

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Envision Eugene - Land Need for Industrial, Commercial, and Multi-Family Housing

Meeting Date: November 23, 2011
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Lisa Gardner
Contact Telephone Number: 541-682-5208

ISSUE STATEMENT

This work session provides an opportunity to update the City Council on analysis of Eugene's future land need for industrial uses, commercial uses, and multi-family housing.

BACKGROUND

This work session is part of an ongoing conversation about Eugene's 20-year land need for all land types, including:

- Public and semi-public
- Single-family housing
- Multi-family housing
- Commercial
- Industrial

Industrial Lands

The draft Envision Eugene Proposal contains a strategy that specifically references expansion of the Urban Growth Boundary (UGB) by 400 - 500 acres for industrial uses. This recommendation was made by the City Manager after receiving input from the Community Resource Group (CRG) and an Economic Development Subgroup of the CRG. A recently reconvened Economic Development Subgroup advised staff to do additional analysis that provides context for an industrial land need recommendation. This work is underway and aspects of it can be shared at the work session.

Multi-Family Housing and Commercial Lands

The draft Envision Eugene Proposal calls for accommodating all commercial jobs and multi-family housing needs within the existing urban growth boundary with a focus on core commercial areas and key transit corridors. Several steps have been identified to assess the ability to meet this goal. These steps, outlined below, also provide a framework for new policies needed to close the gap between current capacity and projected need for multi-family housing and commercial lands.

1. Update Eugene Comprehensive Lands Assessment (ECLA) assumptions and identify what the 20-year land need is for multi-family housing and commercial lands.
2. Determine existing capacity for multi-family and commercial development on vacant and partially vacant lands.

3. Identify the gap that exists between current capacity and the projected 20-year land need for multi-family housing and commercial lands.
4. Develop and implement a method for determining baseline redevelopment capacity on commercial lands.
5. Develop a method for projecting increased redevelopment, including mixed-use, through incentives.
6. Identify a “tool kit” of interventions sufficient to meet projected needs, including additional capacity for multi-family and commercial development on appropriate under-utilized industrial lands.

This work has been the key topic for the Envision Eugene Technical Resource Group (TRG) for the past several weeks, and is anticipated to continue through the end of the year.

Next Steps

An on-line open house that is focused on these topics will begin on November 22, 2011. An in-person open house is scheduled for December 6, 2011. Attachment A is an updated calendar of Envision Eugene events and work sessions through February.

RELATED CITY POLICIES

Growth Management Policies

COUNCIL OPTIONS

No formal action is required at this time.

CITY MANAGER’S RECOMMENDATION

No action is required on this item. Therefore, no recommendations are offered by the City Manager.

SUGGESTED MOTIONS

No action is required on this item. Therefore, no motions are suggested.

ATTACHMENTS

A. Updated Envision Eugene Calendar

FOR MORE INFORMATION

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Project Website: www.envisioneugene.org

ATTACHMENT A

November 2011						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Envision Eugene	1 On-Line Open House Single-family Housing & Public Land envisioneugene.org	2 E-Newsletter	3	4	5
6	7 PLANNING COMMISSION Commercial & Multi-family Strategies	8	9 CITY COUNCIL WORK SESSION Single Family Housing Land Need Public Land Need	10	11 Veterans Day Holiday	12
13	14 PC Industrial Land Need Public Open House Single Family & Public City Council: Single Family cont'd	15	16	17	18	19
20	21	22 On-line Open House: Industrial Land envisioneugene.org	23 CITY COUNCIL WORK SESSION Industrial Land Need Commercial & Multi-Family Strategies	24 Thanksgiving Holiday	25 Thanksgiving Holiday	26
27	28 CITY COUNCIL HEARING Single Family Housing and Public Lands	29 On-line Open House: Commercial & Multi-Family Strategies envisioneugene.org	30	Technical Resource Group meetings occur on Mondays, 3-5 pm as needed. Confirmation posted at www.envisioneugene.org the Friday before each meeting.		

December 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			<p>1 On-line Open House Industrial Land Commercial & Multi-Family Strategies envisioneugene.org</p>	2	3	
			<p>2</p>	<p>3</p>	<p>4</p>	
			<p>5</p>	<p>6</p>	<p>7</p>	
			<p>8</p>	<p>9</p>	<p>10</p>	
			<p>11</p>	<p>12</p>	<p>13</p>	
			<p>14</p>	<p>15</p>	<p>16</p>	
			<p>17</p>	<p>18</p>	<p>19</p>	
			<p>20</p>	<p>21</p>	<p>22</p>	
			<p>23</p>	<p>24</p>	<p>25</p>	
			<p>26</p>	<p>27</p>	<p>28</p>	
			<p>29</p>	<p>30</p>	<p>31</p>	

Technical Resource Group meetings occur on Mondays, 3-5 pm as needed. Confirmation posted at www.envisioneugene.org the Friday before each meeting.

1 On-line Open House Industrial Land Commercial & Multi-Family Strategies envisioneugene.org

6 Public Open House Industrial Land Commercial & Multi-Family Strategies

5 PLANNING COMMISSION City Manager's Draft Recommendation

14 CITY COUNCIL WORK SESSION City Manager's Draft Recommendation

Christmas Holiday

January 2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 New Year's Holiday	3	4	5 E-newsletter	6 City Manager's Draft Recommendation – Road Show and On-line Survey	7
8	9	10	11	12	13	14
15	16 MLK Holiday	17 CITY COUNCIL HEARING City Manager's Draft Recommendation	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 City Manager's Draft Recommendation – Road Show and On-line Survey	2 E-newsletter	3	4
5	6	7 On-line Survey Closes www.envisioneugene.org	8	9	10	11
12	13	14	15 CITY COUNCIL WORK SESSION City Manager's Recommendation	16	17	18
19	20 Presidents' Day Holiday	21	22	23	24	25
26	27	28				