



COMMUNITY ADVISORY COMMITTEE- Summary Minutes

Zoom Webinar

December 9, 2021, 6:00 PM

CAC Members Present: Kate Perle, Jon Belcher, Jerry Finigan, Mary Leontovich, Beth Gerot, Ann Vaughn, Ed McMahon, Cameron Ewing,

Community Members Present: Carleen Reilly, Keith Higgins

Staff Present: Chelsea Hartman, Elena Domingo, Terri Harding, Robert Brack, Denny Braud

Agenda Items

1. Standing Items

- Introductions
- Public Comments
 - Carleen Reilly –said the staff memo was a good compilation of the issues that still have to be dealt with and talked about the need to prepare people for how the community is going to change and grow.

2. 2022 CAC Meeting Time

- Due to conflicts with the Eugene Planning Commission schedule, CAC meetings need to shift to a new time in 2022.
- Staff proposed meeting from 5:30-7:30pm on the 2nd Thursday of every other month.
- All of the CAC members in attendance did not have a conflict with this time, but addressed the fact that we may need to meet more than every other month depending on the work.

3. Neighborhood Plan Adoption Timeline and Process

- Chelsea talked about where we are and where we've been with the project and what there's left to focus on, mainly the draft code concepts and proposed zone changes.
- Denny talked about moving this process forward and how important it is to get a plan in place that can guide future implementation and incentives. He talked about moving forward on the pieces of the plan where there is agreement and flagging the unresolved items for Council. Staff can't make promises about decisions it's up to Council to make.
 - CAC wants to start a discussion with Council now to get a commitment from them that they'll give direction to work on tools/incentives after plan adoption.
- Desire from CAC members to talk more specifically about what can and can't be accomplished.

4. Discuss Potential Changes to Draft Proposed Zoning

- CAC members have met and talked about how each pearl along River Road is different, with different opportunities and challenges, not one-size-fits-all nodes. They proposed CAC members go out in groups to document these opportunities and challenges to help inform where the pearls should be. Everyone agreed it would be more efficient if staff joined as well.
- The consultants will work on site testing for feasibility that may help decide where to put the pearls/centers and/or how the draft code concepts may evolve.
- Discussed potentially not rezoning low-density residential lots along the corridor that aren't part of the centers. CAC also has a desire not to lose currently commercial zoned properties to residential development, which is what's currently in demand.
- Staff can draft a response to the document received from CAC yesterday, there are some refinements that can be made to address the issues.
- Terri gave an update on Santa Clara Transit Station and the active conversations happening between City staff and LTD, regarding funding, partnerships, affordable housing, park bond money, etc.
- Corridor Work:
 - Identify the string of pearls and node boundaries - CAC and staff can walk the corridor to determine where they should be/where the most opportunities are. All present CAC members interested in participating except Ed and Jerry.
 - The consultants will share some site testing, which will help show what size parcel would be needed to fit the proposed code requirements.
 - Elevate the desire to establish development incentives for the corridor to Council in order to get their perspective/feedback/commitment.
 - Work with LTD on locations for the EmX stops and cohesion with center locations if EmX gets approved on the corridor during the MovingAhead process (which has been recommended by City of Eugene and LTD staff).

5. Discuss Framing and Priority Topics to Elevate

- Talked about staff memo that was sent to CAC and asked if these are the topics CAC would like to see summarized and elevated for Council attention, since they are the decision makers and can allocate funding and resources.
- In addition to parking, transitions, and Willamette Greenway, want to raise the issue of financial tools for development/creative successful neighborhood centers.
- Discussed parking concerns along the corridor and the fact that Parking department has been hit hardest by lack of revenue during the pandemic. The City is using ARPA funds to hire neighborhood services officers, but their initial work will be related to homelessness and there's no long-term funding for those positions right now.
- Discussed the clear and objective process for the Willamette Greenway and CAC's desire to ask for Council direction to include a more comprehensive review of the Greenway standards during this process, including natural resource impacts.
- CAC wants to see the proposed transitions applied to real scenarios so they can understand how the standards would realistically be applied and it can help inform development standards.

6. Wrap Up/Next Steps

- Staff will draft a response to the document CAC sent.
- CAC and staff will schedule corridor walks to determine pearl areas and reach out to LTD to see if they can join too.