

HANSEN Alissa H

From: JOHNSON Sarai <Sarai.JOHNSON@lanecountyor.gov>
Sent: Monday, September 21, 2020 3:32 PM
To: Eugene Shelter Super Siting; HANSEN Alissa H; GEPPER Jeffrey A
Cc: FREED Brooke A
Subject: River Ave Super Siting Application
Attachments: River Ave Emergency Shelter Super Siting Application Final.docx; 100 River Ave - Test Fit 01 06 20 r[1].pdf; 17041322.pdf; Commercial Locations Near River Ave.pdf; Property Information River Ave.pdf

[EXTERNAL 

Hello all!

Please find attached the application and supporting documentation for 100 River Ave to be considered for Emergency Shelter zoning under HB 4212. Please let me know if you have any questions or require any clarification or adjustment to this application before the September 28, 2020 deadline.

Thank you!

Sarai Johnson (she/her)
Joint Shelter and Housing Strategist
City of Eugene and Lane County
541.514.5244

EMERGENCY SHELTER SUPER SITING APPLICATION: 100 RIVER AVE

THE EMERGENCY SHELTER:

Lane County requests that the facility located at 100 River Ave, Eugene, OR 97404 (referred to hereafter as “The Facility”) to be utilized as an Emergency Shelter as allowable under HB 4212.

The Emergency Shelter Facility will include sleeping and restroom facilities, will comply with applicable building codes including fire marshal approval, is located in the City’s urban growth boundary, will not result in a new building siting within a hazard area, has adequate transportation access to medical and commercial services, and will not pose any unreasonable risk to public health or safety. The facility will be operated by a local government and a nonprofit or public benefit corporation.

The information below and attached demonstrate its compliance with the requirements of HB4212.

SLEEPING AND RESTROOM FACILITIES

The Emergency Shelter Facility will include sleeping and restroom facilities. The Facility currently includes approximately 30 sleeping quarters with room for up to 45 beds. The planned renovation will create 75 beds for low-barrier emergency shelter and an additional 15 beds for medical respite. The Facility will have at least 10 toilets and 5 showers for guests.

Full plans will be submitted to the City of Eugene planning department upon completion and prior to building permit applications. The County is working with Pivot Architecture on this project.

See attached Test Fit from Pivot Architecture for preliminary drawings of the proposed layout.

COMPLIANCE WITH APPLICABLE BUILDING CODES

The Facility will comply with all applicable building codes. The building will be retrofitted for use as an emergency shelter. All plans and construction activity will be in accordance with City of Eugene Planning and Development requirements and code.

URBAN GROWTH BOUNDARY

The Facility is located within the City of Eugene Urban Growth Boundary. See attached Tax Map for specific location information.

STATEWIDE LAND USE COMPLIANCE

The Facility will not result in a new building that is sited within an area designated under a statewide land use planning goal relating to natural disasters and hazards unless the development complies with regulations directly related to the hazard. The Facility is located in an “area of minimal flood hazard” and has no other known limitations or hazards associated with the property. See attached Property Information.

TRANSPORTATION ACCESS TO MEDICAL AND COMMERCIAL SERVICES

The Facility has adequate transportation access to medical and commercial services. The Facility is located on several bus lines. The bus runs regularly on lines to and from the closest bus stop, which is about 500 feet from the location. The busses offer easy access to transportation hubs including Downtown Station and EmX. The site is just off Randy Pape Beltline Road, which offers quick access to the east and west. The Facility is near Grocery Outlet and several restaurants, and just a few blocks away from a major commercial center at River Road and Division Avenue that is home to Albertson’s, Fred Meyer, and other commerce.

Access to medical services is also convenient:

- PeaceHealth Santa Clara Clinic: 0.6 miles/13-minute walk
- PeaceHealth Riverbend: 5.2 miles/10-minute drive
- Eugene Springfield Fire Station 11: 0.5 miles/3-minute drive (for emergency services)

See attached for map of key commercial locations within 1 mile (approximate).

NO UNREASONABLE RISK TO PUBLIC HEALTH OR SAFETY

The Facility will not pose any unreasonable risk to public health or safety. The Facility will be operated as a Low-Barrier Emergency Shelter and Navigation Center, a model that has been successfully deployed in San Francisco, Seattle, and Portland, among other large cities. The Facility will be by referral only, which will preclude individuals congregating on or near the property. The model includes a Good Neighbor Agreement that ensures that the operator and all emergency shelter guests limit any disruptions that may concern the surrounding neighbors, which will be informed by the River Road Community Organization. The Facility will have professional staff with training in de-escalation and case management onsite 24 hours a day. The Facility will be operated to support people who have barriers to housing as they stabilize, identify goals, and work toward reaching housing and employment goals in partnership with Housing Navigators and Case Managers.

EMERGENCY SHELTER OPERATIONS

The facility will be operated by a local government and a nonprofit or public benefit corporation.

The Emergency Shelter/Navigation Center will be operated in partnership with:

- Lane County Human Services Division

- City of Eugene
- A nonprofit organization (to be selected via RFP process closer to opening)

Additionally, this Emergency Shelter will provide:

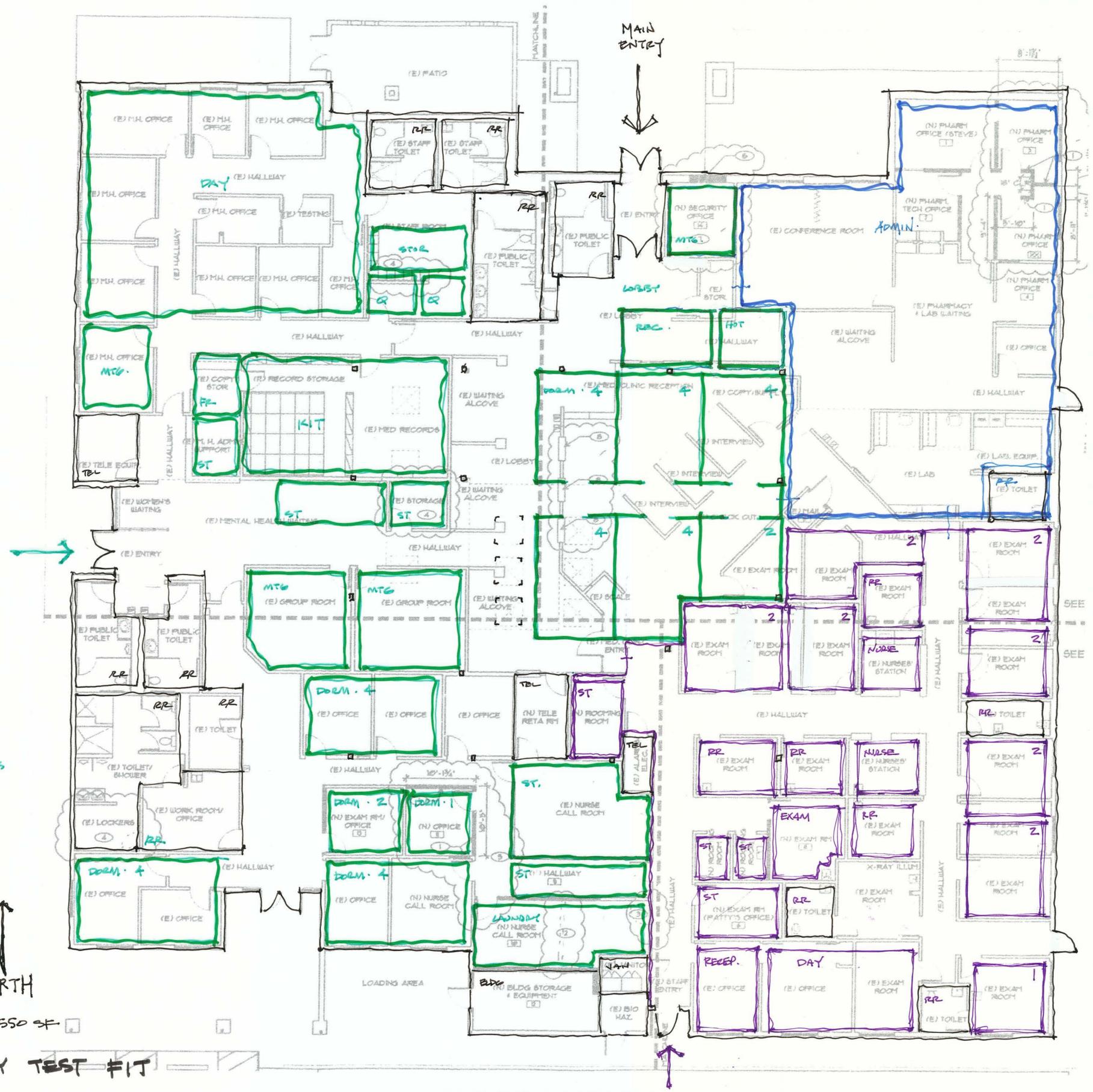
- Showering and bathing facilities
- Personal property storage
- Laundry
- Food service
- Recreation areas for pets
- Case management and housing navigation services

PUBLIC ENGAGEMENT PLANS

While HB 4212 does not require public engagement for siting, the County will work with the River Road Community Organization (RRCO), North Eugene High School, and local businesses and residents who live nearby to create a responsive and respectful relationship with the surrounding community.

CONTACT

For questions or inquiries regarding this application please contact Sarai Johnson, Joint Shelter and Housing Strategist at sarai.johnson@lanecountyor.gov or 541.514.5244.



NAVIGATION
ADMIN
= 2,200 SF

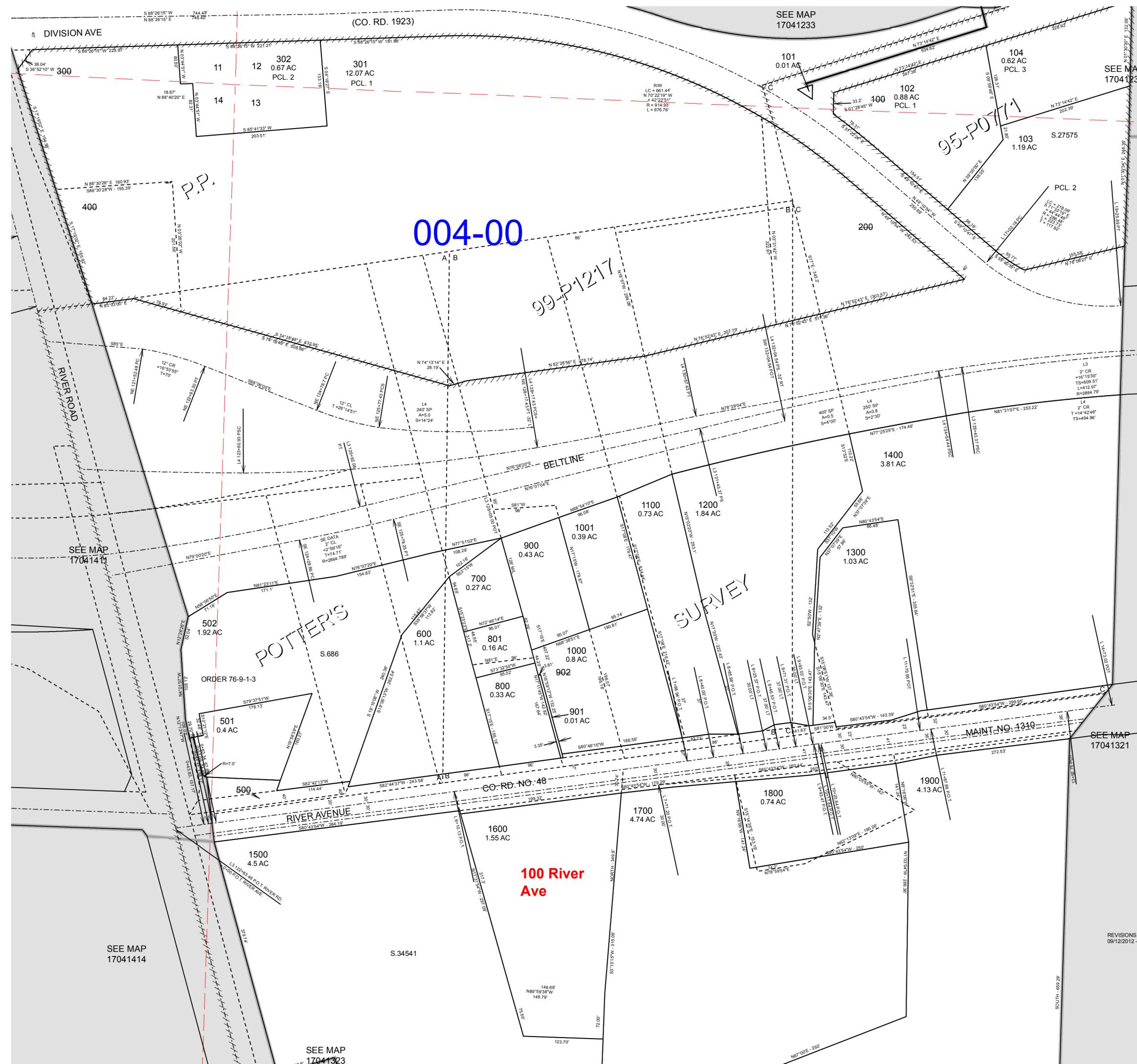
NAVIGATION CENTER
 • 74 BEDS (BUNKS)
 • 11,950 SF
 • MOSTLY (E) RESTROOMS
 • WIDE CIRCULATION

MEDICAL RESPITE
 • 15 BEDS
 • 4,400 SF
 • MANY NEW RESTROOMS
 •
 •

NORTH
 18,550 SF

CANCELLED
500
100
200
300
400
500
902

REVISIONS
09/12/2012 - LCAT115 - CONVERT MAP TO GIS



004-00

99-P1217

95-P0771

SURVEY

100 River Ave

POTTER'S

ORDER 76-9-1-3

MAINT. NO. 1310

SEE MAP 17041323

SEE MAP 17041414

SEE MAP 17041321

SEE MAP 17041411

SEE MAP 17041233

SEE MAP 17041234

Lane County Easy Property Information Lookup

Results for Address: 100 RIVER AVE, Eugene 97404

Property Data

Map and Taxlot Number [1704132201600](#)

Site Address [100 RIVER AVE, Eugene, 97404](#)

Acres [Map Acres: 1.6 Tax Account Acres: 1.55](#)

City Boundaries

City Limits [Eugene](#)

Urban Growth Boundary(UGB) [Eugene](#)

Interactive Maps Links

County Zone and Plan Map Viewer [1704132201600](#)

Lane County Map Viewer [1704132201600](#)

Tax Account Data and Maps Links

Tax Account Data [0376663](#)

Note: Only one account shown. Property may have multiple accounts. Use the individual Property Account (IPA) search tool to verify multiple accounts.

Tax Maps [17041322](#)

Building Permits Links

County Building Permits (LMD PRO) [1704132201600](#)

Sales Last Three Years

Sales (Last 3 years) [None Found](#)

Jurisdictions

Law Enforcement Agency [Eugene Police](#) (541) 682-5111

Fire District [Eugene Fire & EMS Department](#)

Note: In some cases, a portion of a property may be inside a fire district while the remaining portion is outside a fire district. Please view the [tax statement](#) for your property to verify your fire district.

Elected Officials and Schools [100 RIVER AVE|97404](#)

Results for Address: 100 RIVER AVE, Eugene 97404

Planning and Zoning*

Rural Comprehensive Plan (RCP) Zoning No RCP Zoning or Plan Designation.

Rural Zoning Map [1704](#)

RCP Plan Designation No RCP Zoning or Plan Designation.

Rural Plan Designation Map [1704](#)

RCP Site Review None Found

Metro Plan Designation C - Commercial

M - Medium Density Residential

Small City UGB Zoning None Found

Small City Urbanizing Zone None Found

Small City UGB Site Review None Found

Link to City Planning and Zoning [Eugene Zoning and Planning Contact](#)

[RCP and UGB Zoning Reference Map](#)



Results for Address: 100 RIVER AVE, Eugene 97404

Floodplain

Floodplain X - AREA OF MINIMAL FLOOD HAZARD

[Floodplain Reference Map](#)



Wetlands

National Wetlands Lines None Found

National Wetlands Polygons - No National Wetland Information

National Wetlands Upland Upland

Eugene Wetlands None Found

[Wetlands Overlays Reference Map](#)

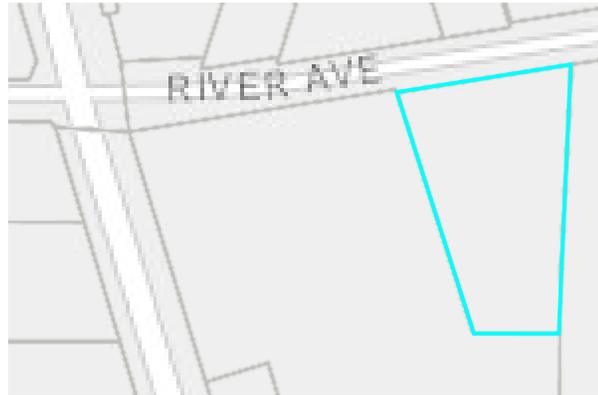


Results for Address: 100 RIVER AVE, Eugene 97404

Airport Overlays

Airport Safety Combining Zone	None Found
<hr style="border-top: 1px dashed #000;"/>	
Commercial Airport Safety Combining Zone	None Found
<hr style="border-top: 1px dashed #000;"/>	
Private Use Airport Operation District	None Found
<hr style="border-top: 1px dashed #000;"/>	
Private Use Airport Safety Overlay	None Found

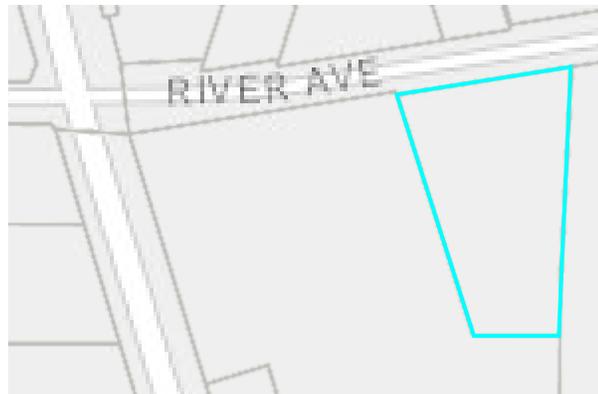
[Airport Overlays Reference Map](#)



Coastal Overlays

Coastal Overlays	None Found
<hr style="border-top: 1px dashed #000;"/>	
Beaches & Dunes	None Found
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Dredged Material Deposit Site Number	None Found
<hr style="border-top: 1px dashed #000;"/>	
Official Coastal Overlay Map Number	None Found

[Coastal Overlays Reference Map](#)



***Note:** Planning and Zoning results are for county and small city Urban Growth Boundaries only. For planning and zoning within city jurisdiction, contact the appropriate city. A courtesy link may be provided in the Planning and Zoning section which may aid in finding the appropriate contacts for individual cities.

Disclaimer: This information was derived from digital databases on the Lane County regional geographic information system. Care was taken in the creation of this data, but is provided as is. Lane County cannot accept any responsibility for errors or omissions in the digital data or the underlying records. There are no warranties, expressed or implied, accompanying this product. However, notification of any errors will be appreciated.

Results are determined by intersecting the boundaries of a single tax lot with the boundaries of the search layer. The table lists comprehensive results including those items which border the taxlot.

Please be aware of the comprehensiveness of the results:

1. Results are for a single tax lot only, not for a particular address point.
2. Multiple address points contained within a single tax lot boundary are listed in the results table.
3. Zoning and Planning results are for the County only.

4. When a tax lot borders Planning, Zoning, Floodplains, Wetlands or Overlay boundaries, all results that intersect or border the taxlot are listed in the table. Reference maps are provided in the table to help determine whether results border or overlap the tax lot. Use the interactive map or other methods for further analysis of borderline results.

Commercial Locations Near 100 River Ave

