



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

April 23, 2014

12:00 PM CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

Meeting of April 23, 2014;
Her Honor Mayor Kitty Piercy Presiding

Councilors

George Brown, President	Pat Farr, Vice President
Mike Clark	George Poling
Chris Pryor	Claire Syrett
Betty Taylor	Alan Zelenka

CITY COUNCIL WORK SESSION

Harris Hall

12:00 p.m. A. **WORK SESSION:
Re-designation of Striker Fields Park**

12:45 p.m. B. **WORK SESSION:
On-site Management for Multi-Unit Rental Housing**

**time approximate*

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EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Re-designation of Striker Fields Park

Meeting Date: April 23, 2013
 Department: Public Works
www.eugene-or.gov

Agenda Item Number: A
 Staff Contact: Neil Björklund
 Contact Telephone Number: 541-682-4909
 Staff E-Mail: neil.h.bjorklund@ci.eugene.or.us

ISSUE STATEMENT

This work session provides options to re-designate Striker Fields Park from a community park with lighted sports fields to a neighborhood park with passive recreation.

BACKGROUND

On September 25, 2013, the council approved a motion directing staff to develop a plan to re-designate Striker Fields Community Park to a neighborhood park. Included with this motion was a request to hold a public hearing about this issue.

The site for Striker Fields Park was acquired by the City in 1983 from the Cone family, which sold six acres to the City and donated an additional five acres. In 1996, a land exchange of about two acres was made to acquire the present site of Crescent Park, which is a neighborhood park approximately 0.25 miles from Striker Fields Park, which is now includes 8.6 acres.

This park site has been designated as the site of a future sports field complex, and is expected to be developed in conjunction with the adjacent District 4J future school site. Although District 4J staff has indicated that future development of the adjacent planned school site is very likely, the timing is not known. Therefore, plans to develop Striker Fields Park are not scheduled, and will likely not occur within the next five years.

Throughout the City, the need for sports fields exceeds the capacity of existing fields. Creating a sports field complex at the Striker Fields location in the Northeast Neighbors neighborhood of Eugene was identified as a priority in 2004. This analysis was based in part on community-wide input at that time. In the northeast quadrant of the City, Ascot Park is the only City facility that provides multiple soccer and baseball fields. Sheldon Sports Park and Cal Young Sports Park, primarily owned and managed by District 4J, provide additional sports fields in the area. Over the past 10 years the City of Eugene has not added additional baseball fields or soccer fields, so the need for additional sports fields remains.

Re-designation Process Options

Two options for the council consideration for re-designation of Striker Fields Park are described

below. One option is to include consideration of the re-designation of Striker Fields Park within the upcoming Parks, Recreation and Open Space Comprehensive Plan (PROS Comp Plan) update process, which is planned to begin in 2015. A second option is to begin a separate public process, including a public hearing, this spring to consider re-designating Striker Fields Park.

The PROS Comp Plan update option provides the most efficient use of limited staff and funding resources by rolling the consideration of Striker Fields Park into the public input and adoption process for the update of the PROS Comp Plan, taking advantage of mailings, meetings, and hearings that are already planned and required. This option would likely take longer to get to the final result than the other option, but has the advantage of including consideration of the community's entire sports field needs and recreation services, which might yield opportunities for cost savings and service improvements. This option would not involve any additional meetings, surveys, hearings, or work sessions beyond what will be included in the comprehensive plan process.

The separate public process option would address re-designation of Striker Fields Park ahead of the PROS Comp Plan update process, and would be the quickest route to a decision. This option would involve one public meeting, with an accompanying online survey conducted by POS staff, followed by development of a staff recommendation, a public hearing before the council on the recommendation, and council deliberation and action. This could be completed in 2014.

RELATED CITY POLICIES

The PROS Project and Priority Plan (2006) contains adopted policy regarding future park development. The Project and Priority Plan provides the following direction for development of Striker Fields Park:

"Develop Striker Fields as community park within sports complex model, with significant athletic fields, lighting." (Priority 3- "projects that should be completed in the next 15 years to protect existing assets and to implement high priority programs and services.")

The PROS Comprehensive Plan (2005) also designates Striker Fields Park as a community park, however, the City Council's adoption of the PROS Comprehensive Plan was remanded by the Oregon Land Use Board of Appeals, and it does not currently have policy status.

COUNCIL OPTIONS

The council has the following options:

1. Direct staff to incorporate re-designation of Striker Fields Park into the update of the PROS Comprehensive Plan, beginning in 2015 (PROS Comp Plan Update Option).
2. Direct staff to initiate a public process, including a public hearing before the council, to consider re-designation of Striker Fields Park in 2014 (Separate Public Process Option).
3. Other, as directed by the council.
4. Take no action.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends Option 1 (PROS Comp Plan Update Option).

SUGGESTED MOTION

Move to direct staff to incorporate re-designation of Striker Fields Park into the update of the PROS Comprehensive Plan, beginning in 2015, and to include a public hearing before the City Council.

ATTACHMENTS

None.

FOR MORE INFORMATION

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EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: On-site Management for Multi-Unit Rental Housing

Meeting Date: April 23, 2014
 Department: Planning and Development
www.eugene-or.gov

Agenda Item: B
 Staff Contact: Michael Wisth
 Contact Telephone Number: 541-682-5540

ISSUE STATEMENT

This work session is to revisit the conversation related to multi-unit rental housing and offer an opportunity for council to consider on-site management concepts for multi-unit rental housing.

BACKGROUND

The concept of requiring on-site management for multi-unit rental properties surfaced during the council's consideration of student housing projects. On November 28, 2012, following council direction, staff returned with research regarding input received from property managers and ways that other communities are regulating behavior in rental housing including on-site management requirements.

Staff reported the following findings:

- Property managers specializing in student rental housing stated that they used on-site management to protect their investments in developments and included lease provisions to address tenant behavior;
- Property managers specializing in non-student rental housing thought that on-site, resident property managers resulted in unintended consequences;
- All property managers agreed that effective management of the property is crucial.

Further, surveys of other communities revealed the following:

- Surveyed communities adopted noise ordinances that funded night-time patrols specifically for ordinance violations;
- Surveyed communities offered incentives to private property owners who maintained good records (no code violations or excessive disturbance calls);
- Many surveyed communities engaged in active outreach and marketing of program to tenants, landlords and property managers.

Early the following year, the council passed the Ordinance on Unruly Gatherings - also known as the Social Host Ordinance. The law holds individuals criminally responsible for hosting, organizing and allowing an unruly event or social gathering. Property owners where the event is hosted are penalized if there are multiple violations of this ordinance at the same property. This ordinance is meant to address a portion of the issues related to undesirable rental housing activities.

The purpose of this work session is to frame future discussion related to multi-unit management and quality of life issues related to rental housing. Staff will present current data related to rental housing density and present future options for council discussion.

RELATED CITY POLICIES

The adoption of requirements for on-site management of large multi-unit rental housing would be consistent with numerous planning and policy documents. Examples include:

Growth Management Policies

- Policy 1 Support the existing Eugene Urban Growth Boundary by taking actions to increase density and use on 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 3 Encourage a mix of business and residential uses downtown using incentives and zoning.

Eugene Downtown Plan

- Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.
- Stimulate multi-unit housing in the downtown core and on the edges of downtown for a variety of income levels and ownership opportunities.

Envision Eugene

- Provide affordable housing for all income levels
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Provide for adaptable, flexible, and collaborative implementation

Eugene Counts

A greater sense of safety, especially downtown, and better police and community relations are two of the desired outcomes identified under the Council Goal of Safe Community.

Eugene-Springfield Metropolitan Area Plan

Metropolitan Goal: Environmental Design

1. Secure a safe, clean, and comfortable environment which is satisfying to the mind and senses.

2. Encourage the development of the natural, social, and economic environment in a manner that is harmonious with our natural setting and maintains and enhances our quality of life.
3. Create and preserve desirable and distinctive qualities in local and neighborhood areas.

Policy E.6 Local jurisdictions shall carefully evaluate their development regulations to ensure that they address environmental design consideration, such as, but not limited to, safety, crime prevention, aesthetics, and compatibility with existing and anticipated adjacent uses (particularly considering high and medium density development locating adjacent to low density residential).

Ordinance No. 20504 – Concerning Unruly Gatherings

The Ordinance on Unruly Gatherings - also known as the Social Host Ordinance - was passed into law by the Eugene City Council on January 28, 2013. The law holds individuals criminally responsible for hosting, organizing and allowing an unruly event or social gathering. Property owners where the event is hosted will also be penalized if there are multiple violations of this ordinance at the same property.

COUNCIL OPTIONS

The work session is an opportunity to provide information and listen to feedback from the council on options regarding multi-family management; no formal action is requested.

CITY MANAGER’S RECOMMENDATION

No recommendation at this time.

SUGGESTED MOTION

No motion proposed at this time.

ATTACHMENTS

None.

FOR MORE INFORMATION

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On-site Management for Multi-Unit Rental Housing

-6-



City Council Work Session
April 23, 2014

Multi-unit Management - Context

Past Discussions

- Neighborhood Livability Working Group
- MUPTE / Capstone Student Housing
- Capstone Student Housing
 - On-site management required including:*
 - Maintaining management office staffed on-site
 - Have at least one employee residing on-site
 - Courtesy managers on-site making nightly inspections
 - Providing information to residents about neighboring properties
- Social Host Ordinance



Response to Multi-unit Management Issue

- What are multi-unit property managers doing in Eugene?
- What are other communities doing?
- What should we pursue for Eugene?

Multi-Unit Property

Can include:

- Rental property
- Condominiums
- Student housing
- Senior housing
- Affordable housing
- Mixed ages and income
- Wide range of sizes



Eugene Examples

What are multi-unit property managers doing in Eugene?

- On-site live-in management
- On-site management
- Behavior restrictions and fines

-13-



Examples From Other Communities

What are other communities doing?

- Informal survey of different communities
- Focus on student housing
- Different strategies employed
- Similar issues in many communities

Examples From Other Communities

What are other communities doing?

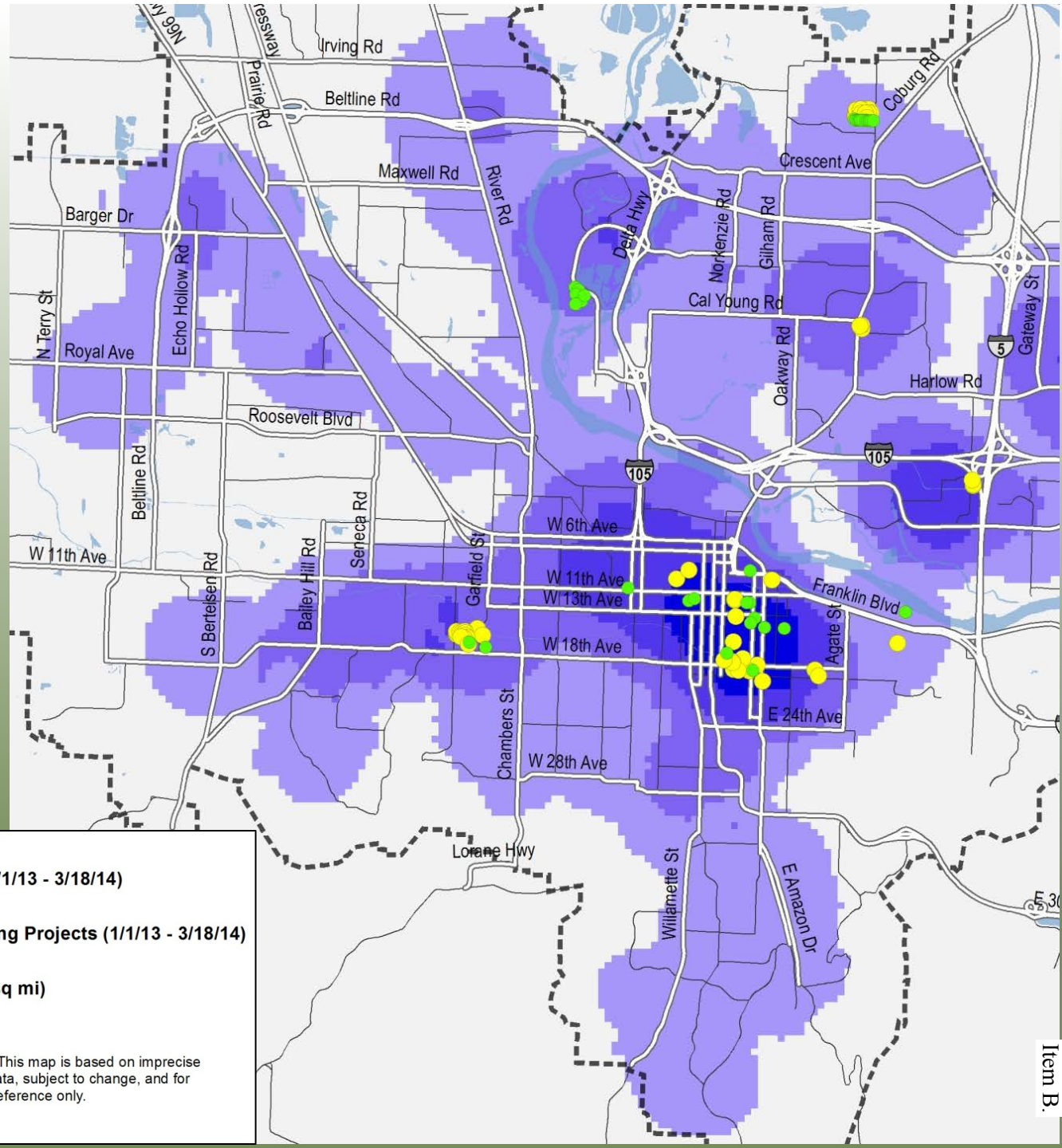
- Require Local Agent
- Good Neighbor Guide
- Rental Permitting – Potential Sanctions
- Noise Ordinance
- Outreach & Education

Lessons Learned

- Similar issues facing many communities
- Variety of approaches and ideas
- Management is critical
- Response to complaints
- Smaller and larger properties
- No perfect template

Eugene Multi-Unit Density

-17-



Eugene UGB

Active Multi-Family Housing Projects (1/1/13 - 3/18/14)

- (1,229 Units Proposed)

Recently Completed Multi-Family Housing Projects (1/1/13 - 3/18/14)

- (591 Units Proposed)

Current Multi-Family Housing Density (sq mi)

- 0 - 282
- 283 - 975
- 976 - 2,155
- 2,156 - 4,027
- 4,028 - 6,541

Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Local Measures

Responsive and Proactive Measures

- Unruly Gathering Ordinance
- Security Plans
- Rental Property Program
- Crime Prevention Through Environmental Design

Local Measures

Unruly Gathering Ordinance – aka Social Host

- 1 year-old
- 25 citations
 - 24 – between 11th & 24th, E of High
 - 1 – near 28th & Chambers
- No repeat offenders

Local Measures

Security Plan

Sets standards for:

- Property Control
- Theft reduction
- Security & Surveillance
- Education and Outreach
- Reporting
- Evaluation

-20-



Local Resources

Rental Property Program

- Proactive
- Alerts property owners to incidents including:
 - Criminal mischief
 - Criminal trespass
 - Disputes among tenants
 - Unlawful damage
 - Noise disturbances
 - Disorderly and/or
 - Intoxicated subjects
 - Illegal drug activity
- 325 property managers/owners
- 2,000 addresses
- 500 emails per month

Local Resources

Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Specialist Provides Audit

- **Natural Surveillance**
- **Natural Access Control**
- **Territorial Behavior**



Next Steps

- Take input from today's work session
- Continue to research and refine
- Coordinate efforts
- Return to council for discussion and input

Input from today's work session

- Measures to Address Behavior
 - Other issues?
 - Habitability, design, parking...
- Particular strategies?
- Size of properties?
- Unintended consequences?
- Partners and stakeholders?



