



## Eugene Opposes SB 10

The City of Eugene supports the principles of Transit Oriented Development (TOD), as this is a critical element of our Envision Eugene land use planning efforts, as well as Moving Ahead, our collaborative transit program with Lane Transit District (LTD).

However, the City of Eugene is Opposed to SB 10 and the -3 amendments. The current bill only applies to Eugene, Springfield, and Salem, and the two transit districts serving those cities, all of these entities are opposed to the bill and we ask the Senate to drop this unwanted initiative.

We oppose this bill:

- Unfunded mandate,
- No local community involvement in land use planning process,
- Difficult to implement (Lack of clarity and consistency in text),
- Would take staff away from other critical in-process work related to housing affordability and readiness of employment lands.

While the amended bill would affect less acreage, it still would have considerable ramifications along our corridors. Specifically, it would require significant upzoning of mostly developed low density residential areas along multiple corridors (over 700 acres) from a maximum of 14 dwelling units per acre (current) to 20 or 40 dwelling units per acre within 1/8 mile and ¼ mile respectively (see attached PriorityTransitAreas map above for Eugene specific impact).

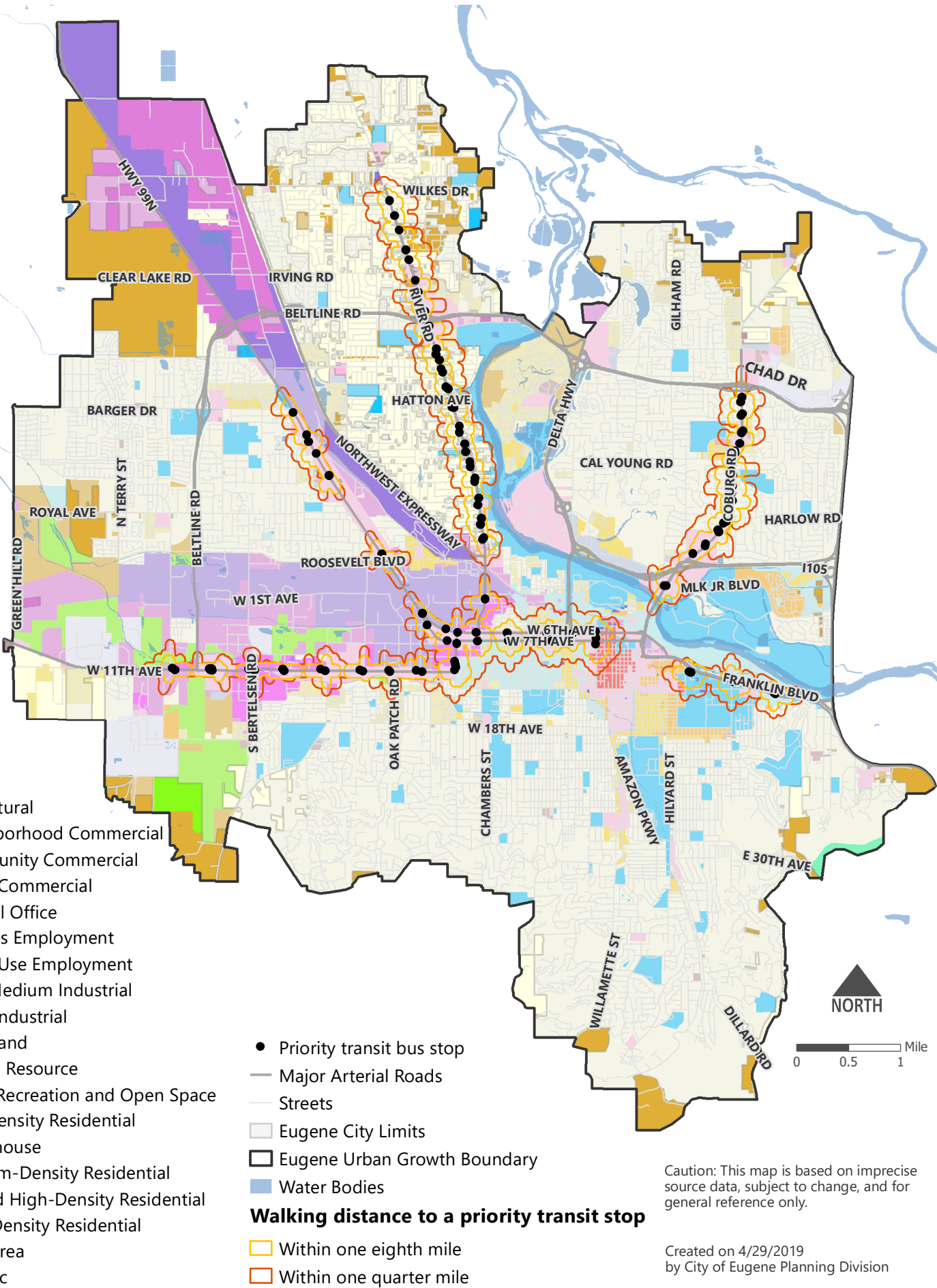
The new “alternative” at Section 2 (2)(b) is complicated and confusing. While we were able to map the impact area in Section 2 (2)(a), it is not clear how a city would calculate “the maximum total number of residential units that would be authorized under (2)(b) . “ By just taking the total number of acres within the 1/8 and ¼ mile buffers:

- 1/8 mile: 1,192 acres x 20 du/acre = 23,840 units total would be the “maximum authorized”
- ¼ mile: 885 acres x 40 du/acre= 35,400 units total would be the “maximum authorized”

A total of 59,240 maximum number of residential units that would be authorized under (2)(a), which is out of scale with Eugene’s actual needs. For comparison, Envision Eugene identified the need for a total of approx. 15,100 new homes (including approx. 6,800 multi-family) by 2032 to accommodate our projected population growth. The 6,800 multi-family homes are anticipated to be developed downtown, through redevelopment along corridors, and on vacant and partially vacant lands throughout the city. Note that there are only about 129 acres (of the 2,077 total acres within the priority transit areas shown on the first map) that are either vacant (undeveloped) or partially vacant.



# Proximity to a Priority Transit Area



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

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