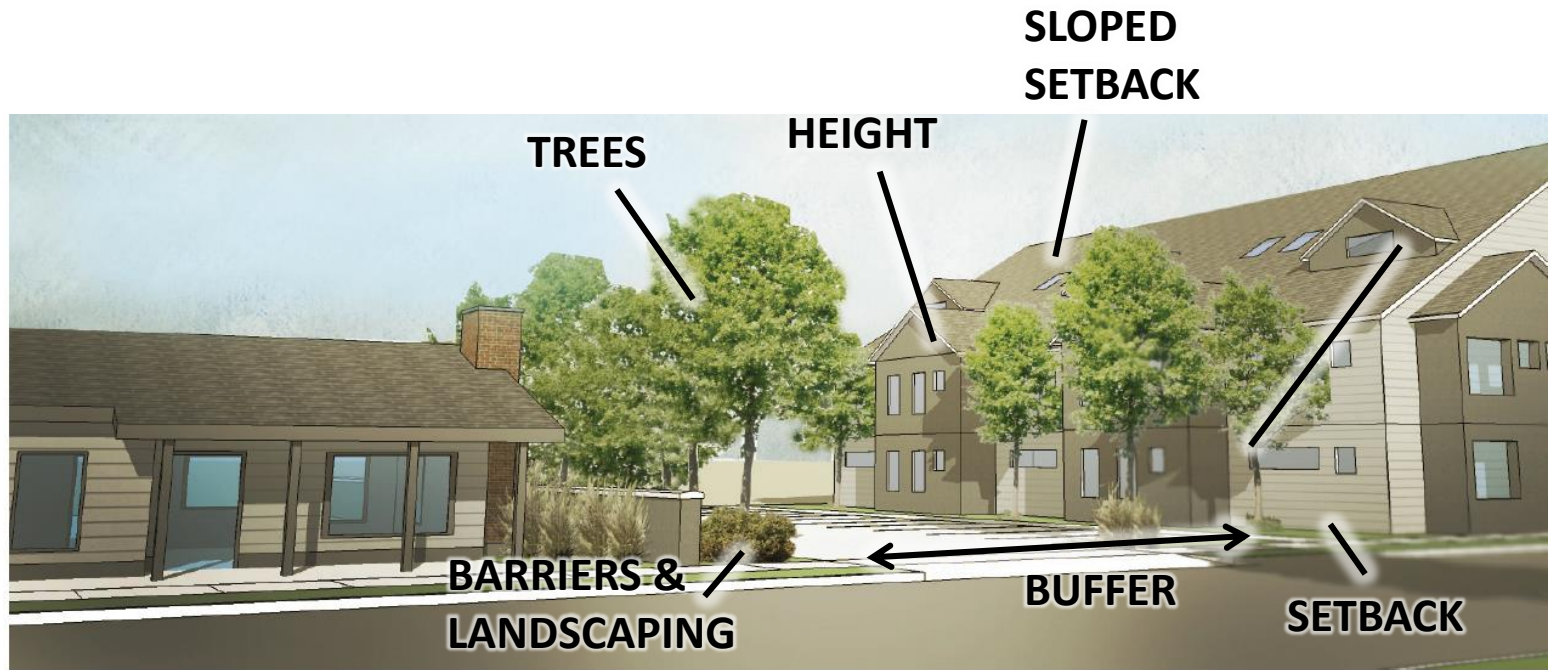
Transitions

- Transition building types across the district
- New housing types play role in creating smooth transition



S-SW Transitions Concepts

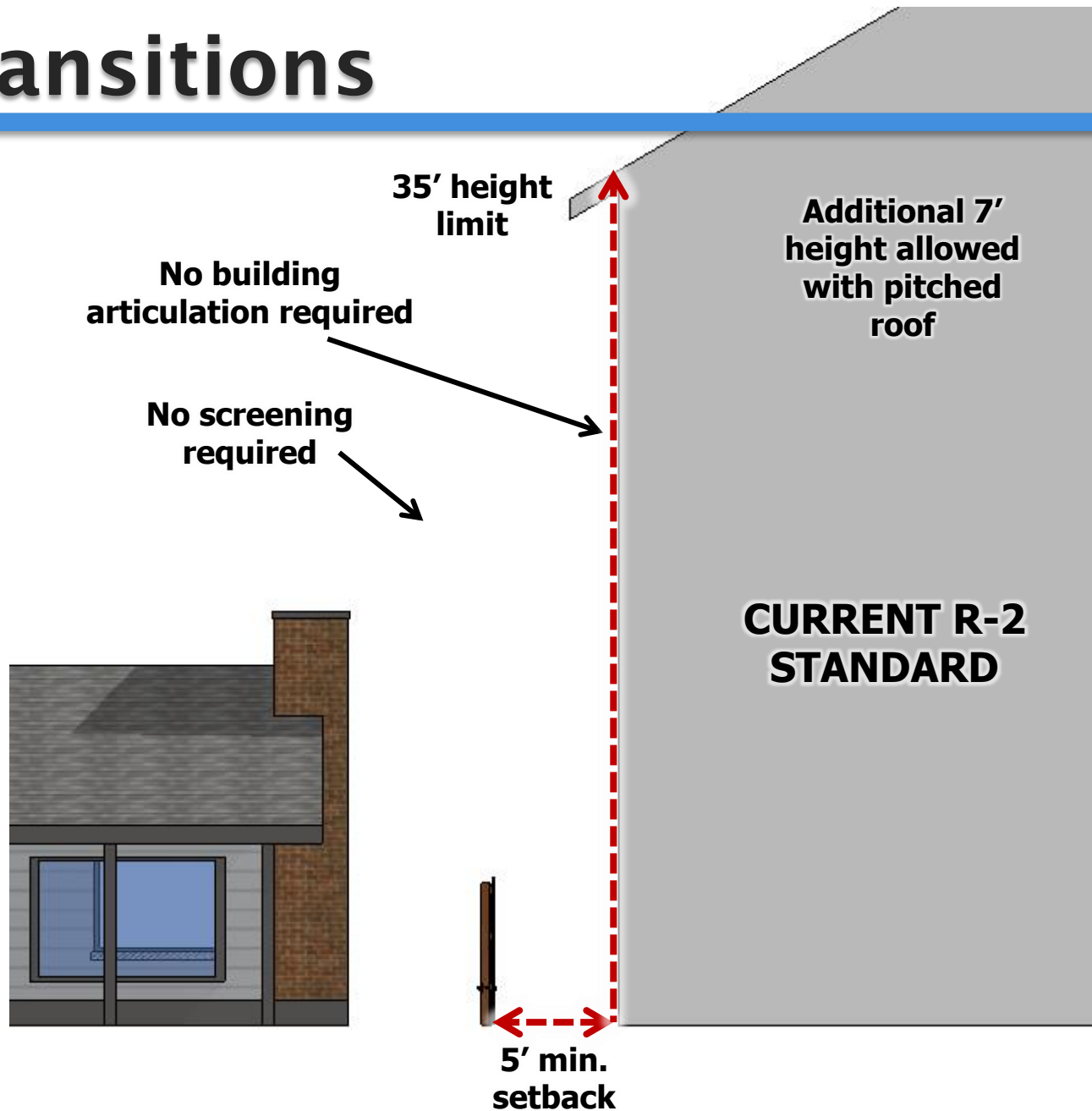
DRAFT



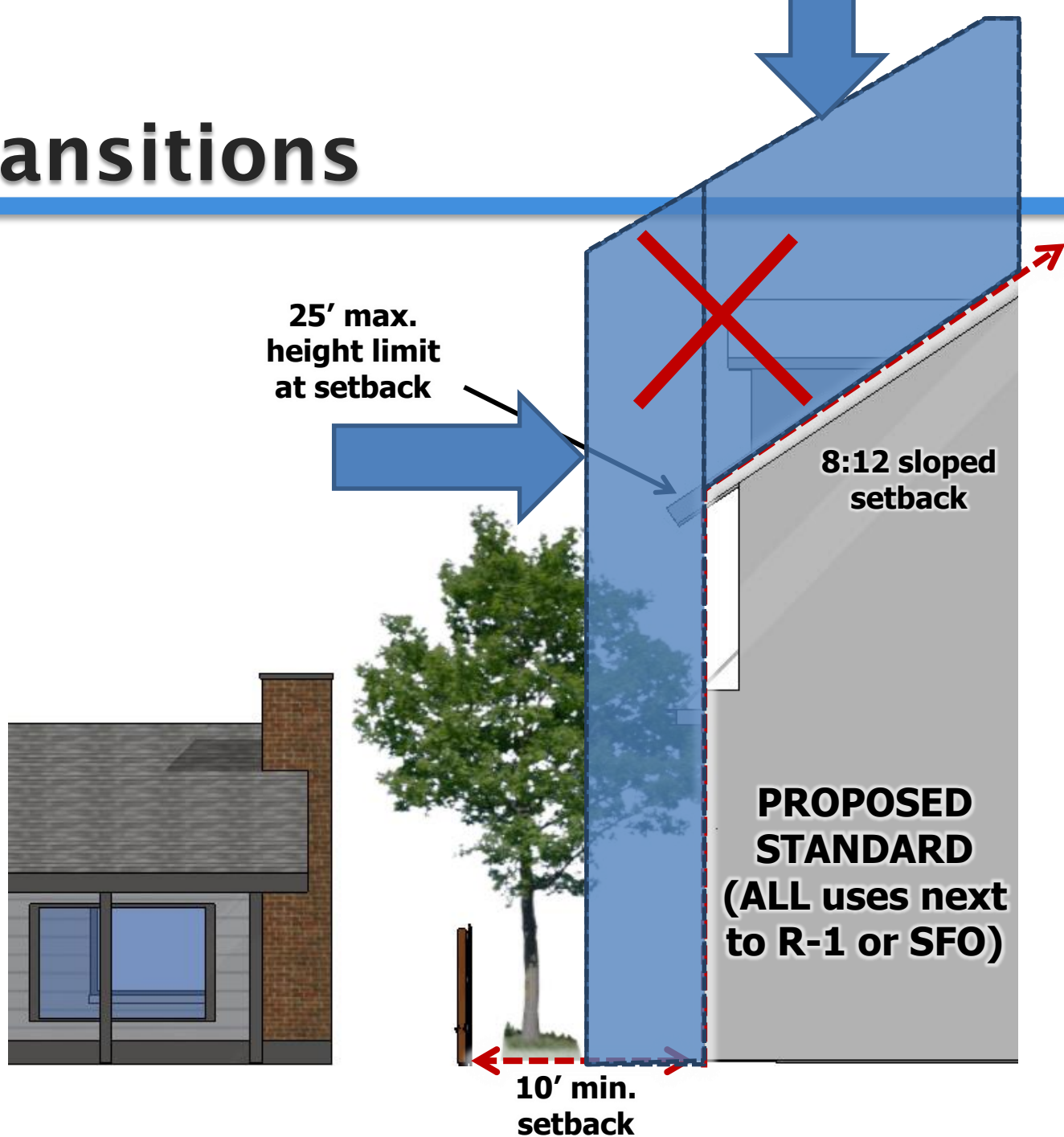
Building form transition strategies

Building type as transition

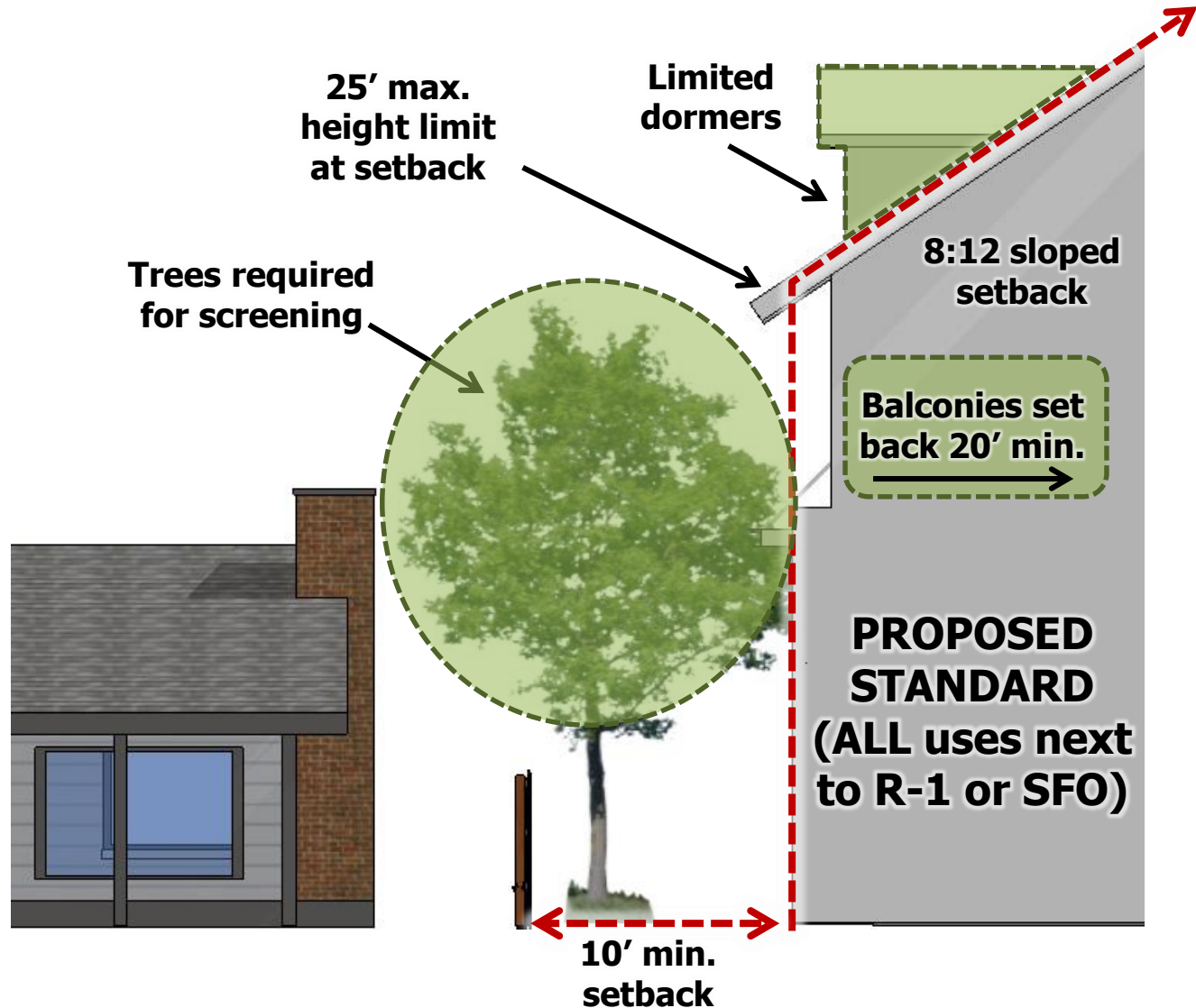
Transitions



Transitions



Transitions

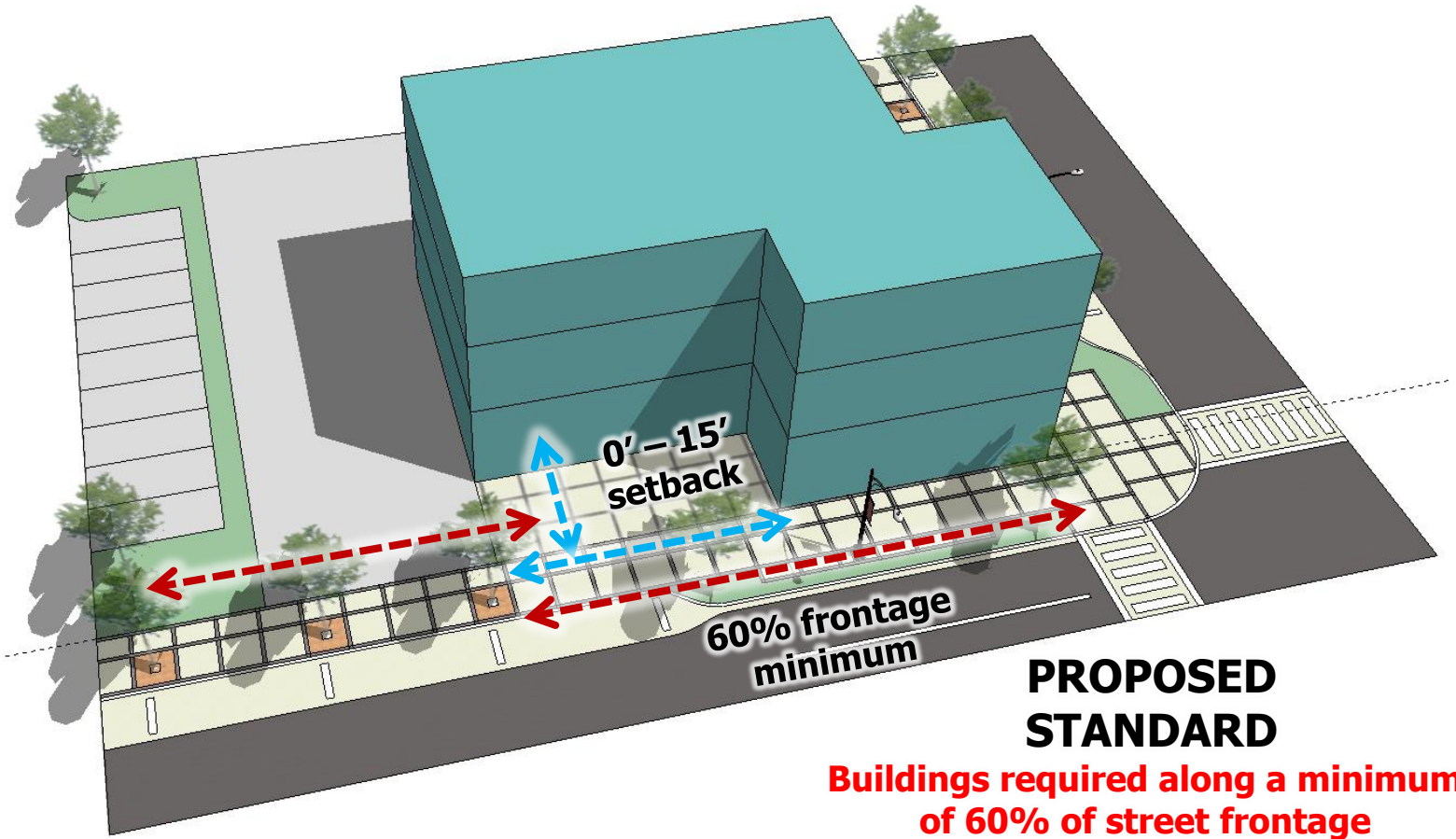


Design Standards + Options

- New clear/objective design standards for buildings
- Special standards for each subdistrict
- Menu of options to comply with standards



S-SW MU/AC Proposed Code Standard - Building Frontage



S-SW MU/AR Proposed Code Standard - Entrances

PROPOSED STANDARD

At least (2) of the following required:

Transom windows

Recessed entrance

Architectural treatment

Special trim or casing

Illumination within 10 feet of entrance



Center Court Building – Broadway Commerce Center

Housing Diversity

- Design standards for each type
- Simplify permit process
- Row houses only in designated areas (S-SW/SFO/RH)



Single Family Options (SFO) - Subdistrict



Rowhouse



Courtyard



Other Types

- Single-Family Detached
- Duplex
- Narrow House
- SDU



Cottage Cluster



Single Family Options - Subdistrict



Siting Considerations

- Set-Backs
- Relationship to the Street
- Open Space
- Landscape Standards
- Access



Building Form

- Scale
- Massing
- Projections



Architectural Detailing

- Door & Window Trim
- Fascia Detail
- Eaves
- Porch Detail



Materials & Finish

- Accent Materials
- Cladding Changes
- Color Changes



Sustainable Features

- Solar Siting
- Solar Panels
- Rainwater Catchment
- Ecoroofs

Parking

- 237spaces* of on-street parking
- Minimum requirements similar to other special area zones (note: downtown has no minimum)
- District parking strategy



Pearl St. Garage

~237 Spaces*

Design Review

- “Alternative path” approval process
- Allows greater flexibility and design freedom to better meet the community vision
- Similar to current process with significantly improved design criteria
- Minimum requirement: achieve equivalent or higher quality design than is required by clear & objective standards

Next Steps – Council Process

October 21

Council Work Session

Community Information Session

Additional Events TBD

Council Public Hearing

Council Work Session

Council Action



What We've Heard

- Willamette Street setbacks, height, design standards supported
- Benefits of the plan to area residents and businesses
 - Fixes Applebee's and Capstone problems
 - Provides new small housing types and transitions
- Building Height Concerns:
 - Portland Street 29th/30th Ave
 - East 23rd Ave
 - Willamette Street 30th/32nd Ave

Building Height

- East 23rd Avenue

- Portland Street

- Willamette/30th-32nd Avenue



Planning Commission Summary

- Set out to create a development code that achieves the outcomes in the vision for South Willamette
- Revised recommendations based on input received
- Committed to finding solutions that make Envision Eugene strategies work



Questions



For more information, visit:

www.eugene.gov/SWillamette

Or contact:

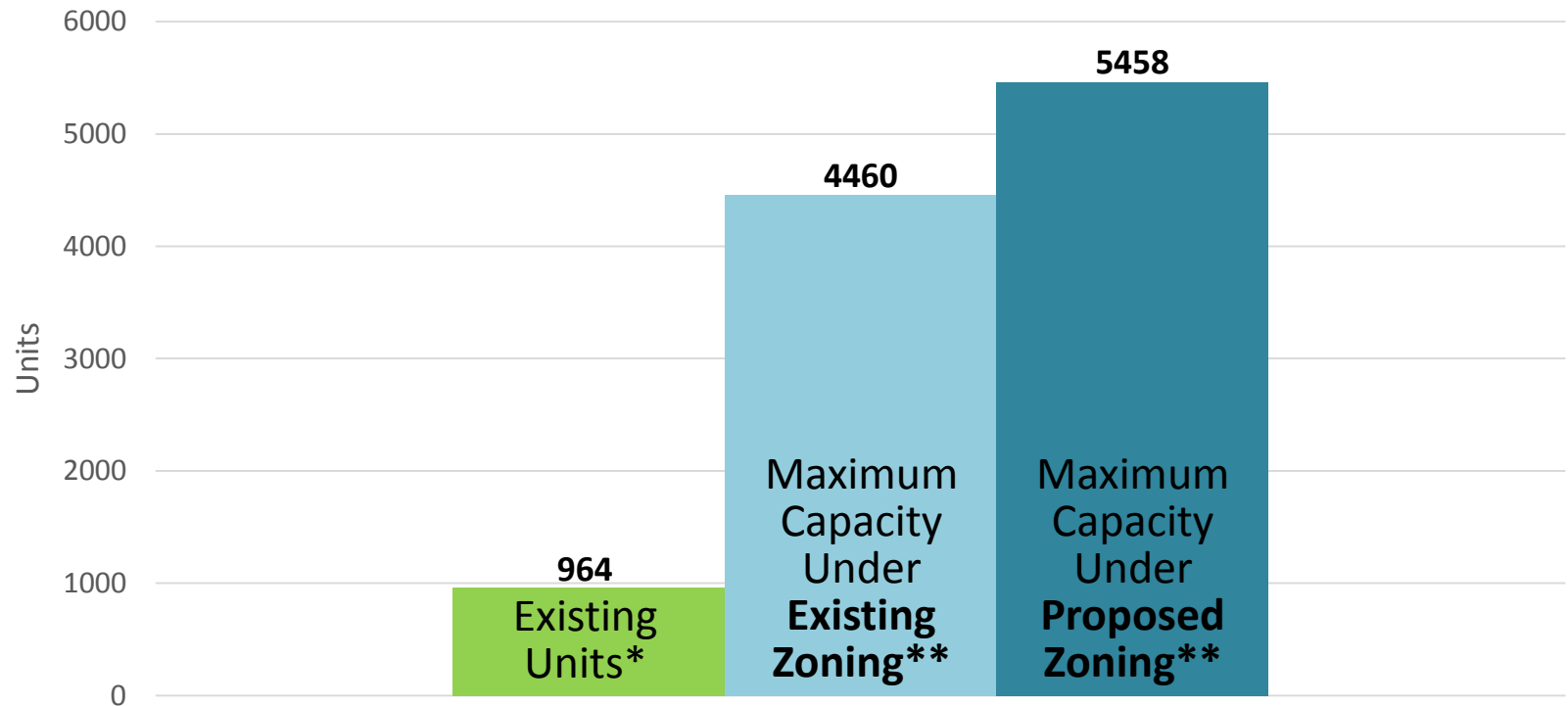
Terri Harding
(541) 682-5635

Jennifer Knapp
(541) 682-5445





Population & Area Capacity



* Existing units are taken from address points with residential use codes.

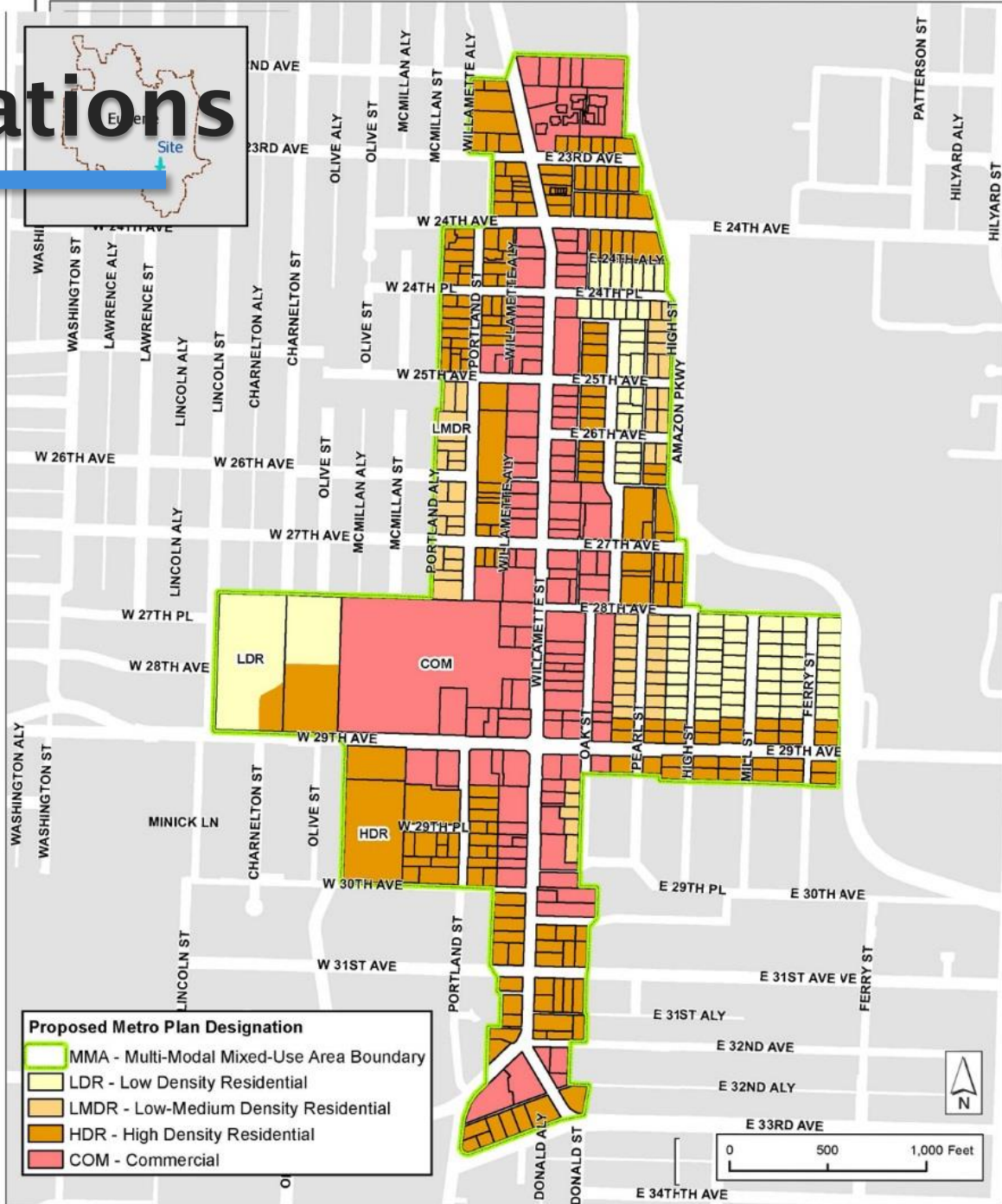
** Commercial Zones do not have a maximum density for dwelling units. For the purposes of this comparison the following density limits were used:

C-1: no residential

C-2, GO, MU: R-3 (56 units/acre)

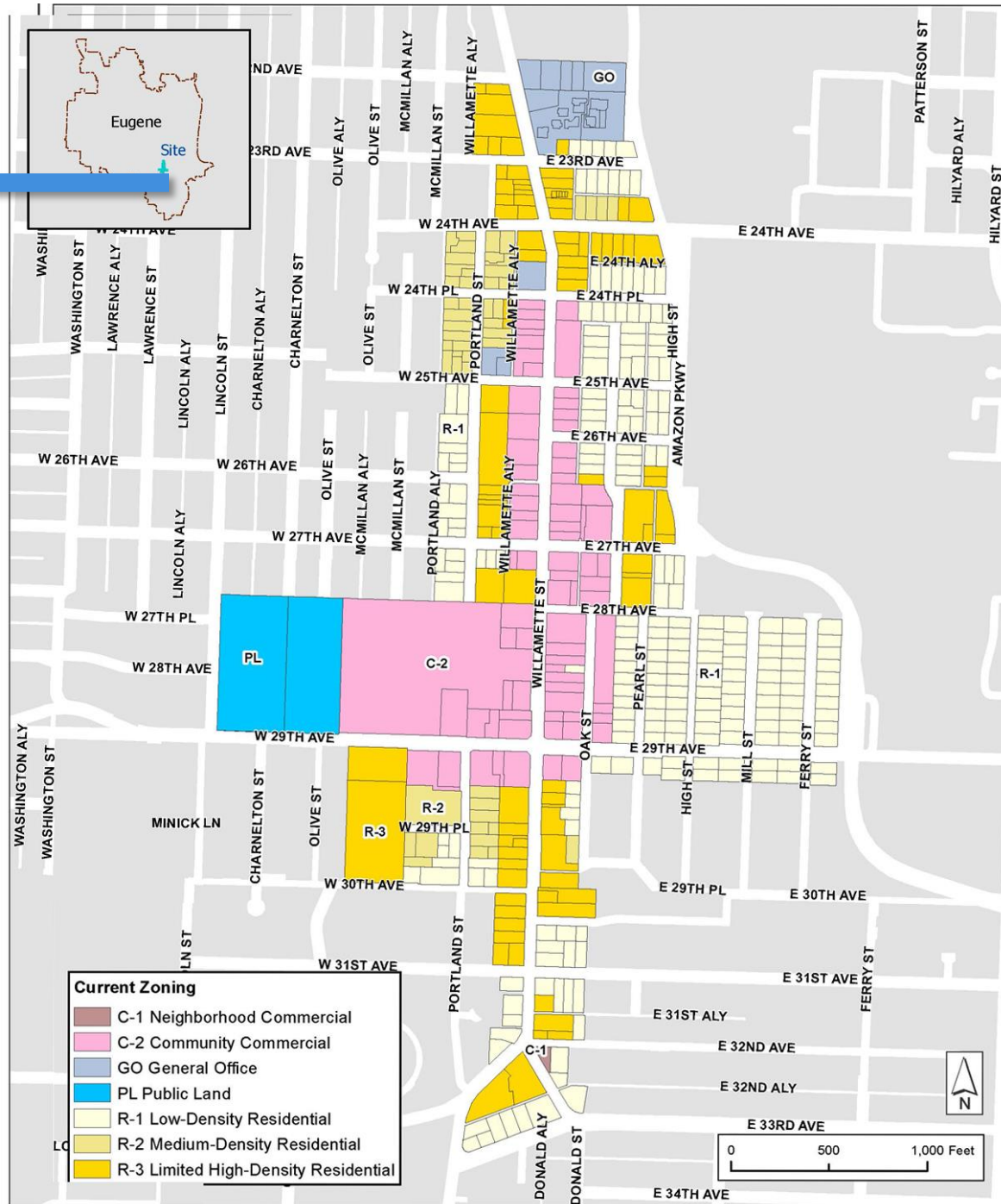
Plan Designations

Proposed



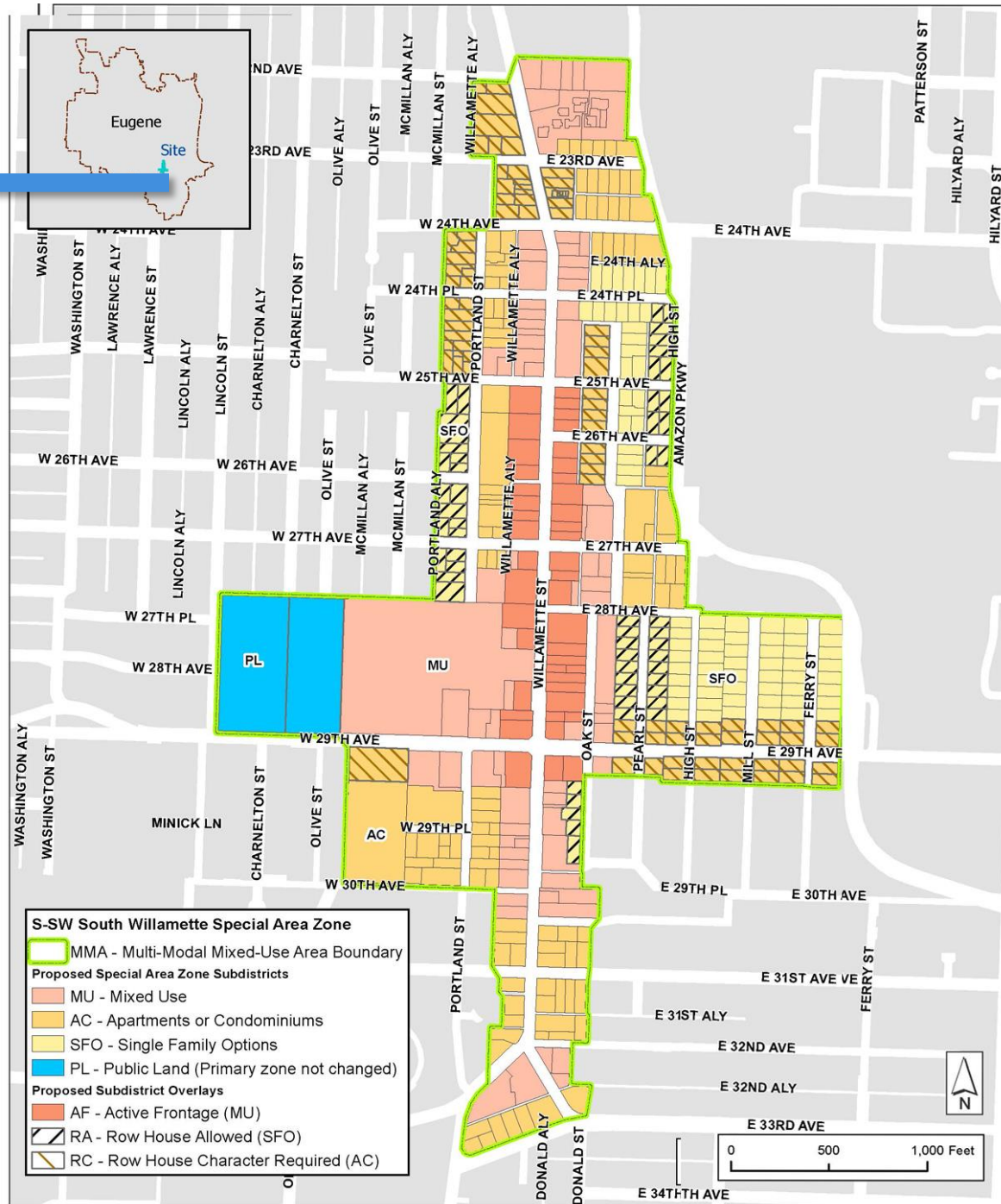
Zoning

Existing



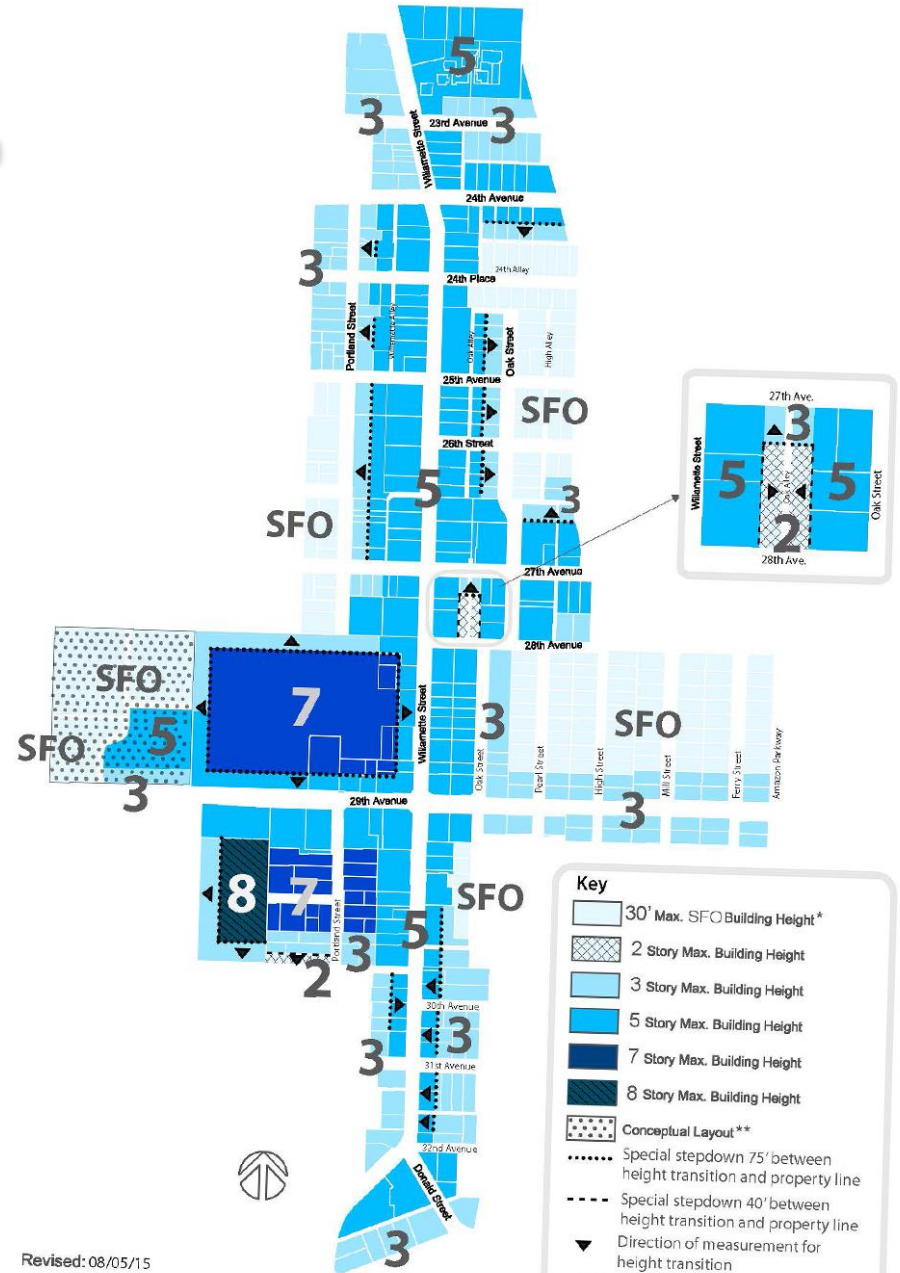
Zoning

Proposed



Height Map

Proposed

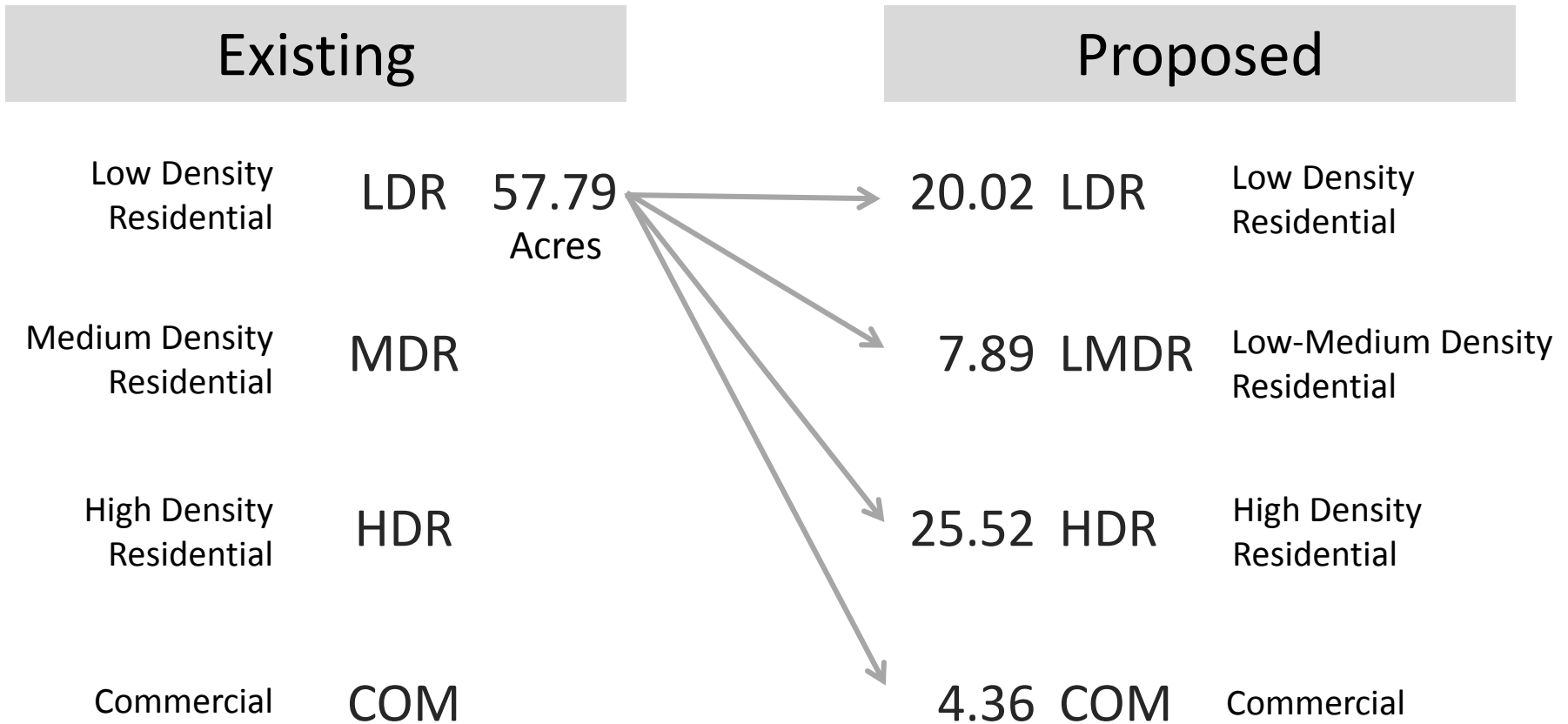


Revised: 08/05/15

Height Change



Proposed Changes: Plan Designation (in acres)



Proposed Changes: Plan Designation (in acres)

Existing			Proposed	
Low Density Residential	LDR		LDR	Low Density Residential
Medium Density Residential	MDR	27.33 Acres	0.73 LMDR	Low-Medium Density Residential
High Density Residential	HDR		17.40 HDR	High Density Residential
Commercial	COM		9.20 COM	Commercial

Proposed Changes: Plan Designation (in acres)

Existing		Proposed	
Low Density Residential	LDR	LDR	Low Density Residential
Medium Density Residential	MDR	LMDR	Low-Medium Density Residential
High Density Residential	HDR	2.33 HDR	High Density Residential
Commercial	COM	0.50 COM	Commercial

2.83 Acres

Proposed Changes: Plan Designation (in acres)

Existing		Proposed	
Low Density Residential	LDR	LDR	Low Density Residential
Medium Density Residential	MDR	LMDR	Low-Medium Density Residential
High Density Residential	HDR	HDR	High Density Residential
Commercial	COM	34.61	COM
	34.61 Acres	→	34.61 Commercial

Proposed Changes: Plan Designation (in acres)

Existing			Proposed		
Low Density Residential	LDR	57.79 Acres	20.02 LDR		Low Density Residential
Medium Density Residential	MDR	27.33	8.62 LMDR		Low-Medium Density Residential
High Density Residential	HDR	2.82	45.25 HDR		High Density Residential
Commercial	COM	34.61	48.67 COM		Commercial

Proposed Changes: Zoning (in acres)

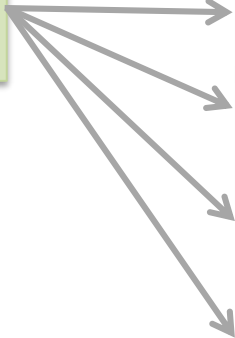
Existing			Proposed		
Low-Density Residential	R-1	38.57 Acres	12.95	SFO	Single Family Options
Medium-Density Residential	R-2		8.41	SFO/RA	SFO with Overlay: Row House Allowed
Limited High-Density Residential	R-3		7.14	AC/RC	AC with Overlay: Row House Character
Neighborhood Commercial	C-1		9.34	AC	Apartment/Condominium
Community Commercial	C-2		0.64	MU	Mixed Use
General Office	GO		0.09	MU/AF	MU with Overlay: Active Frontage
Public Land	PL			PL	Public Land

Proposed Changes: Zoning (in acres)

Existing			Proposed		
Low-Density Residential	R-1			SFO	Single Family Options
Medium-Density Residential	R-2	8.00 Acres	0.21	SFO/RA	SFO with Overlay: Row House Allowed
Limited High-Density Residential	R-3		2.36	AC/RC	AC with Overlay: Row House Character
Neighborhood Commercial	C-1		5.43	AC	Apartment/Condominium
Community Commercial	C-2			MU	Mixed Use
General Office	GO			MU/AF	MU with Overlay: Active Frontage
Public Land	PL			PL	Public Land

Proposed Changes: Zoning (in acres)

Existing			Proposed		
Low-Density Residential	R-1			SFO	Single Family Options
Medium-Density Residential	R-2			SFO/RA	SFO with Overlay: Row House Allowed
Limited High-Density Residential	R-3	26.86 Acres	5.25	AC/RC	AC with Overlay: Row House Character
Neighborhood Commercial	C-1		12.46	AC	Apartment/Condominium
Community Commercial	C-2		8.50	MU	Mixed Use
General Office	GO		0.65	MU/AF	MU with Overlay: Active Frontage
Public Land	PL			PL	Public Land



Proposed Changes: Zoning (in acres)

Existing

Proposed

Low-Density Residential R-1

SFO Single Family Options

Medium-Density Residential R-2

SFO/RA SFO with Overlay: Row House Allowed

Limited High-Density Residential R-3

AC/RC AC with Overlay: Row House Character

Neighborhood Commercial C-1 0.15 Acres

AC Apartment/Condominium

Community Commercial C-2

0.15 MU Mixed Use

General Office GO

MU/AF MU with Overlay: Active Frontage

Public Land PL

PL Public Land



Proposed Changes: Zoning (in acres)

Existing			Proposed		
Low-Density Residential	R-1			SFO	Single Family Options
Medium-Density Residential	R-2			SFO/RA	SFO with Overlay: Row House Allowed
Limited High-Density Residential	R-3			AC/RC	AC with Overlay: Row House Character
Neighborhood Commercial	C-1			AC	Apartment/Condominium
Community Commercial	C-2	33.32 Acres	21.94	MU	Mixed Use
General Office	GO		11.38	MU/AF	MU with Overlay: Active Frontage
Public Land	PL			PL	Public Land

Proposed Changes: Zoning (in acres)

Existing

Proposed

Low-Density Residential R-1

SFO Single Family Options

Medium-Density Residential R-2

SFO/RA SFO with Overlay: Row House Allowed

Limited High-Density Residential R-3

AC/RC AC with Overlay: Row House Character

Neighborhood Commercial C-1

AC Apartment/Condominium

Community Commercial C-2

5.78 MU Mixed Use

General Office GO 5.78 Acres

MU/AF MU with Overlay: Active Frontage

Public Land PL

PL Public Land



Proposed Changes: Zoning (in acres)

Existing

Low-Density Residential	R-1
Medium-Density Residential	R-2
Limited High-Density Residential	R-3
Neighborhood Commercial	C-1
Community Commercial	C-2
General Office	GO

Proposed

SFO	Single Family Options
SFO/RA	SFO with Overlay: Row House Allowed
AC/RC	AC with Overlay: Row House Character
AC	Apartment/ Condominium
MU	Mixed Use
MU/AF	MU with Overlay: Active Frontage

Public Land
PL
9.89
Acres



9.89
PL
Public Land

Proposed Changes: Zoning (in acres)

Existing			Proposed		
Low-Density Residential	R-1	38.57 Acres	12.95	SFO	Single Family Options
Medium-Density Residential	R-2	8.00	8.62	SFO/RA	SFO with Overlay: Row House Allowed
Limited High-Density Residential	R-3	26.86	14.75	AC/RC	AC with Overlay: Row House Character
Neighborhood Commercial	C-1	0.15	27.23	AC	Apartment/Condominium
Community Commercial	C-2	33.32	37.01	MU	Mixed Use
General Office	GO	5.78	12.12	MU/AF	MU with Overlay: Active Frontage
Public Land	PL	9.89	9.89	PL	Public Land