



## COMMUNITY ADVISORY COMMITTEE- Summary Minutes

Zoom Webinar

July 20, 2021, 6:00 PM

**CAC Members Present:** Kate Perle, Jon Belcher, Cameron Ewing, Jerry Finigan, Ed McMahon, Louisa de Heer, Harry Sanger

**Staff Present:** Chelsea Hartman, Elena Domingo, Terri Harding

**Consultants with Cameron McCarthy:** Colin McArthur, Kelsey Zlevor

### Agenda Items

#### 1. Standing Items

- Introductions
  - Colin McArthur and Kelsey Zlevor, consultants with Cameron McCarthy, joined the project team to refine and develop draft code that will be included in the River Road-Santa Clara Neighborhood Plan adoption package. They attended this meeting to lead the discussion of key code questions.
- Agenda Review
  - No changes to the agenda.
- Public Comment
  - No members of the public attending.

#### 2. Discuss Project Schedule

- Chelsea gave an overview of the upcoming schedule. We're aiming to start outreach related to the code in mid-September and planning to do some general outreach to remind people about the plan before the code-specific outreach in the fall.
- We will continue to meet every other month with the CAC so there will not be an August meeting. We are planning to discuss the draft code concepts in September.
- The project team is going to the Eugene Planning Commission on Monday, July 26<sup>th</sup> at 11:30am and staff will send out the information to join the meeting.
- Upcoming opportunities for general outreach include the SCCO community picnic on August 11<sup>th</sup> and RRCO neighborhood community on August 28<sup>th</sup>.

#### 3. Debrief Code Check-Ins

- Colin debriefed the CAC small group check-in that were held in early July to learn more about key issues, desires and concerns related to land use code. They were productive in identifying key themes and issues and developing the remaining key code questions.

#### **4. Discuss Key Code Questions**

##### **1. Permitted and Prohibited Uses**

- Uses for possible prohibition heard from the community: drive-throughs (unless coffee carts/local), car sale lots, storage, big box chain stores, switch stations for telecommunication companies
- CAC had interest in a more flexible approach, want to know more about what that would look like to understand any potential concerns.

##### **2. Preserving and Enhancing Existing Commercial Areas and Promoting a Mix of Uses**

- Concerns related to turning existing commercial uses or commercially zoned areas into solely residential use instead of actual mixed-use areas.
- Talked about the difference between commercial vs. retail and wanting active uses such as coffee shops or restaurants on the ground floor (which may also include medical facilities).
  - Asked for example code with “active” and “people” overlays.

##### **3. Balancing Economic Feasibility with Regulating Form**

- Talked about the balance of not wanting to prevent development by being too strict, but also enhancing character, activity, tree preservation, solar access, transit-oriented design, plazas.
- Want to make clear to Eugene City Council that the desired outcome for future development is going to require incentives beyond code.
- Expressed the importance of site testing the concepts on existing lots.
- Talked about transitions between side-to-side lots, but also how they affect back-to-back lots and if that looks different.
- The desire for commercial interface with the street is the most important “design standard” to support walkability – thinking about parking on the side or behind commercial space.

##### **4. Transition Standards**

- Talked about incentives not needing to necessarily be financial, could encourage design and other elements (e.g. parking, street trees, etc.)
- Explore possibility of flexible parking with commercial/residential shared agreements.
- Want to encourage stormwater features beyond concrete swales and street trees.

##### **5. Willamette Greenway Standards**

- Protecting the Willamette Greenway is one of the neighborhoods’ biggest concerns, would love development on the greenway to cater to bike/ped community. Santa Clara doesn’t have as many of the same Greenway issues as lower River Road since it is more rural and outside Eugene’s urban growth boundary.
- This is a citywide issue, but the lack of clear and objective Greenway standards currently makes it meaningless.
- Talked about looking at ecological stability/functioning habitat in determining Greenway setbacks.

- There's a need to balance protection and recreation opportunities.

#### **6. Vehicle Parking Standards**

- Concerns that if parking issues and enforcement aren't resolved, the plan won't move forward. (e.g. need resolution at Ecco apartments)
- There's a desire to move towards 20-minute neighborhoods that rely on cars less and are more focused on biking, walking and transit in the future, but that's not the case right now.
- Would like to see examples from other communities in planning for a less car-centric future and how that's built into their code related to parking.

#### **5. Wrap Up/Next Steps**

- For those CAC members that were not able to attend tonight, staff will ask them for written comments to the questions discussed so their input can be incorporated as we move forward on draft code concepts.

#### **Follow-Ups**

- The project team is going to the Eugene Planning Commission on Monday, July 26th at 11:30am and staff will send out the information to join the meeting.
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