

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Public Hearing: Envision Eugene Draft Recommendation

Meeting Date: May 14, 2012
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 4
Staff Contact: Lisa Gardner
Contact Telephone Number: 541-682-5208

ISSUE STATEMENT

This public hearing provides an opportunity for community members to present feedback to the City Council regarding the City Manager's recommendation for Envision Eugene.

BACKGROUND

Two primary goals of the Envision Eugene project are to: 1) determine how Eugene will accommodate the next 20 years of growth in the community, as required by state law, and 2) create a future that is livable, sustainable, beautiful and prosperous.

The City Manager's recommendation was presented to the City Council on March 14, 2012. The recommendation describes the land need for housing, jobs, parks, and schools; recommends an Urban Growth Boundary to accommodate the need; and outlines strategies and actions necessary to manage growth in line with the community vision. The complete recommendation can be found at www.envisioneugene.org.

Since the March 14 work session, a series of seven community forums were held around the city to present the recommendation and gather feedback. Following a staff presentation, residents participated in table discussions to discuss and ask questions about various aspects of the recommendation. Approximately 165 residents participated in these forums, and a complete report is included as Attachment A. Additionally, an online survey was available on the Envision Eugene website through May 7. Approximately 75 individuals completed surveys, and the summary results are included as Attachment B. For a complete report on the survey responses, including individual comments, a copy is available in the council office and online at www.envisioneugene.org. Attachment C contains additional written testimony that has been received to date and includes general comments about the proposal as well as specific comments from property owners in proposed housing expansion areas.

Presentations and meetings with various stakeholders and boards and commissions have also occurred, including multiple work sessions with the Planning Commission as well as discussions with the Sustainability Commission, the Housing Policy Board, and the Lane County Board of County Commissioners.

Following the public hearing, the City Council has work sessions scheduled on May 16 and May 30 to discuss the City Manager's recommendation and public input received.

RELATED CITY POLICIES

- Growth Management Policies

COUNCIL OPTIONS

The council is holding a public hearing; no formal action is required.

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. Envision Eugene Recommendation Forum Report
- B. Envision Eugene Recommendation Survey Summary
- C. Additional written comments

FOR MORE INFORMATION

Staff Contact: Lisa Gardner, 541-682-5208
Staff E-Mail: lisa.a.gardner@ci.eugene.or.us
Project Website: www.envisioneugene.org

ENVISION EUGENE

COMMUNITY FORUM NOTES

March-April 2012

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The City of Eugene held a series of six community forums in March and April 2012 to discuss the March 14, 2012 Recommendation for accommodating Eugene's future growth, including strategies for accommodating most of the growth inside the current urban growth boundary and expanding by approximately 1150 acres to accommodate the remaining need for homes, jobs, schools, and parks. The general public was invited to participate with City of Eugene staff before the City Council considers the recommendation at a May 14 public hearing and subsequent work sessions. Approximately 160 people attended a forum.

Below are the verbatim notes gathered by staff at the public forums. Questions asked and answered at the tables are contained in a separate document, and an FAQ document is in the process of being developed. An on-line survey is underway, with responses due by May 6th, 2012. Survey results will be compiled and analyzed separately from this report.

In general, the public forums produced comments and questions about the type of homes and jobs we are planning for, the recommended UGB expansion areas in the Bailey Hill and Clear Lake Road areas, and redevelopment strategies along and near transit corridors. Questions and comments were also received about master planning and utility extension to the recommended expansion areas, and about Area Planning in South Willamette, River Road/Santa Clara, and the University neighborhoods.

March 20, Petersen Barn:

- Like Flexibility Pillar
- Make infill development more affordable
- Encourage infill development
- Remove barriers to redevelopment and additional density--storm water issues.
- River Road area needs area planning
- Bike infrastructure west of 99 is horrible—needs work—crossing 99 & NW Expressway hard and unpleasant.
- Clear Lake expansion area on map needs to show commercial and multi-family areas also with single family homes.
- Concern about affordable housing stock—how can we keep people from moving to satellite communities and driving in for work?
- The following information would be helpful: Natural resource maps for expansion areas, estimated infrastructure cost, and housing mix options
- Pillars reflect community values
- Young people need jobs. More industrial land is good.
- Tax breaks are temporary, businesses leave.
- A strong vision is foundation for public/private investment.
- Need to do more than add land to UGB to bring jobs. So important to bring jobs.
- Wetland mitigation is expensive and takes a long time. This area, if wetlands, not “shovel ready”.
- Land inside UGB may be more “shovel ready”. Land assembly and Brownfield may be faster than wetland mitigation permitting.

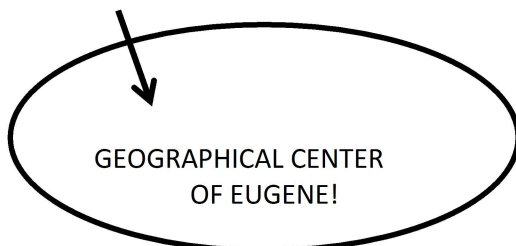
ENVISION EUGENE

COMMUNITY FORUM NOTES

March-April 2012

- 55% SF housing not forward looking. Friends of Eugene advocating for 45% SF to meet future demographic trends and promote mixed use development.
- People want SF Homes
- Chose to live outside UGB, want to keep it that way.
- Food production (distribution and processing) is important industry for this area.
- Multi-Use zoning makes sense
 - Need more commercial services in the Bethel/Clear Lake area.
- Transportation grid lock on Barger for school drop-off
- Need zoning overlay along Hwy 99, Barger, Royal, (All Main Corridors)
- Support school and parks
- TRANSPORTATION:
 - Limited “Main Feeders”
 - New SF expansion should send traffic out to 99 vs. Barger (as it is now)
 - New Industrial should also send traffic out to 99 vs. Barger
 - Fix choke points (Primrose @ Barger)
 - Don’t send traffic through Golden Gardens Park
- More retail in Trainsong: No grocery store now
- Need supporting retail for residential growth along Clear Lake (services)
- Concern about air quality and in-ground contamination
- SF across from industrial (?!?) – should be buffered with mid-density, commercial, or other transition of land use.
- Industrial is good by airport.
- Industrial should be green industry
 - In code? Incentive? Community Values
 - Phased from SF → North
- Emphasize 20-minute neighborhoods
- New S.F. on Clear Lake should be affordable
- Right transportation along Bethel and in Trainsong
- Way for school-aged kids to get from Trainsong NH to school (across 99)
- Bus on Bethel Drive!!!
 - Narrow for two buses
- Mail boxes along Bethel are on the east side of Bethel – houses are on the west. People have to cross traffic lane to get mail.
- Four-corners has a lot of potential:
 - Grocery Store
 - Gateway from Airport Route to Downtown.

THIS IS IMPORTANT!



OVERALL RECOMMENDATION:

- Reduce permit fees for SDU's—too costly right now.

April 3, Churchill High School

- Concern about pressure on neighbors NOT annexing to connect/pay for utilities
- Concern for annexation triggers
- Legal lots/tax lots may be an issue
- Historic legal lots (early 1900s) need research
- Concern about such a low density meeting DLCD requirements
- Sewer line from 18th to Willow Creek Road and top of Gimpl Hill?
- KM-re-tally capacity of wastewater constrained areas
- Council is trying to find balance of neighborhood livability and minimizing UGB expansion
- Looking at opportunity siting that is voluntary and cooperative with city, neighbors, and developers
- Definition of single family is strictly 1 home on 1 lot
- Proposed mix moves us 1% overall to 60/40
- May have an excess of large home currently
- Micro-housing may be new trend
 - Higher demand for small square foot houses
 - Need more flexible zoning for several smaller homes on one lot
 - Also provide more affordability
- Hynix example of manufacturing wages
- Food processing may provide options
- Industrial sites are limited ->companies have hard time expanding or locating here
- Need to work on economics to help fuel redevelopment and other goals
- Wetlands—need to use airport site to mitigate Clear Lake area—create the bank.
- Possibility of splitting industrial land?
 - Clear Lake and Goshen or LCC Basin
- Future home owners have changed values and preferences have shifted
- Sensible plan related to reality
- Anything in the plan to encourage more local or regional centers
 - Crowd funding
- Need more flexibility in zoning and code
 - Example of Turtle Mountain and I-3 Zone
 - Whitaker special use district has started to show advantages in redevelopment
- Infill lots are much more difficult to develop
- Challenge—transition from higher density corridors and residential? Buffer?
- More multi-family housing
- Encourage more compact growth—make a serious effort
- Cost of energy doesn't seem to be accounted for
- Gimpl seems to be way out there
- If single family homes =40%, wouldn't need to expand UGB

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COMMUNITY FORUM NOTES

March-April 2012

- West side doesn't have facilities (i.e. Sidewalks)
- No community center, too few parks—why is THIS area absorbing all the growth?
- Government isn't going to have financial resources in future to expand municipal facilities
- Gimpl Hill is HILLY and doesn't encourage ped/bike
- Social justice—people in West can't access resources
- Historic preservation/resource needs to be included
- In-fill and high density needed!
- Many foreclosed, we don't need more single family
- Don't mind increased density if done appropriately
- Mixed use
- Can still go high as long as retain open spaces
- Need to have better transition codes for edges
- Need better municipal code toolbox
- Want community center/park in Rexius plan
- Traffic concerns that are happening now on Bailey Hill
- Want EmX on 11th and 18th
- Critical to enhance public transit
- Airport bus
- Mixed-use and commercial on transit corridors
- Need connections to commercial—already have 20 minute neighborhoods, just need to be able to get there
- Beautification of W 11th
- Buses need to be quicker
- Gas prices are increasing, need to prepare
- If must expand UGB, allow zoning that allows for convenience stores, schools, services
- This plan doesn't appear to account for foreclosures/vacant residential and commercial
- Out of town developers are profit-oriented in code
- Don't want NYC density
- Housing isn't affordable
- Multi-family right now is not affordable
- Need good design!
- Use CC and R's to achieve design goals

The Studio at the Hult Center, April 5

- Focusing development on corridors where there are already congestion issues may be a problem
- We are counting on fewer cars if corridors are more dense
- May need more local connectors (butterfly routes) to make bus service work with neighborhoods
- Downtown community land prices are too high to get more grocers
 - Would need to be supplemented
 - Mix grocery and housing
- Already are many parts of city that don't have services within 20 minutes

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COMMUNITY FORUM NOTES

March-April 2012

- Home delivery may prevent need for 20 minute neighborhoods
- Feel that a lot more people will think about where they choose to live based on proximity to services and smaller multi-family housing
- Pushing single family housing is passé
 - Large lots
- Feel that we are expanding in the wrong direction
- People would like to move from single-family to multi-family or a smaller unit in their own neighborhood
 - It's really hard now
- Feeling that big housing will not be big need in the future
- Desire to have a bus loop through Friendly and Amazon
 - Get to a close community area without having to go downtown or change buses
- Challenge/tradeoff with transit between productivity (80%) and coverage (20%)
 - LTD tends to lean toward productivity, but they still keep routes that aren't productive but produce good coverage
- Parks in Santa Clara and Golden Gardens will be destinations (regular parks)
 - Should couple services nearby (things people would want while there) and integrate
 - Need more transit
 - More development incentives
- Sprawl in Oregon in the 1970s helped get UGB's to help us be more compact
 - Since expansion costs money, growing in saves us money
- Utility runs are shorter if you grow closer-in and more dense
- Keep property tax what it was for old property when they redevelop (at time of redevelopment)
 - This keeps community from paying for the tax benefit
- Reduce property taxes for people over 65 (but there are wealthier older people who don't need the tax break)
- Get info on available industrial lands in the county
- City standards can be a discouragement to development
- Industry doesn't want to come to Eugene
 - Too difficult to develop
 - Permit process too lengthy
- With EmX, businesses need to take greater good into account and into their bottom line
- 5th Ave, REI-area lots of central areas with room for high density (5th and Charnelton)
- Support for 20 minute neighborhoods
- Support for planning for more multi-family than seen in the past
- Single family market collapse is happening
- Crescent Village will take off in the future
- Gas prices will force walking and driving and need to plan housing for this
- Co-housing: encourage mixed-age/demographics housing types (code, other city actions to encourage this)
- High demand for medium density housing: garden apartments, town or row houses. Better use land because fewer roads (also more social benefits)
- Support increased flexibility north of W 11th (e.g. mixed use)
 - But with safeguards such as mixed uses but not a heavy industrial use

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COMMUNITY FORUM NOTES

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- Smells
- Clear Lake industrial expansion seems reasonable
- Clear Lake industrial could increase sprawl in this area and in Santa Clara. May have unintended consequences.
- Support to look at LCC Basin in future for expansion. Concern about impact to forest land if did expand in LCC
- Civic Stadium—opportunity for high density
- This looks reasonable, glad looking into future
- Keep preserving farm and forest land, use high density
- Airport Expansion—area impact on nearby residential expansion area and parks
- 20 minute neighborhoods in airport area
- Desirability of residential expansion area near industrial (e.g. Bethel)
 - How does redevelopment happen, say in Whiteaker or along 11th
 - Housing for the working poor and for very low income households
 - How about dense housing on EWEB

Sheldon Community Center, April 10

- Parks are an asset, but need to focus on being an urban area → limit UGB growth
- Lots of schools in older part of town that aren't growing—disconnect between where schools and kids are.
- Key industrial mentioned don't need industrial land (i.e. Software)
- Airport is in county jurisdiction—very close to Junction City—city needs to protect that area
- Airport has bought its buffering zone
- Rules help airport do what it needs, bringing in the UGB may hinder it
- More discussion at council
- Would like to see higher multi-family mix—like 50/50
- Balance is great—impression is that transit is limited
- Concern about density impact on neighborhood
 - Transition zones could help address this
- Closer to transportation = higher density. Good example is Wow Hall apartments.
- Residential expansion areas could use mix of housing types and services
- Concerned that expansion areas are not near transportation corridors
- Need more focus on neighborhoods
- Flexibility in land use may help address 20-minute neighborhood issues
- Problem of Chase Village and no close grocery—have to drive
- Getting a north/south EmX is huge
- Commend people who worked on this
- Give incentives to existing businesses
- Improve infrastructure to attract our key industries (i.e. high speed fiber optics)
- Incubators for small businesses
- Transit corridors are where we should grow/density
- Parks should not align themselves with schools—hard to use

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- Sidewalks in existing areas and need to be required—neighborhoods need pedestrian connections—no variances
- Set back sidewalks on high speed corridors
- Outreach to help neighborhoods highlight/solve some issues
- Glad to see not expanding further south than Gimpl/Baily Hill
- Keep aggregate resources locally to support the projected future development here. Don't zone out aggregate extraction.
- Move on, there's been enough process and cost to develop this proposal.
- Clear Lake single family expansion too close to airport and noise contour
- Need road connection from Beltline at Jerry's, west to Greenhill and connect to W 11th to move traffic to the coast.
- Support more FLEXIBILITY in residential and employment zoning (e.g. accommodate changes to existing homes due to aging population, children moving home)
- Need to be flexible for jobs
- Current environment is too negative for business
- Support policies and culture change that would increase use of timber resources and mills in and around Eugene
- Don't need any more parks or bikeways
- Need some sort of bike fee to help pay for costs (e.g. bike licensing)
- Need an E-W corridor from Delta-Ayres-County Farm to support additional development in N. Eugene—need straight shot!!
- Need a parallel E-W connection from Green Acres to Division
- As Good Pasture Island develops, how will traffic be addressed?
 - Limited access
 - Access to services
- Adding single family development at perimeter seems antithetical to pillars goals
- (Conversely to above) some are concerned about higher density.
- Inquiries about "group living" at Willamette Oaks in particular. How calculated?
- Interested in 20 minute neighborhoods concept near Willamette Oaks
- "I'm in love with the 20 minute concept!!"
- 2 people at table have gotten comfortable with 1 or no cars

South Eugene High School, April 12

- Maps are superb – Shows potential infill sites
- PUDs are developed. Inner Neighborhoods will be absorbing future growth/infill
- Agree with the idea of re-development along transit corridors
- Existing zoning → increase density
- Equity issue
- JWN did great job protecting homes
- Densification concurrent with amenities
- Amazon -> concerns about additional density and alterations to livability
- SDU- 1 or 2 bedroom

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COMMUNITY FORUM NOTES

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- Make it a cottage or smaller unit
- 5 foot setback is to close
- Amount of setback dependent on wall height
- Concerns about solar access
- Impacts to livability
 - Open space, preservation of historic buildings, square foot affordability
- Would like to see options in neighborhoods (affordable, near services)
- WUN- lacking parks, UO is not used as park, not truly public land for use, people won't/can't picnic there
- Fairmount -> established parking district. SUNA did too, but now people parking in Amazon
- Per Karen Hyatt's research (roughly ½ have access to car, demand for cars for students going down)
- It's expected that students will live close to UO
- UO and City needs to plan & coordinate on growth/density/livability
- LCC/NCU students also live in these neighborhoods
- Would love to see EmX to LCC
- Sloped land for SF will be expensive (Bailey Hill)
- Hilly areas inside UGB will also be expensive. Will it happen? Can market sustain? Not affordable for families
- Close in neighborhoods are 20 minutes, but need to be more livable.
- WUN-> make it attractive for a range of people and incomes → diversification
 - Add subsidized housing, condos, real multi-family
 - Incentivize subsidized housing and family housing
- SDU enforcement of owner/occupation
 - Ideas for how to pay
- McRentals need to be stopped
- Continue ICS adoption
- Level of analysis lot-by-lot is very detailed
- Assumptions seem reasonable
- Density on ground in low-density neighborhoods if infill occurs with alley houses
- Compatibility between commercial and housing in airport area
- Maybe land swap with school district
- Assumptions are made regarding house and lot size (expected to get smaller)
- Seems like 55-45 might still be too much single family
 - Try to promote land that is affordable to build
 - Provide some housing development subsidies
 - Land bank property
- Amenities set Eugene apart – good schools, parks, bike paths. We need to ensure that it continues
- A little surprising there hasn't been development in LCC area
- For development near airport, need to consider grocery store and other services there, don't create a food desert.
- Right now
 - Mostly complaint driven

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COMMUNITY FORUM NOTES

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- Property owners tend to do better with maintenance than renters
- Support increased density in UGB, we already have SF that has turned into MF (near university)
 - This is a process that will and should continue
- Denser downtown → less need to expand
 - Deal with neighborhood problems in other ways
- Lands for employment, develop lands inside first
- Need to look at our code to fix things that drive development elsewhere
 - Parking in code
- Need to know what Springfield and the county have available in industrial
- See if there is a reason to have stricter codes, if not think about changing
- May be easier to develop in other areas = losing business to Springfield or the county
- Need to look at what we are doing with existing lands before looking to add new lands
- Gap = not discussing what we are doing to be more efficient
- Need to change the way we live and use the land = don't need to expand
- 55% seems high for single family with the trends going where they are (peak oil, etc.)
- Trends in elderly and young people suggest less Sq Footage
- Home builders still think McMansions are what is needed
 - They are the homes they want to keep building because of the income
- The market will drive what is needed
- You have to build flexibility into your planning
 - Build flexibility into how SF areas can develop
 - Allow for conversion to MF
 - Need to open up the rules, which will produce more diversity in housing
 - Need to balance this with concerns about neighborhood character
- Core neighborhoods have dealt with issues of infill
 - Existing neighborhoods need protections
- SDUs are allowed but we don't see many of them (cost is too high)
 - Need to encourage the people that want to do this
- Feeling that a lot of these ideas were discussed during the process
- Working from home is a trend that will use land more efficiently (+ trend increase)
- Trends are relatively new, so need to monitor and adjust over time
- If we plan for it, we can create our own density
- Trend not considered – boomers getting older
 - Need more core facilities
 - Need to be low income too
- We'll need infrastructure to serve the new UGB areas, which will take \$
- Trade off over regional issues
 - If we limit our UGB, people will just live elsewhere and drive to Eugene
- More people near edges of city = more infrastructure that we cannot afford to serve
- One reason we have a UGB is because of air quality concerns 40-50 years ago
- We've ended up with a lot of extra land which is along us to meet most of our needs inside
 - But maybe owners didn't have money to develop or infrastructure wasn't available
 - Some owners are keeping the land they have
- Rental property has a life expectancy

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COMMUNITY FORUM NOTES

March-April 2012

- When they go, maybe something else can be built
- Incentivize something more compact
- Find creative solutions
- Affordable SF now is in NW Eugene, but there are some closer in too
- New MF is not affordable (land costs are up)
- JWN is a desired neighborhood = expensive land
- Not seeing enough effort on creative solutions
 - Difficult times require this type of approach
- Planning processes can't force things to happen so developers will need to be more flexible
- Most foundation pillars = monitoring
 - This has fostered augmentation
 - We know thing will change
 - Market will dictate, so we'll need to adjust
- No matter how flexible you are, you are starting down a path that will be hard to get off of
- Need to de-emphasize the auto mobile
 - Decrease infrastructure costs
 - Decreased pollution
 - Decreased needed land
 - Creates possibilities and flexibility
- Need more sidewalk connectivity if we are going to get more people walking
 - ADA accessible ramps at curbs = no connectivity
- Too many nonconforming units already in established neighborhoods
- More development typologies would be helpful
- Think there's more demand for cluster housing than what past trend indicate
- SFD/MFD typology may not identify sites for small homes and cluster homes
- Should not subsidize student housing that is not viable for non-student tenants
- Mixed reviews for housing in downtown
- Sunday street events much more frequently- plan neighborhoods around/expecting it
- Clustered housing (with community gardens) is a perfect housing type for Eugene (urban/rural feel)
- Unused alleys for community gardens
- Improve walkability: more homes near services, more services in residential areas
- Go for 15 minute neighborhoods
- Saddened to hear UGB should expand
- UGB expansion on Clear Lake makes more sense because of school and park sites
- Schools near industrial land should be aware of potential exposure to toxins
- Incentives should be aimed to local businesses to help them grow locally, rather than incentives to new businesses from other places

North Eugene High School, April 17

- Housing affordability
- Diversification of neighborhoods
 - Gentrification

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COMMUNITY FORUM NOTES

March-April 2012

- Lots of 350k will not go in next to 200k and vice versa
- Target industries
 - Need to match our community values
- Parks were acquired but not developed—25 years ago
- Park rate (city) ~\$2/\$1000. Money goes city wide doesn't stay in Santa Clara
- RR parks rate \$3.60/\$1000 and stays in district
- Budget process—parks and rec lose
- Livability—parks vitals. Need to develop acquired land.
- Need money to maintain and operate
- City parks model not working
- SC bus station moving to old SC school...moves transit services further north
- Silver Lane left turn to RR to get onto Beltline is terrible...Fix whole intersection. Let people know they can go straight onto River Ave to get onto Beltline East—sign.
- Coordinate storm water/other planning efforts “happy medium”
- Drywell decommissioning
- Storm water basin plan
- This process is better, going somewhere. Been waiting - no more reports on a shelf
- Interest in eco-housing and co-housing particularly in S. River Road area
- Concern about impact on UGB of the Metro Plan boundary (and any changes to it)
 - Will making them co-terminus keep city from being able to do good planning
- How does the plan address community development and redevelopment along River Road
- Permits and process impediments keep this from happening right now
- Code doesn't always address unique and creative uses
- Incentives for micro-agriculture and urban farming → local farmers markets
 - Certifications needed sell produce at market
 - Not a clear path to city approval
 - Too many staff
 - Regulations not clear
- Barriers to redevelopment:
 - Annexation
 - Change in use
 - Transportation requirements
 - Parking requirements
- Removing these barriers will help incentive local businesses and won't cost the city
- Real, local projects help build community
 - Co-ops, community gardens
- Growing food on-site is important and with great soils here, we should do more
- Need to inventory growing/garden/food production opportunities in the area
- We have the interest here to create our own 20 minute neighborhoods
- Worried about infrastructure costs
- Worried about changes in the political players and how it might impact EE
- De-funding LRAPA doesn't help protect our resources
- Bike connection needed on Beaver Lane
 - Widen shoulders is all that is needed

ENVISION EUGENE
COMMUNITY FORUM NOTES
March-April 2012

- Any possibility of another vehicle bridge across the river (in Valley River area)
- Current unused lands at Valley River have great development potential
- We are very interested in EmX on River Road
- Barrier = neighborhood was not allowed to maintain planters along River Road
 - Streetlights along River Road near Howard
- Concern about vacant land being overlooked for development while new expansion areas are developed. Consider phasing, e.g. only expand when “X”% of vacant land is developed
- Concern about sensitive lands in expansion areas
- Lots designated as “capacity for re-development” may not soon or ever be re-developed
- How can we encourage thoughtful redevelopment without losing neighborhood character, value, open space...
- Not sure that the “flexibility pillar” gets to previous considerations (of neighborhood character, parking requirements, etc.)
- EmX or other efficient transportation is critical—River Road and 99

ENVISION EUGENE COMMUNITY FORUM Questions March-April 2012

The City of Eugene held a series of six community forums in March and April 2012 to discuss the March 14, 2012 Recommendation for accommodating Eugene's future growth, including strategies for accommodating most of the growth inside the current urban growth boundary and expanding by approximately 1150 acres to accommodate the remaining need for homes, jobs, schools, and parks. The general public was invited to participate with City of Eugene staff before the City Council considers the recommendation at a May 14 public hearing and subsequent work sessions. Approximately 160 people attended a forum.

Below are the questions recorded by staff at the public forums. Most of these questions were answered at the tables by the staff in attendance. A Frequently Asked Questions (FAQ) document is in the process of being developed. In addition, an on-line survey is underway, with responses due by May 6th, 2012. Survey results will be compiled and analyzed separately from this report.

March 20, Petersen Barn:

- With housing prices and sales down, why do we need so much new land for single family homes in expansion area?
- In expansion areas, what new infrastructure is city responsibility and what are developer's responsibility?
- What is timing for development in expansion areas? Will infill development happen first?
- How much will property values increase in expansion areas?
- Concern about additional vehicles from development in expansion areas—is it consistent with climate energy action plan?
- How did demographics factor in recommendation for new housing?
- How will transportation system handle increases from new development?
- Will there be minimum density standards for homes in expansion areas?
- What was assumed lot size for housing expansion areas in Clear Lake area?
- What is county role in adopting proposed expansion areas?
- Concern about affordable housing stock—how can we keep people from moving to satellite communities and driving in for work?
- All focus has been on downtown, but still problems. Will these strategies work elsewhere?
- How is recommendation expansion area consistent with 20 minute neighborhood?
- How will regional transportation plan accommodate expansion area growth?
- How can infill development be incentivized?
- Why would developers do infill development when there are new expansion areas to build on?
- How do we provide sufficient housing for the full range of demographic groups?

April 3, Churchill High School

- Pace of development: what happens if residents don't choose to intensify?
- Can City consider greater infill within UGB to avoid UGB expansion?

ENVISION EUGENE COMMUNITY FORUM Questions March-April 2012

- Are we creating another Amazon Headwaters situation?
- How would streets be planned? (i.e. existing streets upgraded to urban standards and assessments?)
- Sewer line from 18th to Willow Creek Road and top of Gimpl Hill?
- Why Crest recommended to be removed?
 - Started as study area
 - Removed due to expenses of utility service
- What's current vacancy rate?
 - 3-4% for single family (less than 1% in better economic times)
- What percent is rental?
 - Just over 50%
- How do we balance "no density increases" and infill?
- Will people want single family homes?
 - Housing mix moves modestly to more multi to accommodate shifting preferences
- What companies are looking for 100 acres?
- What's happening between Airport Road and Awbrey Lane on eastside of Greenhill Road?
- Possibility of splitting industrial land?
 - Clear Lake and Goshen or LCC Basin
- LCC basin is possibility for urban agricultural lands?
- Increasing wages—is it the answer? =more consumption
 - Is there a way to keep costs down?
 - Effects of global economy?
- Should we remove SDC and fee waivers?
 - Switch when they are paid—pay when there is income
- Challenge—transition from higher density corridors and residential? Buffer?
- No community center, too few parks—why is THIS area absorbing all the growth?

The Studio at the Hult Center, April 5

- How can this strategy work if we are cutting bus routes?
- What is definition of a 20 minute neighborhood?
 - 20 minutes on foot
 - Includes access to transit
- How to increase or maintain transit during tough economic times?
 - Or prevent decrease in service during these times
 - When can LTD do to prevent cuts as gas goes up?
 - Build reserves
 - Reliance on payroll tax (70% of revenue) makes this difficult
 - Why aren't we taxing gas to help support transit?
- Can we afford Envision Eugene?
 - Need more transit
 - More development incentives

ENVISION EUGENE
COMMUNITY FORUM Questions
March-April 2012

- Can our infrastructure handle more concentration of uses (roads, utility) as proposed in EE?
 - Is this considered for large projects like Capstone?
- Should developers build downtown without a MUPT?
- Are we considering lands needed for the homeless?
- Is City Manager's recommendation different from EE, or is it the same?
- Does EE proposal reflect County's proposal to make the metro plan boundary co-terminus with the UGB?
 - Can this happen without our approval?
- What about 6th/7th Chambers area which has solvents, heavy industrial uses?

Sheldon Community Center, April 10

- Were the Fairgrounds considered for redevelopment?
- Are railroad yards within city limits?
 - We believe so.
- What keeps someone from buying 20 acres of the 200 industrial land?
 - Restriction on subdivision is needed but difficult
- Does this plan build the same city we already have? Rather than envision the city we want—more density, infill, mass-transit
- Can we facilitate small grocery stores?
- Can rezoned or added areas be required to have commercial zones?
- Who are the 34,000 people? Demographics?
- Plan City to attract people—if we keep same industry/commercial mix how do we shift income gap?
- Keep aggregate resources locally to support the projected future development here. Don't zone out aggregate extraction.
 - Will the county look at this issue?
- Does the average density analysis produce any certainty for a buyer of what they could build on the property?
- Did anyone try to get grain-millers to stay?
- As Good Pasture Island develops, how will traffic be addressed?
 - Limited access
 - Access to services
 - Grocery store in VRC?
- How far are we from "satellite villages"?
 - A big concern—higher land costs may cause that. However, increasing gas prices will balance.
- What is average household size? 2.1 plus or minus
 - Interesting, our concern about density of DU when household size is shrinking.
 - Note: greater ethnic mix is bringing larger family size
- Inquiries about "group living" at Willamette Oaks in particular. How calculated?
- How do you make 20 minute neighborhoods happen? Neighborhood plans.

ENVISION EUGENE
COMMUNITY FORUM Questions
March-April 2012

South Eugene High School, April 12

- Why not identify transit corridors along R-1, such as Donald? Don't end at Beltline
- Where are amenities (West University Neighborhood)? ½ acre park for 6000 people?
- Where are baby boomers going to live?
- Hilly areas inside UGB will also be expensive. Will it happen? Can market sustain? Not affordable for families
- How do you factor in low income housing ?
 - Try to promote land that is affordable to build
 - Provide some housing development subsidies
 - Land bank property
- Are there policies and requirements for providing bike lanes and facilities with new development and redevelopment? YES!
- How are we going to address low income housing (9000 units short)?
 - Downtown is where these units were available
- What are the characteristics of our existing building stock, have these even been discussed, are they possibilities for conversion?
- Did we consider household size increasing as families move in with each other, creative solutions?

North Eugene High School, April 17

- Jobs—what kind?
- What will happen to RR parks and rec? Westmoreland community center closed...
- Single family pocket near Irving in ICCO - redesignate to Industrial?
- Filbert orchard—development?
- New bridge north of Beltline - toll?
- How does the plan address community development and redevelopment along River Road
- How can specific projects that meet the goals of EE be incentivized?
- Can properties annex?
- How are we guaranteed protection of resources with industrial growth to the west (upwind) of the RR/SC neighborhoods?
- Seems like a lot of new land for industrial
 - What kind of uses will be allowed there?
- What are the city's plans around electric buses or shuttles (to address peak oil)?
 - Possibility of solar on top of buses
 - Do it now before peak oil gets worse
- How can we reduce speed limit on River Road?
- What about islands on River Road?
- Concern about safety issues along the West Bank bike path





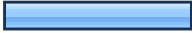

**ENVISION EUGENE
COMMUNITY FORUM Questions
March-April 2012**

- Need = what about solar lights?
- WHAT is acreage for industrial expansion? —not labeled. 475 acres.
- How can we encourage thoughtful redevelopment without losing neighborhood character, value, open space...?
- What is large industrial in response to? Needed large, contiguous sites vs. smaller, disconnected sites?




Envision Eugene Draft Recommendation






1. How have you participated in the Envision Eugene process (select all that apply)?

		Response Percent	Response Count
I have recently learned about it		15.8%	12
I have followed it in the news		60.5%	46
I have followed it on the web site		46.1%	35
I have attended public events		56.6%	43
I have participated in committees, boards or commissions working on Envision Eugene		27.6%	21
Other (please specify)		17.1%	13
		answered question	76
		skipped question	0




2. The Envision Eugene Pillars form the foundation for the recommendation. The strategies and actions under each pillar have been updated since the March 2011 Draft Proposal and are contained within the recommendation document. What is your opinion of the updated Envision Eugene Pillars, Strategies, and Actions?

		Response Percent	Response Count
They look good!		33.8%	25
I like most of them		55.4%	41
They need considerable improvement		10.8%	8
	Comments		19
answered question			74
skipped question			2




3. The number of jobs we plan for depends on the assumed rate of employment growth. A rate of 1.4% per year is recommended. This is higher than our projected population growth rate of .9% per year, because Eugene is the regional jobs center, and we have lost many jobs that we aspire to add back as the economy improves. What do you think of using the recommended 1.4% employment growth rate to plan for new jobs?

		Response Percent	Response Count
Sounds good!		33.8%	22
Okay		50.8%	33
Needs Improvement		15.4%	10
	Comments		18
answered question			65
skipped question			11




4. How would you rate the following strategies for accommodating JOBS? Additional commercial jobs (office and retail) will be provided by adding flexibility to expand the uses that can occur on currently zoned industrial sites that are less than 10 acres in size and currently underutilized.

		Response Percent	Response Count
Sounds good!		59.1%	39
Okay		30.3%	20
Needs Improvement		10.6%	7
	Comments		9
	answered question		66
	skipped question		10

5. Additional commercial jobs (office and retail) will be provided by investing in the downtown, along key transit corridors, and in core commercial areas to stimulate additional commercial job growth in these areas.




		Response Percent	Response Count
Sounds good!		68.2%	45
Okay		22.7%	15
Needs Improvement		9.1%	6
	Comments		15
	answered question		66
	skipped question		10

6. Land for additional industrial jobs will be provided by creating four new sites of 10-20 acres in size by assembling smaller properties together into larger, more usable sites and cleaning up contaminated sites inside the UGB.




		Response Percent	Response Count
Sounds good!		53.2%	33
Okay		25.8%	16
Needs Improvement		21.0%	13
	Comments		19
		answered question	62
		skipped question	14

7. Land for additional industrial jobs will be provided by expanding the UGB for industrial sites in the following size categories to provide land for medium and large-lot industrial jobs:

- Five 10-20 acre sites
- Two 20-50 acre sites
- Three 50-75 acre sites
- Two sites greater than 75 acres
- The total expansion area will be approximately 475 acres

		Response Percent	Response Count
Sounds good!		32.4%	22
Okay		42.6%	29
Needs Improvement		25.0%	17
	Comments		20
		answered question	68
		skipped question	8

8. The recommended expansion area is near the airport, north of Clear Lake Road. This area will be studied further to determine if it can fulfill the site sizes listed above and other characteristics required for key industries.

		Response Percent	Response Count
Sounds good!		37.3%	25
Okay		34.3%	23
Needs improvement		28.4%	19
		Comments	23
		answered question	67
		skipped question	9

9. How would you rate the following strategies to accommodate HOMES?

Shifting our future mix of new housing to include more multi-family development than we've seen built in the past.

Information on housing mix: Eugene's current mix of single and multi-family housing is 61% single family and 39% multi-family. Increasing the proportion of multi-family housing is intended to expand the variety of housing types and the prices available, and to address shifting demographic trends towards an aging population and smaller household size. Approximately 15,000 new homes are expected to be constructed in the next 20 years. A mix of 55% single-family and 45% multi-family is recommended for the new homes. When combined with Eugene's existing inventory this represents an overall mix of 60% single family/ 40% multi-family, resulting in a 1% shift from the current mix.

		Response Percent	Response Count
Sounds good!		37.9%	25
Okay		27.3%	18
Needs Improvement		34.8%	23
	Comment		38
answered question			66
skipped question			10

10. Additional multi-family homes will be provided by investing in the downtown, along key transit corridors, and in core commercial areas to stimulate additional multi-family housing in these areas.

		Response Percent	Response Count
Sounds good!		60.6%	40
Okay		28.8%	19
Needs Improvement		10.6%	7
	Comment		20
	answered question		66
	skipped question		10

11. Land for additional single-family homes will be provided through these actions:

- Re-designating 236 acres of multi-family land to single-family land inside the current UGB.
- Improving infrastructure in constrained areas that are inside the current UGB.
- Expanding the UGB for 910 single-family homes (approximately 350 acres).
- Alley access lots/ secondary dwelling units

		Response Percent	Response Count
Sounds good!		21.2%	14
Okay		25.8%	17
Needs Improvement		53.0%	35
	Comment		39
	answered question		66
	skipped question		10

12. The recommended expansion areas and approximate sizes are:

- **Approximately 150 acres south of Clear Lake Road**
- **Approximately 200 acres in the Bailey Hill/Gimpl Hill area.**

		Response Percent	Response Count
Sounds good!		27.3%	18
Okay		25.8%	17
Needs improvement		47.0%	31
	Comments		31
	answered question		66
	skipped question		10

13. Land for parks will be provided through these actions:

- **An additional 175 acres of parkland is planned for inside the current UGB.**
- **A UGB expansion of 242 acres will provide much needed community parks for the Bethel and Santa Clara neighborhoods.**

		Response Percent	Response Count
Sounds good!		58.5%	38
Okay		26.2%	17
Needs Improvement		15.4%	10
	Comment		15
	answered question		65
	skipped question		11

14. A UGB expansion of 80 acres will provide the additional land needed by Bethel School District to address increasing enrollment.

		Response Percent	Response Count
Sounds good!		57.6%	38
Okay		31.8%	21
Needs improvement		10.6%	7
	Comment		8
answered question			66
skipped question			10

15. Do you think this recommendation balances the range of needs for homes and jobs in our community?

		Response Percent	Response Count
Yes		52.3%	34
It could be balanced differently. How?		47.7%	31
answered question			65
skipped question			11

16. In what neighborhood do you live?

		Response Percent	Response Count
Amazon		3.2%	2
Bethel		0.0%	0
Cal Young		3.2%	2
Churchill		14.3%	9
Crest Drive		9.5%	6
Downtown		1.6%	1
Laurel Hill		0.0%	0
Far West		3.2%	2
Friendly		7.9%	5
Goodpasture Island		1.6%	1
Harlow		3.2%	2
Industrial Corridor		0.0%	0
Jefferson Westside		4.8%	3
Fairmount		6.3%	4
Northeast		1.6%	1
River Road		3.2%	2
Santa Clara		1.6%	1
South University		1.6%	1
Southeast		12.7%	8
Trainsong		0.0%	0
West Eugene		7.9%	5
West University		3.2%	2
Whiteaker		6.3%	4

I don't know	<input type="checkbox"/>	3.2%	2
answered question			63
skipped question			13

17. In what ZIP code is your home located? (enter 5-digit ZIP code; for example, 00544 or 94305)

		Response Percent	Response Count
97401	<input type="checkbox"/>	14.3%	9
97402	<input type="checkbox"/>	22.2%	14
97403	<input type="checkbox"/>	7.9%	5
97404	<input type="checkbox"/>	4.8%	3
97405	<input type="checkbox"/>	44.4%	28
97408	<input type="checkbox"/>	1.6%	1
97412		0.0%	0
97440		0.0%	0
97477	<input type="checkbox"/>	1.6%	1
97478		0.0%	0
Other (please specify)	<input type="checkbox"/>	3.2%	2
answered question			63
skipped question			13

18. What is your age?

		Response Percent	Response Count
21 and Under		3.0%	2
22 to 34		4.5%	3
35 to 44		19.7%	13
45 to 54		12.1%	8
55 to 64		28.8%	19
65 and Over		31.8%	21
answered question			66
skipped question			10

Norman Waterbury LLC
Land Use Planning Consultant
28784 Gimpl Hill Rd.
Eugene, OR 97402

4-2-12

Terri Harding/Kayre Axe
Eugene Planning Division
99 W. 10 th Ave
Eugene, OR 97401

I represent Donna and Dale Stauffer who own 18-04-09, Lot 1701 which consist of around 18 acres. This lot is apparently within the proposed boundary expansion for urban growth. My clients are in support of such a proposal and believe that it is justified. After living there for over 14 years the Stauffers are well aware of the agricultural limitations of the property. Because of the thin layer of top soil attempted plantings of both Doug Fir and Ponderosa Pines did not succeed.

Water is also a major issue and because of the extremely low permeability the recharge capacity of the wells in this area is limited. Also many of the wells in this area have unhealthy mineral level content.

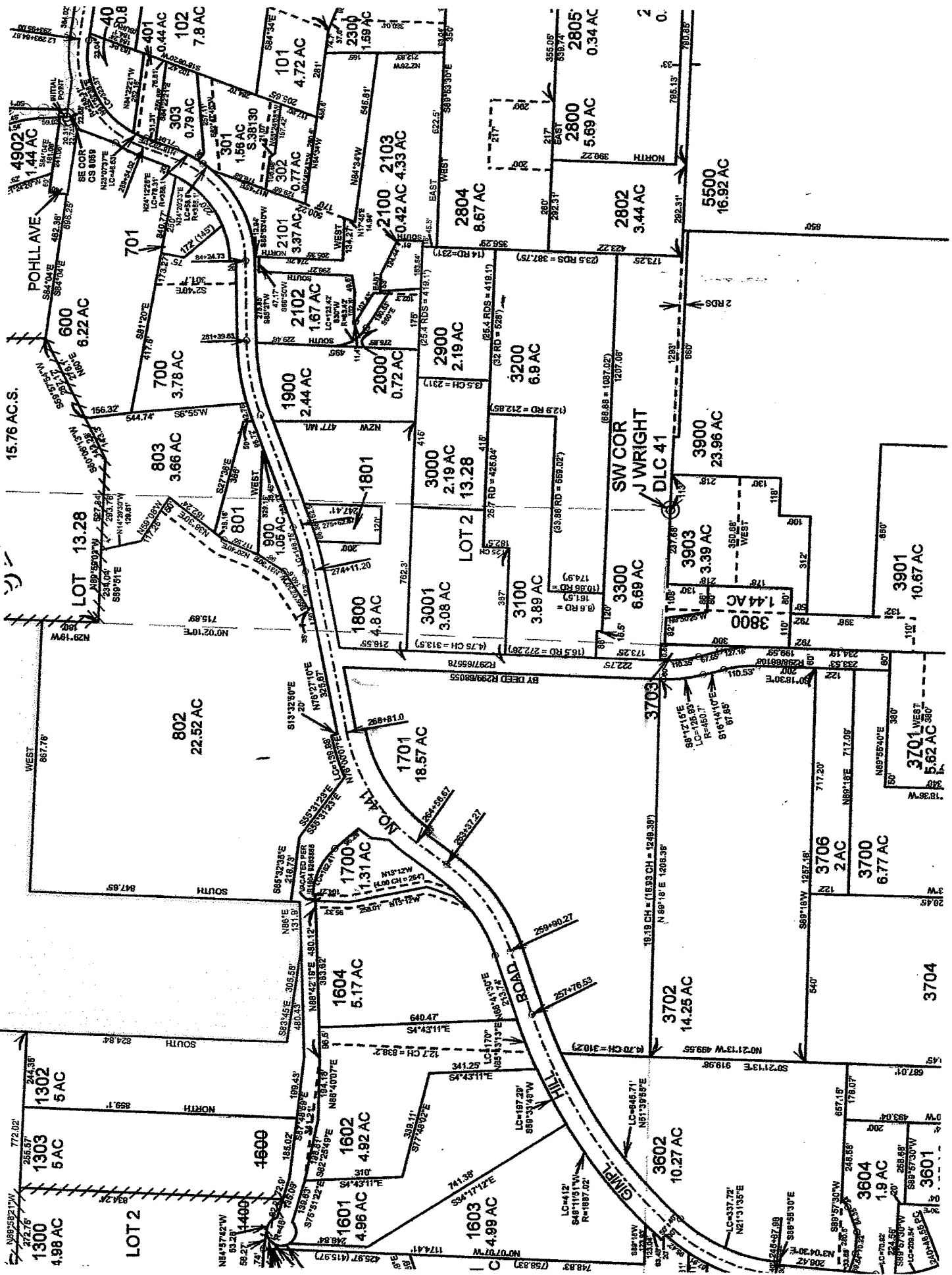
The availability of utilities as well as the short distance to shopping outlets that carry about everything make this unit of land an obvious choice for future development.

As a matter of public record the Stauffers would like to voice their support for this planning recommendation and hope that the process can move forward.

Thank You For Your Time,



Norman Waterbury LLC 541-485-8081 landplannlaneco@hotmail.com



15.76 AC.S.

LOT 13.28

LOT 2

SW COR
J WRIGHT
DLC 41

POHLL AVE

550

1300 4.98 AC

1302 5 AC

1303 5 AC

1600

1400

1601 4.96 AC

1602 4.92 AC

1603 4.99 AC

1604 5.17 AC

1700 11.31 AC

1701 18.57 AC

1800 4.8 AC

1801

1802 22.52 AC

1803 3.66 AC

1900 2.44 AC

1901 3.78 AC

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2001 3.37 AC

2002 1.56 AC

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2004 0.77 AC

2100 2.103 AC

2101 1.67 AC

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2803 5.69 AC

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2806 5500

3000 2.19 AC

3001 3.08 AC

3002 13.28

3003 3.89 AC

3004 6.89 AC

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3101 3.08 AC

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Custom Soil Resource Report

Map Unit Legend

Lane County Area, Oregon (OR637)			
Map Unit Symbol	Map Unit Name	Acres In AOI	Percent of AOI
11C	Bellpine silty clay loam, 3 to 12 percent slopes	2.3	11.5%
11D	Bellpine silty clay loam, 12 to 20 percent slopes	0.0	0.2%
52D	Hazelair silty clay loam, 7 to 20 percent slopes	1.9	9.2%
102C	Panther silty clay loam, 2 to 12 percent slopes	10.6	52.3%
135D	Willakenzie clay loam, 12 to 20 percent slopes	0.1	0.3%
135E	Willakenzie clay loam, 20 to 30 percent slopes	4.4	21.4%
138E	Witzel very cobbly loam, 3 to 30 percent slopes	1.0	5.2%
Totals for Area of Interest (AOI)		20.3	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the

HANSEN Alissa H

From: John Winquist <johnwinquist@gmail.com>
Sent: Monday, April 30, 2012 9:06 AM
To: HANSEN Alissa H
Subject: Comments on Bailey Hill/Gimpl Hill UGB expansion study area

Hi Alissa –

The more Pem and I consider the potential implications of including our properties in the UGB expansion the more problematic it becomes for us and the natural preserved areas north and west of us. There are several reasons our properties are not suitable for inclusion and I have given a general synopsis in our statement attached. We will continue to gather specific information for consideration in the process.

John

Comments regarding the proposed Bailey Hill/Gimpl Hill UGB expansion study area.

We are property owners in the study area. Our lots are located north of Gimpl Hill Road (TL 1501, 1601, 1602, 1603, 1604). We believe the inclusion of our properties in the proposed UGB expansion would have unintended negative consequences for us and for the general good of the City and the Bailey Hill/Gimpl Hill area.

Our properties abut the Murray Hill Eugene Park natural area with the proposed Ridgeline Trail and The Willow Creek Preserve of the West Eugene Wetlands. We are long time supporters of the Eugene Parks natural areas and The Willow Creek preserve. We invested significant time and money to help facilitate the purchase of the Murray Hill Park and continue to be supporters of preservation activities of Eugene Parks and Open Spaces and the TNC. We work closely with both TNC and POS in the management of our properties including work on invasive species and native oak release. We view our properties as a buffer area between more intensive development and the preservation activities of POS and TNC in the Willow Creek area. We believe this use of our properties most closely conforms with the Ridgeline Area Open Space Vision and Action Plan - February 2008, adopted by the city.

We are requesting that our properties **not** be included in the proposed UGB expansion. We believe the properties in the study area located north of Gimpl Hill Road serve as a buffer transition zone to the Murry Hill Natural Park and the TNC Willow Creek Preserve and that is their best use. Excluding these properties will not significantly reduce the number of single family residences in the Bailey/Gimpl Study area because of the slope of many of the properties, the difficulty of developing in small already developed properties, and other development constraints.

HANSEN Alissa H

From: Bob Cattoche <cattoche@earthlink.net>
Sent: Wednesday, May 02, 2012 11:17 AM
To: *Eugene Mayor, City Council, and City Manager; HANSEN Alissa H
Subject: UGB proposal--Response from McMorott Lane Residents
Attachments: UGB proposal--Response from McMorott Lane Residents.doc

Date: May 2, 2012

To: Kitty Piercy, Members of the Eugene City Council and UGB Planning Committee

Regarding: The "Envision Eugene" proposed Expansion of the Urban Growth Boundary

We left the April 3, 2012 meeting at Churchill High School impressed with the overall effort of the City's Urban Growth Boundary committee in meeting the expectations of the State of Oregon. However, as long term residents of McMorott Lane we continue to be distressed and alarmed that the current Urban Growth Boundary proposal includes our neighborhood. We love our quiet country life despite the various "trade-offs" we endure. Those trade-offs include water issues (arsenic + limited supply), invading creatures (raccoon, bear, bobcats, cougar and herds of deer) and unexpected power outages (usually during the winter and often two to four days in duration).

Our personal concerns aside, we find ourselves wondering if "the seven pillars" of the new UGB proposal have a good fit with our marshy hillside neighborhood. Our thoughts regarding the more relevant pillars are given below.

Pillar: Plan for climate change and energy uncertainty

A wetland area has been officially identified at a low lying area within the proposed expansion that includes our neighborhood. What apparently has not been considered is that the entire neighborhood consists of the headwaters of East Willow Creek which flows through the Nature Conservancy land. In our walks across the area we find numerous marshy areas and seasonal springs. Given the soggy conditions of our slope, septic permits have been very difficult to obtain. We suspect that many areas of our neighborhood would qualify as wetland—not just one. With Global Warming it is predicted by many that Western Oregon will experience increased precipitation during the winter months. If this transpires the wetland sections of our neighborhood will expand significantly.

Pillar: Promote compact urban development and efficient transportation options

Given wetland issues we doubt that urban development within this area could ever be considered "compact." In addition, the oddly shaped and irregular "balloon" expansion into our neighborhood would never lend itself to efficient transportation options other than the use of personal cars. Traffic now feeding in from Gimpl Hill and Bailey Hill Roads is often heavy, fast and dangerous for merging vehicles. Numerous accidents have occurred over the years. We warn visitors to be careful while driving to and from our neighborhood.

Comments on the Urban Growth Boundary Expansion
Bill Aspegren, April 3, 2012

The current Envision Eugene proposal relies heavily on the past without evidence of seriously considering future problems.

Does this support a best outcome that is realistic or reflect an unwillingness to deal with the challenges presented by the future?

Three factors that are critical to Eugene's future and must drive the Envision Eugene recommendations are:

- Energy, cost and availability
- Climate change
- Finance, both global and local

There is a great deal of connectivity between these factors and the recommendation must deal with that connectivity to transition the community in a sustainable direction.

You could argue the above factors were discussed as part of the Triple Bottom Line (TBL) analysis. As a participant and having read notes from this review process I don't feel the impact or implications of energy, climate or finance were adequately evaluated.

Specifically

The Urban Growth Boundary (UGB) does not need to be expanded for either housing or large industrial sites. Expansion for parks, schools and maybe the airport are reasonable.

Housing

The proposed housing mix is 55% Single-Family (SF)/45% Multi-Family (MF). This SF percent is higher than:

- Springfield 52/48
- Corvallis 50/50
- Albany 47/53

There are several reasons that will inhibit Eugene residents from buying new single-family homes in the future.

- Wages average roughly \$35,000
- 20% live below the poverty level
- 44% pay more than 30% of their salary for housing (cost burdened)
- Wages have stagnated
- Gas and energy prices are rising
- Foreclosures don't appear to be factored into the proposal
- Existing houses cost less than building an equivalent new house

- Unemployment is at 8.8% in the area, and that does not take into account:
 - People that are no longer looking for work
 - People that are underemployed

The housing mix for 2009 and 2010 was 39/61 and I question why the 39% is that high.

With a 40/60 mix the UGB would not need to expand.

You could argue that the housing market will come back as soon as the recession is over. I think that is a questionable assumption based on energy, climate and finances.

Industrial Sites

Eugene has very little, if any, unconstrained land outside the UGB for large industrial sites.

Instead, a regional approach needs to be taken when looking for large industrial sites. There are sites that could be used in:

- Coburg, they are investigating a new enterprise zone
- Springfield
- Goshen
- Junction City
- Some sites within the UBG, such as Hynix

Lane County has lost over 13,000 jobs since 2008. Despite Oregon Employment Department (OED) projections it will be hard to recover these jobs, especially at the same salary level. In the past OED has been pretty far off on their projections.

The recommendation uses an annual job growth rate of 1.4%, which results in 35,800 new jobs in 20 years. This percent seems overly optimistic, based, once again on energy, climate and finances.

What happened to the 13,000 jobs we lost? OED says they will come back quickly after the recession. Does this really mean we are going to have to add close to 50,000 jobs in 20 years? Maybe we have more space in the UGB for jobs than we think, after all those 13,000 people worked someplace.

The Joint Elected Official's (JEO) Regional Plan for Prosperity has goals of adding 20,000 jobs by 2020 and increasing wages above the state average. Unfortunately, this plan lacks real substance and appears to mainly concentrate on start-ups and micro businesses. The 5 year failure rate on these endeavors is about 70%. So it is hard to see how these will fill Eugene's job gap.

None of the plans discuss strengthening Eugene's school system. Unless that is done it may keep people with high paying jobs away from the area.

Proposed Expansion (Problems)

The two housing areas proposed for UGB expansion do not support Eugene's Climate and Energy Plan, which is a very good plan and is already producing positive results. The recommendations:

- Promotes sprawl
- Are unlikely to become 20 minute neighborhoods
- Therefore, increases Vehicle Miles Traveled (VMT)

The expansion to the Gimple Hill area has a number of problems:

- It is not flat land and, therefore, building will be more expensive
- It is currently a rural area and as much as people want to live in the country they probably don't want to live next to livestock
- The above point could result in various conflicts

The Clear Lake area has a different set of problems. It certainly has more affordable building sites. However, as the proposal is configured the housing sites are across the street from the recommended large industrial expansion. This goes against two suggestions from the Economic Development sub-group.

First, residential development should be separated from land used for large industrial purposes. Second, large industrial sites are hard to find so they should be protected from rezoning to residential. With residential across the street conflicts and rezoning are almost inevitable.

The land targeted for industrial expansion is partially in the airport noise shadow, as is some of the residential land. Additionally, there is poor access to Interstate 5, which could increase the volume of large trucks on Belt Line and Highway 99.

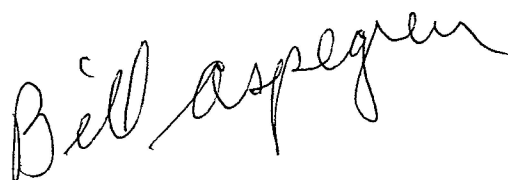
Whether the UGB is expanded or not the City needs to come up with a comprehensive plan to transition between single-family residential, multi-family residential, commercial and industrial development. Currently the City has few regulations restricting transitions as can be seen in the neighborhoods surrounding the University. If we are going to live more densely much better rules for transition are needed to protect our neighborhoods.

What to do?

This all probably sounds like doom and gloom. That's the wrong view. This is an opportunity to think positively about the future and take steps to move Eugene in a sustainable direction.

The current plan does not go far enough and requires further discussion and analysis.

No UGB expansion for housing and industry should be done at this time. If a true 5 year review is going to be done, that buys time to assess how conditions change and to clarify the effects of energy, climate and finance.

A handwritten signature in black ink that reads "Bill Aspegren". The signature is written in a cursive, flowing style.