

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Envision Eugene

Meeting Date: June 11, 2012
Department: Planning and Development
www.eugene-or.gov

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

ISSUE STATEMENT

The City Council is asked to provide direction to staff to move Envision Eugene forward into the formal adoption phase of the project.

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 a combination of actions to accommodate the need, including numerous actions to accommodate most growth within the existing Urban Growth Boundary (UGB) and a UGB expansion; 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.

This work session is a continuation of the discussion that began at the May 30 work session where the council was asked to act on a motion to direct staff to move Envision Eugene forward into the formal adoption phase of the project. Discussion centered on proposed strategies for accommodating future industrial jobs. Additionally, questions came up that are addressed in the attached memos on the following topics:

- Employment Growth Rate
- Re-designation of the Naval Reserve Site

The council is asked to act on a motion that encompasses both the policy and technical aspects of the Envision Eugene work to date. The pillars, strategies and actions included in the City Manager's recommendation (with minor modifications) represent the direction that the community has envisioned and supports. From neighborhood livability to flexible and adaptable implementation, all of the pillars and strategies must be implemented to achieve the overall vision. The technical components described in Attachment A are based on state law requirements that must be addressed to move the process into the formal adoption phase of Envision Eugene. The motion before the council would direct staff to carry out this technical work consistent with the Envision Eugene vision.

An additional work session is scheduled for June 13, 2012, to continue this discussion if necessary.

RELATED CITY POLICIES

Growth Management Policies

COUNCIL OPTIONS

- A. Direct the City Manager to prepare, for a formal adoption process, planning documents to establish a new Urban Growth Boundary based on recommendations in the Technical Components Document (Attachment A), and that carry forward the pillars and strategies described in the Envision Eugene Draft Proposal, March 14, 2012.
- B. Direct the City Manager to bring back for council consideration a revised proposal that_____.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the council direct him to prepare, for a formal adoption process, planning documents to establish a new Urban Growth Boundary based on recommendations in the Technical Components Document (Attachment A), and that carry forward the pillars and strategies described in the Envision Eugene Draft Proposal, March 14, 2012.

SUGGESTED MOTIONS

Move to direct the City Manager to prepare, for a formal adoption process, planning documents to establish a new Urban Growth Boundary based on recommendations in the Technical Components Document (Attachment A), and that carry forward the pillars and strategies described in the Envision Eugene Draft Proposal, March 14, 2012.

ATTACHMENTS

- A. Envision Eugene Technical Components
- B. Memo: Employment Growth Rate
- C. Memo: Redesignation of the Former Naval Reserve Site

FOR MORE INFORMATION

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Project Website: www.envisioneugene.org

Envision Eugene -- Technical Components

Decision Point	City Manager's Recommendation	Staff Next Steps Based on Recommendation
Commercial & Industrial Lands		
1. What job growth rate should be used?	Direct staff to plan for a job growth rate of 1.4%	Defines number of jobs to be planned for. See next steps for Land for Commercial Jobs and Industrial Jobs
Land For Commercial Jobs		
2. How to plan for commercial jobs?	<p>A. Initiate code and/or plan amendments to accommodate approximately 1,100 commercial jobs in the existing UGB by adding flexibility for parcels of up to 10-acres that are currently designated for Campus Industrial uses</p> <p>B. Initiate code and/or plan amendments to accommodate approximately 1,700 commercial jobs in the existing UGB by adding flexibility for, and/or re-designating, parcels of up to 10 acres that are currently designated for Industrial uses</p> <p>C. Accommodate approximately 400 commercial jobs by increasing the likelihood of redevelopment of land within the current UGB for commercial uses in the downtown, along transit corridors and in core commercial areas: (1) Initiate code and/or plan amendments that remove barriers to redevelopment activity; (2) Direct staff to identify potential incentives; and (3) Direct staff to pursue Area Planning as a process to address compatibility with existing neighborhoods</p>	<p>A. Commence a study of Campus Industrial sites that are suited to flexible uses and prepare materials for code and/or plan amendments</p> <p>B. Commence a study of Industrial sites that are suited to flexible uses and/or re-designation and prepare materials for code and/or plan amendments</p> <p>C. (1) Prepare materials for code and/or amendments (2) Analyze and recommend potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning</p>

Land for Industrial Jobs	
3. How to plan for industrial jobs?	<p>A. Accommodate approximately 3, 10-20 acre industrial sites within the current UGB through land efficiency measures: (1) Direct staff to pursue resources necessary to remediate 2, 10-20 acre brownfield industrial sites; and (2) Direct staff to identify potential industrial sites that are less than 10 acres in size for parcel assembly to create 1, 10-20 acre sites</p> <p>B. Accommodate approximately 12, 10-100 acre industrial sites through an expansion of the UGB: (1) Direct staff to pursue additional analysis of land in the Clear Lake Road area for suitability for the following industrial expansion sites: -5 sites in the 10-20 acre size range -2 site in the 20-50 acre size range -3 sites in the 50-75 acre size range -2 sites in the 75-100 acre size range</p>
Residential Lands	
1. What housing mix should be used?	Direct staff to plan for a housing mix of 55% single-family/ 45% multi-family
Land for Multi-Family Homes	
2. How to plan for multi-family homes?	<p>A. Initiate plan and code amendment to re-designate the former Naval Reserve site on 13th Avenue to MDR to accommodate approximately 30 multi-family homes on land that is currently designated for Government and Education use</p> <p>B. Accommodate approximately 1,600 multi-family homes by increasing the likelihood of redevelopment of land for multi-family housing in the downtown, along transit corridors and in core commercial areas: (1) Initiate code amendments that remove barriers to redevelopment activity in those areas (2) Direct staff to identify potential incentives (3) Direct staff to pursue Area Planning and Opportunity Siting as processes to identify suitable areas for additional density that address compatibility with existing neighborhoods</p>
	<p>A. (1) Identify and pursue funding sources (2) Inventory and catalog brownfield sites (3) Inventory and catalog potential parcels for assembly</p> <p>B. Using the Goal 14 process, identify specific sites within the Clear Lake Road area for inclusion in the UGB</p>
	<p>Defines number of housing types to be planned for. See next steps for Land for Single-Family Homes and Multi-Family Homes.</p>
	<p>A. Prepare materials for re-designation of former Naval Reserve site</p> <p>C. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential incentives such as restructured SDC's, land assembly, grants, capital improvements, loans, public/private partnerships, limited-duration tax exemptions, tax increment financing (3) Continue implementation efforts for Area Planning and Opportunity Siting</p>

Land for Single-Family Homes	
3. How to plan for single-family homes?	<p>A. Initiate plan and/or code amendments to accommodate approximately 650 single-family homes on land that is currently designated for multi-family homes</p> <p>B. Accommodate approximately 160 single-family homes through land efficiency measures: (1) Initiate code and/or plan amendments to allow and promote secondary dwelling units and alley access lots (2) Direct staff to identify potential incentives</p> <p>C. Initiate plan amendments to accommodate additional single-family homes by planning for infrastructure extensions to serve vacant and partially vacant areas inside the UGB that are currently not served</p> <p>D. Accommodate approximately 910 single-family homes through an expansion of the UGB: (1) Direct staff to pursue additional analysis of land in 3 potential expansion areas: -Clear Lake Road Area -Bailey Hill/ Gimpl Hill Area -Russel Creek Area</p>
	<p>A. (1) Prepare materials for re-designation of north Eugene sites (2) Commence high-level master planning of west Eugene site to identify specific parcels for re-designation, prepare materials for re-designation of west Eugene site</p> <p>B. (1) Prepare materials for code amendments (2) Analysis and eventual recommendation for potential fee incentives such as restructured System Development Charges (SDC's) and permitting fees</p> <p>C. (1) Identify specific areas and amend Public Facility Plan (2) Identify specific areas and amend Transportation System Plan in conjunction with the TSP update</p> <p>D. Using the Goal 14 process, identify specific sites for inclusion in the UGB</p>
Land for Parks and Schools	
1. How to plan for schools?	Direct staff to , if legally possible, include in the proposed UGB expansion 80 acres owned by Bethel School District, south of Clear Lake Road
2. How to plan for parks?	Direct staff to , if legally possible, include in the proposed UGB expansion: -223 acres owned by the City of Eugene, south of Clear Lake Road for Golden Gardens Community Park -19 acres owned by the City of Eugene, south of River Loop 2 for Santa Clara Community Park
	Goal 14 process
	Goal 14 process



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MEMORANDUM

Date: June 6, 2012

To: Mayor and City Council

From: Jason Dedrick, Associate Planner and Emily Jerome, Deputy City Attorney

Subject: Envision Eugene: Follow-up on Employment Growth Rate from Council Work Session

This memorandum responds to a question raised at the May 30, 2012 Work Session regarding the employment growth rate that is proposed for use in Envision Eugene.

The employment growth rate that the City utilizes for the next twenty years is a factor in determining how many jobs we must plan for as part of Envision Eugene. Unlike our determination regarding housing units, there is no adopted forecast that dictates the number of jobs we must accommodate. One important resource is the most recent forecast for Lane County from the Oregon Employment Department. Published in late 2011, this forecast for the 2010-2020 period predicts that job growth will be 1.7% in Lane County. This is in line with the pre-recession forecast for the 2008-2018 period which predicted job growth of 1.4%. These forecasts are for all of Lane County and are only for the first ten years of our planning period. However, they are the only forecast information of this type that are available.

A considerable amount of staff and Technical Resource Group (TRG) time was devoted to utilizing this and other information to determine a reasonable estimate for employment growth for the Eugene UGB over the twenty year planning period. Some of the information that was discussed by the TRG included the following:

- The employment growth rate in Eugene from 1986-2010 was 1.4%.
- Employment growth in Eugene is typically higher than population growth, resulting from the fact that many people work in Eugene but live elsewhere. Population is forecasted to grow at 0.9%.
- Oregon Employment Department staff have indicated that the most recent Lane County, 10-year forecast (1.7%) is higher than the long term average on the assumption that jobs will grow at a faster rate in the ten years following the recession, but will likely grow at a slower rate in the long term.
- An employment growth rate of 1.4% is equal to employment growing at the forecasted rate for Lane County for the first ten years and at a rate slightly higher than the population growth rate for the second ten years.

- Neither of the safe harbor values (0.9% and 1.7%) were considered reasonable forecasts as they were thought to be both too low and too high, respectively, for use over the entire twenty year period.

Review and discussion of this information by both staff and the TRG resulted in the recommended employment growth rate of 1.4% for the twenty year planning period.

For additional information, please contact Jason Dedrick at 541-682-5033 or Jason.p.dedrick@ci.eugene.or.us



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MEMORANDUM

Date: June 6, 2012

To: Mayor and City Council

From: Heather O'Donnell, Associate Planner, Planning Division
Michael Wisth, Grants Manager, Community Development

Subject: Envision Eugene: Follow-up on the former Naval Reserve site from Council Work Session

This memorandum is in response to questions raised by the City Council at the May 30, 2012 work session regarding re-designation of the former Naval Reserve site.

Specifically, the current Envision Eugene Recommendation includes a strategy to change the Metro Plan designation of the former Naval Reserve site on 13th Avenue, east of Chambers Street, from Government and Education (G&E) to Medium Density Residential (MDR). A concern was raised that the proposed re-designation of the property would hamper on-going discussions regarding the temporary use of the site for overnight vehicle camping and the future use of the site for affordable housing. As addressed below, re-designation of the property to MDR does not preclude either use, and is more appropriate given the planned future use of the site.

Affordable Housing

The former Naval Reserve site is currently under city ownership. As the property owner, the city determines the use of the property. The preferred option is to ready the site for a future affordable housing development as part of the city's affordable housing land bank program. A medium density residential designation is a common and appropriate designation for an affordable housing development. Opportunities for public comment and final City Council approval are part of the process for the development of affordable housing on land bank sites.

Overnight Vehicle Camping

The former Naval Reserve site is currently being used as a legal car camping site for homeless persons sponsored through the city's and St. Vincent de Paul's Homeless Car Camping program. The proposed plan designation/zone change would not affect its use as a legal car camping site.

Land for Homes

Re-designation of the property to MDR will also contribute to the goal of accommodating the future multi-family housing demand inside the current urban growth boundary (UGB). Once re-designated, the property can more clearly be counted towards accommodating multi-family housing. By re-designating

the approximately 3-acre site, multi-family housing capacity inside the UGB is increased by about 30 multi-family homes.

For additional information on this proposal, please contact Heather O'Donnell at 541-682-5488 or heather.m.odonnell@ci.eugene.or.us