

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Envision Eugene - Project Approach

Meeting Date: June 14, 2010
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: C
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ISSUE STATEMENT

The goal of this work session is to provide the council with an update on the Envision Eugene project and to discuss the project approach, scope of work, and timeline. Staff will introduce a new approach to the project for the council's consideration and feedback.

BACKGROUND

The goal of Envision Eugene is to create a collective community vision for how and where to accommodate Eugene's expected population growth over the next 20 years. State law requires all cities to plan for projected population growth and to ensure that their urban growth boundary (UGB) is sized accordingly. The City Council made a motion in late 2009, to complete local adoption of a Eugene-specific UGB in February of 2011.

On May 24, 2010, the City Council discussed the scope of work for Envision Eugene based on suggestions from the Community Advisory Committee for the Eugene Comprehensive Lands Assessment (ECLA) and other community members. At that meeting, the council asked staff to come back with a timeline for inclusion of additional scope of work items. Attachment A shows three options that address the additional scope of work items. The three options are:

- Option A- Current timeline and scope of work (including items 1-5)
- Option B- Expanded scope of work and timeline (including items 1-13)
- Option C- Expanded scope of work and timeline (including items 1-20)

Option C includes work items that would require significant resources from Public Works. The schedule presented in the timeline for "Option C" is a gross estimate of the time needed for that item. If council chooses to pursue these items for inclusion in the Envision Eugene project, additional coordination with Public Works staff will be needed to fully understand the resource needs and implications for that department's work plan.

An Alternative Approach

Staff is considering a new approach to the Envision Eugene project for council's consideration. Following up on a successful three-day workshop with 50 members of the community, a process can be structured that builds on the commitment, knowledge and hard work of this group. The concept of this approach is to continue to convene this group of 50 (with additional members as needed to address fair

representation) as a working group to make recommendations that will form the basis of a draft future growth scenario. This approach will also have a thorough public engagement component that keeps the general public informed while providing opportunities to have a voice in the process. The primary components of this approach include:

1. Community Consensus

Since the beginning of 2010, staff has listened to over 300 community members in all corners of the city about their views on planning and future growth. This effort recently culminated in a three-day workshop that included participants with a wide variety of views on the issue of growth. One example from this workshop included two participants who identified themselves as coming from different ends of the political spectrum. After several days of listening to one another and finding common purpose, the two sat down to talk about their hopes for the future and found that 80% of them were held in common. It is this type of relationship-building and problem-solving that can lead to a community consensus decision. Attachment B is a collective statement of the best possible outcomes of the three day workshop in the words of the participants.

2. Strategic Technical Analysis and Information

Time and money can be saved by strategically focusing data and information needs. Rather than spend lots of time and money on upfront technical analysis from which a growth scenario is selected, this approach utilizes a “just in time” analysis that is specifically tied to desired outcomes of the community. There is a tremendous amount of knowledge and local expertise within the Eugene community. This approach relies on this local expertise. As a future vision for Eugene begins to take shape and specific information needs become apparent, staff and consultants will work to provide this information in a more defined and strategic manner.

3. “Jaws of Uncertainty”

The concept of the “jaws of uncertainty” has been brought up as a way to deal with the inherent difficulties of forecasting the future. There is an understandable level of discomfort with locking Eugene into a future growth scenario which may or may not be relevant over the next 20 years. Staff continues to explore options with the state that can allow for flexibility and responsiveness to changing conditions throughout the 20-year planning period. One of the options that is being explored is a recurring “land needs analysis check-in,” that examines whether past assumptions have held true and accounts for any unexpected variations in the land supply.

A future growth scenario that results from a community-backed process can lead to an expedited legal adoption process. State and regional partners will be invited to be at the table as the future growth scenario is developed.

The traditional process for urban growth boundary decisions is cumbersome, rigid, and overly-complex. This is an opportunity to redefine the City’s working relationship with the state, the county, and Eugene’s citizens while reaching an outcome that is more satisfying to more people. This is a new approach and, as such, there is not a clear map to use for guidance. If for some reason, this process proves to be unsuccessful, a more traditional approach can be taken without much loss of time. The work that will be undertaken as part of the new approach is the same work that needs to be done as part of a traditional approach.

RELATED CITY POLICIES

- The City Council has directed staff to schedule local adoption of a preferred growth scenario by February 2011.
- Growth Management Policies are related to Envision Eugene, most notably policies 1, 2, and 5.
 - Policy 1 – Support the existing Eugene Urban Growth Boundary by taking actions to increase density and use existing vacant land and under-used land within the boundary more efficiently.
 - Policy 2 – Encourage in-fill, mixed-use, redevelopment, and higher density development.
 - Policy 5 – Work cooperatively with Metro area partners (Springfield and Lane County) and other nearby cities to avoid urban sprawl and preserve the rural character in areas outside the urban growth boundaries.

COUNCIL OPTIONS

This item is for discussion only.

CITY MANAGER'S RECOMMENDATION

This item is for discussion only.

SUGGESTED MOTION

None.

ATTACHMENTS

- A. Scope of Work and Timeline Options
- B. Best Possible Outcomes of the Three Day Workshop

FOR MORE INFORMATION

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Envision Eugene Scope / Time Line Options

2013	Jan - Mar
2012	Oct - Dec July - Sept Apr - June
2011	Oct - Dec July - Sept Apr - June
2010	Oct - Dec July - Sept Apr - June

Option 'C'

Earliest Possible Eugene-only UGB Adoption February 2013



Eugene and Lane County Public Hearings and Adoption
<p>Current Scope - Basic legal and technical requirements including items # 1-5:</p> <ol style="list-style-type: none"> 1. Transportation Analysis 2. Nodal Development 3. Housing Mix / Affordability 4. Market Trends 5. Economic Development Strategy / Site Needs
<p>Items # 6-13 (Recommended)</p> <ol style="list-style-type: none"> 6. More Integrated Land Use & Transportation 7. Underbuild / Utilization 8. Climate & Energy Action Plan 9. Development Standards 10. District-Scale Modeling 11. Seasonally Appropriate Natural Resource Analysis 12. Triple Bottom Line Analysis 13. Urban Form Considerations
<p>Items # 14 - 20 (Not Recommended)</p> <ol style="list-style-type: none"> 14. Parcel-Specific Plan Designations 15. Zone / Plan Designation Consistency 16. *See note 17. *See note 18. Stormwater & Floodplain 19. - 20. Further Park Land Needs / Plan Adoption <p>* Items # 16 and 17. Dynamic Modeling of Residential Redevelopment and Natural Resource Protection, are not included in the graph. These efforts are estimated to take up to three (3) years to complete.</p>

Option 'B'

Earliest Possible Eugene-only UGB Adoption March 2012



Eugene and Lane County Public Hearings and Adoption
<p>Current Scope - Basic legal and technical requirements including items # 1-5:</p> <ol style="list-style-type: none"> 1. Transportation Analysis 2. Nodal Development 3. Housing Mix / Affordability 4. Market Trends 5. Economic Development Strategy / Site Needs
<p>Items # 6-13 (Recommended)</p> <ol style="list-style-type: none"> 6. More Integrated Land Use & Transportation 7. Underbuild / Utilization 8. Climate & Energy Action Plan 9. Development Standards 10. District-Scale Modeling 11. Seasonally Appropriate Natural Resource Analysis 12. Triple Bottom Line Analysis 13. Urban Form Considerations

Option 'A' (current)

Earliest Possible Eugene-only UGB Adoption February 2011



Eugene and Lane County Public Hearings and Adoption
<p>Current Scope - Basic legal and technical requirements including items # 1-5:</p> <ol style="list-style-type: none"> 1. Transportation Analysis 2. Nodal Development 3. Housing Mix / Affordability 4. Market Trends 5. Economic Development Strategy / Site Needs

THE BEST POSSIBLE OUTCOMES OF THE WORKSHOP OUR WORKSHOP PURPOSE

Everyone in the group develops new skills in conflict resolution. Enhanced conflict resolution skills will result in more effective decision making in the community. *We receive* new models for resolutions to complex community problems. *We learn.* We learn about people. I learn about my life.

We break down long-standing communications and community barriers. We contribute to a new improved community conversation. *There is* a clearer idea of what the group would like to see. I know that I can call upon any of the participants for help and advice.

Those in attendance will become engaged in the Envision Eugene Project and will leave with information to substantiate and share with others. Folks feel a sense of responsibility to reach out and share information with someone they don't know.

***There is* a greater sense of community and we become a community of individuals that trust each other more.** We build trust. Trust is built between people but also a consensual language is set to describe the success and a vision forward for Eugene. *There is* a renewed commitment and interest in working towards a solution for our community. People leave feeling hopeful about our community's future and inspired by the leadership and that the leadership feels inspired to lead.

There is a shared concrete vision for Eugene's future. We form bonds that allow us to collaboratively work to bring our constituents together to create a common shared vision of how we want Eugene to grow. *We develop* an initial vision for consideration by the community. The City of Eugene will have a plan that is a *first* step for 20 years forward to building a 50 to 100 year plan. *We have* clarity about what elements and a vision for Eugene that people can agree on.

We establish some common goals Some cohesive direction and a plan of action is developed. There is common ground for planning for Eugene. We create strategies for making this a successful and inspiring plan. There is a clear direction for how to move forward with planning Eugene's future *and* a map of how we can get there.

We come to a mutual understanding of how to accommodate growth in a manner that addresses the concerns and is acceptable to all citizens of the community. The best possible outcome would be reaching an agreement on how Eugene will accommodate future growth *and* agreement on how to sprawl to a larger community.

A recognition that managed growth is needed and can be implemented and accomplished. We really address the questions of what we want our community to be, to retain, to build, to protect. We address the ideas for the future ~ for all ages and all incomes. *We* address economic prosperity.

We have a strong majority support for an approach to address the urban growth boundary. *There are* clear understanding of issues at stake and available choices. We come to an understanding of the critical issues that need to be addressed by UGB process.

We formed relationships and start building trust. New relationships are forged. Relationships are built around solutions and pride, *with* optimism. Relationships are forged and deepened ~ stronger relationships that transform the community. Rifts are healed *as* new relationships are built. We have new relationships, friendship, new understandings of people and issues.

There will be the creation of shared understanding and strengthening of relationships for generating collective solutions that we do/did not have individually. *We are* getting to know people who will help move various projects in a positive direction. We make new friends.

We arrive at a total agreement on how to move forward and we do it. *There is* agreement on general answers to general questions especially where and how to grow. We get constructive results that lead to positive outcomes.

The groundwork is laid for Envision Eugene Project. A foundation is laid for continuing momentum towards action. We all agree on principles for expanding the UGB. Decision makers find a sense of clarity, momentum, and common ground. *We see a* paradigm shift-reality to cooperation bloom in Eugene. Those here build consensus around shared values and principles that can be applied to the UGB work.

We make decisions that recognize the constraints imposed by fiscal and physical reality. *There is* a process for frequent tracking and adjusting of our decisions. Staff learns about values and desired outcomes and uses it to move the process forward.

This is a good investment of time, vision and direction for the community to learn. *There is* satisfaction with the time invested. We feel the time was well spent. Folks feel like it was a worthy investment of their energy, and expertise to have been together for 3 days.

The city agrees to follow-up with this group and the public media with anything positive that has resulted in these three days.

100% consensus. Everyone agrees with me.

We leave early.