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AGENDA



EUGENE PLANNING COMMISSION

Phone: 541-682-5481
www.eugene-or.gov/pc

Atrium Building, Sloat Room, 99 West 10th Avenue
Eugene, OR 97401

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours notice. To arrange for these services, contact the receptionist at 541-682-5481. Telecommunications devices for deaf assistance are available at 541-682-5119.

MONDAY, MAY 10, 2010 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

11:30 a.m. I. **PUBLIC COMMENT**

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed**. Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

11:40 a.m. II. **WILLAMETTE RIVER OPEN SPACE VISION AND ACTION PLAN**

Staff: Jeff Krueger, Lane Council of Government, 541-682-4122

12:20 P.m. III. **ENVISION EUGENE**

Staff: Heather O'Donnell, 541-682-5488

1:10 p.m. IV. **ITEMS FROM COMMISSION AND STAFF**

- A. Other Items from Staff
- B. Other Items from Commission

Commissioners: Heidi Beierle, Chair; Jonathan Belcher; Rick Duncan, Randy Hledik,
Jeffery Mills, Vice Chair; William Randall; Lisa Warnes

AGENDA ITEM SUMMARY
April 30, 2010

TO: Eugene Planning Commission

FROM: Jeff Krueger, Lane Council of Governments

ITEM TITLE: Willamette River Open Space Vision and Action Plan

ACTION REQUESTED: Review and provide comments to staff regarding the *Willamette River Open Space Vision and Action Plan* and provide a recommendation to the Eugene City Council. The Eugene City Council will be asked to provide a resolution of support for the vision in spring/summer 2010 along with the Lane County Board of Commissioners, Springfield City Council, Willamalane Park and Recreation District Board, and numerous other interest groups.

BRIEFING STATEMENT:

Over the past decade, numerous planning efforts have studied and made recommendations on the Willamette River at various scales ranging from the entire Willamette Valley to specific sites along the river. However, a comprehensive open space vision or plan has never been compiled specifically for the Willamette River in and around our metropolitan region. In 2003, the *Rivers to Ridges - Metropolitan Regional Parks and Open Space Vision* was endorsed by local elected officials and identified the Willamette River as a key element of the region's open space network from a habitat, recreational, visual, and cultural perspective. In addition, the Willamette River corridor was recognized for its importance for linking several of the region's most significant park and open space features such as Buford Recreation Area, Doris Ranch, Island Park, Alton Baker Park and the *Whilamut Natural Area*, Skinner Butte Park, Delta Ponds, and Green Island.

The Willamette River open space planning effort was initiated in June 2009. LCOG has facilitated this visioning process, working closely with fourteen partner organizations including the City of Eugene (see attached for list of partners). Public outreach has included two workshops, an online survey (completed by nearly 500 participants), and extensive outreach to a variety of interest groups.

The open space vision will serve as a conceptual framework to guide future open space and recreation planning efforts for the Willamette River corridor in the coming years and decades and is non-regulatory in nature. Implementation will be achieved in the through the combined efforts of the partnership, property owners, and the public and will rely on voluntary land owner participation.

BACKGROUND: See attached vision document and map. In addition, a background presentation will be given at the May 10 Planning Commission meeting.

ATTACHMENTS:

Draft Willamette River Open Space Vision and Action Plan dated April 2010.
Plan is also available on the web at <http://www.lcog.org/willamette>

FOR MORE INFORMATION: Contact Jeff Krueger, Senior Landscape Architect, Lane Council of Governments, 541-682-4122, or jkrueger@lcog.org.

AGENDA ITEM SUMMARY
May 10, 2010

To: Eugene Planning Commission
From: Heather O'Donnell, Associate Planner
Subject: Envision Eugene – Land Use Efficiency Strategies (Measures)

ACTION REQUESTED

This work session is an opportunity for the Planning Commission to receive an update on the land use efficiency strategies (“efficiency measures”) that have been developed in regards to the Envision Eugene project and to provide feedback on which land use efficiency strategies to pursue further. The update will touch on the following:

- an overview of what land use efficiency strategies are
- a draft list of potential efficiency strategies
- results of an efficiency strategies questionnaire
- preliminary results of the benefits of individual efficiency strategies

BRIEFING STATEMENT

Through the Eugene Comprehensive Lands Assessment (ECLA) project, it has been determined that Eugene cannot accommodate 20 years of projected population growth if development were to continue to occur under recent policies and trends. In order to accommodate this deficiency, state law requires Eugene to first look at keeping new development within the existing UGB as much as possible. This is accomplished through the use of land use efficiency strategies. These strategies encourage higher density development as well as more infill and redevelopment to reduce the physical amount of area that a City might need to expand.

Prior to developing a list of potential new efficiency strategies, staff catalogued the efficiency strategies that the City is already doing. These are included in Attachment A. Attachment B includes a draft list of new potential efficiency strategies that the City could consider to help reduce the buildable land need. These include new efficiency strategies and changes to existing efficiency strategies. This draft list was developed by researching efficiency strategies of other jurisdictions, reviewing the existing efficiency strategies list, incorporating input provided through other City projects (such as Opportunity Siting), and through staff input from several City divisions.

A questionnaire on potential efficiency strategies was recently distributed to groups that have been involved in development issues, including:

- Boards and Commissions, including Planning Commission, Housing Policy Board, and Sustainability Commission
- Infill Compatibility Standards and Opportunity Siting Task Teams, ECLA Citizen Advisory Committee, and the West Eugene Collaborative
- Professional organizations, including local chapters of the American Institute of Architects (AIS) and the American Society of Landscape Architects (ASLA)

The questionnaire asked what the feasibility of each potential efficiency strategy is and where in the City it might be implementable. It also asked for suggestions of additional efficiency strategies. The results of the questionnaire, including any additional suggested efficiency strategies, are included in Attachment C. This questionnaire is not a scientific pole and was intended to provide a general gauge on if the initial draft list is on the right course and if there are any strategies missing. There will be other opportunities for more input on efficiency strategies.

Finally, the City has contracted with ECONorthwest to help provide analysis of these efficiency strategies regarding how much more density would be achieved if these efficiency strategies are implemented. Attachment D includes the preliminary analysis of several of the potential efficiency strategies. Additional analysis is still forthcoming for several efficiency strategies, however as the attachment shows, several efficiency strategies may require substantial analysis and have not been fully pursued at this time.

The attachments listed below will be forthcoming.

NEXT STEPS

On May 24, 2010, the City Council will hold a work session regarding the legal overview and overall project approach for the Envision Eugene project. On May 28, 2010, the second Envision Eugene public outreach event will be held with a focus on defining the community's threshold for increased density in various circumstances.

ATTACHMENTS

- A. Draft Existing Efficiency Measures List
- B. Draft Potential Efficiency Measures List
- C. Efficiency Measures Questionnaire results
- D. Preliminary Efficiency Measures Analysis

FOR MORE INFORMATION -

Heather O'Donnell, Associate Planner, heather.m.odonnell@ci.eugene.or.us

Attachments A, B and D to
Agenda Item Summary for Envision Eugene
For Planning Commission Meeting 5/10/10

These documents were distributed at the meeting. Attachment C was not provided.

**DRAFT SUMMARY OF EFFICIENCY MEASURES
4-20-10****Existing Land Use Efficiency Measures Utilized in City of Eugene**

(Lot Standards, Allowed Density, Housing Types)

- a. Minimum lot size of 4,500 square feet (.10 acre) is required in all residential zones.
- b. Small lots (lots below the minimum lot area requirement) are allowed: minimum 2,250 square foot lot area is allowed outright in R-2 Medium Density Residential, R-3 Limited High Density Residential and R-4 High Density Residential; minimum 2,250 square foot lot area requires a cluster subdivision or planned unit development (PUD) in R-1 Low Density Residential zone.
- c. Flag lots (aka "panhandle" lots) are allowed in all residential zones.
- d. Rowhouse lots (houses that are attached but are on their own lot) are permitted in all residential zones through a subdivision (minimum lot area of 1,600 square feet).
- e. Duplex lots (division of an existing duplex into two separate legal lots) are allowed in the R-1 Low Density Residential zone through a subdivision with a minimum 8,000 square feet required for the original lot area.
- f. Triplexes and four-plexes are allowed in R-1 when identified in a subdivision and meet certain lot sizes (12,000 and 16,000 square feet respectively).
- g. There is a maximum lot size of 13,500 sq. ft. (.30 acre) in residential zones for all new subdivisions and partitions.
- h. Clustered residential development is allowed in R-1 through a cluster subdivision or a planned unit development (PUD) to provide for flexibility in achieving allowed density.
- i. There are minimum residential densities in all residential zones except R-1 (minimum 10 dwelling units per acre (d/u) in R-2 and minimum 20 du/acre in both R-3 and R-4).
- j. Rowhouses are permitted outright in all residential zones subject to certain standards. R-1.5 Rowhouse zone established to encourage row houses.
- k. Attached housing or two units (duplexes/townhomes/condos) are allowed on corner lots of at least 8,000 square feet in R-1.
- l. Secondary Dwelling Units (SDUs), a.k.a. "mother-in-law" or "granny flats", are allowed in R-1 subject to development standards.
- m. Multi-family development is allowed in R-1 subject to a PUD.
- n. Controlled income and rent housing where density will be above that normally permitted in the zoning yet not to exceed 150% is allowed in R-1, R-2 and R-3, subject to PUD or multi-family housing standards.
- o. Manufactured home parks are allowed in R-1 and R-2 subject to development standards or site review.
- p. Assisted care facilities of 5 or fewer people are allowed outright in all residential zones.

- q. Co-housing, where individual housing units are clustered around a common building where residents share cooking and other activities, is allowed in multi-family zones and in R-1 Low Density Residential with a PUD.

(Other standards applicable development standards)

- r. Multi-family developments are exempt from providing open space if certain minimum densities are met.
- s. Multi-family developments receive a credit towards compliance with minimum open space requirements if the development is located within ¼ mile from park.
- t. Parking requirements: already low minimums, including 1 space per dwelling unit in most areas; have parking exempt areas; have maximum number of parking space limits.
- u. Reduced parking requirements for affordable housing projects.
- v. Narrow residential street standards: allow for minimum of 20 feet of paving width for local streets within 45 feet right-of-way (ROW).
- w. Private streets are allowed in residential developments (20 foot minimum paving width and reduced minimum sidewalk widths).
- x. Multi-family developments are allowed in commercially zoned areas. (Except in downtown, ground floor must be in commercial use.)
- y. Minimum floor to area ratios (a requirement that a development provide a minimum amount of building on a lot) required in /TD Transit Oriented Development overlay zone areas for commercial buildings.
- z. Increased minimum residential density requirements in multi-family zones with a /ND Nodal Development overlay zone including: 8 du/acre for new subdivisions in R-1, 15 du/acre in R-2, 25 du/acre in R-3 and 30 du/acre in R-4, and there is a minimum floor to area ratios for commercial buildings.
- aa. Mixed Use (Special Area) zones: encourages a mix of uses on site.

(Financial tools)

- bb. Affordable housing land bank program. The City purchases properties that are "landbanked" for future low income housing.
- cc. Downtown development incentives, including urban renewal, financial incentives, code flexibility.
- dd. A multi-unit property tax exemption can be provided for multi-family developments in certain areas (MUPTTE).

Potential Land Use Efficiency Measures

1. Options to increase residential density in R-1 Low Density Residential zone could include:
 - a) Allow smaller lots in R-1 by reducing the minimum lot size from 4,500 square feet (.10 acre) to 4,000 square feet (.09 acre) (or less)
 - b) Require a minimum residential density. Currently there is no minimum residential density in R-1. Between 2000-2009, the average density was 5.2 dwelling units per net acre for single-family detached housing.
 - c) Reduce the maximum allowable lot size. Currently, the maximum lot size is limited to 13,500 square feet (.3 acre) which equates to a minimum density of 3.2 units per acre. Between 2000-2009, the average lot size was approximately 7,837 square feet

(Note: This strategy may not be appropriate for areas accommodating steeper slopes, such as the south hills.)
2. In the R-1 zone, allow lots to be created off an alley so that the lot has no street frontage (a.k.a. "alley access only lots"). The minimum square footage for an alley access only lot would be the same as a standard lot with street frontage, currently 4,500 square feet (.10 acre).
3. Remove barriers to developing Secondary Dwelling Units (SDUs) in the R-1 zone such as by:
 - a) Reduce System Development Charges (SDCs) (fees to maintain and improve City infrastructure) for SDUs
 - b) Promote modification of Codes, Covenants and Restrictions (private agreements) that prohibit SDUs
 - c) Promote program to issue building permits for SDUs that were illegally created to bring them up to minimum fire/life safety requirements
4. Remove the Planned Unit Development requirement for attached housing and small lots in R-1 and either allow these outright or subject to an alternative review path.
5. Reduce the minimum lot size requirement for duplexes on corner lots in the R-1 zone from currently 8,000 sq. ft. (.18 acre) to 6,000 sq. ft (.13 acre).
6. Reduce flag lot requirements in the R-1 zone, such as: reduce the minimum lot area required for the original lot to divide into a flag lot (currently 13,500 sq. ft.) or reduce the minimum lot area for a flag lot (currently 6,000 sq. ft.), or count the pole portion of the flag lot as part of the overall flag lot area (currently the pole is not counted towards the minimum 6,000 sq. ft. requirement) or don't require a pole (allow access w/easement only).
7. Create a new transition zone to promote better transition between low density and medium density residential or between low density residential and commercial zones. This zone would provide a transition by promoting a broader range of attached and detached single family dwellings on reduced lot sizes.
8. Increase the minimum residential densities required in the multi-family zones. For example minimum densities could change from: 10 to 14 dwelling units per net acre (du/a) in R-2 (medium density zone); from 20 to 28 du/a in R-3 (limited high density zone); and from 20 to 56 du/a in R-4 (high density zone). This change would result in the maximum density limit of each zone matching the minimum density limit in the next highest zone (see illustration document for table of current and possible densities). Currently there is an overlap of density allowed between zones(see illustration document for table of current and possible densities).

9. Encourage multi-family residential developments in commercially zoned areas:
 - a) Eliminate requirement that ground floor must be in commercial use
 - b) Require minimum residential densities if any residential is proposed
 - c) Provide incentives for residential development, including integration of residential into existing commercial developments

10. Encourage higher density in appropriate locations (Opportunity Siting Program): Encourage infill & redevelopment by implementing policies that improve market opportunities; reduce impediments to development in areas suitable for infill or redevelopment; provide incentives (financial and/or facilitative). This strategy would be applied to “hot spots,” areas that are already active and have existing investments in streets, parks, schools, dwellings and businesses.

11. Increase the amount of lands designated and zoned for mixed use development to increase residential density and employment opportunities. This may include a range of project types including small, neighborhood-scale to large complexes.

12. Focus efforts to promote Transit Oriented Development to increase residential densities and/or employment opportunities along key LTD Em-X stations/routes.

13. Re-designate/Re-zone land (such as by re-designating privately held land from Parks and Open Space to Low Density Residential or Industrial to Commercial. A recent example is the re-designation of an undeveloped portion of the Lane Memorial Gardens Cemetery from Parks and Open Space to Low Density Residential to allow the site to be development with single-family residences).

14. Relaxation of development standards and/or broaden adjustment review applicability to provide additional flexibility for design in certain areas. Applicable standards could include:
 - a) Building height
 - b) Parking
 - c) Solar standards
 - d) Setbacks
 - e) Lot Coverage

15. Provide a density bonus: allow housing at densities higher than currently allowed by the underlying zone. A density bonus could be allowed if certain requirements are met, such as:
 - developments that are in appropriate areas
 - developments providing on-site amenities like public open space
 - developments that are located within ¼ mile of park
 - developments that have “green” or sustainable features such as energy efficiency, natural stormwater management
 - developments that provide cluster subdivisions or master planned development sites

Note: The only density bonus currently offered in the Eugene Code is for Controlled Income and Rent projects

16. Allow transfer/purchase of development rights. TDRs (transfer of development rights) are tools used by local government to implement transfers of development from undesirable areas to areas meeting some type of community need. Some communities use TDRs to transfer of the allowable densities at a low density site to be added to the allowable density at a higher density site.

17. Implement a process to expedite land use application plan/building permit approval for projects that achieve certain community planning goals, such as for projects that meet certain densities or provide affordable housing or that provide “skinny houses” (small houses on skinny lots).
18. Reduce permit application fees for projects that achieve certain community planning goals, such as for projects that meet certain densities or that provide affordable housing.
19. Expand boundaries of existing or add new Multi-Unit Property Tax Exemption districts (support state renewal of program). The MUPTe program is enabled under state law for the purposes of stimulating the construction of multi-unit housing (minimum 5 units) in the core area or transit oriented districts. The program enables a ten year property tax exemption on housing improvements. (The land continues to be taxed during the exemption period.) Projects are required to address specific public benefit standards established by the Eugene City Council as part of the program, including sustainability features, responsiveness to adjacent historic resources, quality of building materials, design elements, ADA accessible units, home ownership, solicitation of neighborhood association comments, and historic preservation. Tax exemption requests are reviewed and approved by City Council.
20. Continue/expand boundaries of urban renewal districts or add another district. The goal of urban renewal is to support economic development and community improvements by encouraging private development, like businesses and housing, and by financing needed public projects, like parks and street improvements. Eugene has two urban renewal districts: 1) Downtown and 2) Riverfront. In an Urban Renewal district, loans or other forms of financial assistance can be granted to property owners or tenants wishing to develop or redevelop land or buildings. Urban renewal is authorized by the State of Oregon and is governed by the City Council acting as the Urban Renewal Agency.
21. The City provides greater investment in public infrastructure (such as by providing parking structures, a public stormwater or other utility systems, or improving transportation systems) to help facilitate development or redevelopment.
22. Establish a Local Redevelopment Commission that can help facilitate redevelopment, such as by purchasing and assembling land for future purchase and redevelopment by private entities.
23. Allow SDC (systems development charge) reductions for development in the downtown area that already has existing services (i.e. water, sewer, transportation, parks).
24. Expand financing program for development downtown. Loans can be offered at a below market rate to help close the financing gap that results from established demand for housing below the cost of construction.
25. Sell surplus City property at a reduced price for projects that meet certain community goals, such as increased density and market-rate/affordable housing.

Potential Land Use efficiency strategy description	Preliminary estimate of acreage savings Analysis by ECONorthwest & City DU = dwelling units	Follow-up issues or need to begin analysis* *All strategies need to be reviewed for market feasibility, public support, implementation
Regulatory Strategies: Low Density Residential (LDR)		
1. Options to increase residential density in R-1 Low Density Residential zone could include: a) Allow smaller lots in R-1 by reducing the minimum lot size from 4,500 square feet (.10 acre) to 4,000 square feet (.09 acre) (or less)	25-50 gross acres	Overlapping measures Slopes
b) Require a minimum residential density. Currently there is no minimum residential density in R-1. Between 2000-2009, the average density was 5.2 dwelling units per net acre for single-family detached housing.	150-300 acres	Overlapping measures Slopes
c) Reduce the maximum allowable lot size. Currently, the maximum lot size is limited to 13,500 square feet (.3 acre) which equates to a minimum density of 3.2 units per acre. Between 2000-2009, the average lot size was approximately 7,837 square feet	50-75 gross acres	Overlapping measures Slopes
2. In the R-1 zone, allow lots to be created off an alley so that the lot has no street frontage (a.k.a. "alley access only lots"). The minimum square footage for an alley access only lot would be the same as a standard lot with street frontage, currently 4,500 square feet (.10 acre).	Small	Overlapping measures
3. Remove barriers to developing Secondary Dwelling Units (SDUs) in the R-1 zone such as by: a) Reduce System Development Charges (SDCs) (fees to maintain and improve City infrastructure) for SDUs	100 SDUs (5-10 gross acres)	Overlapping measures
b) Promote modification of Codes, Covenants and Restrictions (private agreements) that prohibit SDUs	?/?	
c) Promote program to issue building permits for SDUs that were illegally created to bring them up to minimum fire/life safety requirements	?/?	May not increase land use efficiency
4. Remove the Planned Unit Development requirement for attached housing and small lots in R-1 and either allow these outright or subject to an alternative review path.	Small	Overlapping measures Slopes/South Hills Study

Potential Land Use efficiency strategy description	Preliminary estimate of acreage savings Analysis by ECONorthwest & City DU = dwelling units	Follow-up issues or need to begin analysis* *All strategies need to be reviewed for market feasibility, public support, implementation
5. Reduce the minimum lot size requirement for duplexes on corner lots in the R-1 zone from currently 8,000 sq. ft. (.18 acre) to 6,000 sq. ft (.13 acre).	Small	Need analysis
6. Reduce flag lot requirements in the R-1 zone, such as: reduce the minimum lot area required for the original lot to divide into a flag lot (currently 13,500 sq. ft.) or reduce the minimum lot area for a flag lot (currently 6,000 sq. ft.), or count the pole portion of the flag lot as part of the overall flag lot area (currently the pole is not counted towards the minimum 6,000 sq. ft. requirement) or don't require a pole (allow access w/easement only).	Small-medium	Need analysis
7. Create a new transition zone to promote better transition between low density and medium density residential or between low density residential and commercial zones. This zone would provide a transition by promoting a broader range of attached and detached single family dwellings on reduced lot sizes.	??	Need analysis
Regulatory Strategies: Multi-family Residential		
8. Increase the minimum residential densities required in the multi-family zones. For example minimum densities could change from: 10 to 14 dwelling units per net acre (du/a) in R-2 (medium density zone);	30-60 acres	Overlapping measures Slopes
20 to 28 du/a in R-3 (limited high density zone) and from 20 to 56 du/a in R-4 (high density zone). This change would result in the maximum density limit of each zone matching the minimum density limit in the next highest zone (see illustration document for table of current and possible densities). Currently there is an overlap of density allowed between zones(see illustration document for table of current and possible densities).	2-6 acres	Overlapping measures Slopes

Potential Land Use efficiency strategy description	Preliminary estimate of acreage savings Analysis by ECONorthwest & City DU = dwelling units	Follow-up issues or need to begin analysis* *All strategies need to be reviewed for market feasibility, public support, implementation
9. Encourage multi-family residential developments in commercially zoned areas: a) Eliminate requirement that ground floor must be in commercial use	Small	Need Analysis Effect on commercial supply
b) Require minimum residential densities if any residential is proposed	10-15 gross acres	Effect on commercial supply
c) Provide incentives for residential development, including integration of residential into existing commercial developments	?	Effect on commercial supply
Combination (regulatory/incentive) or Other Strategies:		
10. Encourage higher density in appropriate locations (Opportunity Siting Program): Encourage infill & redevelopment by implementing policies that improve market opportunities; reduce impediments to development in areas suitable for infill or redevelopment; provide incentives (financial and/or facilitative). This strategy would be applied to “hot spots,” areas that are already active and have existing investments in streets, parks, schools, dwellings and businesses.	Medium - small	Need Analysis
11. Increase the amount of lands designated and zoned for mixed use development to increase residential density and employment opportunities. This may include a range of project types including small, neighborhood-scale to large complexes.	Medium - large	Need Analysis
12. Focus efforts to promote Transit Oriented Development to increase residential densities and/or employment opportunities along key LTD Em-X stations/routes.	medium - small	Need Analysis
13. Re-designate/Re-zone land (such as by re-designating privately held land from Parks and Open Space to Low Density Residential or Industrial to Commercial. A recent example is the re-designation of an undeveloped portion of the Lane Memorial Gardens Cemetery from Parks and Open Space to Low Density Residential to allow the site to be development with single-family residences).	depends on how much	Need Analysis
Regulatory Strategies: Development Standards		

Potential Land Use efficiency strategy description	Preliminary estimate of acreage savings Analysis by ECONorthwest & City DU = dwelling units	Follow-up issues or need to begin analysis* *All strategies need to be reviewed for market feasibility, public support, implementation
14. Relaxation of development standards and/or broaden adjustment review applicability to provide additional flexibility for design in certain areas. Applicable standards could include: a) Building height	?	Need Analysis
a) Parking	?	Need Analysis
b) Solar standards	?	Need Analysis
c) Setbacks	?	Need Analysis
d) Lot Coverage	?	Need Analysis
<i>Incentive Strategies</i>		
15. Provide a density bonus: allow housing at densities higher than currently allowed by the underlying zone. A density bonus could be allowed if certain requirements are met, such as: <ul style="list-style-type: none"> • developments that are in appropriate areas • developments providing on-site amenities like public open space • developments that are located within ¼ mile of park • developments that have “green” or sustainable features such as energy efficiency, natural stormwater management • developments that provide cluster subdivisions or master planned development sites <p>Note: The only density bonus currently offered in the Eugene Code is for Controlled Income and Rent projects</p>	Small	Need Analysis
16. Allow transfer/purchase of development rights. TDRs (transfer of development rights) are tools used by local government to implement transfers of development from undesirable areas to areas meeting some type of community need. Some communities use TDRs to transfer of the allowable densities at a low density site to be added to the allowable density at a higher density site.	Small	Need Analysis
17. Implement a process to expedite land use application plan/building permit approval for projects that achieve certain community planning goals, such as for projects that meet certain densities or provide	small	Need Analysis

Potential Land Use efficiency strategy description	<u>Preliminary estimate of acreage savings</u> Analysis by ECONorthwest & City DU = dwelling units	Follow-up issues or need to begin analysis* *All strategies need to be reviewed for market feasibility, public support, implementation
affordable housing or that provide “skinny houses” (small houses on skinny lots).		
18. Reduce permit application fees for projects that achieve certain community planning goals, such as for projects that meet certain densities or that provide affordable housing.	small	Need Analysis
19. Expand boundaries of existing or add new Multi-Unit Property Tax Exemption districts (support state renewal of program). The MUPTE program is enabled under state law for the purposes of stimulating the construction of multi-unit housing (minimum 5 units) in the core area or transit oriented districts. The program enables a ten year property tax exemption on housing improvements. (The land continues to be taxed during the exemption period.) Projects are required to address specific public benefit standards established by the Eugene City Council as part of the program, including sustainability features, responsiveness to adjacent historic resources, quality of building materials, design elements, ADA accessible units, home ownership, solicitation of neighborhood association comments, and historic preservation. Tax exemption requests are reviewed and approved by City Council.	Small-medium	Need Analysis
20. Continue/expand boundaries of urban renewal districts or add another district. The goal of urban renewal is to support economic development and community improvements by encouraging private development, like businesses and housing, and by financing needed public projects, like parks and street improvements. Eugene has two urban renewal districts: 1) Downtown and 2) Riverfront. In an Urban Renewal district, loans or other forms of financial assistance can be granted to property owners or tenants wishing to develop or redevelop land or buildings. Urban renewal is authorized by the State of Oregon and is governed by the City Council acting as the Urban Renewal Agency.	Large	Need Analysis
21. The City provides greater investment in public infrastructure (such as by providing parking structures, a public stormwater or other utility systems, or improving transportation systems) to help facilitate development or redevelopment.	Small	Need Analysis
22. Establish a Local Redevelopment Commission that can help facilitate redevelopment, such as by		

Potential Land Use efficiency strategy description	<u>Preliminary estimate of acreage savings</u> Analysis by ECONorthwest & City DU = dwelling units	Follow-up issues or need to begin analysis* *All strategies need to be reviewed for market feasibility, public support, implementation
purchasing and assembling land for future purchase and redevelopment by private entities.	Small	Need Analysis
23. Allow SDC (systems development charge) reductions for development in the downtown area that already has existing services (i.e. water, sewer, transportation, parks).	Small	Need Analysis
24. Expand financing program for development downtown. Loans can be offered at a below market rate to help close the financing gap that results from established demand for housing below the cost of construction.	Small	Need Analysis
25. Sell surplus City property at a reduced price for projects that meet certain community goals, such as increased density and market-rate/affordable housing.	Small	Need Analysis