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July 15, 2013

TO: Eugene Mayor Piercy and City Council Members

SUBJECT: Downtown/Mixed Use Code Amendments

The Eugene Association of REALTORS® support the proposed Downtown/Mixed Use Code Amendments as developed and recommended by the Eugene Planning Commission. We appreciate the accommodations and flexibility for transit oriented development in high density designated areas and the proposals to amend the surface parking and Large Commercial parking standards to provide more parking options and design flexibility.

The amendments to the Traffic Impact Analysis (TIA) should provide even more development opportunities for Downtown. The TIA has restricted some higher density development opportunities throughout the city and for Transit Corridors and Commercial areas in the past.

It makes sense to provide the opportunity for more mixed use “multi-family” development in C-3 commercial zoning and allow for all properties within Nodal Development Overlay Zone areas to seek adjustments to the development standards and by adding relevant adjustment review criteria.

The proposals to provide more mixed-use opportunities along Transit Corridors and Commercial areas has been successful in Eugene and other cities the size of Eugene and larger. Furthermore, the amendments help accomplish and fulfill the Economic Opportunity and Housing pillars of Envision Eugene.

Land use efficiency measures and flexible zoning are appreciated within the Urban Growth Boundary (UGB) planning area not only for Transit Oriented and Commercial Development but for all zoning within the UGB. Land use efficiency measures and flexible zoning should be a serious consideration for all future development within the UGB.

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