



Phone: 541-682-5377  
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**Meeting Location:**  
Sloat Room, Atrium Building  
99 West 10th Avenue

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The Eugene Hearings Official 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. To arrange for these services, contact the Planning Division at (541) 682-5481.

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**WEDNESDAY, MARCH 30, 2016**  
**(5:00 p.m.)**

**I. PUBLIC HEARING**

**ECHO HOLLOW PLAZA ZONE CHANGE (Z 15-12)**

**Assessors Map:** 17-04-21-11      **Tax Lot:** 100, 200, 300, 400

**Location:** 1980 Echo Hollow Road

**Request:** Zone change from C-1/SR Neighborhood Commercial with Site Review Overlay to C-2 Community Commercial for Lots 100 and 200, and remove site review overlay from Lots 300 and 400

**Applicant:** Echo Hollow Properties LLC

**Representative:** Kristen Taylor, TBG Architects

**Lead City Staff:** Nick Gioello, Associate Planner  
Telephone: (541) 682-5453  
E-mail: nick.r.gioello@ci.eugene.or.us

**II. PUBLIC HEARING**

**PRESTIGE CARE SKILLED NURSING PLANNED UNIT DEVELOPMENT AND ADJUSTMENT REVIEW (PDT 15-4/ARB 16-1)**

**Assessors Map:** 17-03-16-23      **Tax Lot:** 5100

**Location:** 2880 Crescent Avenue

**Request:** Skilled nursing and rehabilitation center

**Applicant:** Prestige Care, Inc.

**Representative:** Jeff Reynoldson, Myhre Group Architects

**Lead City Staff:** Erik Berg-Johansen, Assistant Planner  
Telephone: (541) 682-5437  
E-mail: erik.berg@ci.eugene.or.us

**Public Hearing Format:**

1. Staff introduction/presentation.
2. Public testimony from applicant and others in support of application.
3. Comments or questions from neutral parties.
4. Testimony from opponents.
5. Staff response to testimony.
6. Questions from Hearings Official.
7. Rebuttal testimony from applicant.
8. Closing of public hearing.

The Hearings Official will not make a decision at this hearing. The Eugene Code requires that a written decision must be made within 15 days of close of the public comment period. To be notified of the Hearings Official's decision, fill out a request form at the public hearing or contact the lead City staff as noted above. The decision will also be posted at [www.eugene-or.us/hearingsofficial](http://www.eugene-or.us/hearingsofficial).



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## ZONE CHANGE STAFF REPORT

### ECHO HOLLOW PROPERTIES (Z 15-12)

#### **Application Summary:**

Rezone subject properties consisting of four contiguous parcels; rezone two parcels from C-1/SR Neighborhood Commercial with Site Review overlay to C-2 Community Commercial; rezone one parcel from C-2/SR Neighborhood Commercial with Site Review overlay to C-2 Community Commercial; rezone one parcel from C-1/SR Neighborhood Commercial with Site Review overlay to C-1 Neighborhood Commercial.

#### **Applicant:**

Echo Hollow Properties, LLC (Z 15-12)

#### **Applicant's Representative:**

Kristen Taylor, TBG Architects + Planners

#### **Lead City Staff:**

Nicholas Gioello, Associate Planner, Eugene Planning Division, Phone: (541) 682-5453

#### **Subject Property/Zoning/Location:**

Tax Lots 100, 200, 300, and 400 of Assessor's Map 17-04-21-11

Located at the southwest corner of Barger Drive and Echo Hollow Road

#### **Relevant Dates:**

Application submitted on December 22, 2016; application deemed complete on February 3, 2016; public hearing scheduled for March 30, 2016.

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### **Background and Present Request**

The present request is zone change approval for four parcels located east of the Randy Papé Beltline, at the southwest corner of Barger Drive and Echo Hollow Road. The subject property consists of four contiguous parcels which are developed as the Echo Hollow Plaza shopping center. The site is developed with a large commercial multi-tenant building along the south portion of the site and three smaller commercial buildings that front Barger Drive. The bulk of the parking area is located in the middle of the site.

Tax Lot 100 is located at the northwest corner of site and is approximately .14 acres in area and zoned C-1/SR. Tax Lot 200 is the largest of four parcels and approximately 7.53 acres in area

and also zoned C-1/SR. The applicant is proposing to rezone both parcels from C-1 to C-2 and to eliminate the /SR designation.

Tax Lot 300 is located at the northeast corner of site and is approximately .42 acres in area and zoned C-2/SR. The applicant is proposing to rezone this parcel, eliminating the /SR overlay while retaining its existing C-2 Community Commercial zone. Tax Lot 400 is located at the southeast corner of the site and is approximately 1.04 acres in area and zoned C-1/SR. The applicant is proposing to rezone this parcel, eliminating the /SR overlay, while retaining its existing C-1 Neighborhood Commercial zone.

As discussed in the following evaluation, the Metro Plan and refinement plan land use diagrams designate the majority of the subject site for Community Commercial uses which supports the proposed rezoning to C-2. The Metro Plan also provides that if applicable standards and criteria are met, Neighborhood Commercial uses are also appropriate regardless of the underlying plan designation (i.e. Tax Lot 400 which is zoned C-1 but designated for Low-Density Residential uses).

Staff concurs that a TPR analysis would not be required as part of the application package, since the proposal meets the exception criteria of OAR 660-012-0060(9). Staff's response to the TPR exception is provided below, following the evaluation of the zone change approval criteria.

The Eugene Code (EC) requires City staff to prepare a written report concerning the subject land use application. In accordance with the Type III land use application procedures at EC 9.7320, a staff report is made available seven days prior to the public hearing, to allow citizens an opportunity to review the staff analysis of the application. The staff report provides only preliminary information and recommendations. The Hearings Official will consider additional public testimony and other materials presented at the public hearing before making a decision on the application. Pursuant to EC 9.7330, the Hearings Official's written decision on the application is made within 15 days from the close of the public record, following the public hearing. The quasi-judicial hearing procedures applicable to this request are described at EC 9.7065 through EC 9.7095.

### **Referrals/Public Notice**

On February 5, 2016, staff provided information concerning the application to other appropriate City departments, the Oregon Department of Transportation (ODOT), public agencies, and the affected neighborhood group (Active Bethel Neighbors). Referral comments were received from the Public Works Engineering Division in regards to the exemption from the Transportation Planning Rule (TPR) Analysis.

Staff mailed notice of the proposed zone change to the Oregon Department of Land Conservation and Development (DLCD) on February 5, 2016. On February 26, 2016, staff also mailed public notice of the proposed zone change and the hearing date to owners and occupants within 500 feet of the subject property.

Staff received one email request from a citizen requesting additional information. Staff provided some basic information and an explanation of the rezone request and no further communication was received from that citizen. Staff also received three phone calls from

citizens who requested more information but had no concern with the proposal. No other public testimony or written comments were received.

### **Zone Change Evaluation**

EC 9.7330 and EC 9.8865 require the Hearings Official to review an application for a zone change and consider pertinent evidence and testimony as to whether the proposed change is consistent with the criteria required for approval, shown below in **bold** typeface. Staff's findings in response each of the criteria are provided below, to assist the Hearings Official in making a decision on the zone change request.

**EC 9.8865(1): The proposed zone change is consistent with applicable provisions of the Metro Plan. The written text of the Metro Plan shall take precedence over the Metro Plan diagram where apparent conflicts or inconsistencies exist.**

The Metro Plan diagram appears to identify three of the subject Tax Lots (100, 200 and 300) for Community Commercial use which supports the applicant's request for C-2 zoning. While it is somewhat difficult to see due to the scale of the Metro Plan diagram, there appears to be sufficient referents at the Barger Drive and Echo Hollow Road intersection that staff discerns a small notch in the southeast corner of the subject property which appears to be designated for Low Density Residential use corresponding to the area of Tax Lot 400. The applicant's materials appear to agree with this interpretation, and do not propose to change the existing C-1 zoning of that parcel. Looking more closely, albeit on an un-adopted version of the Metro Plan diagram at a larger scale, the area of Low Density Residential designation at the southeast corner of the subject property becomes more apparent and appears to confirm staff's interpretation.

As noted above, and addressed previously in a number of rezoning applications to implement the C-1 zone, the Metro Plan diagram does not specifically designate locations for Neighborhood Commercial and instead treats it as a "floating" zone that can be applied in a variety of areas so long as the applicable siting requirements are met. The Metro Plan effectively gives the local jurisdiction (the City of Eugene) the ability to determine the appropriateness of C-1 zoning at specific sites. In the present case, it's also important to recognize that the applicant is only proposing to retain the existing C-1 zoning on one of the parcels, so the siting requirements for any new C-1 zones, arguably, are not even applicable.

The Metro Plan also includes the following policies that generally promote the applicant's proposed zone change:

- *Policy A.22: Expand opportunities for a mix of uses in newly developing areas and existing neighborhoods through local zoning and development regulations.*
- *Policy B.22: Review local ordinances and revise them to promote greater flexibility for promoting appropriate commercial development in residential neighborhoods.*
- *Policy B.28: Recognize the vital role of neighborhood commercial facilities in providing services and goods to a particular neighborhood.*

- *Policy B.29: Encourage the expansion or redevelopment of existing neighborhood commercial facilities as surrounding residential densities increase or as the characteristics of the support population change.*

The Metro Plan (page II-G-5) also outlines the following minimum location and siting criteria for community commercial facilities:

*This category includes more commercial activities than neighborhood commercial but less than major retail centers. Such areas usually develop around a small department store and supermarket. The development occupies at least five acres and normally not more than 40 acres. This category contains such general activities as retail stores; personal services; financial, insurance, and real estate offices; private recreational facilities, such as movie theaters; and tourist-related facilities, such as motels.*

Consistent with the policies and plan text above, the proposed zone change from C-1 to C-2 would expand and promote opportunities for commercial development, since the C-2 zone allows for additional permitted uses beyond the limitations of C-1 zoning (at least for the majority of the site). Based on the general Metro Plan policies and guidance, staff concludes the proposed combination of C-1 and C-2 zoning is appropriate for the subject site. More specifically, the subject property is approximately 8.23 acres. It is fully developed with a large specialty retail anchor store (Big Lots), several restaurants, smaller retail and personal services such as salons and real estate offices, and a branch library. The developed site has the required support parking, vehicle loading, and sufficient landscaping. The property has frontage along two streets and efficient access for the site. The shopping center serves the commercial needs of the both the immediate neighborhood and the wider Bethel-Danebo community.

The intent of /SR Overlay zone on this site, which was initially approved for this site in June 1979, was to ensure the commercial development would be attractive and compatible with surrounding development until such time the City adopted standards for commercial development that addressed these issues. The Eugene Code was amended in 2002, to include City-wide commercial development standards which improved the quality and appearance of commercial developments and ensured that new development would be compatible with adjacent developments. The City's current land use code includes extensive commercial development standards that address the scale, bulk, building, parking and traffic impacts that would be applicable to new commercial development or redevelopment based on the proposed and existing C-1 and C-2 zoning of the subject site. These standards would be applicable regardless of the /SR overlay zone (see EC 9.2170 through EC 9.2175). With the proposed removal of the /SR overlay zone and related site review procedures, the Eugene Code commercial development standards will still provide the City with the means to address compatibility and other relevant design issues and other impacts as part of a building permit for any new or redeveloped buildings, consistent with the policy above.

Furthermore, staff finds no mandatory policy direction that conflicts with the applicant's request to remove the existing /SR overlay, or would otherwise enable the City to require that it be retained. Similarly, there is no policy direction that appears to limit the applicant's ability to "up-zone" to C-2 at this site in conformance with its Community Commercial designation.

Based on these findings, the criterion is met.

**EC 9.8865(2): The proposed change is consistent with applicable adopted refinement plans. In the event of inconsistencies between these plans and the Metro Plan, the Metro Plan controls.**

The subject property is located within the Bethel-Danebo Refinement Plan (BDRP). The BDRP further identifies three special development nodes, however this property is not located within any of the defined nodes. The BDRP designates the subject property as “commercial”, which is consistent with the Metro Plan. As previously discussed, the proposed zone change to C-2 and the removal of the /SR Overlay zone would expand and promote opportunities for commercial development while remaining consistent with both the BDRP commercial designation and the Metro Plan commercial designation and policies. Further, there appear to be no policies in the BDRP that would conflict with the applicant’s request as to removal of the existing /SR overlay zone.

Based on these findings, the criterion is met.

**EC 9.8865(3): The uses and density that will be allowed by the proposed zoning in the location of the proposed change can be served through the orderly extension of key urban facilities and services.**

Key urban facilities and services are defined in the Metro Plan as: wastewater service, stormwater service, transportation, water service, fire and emergency medical services, police protection, City- wide parks and recreation programs, electric service, land use controls, communication facilities, and public schools on a district-wide basis (see Metro Plan page V-3).

Public wastewater is available and currently serves the subject property. There are no liens or assessments of record due. Public stormwater is available and currently serves the subject property. The subject property has frontage on Echo Hollow Road and Barger Drive, both classified as minor arterials within City of Eugene jurisdiction.

Referral comments from the Public Works Department, included in the application file, confirm that the provision of urban services can be met with the proposed zone change to C-2. The removal of the /SR Overlay zone will not affect the availability of services.

Based on these findings, the criterion is met.

**EC 9.8865(4): The proposed zone change is consistent with the applicable siting requirements set out for the specific zone in:**

**(a) EC 9.2150 Commercial Zone Siting Requirements. In addition to the approval criteria in EC 9.8865 Zone Change Approval Criteria, the following C-1 Neighborhood Commercial siting requirements apply:**

- 1) New C-1 zones shall be located within convenient walking or bicycling distance of an adequate support population. For new C-1 areas between 4½ and 5 acres,**

**an adequate support population is 4,000 people (existing or planned) within an area conveniently accessible to the site.**

This criterion is not applicable since no new C-1 zone designations are proposed. Of the four Tax Lots included as the subject property for this proposal, Tax Lot 400 will remain zoned C-1. Tax Lot 300 is currently zoned C-2 and will remain as such. Tax Lots 100 and 200 are proposed to rezone from C-1 to C-2.

**2) New C-1 areas larger than 1.5 acres shall be located on a collector or arterial street.**

This criterion is not applicable since no new areas of C-1 zoned areas are proposed.

**3) Existing neighborhood commercial areas shall not be allowed to expand to greater than 1.5 acres unless the development area site abuts a collector or arterial street.**

This criterion is not applicable since no expansion of C-1 zoned areas are proposed.

Based on these findings, the criterion is met.

**EC 9.8865(5): In cases where the NR zone is applied based on EC 9.2510(3), the property owner shall enter into a contractual arrangement with the City to ensure the area is maintained as a natural resource area for a minimum of 50 years.**

This criterion is not applicable since the proposed zone change does not include the NR zone.

### **Transportation Planning Rule Evaluation**

In addition to the zone change approval criteria above, Goal 12 Transportation of the Statewide Planning Goals, adopted by the Land Conservation and Development Commission (LCDC), must also be specifically addressed as part of the requested zone change and in the context of Oregon Administrative Rules, as follows. As adopted, OAR 660-012-0060(1) states:

*(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3),(9), or (10) of this rule.*

The City's acknowledged Transportation System Plan (TSP) is the TransPlan, which was adopted in 2001 and provides the basis for the Transportation Element of the Metro Plan. Both plans (TransPlan and Metro Plan) serve the cities of Eugene and Springfield.

The City of Eugene relies on the 2001 TransPlan when evaluating zone changes for consistency with the Transportation Zoning Rule (TPR). In most cases, the City finds zone changes to be consistent with the TPR if the proposed zoning is consistent with the planned designation that was in effect at the time the TransPlan was adopted (i.e. on or before adoption in 2001),

pursuant to OAR 660-012-0060(9). In other words, where a zone change clearly implements a plan designation that was in effect at the time the TransPlan was adopted, there is a strong case for exemption under OAR 660-012-0060(9), which states:

- (9) *Notwithstanding section (1) of this rule, a local government may find that an amendment to a zoning map does not significantly affect an existing or planned transportation facility if all of the following requirements are met.*
  - (a) *The proposed zoning is consistent with the existing comprehensive plan map designation and the amendment does not change the plan map:*
  - (b) *The local government has an acknowledged TSP and the proposed zoning is consistent with the TSP; and*
  - (c) *The area subject to the amendment was not exempted from this rule at the time of an urban growth boundary amendment as permitted in OAR 660- 024-220(1)(d), or the area was exempted from this rule but the local government has a subsequently acknowledged TSP amendment that accounted for urbanization of the area.*

Public Works concurs with the applicant’s findings that the proposed zone change from C-1 to C-2 and removal of the /SR Overlay zone does not significantly affect the transportation facilities, in response to Statewide Planning Goal 12 – Transportation Planning Rule. The proposed zoning is consistent with the existing Metro Plan designation and this zone change is not proposing to change that designation. The proposed zoning is consistent with the TransPlan, which would have accounted for urbanization of this area. Therefore, (OAR) 660-012-0060 (9) applies and there is no requirement to show compliance with the TPR.

### **Staff Recommendation**

Based on the available evidence, and consistent with the preceding findings, staff recommends the Hearings Official approve the requested zone change for Tax Lots 100 and 200 from Neighborhood Commercial (C-1) to Community Commercial (C-2), and the removal of the /SR Overlay zone from Tax Lots 100, 200, 300 and 400.

Consistent with EC 9.7330, unless the applicant agrees to a longer time period, within 15 days following close of the public record, the Eugene Hearings Official shall approve, approve with conditions, or deny this application. The decision shall be based upon and be accompanied by findings that explain the criteria and standards considered relevant to the decision, stating the facts relied upon in rendering a decision and explaining the justification for the decision based upon the criteria, standards, and facts set forth. Notice of the written decision will be mailed in accordance with EC 9.7335. Within 12 days of the date the decision is mailed, it may be appealed to the Eugene Planning Commission as set forth in EC 9.7650 through EC 9.7685.

### **Attachments**

A vicinity map is included as Attachment A. The entire application file is available for review at the Eugene Planning Division offices. The Hearings Official will receive a full set of application

materials for review prior to the public hearing. These materials will also be made available for review at the public hearing.

**For More Information**

Please contact Nicholas Gioello, Associate Planner, City of Eugene Planning Division, at: (541) 682-5453; or by e-mail, at: [nick.r.gioello@ci.eugene.or.us](mailto:nick.r.gioello@ci.eugene.or.us)

# Z 15-12 Echo Hollow Properties



**Legend**

 Subject Area







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## TENTATIVE PLANNED UNIT DEVELOPMENT AND ADJUSTMENT REVIEW STAFF REPORT

### **Application File Name (Number):**

Prestige Care Skilled Nursing (PDT 15-4; ARB 16-1)

### **Applicant's Request:**

Tentative Planned Unit Development and Adjustment Review approval for the development of a skilled nursing facility.

### **Applicant**

Prestige Care, Inc.

### **Subject Property/Location:**

Tax Lot 5100 of Assessor's Map 17-03-16-23; Located east of Coburg Road near the intersection of Crescent Avenue and Suzanne Way (2880 Crescent Avenue).

### **Relevant Dates:**

PUD application submitted on December 29, 2015; supplemental application materials submitted on February 3, 2016; application deemed complete on February 8, 2016; public hearing scheduled for March 30, 2016.

### **Applicant's Representative:**

Jeff Reynoldson, Myhre Group Architects (503-236-6000)

### **Applicant's Civil Engineer:**

Karl Koroch, PE, TM Rippey Consulting Engineers

### **Lead City Staff:**

Erik Berg-Johansen, Assistant Planner, Eugene Planning Division, Phone: (541) 682-5437

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### **Description of Planned Unit Development Request**

The applicant requests tentative Planned Unit Development (PUD) and Adjustment Review approval for the development of a 106-bed skilled nursing facility on a 3.12 acre property. The project also incorporates a 2,255 square-foot outpatient medical clinic (second floor) and a 4,360 square-foot physical therapy center (first floor). For residents the facility includes a

commercial kitchen, dining hall, staff offices, activity center, library, internal open-air courtyards, and a mix of private and shared living quarters.

The subject property is zoned C-2/SR/ND, Community Commercial with Site Review and Nodal Development overlays. The applicant has elected to pursue a PUD to allow for an adjustment to the required floor area ratio (FAR), which is prescribed by the /ND overlay standards at EC 9.4290(1)(b). The applicant is requesting the following adjustments to development standards: 1) increase in maximum front yard setback; 2) no customer entrance at Suzanne Way; 3) allowing parking between the street and the proposed building; and 4) a reduction to the required FAR.

The Type III application procedures apply, which are provided at EC 9.7300 through EC 9.7340. Application requirements specific to the Tentative PUD and Adjustment Review are listed at EC 9.8310 and EC 9.8025, respectively. The relevant PUD and Adjustment Review criteria are addressed at EC 9.8320 and EC 9.8030, respectively.

Consistent with EC 9.7005 Pre-application Conference, the applicant met with staff on August 26, 2015 to discuss the proposal. The applicant held a neighborhood meeting on December 9, 2015 in compliance with EC 9.7007 Neighborhood/Applicant Meetings.

The following report is divided into two (2) sections:

- Section 1 – Tentative PUD Evaluation (page 3)
- Section 2 - Adjustment Review Evaluation (page 18)

Each evaluation provides additional details of the proposal in the context of the applicable approval criteria and related standards.

### **Public Notice/Referrals**

Public notice of the subject applications was mailed and posted on February 26, 2016, consistent with the requirements of EC 9.7315 Public Hearing Notice. The Planning Division received public testimony from John Faville, who represents the Northeast Neighbors (the relevant neighborhood group). Mr. Faville states concerns with the adequacy of parking provided; surrounding uses have a high parking demand, and it is likely that overflow parking will impact the subject site. He also states that signalization at the Shadow View intersection is long overdue, and questioned whether or not building the subject project would justify this improvement.

No other testimony has been received as of the publication of this staff report. Any testimony received following the completion of this staff report, and prior to the public hearing, will be presented to the Hearings Official at the hearing.

The Planning Division also provided information concerning the application to other appropriate City and County departments, public agencies, service providers, and the affected neighborhood group. All referral comments received by the Planning Division on this application are included in the application file for reference, and addressed in the context of applicable approval criteria and standards in the following evaluation.

## **Section 1: Tentative PUD Evaluation**

As required by the Type III land use application procedures beginning at EC 9.7300, the Hearings Official must review any PUD application and consider pertinent evidence and testimony as to whether the proposed use is consistent with the criteria required for approval (shown below in **bold** typeface). Based on the evidence available as of the date of this staff report, the following findings and recommendations are presented.

With regard to EC 9.8310 Tentative Planned Unit Development General Application Requirements, the applicant indicates that the proposed PUD includes all property under contiguous ownership. The application was also prepared by a professional design team consistent with the application requirements. It is also noted that the applicant requests tentative PUD approval under the general approval criteria, rather than the needed housing criteria.

The Hearings Official shall approve, approve with conditions, or deny a tentative PUD application with findings and conclusions. Decisions approving an application, or approving with conditions shall be based on compliance with the following criteria at EC 9.8320:

### **EC 9.8320(1) The PUD is consistent with applicable adopted policies of the Metro Plan.**

The Metro Plan land use diagram designates the area of the subject property for Commercial use, consistent with its existing base zoning of C-2 Community Commercial.

Staff agrees with the applicant in that the proposal for a new skilled nursing facility is consistent with Economic Development Policies B.1, B.2 and B.11<sup>1</sup>, which encourage economic activities that strengthen the resident labor force, provide higher paying jobs, and support the area's position as a regional health center. More specifically, the applicant's narrative states that Prestige Care will hire locally, and that new employees will be trained with the healthcare expertise needed for this type of facility. The business will also be hiring healthcare professionals who generally have a high level of education and skill.

To the extent that policies of the Metro Plan are relevant and applicable to this request, staff generally concurs and finds that the proposed development is consistent with the Metro Plan. Based on the available information, there are no policies or other provisions in the Metro Plan that conflict with the proposed PUD. The proposed development is consistent with the above criterion.

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<sup>1</sup> **B.1:** *Demonstrate a positive interest in existing and new industries, especially those providing above average wage and salary levels, an increased variety of job opportunities, a rise in the standard of living, and utilization of our existing comparative advantage in the level of education and skill of the resident labor force.*

**B.2:** *Encourage economic development, which utilizes local and imported capital, entrepreneurial skills, and the resident labor force.*

**B.11:** *Encourage economic activities, which strengthen the metropolitan area's position as a regional distribution, trade, health, and service center.*

**EC 9.8320(2) The PUD is consistent with applicable adopted refinement plan policies.**

The Willakenzie Area Plan (WAP) serves as the applicable adopted refinement plan for the area included in this tentative PUD proposal. The property is located within the Coburg/Crescent subarea and is designated as Commercial on the refinement plan's Land Use Diagram. The following WAP policies apply to this request:

- Land Use Element - General Commercial and Industrial Policies – **Policy 3**
  - *Encourage the consolidation of parking lots, development of joint access, and use of access controls on commercial and industrial developments (page 18)*

Given the unique shape of the subject site and the location of available access points, the subject project consolidates parking lots to a reasonable level. Staff also notes that parking areas are further consolidated by the presence of two proposed public pedestrian areas that exist in the northeastern and northwestern sections of the development site. Consistent with this policy, the project also makes use of joint access because both proposed access points are shared driveways.

- Land Use Element – North Region, Coburg/Crescent Subarea – **Policy 2**
  - *The City shall recognize the area south of Crescent Avenue north of and west of Shadow View Drive, as depicted on Inset Map D as “Summer Oaks – Crescent Center” as appropriate for the expansion of Neighborhood and Community Commercial development. The Neighborhood Commercial portion of Summer Oaks – Crescent Center shall not exceed 7 acres in size. Uses in the neighborhood commercial area are intended to serve the day-to-day shopping and service needs of residents and employees of the surrounding area. The Community Commercial portion of Summer Oaks – Crescent Center shall be zoned C-2/SR/ND Community Commercial with site review and nodal development overlays. Through the PUD approval process, the City may allow the uses and development intensities on the Community Commercial portion of Summer Oaks – Crescent Center to vary from the previously approved uses, provided that the developer demonstrates, based on the Institute of Transportation Engineers’ Trip Generation Manual, that the p.m. peak hour trips generated by the proposed uses will be less than or equal to 213. If requested and otherwise approved as part of a PUD application, the City may reduce the minimum floor area ratio (FAR) within the C-2 zoned portion of Summer Oaks – Crescent Center to .70. (Policy 2, as amended by Ord. 20395)*

This policy was included in the WAP's Coburg-Crescent Subarea Policies and Proposed Actions as part of a 2007 adopted plan amendment that changed the subject property's designation to enable expansion of Community Commercial uses. The subject property is within the “Community Commercial portion” of the Summer Oaks – Crescent Center, as discussed in the policy. In accordance with this policy, the combined traffic generation of the proposed project and the adjacent “Parties to Go” property to the south (both part of the Summer Oaks – Crescent Center) is less than 213 p.m. peak hour trips. In addition, the City of Eugene Public Works Department has determined that the project will generate less than 100 p.m. peak hour trips, which negates the need for a Traffic Impact Analysis (TIA).

Through the PUD process, the applicant has also elected to reduce the required FAR from 1.0 to 0.70 (the applicant's proposed FAR is 0.72). As detailed on the site plan (Sheet A2), the applicant achieved a 0.72 FAR by incorporating two "enhanced pedestrian amenity areas" (totaling 5,400 square feet in area). According to the /TD Transit Oriented Development Overlay Zone Development Standards<sup>2</sup> at EC 9.4530(3), "enhanced pedestrian spaces and amenities accessible to the public may be credited to satisfy the minimum floor area requirement." Pedestrian areas can be credited at a 2:1 ratio (2 square feet of floor area for each 1 square foot of enhanced pedestrian space). In other words, the applicant included the proposed 10,800 feet of enhanced pedestrian areas (5,400 SF x 2) in the FAR calculation. To ensure the enhanced pedestrian areas provide sufficient amenities to meet the intent of this allowance in accordance with the definition of Enhanced Pedestrian Space at EC 9.0500, staff recommends the following condition:

- Final PUD Plans shall provide additional details regarding the proposed benches (including exact number of seats proposed and a manufacturer's detail sheet of the selected furniture). One or more of the following additional pedestrian amenities shall also be implemented within the northeastern pedestrian area: textured paving, covered trellis, drinking fountain, and public art. Details regarding additional amenities shall be included on the Final PUD Plans.

The applicant also included the proposed Porte Cochere (covered entrance) and trash enclosure in the FAR calculation; staff notes that the trash enclosure should not be credited in the FAR calculation, but finds that the proposed project still meets the minimum FAR requirement with or without the inclusion of the trash enclosure. Finally, the applicant reports a "net site area" of 127,910 square feet that excludes the Suzanne Way right-of-way easement. Staff agrees with the applicant in that the Suzanne Way right-of-way should not be included as part of the site's total area as it applies to the FAR calculation.

Based on the findings above, the proposal complies with EC 9.8320(2).

**EC 9.8320(3) The PUD will provide adequate screening from surrounding properties including, but not limited to, anticipated building locations, bulk, and height.**

The applicant proposes to construct a 2-story, 78,553 square foot building on the subject property. The property is bounded by C-1 Neighborhood Commercial zoning to the north and west, C-2 and E-1 Campus Employment zoning to the south, and E-1 zoning the east. All surrounding properties are currently developed with commercial uses such as a party rental business (Parties to Go), a bank, restaurants and professional offices. Because the subject property is surrounded by existing commercial development, staff believes that the proposed mix of L-1 and L-2 landscaping around the site's perimeter will adequately screen the use from adjacent properties. As shown on the site plan (Sheet A2), the proposed building also exceeds the minimum setbacks from property lines; this reduces potential impacts related to the bulk and height of the subject structure on surrounding businesses.

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<sup>2</sup> The subject property is zoned with a /ND Nodal Development Overlay, which requires compliance with FAR requirements from the /TD overlay zone. See EC 9.4290(1)(b) and EC 9.4530(3).

The exterior elevation drawings (included on plan Sheets A4 and A5) further illustrate that the design is compatible with existing development in the area. The proposed height is well below the maximum of 120 feet in the C-2 zone, and the architectural design provides articulation and design features that work to limit the perceived bulk and mass of the building (there are no imposing large blank facades).

Based on the above findings, the proposal will provide adequate screening from surrounding properties.

**EC 9.8320(4) The PUD is designed and sited to minimize impacts to the natural environment by addressing the following:**

**(a) Protection of Natural Features.**

- 1. For areas not included on the City’s acknowledged Goal 5 inventory, the preservation of significant natural features to the greatest degree attainable or feasible, including:**
  - a. Significant on-site vegetation, including rare plants (those that are proposed for listing or are listed under State or Federal law), and native plant communities.**
  - b. All documented habitat for all rare animal species (those that are proposed for listing or are listed under State or Federal law).**
  - c. Prominent topographic features, such as ridgelines and rock outcrops.**
  - d. Wetlands, intermittent and perennial stream corridors, and riparian areas.**
  - e. Natural resource areas designated in the Metro Plan diagram as “Natural Resource” and areas identified in any city-adopted natural resource inventory.**
- 2. For areas included on the City’s acknowledged Goal 5 inventory:**
  - a. The proposed development’s general design and character, including but not limited to anticipated building locations, bulk and height, location and distribution of recreation space, parking, roads, access and other uses, will:**
    - 1) Avoid unnecessary disruption or removal of attractive natural features and vegetation, and**
    - 2) Avoid conversion of natural resource areas designated in the Metropolitan Area General Plan to urban uses when alternative locations on the property are suitable for development as otherwise permitted.**
  - b. Proposed buildings, road, and other uses are designed and sited to assure preservation of significant on-site vegetation, topographic features, and other unique and worthwhile natural features, and to prevent soil erosion or flood hazard.**

The area is not included on the City’s Goal 5 inventory, and therefore subsection (1) is applicable to the proposal. There is no evidence of any significant on-site vegetation. Based on available evidence there is no documented habitat for rare animal species or for species proposed for listing under state or federal law. There are no prominent topographic features or wetlands, intermittent and perennial stream corridors or riparian areas. The area is not designated as a natural resource in the Metro Plan or identified in the City’s natural resource inventory. Based on these findings, this standard is met.

- (b) Tree Preservation.** The proposed project shall be designed and sited to preserve significant trees to the greatest degree attainable or feasible, with trees having the following characteristics given the highest priority for preservation:
1. Healthy trees that have a reasonable chance of survival considering the base zone or special area zone designation and other applicable approval criteria;
  2. Trees located within vegetated corridors and stands rather than individual isolated trees subject to windthrow;
  3. Trees that fulfill a screening function, provide relief from glare, or shade expansive areas of pavement;
  4. Trees that provide a buffer between potentially incompatible land uses;
  5. Trees located along the perimeter of the lot(s) and within building setback areas;
  6. Trees and stands of trees located along ridgelines and within view corridors;
  7. Trees with significant habitat value;
  8. Trees adjacent to public parks, open space and streets;
  9. Trees located along a water feature;
  10. Heritage trees.

There are 16 trees existing on the subject property, including trees planted along Suzanne Way. Of the 16 trees, only two will be technically felled (and potentially removed) due to critical root zone (CRZ) impacts. The two impacted trees are 10-inch and 14-inch Zelkova trees that exist near the property's northern boundary (see applicant's Sheet L2 – Tree Preservation Plan). The projected CRZ impacts for the 10-inch and 14-inch trees are 40% and 41%, respectively; as the CRZ impacts are below 50%, it is possible that the trees will survive construction impacts. Regardless, only two trees will be potentially removed on a site that provides no significant habitat value, and therefore staff finds that the project has been designed and sited to preserve trees to the greatest degree feasible. Further, the applicant will actually increase the natural value of the site by planting over 60 new trees. Based on these findings, this standard is met.

**(c) Restoration or Replacement.**

1. For areas not included on the city's acknowledged Goal 5 inventory, the proposal mitigates, to the greatest degree attainable or feasible, the loss of significant natural features described in criteria (a) and (b) above, through the restoration or replacement of natural features such as:
  - a. Planting of replacement trees within common areas; or
  - b. Re-vegetation of slopes, ridgelines, and stream corridors; or
  - c. Restoration of fish and wildlife habitat, native plant habitat, wetland areas, and riparian vegetation.To the extent applicable, restoration or replacement shall be in compliance with the planting and replacement standards of EC 6.320.
2. For areas included on the city's acknowledged Goal 5 inventory, any loss of significant natural features described in criteria (a) and (b) above shall be consistent with the acknowledged level of protection for the features.

The area is not included on the City's Goal 5 inventory, and therefore subsection (1) is applicable to the proposal. There will be no loss of significant natural features or habitat under the applicant's proposal, and only two trees will be technically felled (and potentially removed) due to CRZ impacts. As mentioned above, the applicant proposes to plant over 60 new trees and other vegetation that will increase the natural value of the site. Based on these findings, this standard is met.

**(d) Street Trees. If the proposal includes removal of any street tree(s), removal of those street tree(s) has been approved, or approved with conditions according to the process at EC 6.305.**

This standard does not apply as the proposal does not include the removal of street trees. As an informational item, the need for street tree protections will be evaluated during the building permit process.

**EC 9.8320(5): The PUD provides safe and adequate transportation systems through compliance with the following:**

The proposed development includes parking drives and sidewalks which will provide connections to the public street system for motorists, bicyclists, pedestrians and emergency vehicles subject to additional findings and conditions for compliance with EC 9.6805 through EC 9.6875, as provided below.

**(a) EC 9.6800 through EC 9.6875 Standards for Streets, Alleys, and Other Public Ways (not subject to modifications set forth in subsection (10) below).**

An evaluation of each applicable street standard is provided in referral comments from Public Works staff, which are available in the application file and incorporated here by reference. Important excerpts related to the proposal are provided below.

**EC 9.6815 Connectivity for Streets.** In order to meet Street Connectivity standards, the proposed development must, at a minimum, provide extensions of the public way which are consistent with subsections (2)(b), (2)(c) and (2)(d). Staff notes that existing development on adjacent lands would preclude new street connections, and therefore the proposal complies with the street connectivity standards.

**EC 9.6870 Street Width.** Crescent Avenue, a minor arterial street abutting the site to the north, is not shown as having a planned width on the Right-of-Way Map (Fig. 60-61 of the Arterial and Collector Street Plan (ACSP)). At 80 feet, the right-of-way width exceeds the minimum required in EC Table 9.6870. Crescent Avenue is improved with paving, curb and gutter, setback sidewalks, street lights, and street trees; therefore, there is no requirement for additional right-of-way or special setbacks as a condition of development.

**(b) Pedestrian, bicycle and transit circulation, including related facilities, as needed among buildings and related uses on the development site, as well as to adjacent and nearby residential areas, transit stops, neighborhood activity centers, office parks, and**

**industrial parks, provided the city makes findings to demonstrate consistency with constitutional requirements. “Nearby” means uses within ¼ mile that can reasonably be expected to be used by pedestrians, and uses within 2 miles that can reasonably be expected to be used by bicyclists.**

Adequate pedestrian, bicycle and transit circulation and facilities will be available to users of the subject site. Nearby bus stops exist along Crescent Avenue just east and west of the subject property. The property is served by the LTD Route 66 bus, which runs to both Valley River Center and the Downtown Eugene bus station. Further, both Crescent Avenue and Suzanne Way are currently developed with sidewalks, and east-west bike lanes along Crescent Avenue connect the site to Coburg Road. There are also residential, retail and office uses within the nearby Crescent Village that would be expected to be used by pedestrians living or working on the subject site.

**(c) The provisions of the Traffic Impact Analysis Review of EC 9.8650 through 9.8680 where applicable.**

The anticipated traffic generated by the proposed development would not meet any of the thresholds established in EC 9.8650 through 9.8680. Regardless, the applicant submitted a traffic generation report completed by Sandow Engineering (see Appendix B of applicant’s application package). As the report notes, Ordinance #20395 implemented a 213-trip p.m. hour trip cap which applies to the Summer Oaks – Crescent Center area (which encompasses the subject property and the adjacent Tax Lot 1200). Tax Lot 1200 is currently owned and operated by Parties to Go; Sandow Engineering reports 52 p.m. peak hour trips for this business, which includes general office, specialty retail, and warehousing uses. For the subject project, Sandow Engineering reports 49 p.m. peak hour trips. The total expected trips for the Summer Oak – Crescent Center is 101, which is well below the trip cap of 213. The anticipated traffic generation of 49 p.m. peak hour trips for the subject project is also well below the 100-trip threshold for requiring a Traffic Impact Analysis.

Based on the above findings, the proposed development complies with EC 9.8320(5).

**EC 9.8320(6) The PUD will not be a significant risk to public health and safety, including but not limited to soil erosion, slope failure, stormwater or flood hazard, or an impediment to emergency response.**

Public Works staff confirms that this site is not located within a regulatory Special Flood Hazard Area per Flood Insurance Rate Maps 41039C-1133-F and 41039C-1129-F. The development itself will not result in unreasonable risk of flood per the stormwater management evaluation at EC 9.8320(10)(j). Soil erosion and slope failure are also unlikely due to the nature of the area of development (however an erosion prevention permit will be required prior to any ground-disturbing activities).

Based on these findings and future permit requirements, this criterion is met.

**EC 9.8320(7) Adequate public facilities and services are available to the site, or if public services and facilities are not presently available, the applicant demonstrates that the services and facilities will be available prior to need. Demonstration of future availability requires evidence of at least one of the following:**

- (a) Prior written commitment of public funds by the appropriate public agencies.**
- (b) Prior acceptance by the appropriate public agency of a written commitment by the applicant or other party to provide private services and facilities.**
- (c) A written commitment by the applicant or other party to provide for offsetting all added public costs or early commitment of public funds made necessary by development, submitted on a form acceptable to the city manager.**

Public Works staff concurs with the applicant's statement that adequate public utilities and services, including wastewater and stormwater service, are presently available to the site. Findings at EC 9.8320(10)(b) and (j), regarding public improvements and stormwater, are incorporated herein by reference as further evidence that these services are available. The provision of water and electric services and other utilities is subject to review by EWEB or other utility providers (the 2-25-16 EWEB referral document is included in the application file for reference).

Based on these findings, this criterion is met.

**EC 9.8320(8) Residents of the PUD will have sufficient usable recreation area and open space that is convenient and safely accessible.**

Residents of the nursing facility will have access to two internal courtyards; these landscaped open space areas will provide leisure and recreational opportunities to those residents able to leave their living quarters. Given the proposed use is a nursing care facility, staff finds that these areas are sufficient in size. The courtyards are also centrally located, so it is assumed that they will be secure, convenient and safely accessible to residents. Residents will also have access to two enhanced pedestrian spaces (a total of 5,400 square feet) located at the northeast and northwest corners of the site.

The subject property is also within walking distance of Crescent Village. While many future residents of Prestige Care will not be mobile enough to access this mixed-use village on foot, employees of the facility will be able to access the public open spaces areas and amenities Crescent Village offers.

Based on these findings, this criterion is met.

**EC 9.8320(9): Lots proposed for development with one-family detached dwellings shall comply with EC 9.2790 Solar Lot Standards or as modified according to subsection (11) below.**

This criterion does not apply as the subject project does not propose one-family detached dwellings.

**EC 9.8320(10): The PUD complies with all of the following:**

- (a) EC 9.2000 through 9.3915 regarding lot dimensions and density requirements for the subject zone. Within the /WR Water Resources Conservation Overlay Zone or /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:
1. The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or
  2. The /WQ Management Area.

The subject project is within the C-2 Community Commercial base zone, which does not have minimum or maximum density requirements. The subject property is 135,570 square feet (3.1 acres), which exceeds the minimum lot area requirement of 6,000 square feet. The property also meets the lot frontage and width minimums specified in EC Table 9.2180. Subsections 1 and 2 above do not apply as the subject property is not within the /WR Water Resources Conservation Overlay Zone or the /WQ Water Quality Overlay Zone.

Based on these findings, this standard is met.

**(b) EC 9.6500 through EC 9.6505 Public Improvement Standards.**

**EC 9.6500 Easements.** This section authorizes the City to require dedication of easements for public utilities and access under certain circumstances. The applicant does not propose any public easement dedications nor are there any public improvements that would result in the need for additional public easements on the subject property.

**EC 9.6505(1) Water Supply.** Water service for the proposed development must be provided in accordance with Eugene Water and Electric Board (EWEB) policies and procedures.

**EC 9.6505(2) Sewage.** This standard requires all developments to be served by wastewater sewage systems of the City, in compliance with the provisions of EC Chapter 6. Wastewater service is available to the site via an 8" public mainline located in Suzanne Way, with a 6" public service stubbed to the property. The applicant proposes to connect to the 6" service. The proposal is conceptually acceptable and subject to a more detailed review for compliance with applicable specifications during the building permit process.

**EC 9.6505(3) Streets and Alleys and (4) Sidewalks.** EC 9.6505(3) requires all streets in and adjacent to the development site to be paved to the width specified in EC 9.6870, and improved according to adopted standards and specifications pursuant to Eugene Code Chapter 7, unless such streets have already been paved to that width. Full street and sidewalk improvements have been constructed within the adjacent Suzanne Way and Crescent Avenue.

**EC 9.6505(5) Bicycle Paths and Accessways.** No bicycle paths or public access ways are required per the previous findings at EC 9.6835, which are incorporated by reference.

**(c) EC 9.6706 Development in Flood Plains through EC 9.6709 Special Flood Hazard Areas – Standards.**

This standard does not apply as the site is not located within a Special Flood Hazard Area per Flood Insurance Rate Maps 41039C-1133-F and 41039C-1129-F.

**(d) EC 9.6710 Geological and Geotechnical Analysis.**

This standard does not apply as the site does not have slopes equal to or greater than five percent, and the development proposal does not include the dedication or construction of public infrastructure.

**(e) EC 9.6730 Pedestrian Circulation On-Site.**

From the applicant's site plan it is apparent that the proposed 5-foot sidewalks will allow residents, employees and visitors to safely and conveniently travel throughout the site. A pedestrian sidewalk circles the entire facility, so it is evident that pedestrians will be able to access all sections of the building from outdoors, as well as the different parking areas that surround it. The property is also bordered (and connected to) public sidewalks along Crescent Avenue and Suzanne Way; these connections further facilitate a convenient pedestrian network. To ensure the sidewalks are constructed of concrete or comparable material, staff recommends the following condition:

- Final PUD Plans shall indicate all pedestrian paths will be constructed of concrete or a comparable hard surface material.

EC 9.6730(3)(e) also requires all on-site pedestrian paths to include pedestrian scale lighting in conformance with the Outdoor Light Standards at EC 9.6725. On-site lighting will be especially important to increase safety and functionality within the enhanced pedestrian areas. To ensure sufficient lighting is constructed, staff recommends the following condition:

- Pedestrian scale lighting along all pedestrian paths and within the enhanced pedestrian areas shall be constructed in compliance with EC 9.6725 Outdoor Lighting Standards. The lighting shall be shown on Final PUD Plans and implemented before final occupancy. A manufacturer's detail sheet of the selected lighting shall also be submitted with the Final PUD Plans.

Based on these findings and condition, the project meets the on-site pedestrian circulation standards.

**(f) EC 9.6735 Public Access Required.**

The development has frontage along Suzanne Way, a private street, and to Crescent Avenue, a public street. The project proposes access at both streets, and complies with Section 1 and Section 2 of the public access requirements. Comprehensive findings, including analysis of EC

7.420 Access Connections – Location, are provided in the Public Works referral document and incorporated here by reference.

**(g) EC 9.6750 Special Setback Standards.**

As discussed previously at EC 9.6805 and EC 9.6870, which is incorporated herein by reference, Crescent Avenue complies with applicable right-of-way width requirements. No special setbacks are required for future right-of-way or public utility easements.

**(h) EC 9.6775 Underground Utilities.**

As required by code and consistent with this standard, all on-site utilities will be placed underground.

**(i) EC 9.6780 Vision Clearance Area.**

No development is proposed within a regulated Vision Clearance Area. As such, this standard is met.

**(j) EC 9.6791 through 9.6797 regarding stormwater flood control, quality, flow control for headwaters area, oil control, source control, easements, and operation and maintenance.**

**EC 9.6791 Stormwater Flood Control.** The applicant proposes connecting to the private stormwater system constructed for Summer Oaks PUD, which discharges to the public system in Crescent Avenue. Staff concurs with the applicant's written statement that the City's Basin Master Plan (Willakenzie Basin, Volume V of VII) does not identify downstream capacity issues. The applicant has proposed detention of runoff to pre-development levels; however, Public Works staff indicate that detention facilities may not be necessary (the receiving stormwater system may be adequate on its own). If detention facilities are removed, staff recommends the following condition:

- Final PUD plans may be modified to remove the detention system if the applicant demonstrates the receiving system has the capacity to accommodate runoff from the development without detention.

**EC 9.6792 Stormwater Quality.** The applicant's proposal to construct privately maintained filtration rain gardens and filtration planters is conceptually acceptable, subject to a more detailed review for compliance with applicable standards during the building permit process. These facilities were sized using the Simplified sizing factors. Staff notes that the facilities more than meet the minimum sizing requirements. The applicant has also proposed the installation of mechanical treatment manholes for those areas that cannot feasibly drain to the filtration facilities.

As an informational item, staff notes that impervious surface areas not treated by vegetated facilities may be subject to higher Stormwater Systems Development Charges during the

building permit process. If any changes are proposed to the water quality treatment facilities, these will need to be shown on revised Final PUD plans or a note added to ensure further review at the time of building permit for compliance with applicable standards.

**EC 9.6793 Stormwater Flow Control.** This standard does not apply because runoff from the development site is not discharged into a headwaters stream and or into a pipe that discharges into an existing open waterway that is above 500 feet in elevation.

**EC 9.6794 Stormwater Oil Control.** This standard does not apply as the development will not generate high concentrations of oil and grease as described in EC 9.6794.

**EC 9.6795 Stormwater Source Controls.** These standards require solid waste storage areas, as defined in EC 9.6795(2)(c), to be covered, placed on a paved surface, hydraulically isolated and connected to a wastewater drain in conformance with the Stormwater Management Manual. The site plan and written statement indicate the proposed solid waste storage area will be covered and placed on a paved surface. The applicant has not shown how the area will be hydraulically isolated and connected to the private wastewater system. To ensure compliance with this standard, staff recommends the following condition:

- Final PUD Plans shall be modified to show that the future solid waste storage area will comply with all applicable Source Control standards in the Stormwater Management Manual, including hydraulic isolation and connection to the private wastewater system.

**EC 9.6796 Dedication of Stormwater Easements.** This standard does not apply because the proposed storm drainage system will be privately operated and maintained.

**EC 9.6797 Stormwater Operations and Maintenance.** These requirements apply to all facilities designed and constructed in accordance with the stormwater development standards. This section also specifies when, and under what conditions, the public will accept functional maintenance. Consistent with these standards, the applicant proposes private operation and maintenance of the onsite stormwater management facilities. To ensure compliance with EC 9.6797(3)(c), as proposed, staff recommends the following condition:

- Final PUD plans shall include the note: "Onsite stormwater management facilities will be privately owned and operated. An operation and maintenance plan will be developed consistent with the City's Stormwater Management Manual, and notice of this plan will be recorded during the building permit process."

With the findings, conditions, and future permit requirements noted above, staff finds that stormwater standards will be met.

**(k) All other applicable development standards for features explicitly included in the application except where the applicant has shown that a proposed noncompliance is consistent with the purposes set out in EC 9.8300 Purpose of Planned Unit Development.**

All applicable development standards for features explicitly included in the application are met. The applicant is not proposing any “non-compliance” with development standards through the Tentative PUD process; alternatively, the applicant is requesting adjustment of various development standards, which are evaluated later in this report. The Land Use Management and Public Works referral comments include additional details related to the issues discussed below; these referral documents are included in the application file for reference.

**Parking Area Standards.** The proposed parking areas must be constructed in compliance with EC 9.6420(1) Parking Area Standards. Based on the applicant’s Sheet L2.0, Public Works and Land Use Management staff finds that the proposed parking areas provide the required number of off-street spaces, and also meet the dimensional standards for spaces, aisles, striping and circulation.

**Parking Agreement with Parties to Go.** It is also noted that a Private Joint-Use Access, Parking and Delivery easement exists at the south of the subject property. Consistent with the agreement, the proposed PUD dedicates eight parking spaces to the neighboring business (Parties to Go). These parking spaces are not included in the applicant’s parking space counts as they will not be available to users of the subject nursing care facility. To ensure compliance with this parking agreement and all other access easements present on the subject property, staff recommends the following condition:

- Final PUD Plans shall clearly indicate: 1) all parking spaces designated as part of the existing parking agreement; 2) the location of all existing shared access easements; and 3) a reference to the supplemental “Easement Memo” submitted February 3, 2016.

**Adjustment Review.** Land Use staff referral comments indicate that all applicable development standards are met except where the applicant has requested adjustment review. Please see the Adjustment Review evaluation beginning on page 17 of this report for additional details.

**EC 9.8320(11): The proposed development shall have minimal off-site impacts, including impacts such as traffic, noise, stormwater runoff and environmental quality.**

Traffic – The development will create some level of off-site impacts related to traffic, but the Eugene Code does not require a formal Traffic Impact Analysis (the calculated traffic generation does not exceed the threshold of 100 p.m. peak hour trips). While there are assumed impacts, staff does not expect significant effects to the traffic system. Staff has also considered that traffic improvement measures, if deemed necessary, will be implemented as Crescent Village continues to be built out.

Noise – Considering the site’s context in a commercial node, a skilled nursing facility would not be expected to generate excessive amounts of noise. The only noise-generating events expected to take place would be food and supply truck deliveries, which is a common occurrence for uses located in Community Commercial zones. The proposed outdoor courtyards could also generate some noise, however the courtyards are located at the center of the development and are buffered by the 2-story facility.

Stormwater – Off-site impacts related to stormwater runoff are addressed as part of the applicant’s proposed stormwater collection, conveyance, and treatment system, as discussed previously at criterion (10)(j) and incorporated herein by reference.

Environmental Quality – There are no significant habitat or natural resources on the subject site, so impacts to environmental quality are not expected.

Parking – Neighbors expressed concern that parking overflow could negatively impact the subject property as well as surrounding properties. However, staff believes parking is adequately addressed as the applicant is proposing to construct more parking than is required by code (75 spaces are required and 91 spaces will be implemented). Further, parking overflow from neighboring uses is an enforcement issue that will need to be addressed privately by Prestige Care.

Based on these findings, criterion EC 9.8320(11) is met.

**EC 9.8320(12): The proposed development shall be reasonably compatible and harmonious with adjacent and nearby land uses.**

The available information, including the applicant’s site plans, elevation drawings and written statement, as well as the findings and conclusions noted elsewhere in this report, demonstrate the proposed project will be reasonably compatible and harmonious with adjacent and nearby land uses. The development is similar in size and scale to existing nearby buildings, and will be appropriately set back and screened from surrounding properties.

First, it must be noted that the maximum height of the proposed structure (40 feet tall) is well below the allowed height of 120 feet in the C-2 zone. Further, the proposed structure incorporates high quality design features such as large and frequent windows, variation in roof height and design (flat and pitched), a prominent and well defined pedestrian entrance, and a variety of attractive siding materials including wood lap, shingles and stone veneer. All of these design factors add interest to the proposed building, promote a safe and attractive pedestrian environment, and increase the site’s overall aesthetic quality.

The proposed skilled nursing facility is also compatible with surrounding commercial uses. As mentioned in the evaluation of EC 9.8320(3), adjacent properties are developed with a party rental business (Parties to Go), a bank, various restaurants and professional offices. A skilled nursing facility would not be expected to negatively affect any of these adjacent businesses.

Finally, it should be noted that a nearby section of the Crescent Village PUD exists just north of the subject property (directly across Crescent Avenue). This area remains undeveloped, but will likely be developed in the future with office and/or residential uses (the property is zoned GO General Office). Staff believes the Prestige Care development will be reasonably compatible with future uses within the bounds of Crescent Village.

**EC 9.8320(13): If the tentative PUD application proposes a land division, nothing in the approval of the tentative application exempts future land divisions from compliance with state or local surveying requirements.**

This criterion does not apply as the project does not propose a land division.

**EC 9.8320(14): If the proposed PUD is located within a special area zone, the applicant shall demonstrate that the proposal is consistent with the purpose(s) of the special area zone.**

This criterion is not applicable as the subject property is not located within a special area zone.

**EC 9.8320(15): For property with the /SR Site Review Overlay Zone, the PUD complies with any additional site-specific criteria that were specified at the time the /SR designation was applied to the property.**

The specific factors identified at the time of the /SR Site Review overlay was applied in conjunction with the previous C-1 zoning (Final Order for Z 92-35) are noted below with corresponding staff analysis. By addressing other largely redundant (or more stringent) PUD approval criteria, the applicant has also adequately addressed these factors to the extent they are applicable.

*1. Compatibility with the surroundings, particularly when residential in character.*

As discussed under criterion EC 9.8320(12), the proposed use and physical development features are compatibility with surrounding commercial development along Crescent Avenue and Suzanne Way. It should also be noted that the subject property is not directly adjacent to any residential uses.

*2. Efficient, workable, and safe interrelationships among buildings, parking, circulation, open space, and landscaped areas, as well as related activities and uses.*

The proposed site configuration provides for efficient and safe interrelationships among the proposed structure, parking areas, access drives and landscaped areas. These compatible relationships are a product of commercial development standards and the Tentative PUD criteria that have been addressed by the applicant.

*3. Signs and illumination in scale and harmony with the site and area.*

At the time of building permit, all proposed signs and lighting will be required to comply with current code requirements. Staff believes these codified standards will ensure signs and illumination are in scale and harmony with the site and surrounding area.

*4. Safe and efficient ingress and egress.*

The project proposes two shared access driveways – one connecting to Crescent Avenue and

one connecting to Suzanne Way. As confirmed by Public Works referral comments, both points of access provide for safe and efficient ingress and egress to the subject site.

5. *Adequate provision for storm drainage.*

As detailed in staff's evaluation under EC 9.8320(6), the project adequately addresses storm drainage.

**Section 2: Adjustment Review Evaluation (ARB 16-1)**

EC 9.8015 Adjustment Review – Purpose explains this process as encouraging design proposals that respond to the intent of the code in an efficient and effective manner. EC 9.8020 Adjustment Review – Applicability confirms that this process is available only where the land use code states that a specific standard may be adjusted. In summary, the applicant is requesting adjustments to the following:

1. **EC 9.4530(2)** Building Orientation which requires buildings within the Transit Oriented Development overlay zone that abut two streets to provide a main entrance to the building within 15 feet of the front property line abutting the street with transit facilities (Crescent Avenue).
2. **EC 9.4290(1)(b)** Density and Development Standards which requires that the minimum floor area ratio (FAR) shall be 1.0 FAR.
3. **EC 9.2170(4)(b)(2)** Setbacks – Minimum Street Facing Facades which requires that 25 percent of the proposed building wall be within 15 feet of the front property line on Crescent Avenue.
4. **EC 9.2170(4)(b)(4)** Setbacks – Vehicle Use between Building and Street which prohibits vehicle use areas between the building and the street.
5. **EC 9.2170(4)(b)(5)** Setbacks – Main Building Entrance which requires a main building entrance within 15 feet of the front yard setback on both Crescent Avenue and Suzanne Way.
6. **EC 9.2170(4)(b)(6)** Setbacks – Enhancements between Building and Street which requires only landscaping or enhanced pedestrian area between the building and Crescent Avenue.
7. **EC 9.2173(3)(a)** Building Entrances which requires an entrance not only facing Crescent Avenue but also on the west side of the ground floor facing Suzanne Way.
8. **EC 9.2173(4)(a)** Off Street Parking which prohibits parking areas between the front façade of a building and the primary adjacent street (similar to EC 9.2170(4)(b)(4) listed above)

9. **EC 9.2173(5) Vehicle Connections between Sites** which requires a driveway connection to the abutting lots to the east.
10. **EC 9.2173(6)(a) On-Site Pedestrian Circulation – Street Connection** which requires a minimum eight foot wide sidewalk from the abutting streets to the customer entrance on the north side of the building.
11. **EC 9.2173(6)(b) On-Site Pedestrian Circulation – Entrance Facade Landscaping** which requires an eight foot wide sidewalk with six feet of landscaping between the sidewalk and the north wall which contains the customer entrance.
12. **EC 9.2173(6)(c) On-Site Pedestrian Circulation - Connections Between Building Entrances** which requires an eight foot wide sidewalk to connect all entrances in a new building to each other.
13. **EC 9.2173(6)(e) On-Site Pedestrian Circulation – Adjacent Sites** which requires an eight foot wide sidewalk to connect to all other commercially zoned lots abutting the site.

Staff confirms that that these standards are adjustable. EC 9.8020 also states that applications for an adjustment review shall be considered under a Type II application process. However, in this case the request is elevated to a Type III application process so it can run concurrently with the Tentative PUD application.

For additional details and findings related to the requested adjustments, please see the Land Use referral document which is available in the application file for reference.

➤ **Adjustments #1-2 – Building Orientation and FAR**

An adjustment to building orientation is allowed per EC 9.4530(7) if consistent with the criteria in EC 9.8030(32).

***(32) /TD Transit Oriented Development Overlay Zone. Where this land use code provides that a development standard applicable within the /TD Transit Oriented Development overlay zone may be adjusted, approval of the request shall be given if the applicant demonstrates consistency with all of the following:***

***(a) The requested adjustment will allow the project to achieve an equivalent or higher quality design than would result from strict adherence to the standards through:***

- 1. A building orientation, massing, articulation and façade that contribute positively to the surrounding urban environment; and***
- 2. An overall site and building design that creates a safe and attractive pedestrian environment. Design elements for this purpose may include special architectural design features, high quality materials, outdoor seating, pedestrian-scaled lighting, prominent entries facing the street, multiple openings or windows, and a significant use of clear, untinted glass.***

***(b) Impacts to any adjacent residentially-zoned property are minimized. Design***

***elements for this purpose may include treatment of building massing, setbacks, screening and landscaping.***

The building orientation and entrance faces Crescent Avenue but it is approximately 190 feet to the south, thus requiring the adjustment to this Transit Development (/TD) standard. Consistent with Subsection (a) above, the proposal achieves an equivalent or higher quality design than would result from strict adherence to the standards. The first important factor to note is the property's irregular shape (the northern portion has width of approximately 110 feet). The proposed design balances the goals of the TD standards by placing a dense two-story development in the center of the site that achieves FAR (albeit reduced from 1.0 to .70 under WAP Policy 2), and landscaping standards, while providing amenities for pedestrians above the normal standards. This central massing of the building combined with detailed articulation on all facades contributes positively to the surrounding environment.

Also consistent with Subsection (a), staff finds that the design creates a safe and attractive pedestrian environment. The proposed design has two significant enhanced pedestrian areas adjacent to Crescent Avenue and Suzanne Way totaling more than 5,000 square feet. These enhanced areas are connected to both the on-site and off-site sidewalk network, and also offer amenities such as landscaping, benches and a gazebo. In addition, the two-story building incorporates high quality design features such as large and frequent windows, a variety of roof height and design (flat and pitched), a prominent and well defined pedestrian entrance, and a variety of siding materials including lap, shingles and stone veneer. All of these factors add visual interest to the development site and contribute to a safe and attractive pedestrian environment.

Subsection (b) discusses impacts to adjacent residentially-zoned property. As discussed in the PUD evaluation, there are no residentially-zoned properties adjacent to this site. Regardless, staff finds that the proposed project meets PUD criterion EC 9.8320(3), which addresses similar compatibility issues.

As discussed under EC 9.8320(2) above, the applicant also requests adjustment to the required floor area ratio (FAR). EC 9.4290 requires a 1.0 FAR (1.0 square feet of floor area to 1 square foot of the development site); the applicant is requesting to reduce the required FAR to 0.70, which is the minimum that can be requested for this site under WAP Policy 2.

Staff finds that the FAR adjustment has resulted in a project that is of equivalent or higher quality design. The proposed two-story building is both attractive and compatible with nearby development (that appears to be of similar size and scale). If the adjustment was not supported, the applicant would have likely been required to construct a three-story building. The applicant has proposed to construct adequate square footage for their use, and the additional cost of a superfluous extra floor could have resulted in a "cheaper" and less attractive building (i.e. fewer windows, less building articulation and lower quality exterior finishes). The applicant also focused on improving the pedestrian environment by proposing a prominent entry facing Crescent Avenue, two enhanced public pedestrian areas, and landscaping that exceeds standards (23% of the total site area will be landscaped when only 10% is required).

Based on these findings, the criterion for this adjustment request is met.

➤ **Adjustments #3-6: Setbacks**

- EC 9.2170(4)(b)(2) Setbacks – Minimum Street Facing Facades
- EC 9.2170(4)(b)(4) Setbacks – Vehicle Use between Building and Street
- EC 9.2170(4)(b)(5) Setbacks – Main Building Entrance
- EC 9.2170(4)(b)(6) Setbacks – Enhancements between Building and Street

Regarding the code sections cited above, please see the Land Use referral document for the full code text and accompanying analysis. Adjustments to setbacks are allowed per the criteria in EC 9.8030(2)(a), which is stated below.

**EC 9.8030(2)(a) - Setback Standards Adjustment.**

***(a) Minimum and Maximum Front Yard Setback Adjustment. The minimum or maximum required front yard setback may be adjusted if the proposal achieves all of the following:***

- 1. Contributes to the continuity of building facades along the street.***
- 2. Creates an attractive pedestrian environment along all adjacent streets***
- 3. Is compatible with adjacent development. Maximum front yard setbacks may be adjusted without any requirement for pedestrian amenities if the location of the front yard is unsafe or intrinsically unsuitable for pedestrians or to protect disruption to significant natural resources.***

The applicant requests an adjustment to the following standards: Minimum Street Facing Facades, Vehicle Use between Building and Street, Main Building Entrance, and Enhancements between the Building and Street. The evaluation below outlines how each adjustment review criterion is met by the subject project.

**1. Contributes to the continuity of building facades along the street.**

Due to the irregular shape of the site, the applicant has requested adjustments to four different setback standards. As shown on the applicant's Site Plans, the property has a "finger" that extends to Crescent Avenue. The relatively narrow width of the finger (110 feet) makes it infeasible for the applicant to construct a building in this area while also providing vehicle access to Crescent Avenue (19 feet of the finger's width is consumed by an access easement).

Staff also notes that other structures along Crescent Avenue (i.e. US Bank to the west) fail to meet the maximum front yard setback requirements, and also include parking between the building and street. In other words, granting adjustments to setback, main entrance location and vehicle use area standards will not be detrimental to the character or continuity of building facades along Crescent Avenue.

## **2. Creates an attractive pedestrian environment along all adjacent streets**

While a structure is not proposed in the northern portion of the site, it will include an enhanced pedestrian area available to both the public and residents of the nursing facility. In addition to the pedestrian amenities at both Crescent Avenue and Suzanne Way, the proposed development will provide landscaping with shrubs, trees, grass and groundcover along both front property lines. In fact, the applicant's landscape plan (Sheet L-1) indicates that approximately twenty trees will be planted in the area between the proposed structure and Crescent Avenue.

As noted above, the applicant also requests adjustment to EC 9.2170(4)(b)(6). This standard requires that pedestrian areas (landscaping or paving) be implemented in all areas between a building and street. Given that part of the area (the "finger") is essential for vehicle access, staff finds that the amount of proposed pedestrian space and landscaping is sufficient. Further, the "finger" is relatively large in area so it would be unreasonable to require the entire area to be landscaped or dedicated for pedestrian use.

All considered, the combination of pedestrian amenities, landscaping and upgraded sidewalks will create an attractive pedestrian environment along both streets.

## **3. Is compatible with adjacent development.**

As detailed in the Tentative PUD evaluation, C-1 Neighborhood Commercial zoned properties exist to the north and west, and a C-2 Community Commercial zoned property exists to the south. There are also E-1 Campus Industrial zoned properties to the south, southeast and the east. These properties include buildings that are similar in size and scale, and support uses that are reasonably compatible with the proposed nursing care facility. Staff also notes that nearby existing development sites along Crescent Avenue (US Bank, the Oregon Medical Group, and Staffing Partners, LLC) do not meet the 15-foot maximum front yard setback standard. Based on these findings, the requested setback adjustments actually make the project more compatible with adjacent development.

### **➤ Adjustments #7-13: Commercial Zone Development Standards**

- EC 9.2173(3)(a) Building Entrances
- EC 9.2173(4)(a) Off Street Parking
- EC 9.2173(5) Vehicle Connections between Sites
- EC 9.2173(6)(a) On-Site Pedestrian Circulation – Street Connection
- EC 9.2173(6)(b) On-Site Pedestrian Circulation – Entrance Facade Landscaping
- EC 9.2173(6)(c) On-Site Pedestrian Circulation - Connections Between Building Entrances
- EC 9.2173(6)(e) On-Site Pedestrian Circulation – Adjacent Sites

Regarding the code sections cited above, please see the Land Use referral document for the full code text and accompanying analysis. Adjustments to setbacks are allowed per the criteria in EC 9.8030(6), which is stated below.

**EC 9.8030 Adjustment Review - Approval Criteria.**

**(6) Large Commercial Facilities Standards Adjustment.** *Where this land use code provides that the large commercial facilities standards may be adjusted, the standards may be adjusted upon finding that the design contributes to one or more of the following:*

**(a) Improving the appearance and function of large commercial facilities.**

**(b) Encouraging efficient use of land resources and urban services.**

**(c) Encouraging mixed use.**

**(d) Supporting transportation options.**

**(e) Promoting detailed, human-scale site and building design.**

The applicant requests adjustment to a number of Commercial Zone development standards related to building entrances, off street parking, vehicle connections between sites, and onsite pedestrian circulation. The evaluation below outlines how the subject project satisfies each adjustment review criterion, to the extent each criterion is applicable.

**(a) Improving the appearance and function of large commercial facilities.**

Similar to the adjustments evaluated above (related to building setbacks), the applicant has requested adjustments to commercial development standards based primarily on the site's irregular shape.

The applicant requests an adjustment to EC 9.2173(3)(a), which requires a customer entrance on all frontages adjacent to a street. The applicant states that having more than one public entrance creates security and operational issues. First, it is important that certain residents are not allowed to leave the premises unsupervised; limiting the number of unlocked entrances makes this issue easier to enforce. Second, the building features a Port Cochere to provide an attractive and clear entrance; this single main entrance will minimize confusion for those coming to the site for the first time. The main entrance is also supported by a reception area that will provide assistance to visitors. Finally, it is noted that additional emergency and employee-only entrances will be provided.

**(b) Encouraging efficient use of land resources and urban services.**

The applicant requests adjustment to EC 9.2173(4)(a), which prohibits off-street parking between the front façade of a new building and the primary adjacent street. Given the irregular shape of the lot, staff finds it is appropriate to allow parking in the northern section of the site adjacent to Crescent Avenue. The enhanced pedestrian area and landscaping also provide mitigation for the small parking lot proposed between the building and Crescent Avenue. Finally, the proposed development utilizes a large two-story structure to meet the minimum 0.7 FAR standard, which encourages an efficient use of land and urban services.

The applicant requests adjustment to EC 9.2173(5), which requires at least one internal vehicle accessway connection between the subject site and adjacent properties zoned for commercial use. In this case, the applicant is requesting to omit an access connection that would link the subject site to the property to the east. The proposed design provides vehicular access to the

north, northwest and to two lots to the south. Direct street access is also provided to the north and west.

Staff finds the following related to this adjustment request: 1) providing private driveways to the east would reduce the efficient use of the development site by reducing area for parking and landscaping that are required by code; 2) there are no existing access points on the lots to the east, so implementing a connection could reduce the number of parking spaces available to the neighboring property; 3) because the skilled nursing facility is a destination business a direct access to neighboring businesses is less critical (and the public street/sidewalk system is also available at Crescent for access); and 4) there is mature evergreen hedge at the east property line that supports compatibility – this would need to be removed if an access connection was constructed.

The applicant requests adjustments to EC 9.2173(6)(a) and EC 9.2173(6)(c), which require a continuous internal pedestrian walkway no less than 8 feet in width. The applicant is proposing a walkway that provides a continuous internal pedestrian network; however, this walkway is only 5 feet in width. The Eugene Code classifies the subject project as a “large commercial facility” which is why this standard is applied. That said, staff believes this standard was intended for big box stores, offices and larger commercial retail centers where pedestrian traffic is a major factor. For this type of use, staff expects pedestrians to be less in number and more dispersed around the site (and the five foot dimension matches the width of the public sidewalks on Crescent Avenue and Suzanne Way). Reduced sidewalk widths also leave more room for landscaping, which improves the overall aesthetic quality of the project (the total area of proposed landscaping greatly exceeds the required minimum). In summary, staff supports this adjustment request and finds that 5-foot sidewalks are sufficient for a nursing care facility.

However, staff recommends the following condition of approval to improve on-site pedestrian safety:

- The pedestrian path that crosses the northern access driveway shall be constructed of colored brick pavers or other textured and high contrast material that will increase safety of the crossing. This change shall be noted on the Final PUD Plans.

The applicant requests adjustment to EC 9.2173(6)(e), which requires a pedestrian accessway connection to the all adjacent sites. This adjustment would modify the need to provide pedestrian access to the abutting lots to the east and south. Direct access is already provided to public streets to the north and west and to the lot to the north, and as mentioned before, a skilled nursing facility is a destination business. In other words, it is unlikely to generate a need for direct access to the surrounding commercially developed sites. Further, there are no existing access points on the lots to the east and south; providing pedestrian access to the east and south would reduce the efficient use of the development site by reducing area for parking and landscaping that are required by code. If needed, visitors could access the public sidewalk system available at the adjoining streets. In addition, there is mature evergreen hedge at the east property line that would need to be modified or removed if a new access was constructed.

**(c) Encouraging mixed use.**

This is not addressed as the adjustments are satisfied by another criterion.

**(d) Supporting transportation options.**

This is not addressed as the adjustments are satisfied by another criterion.

**(e) Promoting detailed, human-scale site and building design.**

The applicant requests adjustment to EC 9.2173(6)(b), which requires that 8-foot wide sidewalks be provided along the full length of building walls featuring a customer entrance, and along walls abutting public parking areas. The standard also requires planting beds between the sidewalk and building for foundation landscaping. This general standard of providing six feet of landscaping between the walkway and the building wall is requested to be adjusted.

Staff finds that the building design provides significant articulation on all four walls, which results in a wide variety of width for landscape beds (there is a range between no landscaping at building entrances and to up to 21 feet next to building alcoves). This variation supports the intent of the standard to soften the mass of a building by providing effective textures and interest (i.e. landscaping) along large facades. The proposal balances the competing needs of articulation, landscaping and parking, and therefore promotes a detailed, human-scale site and building design.

**Staff Recommendation**

Based on the available information and materials, and the findings and conditions of approval contained in this report, staff recommends that the Hearings Official grant Tentative PUD and Adjustment Review approval subject to the following conditions of approval.

**Conditions of Approval**

1. Final PUD plans shall be modified to remove the detention system if the applicant demonstrates the receiving system has the capacity to accommodate runoff from the development without detention.
2. Final PUD Plans shall be modified to show that the future solid waste storage area will comply with all applicable Source Control standards in the Stormwater Management Manual, including hydraulic isolation and connection to the private wastewater system.
3. Final PUD plans shall include the note: "Onsite stormwater management facilities will be privately owned and operated. An operation and maintenance plan will be developed consistent with the City's Stormwater Management Manual, and notice of this plan will be recorded during the building permit process."

4. Final PUD Plans shall provide additional details regarding the proposed benches (including exact number of seats proposed and a manufacturer's detail sheet of the selected furniture). One or more of the following additional pedestrian amenities shall also be implemented within the northeastern pedestrian area: textured paving, covered trellis, drinking fountain, and public art. Details of this amenity shall be included in the Final PUD Plans.
5. The pedestrian path that crosses the northern access driveway shall be constructed of colored brick pavers or other textured and high contrast material that will increase safety of the crossing. This change shall be noted on the Final PUD Plans.
6. Final PUD Plans shall indicate all pedestrian paths will be constructed of concrete or a comparable hard surface material.
7. Final PUD Plans shall clearly indicate: 1) all parking spaces designated as part of the existing parking agreement; 2) the location of all existing shared access easements; and 3) a reference to the supplemental "Easement Memo" submitted February 3, 2016.

**Attachments:**

The applicant's site plan is attached to this report for ease of reference, however all record materials are available for review at the Planning Division. Copies or emails of these additional materials can be provided upon request. The Hearings Official will be provided a full set of the applicant's materials for review, and the full application file will be made available at the public hearing.

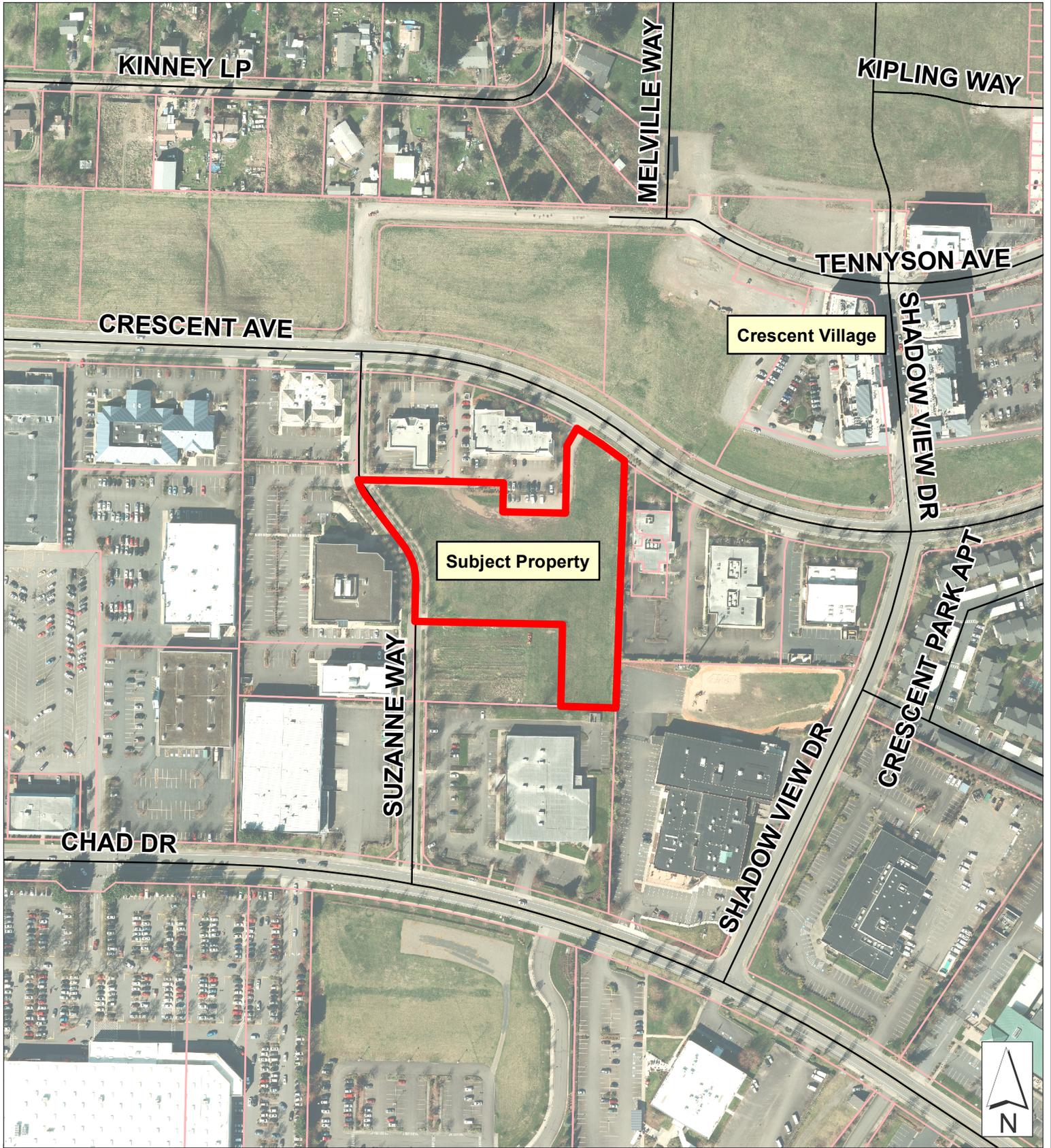
Attachment A: Vicinity Map

Attachment B: Applicant's Site Plan (reduced)

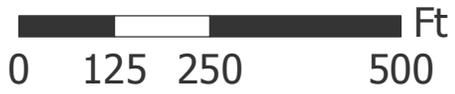
**For More Information:**

Please contact Erik Berg-Johansen, Assistant Planner, Eugene Planning Division, by phone at (541) 682-5437, or by e-mail, at [erik.berg@ci.eugene.or.us](mailto:erik.berg@ci.eugene.or.us)

# Attachment A - Vicinity Map



- Legend**
-  Subject Property
  -  Streets
  -  Taxlots



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







EXISTING VACANT PARCEL

Continuous 5'-0" wide Sidewalk to Building  
Enhanced Pedestrian Amenities Area:  
2,800 sq ft (21 ratio = 5,600 sq ft)

**ZONING INFORMATION**  
Zoning: C-2 Community Commercial  
Overlay: ND/SR Nodal Development/Site Review

**SITE INFORMATION**  
Site Area (Gross): 135,570 SF  
Suzanne Way Easement: 7,660 SF  
Site Area (Net): 127,910 SF  
Landscape Area Required: 10%  
127,910 SF x 10% = 12,791 SF  
Landscape Area Provided: 29,493 SF

**BUILDING INFORMATION**  
First Floor Area (Gross): 41,785 SF  
Private: 22 beds  
Semi-Private: 22 beds (11 suites)  
Second Floor Area (Gross): 36,748 SF  
Private: 30 beds  
Semi-Private: 30 beds (15 suites)  
Total Area (Gross): 78,533 SF  
Total Beds: 104 beds

**FAR CALCULATION**  
Site Area (Net): 127,910 SF  
Required FAR (Net x 0.70): 89,537 SF  
Main Building: 78,533 SF  
Enhanced Pedestrian Amenities (5600-5200): 10,800 SF  
Porte Cochere: 2,142 SF  
Trash Enclosure: 420 SF  
Covered Area Provided: 91,895 SF

**PARKING CALCULATION**

TYPE	CALC.	MIN.	MAX*	ALLOWED	PROVIDED
Nursing	1 per 4 beds	27	33	33	33
Home	1 per 4 (Outpatient)	32	40	40	39
Clinic	1 per 200 sf (Office)	16	20	20	19
<b>TOTAL</b>		<b>75</b>	<b>93</b>	<b>93</b>	<b>91 Stalls</b>

\* Max allowed = (Min. Required) + 25%



**PRESTIGE CARE - Skilled Nursing and Rehabilitation Center - Proposed Site Plan**

2880 Crescent Avenue, Eugene, Oregon 97408  
1" = 40'-0"  
December 9, 2015

151220

620 SW 5th Avenue, Suite 600  
Portland, Oregon 97204  
503.235.6200  
www.mga.com



A2