

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

Meeting Location:
Sloat Room—Atrium Building
99 W. 10th Avenue
Eugene, Oregon 97401

The Eugene Planning Commission welcomes your interest in these agenda items. Feel free to come and go as you please at any of the meetings. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hour notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hour notice. To arrange for these services, contact the Planning Division at 541-682-5675.

MONDAY, NOVEMBER 21, 2016 – REGULAR MEETING (11:30 a.m.)

- I. PUBLIC COMMENT 11:30 AM**
The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, **except for items scheduled for public hearing or public hearing items for which the record has already closed.** Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.
- II. ENVISION EUGENE UGB ADOPTION PROCESS 11:40 AM**
Lead Staff: Terri Harding, 541-682-5635
terri.l.harding@ci.eugene.or.us
- III. SOUTH WILLAMETTE UPDATE 12:40 PM**
Lead Staff: Terri Harding, 541-682-5635
terri.l.harding@ci.eugene.or.us
- IV. ITEMS FROM COMMISSION AND STAFF 1:15 PM**
A. Other Items from Commission
B. Other Items from Staff
C. Learning: How are we doing?

Commissioners: Steven Baker; John Barofsky (Vice Chair); John Jaworski; Jeffrey Mills; Brianna Nicoletto; William Randall; Kristen Taylor (Chair)

AGENDA ITEM SUMMARY
November 21, 2016

To: Eugene Planning Commission

From: Terri Harding, City of Eugene Planning Division

Subject: Envision Eugene Urban Growth Boundary Adoption Process

ISSUE STATEMENT

The City of Eugene is preparing to adopt a new urban growth boundary (UGB), following several years of community input, technical analysis, revisions and policy check-ins. The City Council provided the final piece of direction necessary to complete the UGB adoption package in October, 2016: how to plan for the final 1600 multi-family homes.

At this work session, the Planning Commission will have the opportunity to learn about the Council's direction on multi-family housing, discuss the results of summer outreach on the proposed urban growth boundary expansion areas, and hear about the next steps in the formal adoption process.

BACKGROUND

Multi-family Housing

In October, the Eugene City Council heard about options for accommodating the final 1600 multi-family homes in order to adopt Eugene's UGB. Based on staff analysis and community feedback, staff recommended relying on the Downtown Redevelopment Strategy to accommodate 1000 high density homes over the next 20 years, and the Increase Minimum Density in the R-2 zone strategy to accommodate 600 medium density homes. The City Council voted to support this recommendation on October 24th. Staff is working to implement the Council's direction and finalize the documents necessary to send to the state to begin our formal adoption process. The list of UGB adoption package components is summarized in **Attachment A**.

UGB Expansion Areas Outreach Results

Earlier this year, our planners created a website where we posted informational materials, maps and proposed regulations for the UGB expansion areas, a video, and a questionnaire to further inform community members and solicit feedback on the direction of the work. The expansion areas constitute a major part of the UGB adoption package scheduled to be sent to the state in December.

The website materials, newsletters, a fact sheet and a video provided information to the public about the expansion areas, and the drop in sessions, summer events, Clear Lake open house, meetings and questionnaire provided opportunities for community members to speak to planners and submit feedback. The full results of the outreach activities on the topic

of expansion areas are described in the report found in **Attachment B**.

Generally, the respondents appear to be supportive of the Clear Lake expansion area, the Clear Lake Overlay Zone and the Santa Clara expansion area. While concerns over loss of farm land, impacts on wetlands, urban sprawl and the impacts of industrial activity remain, there is a general acceptance and understanding of the need for both of these expansions and support for the environmental health protections and wetland mitigation efforts in Clear Lake. Moreover, respondents generally feel that these initiatives support and balance the Envision Eugene Pillars.

The community outreach to date has been aimed at uncovering and helping our decision makers understand issues that concern people in the community. The results may not represent a complete picture, and should not be assumed to show definitive public opinion regarding our approach to UGB expansion. However, the findings do give us an idea of the range of responses the expansion area boundaries, plan designations, and zoning may receive through the adoption process, and will also inform our public engagement approach going into the adoption phase.

We have worked hard to help people engage early so we can go into the adoption process with as much informed community support as possible. However, we know that continued opportunities for learning about the adoption package components and ways to engage are critical as we move into the formal record period. Therefore, we will be asking the Planning Commission to focus a future meeting on the community engagement process going into this next phase. We plan to check in with the City Council and Lane County Planning Commission and Board of Commissioners as we go along, as well.

NEXT STEPS

A timeline of future public meetings and events for adopting our UGB is included in **Attachment C**. Once meeting dates are finalized, staff will share them with the Commission and the public. A future Commission meeting will focus on the community engagement approach going into the formal adoption process.

Additional information is available on the Envision Eugene website at www.EnvisionEugene.org.

ATTACHMENTS

- A. UGB Adoption Package Components
- B. UGB Expansion Area Outreach Report
- C. Envision Eugene UGB Adoption Timeline

FOR MORE INFORMATION

Contact Terri Harding at 541-682-5635, terri.l.harding@ci.eugene.or.us

UGB Adoption Package Documents

1. Envision Eugene Comprehensive Plan (text and maps)
2. Metro Plan Amendments (text & maps)
3. Eugene Code Amendments
(including /Clear Lake overlay zone and R-2 zone amendments)
4. Plan Amendments and Zone changes for Expansion Areas (tables / maps)
5. Public Facilities and Services Plan Amendments
6. Transportation Plan Amendments

Supporting Documents:

- A. Employment Lands Supply Study
 - a. Buildable Lands Inventory (2012)
 - b. Economic Opportunities Analysis (2012-2032)
 - c. Public and Semi-Public Uses on Employment Land (2012-2032)
 - d. Measures to Increase Employment Development Inside 2012 UGB
 - e. Employment Expansion Study
 - f. Employment Expansion Study Addendum
 - g. Final Employment Land Supply / BLI (2032)
- B. School Expansion Study
- C. Parks Expansion Study
- D. Employment, Parks & Schools Findings (Addressing all goals, statutes, OARs, plans, code)
- E. Residential Lands Supply Study
 - h. Buildable Lands Inventory (2012)
 - i. Housing Needs Analysis (2012-2032)
 - j. Public and Semi-Public Uses on Residential Land (2012-2032)
 - k. Measures to Increase Residential Development Inside 2012 UGB
 - l. Final Residential Land Supply / BLI (2032)
 - m. Housing Findings (Addressing all goals, statutes, OARs, plans, code)

Envision Eugene Urban Growth Boundary Expansion Areas – Outreach Report

November 16, 2016

1. Background
2. Executive summary
3. Questionnaire Summary
4. Under-represented Community Outreach Summary
5. Open House and Drop-in Sessions Summary
6. Letters Received
7. Conclusion

Appendices

- A. Questionnaire Full Results
- B. Envision Eugene: Multi-family Housing and Expansion Areas Survey Results from Diverse Communities
- C. Open House and Drop-in Sessions Staff Notes
- D. Letters Received
- E. Engagement Materials

1. Background

The City of Eugene is preparing to adopt a city-specific urban growth boundary and comprehensive plan. The proposed urban growth boundary includes two expansion areas, one in the Clear Lake area (for employment, park and school land) and one in the Santa Clara neighborhood (for park land). The City is also proposing an overlay zone to protect large lots and environmental health in the Clear Lake area. As a part of the public process, the City sought community feedback on the proposed expansion areas and the Clear Lake overlay zone. Staff created an online questionnaire focused on the expansion areas and hired a local public engagement firm to conduct outreach with under-represented communities, with a focus on the Latino community. In addition, staff hosted an open house in the Clear Lake area as well as two drop-in sessions in downtown Eugene. Finally, interested parties submitted written feedback and input. The results of this outreach are summarized in this report.

2. Executive Summary

Generally, the public appears to be supportive of the Clear Lake expansion area, the Clear Lake Overlay Zone and the Santa Clara expansion area. While concerns over loss of farm land, impacts on wetlands, urban sprawl and the impacts of industrial activity remain, there is a general acceptance and understanding of the need for both of these expansions and support for the wetland mitigation efforts in Clear Lake. Moreover, residents generally feel that these initiatives support and balance the Envision Eugene Pillars.

3. Questionnaire Summary

Between August 25th and October 20th, 2016, a questionnaire was made available and promoted to the public. The questionnaire was broadcast through a variety of channels, including the Envision Eugene interested parties newsletter (approximately 650 recipients), print advertisements in local newspapers, a display in the Atrium Building (where members of the public access planning and development related information and submit land use applications), and at events in the community.

Thirty-eight respondents completed a significant portion of the questionnaire, out of 69 total respondents. This low participation rate indicates that the results cannot be extrapolated to represent the broader community. However, the results do reflect the interests and concerns of a highly engaged subset of the population.

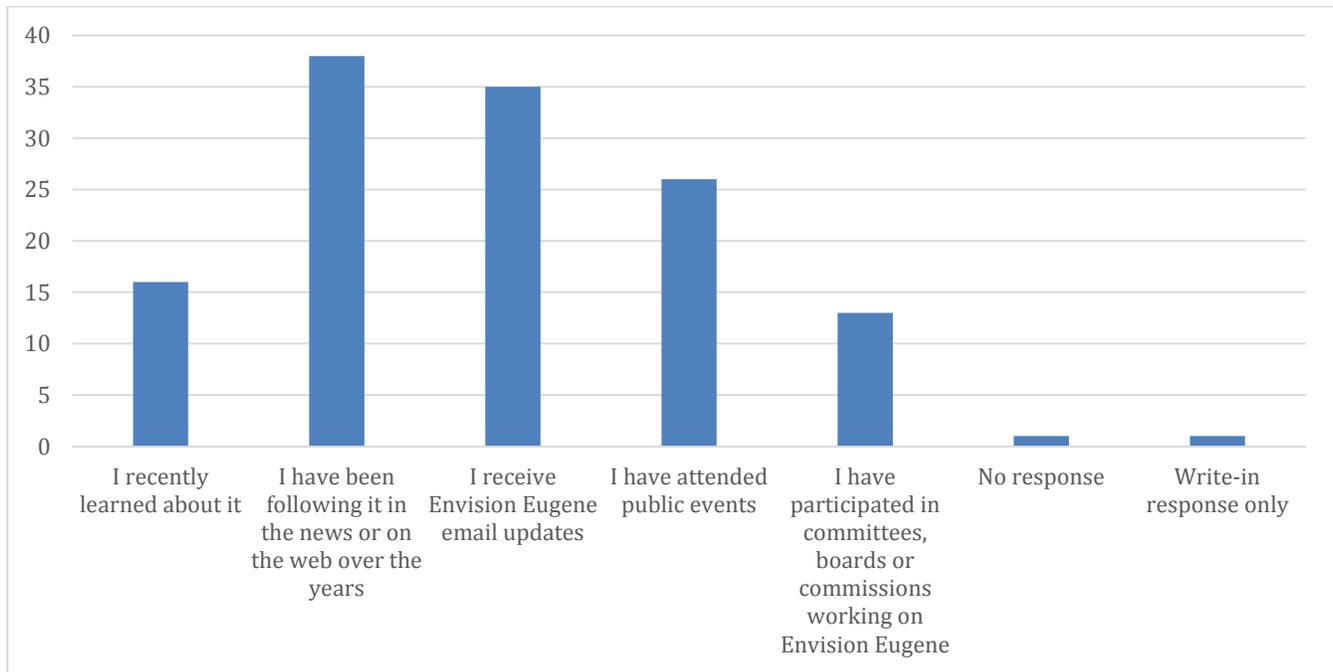
The following section summarizes the participants' responses to the 12 questions.

Question 1: Familiarity with Envision Eugene

The first question asked participants, "to help us know if we are reaching a broad range of Eugeneans, please tell us when you learned about Envision Eugene? (check all that apply)."

Sixty-nine (69) respondents completed this question. Sixteen (16) respondents selected that they had recently learned about Envision Eugene and one respondent provided a write-in answer that suggested that they had recently learned about Envision Eugene, for a total of seventeen (17) respondents presumed to be relatively new to the project, or 25% of all respondents. Thirty-eight (38) respondents selected that they had been following Envision Eugene over the years, and another thirteen (13) selected answers that suggest that they have followed it over time, for a total of fifty-one (51) respondents, or 74% presumed to be somewhat familiar with the project. One (1) respondent provided a write-in answer that did not indicate their level of familiarity with Envision Eugene.

Figure 1. Level of Familiarity with Envision Eugene (Question 1)



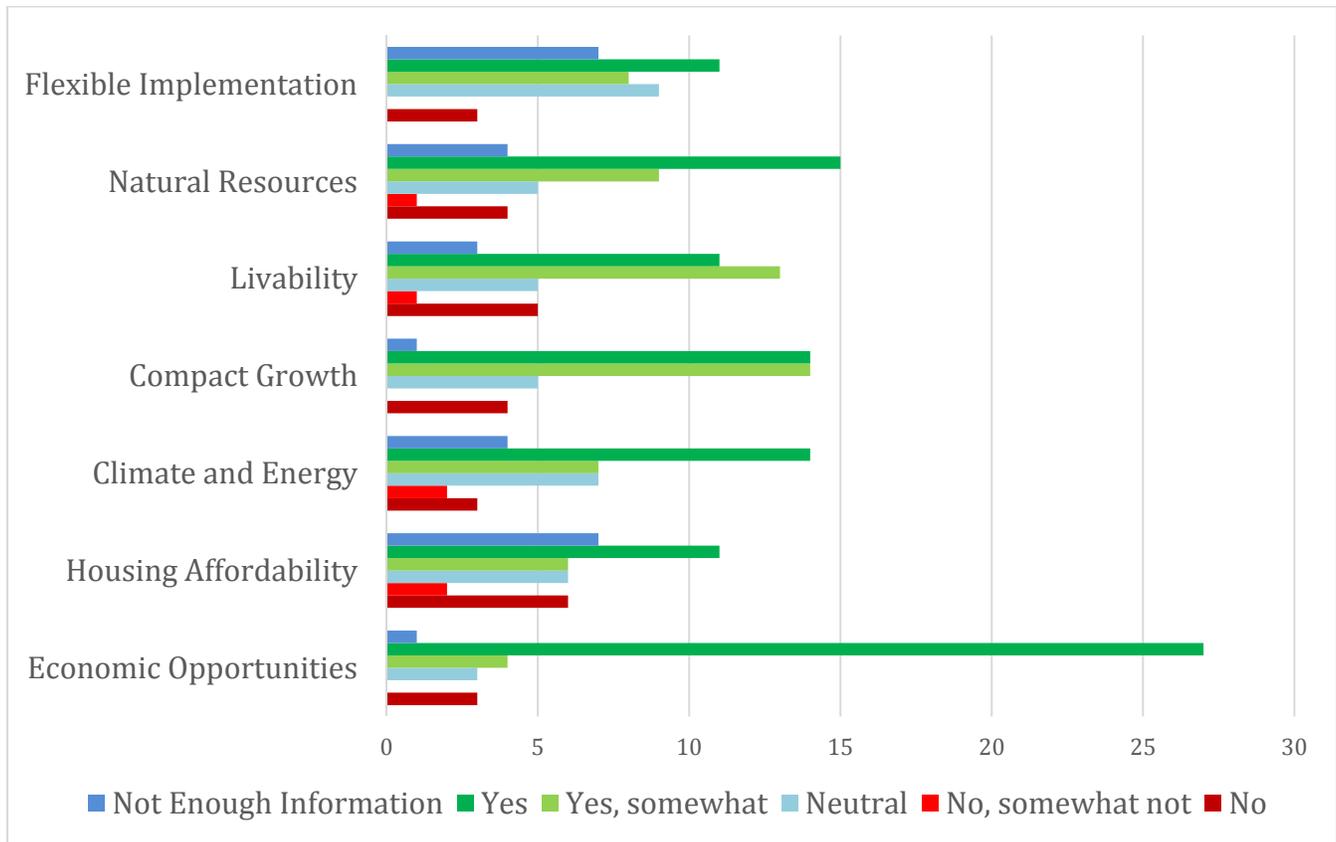
Question 2: Clear Lake Expansion and Envision Eugene Pillars

Question 2 asked respondents “Do you think the Clear Lake expansion area balances and supports the city’s goals and values of the Envision Eugene pillars?” Respondents could then indicate the degree to which they felt the Clear Lake Expansion balances and supports each pillar.

Thirty-seven (37) respondents provided answers related to all seven pillars. Thirty-eight (38) respondents provided answers to all but the Climate and Energy Pillar.

Overall, the majority of respondents felt that the Clear Lake expansion area supports or balances each pillar, responding “yes” or “yes, somewhat”, which is shown in green and light green, respectively, in Figure 2, below. Results from this question show that more respondents felt the economic opportunities pillar is supported or balanced through the Clear Lake Expansion when compared to the other pillars. Second in this regard was the natural resources pillar. There was less unity about whether or not the Clear Lake expansion supports housing affordability. While the majority of respondents indicated that they felt the Clear Lake expansion supports or balances this pillar, there was a broader dispersal of responses across all of the potential responses. Flexible implementation saw similar results. Full results can be found in Appendix A: Questionnaire Full Results.

Figure 2. Clear Lake Expansion Area and Envision Eugene Pillars (Question 2)



This question was followed by an opportunity to provide written comments. In total there were twelve comments. Four of these comments here expressed support for the Clear Lake Expansion Area. Three expressed concern over the protection of farmland and support for agriculture in the area. All twelve comments are included in Appendix A: Questionnaire Full Results.

Question 3: Clear Lake Overlay Zone and Envision Eugene Pillars

Question 3 asked respondents “Do you think the Clear Lake Overlay Zone balances and supports the city’s goals and values of the Envision Eugene pillars?” Respondents could then indicate the degree to which they felt two aspects of the Clear Lake Overlay Zone, (1) large lot protections and (2) environmental health protections, support the goals and objectives of Envision Eugene. Note that with this question, the pillars were not evaluated individually, rather they were evaluated as a set of goals and values.

Thirty-eight (38) respondents completed both components of this question.

Sixty-three (63%) percent of respondents said that the large lot protections support/balance or somewhat support/balance the Envision Eugene Pillars. Fifty-four percent (54%) of respondents

said that the environmental health protections support/balance or somewhat support/balance the Envision Eugene Pillars. The five additional comments provided in this section indicated general support for the measures (three comments) or confusion over the question (two comments).

Question 4: Santa Clara Expansion Area and Envision Eugene Pillars

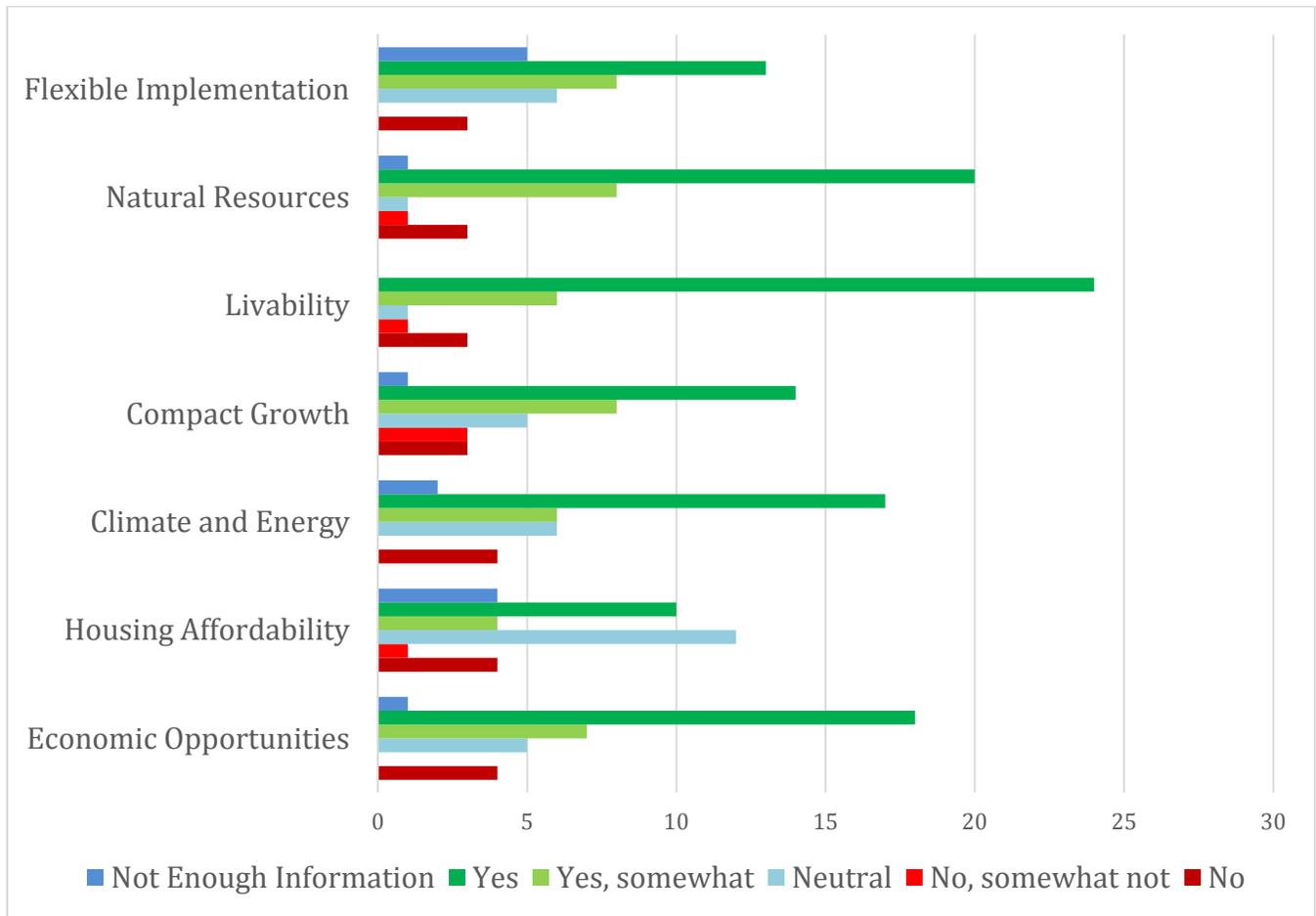
Question 4 asked respondents “Do you think the Santa Clara expansion area balances and supports the city’s goals and values of the Envision Eugene pillars?” As with question 2, respondents could then indicate the degree to which they felt the Santa Clara Expansion balances and supports each pillar.

Thirty-four (34) respondents provided an answer to all seven pillars. Thirty-five (35) responded to all but the compact growth pillar and the natural resources pillar.

As with the Clear Lake expansion area, respondents generally felt that the Santa Clara expansion area supports the seven Envision Eugene pillars, responding “yes” or “yes, somewhat”, which is again shown in green and light green, respectively, in Figure 3, below. Results from this question show that more respondents felt the livability pillar is supported or balanced through the Santa Clara Expansion as compared to the other six pillars. Second in this regard was the natural resources pillar, followed by economic opportunity. As with the Clear Lake expansion, there was less unity about whether or not the Santa Clara expansion supports the housing affordability and flexible implementation pillars.

Five written comments were provide in response to this question. Two comments expressed support for a park in this neighborhood, two expressed concern about the loss of farmland and two expressed concerns about financing and annexation (note: comments sometimes covered more than one topic).

Figure 3. Santa Clara Expansion Area and Envision Eugene Pillars (Question 4)



Question 5: Other Comments

This portion of the questionnaire concluded with an opportunity for respondents to provide written comment on anything else they felt was important to consider regarding the proposed expansion areas. Sixteen respondents took the opportunity to suggest items for further consideration. Four comments addressed protection of farmland and support for agriculture. Two respondents had specific requests for amenities in the Santa Clara neighborhood. Transportation, land for housing, and the impacts of density and industrial development also emerged as considerations.

Questions 6 – 12: Demographics

To help us know whether the questionnaire was reaching a broad range of Eugeneans, we collected demographic information. Questions six through twelve asked for respondents’ zip code,

neighborhood association, age, race, income, whether they rent or own their home, and educational attainment.

Thirty-six respondents provided their zip code, thirty-four of which were within Eugene. Thirty-three percent (33%), the largest contingent of respondents, reported they lived in the 97405 area (South Eugene). Nineteen percent (19%) reported they lived in the 97404 area, which includes the Santa Clara neighborhood most directly impacted by one of the UGB expansions. Only two (2) respondents or six percent (6%) of the total respondents reported that they live in the 97402 area where the Clear Lake area is located.

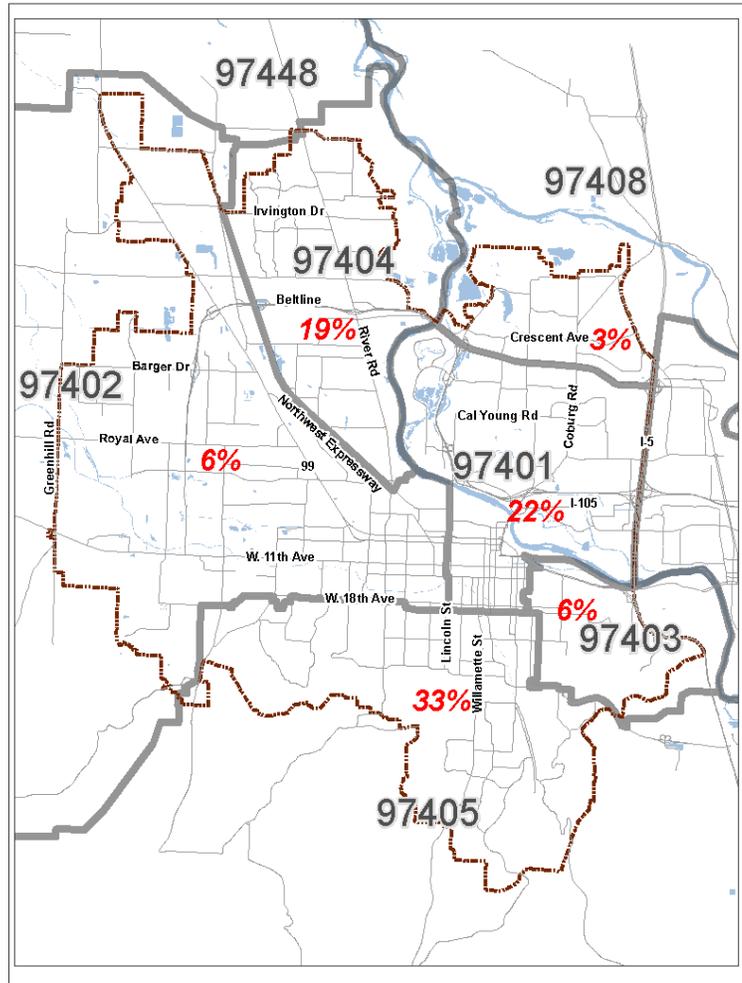
Respondents were dispersed across the official neighborhoods of Eugene. Due to the small sample size it is difficult to discern any patterns from this data beyond what is noted in the above paragraph related to zip code distribution.

Thirty-two (32) respondents provided their age. Sixty-nine percent (69%) were 60 years and older (22 individuals). Fifteen percent (15%) were between forty and fifty-nine years old (5 individuals) and thirteen percent (13%) were between twenty-five and thirty nine years old (4 individuals).

Thirty-three (33) respondents provided their race. Ninety-four percent (94%) reported their race as white or Caucasian. Only 3 respondents reported a race other than white (1 American Indian or Alaskan Native and 2 Latino/Latina).

Thirty-two (32) respondents provided their household income. Fifty percent (50%) reported their household income at more than \$75,000. Forty-four percent (44%) reported a household income of \$25,000 – \$74,000.

Figure 4 Survey Response Distribution by Zip Code



Thirty-two respondents provided information on the ownership status of their home. Eighty-eight percent (88%) of respondents lived in a home they owned or lived with someone who owned their home. Only twelve percent (12%) rented their home.

Thirty-three respondents provided their educational attainment. Ninety-seven (97%) of respondents had a bachelor’s degree or higher.

The following table provides a snapshot of who we heard from compared to who lives in our community:

Demographic Information	Questionnaire Data	Community Data ^{1*}
<ul style="list-style-type: none"> over 40 years old 18-39 years old 	<ul style="list-style-type: none"> 84% 16% 	<ul style="list-style-type: none"> 43% 57%
<ul style="list-style-type: none"> identified as white Caucasian identified as any other race 	<ul style="list-style-type: none"> 94% 6% 	<ul style="list-style-type: none"> 86% 15%
<ul style="list-style-type: none"> made \$25,000 to \$75,000 (2015) made \$75,000 or more 	<ul style="list-style-type: none"> 44% 50% 	<ul style="list-style-type: none"> 40% 27%
<ul style="list-style-type: none"> own where they live rent where they live 	<ul style="list-style-type: none"> 88% 12% 	<ul style="list-style-type: none"> 49% 51%
<ul style="list-style-type: none"> have a Bachelor’s degree or higher have less than a high school degree to some college 	<ul style="list-style-type: none"> 97% 0% 	<ul style="list-style-type: none"> 40% 60%

These results indicate that the people who completed the questionnaire do not represent the demographics of the community as a whole. The sample was older, wealthier, more highly educated, less racially diverse, less geographically diverse and more likely to own their home (or live with someone who owns their home) than the general population of Eugene. Some of the representation issues resulting from this questionnaire were addressed through the targeted outreach to under-represented communities, summarized below.

4. Under-represented Community Outreach Summary

In an effort to bolster other outreach methods, the City of Eugene Planning Division hired a local public involvement firm to conduct a short survey with members of under-represented communities, with a focus on Latino residents. The survey was a combined, condensed and simplified version of two other questionnaires the planning team had made available to the general public, one described above and one on multi-family housing. Fifty-one respondents completed the survey. Additional comments were also provided either in the survey or verbally during administration of the survey. The full report from this initiative is attached to this report

¹ For consistency, the majority of the community data is from the 2010-2014 American Community Survey 5-year estimates, giving an approximation of the community today. The ACS reports on residents within the Eugene city limits. The questionnaire respondents could be outside the city limits.

(Appendix B: Envision Eugene: Multi-family Housing and Expansion Areas Survey Results from Diverse Communities). The following provides a summary of the findings from questions related to urban growth boundary expansion.

Questions five through eight were related to the expansion areas.

Question five asked, “A large part of the Clear Lake expansion area would be used for jobs and industry. Do you think the City should expand to include this area within the boundaries?” Fifty-nine percent (59%) of respondents supported the expansion, responding “yes.” Twenty-three percent (23%) responded “no.” As with the general population, respondents who completed this survey were concerned about the environmental impacts of development in this area, both in terms of lost farmland and wetlands.

Figure 5. Clear Lake Expansion for Jobs

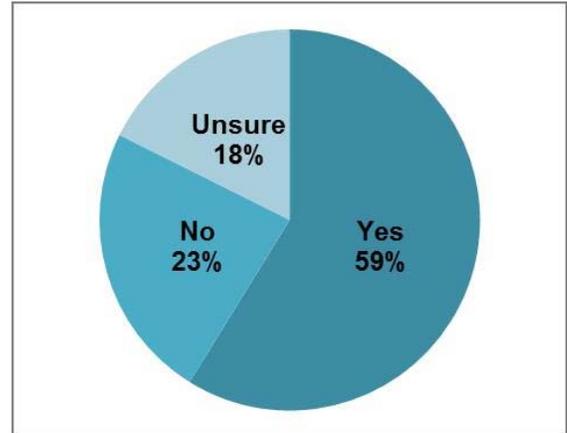
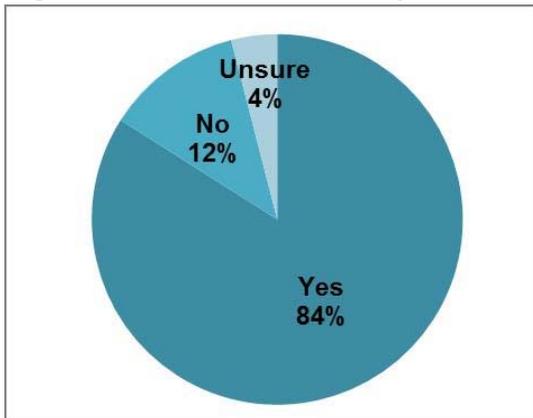


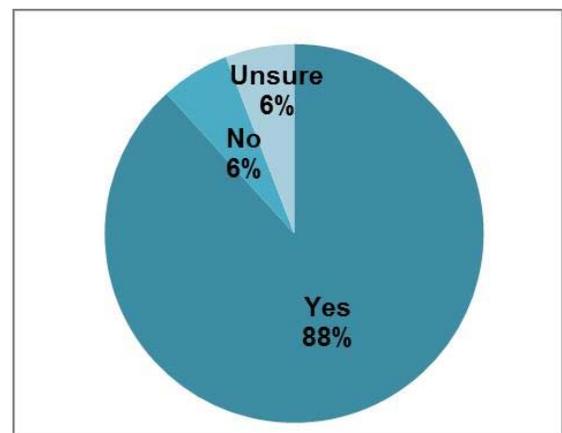
Figure 6. Clear Lake Overlay Zone



Question 6 asked “in the Clear Lake area, The City is proposing rules to protect health and environment, and make sure large lots are preserved for industry. Do you think the City should have these rules for the Clear Lake area?” Eighty-four percent (84%) supported these rules and twelve percent (12%) opposed them. Four percent (4%) were unsure.

Question 7 asked “in the Clear Lake area, the City is also proposing a large new park and a school. Do you think the City should plan for a new park and new school in this area?” Eighty-eight percent (88%) of respondents supported this initiative, while some respondents wanted more information, and/or were concerned about public safety and competition for enrollment with existing schools.

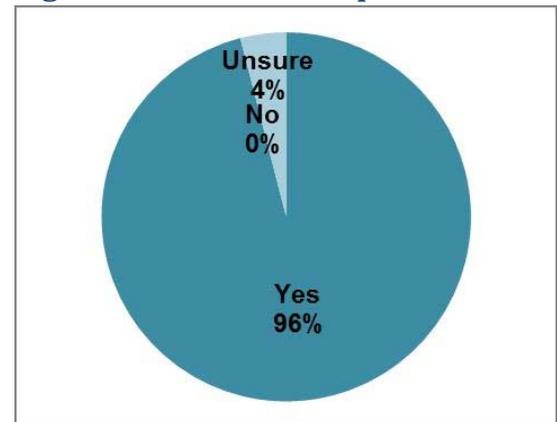
Figure 7. Clear Lake Expansion for Park and School



Question 8 asked “in the Santa Clara area, the City is planning a large new park. Do you think the City should plan for a new park in this area?” Ninety-six percent (96%) of respondents supported this expansion. Four percent (4%) were unsure.

These results indicate that there is support for the Clear Lake expansion and strong support for the Clear Lake overlay zone and the Santa Clara expansion area within this group of primarily Latino respondents. Some of the same concerns exist related to preservation of farmland and wetlands, and public safety emerged as an important consideration. Full results are available in Appendix B: Envision Eugene: Multi-family Housing and Expansion Areas Survey Results from Diverse Communities.

Figure 8. Santa Clara Expansion



5. Open House and Drop-in Sessions Summary

The City of Eugene Planning Division hosted three events in September 2016. Two community drop-in sessions were held at the Atrium Building in downtown Eugene and one open house was held at Clear Lake Elementary in the area of town closest to the proposed Clear Lake expansion area. Complete notes from these events are included in this report as Appendix C: Open House and Drop-in Sessions Staff Notes². The following provides a brief summary of what staff heard from the public at the events as it relates to the expansion areas.

The open house and drop-in sessions were an excellent opportunity for staff to answer questions about the urban growth boundary expansions. Residents generally had questions about how the need to expand was determined and how the locations were selected. Residents also wanted to know how environmental quality was going to be protected and how impacts on adjacent neighborhoods would be mitigated. Once their questions were answered, most people were generally supportive particularly of the park and school expansions and the efforts proposed to mitigate negative impacts of industrial development in Clear Lake.

6. Letters and Additional Comments Received

The City of Eugene received two letters and one email related to the Clear Lake and Santa Clara expansion areas. The email sought clarification on the impacts of the expansion on the resident’s existing neighborhood. One of the letters expressed concern with the minimum lots size protections. The second letter from the League of Women Voters expressed general support for moving forward with urban growth boundary adoption in order to begin working on other

² The entire summer engagement report is included as Appendix 3.a of the Multi-family Options Outreach Report, title the *Envision Eugene Summer Engagement- 20 Minute Neighborhoods, Multi-family Housing, and Urban Growth Boundary and Comprehensive Plan Adoption – Summer Events Summary Report* (October 12, 2016).

priorities with neighborhoods and the community. These written submissions are attached for reference.

In addition to these written submissions, staff have been in communication with the general public and affected property owners and residents for several years on the issue of expanding the urban growth boundary. These conversations have revolved around similar themes to those identified in previous sections of this report. While these conversations emphasize the importance of environmental and farm land protection while mitigating the impacts of industrial development on existing neighborhoods, the balance of opinion supports these two urban growth boundary expansion areas.

7. Conclusion

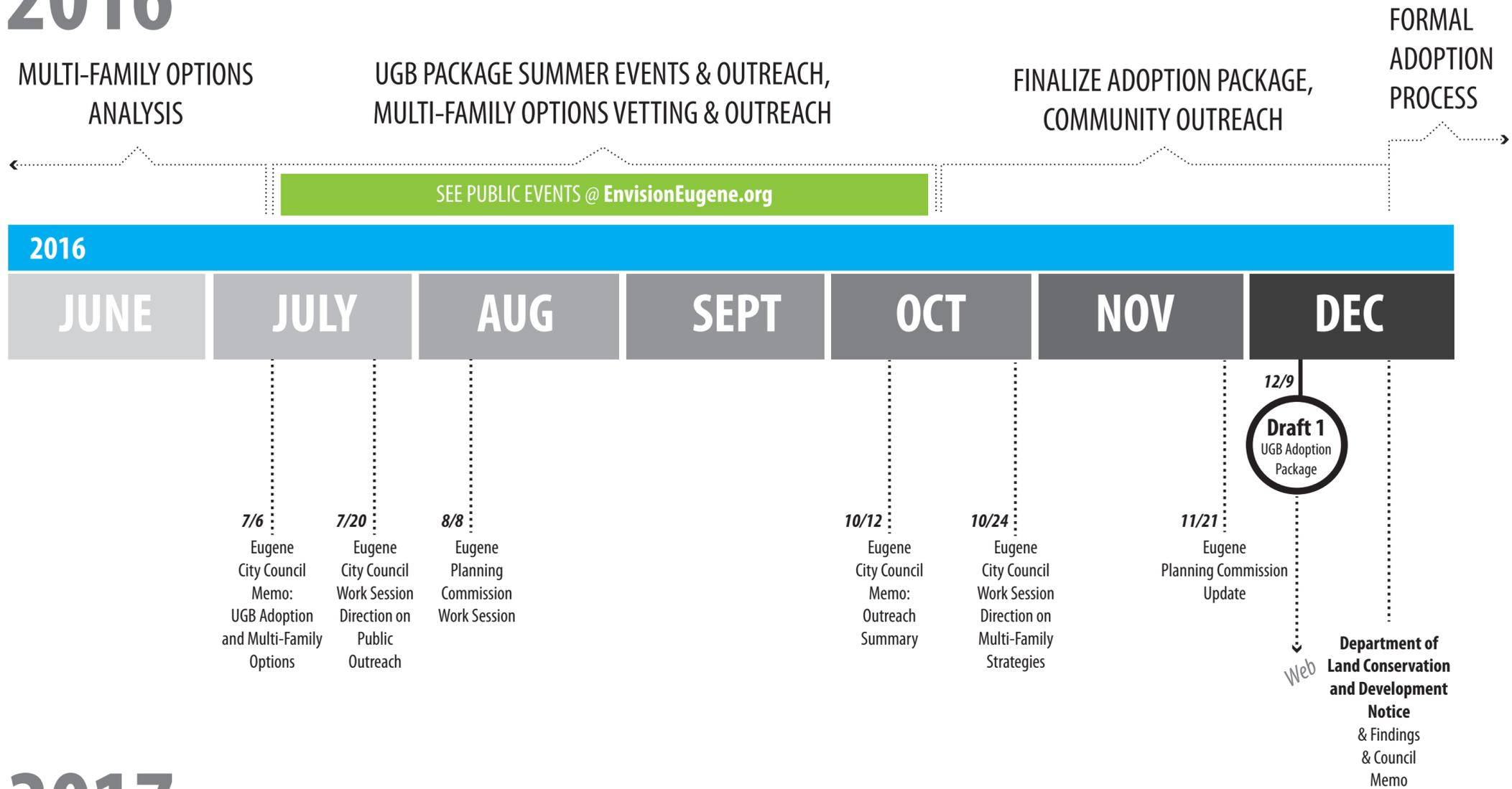
Based on the feedback received through the questionnaires, public outreach events and written submissions in addition to ongoing discussion with residents, there appears to be support to proceed with the two proposed urban growth boundary expansions. While environmental protection, farmland conservation, and neighborhood livability remain important values that residents expect the City to address, residents we were able to engage seemed satisfied that these expansions are both necessary and prudent. Moreover, residents expressed that the proposed measures to ensure that these concerns are addressed balance the seven pillars of Envision Eugene and provide a clear way forward for responsible growth.

“Creating an environment where PLANNED growth is possible is critically important for the city of Eugene and Lane County.” – Survey Respondent

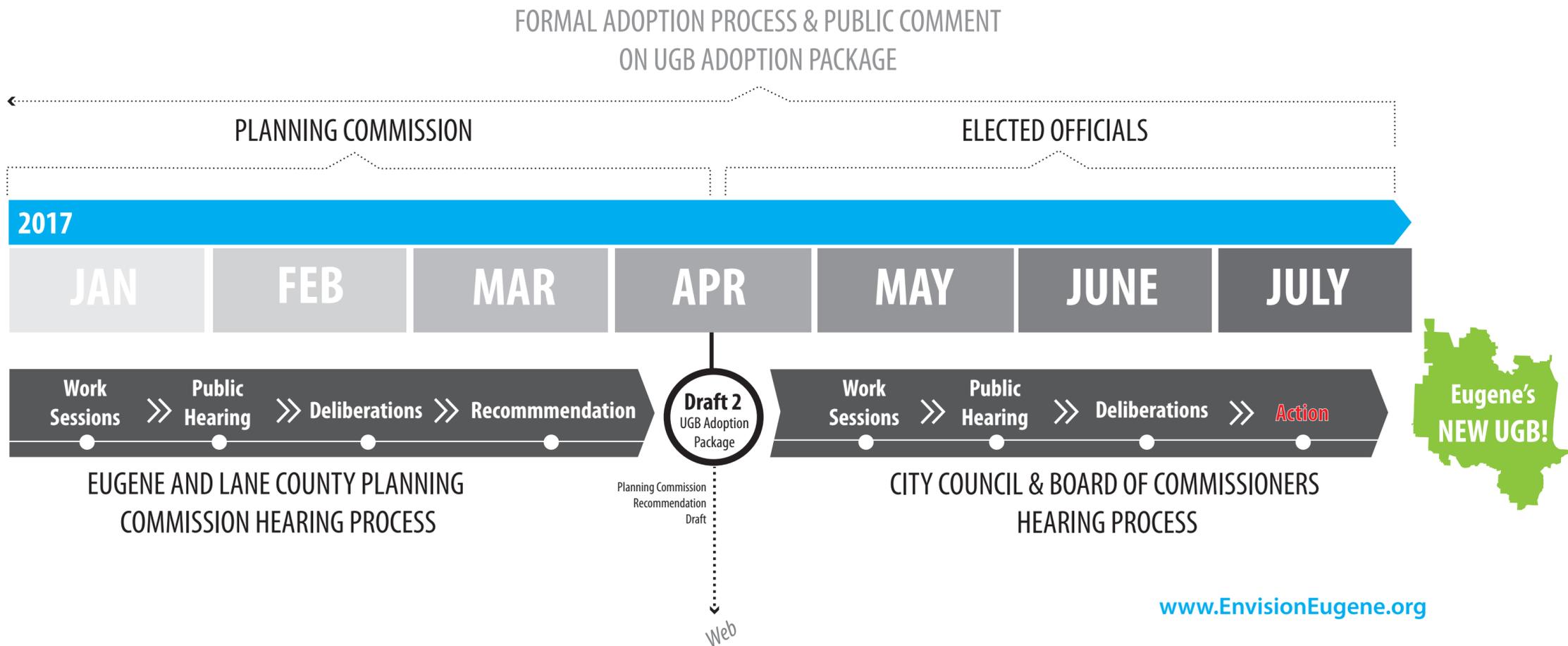
Envision Eugene UGB Adoption Package Timeline

UPDATED NOV. 15, 2016

2016

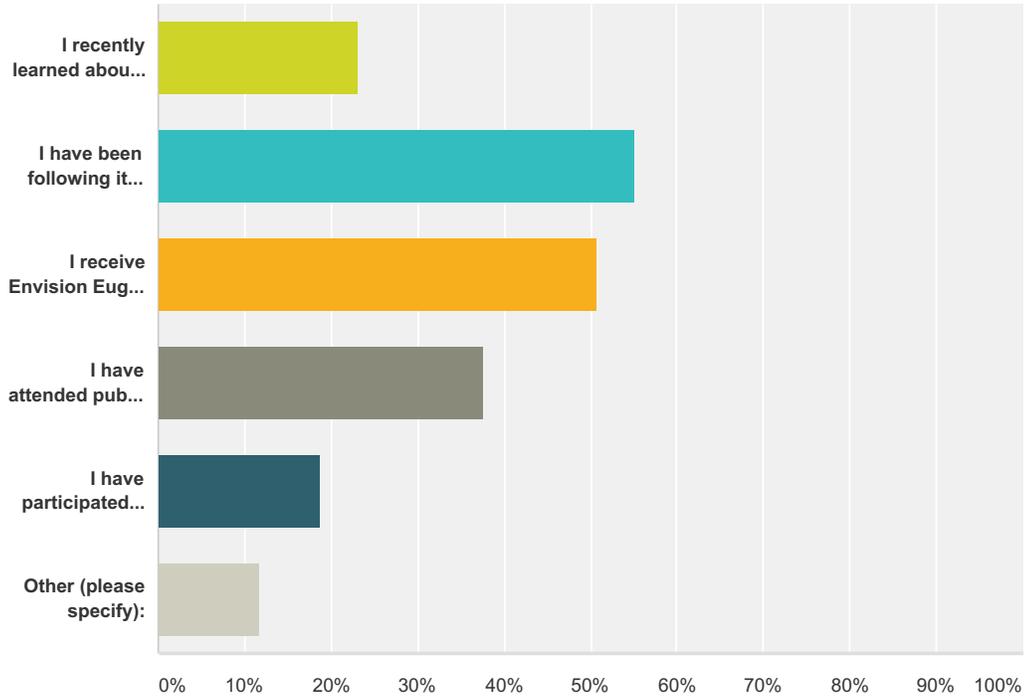


2017



Q1 To help us know if we are reaching a broad range of Eugeneans, please tell us when you learned about Envision Eugene? (check all that apply)

Answered: 69 Skipped: 1



Answer Choices	Responses
I recently learned about it	23.19% 16
I have been following it in the news or on the web over the years	55.07% 38
I receive Envision Eugene email updates	50.72% 35
I have attended public events	37.68% 26
I have participated in committees, boards or commissions working on Envision Eugene	18.84% 13
Other (please specify):	11.59% 8
Total Respondents: 69	

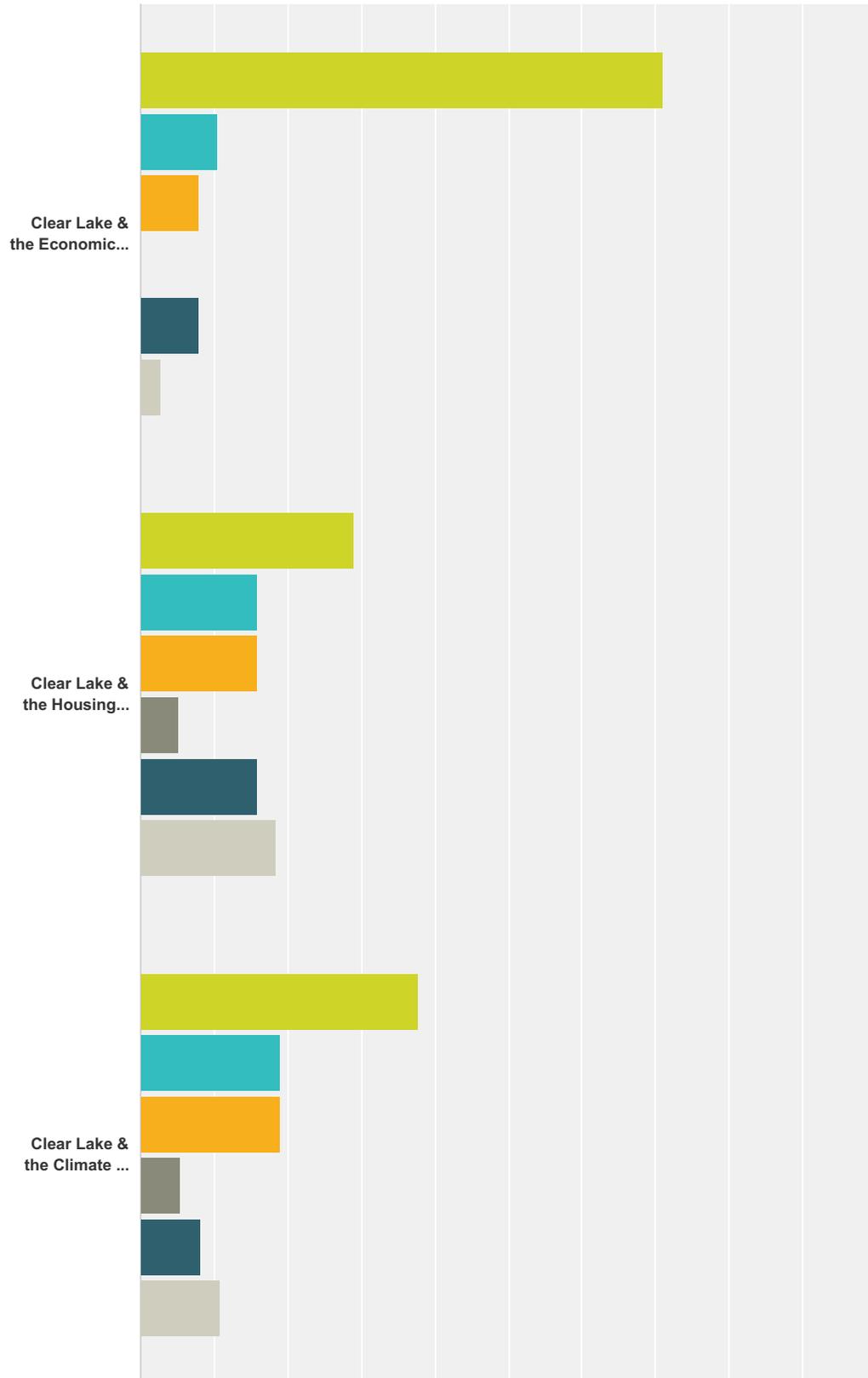
#	Other (please specify):	Date
1	log term resident	10/15/2016 12:38 PM
2	Interested long-time resident.	10/15/2016 12:20 PM
3	I represent people who are affected by the expansion proposals	10/14/2016 4:13 PM
4	I am actively involved with SCRRIPT as we work one our River Road/Santa Clara Area Plan and other issues of mutual concern.	9/28/2016 10:50 AM
5	I met with Terri Harding today with several other members of the League of Women Voters. I recently served on the board of 1000 Friends of Oregon for two years. I am one of 6 women who got the Tate Condominium built. I've been very interested in good land use planning since I moved to Eugene in 1970 from Cleveland.	9/19/2016 6:46 PM

Envision Eugene: UGB Expansion Areas Questionnaire

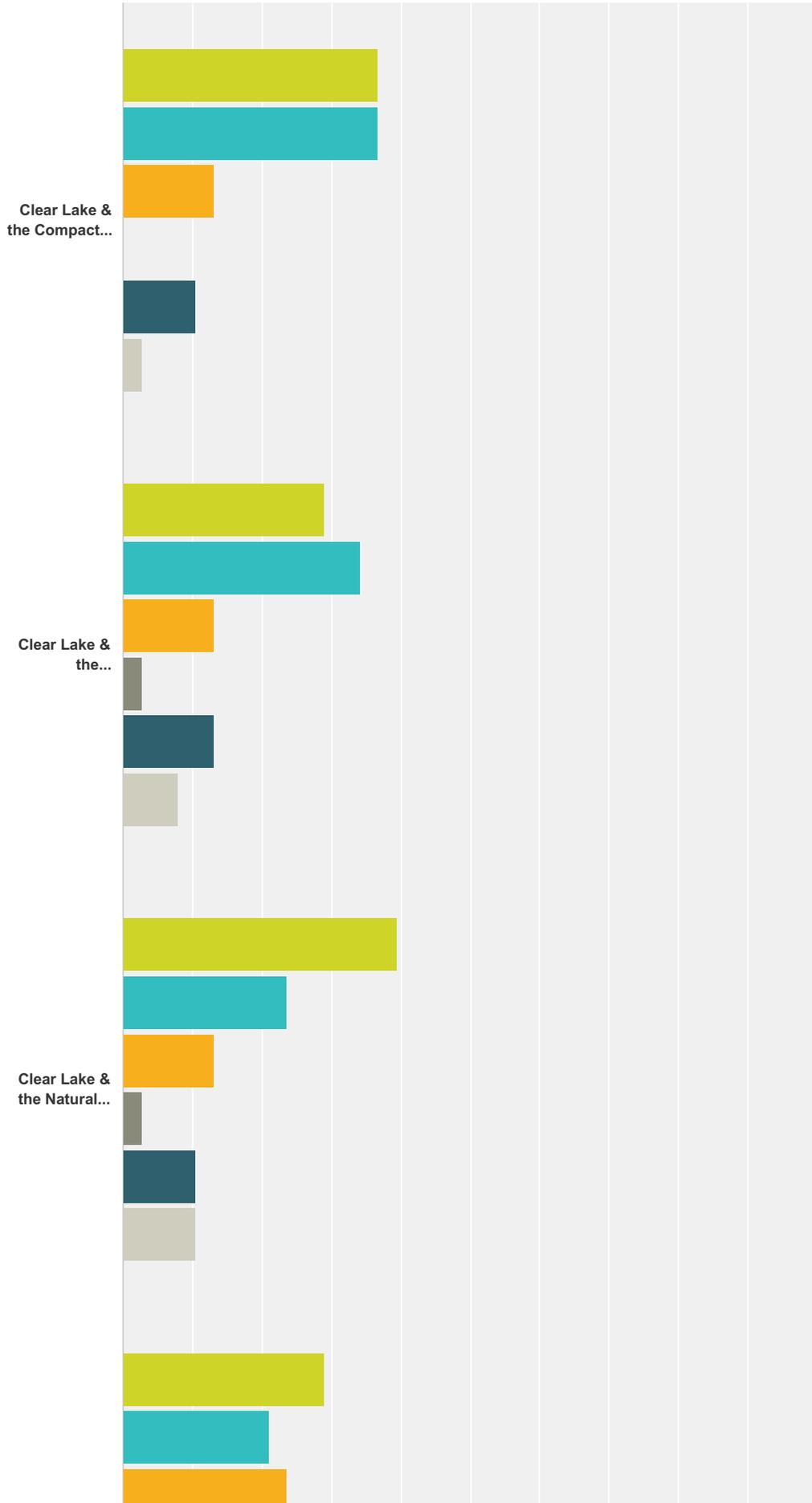
6	Mailings	9/12/2016 8:54 PM
7	Newspaper	9/11/2016 1:45 PM
8	I have no comment.	9/9/2016 9:34 PM

Q2 Do you think the Clear Lake expansion area balances and supports the city's goals and values of the Envision Eugene pillars?

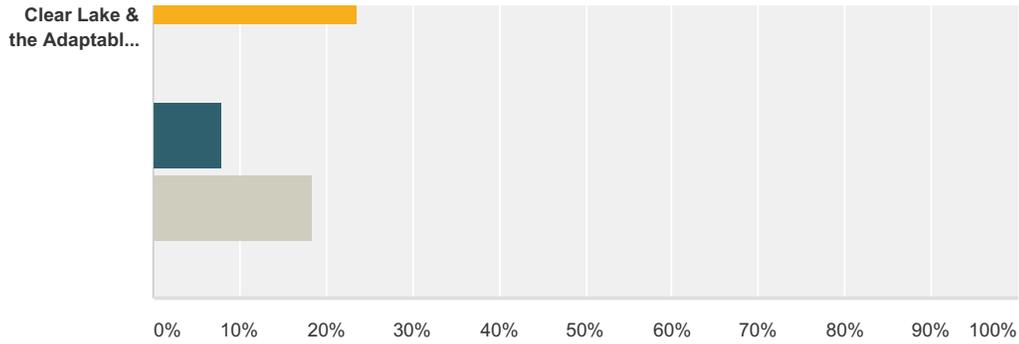
Answered: 38 Skipped: 32



Envision Eugene: UGB Expansion Areas Questionnaire



Envision Eugene: UGB Expansion Areas Questionnaire



- Yes, the expansion area balances/supports them
- The expansion area somewhat balances/supports them ■ Neutral
- The expansion area somewhat does not balance/support them
- No, the expansion area does not balance/support them ■ I don't have enough information

	Yes, the expansion area balances/supports them	The expansion area somewhat balances/supports them	Neutral	The expansion area somewhat does not balance/support them	No, the expansion area does not balance/support them	I don't have enough information	Total
Clear Lake & the Economic Opportunities pillar	71.05% 27	10.53% 4	7.89% 3	0.00% 0	7.89% 3	2.63% 1	38
Clear Lake & the Housing Affordability pillar	28.95% 11	15.79% 6	15.79% 6	5.26% 2	15.79% 6	18.42% 7	38
Clear Lake & the Climate and Energy Resiliency pillar	37.84% 14	18.92% 7	18.92% 7	5.41% 2	8.11% 3	10.81% 4	37
Clear Lake & the Compact Urban Development pillar	36.84% 14	36.84% 14	13.16% 5	0.00% 0	10.53% 4	2.63% 1	38
Clear Lake & the Neighborhood Livability pillar	28.95% 11	34.21% 13	13.16% 5	2.63% 1	13.16% 5	7.89% 3	38
Clear Lake & the Natural Resources pillar	39.47% 15	23.68% 9	13.16% 5	2.63% 1	10.53% 4	10.53% 4	38
Clear Lake & the Adaptable Implementation pillar	28.95% 11	21.05% 8	23.68% 9	0.00% 0	7.89% 3	18.42% 7	38

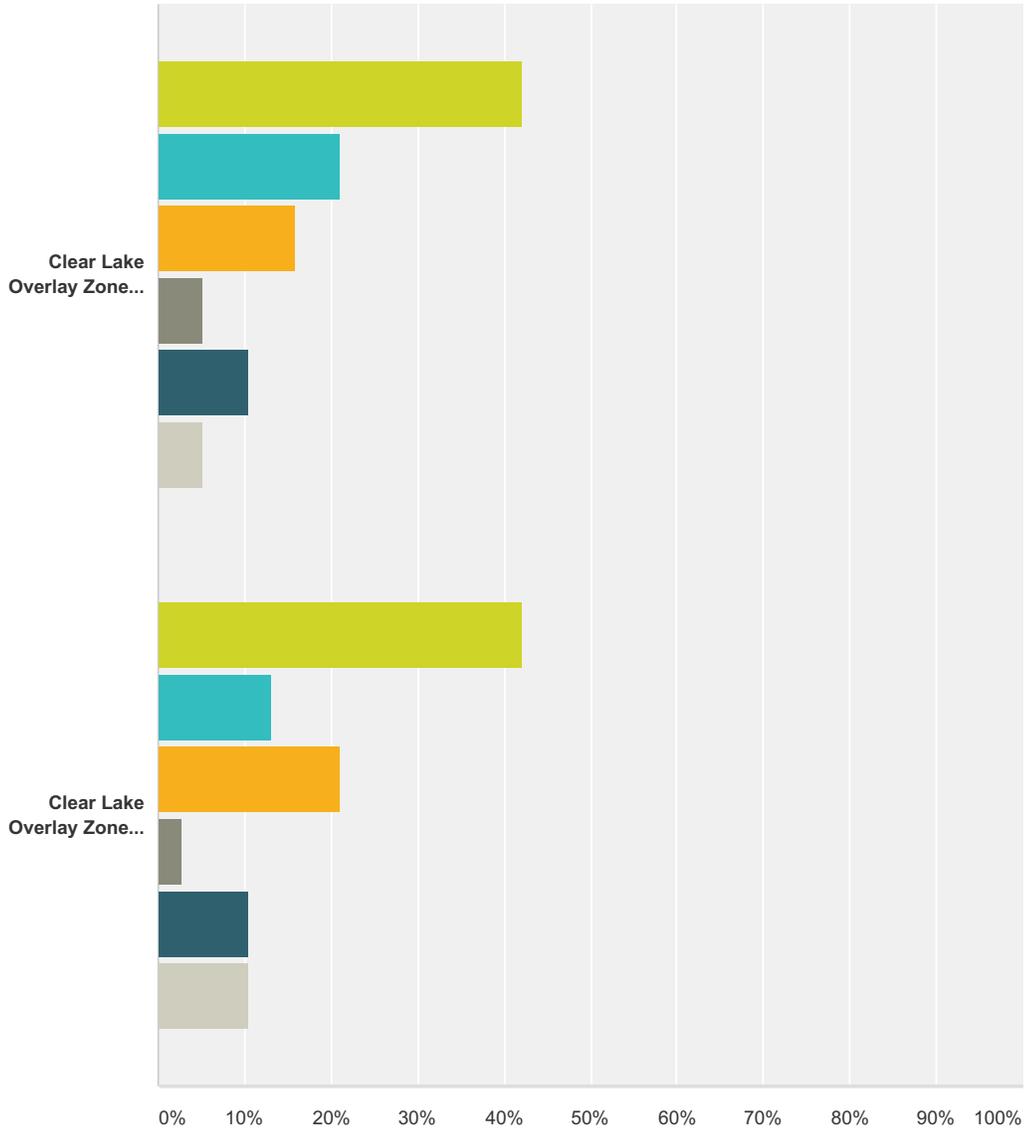
#	Additional comments:	Date
1	There are areas in this expansion area that is high value farm land. The city should consider having even small farms possible to grow high value crops for local consumption. We can not manufacture these types of soil in areas no one wants to live in. However, Clear Lake is a logical area to expand the UGB especially since Junction City seems to march South,	10/15/2016 12:43 PM
2	I continue to be concerned about loss of agricultural land in the valley	10/15/2016 11:16 AM
3	Of highest priority is high quality agricultural land. This should be cherished, maintained and enhanced. This must not be developed and used for any purpose other than agriculture.	10/1/2016 5:12 PM

Envision Eugene: UGB Expansion Areas Questionnaire

4	What about all the wetlands? What will the City do SPECIFICALLY to protect these unique wetlands? This could be important for ground water and birds.	9/30/2016 11:33 PM
5	I need to bone up on the pillars, because I don't remember what the Adaptable Implementation pillar is. Because I think this portion doesn't address housing, I don't believe it addresses this pillar. I could be wrong on this.	9/28/2016 10:57 AM
6	We have very few options and this is a sound option.	9/26/2016 8:33 PM
7	Concerned not enough land proposed for commercial to serve the immediate area. I think your phraseology "balances and supports" is vague and cannot possibly be used to discern people's feelings about these proposals but instead can be used by City staff to justify these concepts moving forward.	9/26/2016 3:01 PM
8	I thought I understood that the expansion of the UGB was specifically for the creation of more jobs and NOT for housing purposes. Your question above imply that housing is part of the Clear Lake expansion proposal. That's what I mean when I checked the "I don't have enough info" column. I feel quite strongly that it should not be necessary to expand the UGB to accomodate more housing.	9/19/2016 6:55 PM
9	I am in favor or expanding the urban growth boundary for residential, commercial, retail and industrial uses. Create some new stand alone communities that are self-supporting with all needed facilities. This takes pressure off the need to crowd more residences into existing neighborhoods in already developed parts of Eugene. Residents are generally happy with their existing neighborhoods and the continual push to put more and more residences into these neighborhoods is not popular. The infrastructure, streets and other facilities will be overwhelmed with too much infill and the quality of life for existing residents is diminished. The CONCEPT of compact urban development may be the direction that planners want but when it comes down to the changes this brings to existing neighborhoods, smaller and smaller lots, smaller streets, additional traffic, lack of privacy, etc. the support of citizens quickly fades.	9/15/2016 12:48 PM
10	With out a place to locate business that provide living wage jobs none of the Envision Eugene Plan will work. Careful recruiting of the right kind of businesses for this area is critical to Eugene's future.	9/12/2016 8:35 PM
11	I like the parts about clean air and the limitations on polluting industries. This is important - not to repeat the mistakes of the past and put polluters near schools and homes. Also, we should plan for climate change in ALL land use decisions, so approving zoning while recognizing Eugene's values around "climate change, sustainability, local food systems, and natural resources" must not be minimized.	9/12/2016 3:20 PM
12	I object to putting a park in the Golden Gardens area because that is a known drug area, and putting a large park there, will only invite more crime and homelessness to that area.	9/10/2016 12:06 PM

Q3 Do you think the Clear Lake Overlay Zone balances and supports the city's goals and values of the Envision Eugene pillars?

Answered: 38 Skipped: 32



■ Yes, the zone balances/supports them
 ■ The zone somewhat balances/supports them
■ Neutral
 ■ The zone somewhat does not balance/support them
■ No, the zone does not balance/support them
 ■ I don't have enough information

	Yes, the zone balances/supports them	The zone somewhat balances/supports them	Neutral	The zone somewhat does not balance/support them	No, the zone does not balance/support them	I don't have enough information	Total
	42%	22%	15%	5%	10%	5%	100%

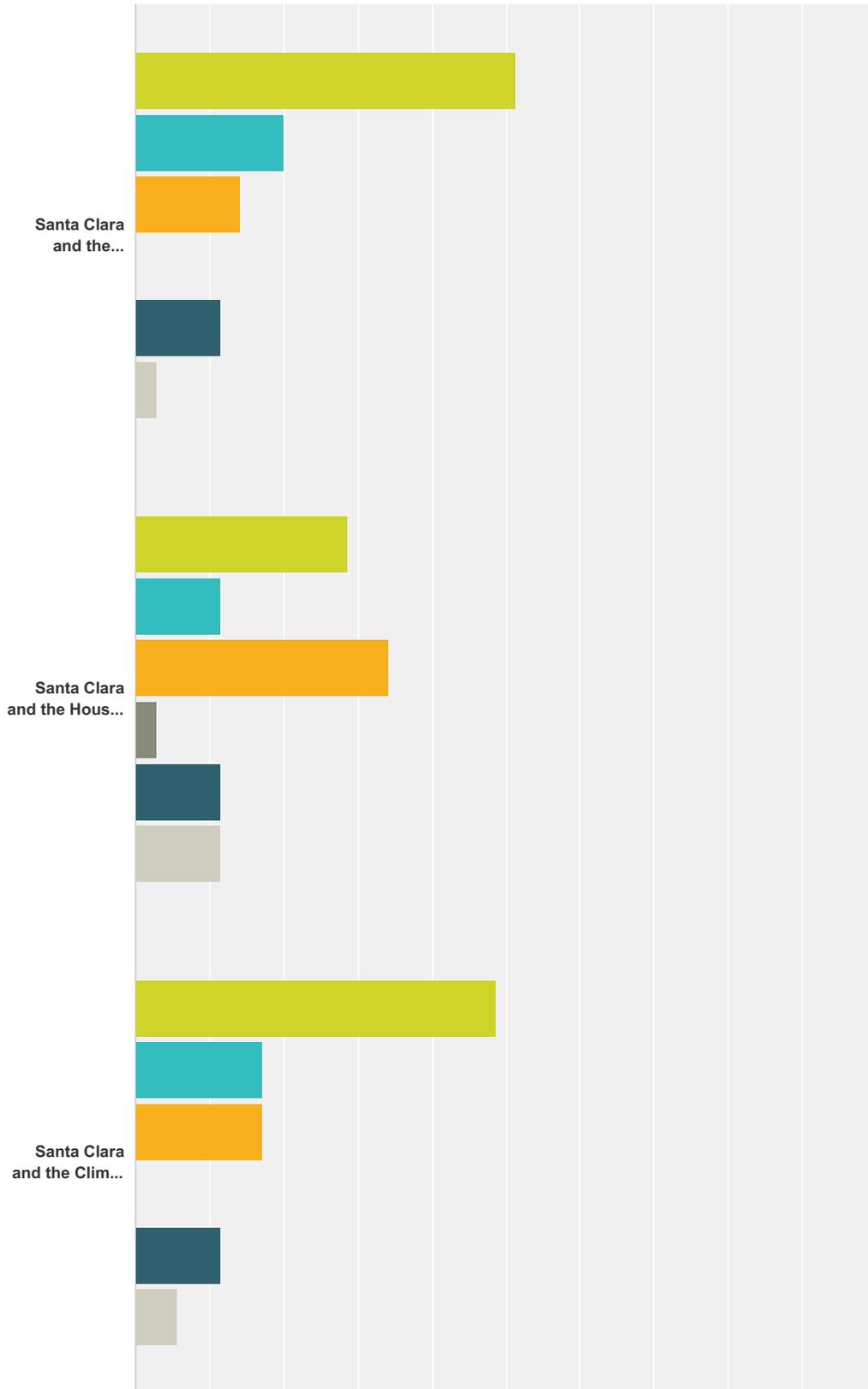
Envision Eugene: UGB Expansion Areas Questionnaire

Clear Lake Overlay Zone large lot protections & the Envision Eugene pillars	42.11% 16	21.05% 8	15.79% 6	5.26% 2	10.53% 4	5.26% 2	38
Clear Lake Overlay Zone environmental health protections & the Envision Eugene pillars	42.11% 16	13.16% 5	21.05% 8	2.63% 1	10.53% 4	10.53% 4	38

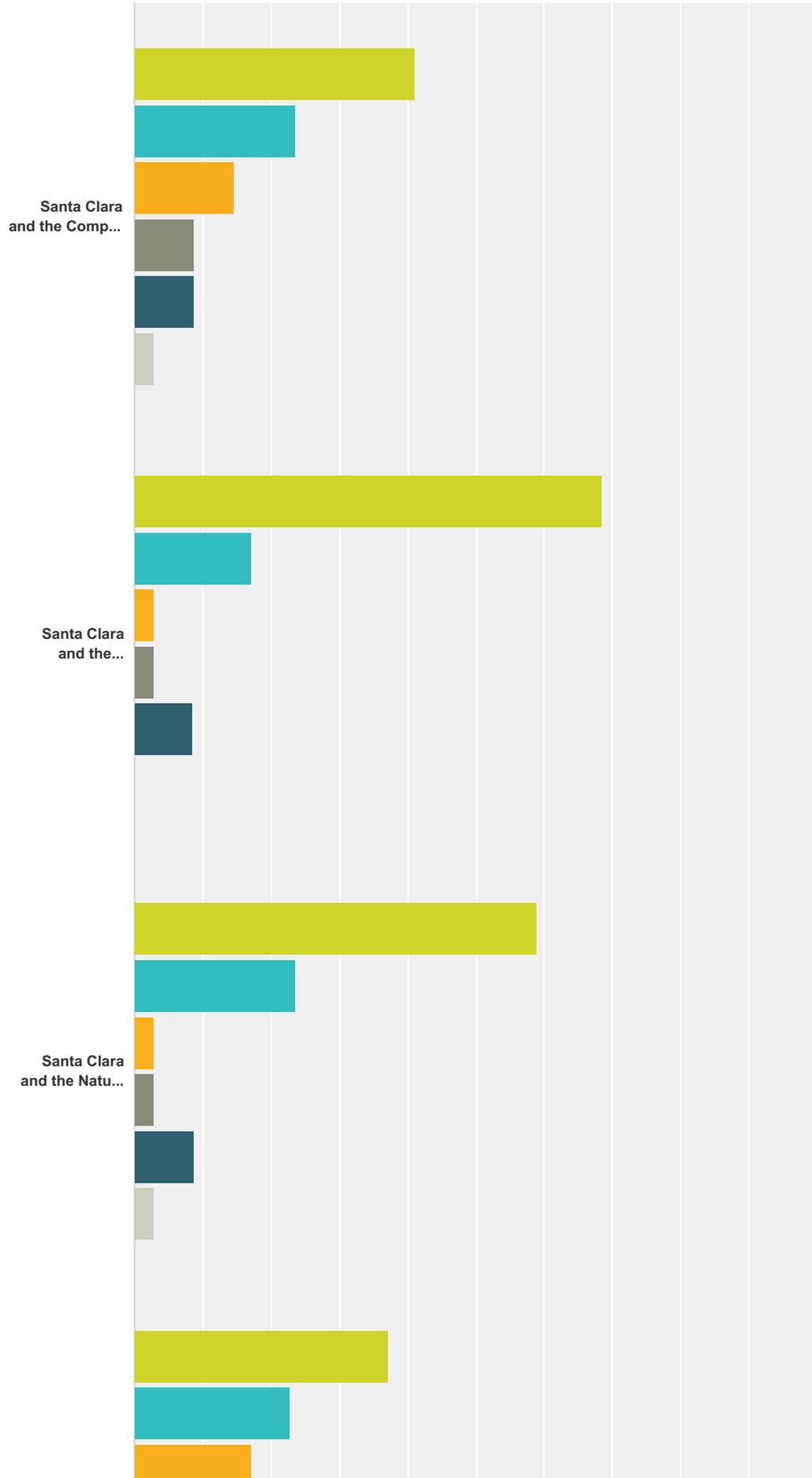
#	Additional comments:	Date
1	Don't know what these are asking.	10/15/2016 1:47 AM
2	It's a good idea to put these protections from industrial impacts as requirements for development.	9/30/2016 11:33 PM
3	We desperately need these large lot parcels, and this is an excellent solution to a complex problem.	9/26/2016 8:33 PM
4	Without enforcement the overlay zone will be of no use to residents. Again, "balances and supports" is vague and difficult to measure.	9/26/2016 3:01 PM
5	State law requires a set inventory of large lots for development.	9/12/2016 8:35 PM

Q4 Do you think the Santa Clara expansion area balances and supports the city's goals and values of the Envision Eugene pillars?

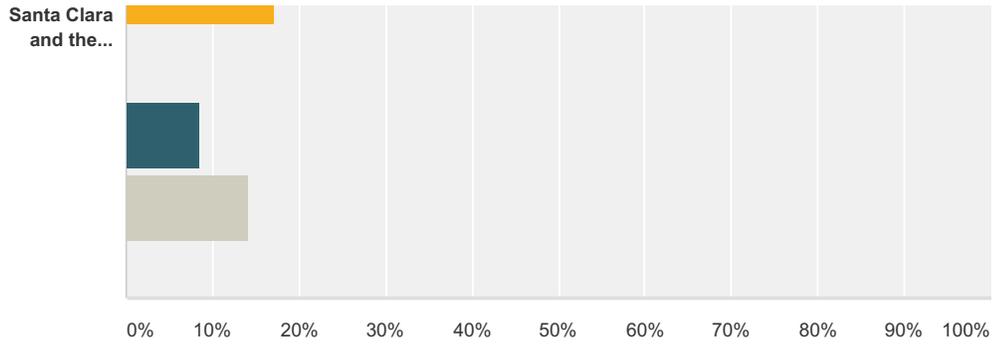
Answered: 35 Skipped: 35



Envision Eugene: UGB Expansion Areas Questionnaire



Envision Eugene: UGB Expansion Areas Questionnaire



- Yes, the expansion area balances/supports them
- The expansion area somewhat balances/supports them
- Neutral
- The expansion area somewhat does not balance/support them
- No, the expansion area does not balance/support them
- I don't have enough information

	Yes, the expansion area balances/supports them	The expansion area somewhat balances/supports them	Neutral	The expansion area somewhat does not balance/support them	No, the expansion area does not balance/support them	I don't have enough information	Total
Santa Clara and the Economic Opportunity pillar	51.43% 18	20.00% 7	14.29% 5	0.00% 0	11.43% 4	2.86% 1	35
Santa Clara and the Housing Affordability pillar	28.57% 10	11.43% 4	34.29% 12	2.86% 1	11.43% 4	11.43% 4	35
Santa Clara and the Climate and Energy Resiliency pillar	48.57% 17	17.14% 6	17.14% 6	0.00% 0	11.43% 4	5.71% 2	35
Santa Clara and the Compact Urban Development pillar	41.18% 14	23.53% 8	14.71% 5	8.82% 3	8.82% 3	2.94% 1	34
Santa Clara and the Neighborhood Livability pillar	68.57% 24	17.14% 6	2.86% 1	2.86% 1	8.57% 3	0.00% 0	35
Santa Clara and the Natural Resources pillar	58.82% 20	23.53% 8	2.94% 1	2.94% 1	8.82% 3	2.94% 1	34
Santa Clara and the Adaptive Implementation pillar	37.14% 13	22.86% 8	17.14% 6	0.00% 0	8.57% 3	14.29% 5	35

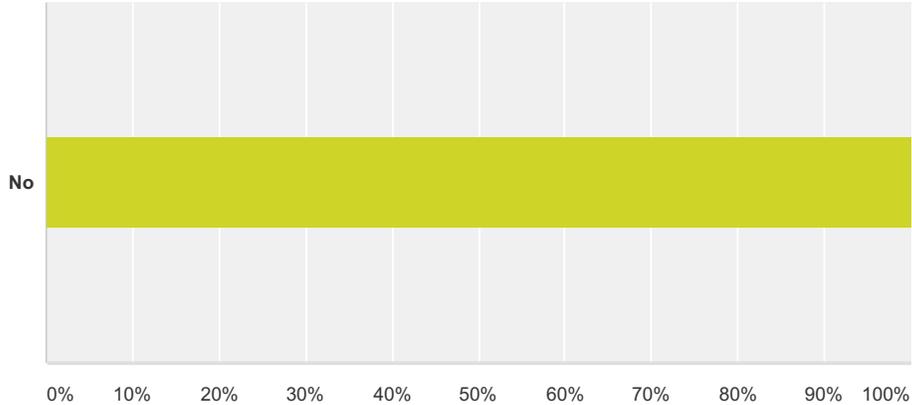
#	Additional comments:	Date
1	Again with the park so close to the river, there must be areas that have high value farm land for with commercial use of community gardens. If this is implemented, it won't do any good to have the land and spend all development dollars in south Eugene. How much of Santa Clara area in the City boundaries. How will this be financed?	10/15/2016 12:47 PM
2	Valuable land for agriculture should not be "taken".	10/1/2016 5:13 PM
3	Santa Clara desperately needs a Community Center and additional park lands. Thank you.	9/28/2016 11:00 AM

Envision Eugene: UGB Expansion Areas Questionnaire

4	Well, at this point I'm not going to answer any question that asks me if something "balances and supports" a goal or a vision. How do you even do that? The City should have purchased land for a community park in this area YEARS ago and the fact that it didn't and instead poured more money into south Eugene parks and open space "balances and supports" residents' suspicions that until they agreed to annex, the City was pretty much going to ignore their needs and avoid putting any money out.	9/26/2016 3:03 PM
5	They need a park in this area, and I fully support this.	9/10/2016 12:07 PM

Q5 Is there anything else you feel is important to consider regarding the proposed expansion areas?

Answered: 16 Skipped: 54



Answer Choices	Responses
No	100.00% 16
Total	16

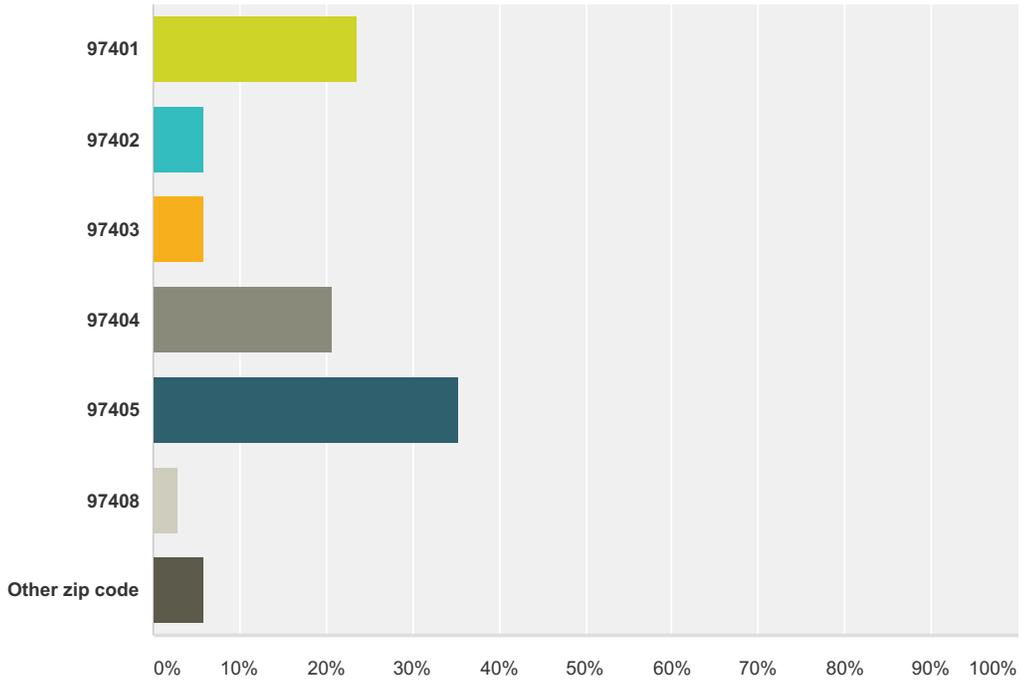
#	Yes, here's my suggestion...	Date
1	We need to look at RiverRoad ability to handle the increased traffic and need for public transit.	10/15/2016 12:48 PM
2	Hire more planners. You guys are awesome!	10/6/2016 4:46 PM
3	There is nothing more important than good soil. It is what supports our existence.	10/1/2016 5:15 PM
4	Does the city plan to bring businesses that will use this agricultural land? Will this help us achieve climate targets?	9/30/2016 11:36 PM
5	We need a real Senior Center in Eugene at Santa Clara!	9/28/2016 4:23 PM
6	Please consider bike paths in the Santa Clara area and connection to main bike path system in the development process. I ride up Hunsaker when the path ends, it is extremely dangerous!!!! There is always glass and loose gravel accompanied by overhanging shrubbery and trash cans that block the shoulder. Expanding to these areas will require upgrades to access these new resources.	9/28/2016 11:42 AM
7	Will a newsletter be sent to neighbors in Santa Clara about the City's plan to add park land and a community center? We need to inform neighbors deeply so they won't be surprised and will be able to participate in the process.	9/28/2016 11:01 AM
8	The concept of agricultural reserves needs to be pursued in Santa Clara	9/27/2016 11:10 AM
9	Industrial development and densification decrease livability, not increase it.	9/26/2016 4:22 PM
10	It is important to make sure that new industries that have air quality emissions do not increase known health concerns such as higher than average rates of asthma. Just because an industrial company can obtain an air quality permit and meet all applicable emissions standards does not mean that it is appropriate for the proposed Clear Lake UGB expansion area. Each proposed industrial operation/facility should be carefully evaluated so that it complies with the proposed zoning overlay. This evaluation process should include opportunities for public engagement beyond what is required by the Clean Air Act and other state/local regulations.	9/26/2016 3:22 PM
11	CREATE A TINY HOME NEIGHBORHOOD	9/26/2016 2:32 PM

Envision Eugene: UGB Expansion Areas Questionnaire

12	Need for more housing. I know that for now, you have dropped housing and are looking at infill. But with more people moving here, housing will be important. Also, the idea of transportation corridors seemed good when it was proposed. I wonder how it fits into these two plans. I also expect some people to call the Clear Lake plan environmental racism or classism, putting industrial in a poorer part of town, and near a low-SES school. I am not saying that this is necessarily true, but rather that I would expect to hear something about it.	9/21/2016 5:48 PM
13	How much of Santa Clara is already within Eugene? It seems as though it all should be within before Eugene provides the area with a park.	9/19/2016 7:01 PM
14	Don't attempt to crowd too much into these areas, residences, commercial, retail, etc unless the streets and other infrastructure are expanded to accommodate the inevitable additional traffic and residences. The concept that there will be a mass migration to the bus and bicycle is not reality.	9/15/2016 12:53 PM
15	You have done a good job so far. Creating an environment where PLANNED growth is possible is critically important for the city of Eugene and Lane county. You can not sit around and watch the world go past. Timber will never be the engine the powers Lane counties economy again.	9/12/2016 8:38 PM
16	Eugene should support sustainable food production on what is now zoned agricultural lands. Not just turn them into industrial manufacturing sites. Saving wetlands is important too if we are going to plan for climate change and warming trends.	9/12/2016 3:21 PM

Q6 What zip code do you live in?

Answered: 34 Skipped: 36

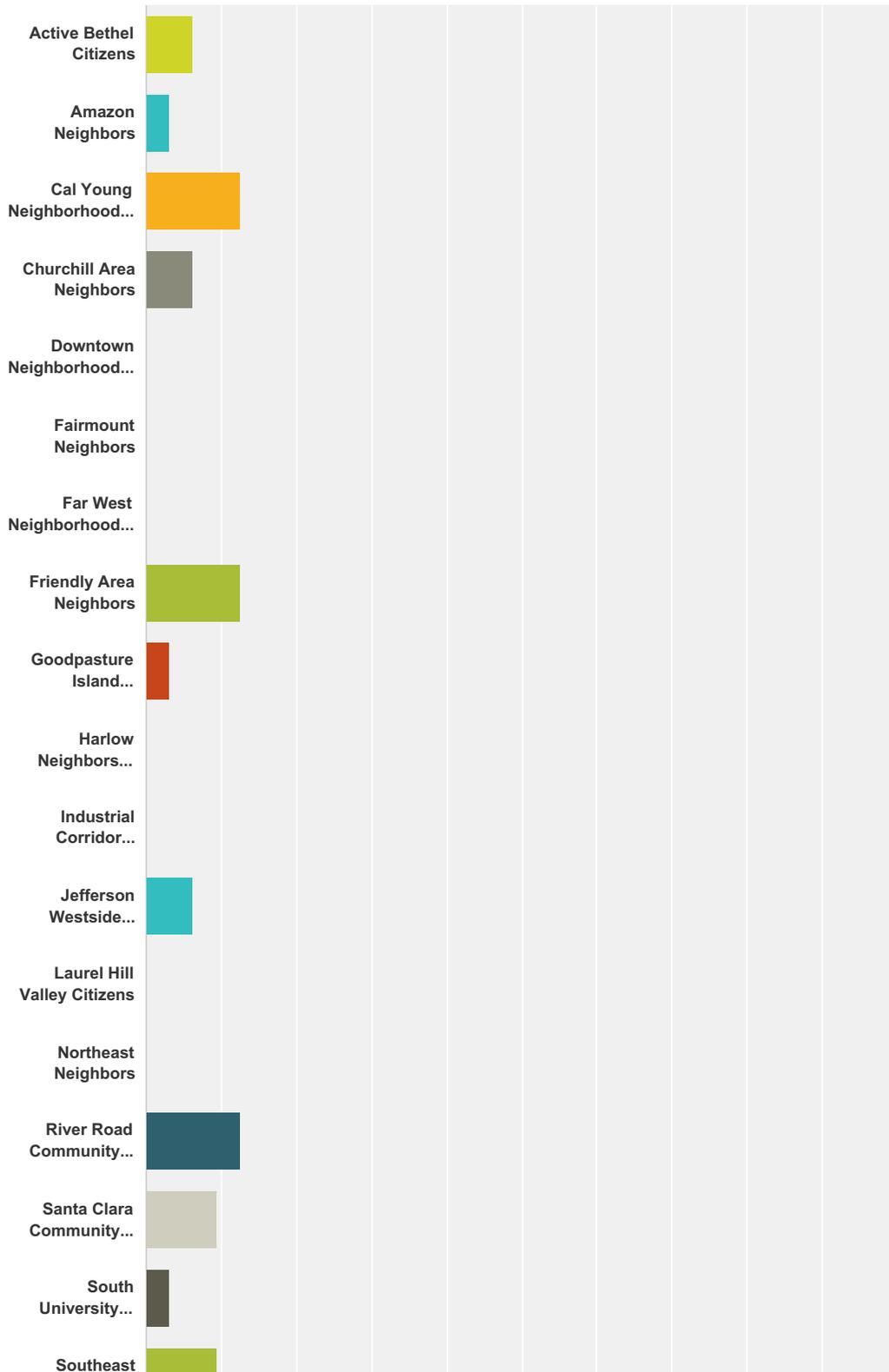


Answer Choices	Responses	
97401	23.53%	8
97402	5.88%	2
97403	5.88%	2
97404	20.59%	7
97405	35.29%	12
97408	2.94%	1
Other zip code	5.88%	2
Total		34

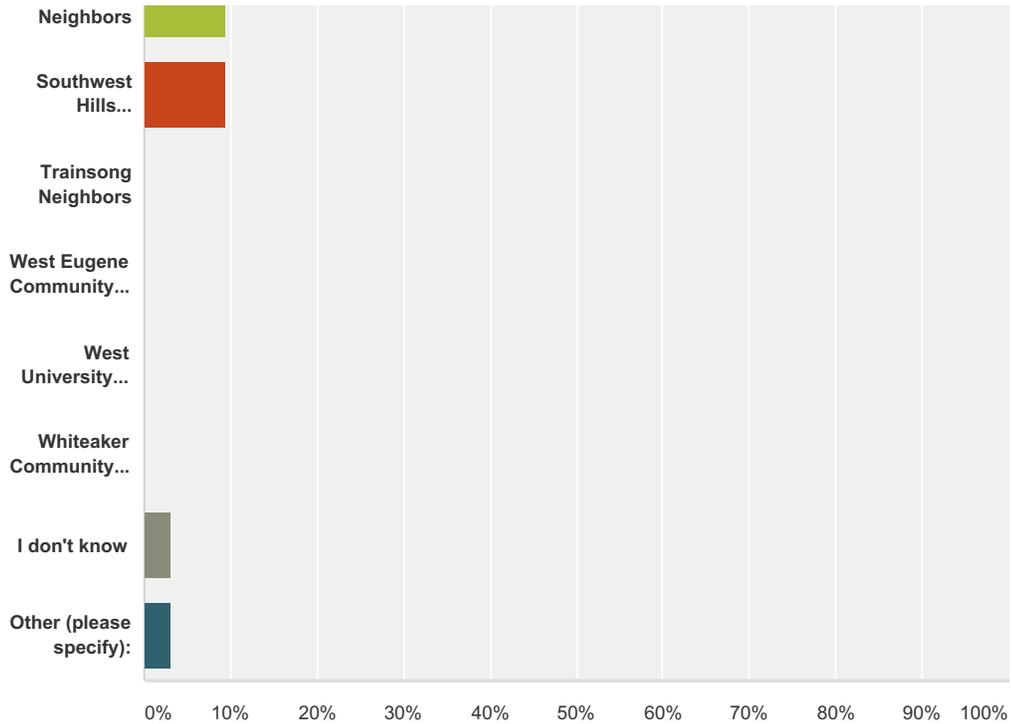
#	Other zip code	Date
1	97302	9/12/2016 8:39 PM
2	97477	9/9/2016 4:10 PM

Q7 What neighborhood do you live in? To find your neighborhood association, please see the neighborhood associations' webpage.

Answered: 32 Skipped: 38



Envision Eugene: UGB Expansion Areas Questionnaire



Answer Choices	Responses	Count
Active Bethel Citizens	6.25%	2
Amazon Neighbors	3.13%	1
Cal Young Neighborhood Association	12.50%	4
Churchill Area Neighbors	6.25%	2
Downtown Neighborhood Association	0.00%	0
Fairmount Neighbors	0.00%	0
Far West Neighborhood Association	0.00%	0
Friendly Area Neighbors	12.50%	4
Goodpasture Island Neighbors	3.13%	1
Harlow Neighbors Association	0.00%	0
Industrial Corridor Community Organization	0.00%	0
Jefferson Westside Neighbors	6.25%	2
Laurel Hill Valley Citizens	0.00%	0
Northeast Neighbors	0.00%	0
River Road Community Organization	12.50%	4
Santa Clara Community Organization	9.38%	3
South University Neighborhood Association	3.13%	1
Southeast Neighbors	9.38%	3

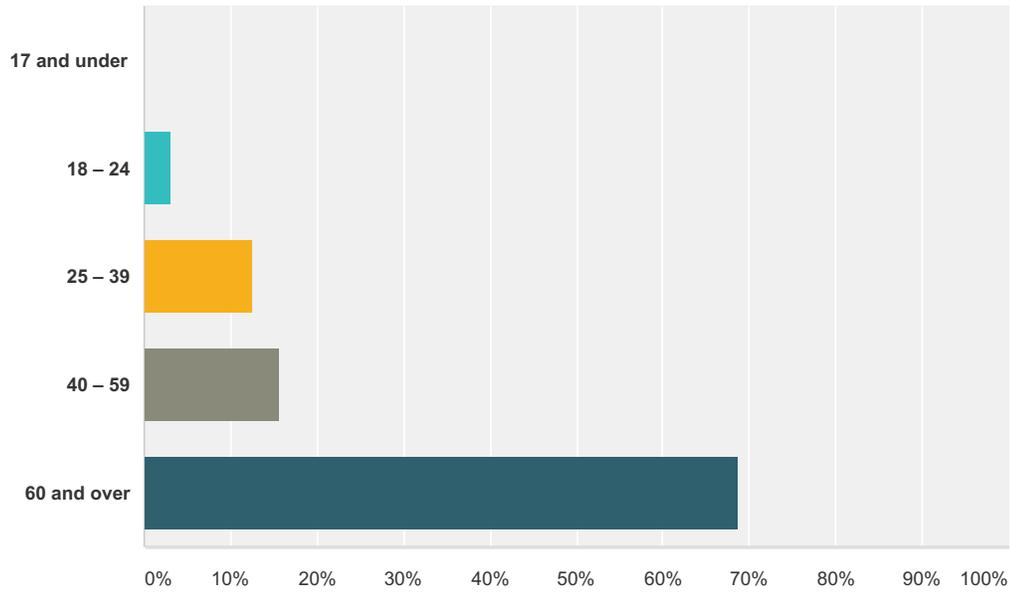
Envision Eugene: UGB Expansion Areas Questionnaire

Southwest Hills Neighborhood Association	9.38%	3
Trainsong Neighbors	0.00%	0
West Eugene Community Organization	0.00%	0
West University Neighbors	0.00%	0
Whiteaker Community Council	0.00%	0
I don't know	3.13%	1
Other (please specify):	3.13%	1
Total		32

#	Other (please specify):	Date
1	west Springfield	9/9/2016 4:10 PM

Q8 What is your age?

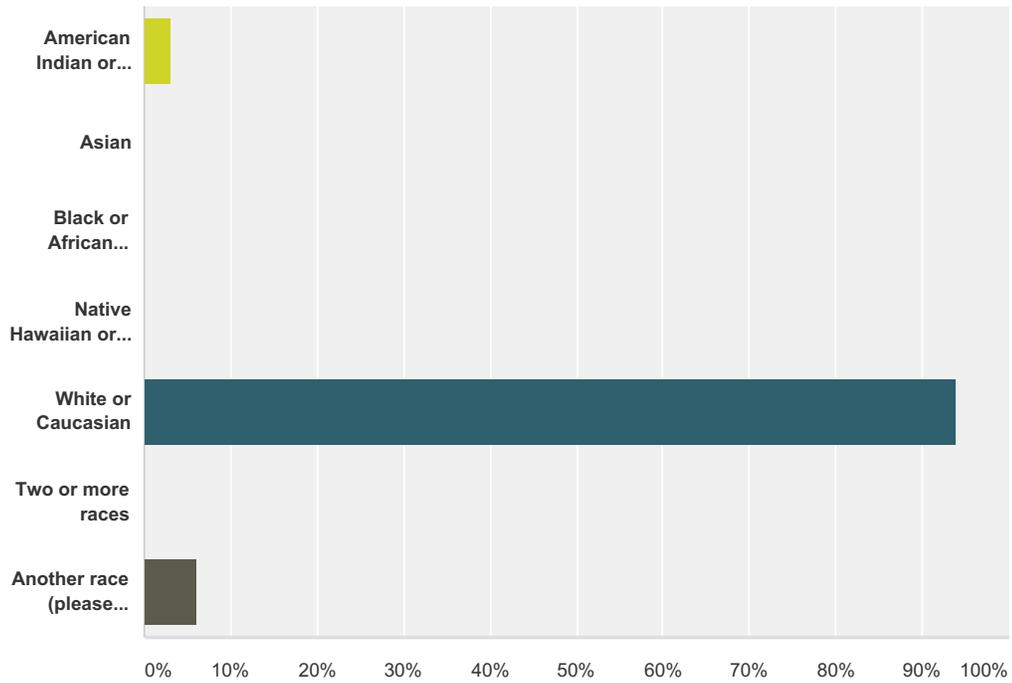
Answered: 32 Skipped: 38



Answer Choices	Responses
17 and under	0.00% 0
18 – 24	3.13% 1
25 – 39	12.50% 4
40 – 59	15.63% 5
60 and over	68.75% 22
Total	32

Q9 What is your race? (check all that apply)

Answered: 33 Skipped: 37

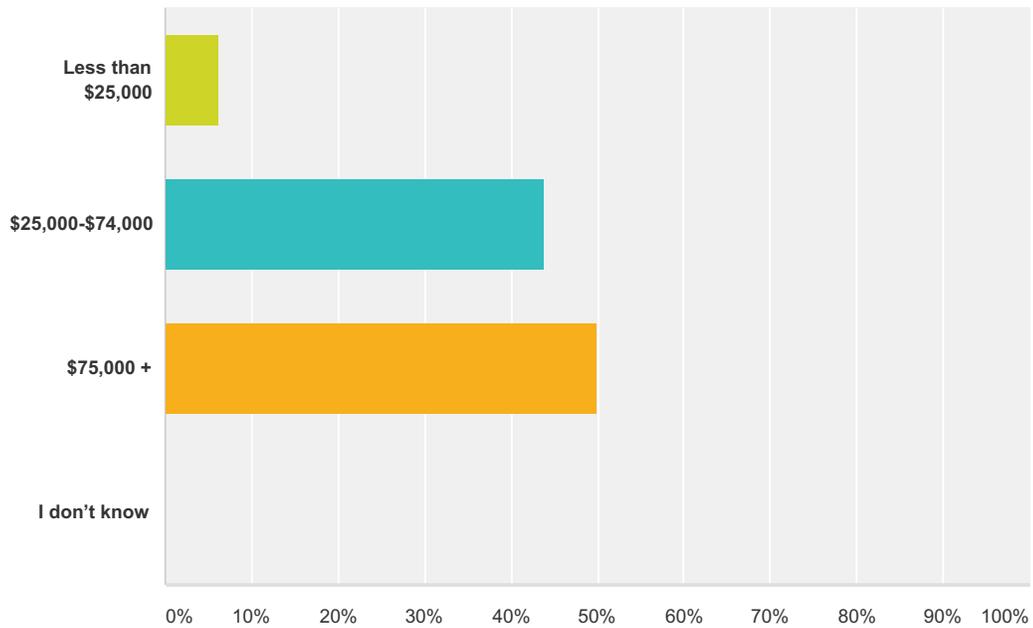


Answer Choices	Responses
American Indian or Alaska Native	3.03% 1
Asian	0.00% 0
Black or African American	0.00% 0
Native Hawaiian or other Pacific Islander	0.00% 0
White or Caucasian	93.94% 31
Two or more races	0.00% 0
Another race (please specify)	6.06% 2
Total Respondents: 33	

#	Another race (please specify)	Date
1	Latino	9/18/2016 6:17 PM
2	Latina	9/9/2016 9:47 PM

Q10 Please estimate your total household income for 2015 before taxes.

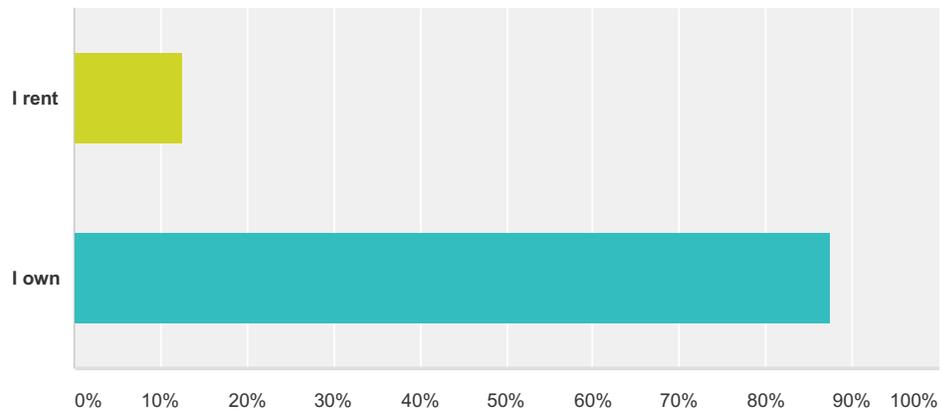
Answered: 32 Skipped: 38



Answer Choices	Responses	Count
Less than \$25,000	6.25%	2
\$25,000-\$74,000	43.75%	14
\$75,000 +	50.00%	16
I don't know	0.00%	0
Total		32

Q11 Do you (or someone else in the household) rent or own where you live?

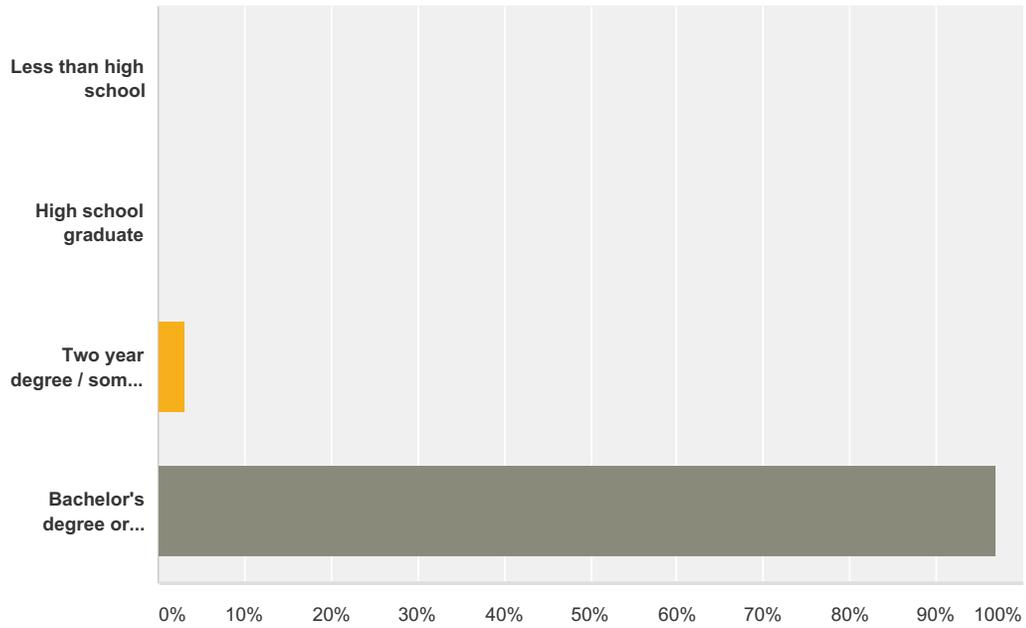
Answered: 32 Skipped: 38



Answer Choices	Responses
I rent	12.50% 4
I own	87.50% 28
Total	32

Q12 What is your educational attainment?

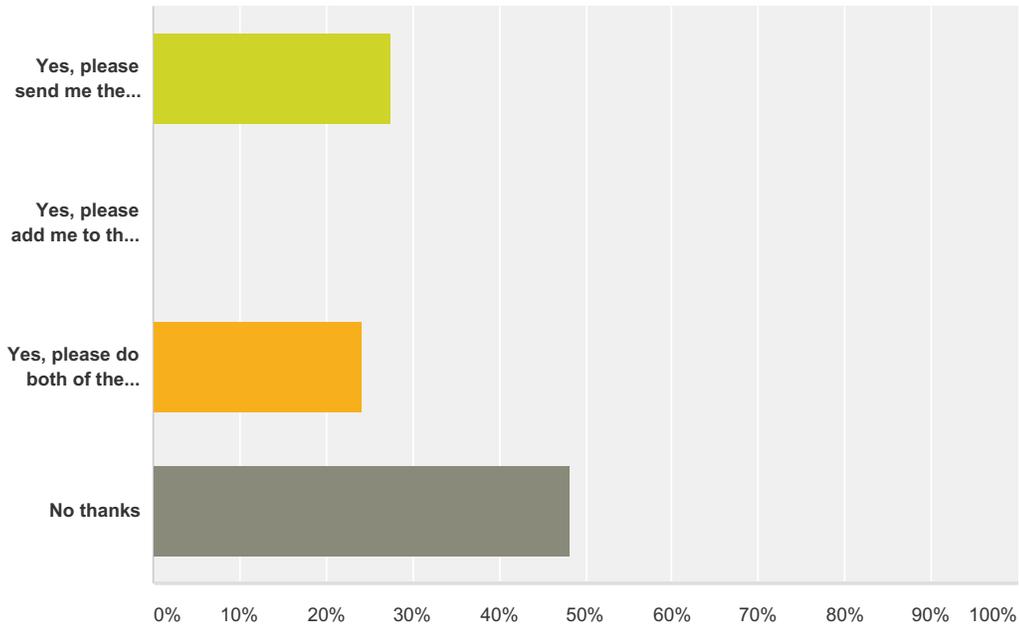
Answered: 33 Skipped: 37



Answer Choices	Responses
Less than high school	0.00% 0
High school graduate	0.00% 0
Two year degree / some college	3.03% 1
Bachelor's degree or higher	96.97% 32
Total	33

Q13 Please let us know if you would like to receive additional information, such as the questionnaire results or our Envision Eugene email and newsletter updates.

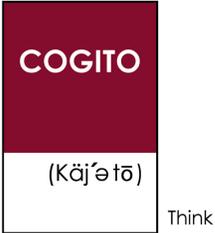
Answered: 29 Skipped: 41



Answer Choices	Responses
Yes, please send me the questionnaire results	27.59% 8
Yes, please add me to the Envision Eugene email list	0.00% 0
Yes, please do both of the above	24.14% 7
No thanks	48.28% 14
Total	29

#	To receive the results or be added to the email list, please email envisioneugene@ci.eugene.or.us or provide your email address here:	Date
1	kdellabough@gmail.com	10/15/2016 11:18 AM
2	Jbulliard@msn.com	10/15/2016 8:55 AM
3	mefarthing@yahoo.com	10/14/2016 4:19 PM
4	waltzn123@gmail.com	10/11/2016 5:16 PM
5	ronchase@comcast.net	9/28/2016 12:34 PM
6	carleenr@gmail.com	9/28/2016 11:03 AM
7	joshuaburstein@gmail.com	9/21/2016 5:49 PM
8	tomailakai@comcast.net	9/10/2016 2:27 PM
9	Suzi22twain@aol.com	9/10/2016 12:09 PM
10	wisepathcounsel@gmail.com	9/9/2016 9:47 PM

Envision Eugene: Multi-Family Housing and Expansion Areas Survey Results from Diverse Communities



In an effort to understand diverse perspectives on Envision Eugene, the City reached out to under-represented populations and gathered views on multi-family housing and the proposed UGB expansion areas. Over 100 individuals were introduced to the project, and over 50 residents completed a short, unscientific survey focused on key questions.

The City contracted with Cogito, a public involvement firm based in Eugene, to identify key questions from the longer and more broadly distributed online questionnaires, draft simple and accessible text, translate the survey into Spanish, and visit several venues to conduct the survey in a two-week period from September 20 to October 4, 2016. Venues included Emerald Park, Petersen Barn Community Center, Skinner’s Butte Park, Camino del Rio Elementary School, Plaza Latina Market, Eugene Public Library Family Music Time, St. Mary’s Church Spanish speaking service, Salsa Dance at Veteran’s Memorial Building, and Downtown Languages (they provide classes in English, foundational computer literacy, and citizenship).

In addition, Cogito shared the survey with several leaders at a meeting of the Integration Network for Immigrants of Lane County on September 21, 2016. Participating organizations included Centro Latino Americano, Beyond Toxics, Department of Human Services, Community Alliance of Lane County, and the City of Eugene Human Rights Commission.

An outreach specialist visited all the venues, set up a station with a display board about Envision Eugene, raffle prizes, and surveys. She shared information about Envision Eugene, answered questions, and encouraged people to participate. Through observation, survey respondents were approximately 80% female, 90% Latino, 5% African American, 1% Asian, and 4% White. Ages ranged from 20 to 60, and average age was approximately 30 years old. Income level ranged from about \$15,000 to \$50,000, and many of the women were single mothers. Note that comments on each question include both written and verbal feedback.

Overall, people were positive, friendly, appreciated learning, and thankful that the City was taking the time to ask their opinion. Brief surveys provide a snapshot of what people think. If people had participated in a focus group that began with more information, it is quite possible that the results of the surveys would be different. We recommend that future outreach include the opportunity to both educate and survey.

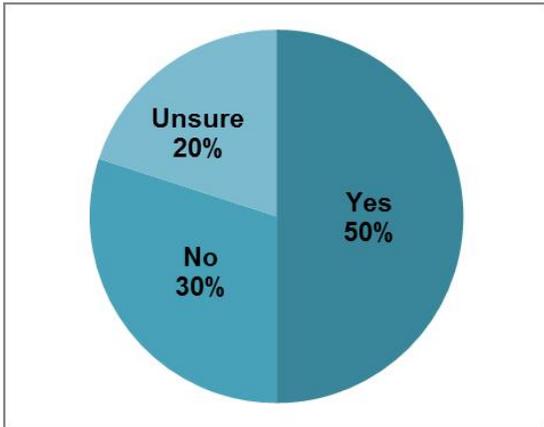
Summary Table of Responses

Question Number	Yes	No	Unsure	No Response	Total Surveys
1	25	15	10	1	51
2	42	8	1	0	51
3	17	29	4	1	51
4	30	20	1	0	51
5	30	12	9	0	51
6	42	6	2	1	51
7	45	3	3	0	51
8	49	0	2	0	51

Key factors in successfully connecting with the Latino community were identifying and visiting venues where people gather, pro-actively talking with people about Envision Eugene, communicating in Spanish, and using terms people can relate to.

Question 1

Do you think the City should support building **more apartments in downtown Eugene?** *Even if the City doesn't collect the full taxes on these properties for a certain amount of time to convince builders to do it?*



Comments (*italic represents common themes*)

Do not want tax breaks for developers

Concerned about over-crowding in downtown

When asked why people answered no, major theme was *concerns about crime downtown*

Frustrated with development in the downtown area. Do not agree with more downtown development. We have *over-crowding, parking issues, and a challenge with the homeless population downtown*. I assist the homeless and would like the city to find helpful solutions for them while avoiding the over-crowding of downtown.

Tax give-aways have been too generous

If not collecting taxes, then high standards required, extreme monitoring of housing standards, treatment of workers

Would like to address downtown revitalization, too much homelessness, over-crowded. Clean up downtown drug abuse, dirty, urine. Need bathroom facilities. Do we need more apartments downtown?

Yes, if affordable

Would lower cost of homes make people less motivated to work?

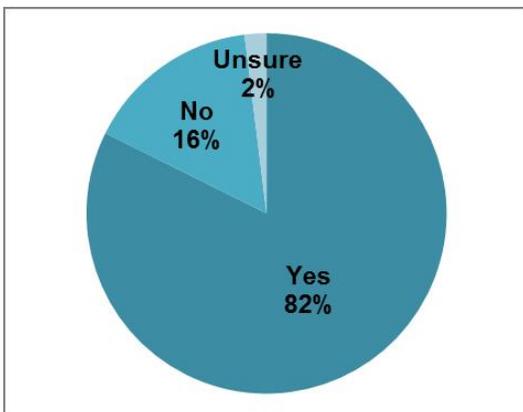
I do not want the city to give developers tax incentives to develop downtown and that instead the City should mandate affordable housing somehow.

Unsure because I think they should be affordable but not decline people for making too much

Unsure because there are already new buildings there, parking is already frustrating

Question 2

The City is thinking about putting **new housing along some main streets** where there is bus service and stores so that people who live there might not need to drive as much. Do you think the City should concentrate the new housing that way? *Even if the City needs to use some of our tax dollars to convince builders to do it?*



Comments

Housing along main streets makes sense

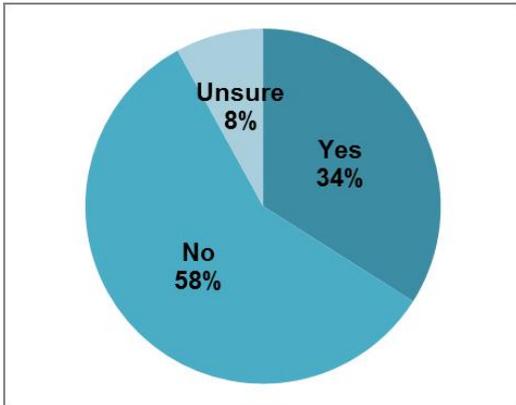
Only if truly affordable - housing costs are too high for working class families

No, my concern as a citizen is that we need to concentrate on the housing we have in place, make it more affordable, have landlords be more accountable, safer housing, better security, getting things up to code

Note: Comments for each question include both written and verbal feedback

Question 3

Right now, people are allowed to build single-family houses on most empty lots in Eugene. Do you think the City should require that people only build **apartments or row houses** (see photo) in specific areas?



Comments

When asked why people answered no, many people expressed *concern about whether people were going to lose their ability to build their dream home*

It depends on the zoning for that area, would like to see more row housing built in a responsible way that is up to code

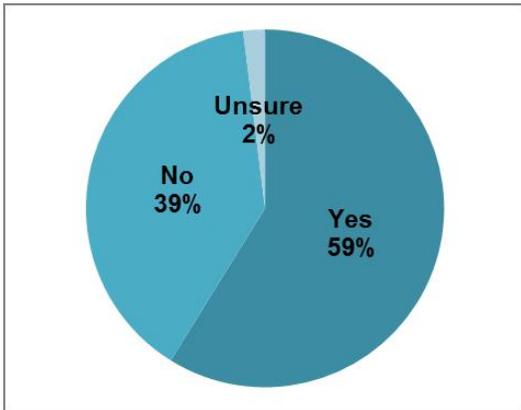
Yes, but emphasize “only” and “specific”

No, mixed styles of housing is desirable

Unsure because it depends on where and if it is close to public transport access

Question 4

Do you think the City should require people to build single-family **houses closer together** in specific areas?



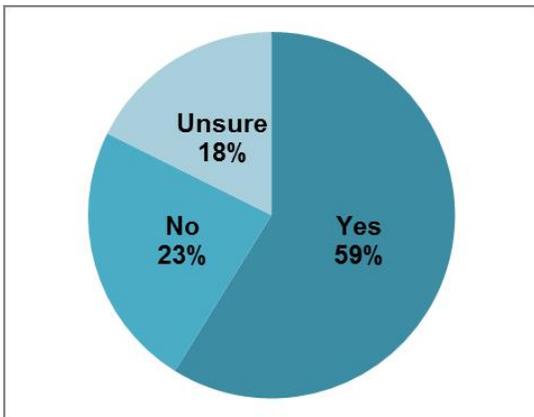
Comments

When asked why people answered no, many people expressed that they *want the ability to build the home they would like to have someday*

Does this mean rezoning?

Question 5

A large part of **the Clear Lake expansion area** would be used for jobs and industry. Do you think the City should expand to include this area within the boundaries?



Comments

Concerned about the environmental impact

Unsure because wetlands/protected areas

Unsure because not a good place for industry

When asked why people answered no, several people said that the *Clear Lake area is good farmland*

Unsure because I am new to town

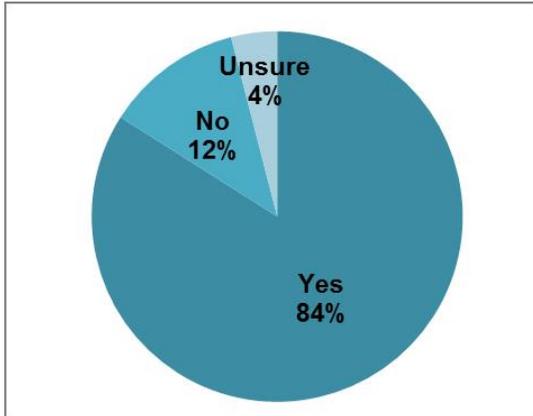
Unsure because don't know what impact will be

I want a library card, live on Clear Lake Rd

Note: Comments for each question include both written and verbal feedback

Question 6

In the Clear Lake area, The City is **proposing rules** to protect health and environment, and make sure large lots are preserved for industry. Do you think the City should have these rules for the Clear Lake area?



Comments

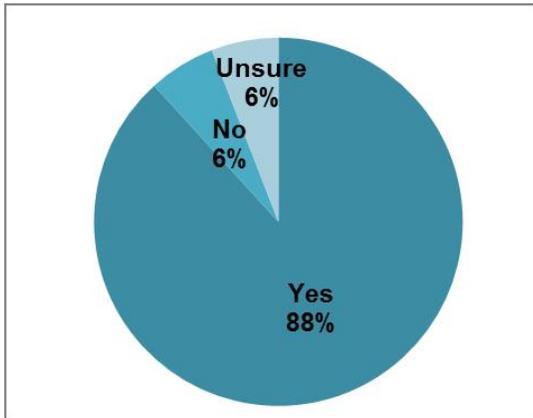
Support protecting health and environment

Some people wanted to learn more about proposed rules

No, preserve for industry

Question 7

In the Clear Lake area, the City is also proposing a large new park and a school. Do you think the City should plan for a new park and new school in this area?



Comments

Support schools and parks

Want more information. Will law enforcement also expand? We do not have enough law enforcement and too much crime.

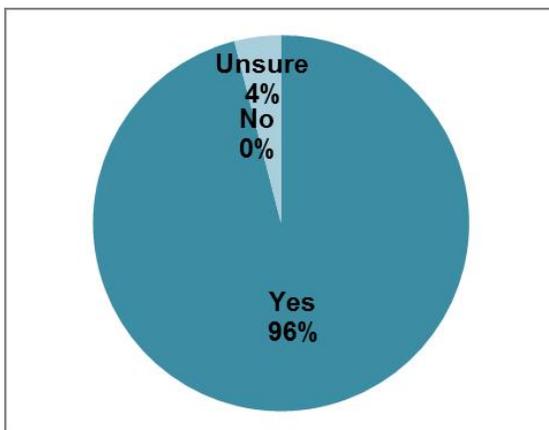
Yes, if the population needs it

Yes, but for example, Camino del Rio had low attendance, with cascading negative effects, worry about competition for our enrollment

Unsure: only if the wild areas are preserved

Question 8

In the Santa Clara area, the City is planning a large new park. Do you think the City should plan for a new park in this area?



Comments

Support parks

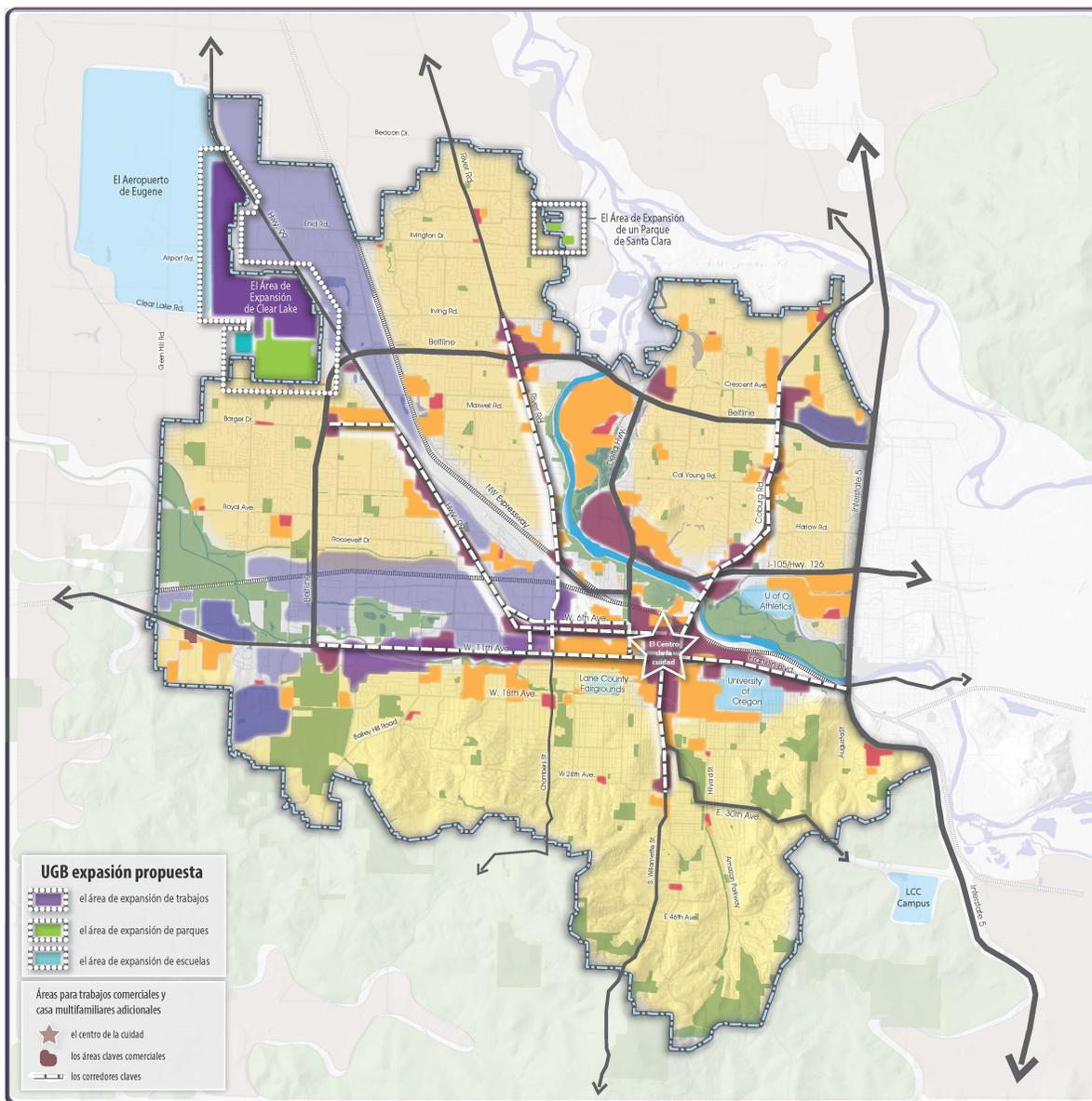
Starting a family soon and recently moved to Santa Clara, excited about potentially having a new park to go to

Need more information

Unsure because I think more money should go to schools

Note: Comments for each question include both written and verbal feedback

Envision Eugene Outreach Display Board in Spanish



imagina **EUGENE**

octubre 2016 **BOCETO PRELIMINAR**

Visión Comunitario

para hogares, empleo, parques y escuelas

Legenda

- límite de la expansión urbana (UGB)
- UGB expansión propuesta
- la carretera
- la calle principal
- el ferrocarril
- los cuerpos de agua
- las granjas y los campos
- lomas y bosques
- parques actuales y espacios abiertos actuales
- los áreas actuales de vivienda multifamiliar
- los áreas actuales de hogares unifamiliares
- los áreas actuales donde hay uso mixto e empleo
- otras áreas comerciales
- los áreas actuales de industria
- los áreas actuales de uso mixto e empleo
- los áreas actuales de empleo en la universidad
- las instituciones claves

0 miles 1 mile NORTE



Visiona Eugene Encuesta

¿Qué es su visión sobre cómo debe de crecer Eugene en el futuro? Con anticipación de tomar unas decisiones en unas pocas semanas, el gobierno municipal de Eugene le pide que comparta sus opiniones.

Proveyendo vivienda para la gente



Los Hogares Unifamiliares, Hogares Multifamiliares, Los Apartamentos

El gobierno municipal está planificando por proveer más viviendas en las formas de: los apartamentos, hogares multifamiliares, y los hogares unifamiliares.

La meta del gobierno municipal es proveer vivienda a un precio económico y localizarla dentro de los límites urbanos en vez de construirla en las granjas o en los bosques. Promover la construcción de los apartamentos o los hogares más cercanos ayuda a lograr esas metas.

1. ¿Cree que el gobierno municipal debe de promover la construcción de **más apartamentos en el centro de la ciudad de Eugene - aunque la ciudad** no colecta todos los impuestos debidos en esas propiedades por una temporada fija por convencer a los constructores a construirlos?

- Sí
- No
- Estoy incierto porque: _____.

2. El gobierno municipal de Eugene está considerando establecer **nuevas viviendas en algunas calles principales** en donde hay tiendas y servicio del autobús para que la gente que vive allí pueda manejar menos. ¿Cree que el gobierno municipal debe de concentrar las nuevas viviendas según este método si usa los fondos públicos por convencer a los constructores a construirlos?

- Sí
- No
- Estoy incierto porque: _____.

Por acomodar a más gente en la ciudad, el gobierno municipal está considerando cambiar algunas reglas:

3. Actualmente, los dueños de las propiedades están permitidos a construir hogares unifamiliares en la mayoría de los lotes. ¿Cree que el gobierno municipal debe de requerir a los dueños a construir solamente apartamentos y hogares multifamiliares en áreas específicas (no los hogares unifamiliares, refiere a la foto)?

- Sí
- No
- Estoy incierto porque: _____.

4. ¿Cree que el gobierno municipal debe de requerir a los dueños a construir **los hogares unifamiliares más cercanos** en áreas específicas?

Sí

No

Estoy incierto porque: _____.

Creciendo Más Grande

Por el aumento de nuestra población, la ciudad de Eugene necesitará más empleo, parques, y escuelas. El gobierno municipal de Eugene está proponiendo incorporar a dos áreas nuevas para expandir a los límites urbanos.

5. *Una gran parte del **área de expansión Clear Lake*** sería usado por el empleo y la industria. ¿Cree que el gobierno municipal debe de incorporar aquel área en los límites urbanos?

Sí

No

Estoy incierto porque: _____.

6. En el área de Clear Lake, el gobierno municipal está **proponiendo establecer reglas** para proteger a la salud y el medioambiente, y asegurar que los lotes grandes están guardados para el desarrollo industrial. ¿Cree que el gobierno municipal debe de establecer aquellas reglas para el área de Clear Lake?

Sí

No

Estoy incierto porque: _____.

7. **En el área de Clear Lake, el gobierno municipal está proponiendo establecer un gran nuevo parque y una nueva escuela.** ¿Cree que el gobierno municipal debe de planificar para establecer un nuevo parque y una nueva escuela en aquel área?

Sí

No

Estoy incierto porque: _____.

8. **En el área de Santa Clara, el gobierno municipal está planificando establecer un gran parque nuevo.** ¿Cree que el gobierno municipal debe de planificar para establecer un nuevo parque en aquel área?

Sí

No

Estoy incierto porque: _____.

Por favor dé la encuesta a Judith Castro, judith@cogitopartners.com, 541-515-0900.

Appendix C. Open House and Drop-in Sessions Staff Notes

EE Drop-In Session Summary Notes – 9/13/16

By Topic

Envision Eugene (general) / Process

- (New UGB)- Resident asked for the history behind Eugene and Springfield separating their UGBs. Concern expressed that we still need to do regional planning.
- (Process)- Spoke with a resident who just wanted to know about process, why it was taking so long, what pieces of the comprehensive plan were moving forward now and which would move forward later, next steps, etc.
- (Envision Eugene Overall) – Discussed history and progress of Envision Eugene with several community members.
- (State Planning Goals/Laws) – Discussed the legal requirements around urban growth boundaries and comprehensive plan. There was particular concern about the expectation that we would accommodate growth instead of actively trying to limit population growth in Eugene.
- Process – several expressed concerns with the length of time to reach a conclusion on UGB expansion.

Housing

- (Multi-family options)- Resident expressed concern that the BLI maps show lots under .5 acre if we are proposing to exempt them from the new R-2 code changes. Clarified that they are the full BLI maps, that the .5 acre or larger issue would be a subset of this map and what the actual cutoff would be is currently under consideration. Asked city to check on a specific property that she said was on the BLI map but had over \$10,000 of improvement value.
- (Multi-family options)- Discussed why we don't see more condos in Eugene due to high insurance and legal risks from condo developments across the country. She supports more housing downtown, even with MUPTE, commented that there were condos all over Boston and that are a great housing types. Knows people that have sold their houses and looked for smaller condos in Eugene only to end up buying a housing that is too far to walk from downtown.
- (Housing)- Discussed with Planning Commissioner his understanding that condos have previously been too expensive to pursue because of insurance costs but he's heard that is changing.
- (UGB for Housing)- Discussed expanding the UGB for housing. It was the resident's opinion that trying to cram more housing within the UGB was driving up the cost of housing and not leaving enough space for vehicle storage.
- (Downtown Housing)- Spoke with a resident who loved living downtown and wanted to see more people have that option.
- (Housing) – Spoke to one woman who felt that property tax increases were going to force her out of her home, and that the City should have a program to freeze property tax increases on homeowners to avoid the disruption to community.
- General Interest/Housing – spoke with one resident from Good Pasture concerned with Eugene's growth, ability to maintain existing infrastructure, public safety and other obligations.

We walked through the Comp Plan, UGB expansion, and MF strategies. Corrected misunderstandings about the extent of growth (not residential, and limited growth for other needs), and focused on making Eugene more livable. She thought the R2 change was reasonable and low-impact, and advocated for SDUs.

- General Interest/Housing – spoke with South Willamette resident and frequent participant about South Willamette SAZ. Conversation focused primarily on MF strategies. She the R2 change would work, but wanted to see the exemption for small lots maintained.

UGB Expansion

- (UGB Expansion)- Discussed the overall process for determining the need to expand for different uses, and how specific land was identified, as well as where we are with housing need leading up to Council discussion/decision.
- Clear Lake Expansion – Four attendees had questions about the proposed Clear Lake and Santa Clara expansions. All were generally supportive of the concepts and the idea of industrial lands adjacent to the airport and other industrial properties.
- Expansion/Wetlands protection – Several questions focused on wetlands protection in the Clear Lake expansion area. Attendees appreciated the City’s two pronged approach to (1) develop a wetlands mitigation bank to serve Clear Lake and (2) the potential for green infrastructure that will keep much of the water in the location where it lands.
- Clear Lake Expansion in relation to the ICCO – Questioned the need for additional lands beyond the UGB when so much land in the ICCO is not annexed. Corrected the misunderstanding and explained the difference between inclusion in the UGB and within the City limits.
- Santa Clara Park expansion – one attendee suggested more be done in the Sta. Clara neighborhood to get the word out about this great addition to the park system.

Other

- (Annexation)- After reviewing the expansion areas, resident asked if we were going to annex RRSC, would like to see the city get the taxes for the services they are providing.
- (BLI)- Resident asked why the Oakleigh co-housing site is not showing up on the BLI maps since it is believed to be R-2? [Confirmed that it is R-1/LDR, that’s why they had to do a PUD to do MF]
- (Property Rights) – Several community members wanted to talk about the limits to what the City could force property owners to do, including sell their property or develop/redevelop at a given time or in a given way.
- River Road/ Santa Clara annexation – Questions and concerns veered toward the odd City/ County patchwork of annexation in these two neighborhoods. Attendee felt unincorporated residents were getting a free ride and should be brought into the City.

EE/ Clear Lake Open House Summary Notes – 9/15/2016

By Topic

Envision Eugene (general) / Process

- Timeline – Every community member I spoke to wanted to know what the timeline for the expansion is, and how changeable it is.
- Overall Envision Eugene – I spoke about the larger project of Envision Eugene and how the expansion fit into that. One resident referred to it as an “omnibus package.”
- Timing – Several property owners wanted to know when this was going to happen.
- Process/Timeline – Two attendees were most concerned about timing, and when the process would officially conclude. The PI timeline and Formal Adoption process was shared. Other questions were about State DLCD involvement and time to reach “acknowledgement”.

Housing

- R-2 letter- Property owner received both the R-2 letter and the Clear lake open house letter. The R-2 property they own is developed with a house and not planning on redeveloping. Also clarified where the proposed UGB expansion would be in relation to his property (his property is included within it) and clarified the proposed Metro Plan designation and zoning had not changed from earlier drafts.

UGB Expansion (Clear Lake)

- Transportation/ new streets – Resident on Wilbur (unincorp. county) and general manager from Jerry’s expressed concerns about a future extension of Theona. Main concern was increased traffic at intersection of Theona and Hwy 99. Both would like to see a traffic light at the intersection to improve turning movement safety.
- Adjacent park development – Resident on Wilbur expressed concern about future development of Golden Gardens Park, and specifically whether there would be athletic field lighting in his back yard. Satisfied that any future concepts will be vetted with the surrounding neighbors through a Parks and Open Space public design process.
- Plan Designations – Several attendees asked about the use and purpose of different Plan Designations. The reaction was positive to the tiered approach of lower intensity (park) next to the Bethel neighborhood and the most intense uses (light medium industrial) abutting the airport.
- CL Overlay/ land use regulations – Although there was general support for the expansion from those in attendance, one attendee questioned the limitations on land division. The expansion is intended to provide large lots that are lacking inside the existing UGB, but this individual was skeptical of the market demand for larger lots.
- Adjacent development – Nearby property owners raised concerns about having other more intensive uses added nearby. They were happy to know what the city is proposing to do through the /CL overlay, including limiting and/or prohibiting certain uses, requiring significant setbacks for some uses, and siting campus employment zoning north of the park, and light-medium industrial zoning beyond that.

- Adjacent park development – Resident on Wilbur expressed concern about future development of Golden Gardens Park, and specifically whether there would be athletic field lighting in his back yard. Satisfied that any future concepts will be vetted with the surrounding neighbors through a Parks and Open Space public design process.

Other

- Property Information – I spoke with two community members about how they could access information about a property that was in an inheritance dispute.

EE Drop-In Session Summary Notes – 9/21/16

By Topic

Envision Eugene (general) / Process

- (Envision Eugene Overall) – Discussed history and progress of Envision Eugene with several community members.
- (State Planning Goals/Laws) – Discussed the legal requirements around urban growth boundaries and comprehensive plan.
- (Timeline) – Several community members wanted to talk about what the anticipated timeline is for adoption, and what upcoming decisions could shift that timeline.

Housing

- (Multi-family options)- Explained to resident the difference between a Metro Plan designation of Medium Density Residential and zoning of R-2 and that because of the eligibility of MDR properties to rezone to R-2, the R-2 letter was sent to both R-2 zoned and MDR designated property owners. Reviewed BLI maps confirming that a lot that has more than \$1,000 of improvement value was not on it and reviewed new map showing MDR lots over .5 acre regarding the potential exemption for lots less than .5 acre.
- (Multi-family options)- Resident who owns R-2/MDR land expressed support for Option B; increased minimum density because it provides more flexibility than Option A. Had already taken the questionnaire. Discussed whether his lot could be split designated or if a mixture of housing in R-2 zoning. Discussed his lot downtown regarding parking.
- (Multi-family options)- Discussed 20 minute neighborhood game from the Party in the Parks and how some areas don't have enough housing to support a grocery store. Resident expressed concern that she felt the previous SWSAZ was planning to put more housing in an area that is already denser than other areas and about the housing types and street width proposed along one of the SWSAZ streets (W 23rd Ave) that would have removed large trees, concerned that no one actually visited the street when they developed the proposal for that area. Resident suggested that some smaller housing infill might have been okay on the street and suggested that other areas could use more planning than South Willamette. Thought we could move forward with a plan that focused on the commercial area. She noted that the restriping of Willamette seemed safer for pedestrians. Discussed housing affordability and concerns about displacement.
- (Multi-family options)- Resident's relative received R-2 letter, is zoned R-1 but MDR designated. Explained the difference between zoning and designation and why we sent it to both potential stakeholders, and that the letter is not about rezoning anyone's land. Discussed the SWSAZ and the recent forum. Resident indicated that all the issues with the project add up to looking like the city was interested in developing South Willamette like the Pearl district in Portland. Would like to see more, small cluster cottages like those on Portland Street and appreciated the maximum square footage proposed for cluster cottages in the SWSAZ. Discussed housing affordability and concerns about displacement.

- (Multi-family options)- Other suggestions heard were make it easier to do duplexes and increase the minimum density in HDR to accommodate the portion of MDR housing that overlaps with HDR's allowable densities.
- (Multi-family Housing) – Resident was doubtful of the City's commitment to multifamily housing (citing process around Oakleigh PUD). Why subsidies for developers downtown and not in other areas? Wanted to know more about Multi-family options, density, etc. Also wondered if other towns faced the same nimby/resistance to density.
- Multi-family housing – Wanted to know how the city could support and/or incentivize multi-family development through the city, not just downtown.

UGB Expansion

- (UGB Expansion)- Discussed the overall process for determining the need to expand for different uses, and how specific land was identified, as well as where we are with housing need leading up to Council discussion/decision.
- (UGB expansion)- Reviewed locations of UGB expansions with resident.
- (UGB expansions)- Discussed UGB expansions with Lane County staff. Discussed overlays of Clear Lake area. Discussed park land that is currently outside the UGB that is not proposed to be included in the expansion.
- (Expansions/Triple Bottom Line Accounting) – Sustainability Commissioner wanted to know whether triple bottom line accounting factored into decision making around expansions.
- Clear Lake – several attendees were interested and generally supportive of the proposed expansion in the Clear Lake area.
- Economic Dev't in Clear Lake – Questions posed about future development in Clear Lake, the role of the City in facilitating that, and land use controls that would limit/ enable certain development types. When discussion shifted to 'targeted industries' from the EOA, the most excitement and interest was around Food & Beverage Production.
- /CL Overlay – Concerns expressed about "smokestack" industries similar to those already in the area, and support for the proposed Overlay zone that will limit those types of incompatible industrial uses.
- Santa Clara & Golden Gardens Park expansion – Unanimous support for this expansion and recognition that both neighborhoods are underserved by park land.
- Wetland Impacts/ Mitigation Banking – a few questions on this topic; attendees were aware of the City POS Div's experience in wetland mitigation and supported such an approach.

Other

- (overall format)- Resident expressed appreciation for the infographics and for the materials being more engaging than in previous years.

City of Eugene
Envision Eugene
99 W 10th Ave
Eugene, OR 97401

Dear Planners,

9/15/2016

I am writing you on behalf of myself and the Henry Family Limited Partnership, and our property 29273 Old Airport Road, tax lot 17 04 05 1100.

In the past, I have encouraged you to include us in the UGB, as we wanted to annex to the city. I have been waiting since 1986 for that to happen. Unfortunately the way you are proposing to do it makes me want to stay in the county.

Even though we have consistently grown grass seed on the property the whole time we have had it, and it was prior to that, your plan has applied potential wetlands on probably 50% of the property. There is no way to mitigate that at this time.

The biggest problem I have with your plan, is limiting and restricting how I can develop the property in the future. I am a small time property owner, and even though I have developed property over the years, I have always done it in small increments. My father and I always intended to divide our property into eight one acre parcels so we could get loans on them as we developed them.

Recently, our Realtor had someone who wanted one acre to grow pot. They were willing to purchase the acre, but we don't want to sell, and cannot divide it in the current zoning if we did want to. The county assured us we could have a grower use the property in it's current zoning, and build a building to accommodate the use.

While it sounds good right now, I am not sure of the long term. It could be done with county permits, county taxes, and no city SDC's. If we decided to go that way, we would be better off staying out of the city. It may be worth building a building now as it is, for a home business to be run there.

We intend to hold onto this property for generations, and any restrictions would be a burden on us now, and in the future. You say there is a need for large parcels of industrial land, but I would say there is more demand for smaller parcels.

I request you keep any restrictions for development from our property, as it will be difficult for us to be able to develop a whole 8 acre parcel at one time, and more costly to develop it in increments as we would have to refinance loans as we go.

We want the option to divide the property in the future, and even though we may not do it that way, having the option is best. Please consider this once again.

Sincerely,



Gary R. Henry



**LEAGUE OF WOMEN VOTERS®
OF LANE COUNTY**

September 25, 2016

Mayor and City Council
Eugene, Oregon

The League of Women Voters of Lane County has followed the Envision Eugene process and proposals since 2011 and has commented many times on various aspects of the plan. We are pleased that the proposed timeline for the urban growth boundary (UGB) adoption package shows formal adoption in mid-2017.

After years of technical analysis, public engagement, and community debate, it is time to complete the Envision Eugene planning phase and move to the implementation and monitoring of the pillars, policies and strategies. It is time to work with neighborhood groups to incorporate the broad city-wide goals and guidelines into local area decisions. It is time for consideration of longer range growth issues including identifying urban reserves. Delaying formal adoption of the new urban growth boundary past 2017 has the potential to hinder the orderly growth of the city and the planning efforts of other jurisdictions and private developers.

With regard to the proposals for accommodating the need for additional multi-family housing within the current UGB, the League believes that the Tier 1 strategies are reasonable and will require minimal city action to implement, thus allowing the adoption process to continue forward. The city's recent adoption of a revised Multiple Unit Property Tax Exemption (MUPTE) program and of other incentives and policies are likely to encourage the construction of an additional 1000 high density residential units in the downtown area (50 units per year over 20 years).

With regard to the need for 600 additional medium density residential units (30 units per year over 20 years), the implementation of either option A and option B would more efficiently use land already designated for multi-family residential purposes and would increase the supply of such homes. Neither option requires any rezoning action to implement it. However, option B allows more flexibility in the type of dwelling and would permit the construction of detached homes as seen in some existing subdivisions.

Thank you for the opportunity again to provide input on the Envision Eugene decisions and process. We urge the City Council to expeditiously complete its consideration of how to accommodate the growth expected in our community in the next 20 years, a process that has been guided by technical expertise and community values and input.

Sincerely,

Linda Lynch
President

BROWN Eric G

From: LH Elliott <birdsofafeather75@yahoo.com>
Sent: Monday, September 12, 2016 8:45 PM
To: O'DONNELL Heather M
Subject: UGB Clear Lake Area Expansion

Categories: Follow-up

Hi Heather,

My name is Lance Elliott and I own a manufactured home in Rosewood Park at 2350 North Terry Street.

I have received the latest UGB outreach letter and it has me concerned and frightened.

I am a first time homeowner, with no mortgage. According to the way I'm reading the map, the land that my home is in is slated for government/education.

Am I reading the map correctly?

And If I am reading it correctly, will I lose my home in this growth expansion?

Thank you for any reply or assistance in this matter.

Sincerely,

Lance Elliott

541-232-1723

Sent from my Verizon 4G LTE Droid



Clear Lake Expansion Area Fact Sheet

What is the Clear Lake Expansion?

As part of Envision Eugene, the City is proposing to add land to the urban growth boundary for 3,000 jobs, a community park and a school in the Clear Lake area. The expansion will add 924 acres, including a 22 acre community park and a 54 acre school site to our urban growth boundary.

Why are we expanding the Urban Growth Boundary?

The City has identified the amount and type of lands needed to accommodate Eugene's projected population and employment growth over the next 20 years. Several years of community input and technical analysis have found that, while the majority of this 20-year land need can be accommodated inside the current Urban Growth Boundary (UGB), there is not enough space for jobs, parks and schools.

JOBS

As the regional economic hub, Eugene is forecasted to add about 37,000 employees by 2032. Those additional workers will be employed by different types of work, in locations across the community. However, there are not enough large undeveloped lots (greater than 10 acres in size) within Eugene to meet the needs of our target industries – such as industries that pay higher than average wages and have a strong likelihood of locating here. Anecdotally, we know that some new businesses have passed over Eugene and some local businesses have relocated to other communities where these sites are available. Ensuring a 20 year supply of employment land can help contribute to Eugene's role as the regional economic hub, helps local businesses and new business grow in Eugene rather than looking elsewhere, and contributes to reducing our unemployment and increasing the average wage of Eugeneans.

PARKS & SCHOOLS

As Eugene grows, its parks system must grow too, particularly in areas where residents have historically had less access to parks. We are finding space for parks both inside the current UGB and by expanding the UGB. The Clear Lake area is one of two proposed UGB expansions for new community parks, which will provide better access for existing residential neighborhoods (the other expansion are is in Santa Clara). Community parks are intended to provide recreational opportunities and accommodate large group activities, and, typically, include children's play

August 2016

QUICK FACTS

- We are proposing to add 924 acres to the UGB for jobs, a park and a school
- Bringing more land into the UGB meets the needs of our growing population and economy
- The Clear Lake expansion has large job sites near transportation, and creates more access to parks and schools for the Bethel area.
- Zoning is proposed to address potential noise and pollution and focus on clean and green development
- Tell us what you think! Visit envisioneugene.org to provide input.

envision EUGENE

area, basketball courts, open play areas, picnic areas, restrooms, ball fields, pathways and trails, natural areas, on-site vehicle and bicycle parking and transit access. To accommodate these uses, community parks require urban levels of utilities (including water and sewer) which means they need to be inside the urban growth boundary. Similarly, growing neighborhoods also need new schools and there is a need for an additional school site in this area for Bethel School District. The Clear Lake area expansion addresses that need.



Why the Clear Lake area?

Based on a comprehensive study of land outside the current UGB, the Clear Lake area was found to be the most suitable area for the required land uses. For jobs, the area is relatively free of certain development constraints (e.g., floodplain, steep lands) and best embodies the necessary site characteristics of our targeted industries. For example, the expansion area has parcels greater than 10 acres and access to major transportation routes.

For the park and school sites, the area best meets the identified characteristics necessary for the park and school (e.g. location, size, and adjacency to urban residential neighborhood). While wetlands are present throughout the Clear Lake expansion area and will impact development costs, they have been identified as lower quality than those in other areas studied, and therefore, those features can be used as an asset for stormwater or open space.





How will the properties be designated and zoned?

The City’s long-range land use plan, the Metro Plan, includes land use designations that indicate the planned use of land throughout the city. The employment lands within the Clear Lake expansion area are proposed as a mix of Light-Medium Industrial and Campus Industrial designations.

At the time of UGB expansion, the employment properties will be zoned AG Agriculture with the /CL Clear Lake Overlay Zone, the /CAS Commercial Airport Safety Overlay Zone, and the /UL Urbanizable Land Overlay Zone. The new /CL overlay zone will be applied to the employment lands to protect the large lot sizes and to address noise and pollution concerns associated with new industry near existing Bethel residents and the new school and park sites. More details regarding the /CL overlay zone are below. The employment properties will remain zoned as such until a property owner receives approval for annexation into the city. Upon annexation (when development can actually occur) into the city, the properties will be automatically zoned to I-2 Light-Medium Industrial or E-1 Campus Industrial, consistent with the Metro Plan designation. The /UL overlay zone will automatically be removed while an additional overlay of /WQ Water Quality Conservation Area Overlay Zone will be applied to certain lots in the Clear Lake area, in order to protect the water quality of several waterways in the area.

The park and school site will be given designations of Parks and Open Space and Government and Education, respectively. These properties will also be zoned AG Agriculture with the /UL Urbanizable Land and /CAS Commercial Airport Safety overlay zones at the time of UGB expansion and will remain zoned as such until the City or Bethel School District receive approval for annexation into the city. Upon annexation into the city, the properties will be rezoned to PL Public Land with the /WQ Water Quality Overlay Zone and the /UL overlay zone will be removed.

What is the Clear Lake Overlay Zone and how will it be used?

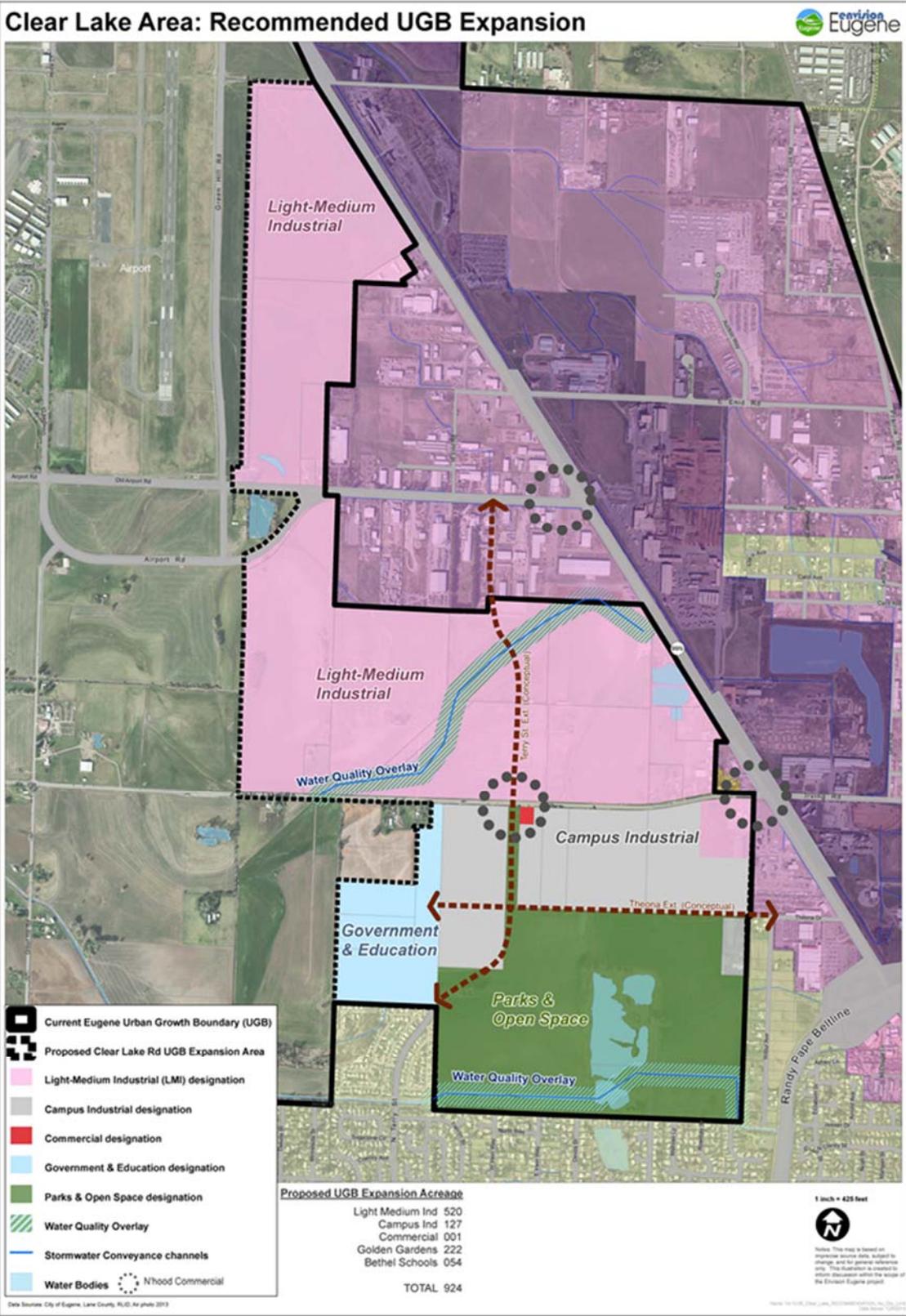
The /CL Clear Lake Overlay Zone addresses two main areas of community concern:

- (1) Preservation of the large lots (greater than 10 acres) in the expansion area, and
- (2) Potential impacts of siting new industrial and employment uses in an area of concentrated industrial development.

First, the preservation of large lots is needed to prevent the division of the employment expansion area into lots smaller than the identified sizes needed. Dividing the area into small lots would negate the anticipated benefit of providing larger, development ready sites for employment.

Next, the City Council requested that any potential environmental justice concerns associated with additional industrial development in the area be addressed. With input from stakeholders and property owners, a new /CL overlay zone was developed which prohibits certain uses and puts in place performance standards to improve compatibility for noise and pollution.

envision EUGENE





How do I give feedback on the Recommended UGB Expansion or the Clear Lake Overlay Zone?

Summer 2016! This summer, there will be several opportunities to learn more and tell us what you think about these options. Beginning in July, the Envision Eugene Team will be hosting a booth at community events throughout the City including several of the Party in the Parks, Sunday Streets, and at First Friday in downtown. Go to envisioneugene.org and see the *Get Involved!* page for the latest on events and other opportunities.

Fall 2016/Winter 2017- Following the summer outreach, the UGB expansion and full UGB adoption package of materials must go through a formal adoption process anticipated to start in late 2016. Feedback this summer will inform the versions that will go through the formal approval process. This process will include work sessions, public hearings, and an opportunity for public comment before the Eugene and Lane County Planning Commissions followed by the Eugene City Council and Lane County Board of Commissioners. The City Council will eventually decide on the UGB adoption package.

Need more details?

For more project-specific information on the UGB expansion and the /CL Clear Lake Overlay Zone, visit www.eugene-or.gov/clearlake.

Santa Clara Community Park Expansion Area Fact Sheet

What is the Santa Clara Community Park?

To fulfill a longstanding need for a community park in the Santa Clara area, the City is proposing to expand the current urban growth boundary (UGB) by 35 acres for a new park adjacent to Madison Middle School (between Wilkes Drive and River Loop 2).

Why a new park in Santa Clara?

Historically, the Santa Clara neighborhood has been underserved by parks and the area does not contain any community parks. Aware of this need for some time, the City has actively searched for the most suitable property to serve this area. After an exhaustive study of suitable land, that was feasible to acquire, the City found none available inside the current urban growth boundary. Because of the lack of available land, an expansion of the urban growth boundary is necessary to bring in land for a community park to serve the Santa Clara community.

Why does the property have to come into the urban growth boundary?

Community parks are intended to provide recreational opportunities, accommodate large group activities, and, typically, include children's play area, basketball courts, open play areas, picnic areas, restrooms, ball fields, pathways and trails, natural areas, on-site vehicle and bicycle parking and transit access. To develop these uses, community parks require urban levels of utilities (including water and sewer) which means they need to already be inside the urban growth boundary before utilities can be extended to the site.

QUICK FACTS

- 35 acres is proposed to be added to the UGB to provide a much needed community park in Santa Clara
- Although when the park will be developed is not yet know, bringing this site into the urban growth boundary is the first step in developing a full service community park
- Zoning is proposed to protect streams and water quality
- Tell us what you think!
Visit envisioneugene.org to provide input



August 2016

envision EUGENE



Proposed Santa Clara UGB Expansion Area



- Proposed UGB Expansion for Future Santa Clara Community Park
- UGB Expansion Boundary
- Urban Growth Boundary (2012)
- Water Bodies

0 500 1,000 Feet



July 2016 Draft

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

Date PDF Saved: 7/11/2016

How will the property be designated and zoned?

The City's long-range land use plan, the Metro Plan, includes land use designations that indicate the planned use of land throughout the city. The park site is proposed to be a Parks and Open Space designation. At time of UGB expansion, the property will be zoned AG Agriculture with the /UL Urbanizable Land Overlay Zone and will remain zoned as such until the City receives approval for annexation (when development can



actually occur). Upon annexation into the city, the site will be rezoned to PL Public Land. Two overlay zones will also be applied to protect the stream channels and to address water quality including the /WR Water Resources Conservation Overlay Zone and the /WQ Water Quality Overlay Zone.

When will the park be developed?

Timing of park development is dependent on funding availability. The City is currently updating our Parks and Recreation System Plan, which will determine projects and priorities for park development throughout the city, including the Santa Clara Community Park. For information about this process, please visit <http://www.eugparksandrec.org/>. Once both construction and maintenance funds are secured, the City will engage neighborhood residents for input for the actual design of the park.

How do I give feedback on the proposed UGB expansion?

Summer 2016! This summer, there will be several opportunities to learn more and tell us what you think about these options. Beginning in July, the Envision Eugene Team will be hosting a booth at community events throughout the City including several of the Party in the Parks, Sunday Streets, and at First Friday in downtown. Go to envisioneugene.org and see the *Get Involved!* page for the latest on events and other opportunities.

Fall 2016/Winter 2017- Following the summer outreach, the UGB expansion and full UGB adoption package of materials must go through a formal adoption process anticipated to start in late 2016. Feedback this summer will inform the versions that will go through the formal approval process. This process will include work sessions, public hearings, and an opportunity for public comment before the Eugene and Lane County Planning Commissions followed by the Eugene City Council and Lane County Board of Commissioners. The City Council will eventually decide on the UGB adoption package.

Need more details?

For more project-specific information on UGB expansion, visit www.eugene-or.gov and see the *Adopting Our Urban Growth Boundary* page.

Urban Growth Boundary Adoption - Fact Sheet

What is the urban growth boundary?

The urban growth boundary (UGB) is the cornerstone of land use planning in Oregon. It is the line that separates urban uses from rural uses with the aim of protecting our farm and forest lands while making sure we have enough space for the needs of a growing urban population to live, work and play. Every city in Oregon is required to have an urban growth boundary, which must contain enough land for housing, employment, parks and schools for the next 20 years of projected population growth.

The Cities of Eugene and Springfield have shared a common UGB since 1982. As part of Envision Eugene, we will adopt our first ever Eugene-specific UGB. We've listened to the community and completed a lot of technical analysis that together, guide where, when and how we should grow based on our shared community values. We learned that we can meet our needs for the next 20 years for most homes and businesses inside our current UGB. In addition to creating a UGB that will be *distinct from Springfield's UGB*, Eugene's UGB will become *parcel-specific*, more clearly defining which properties are inside and outside of Eugene's UGB, and it will *expand* to meet the anticipated need for jobs, parks and schools. Through Envision Eugene we have also learned that there is interest in monitoring development trends and planning for more than 20 years into the future.

QUICK FACTS

- We're adopting our own, Eugene-specific UGB
- The new UGB is expanded to bring in more land for jobs, parks and a school
- Tell us what you think! Visit envisioneugene.org to provide input.



How will the UGB be adopted?

Our UGB must be formally adopted by both the City of Eugene and Lane County. First, the Eugene and Lane County Planning Commissions will review the set of documents (Draft 1 of the "UGB adoption package") that are needed to adopt our new UGB. Their review will include a public hearing and will result in their recommendation on adoption. Based on that recommendation, adjustments may be made, and a second draft (Draft 2 of the "UGB adoption package") will go through a public hearing process with the City of Eugene City Council and the Lane County Board of Commissioners. These elected bodies will make a decision on adoption. The Oregon Land Conservation and Development Commission (LCDC), which oversees the statewide land use program, must then acknowledge the new urban growth boundary for it to go into effect.

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What will the “UGB adoption package” include?

The set of documents required for adoption of our UGB (‘the adoption package’) cover three main areas:

- 1) How the UGB was determined.** This includes analysis and legal documents about how much Eugene is expected to grow, how much land is needed to accommodate the growth, and what type of land will meet the various identified needs for housing, jobs, and public uses like schools, parks and utilities.
- 2) Where the UGB is located.** These documents show the precise location of the entire UGB.
- 3) How the UGB will work.** Policies and zoning codes provide details about policies to guide future growth, how land will be developed for its intended use and how it will be served by transportation and public facilities.



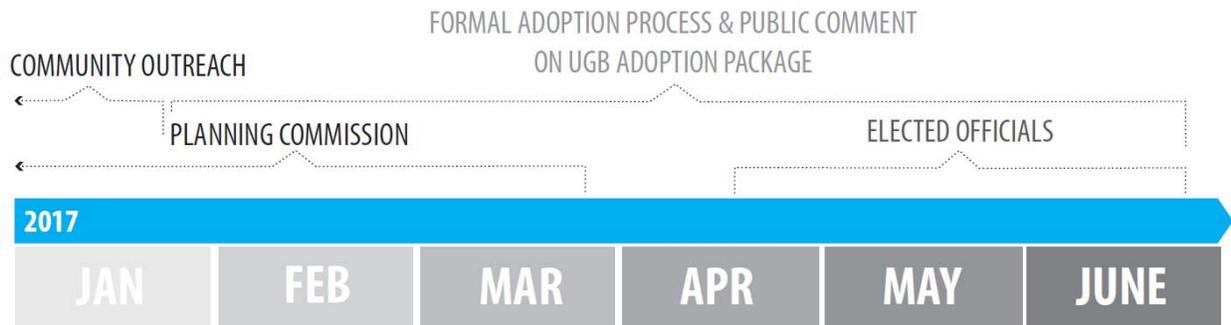
When will the UGB be adopted?

The formal adoption process takes time. The timeline below shows the phases of community outreach and public review by the planning commissions and elected officials.

2016



2017



How do I give feedback on the UGB?

Summer 2016! This summer, there will be several opportunities to learn more and tell us what you think about these options. Beginning in July, the Envision Eugene Team will be hosting a booth at community events throughout the City including several of the Party in the Parks, Sunday Streets, and at First Friday in downtown. Go to envisioneugene.org and see the *Get Involved!* page for the latest on **events** and to fill out a **questionnaire**.

Fall 2016/Winter 2017- Following the summer outreach, the UGB expansion and full UGB adoption package of materials must go through a formal adoption process anticipated to start in late 2016. Feedback this summer will inform the versions that will go through the formal approval process described above with the Planning Commissions, Eugene City Council and Lane County Board of Commissioners. The City Council will eventually decide on the UGB adoption package.

Need more details?

For more information about the specific components of the UGB adoption package, including materials proposed for adoption and fact sheets, visit www.eugene-or.gov and see the *Adopting Our Urban Growth Boundary* page.

ECONOMIC SNAPSHOT



Provide ample economic opportunities for all community members

How are we growing?

1.4%* **»» 37,000**

ANNUAL JOB GROWTH OVER THE NEXT 20 YEARS

*Oregon Employment Department 10 yr. forecast for Lane County

TOTAL
NEW
JOBS

NEW JOBS!
19% Industrial
67% Commercial
14% Government

Income & Poverty

Median
Household
Income



Eugene

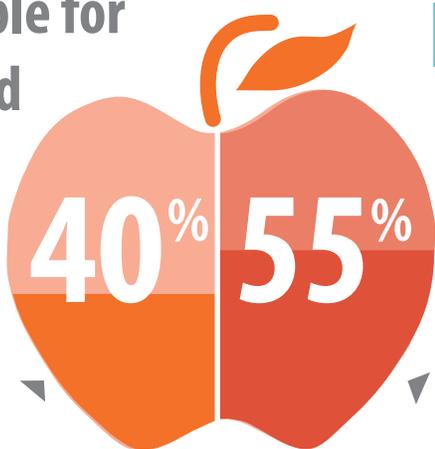


Oregon



United States

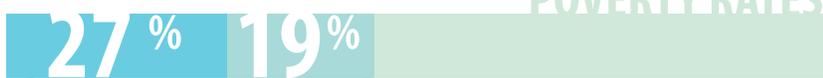
Children eligible for
free or reduced
price lunches*



Eugene 4J
School District

Bethel School
District

*Oregon Department of Education, 2011-2012 School year



Community Members
living in poverty

Community Members
receiving food stamp benefits
in 2013.

- Livability Lane, Equity and
Opportunity Assessment, 2014

Unemployment Rate*



*Bureau of Labor and Services, May 2012 to May 2015

What type of jobs will we need?

Economic Strategies

- Grow Local Opportunities
- Energize a Creative Economy
- Invest in Tomorrow's Talent
- Provide Basic Business Needs
- Identify as a Place to Thrive
- Strengthen Key Industries



Key Industries

Traditional Strengths

- Transportation Manufacturing
- Wood Products
- Health Care
- Construction

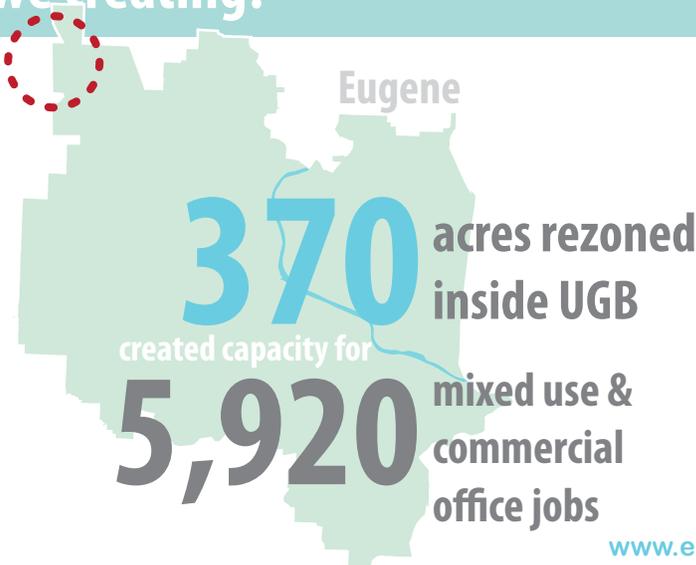
Emerging Opportunities*

- Clean Tech & Renewable Energy
- Health/Wellness
- Advanced Manufacturing
- Software
- Biotech
- Food & Beverage

*Regional Prosperity Strategy

What job opportunities are we creating?

650
acres of expansion
can create
capacity for **3,000**
jobs in key industries



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EUGENE

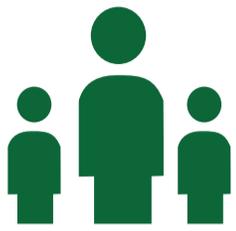
www.envisioneugene.org

NATURAL RESOURCES SNAPSHOT

Protect, restore and enhance natural resources



We are growing



34,000

NEW EUGENEANS OVER THE NEXT 20 YEARS
(Adopted Forecast)



355

acres of NEW parks needed



Eugene's abundant parks and natural areas

4,700

ACRES OF NATURAL AND DEVELOPED PARK AREAS

3,700

acres of natural areas for habitat and recreation, including the Willamette River and other waterways, wetlands and prairie, and oak and conifer forests.

530

acres of developed parks and recreation, sports and community gathering.

Health & Livability

90

% of Eugene residents believe parks and recreation are very or somewhat important to their quality of life



Habitat

Eugene is home to many types of habitat for plants and animals. The City of Eugene's participation in the Rivers to Ridges Partnership has contributed to the

protection of 1,400 acres since 2003.

The City annually plants approximately 500 trees and 6,500 willows along waterways to improve water quality and habitat.



For more information on Parks and Open Space and the City's Parks & Rec System Plan update and related outreach & feedback visit eugene-or.gov/parks

Tree Canopy

Eugene's abundant tree canopy provides habitat for wildlife and pollinators, provides climate regulation, cleans air and stormwater and increases resident's health, happiness and well-being.

100,000

Street trees estimated to comprise the canopy



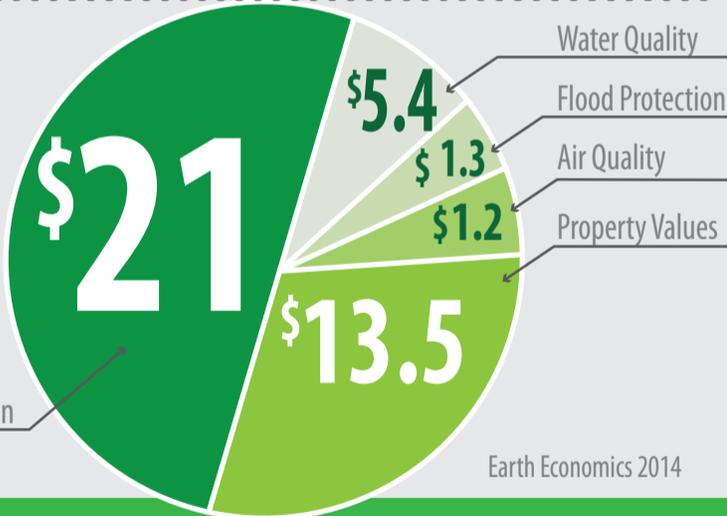
Natural Assets

Provide \$42.2 million in economic benefits each year

\$42.2

million total in benefits

Outdoor Recreation



Earth Economics 2014

What park opportunities are we creating?

Expanding the UGB to bring in

260

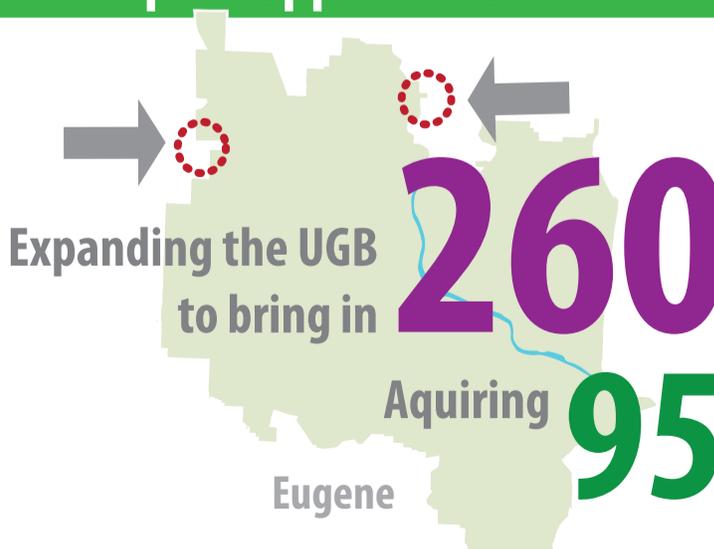
acres of land for community use and enjoyment at Golden Gardens and Santa Clara Community Parks

Aquiring

95

acres for more parks throughout Eugene

Eugene



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www.envisioneugene.org

NEIGHBORHOOD LIVABILITY SNAPSHOT

Protect, restore and enhance neighborhood livability



Eugene is growing



34,000

NEW EUGENEANS OVER THE NEXT 20 YEARS
(Adopted Forecast)



15,100

NEW HOMES

37,000

NEW JOBS

(Oregon Employment Department 10 yr. forecast for Lane County)

What makes our community a great place to live?



Access to Daily Needs

20 MINUTE NEIGHBORHOOD GOAL

90% of Eugene neighborhoods will function as 20 minute neighborhoods by 2032

KEY FACTORS FOR 20 MIN. NEIGHBORHOODS

- A Mix of Uses: Residential & Jobs
- Places to Go: Grocery Stores, Schools & Parks
- Ways to get There: Short Block Length, Connected Sidewalks, Bike Access & Transit

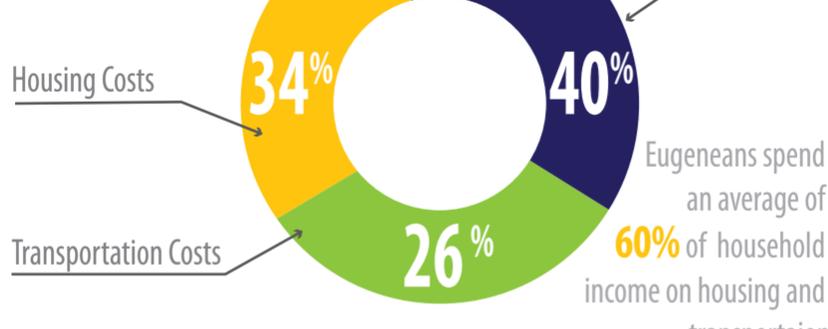
WALKABILITY & TRANSIT

Eugene is considered a car dependent city by WalkScore

Eugene's most walkable neighborhood is **West University** population 6,139
 Walk Score **89** Transit Score **61** Bike Score **100**
 Eugene's 2nd most walkable neighborhood is **Downtown Churchill** population 11,312
 is one of the least walkable neighborhoods

Eugene's Walk Score **44**

Housing & Transportation Costs*



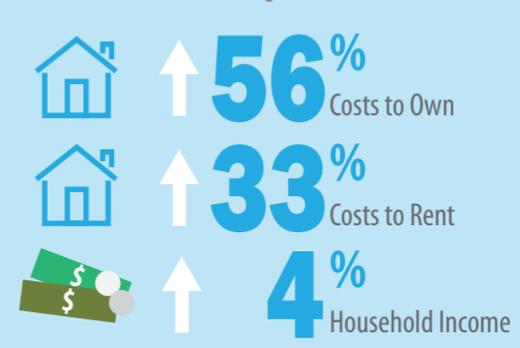
*Data analyzed by Center for Neighborhood Technology www.cnt.org

EQUITY & AFFORDABILITY

50% of households are cost burden
 Spending over 30% of income on housing
 64% of renters; 33% of owners

40% of households can not afford the average cost of a two bedroom apartment at HUD's fair market rent of \$806

Between 1999 - 2011 Housing Costs Have Outpaced Income



What opportunities are we creating?



Planning and Design Tools:
 Infill Compatibility Standards, Transition Standards, Community Design Handbook, Special Area Zones, Area Planning, Key Corridors

www.envisioneugene.org

Projections are related to Eugene 2012-2032 unless otherwise noted. Sources are American Community Survey 2011 unless otherwise noted.

AGENDA ITEM SUMMARY
November 21, 2016

To: Eugene Planning Commission

From: Terri Harding, City of Eugene Planning Division

Subject: South Willamette Next Steps

ISSUE STATEMENT

At their October 10th work session, the Eugene City Council directed staff to engage with neighborhood associations to discuss next steps for planning in the South Willamette area.

At this work session, the Planning Commission will have the opportunity to discuss the next steps, including the role of the Planning Commission regarding community engagement and making a formal recommendation to the City Council.

BACKGROUND

On October 10th, 2016, the City Council passed the following direction:

“The City Manager is directed to prepare, in consultation with the appropriate City staff and the elected boards of the four City-chartered south Eugene neighbors--Friendly Area Neighbors (FAN), Southwest Hills Neighborhood Association (SHiNA), Southeast Neighbors (SEN) and Amazon Neighborhood Association (Amazon), a proposal for a planning process that is based on the South Willamette Street Initiative (Attachment A of September 26, 2016 work session AIS).

The City Manager's proposal shall embody the basic structure and elements of the South Willamette Initiative; however, the proposal may make limited adjustments to the geographic boundaries, the composition of the planning team and other details. The proposal may also include recommendations for additional guidelines for the refinement plan process to be established by City Council.”

Since the Council’s October 10 meeting, a cross-departmental staff team consisting of representatives from Planning and the Office of Human Rights and Neighborhood Involvement has been meeting to discuss implementation of the motion. Staff have reached out to schedule conversations with each of the four neighborhood associations. See attached email to neighborhood leaders in **Attachment A**.

The Southwest Hills Neighborhood Association Board met on November 10th, and the Friendly Area Neighbors Board met on November 14th. Staff is working to schedule meetings

with the other two neighborhoods. We also plan to reach out to neighborhood businesses and commercial property owners. We would like to discuss with all of these stakeholders ideas for possible refinements to Council's initial proposal for further Council direction.

NEXT STEPS

Staff is working with neighborhood leaders to schedule agenda time at upcoming board meetings in the Amazon and Southeast Neighborhoods. In addition, outreach to commercial businesses and property owners is planned.

ATTACHMENTS

A. November 9th Email to Neighborhood Leaders

FOR MORE INFORMATION

Contact Terri Harding at 541-682-5635, terri.l.harding@ci.eugene.or.us

JANISCH Amy C

From: HARDING Terri L
Sent: Wednesday, November 09, 2016 5:06 PM
To: PRINCE Randy (SMTP); 'Heather Sielicki'; vhariton@yahoo.com; 'Morgan Greenwood'
Cc: VANDERHAEGHEN Jennifer E; KANE Rene C (Rene.C.Kane@ci.eugene.or.us); BROWN Eric G; HOSTICK Robin A
Subject: South Willamette Discussion Questions

Greetings Neighborhood Chairs,

Thank you for inviting City staff from Planning and the Office of Human Rights and Neighborhood Involvement to your meeting to discuss next steps on the South Willamette project. We are scheduled to attend SHINA and SEN on November 10th and FAN on November 14th. Any email input from Amazon Neighbors is very much appreciated, as we understand the Board does not meet until December 14th. We propose doing three main things at these initial meetings:

1. Introducing our two work groups and our shared goal of supporting and enhancing neighborhood and community engagement to address neighborhood planning problems.
2. Offering City support to boards that need organizational assistance, for example drafting operating agreements.
3. Floating some ideas for refining or adding to the South Willamette Street Initiative to meet our neighborhood and community goals and values, including equitable, inclusive process. Assuming the current boundary limited to Commercially designated lots between 24th and 29th, discussion questions include:
 - a) Role of each Neighborhood Association on the Planning Team, options for number of representatives and voting/non-voting status
 - b) Including commercial property owners on the Planning Team, or business owners who are also property owners
 - c) Including City Councilors on the Planning Team
 - d) Strategies for engaging people in the process, including the broad community and specific interests such as minority-owned businesses
 - e) Creation of and role of a Triple-Bottom-Line Sounding Board with possible members from - or appointed by – the Sustainability and Human Rights Commissions and the Housing Policy Board
 - f) Role of the Planning Commission (such as Community Engagement, Check-ins with Council, Formal Recommendation)
 - g) Role of the City Council (such as Approve Planning Team, Choose Facilitator, Approve Community Engagement Plan, Check-ins with PC, Formal Adoption)
 - h) Role of City staff in supporting the project, given uncertainties in scope, schedule, and budget
 - i) Role of and need for an outside facilitator, and process to identify options and select a person

Please forward this email as you see fit to get the conversation going in your neighborhoods. We look forward to having ongoing conversations with you!

Terri and Jennifer

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Jennifer Lleras Van Der Haeghen

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Manager
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