



April 2013

South Willamette Concept Plan

The Envision Eugene vision is taking shape in the South Willamette district. The street design study has been in the news recently, and the Concept Plan for the district is now being finalized! In March, the final draft Concept Plan, the vision for guiding change in the area – from 23rd to 32nd Avenues and from the base of College Hill to Amazon Park – was published, incorporating hundreds of ideas from community members into an integrated vision for future development.

As part of Envision Eugene, the plan implements many of the pillars and strategies to make a great place for living, working, doing business, shopping and relaxing. The full concept plan is available on the city website [here](#).

The plan reinforces existing patterns, supporting a vital commercial area that evolves over time to a more walkable shopping and business district. An important element of the plan is a richer range of housing types to accommodate residential growth in the district with more types of housing for all income levels.

The vision is based on carefully considered building types, heights and transitions that introduce more urban building forms while addressing important community values about scale and compatibility. The vision also emphasizes the connection between safe and walkable neighborhood streets to open spaces such as Amazon Park.

Over 600 people have been involved through public workshops, online presentations, surveys, focus groups, or email communication. Two events in April are planned to foster public dialogue and gather feedback on the plan.

April 4: Open House with Eugene Planning Commissioners

The open house will feature illustrations of the plan for public review. Planning Commissioners will be available to talk with community members and hear comments about the Concept Plan. 6-8 pm, Hilyard Community Center.

April 15: Planning Commission Meeting

Planning Commissioners will review and be asked to modify or accept the South Willamette Concept Plan. 11:30 am, Atrium Sloat Room.

Following the April meetings, the City Council will have an opportunity to review and discuss the plan. Implementation steps will follow, including a community investment program to catalyze implementation of the vision.

The process of re-designing and constructing South Willamette Street continues as well. In February a public meeting drew 300+ people to talk about their hopes for the street. Six alternative designs were presented and discussed. In March, the alternatives were narrowed down to three. See them here: www.eugene-or.gov/SWillametteStreet.



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Shopping Alley Concept



Single-Family Options Zone

The Willamette Street design process is parallel to the Concept Plan process and will not be the focus of the April Planning Commission meetings described above. The next community forum for the South Willamette Street Improvement Plan will be Tuesday, June 11 from 6:00-8:00 pm in the South Eugene High School cafeteria.

Mixed Use and Downtown Code Amendments

Another project underway to implement Envision Eugene is aligning the land use code regulations to support implementation. Over the past several years, various City codes have been identified as barriers to mixed use development and projects in the downtown area. A short list of code changes (amendments) has been prepared and is being shared with stakeholders this spring. The goal of these amendments is to facilitate several Envision Eugene strategies including compact urban development in downtown, on key transit corridors, and in core commercial areas.

Revisions are planned for the following code sections to make it easier to do mixed use and downtown development projects:

- Housing in Commercial Zones
- Transportation Impact Analysis in Downtown
- Surface Parking Limitation in C-3 Zone
- Large Commercial Facilities Standards for Projects in Downtown
- Nodal Development (/ND) Overlay Zone (in addition to the recent amendment for drive-throughs)
- Transit Oriented Development (/TD) Overlay Zone (minor changes to reflect /ND changes)
- Commercial Landscaping Standards

Next steps include a Planning Commission work session on April 22nd and a public hearing on May 7th. The City Council will hold its own hearing this summer before taking action on the amendments. For more information, go to www.envisioneugene.org > Implementation Projects > Land Use Code Amendments

Upcoming Meetings on Envision Eugene

- April 4th at 6-8 pm: South Willamette Concept Plan Open House, Hilyard Community Center, 2580 Hilyard
- April 8th at 11:30 am: Planning Commission on Employment Strategies/Flexible Zoning, Atrium Sloat Room, 99 West 10th Avenue
- April 15th at 11:30 am: Planning Commission on South Willamette Concept Plan, Sloat Room
- April 17th at Noon: City Council on MUPTE Program, Harris Hall, 125 E. 8th Avenue
- April 22nd at 11:30 am: Planning Commission on Mixed Use/Downtown Code Amendments, Sloat Room
- April 24th at 5:30 pm: Sustainable Transportation Planning lecture with Jeff Tumlin, Downtown Library Bascom-Tykeson Room, 100 West 10th Avenue (See book cover at right)

See complete Envision Eugene project information on the web. Visit www.envisioneugene.org for videos, recommendation documents, and information on other implementation projects. Like us on facebook, or send an email to envisioneugene@ci.eugene.or.us to sign up for monthly e-mail updates.



envision eugene Spotlight



Broadway Commerce Center



Capstone Construction Site



Downtown Streetside Character

SUSTAINABLE TRANSPORTATION PLANNING



Tools for Creating Vibrant, Healthy, and Resilient Communities

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