

South Willamette Special Area Zone

Eugene City Council Work Session
October 26, 2015



envision
EUGENE

Potential Effects of 10/21 Motion

South Willamette Special Area Zone:

- Public Process
- Zone Boundary
- Design Code Concepts

Envision Eugene Adoption Package:

- Multi-family capacity assumptions and analysis
- Comprehensive Plan Policies

Related Planning Projects and Initiatives:

- Transportation System Plan assumptions and policies
- Climate Recovery Ordinance and Scenario Planning
- Area Planning and Building a Better Bethel
- MovingAhead Corridor Planning

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)

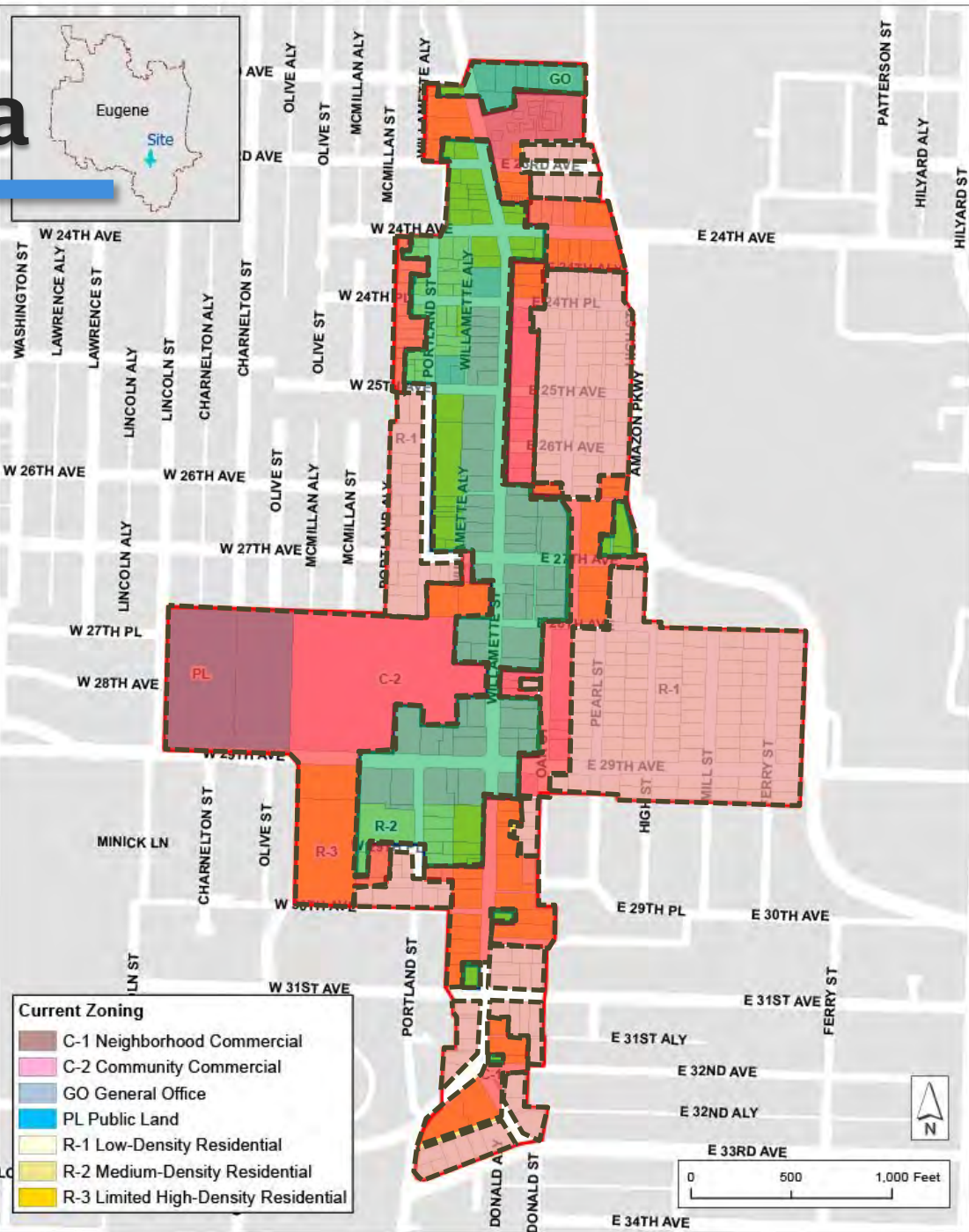


Single Family Options (Cottage Clusters, Courtyard Housing, Single Family Detached, Secondary Detached, Alley Access Lots)



Building Height Change

Impacted Area



Removed:

R-1 38.6 acres

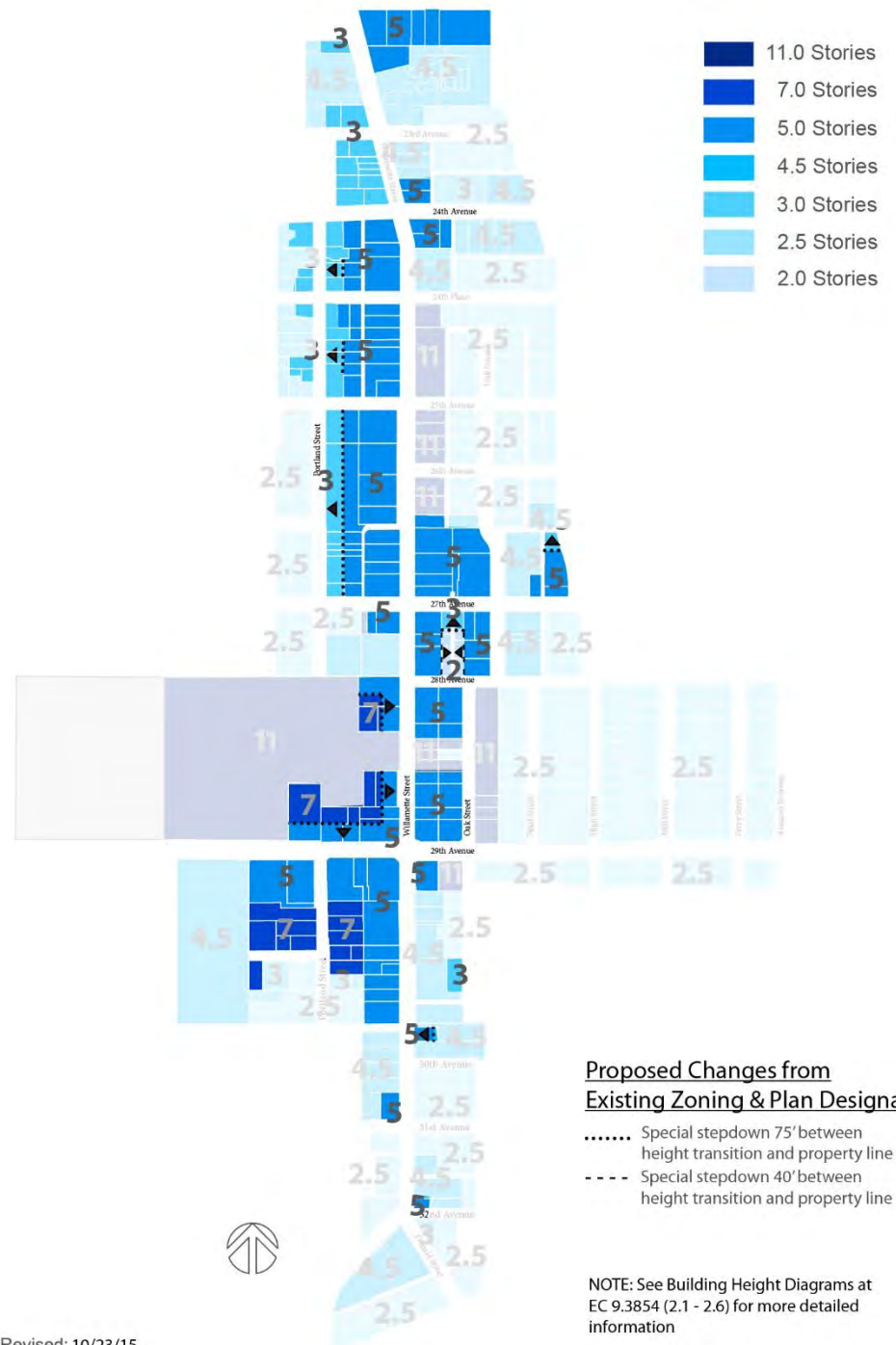
Non-R-1 51.3 acres

Retained:

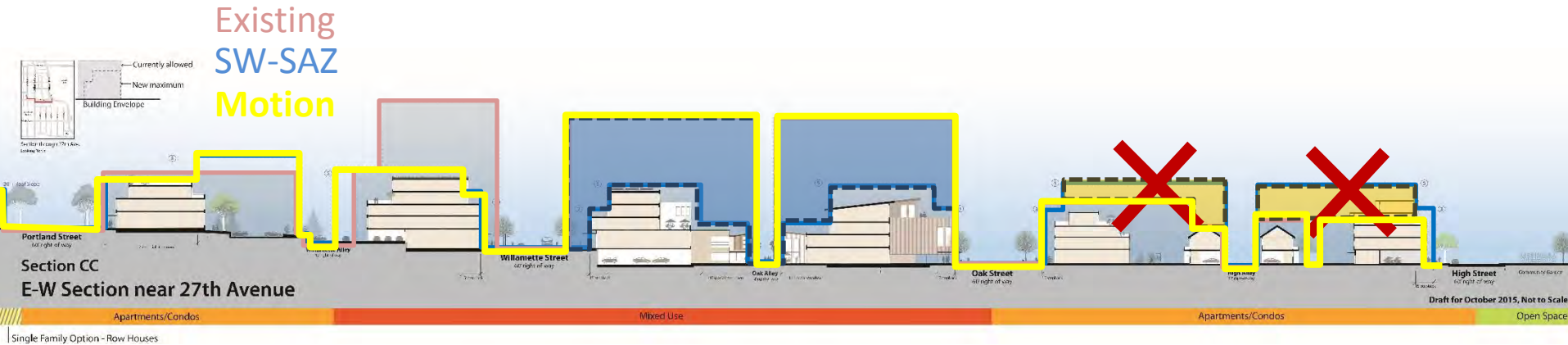
Non-R-1 32.7 acres*

*Contiguous: 29.3 acres

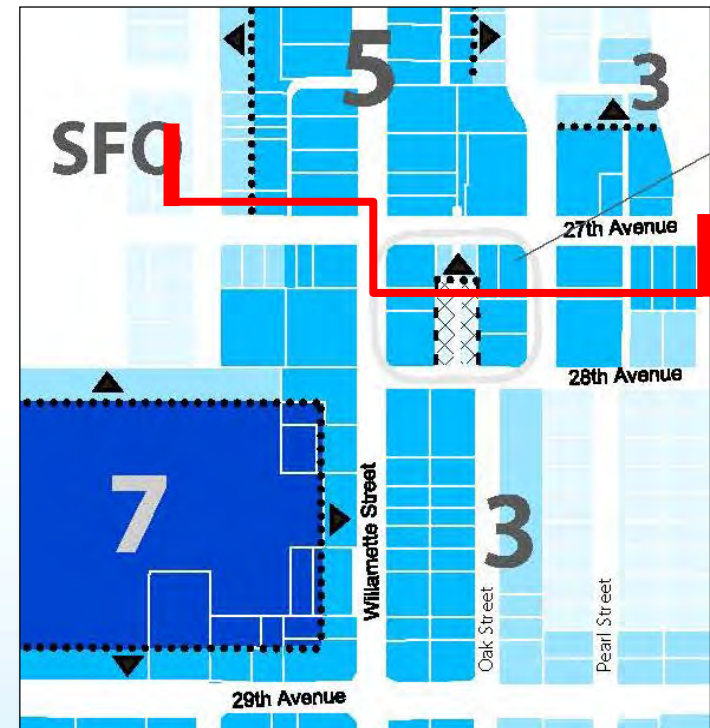
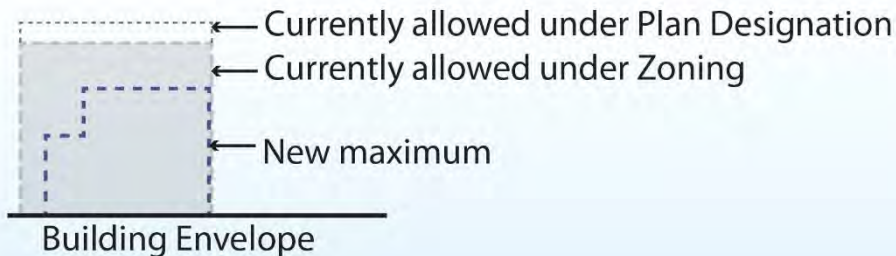
New Height Limits



Height Limits: Willamette Street at 27th Avenue



- Height limits with existing maximums and proposed

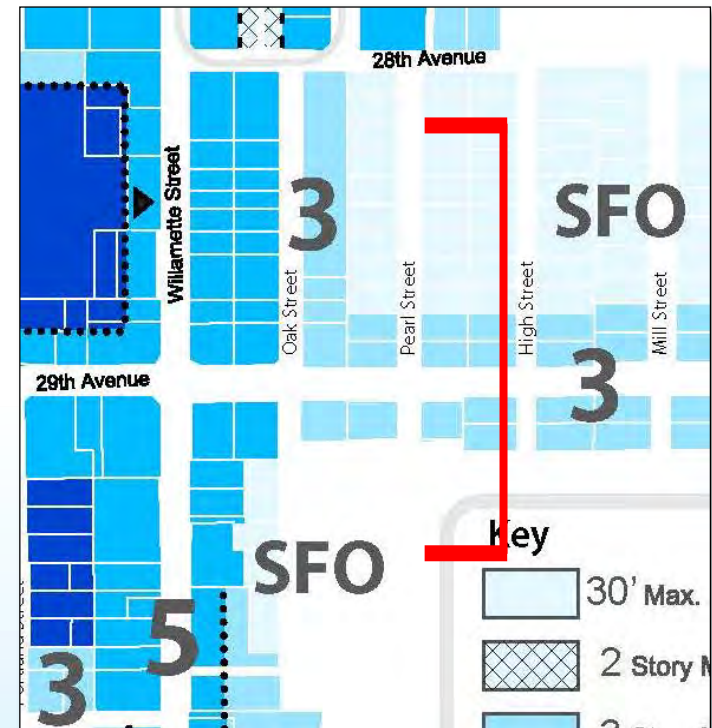
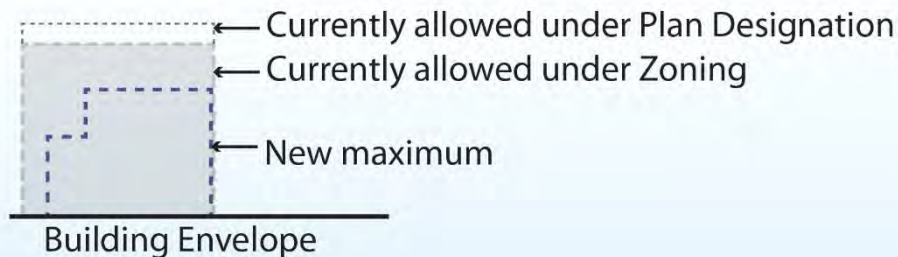


Height Limits: 29th Avenue at High Street

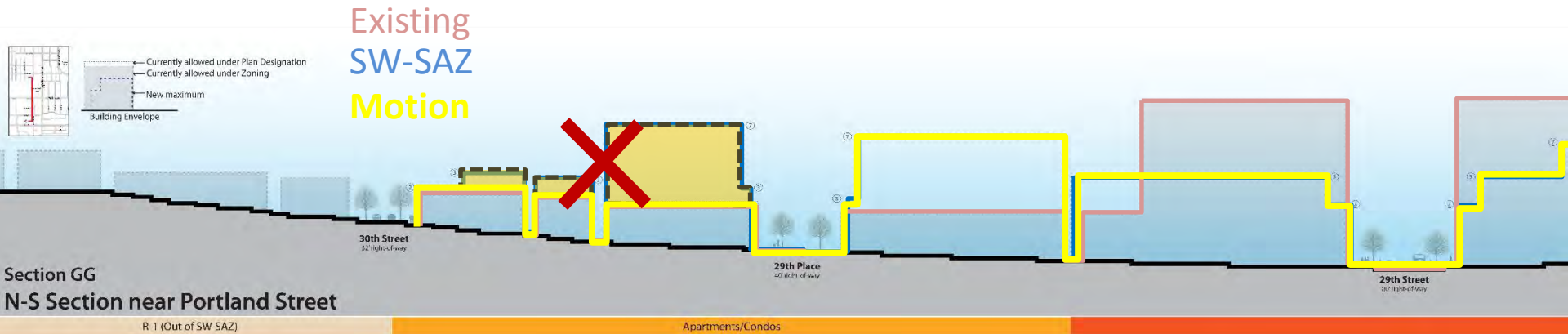
Existing/Motion
SW-SAZ



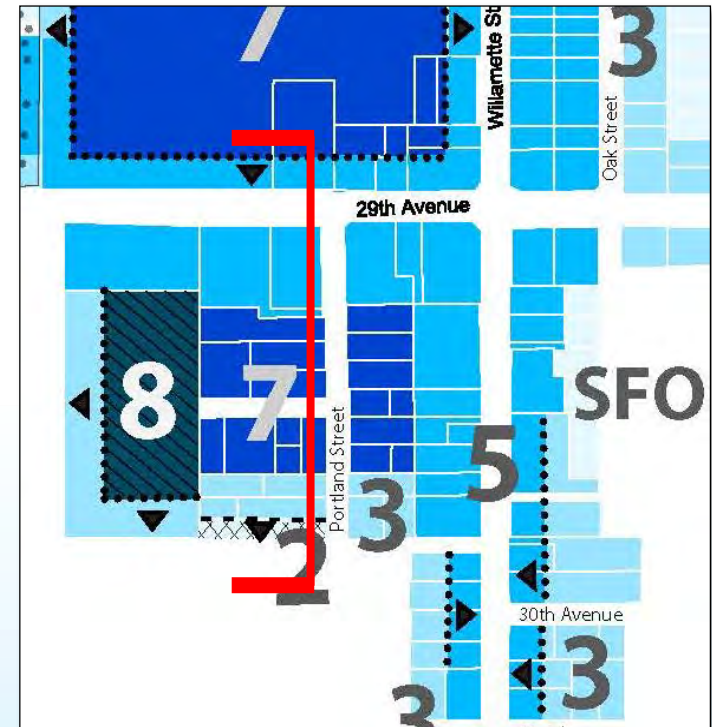
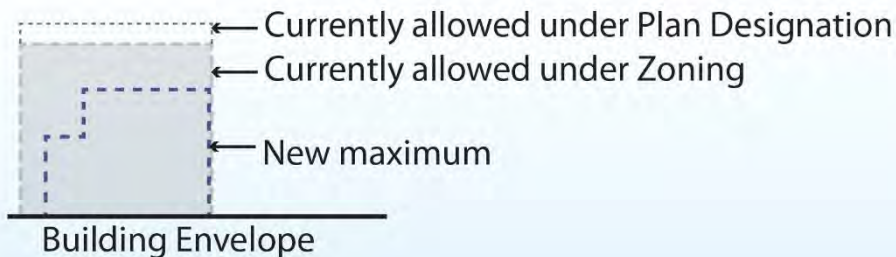
- Height limits with existing maximums and proposed



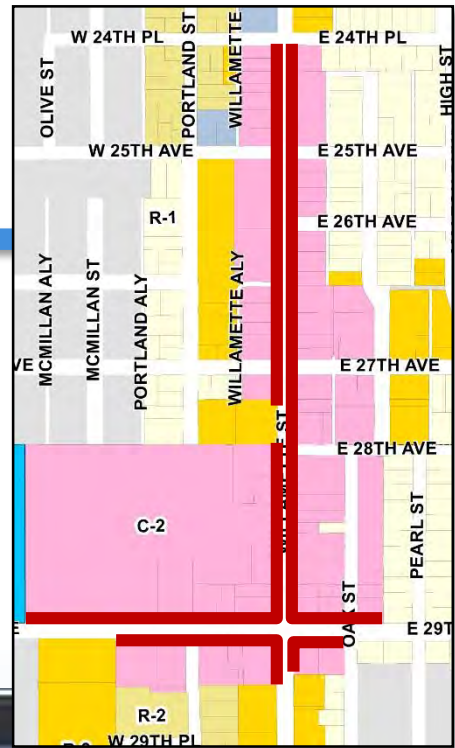
Height Limits: Portland Street south of 29th Avenue



- Height limits with existing maximums and proposed



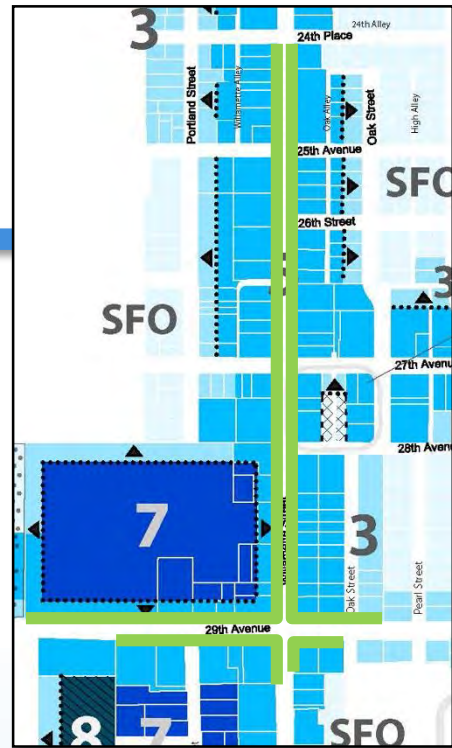
Existing Code



South
Willamette
Street



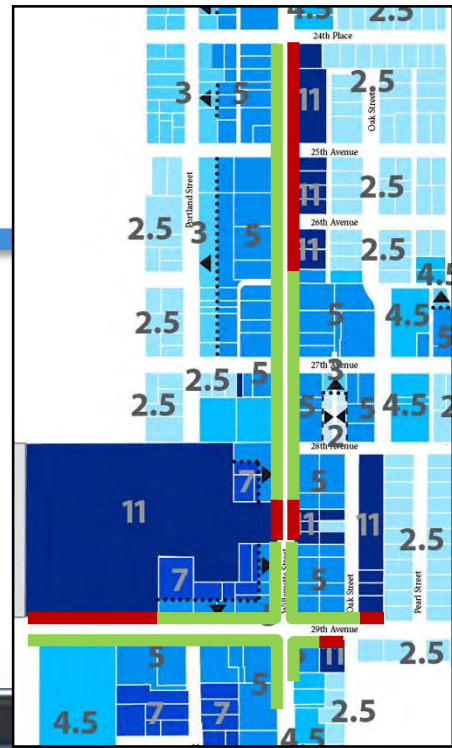
Proposed SW-SAZ



South
Willamette
Street



New Motion



South
Willamette
Street



Great Streets



South Willamette
Street

The Streetside Realm

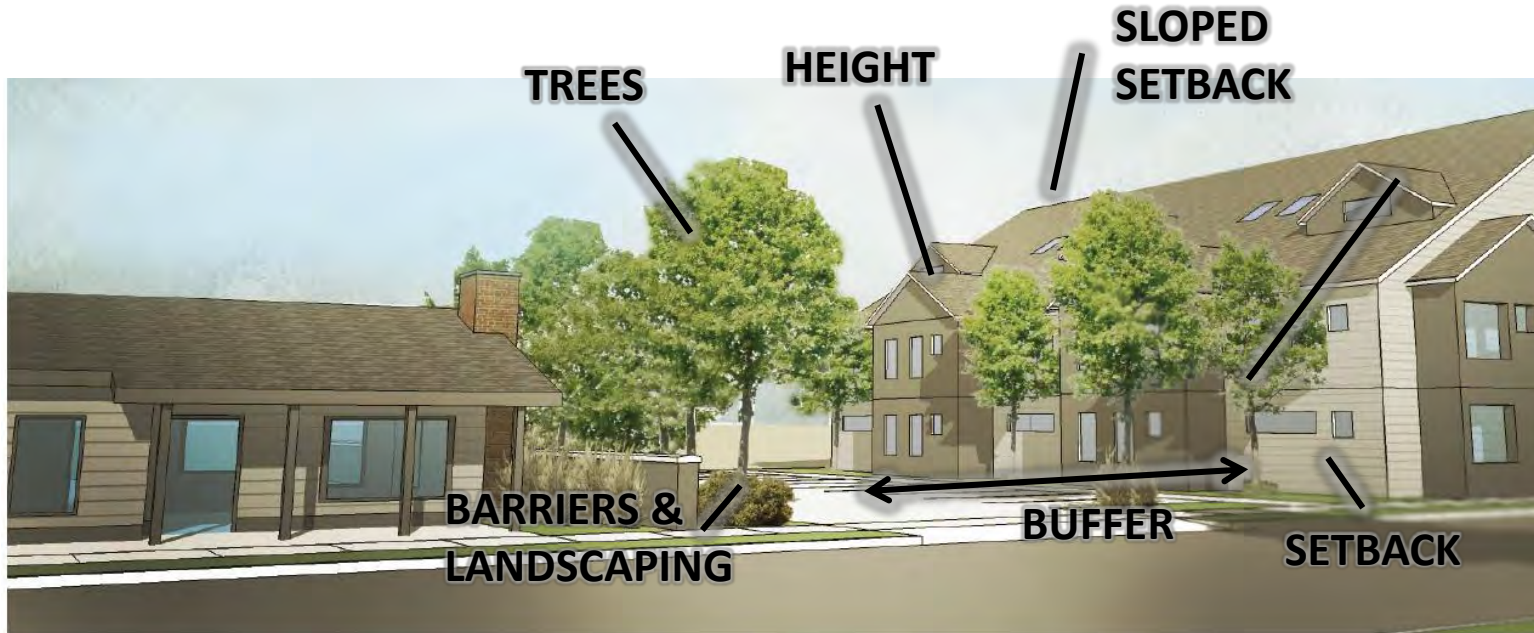
Single Family Protections Addressed through the 5 year Public Process

Transitions

- **USE & TYPE** Transition building types across the district
- **DESIGN STANDARDS** required setbacks, stepbacks & screening



Visual Privacy -Single Family

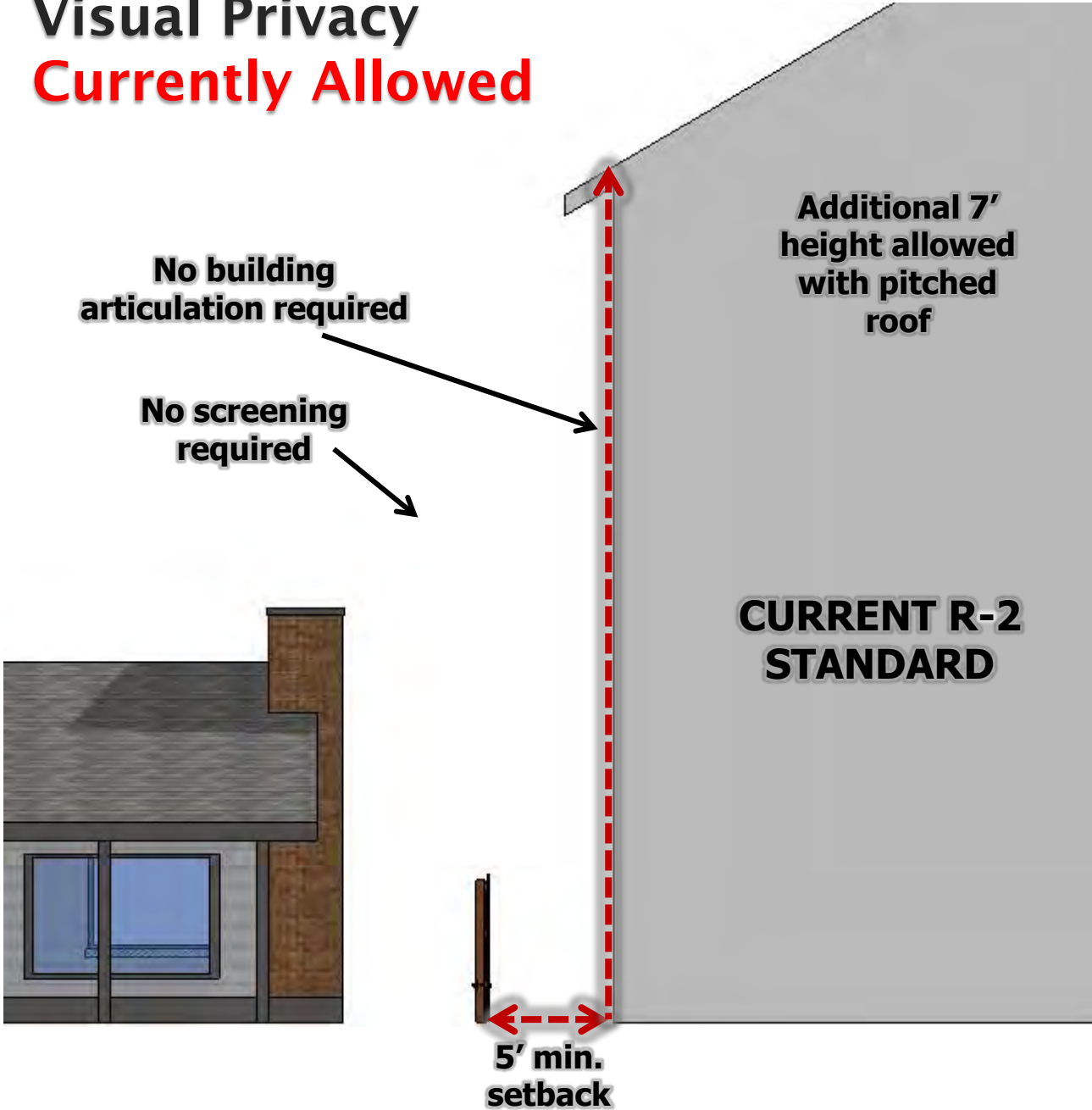


Building form transition strategies

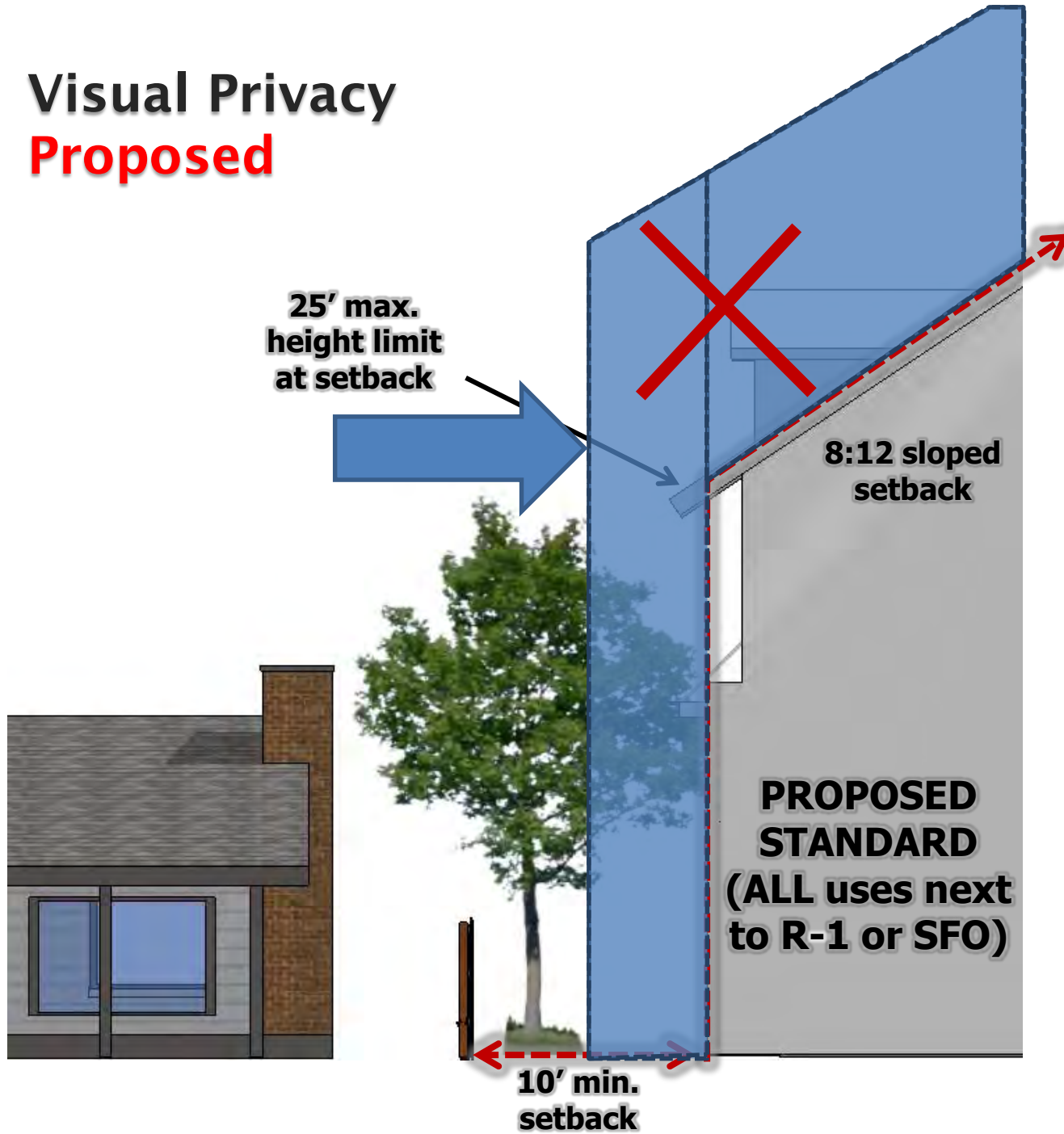
Building type as transition

Visual Privacy

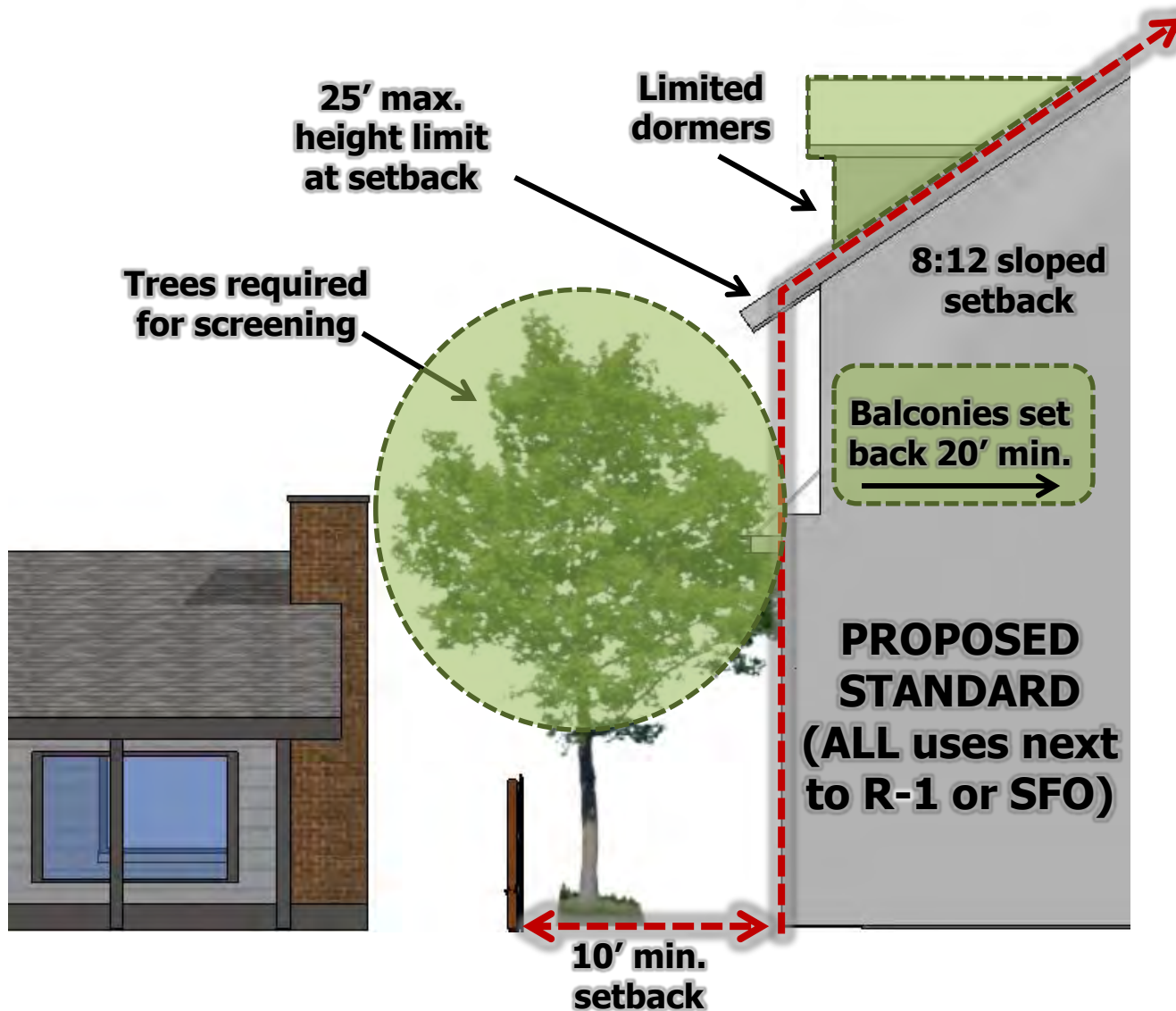
Currently Allowed



Visual Privacy Proposed



Visual Privacy Proposed



Visual Privacy

Proposed Standards Visualization

Currently Allowed



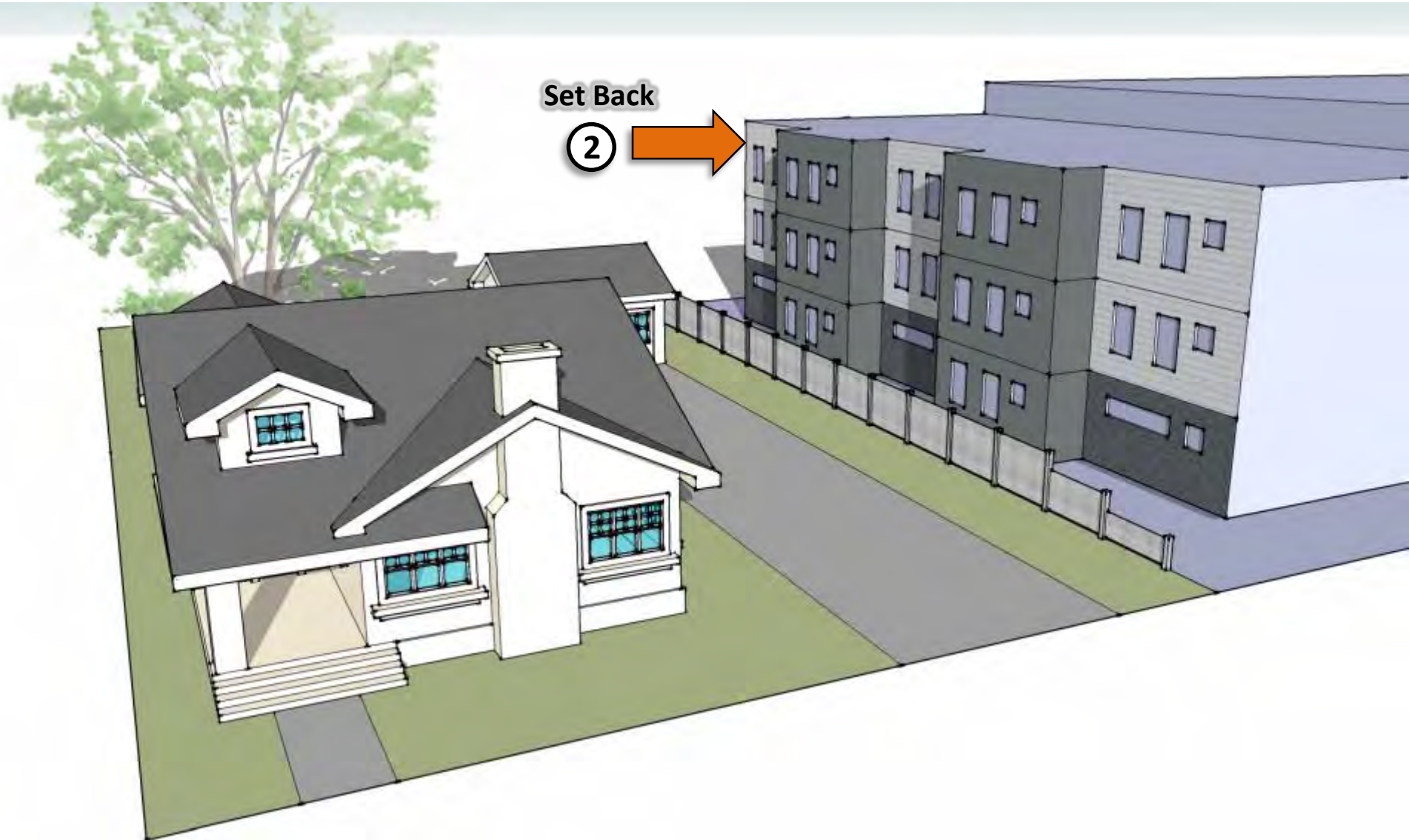
Visual Privacy

Proposed Standards Visualization



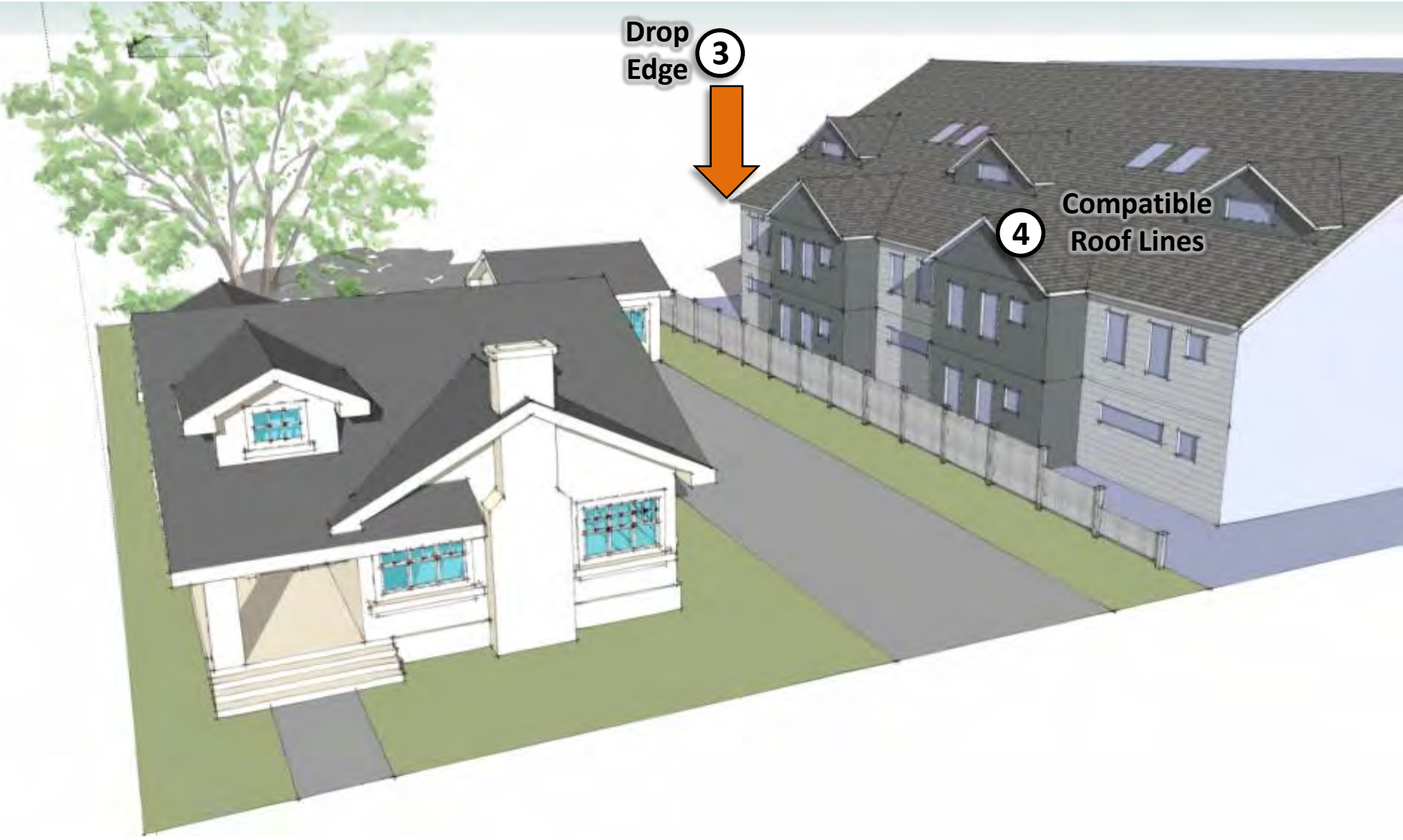
Visual Privacy

Proposed Standards Visualization



Visual Privacy

Proposed Standards Visualization



Drop Edge ③



④

Compatible Roof Lines

Visual Privacy

Proposed Standards Visualization



5 Trees, Shrubs
& Hedges as
Screening

Visual Privacy Single Family Balconies

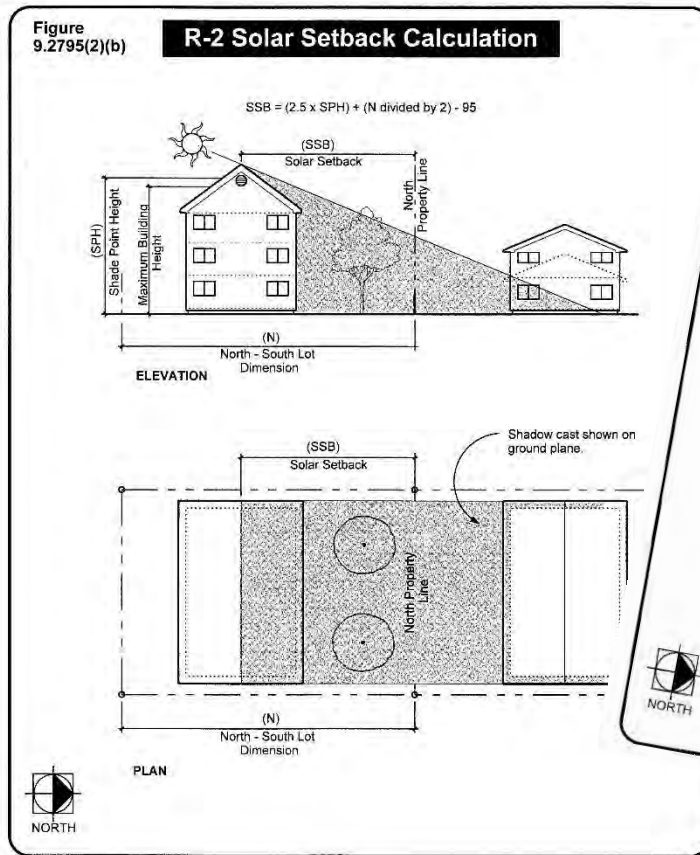
**Balcony or
terrace
Setback 20' from
property line**

**PROPOSED
STANDARD
25' – 35' high trees;
spacing to connect
canopies**



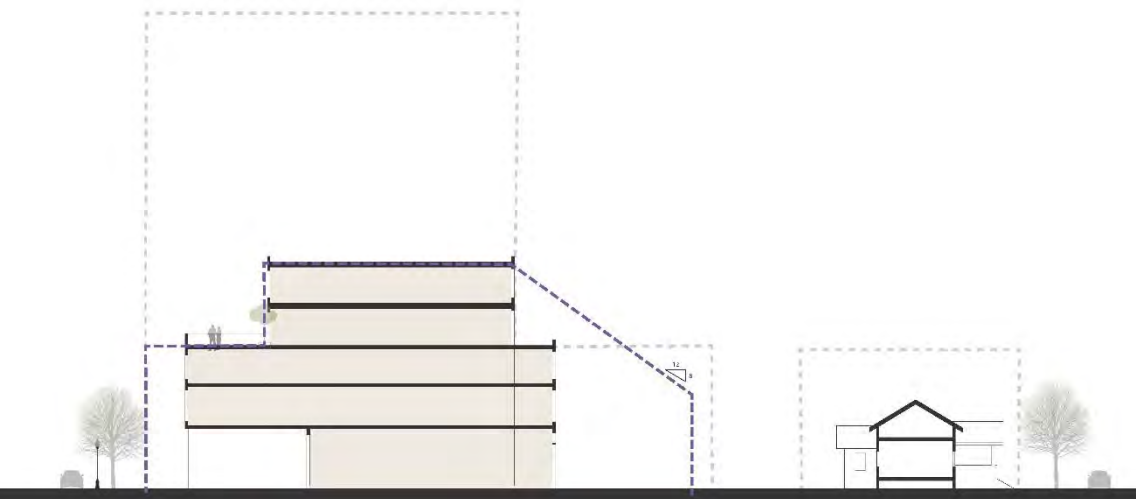
Negative Impacts Single Family Solar Access

Consistent with current Chapter 9 code as directed by the Planning Commission



Negative Impacts Single Family Vehicle Use & Loading

More gradual transition of use types buffers single family uses from more intense use types – limiting traffic impacts associated with the use.



Current Conditions



Proposed Conditions



Higher Proposed Standards for:

- Location
- Landscaping
- Screening

Housing Diversity

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



Potential Effects on City-wide projects

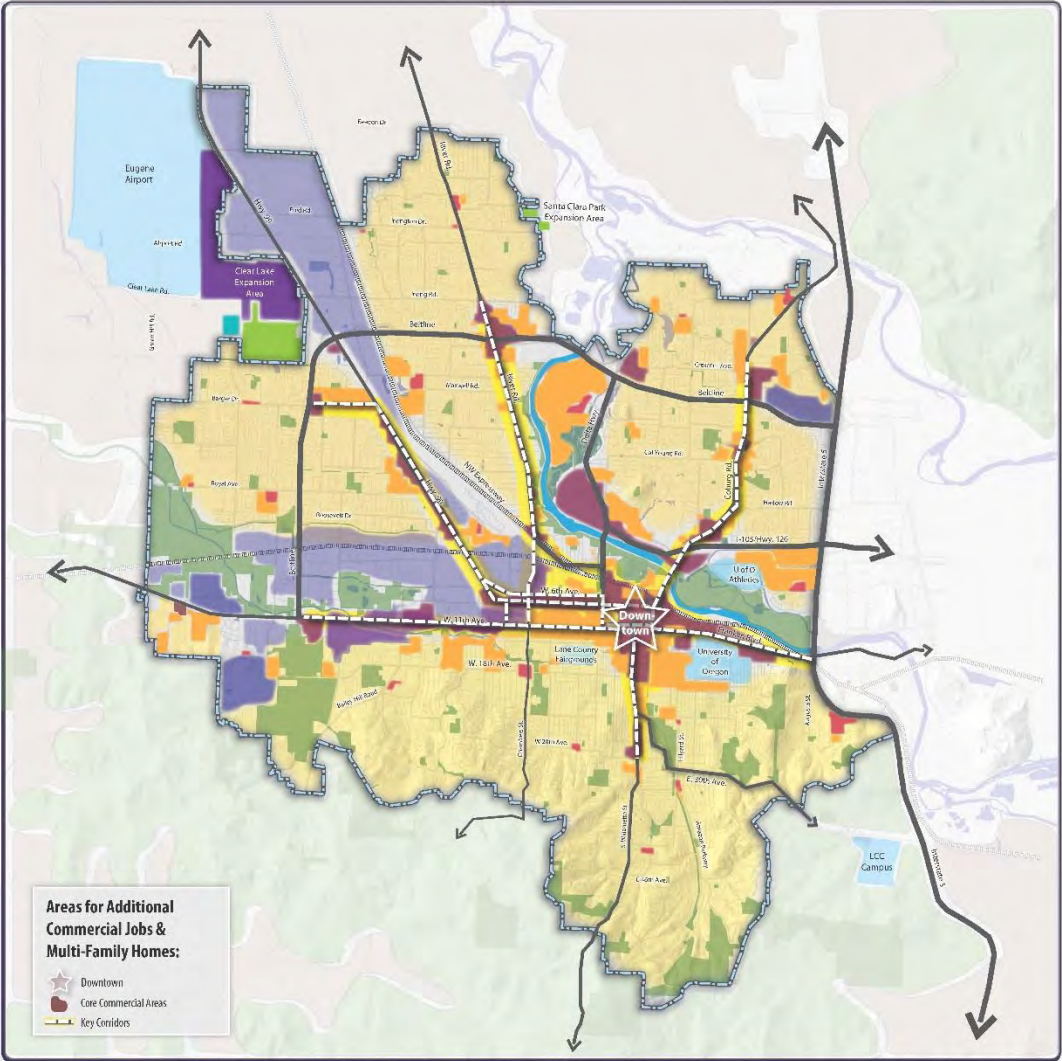
Envision Eugene Adoption Package:

- Multi-family capacity assumptions and analysis
- Comprehensive Plan Policies

Related Planning Projects and Initiatives:

- Transportation System Plan assumptions and policies
- Climate Recovery Ordinance and Scenario Planning
- Area Planning and Building a Better Bethel
- MovingAhead Corridor Planning
- City-wide public involvement

Potential Effects on City-wide projects



Zoning

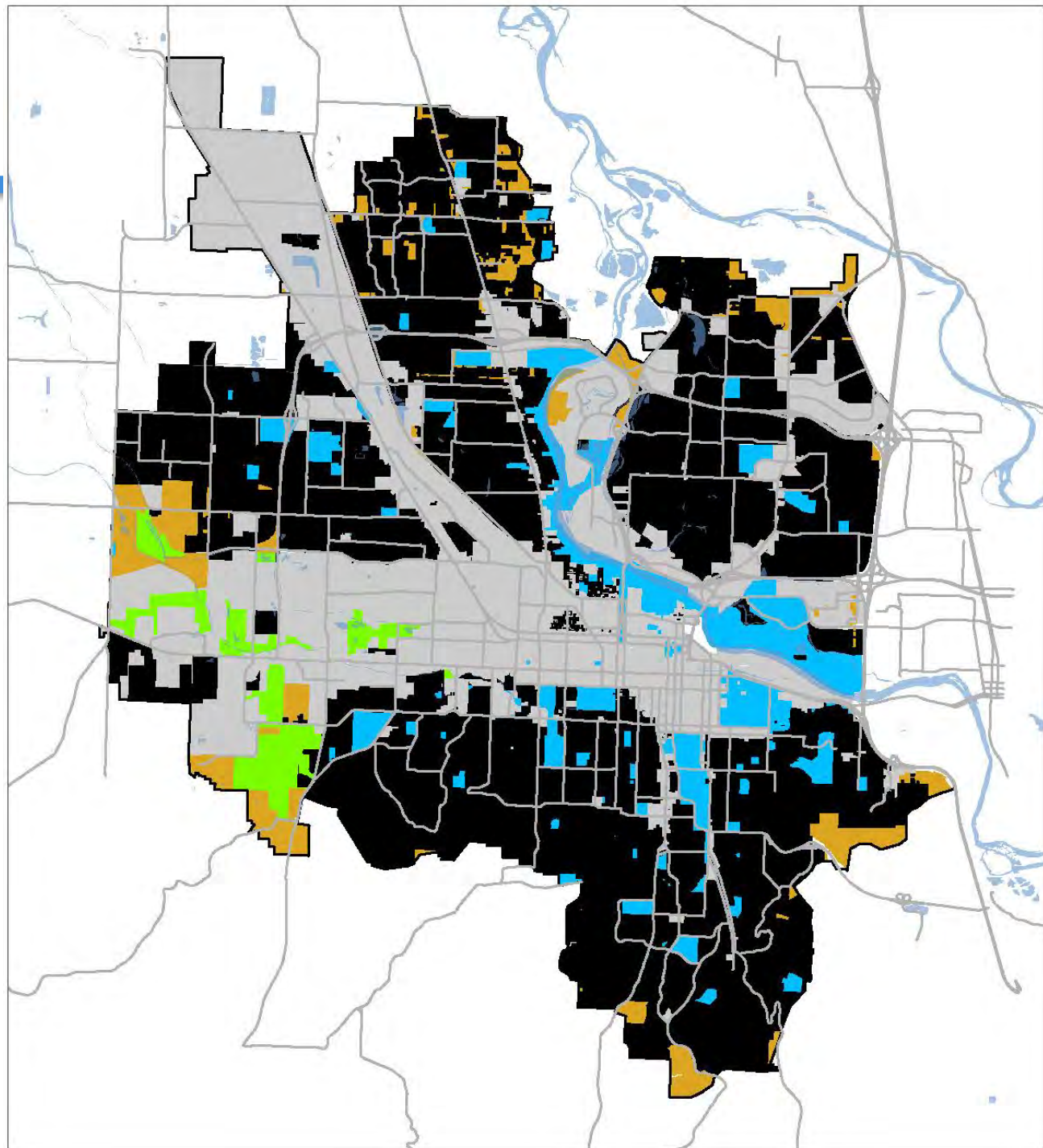
R-1 (Low-Density Res)

AG (Agriculture)

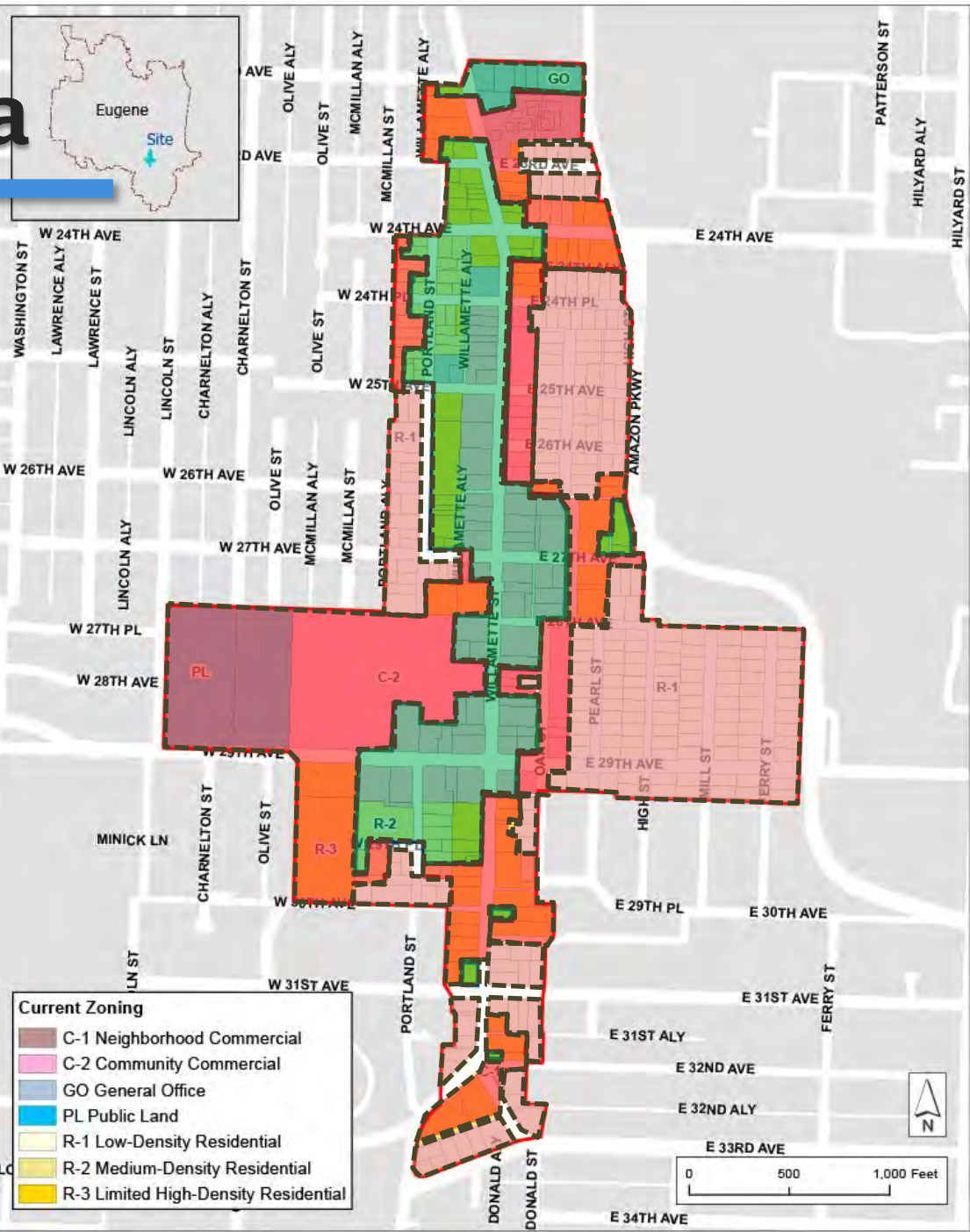
NR (Natural Resource)

PL (Public Lands)

Everything else



Impacted Area



Removed:

R-1 38.6 acres

Non-R-1 51.3 acres

Retained:

Non-R-1 32.7 acres*

*Contiguous: 29.3 acres

Potential Effects on City-wide projects

Envision Eugene Adoption Package:

- Multi-family capacity assumptions and analysis
- Comprehensive Plan Policies
- City-wide public involvement



