



# Additional Case Studies

# Case Study: Neighborhood Planning



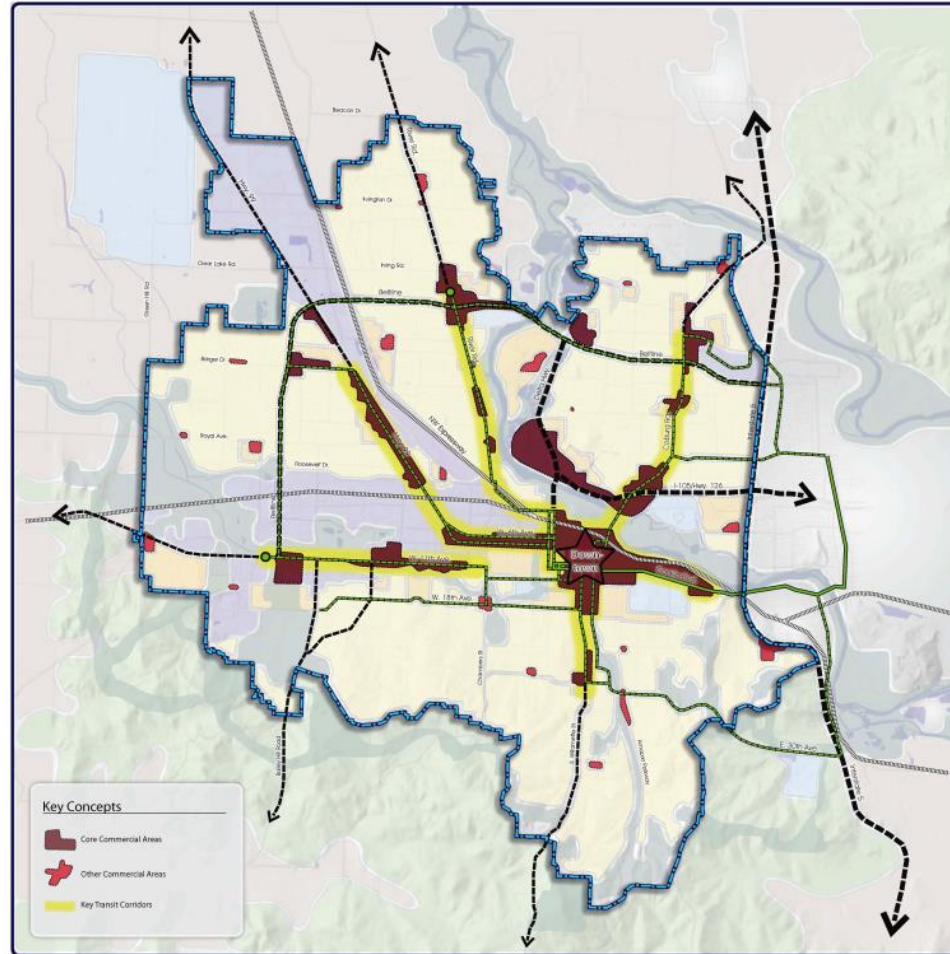
# South Willamette Special Area Zone **Design Code Concepts**

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# Envision Eugene

- Compact growth
- Livability
- Core commercial areas + key transit corridors



# South Willamette Concept Plan

- Engage the community in finding **BALANCE**
- Create an **ACTIONABLE** vision
- Demonstrate **COMMITMENT** to compact growth







## Public Engagement

- Community Workshop
- Stakeholder Meetings
- Neighborhood Presentations
- Door to Door Canvassing
- Parklet and Picnics
- Online Presentation & Questionnaires

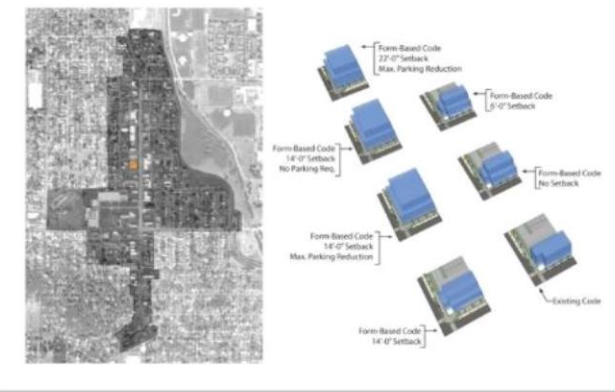
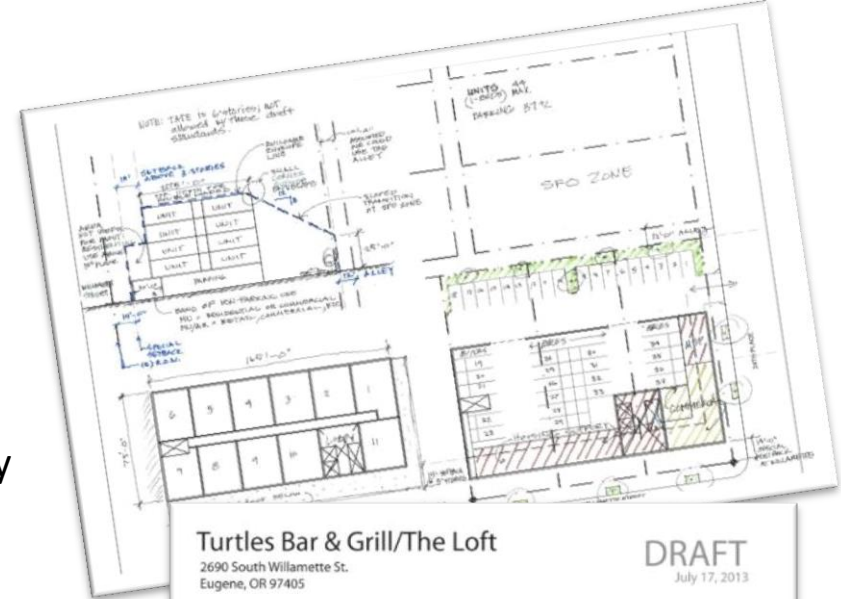






## Professional Review

- AIA Test Drive
- Individual Property Owner Studies
- Redevelopment Scenarios
- Consultant Review





# SW Special Area Zone



Mixed Use



Apartments/Condos



Apartments and  
Condos with Row  
House Character



Row House Allowed  
(Single Family Options)



Single Family Options  
(Cottage Clusters,  
Courtyard Housing,  
Single Family  
Detached, Secondary  
Dwelling, Alley Access  
Lots)



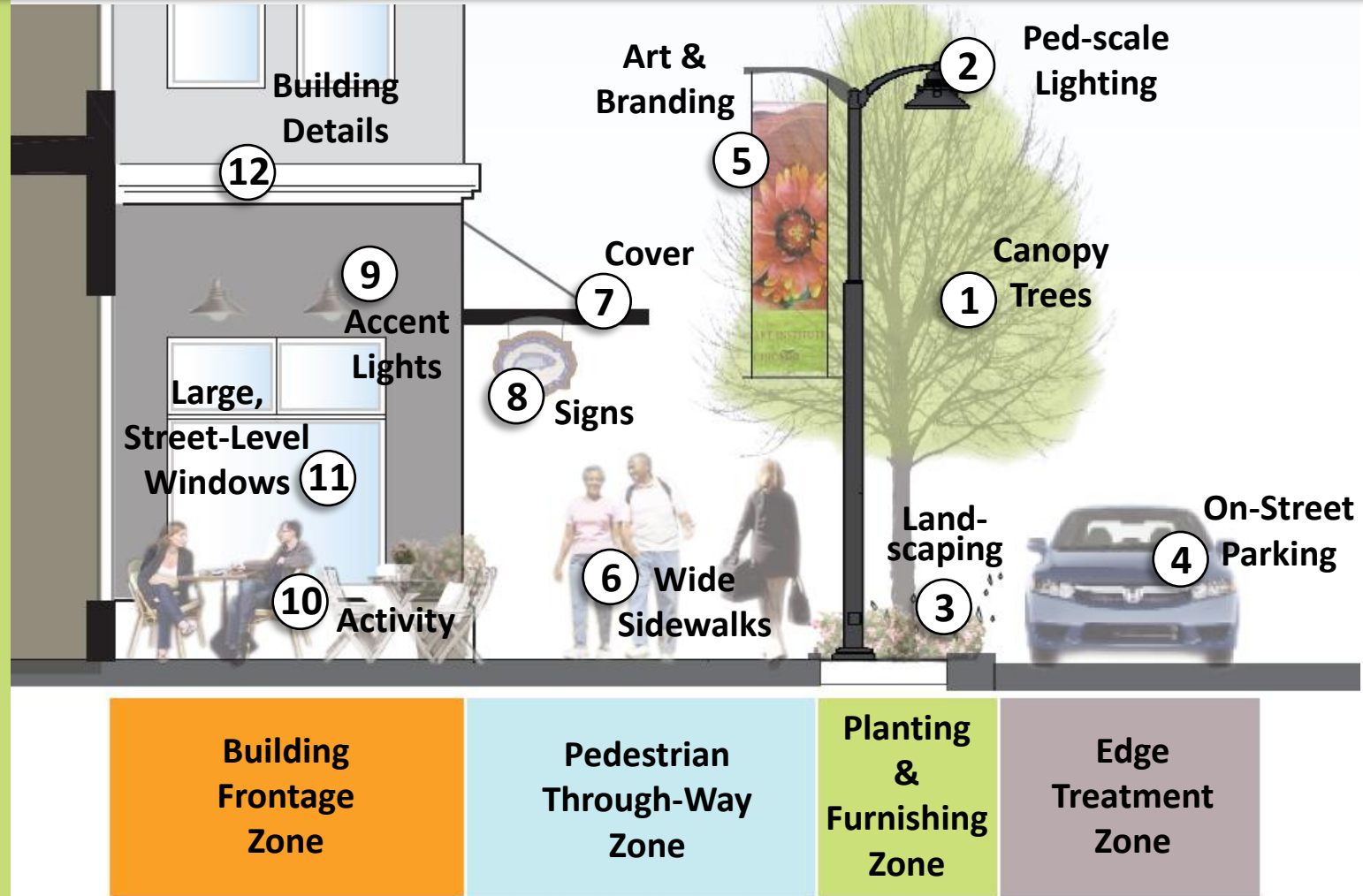
Building Height Change

# Design Standards + Options

- New clear/objective design standards for buildings
- Special standards for each subdistrict
- Menu of options to comply with standards



# Great Streets



Elements of the Street-Side Realm



## S-SW MU/AR Proposed Code Standard - Entrances

### PROPOSED STANDARD

Illumination  
within 10 feet of  
entrance

Transom windows

Recessed entrance

Architectural  
treatment

Special trim or  
casing



Center Court Building – Broadway Commerce Center



# S-SW MU/AC Building Articulation

## PROPOSED STANDARD

- Inset corner
- Tower
- Recesses/projections
- Inset windows
- Bay windows
- Visible structure
- Trees/shrubs

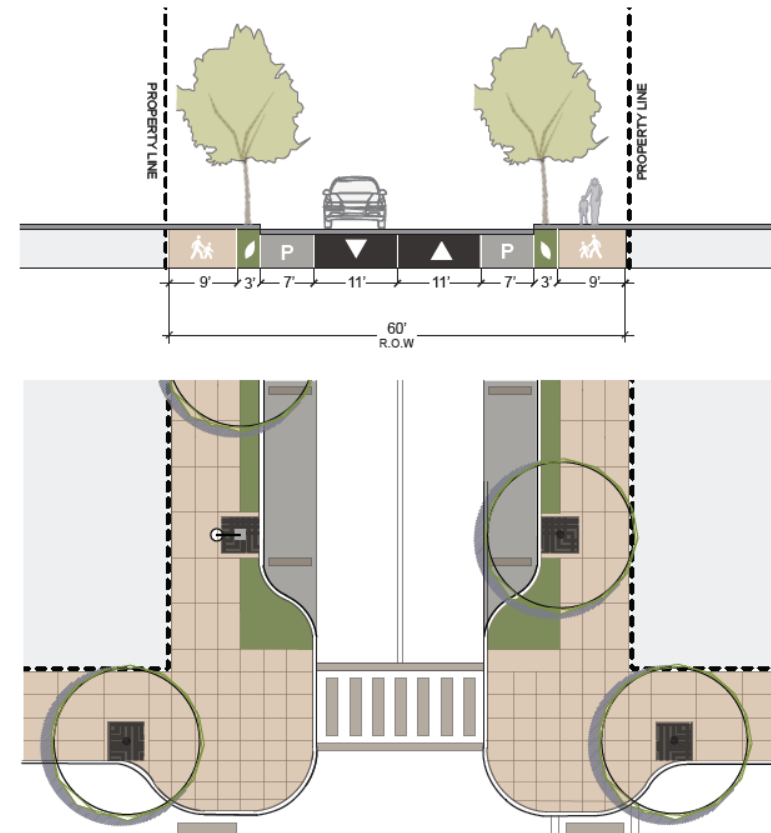


## Great Street - S-SW Street Design Standards

- Establish street types and locations
- Set standards for key dimensions, features, and material types
- Similar to guidance in S-DR zone

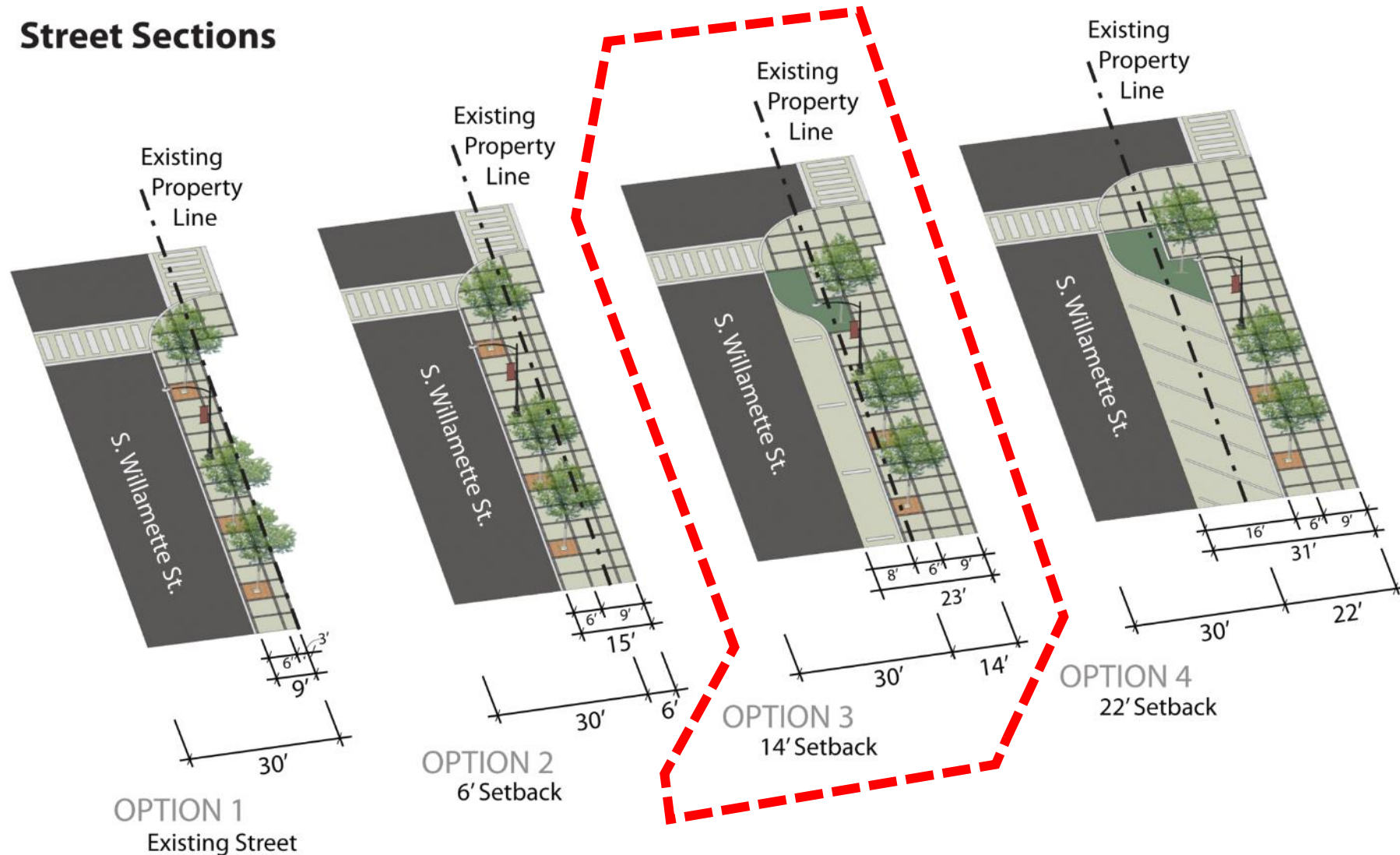
Eugene Code

Figure 9.3850(7)(e) S-SW Zone Street Type 3  
Mixed Use Side Street, 60' R.O.W



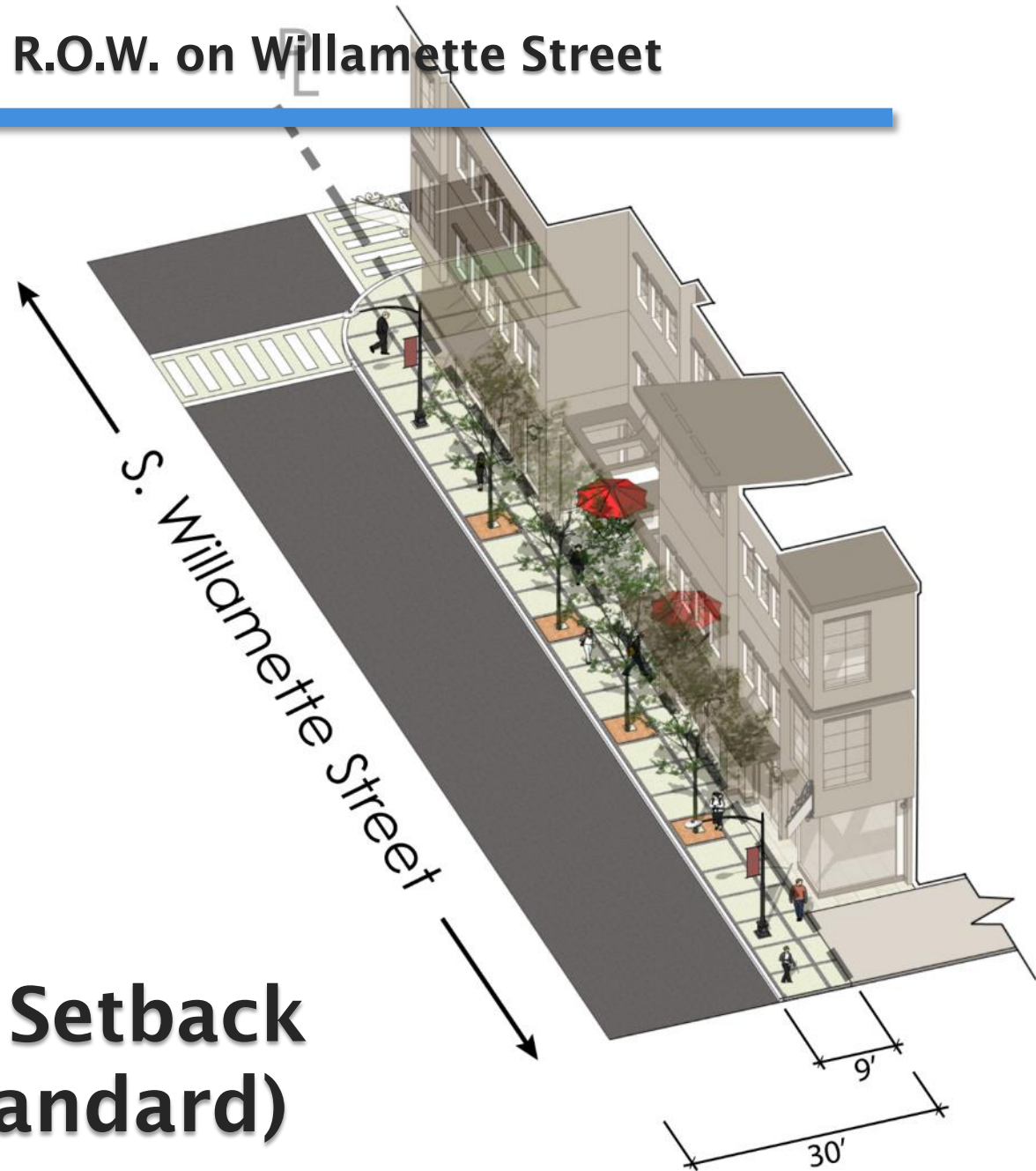
# Great Streets - S-SW MU/AR Proposed Code Standard - Willamette Street - Special Set-Back

## Street Sections



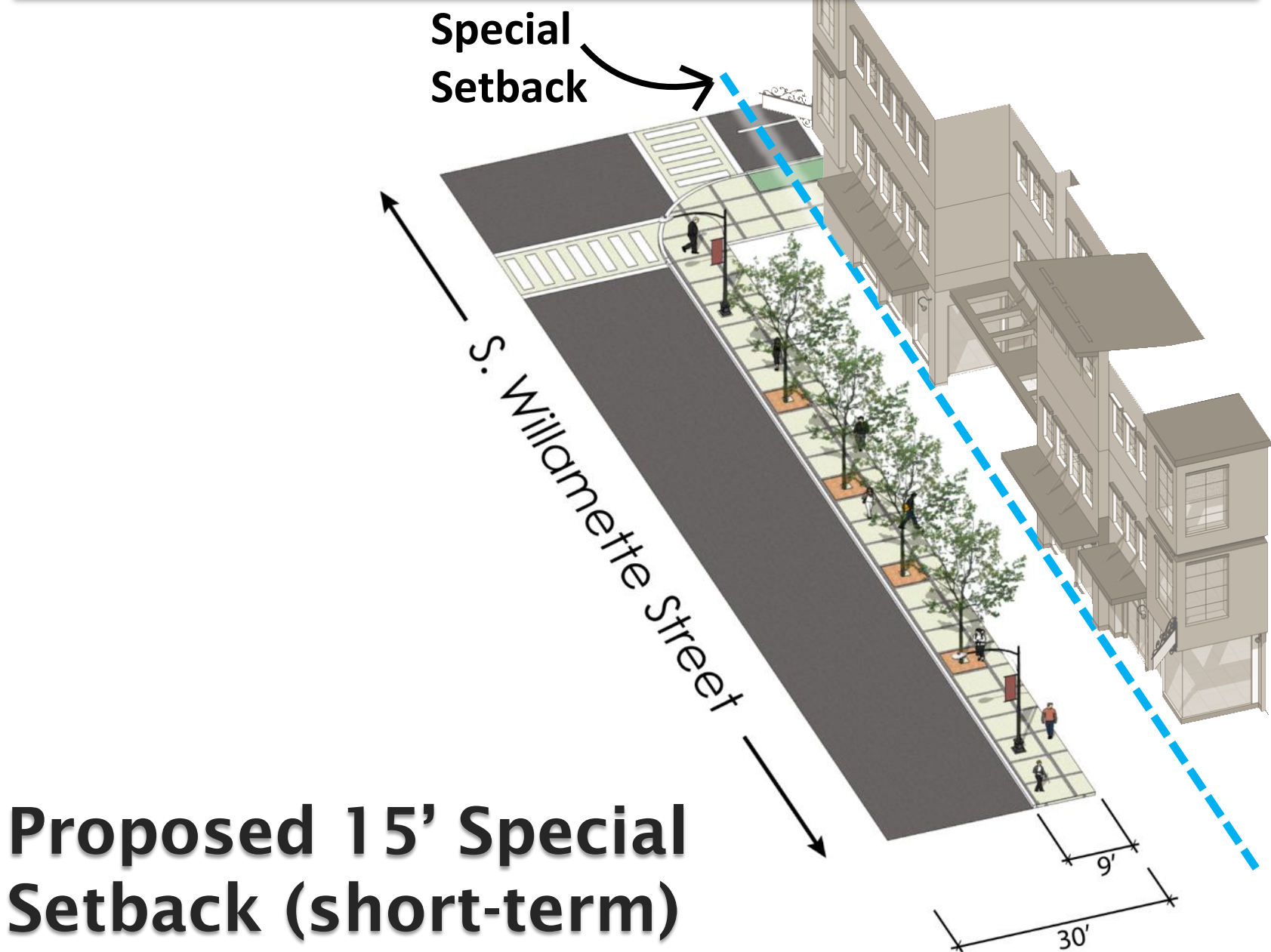
## Great Streets - Existing R.O.W. on Willamette Street

**No Special Setback  
(current standard)**



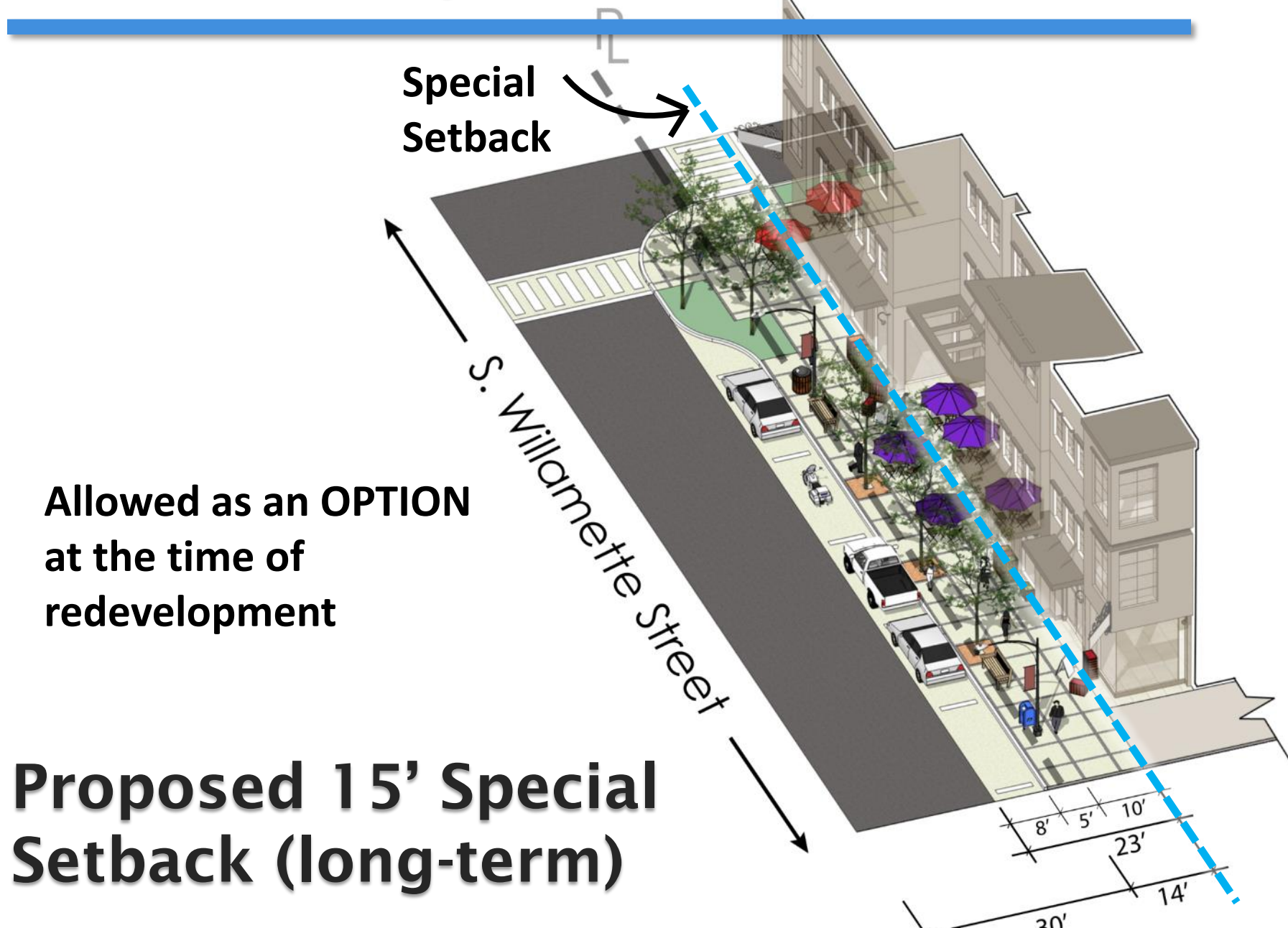


# Great Streets - Existing R.O.W. on Willamette Street



**Proposed 15' Special Setback (short-term)**

## Great Streets - Existing R.O.W. on Willamette Street





## Great Streets – Pedestrian Realm



Eugene, OR: Pearl St.

Special Set-Back

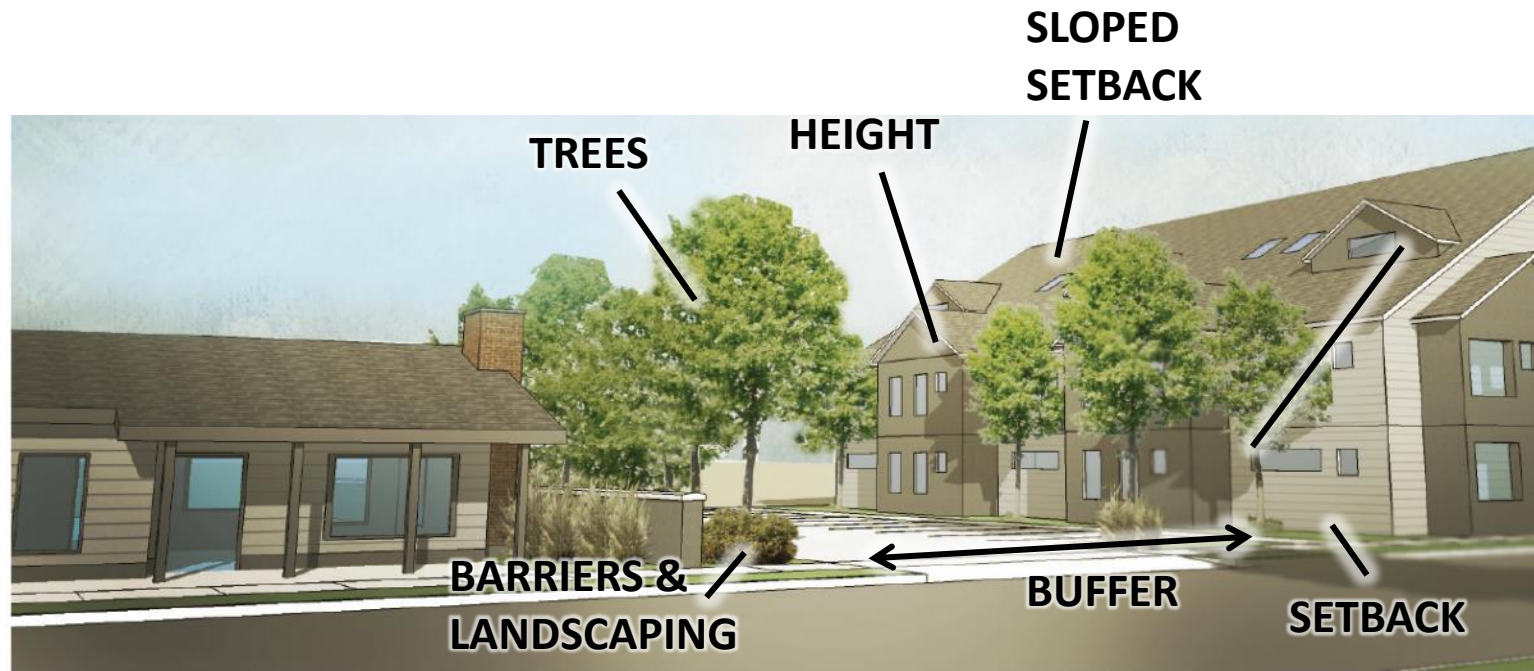
# Transitions

- Transition building types across the district
- New housing types play role in creating smooth transition





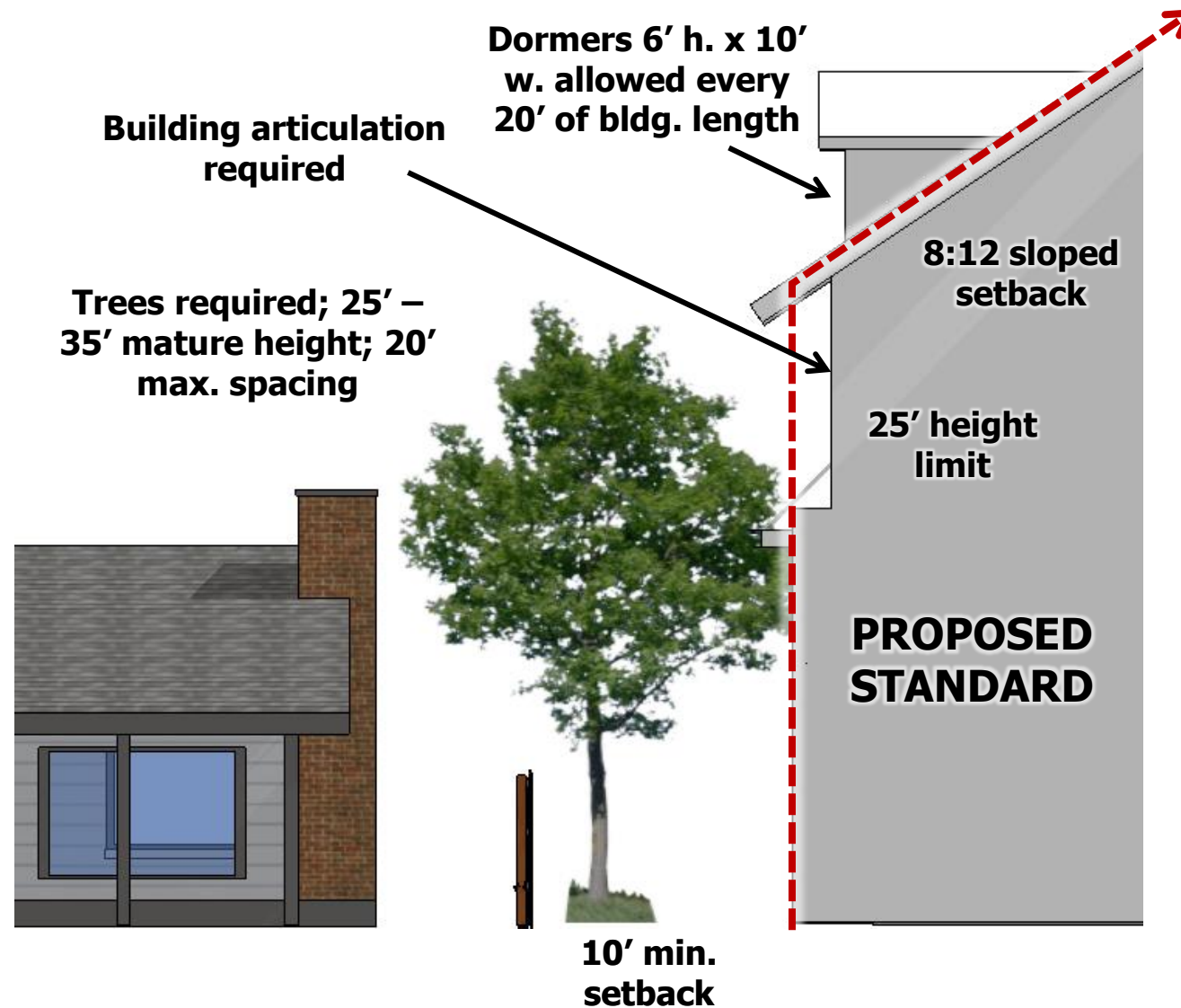
# S-SW Transitions Concepts



Building form transition strategies

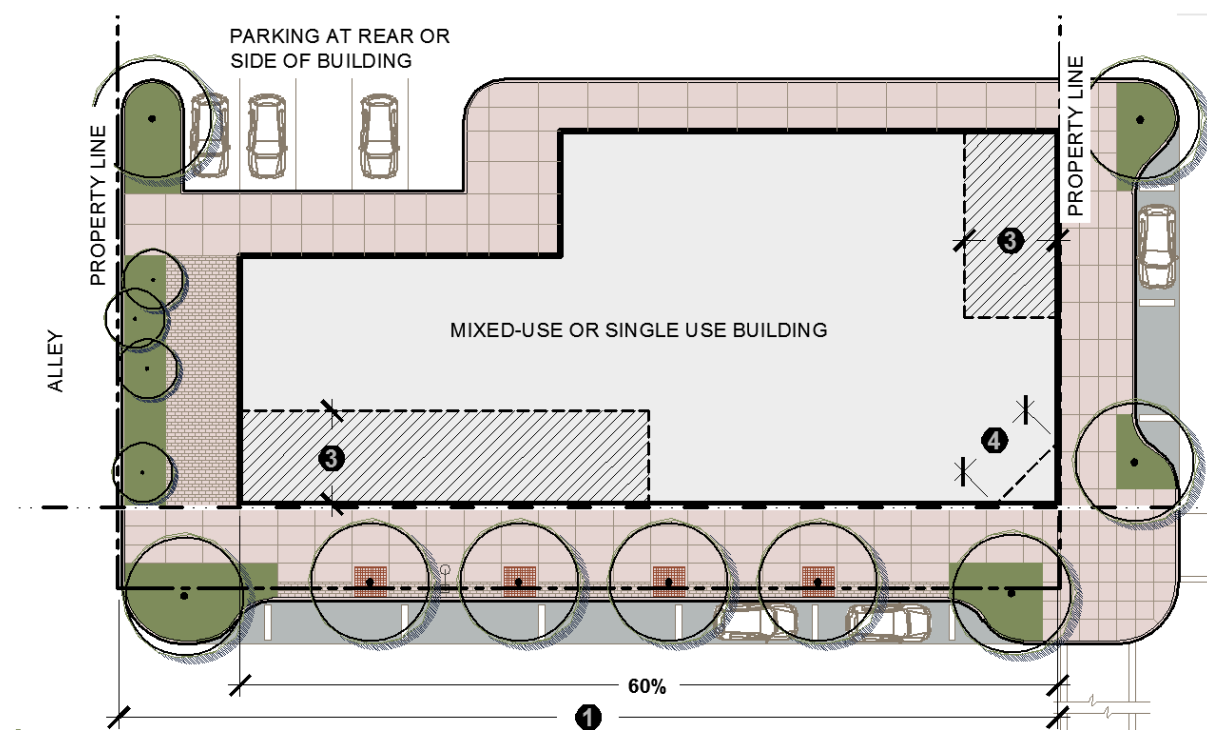
Building type as transition

## S-SW Transitions – Proposed Standards



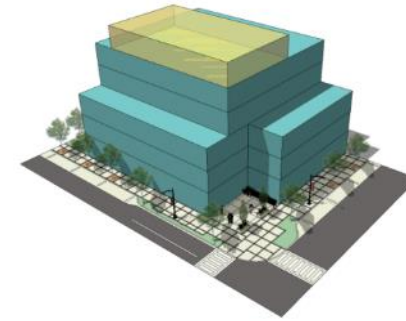
# Flexibility and Incentives

- Allow limited flexibility, e.g. height and setback
- Flexible parking requirements; more options
- Height bonuses for open space

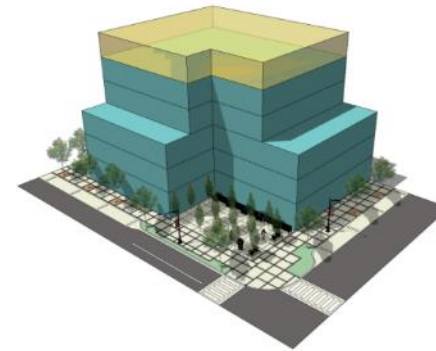


## S-SW Flexibility and Incentives - Open Space

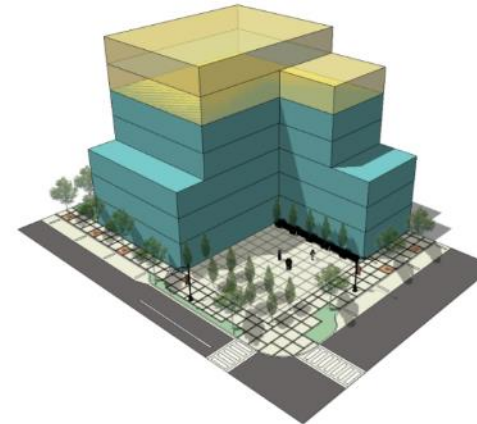
- Public/semi-public space on 600 sf or 5% of site
- 1 story on 30% of site



- Public/semi-public space on 1500 sf or 15% of site
- 1 story on 100% of site



- Public/semi-public space on 3000 sf or 25% of site
- 1 story on 100% of site
- And 1 additional story on 50% of site



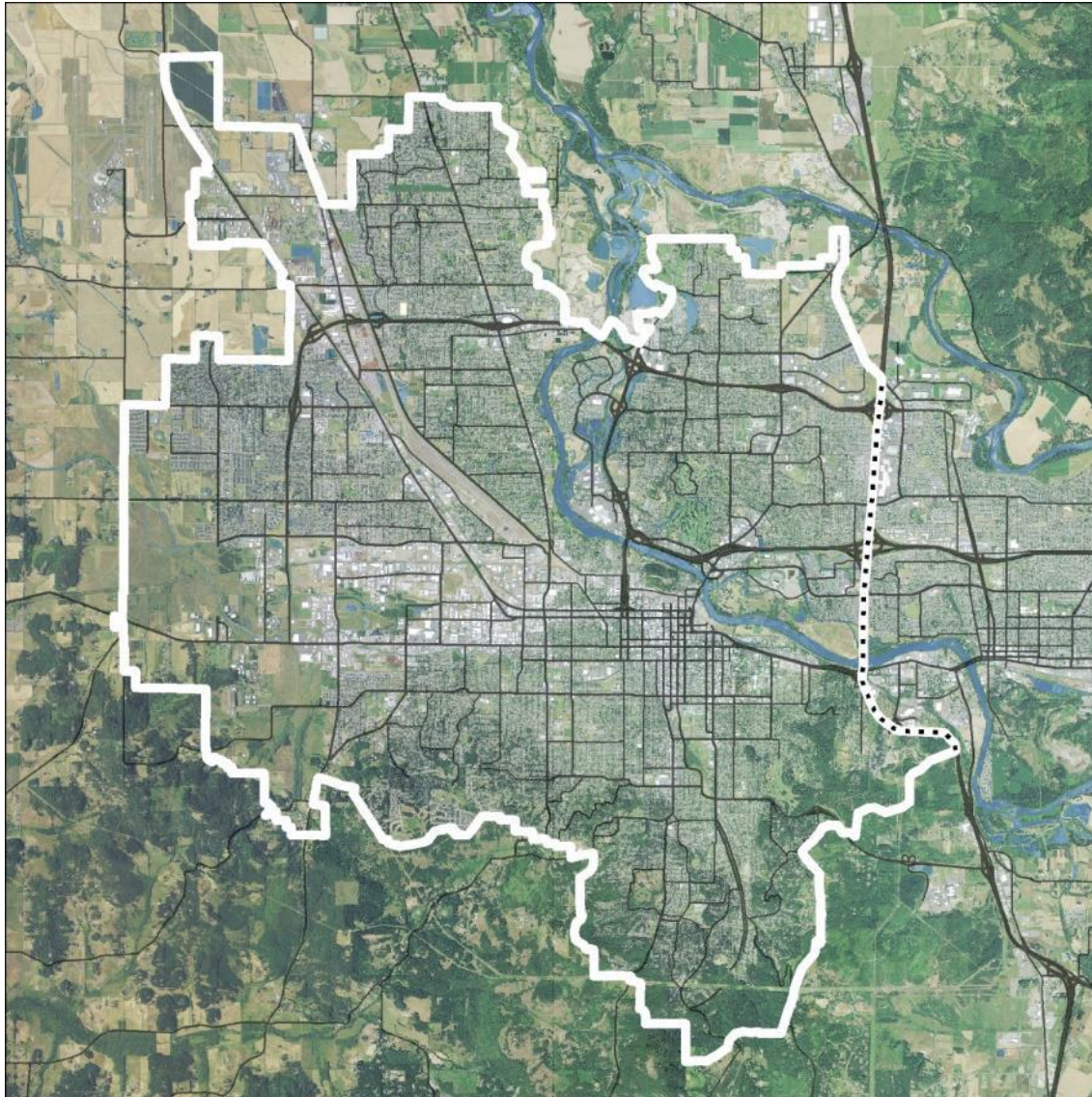


# **Case Study: Growth Planning and the UGB**



# UGB Expansion Analysis

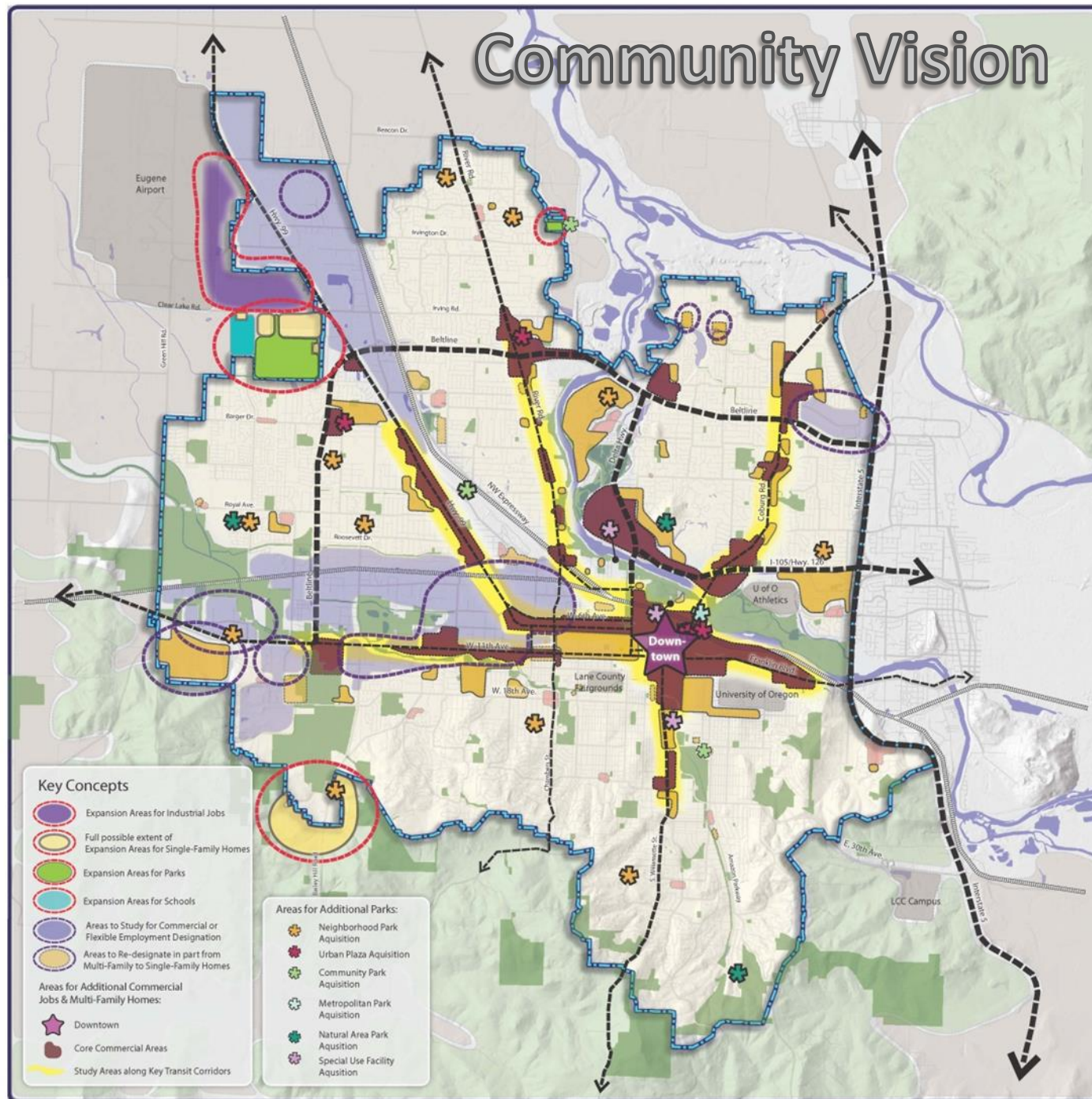
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UGB Expansion  
Analysis Process for  
Residential Land



# Community Vision



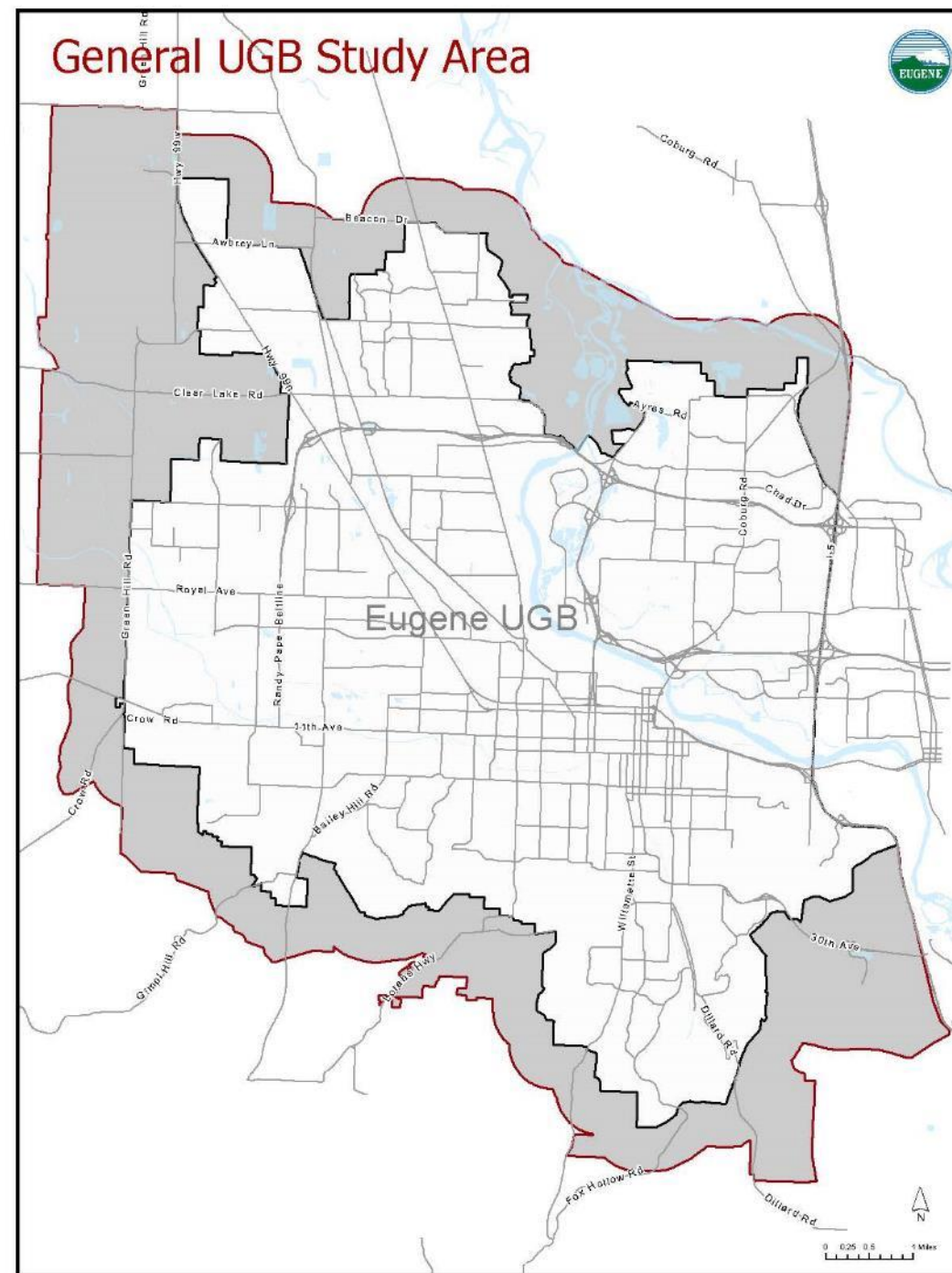
# UGB Expansion Analysis

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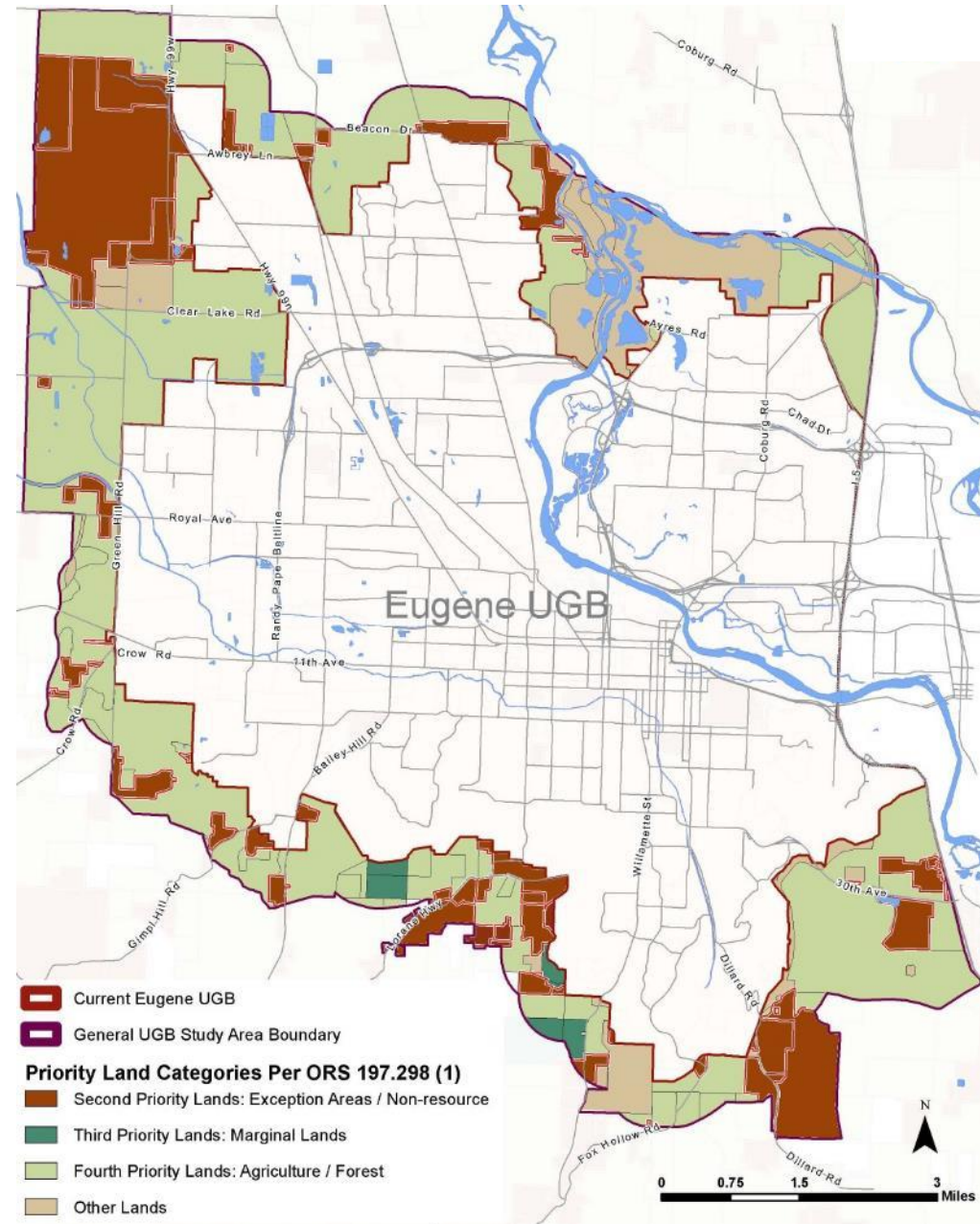




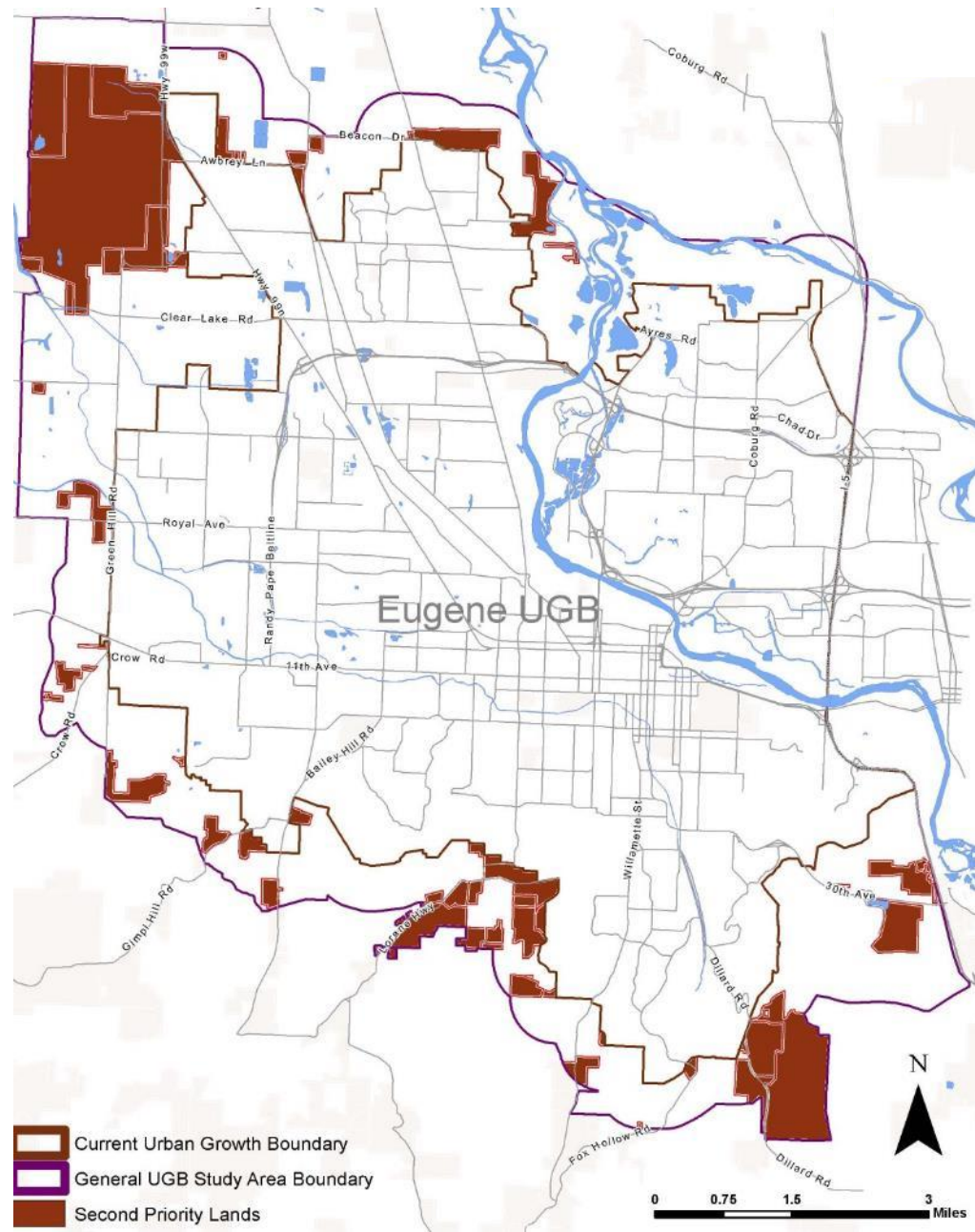
# Step 1: Establish Study Area



## Step 2: Identify Priority Lands



# Second Priority Lands within Study Area





# UGB Expansion Analysis

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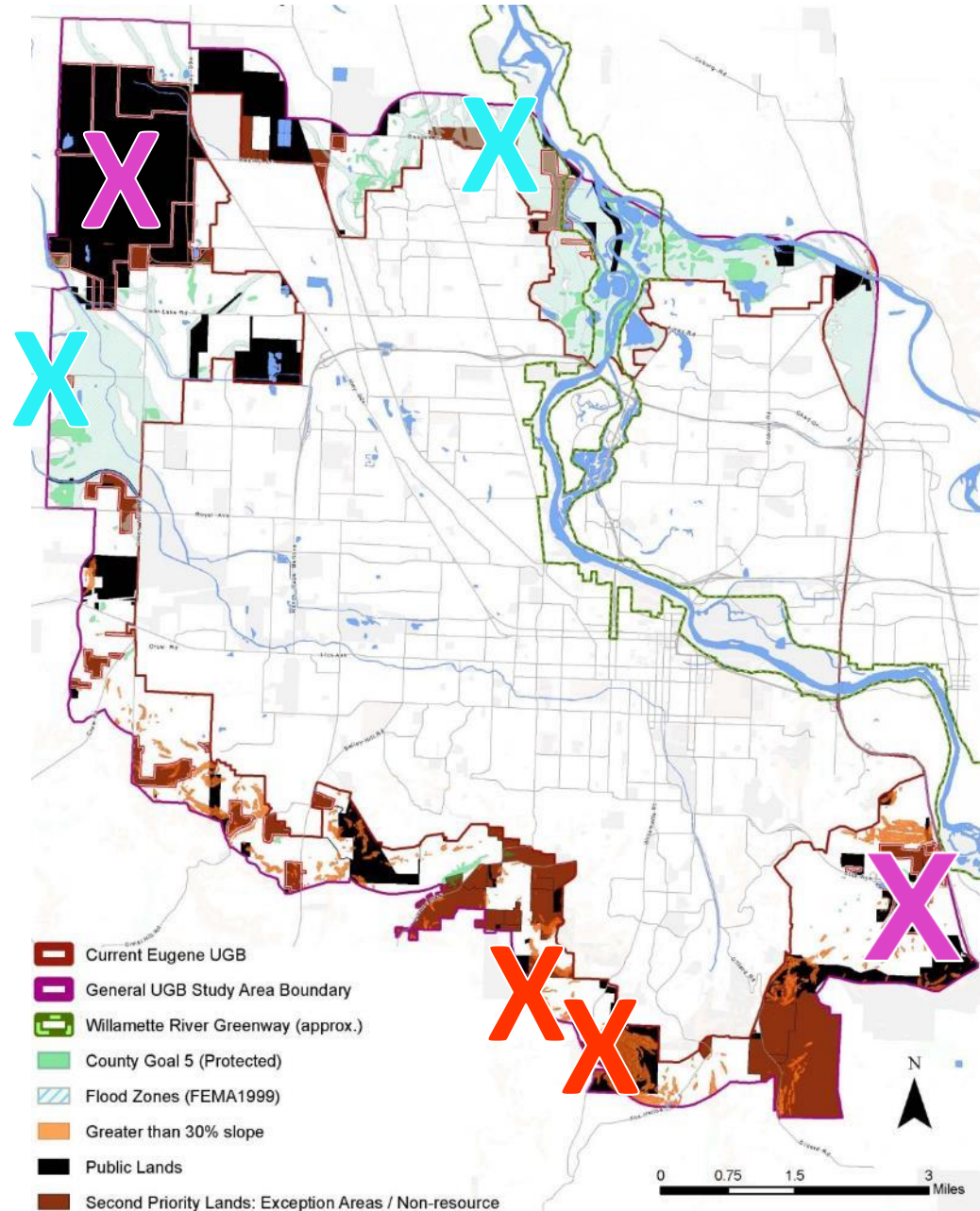
## Step 3: Exclude non-buildable lands

Land is generally considered buildable unless constrained by:

- natural hazards
- natural resource protection measures
- severe slopes
- flood plain
- public facilities



### Step 3: Exclude non-buildable lands





# UGB Expansion Analysis

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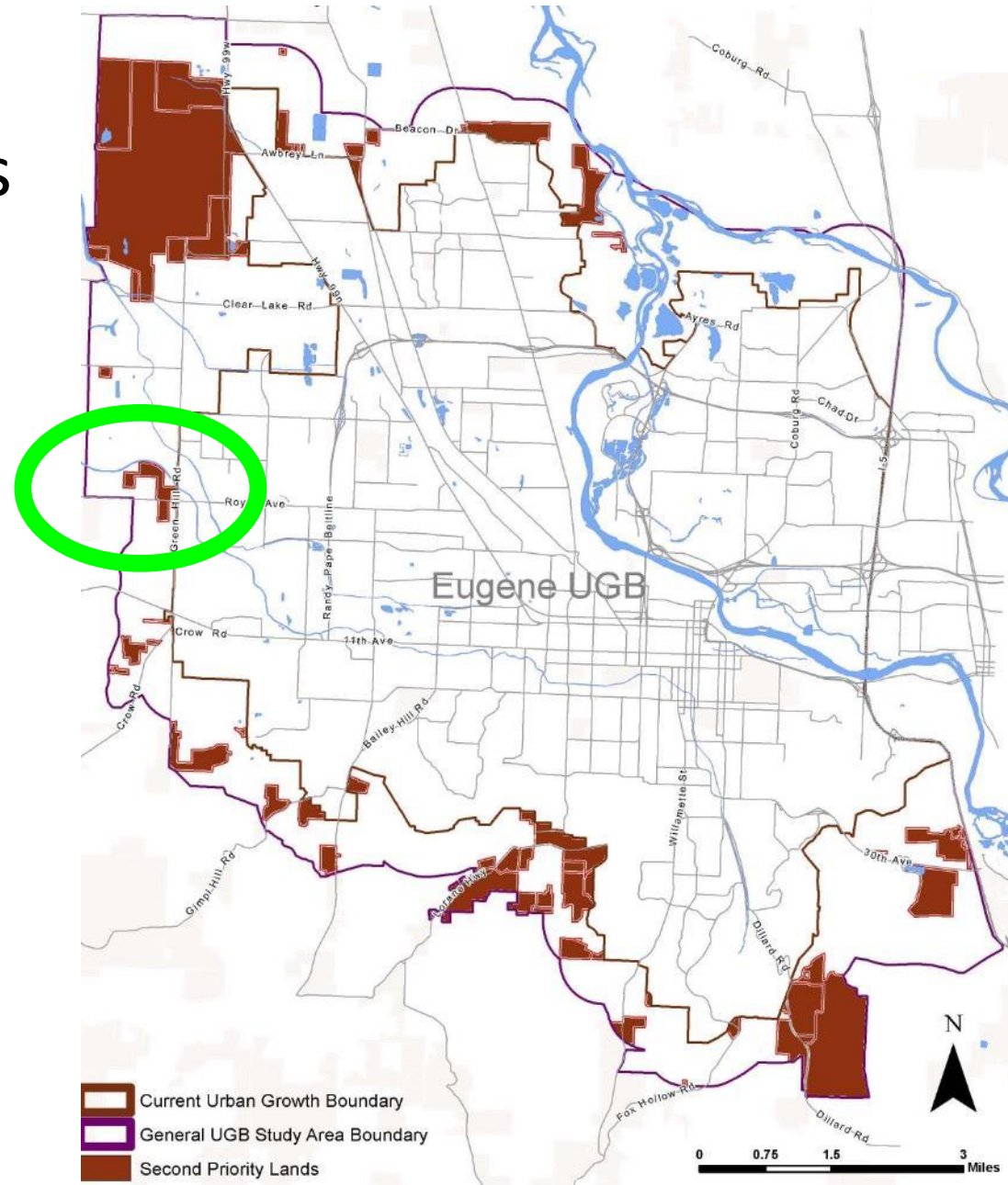
## Step 4: Exclude lands based on suitability

- Not suitable for identified needs
- Unable to provide services
- Inefficiency
- Environmental, energy, economic and social consequences
- Not compatible with nearby agricultural and forest activities

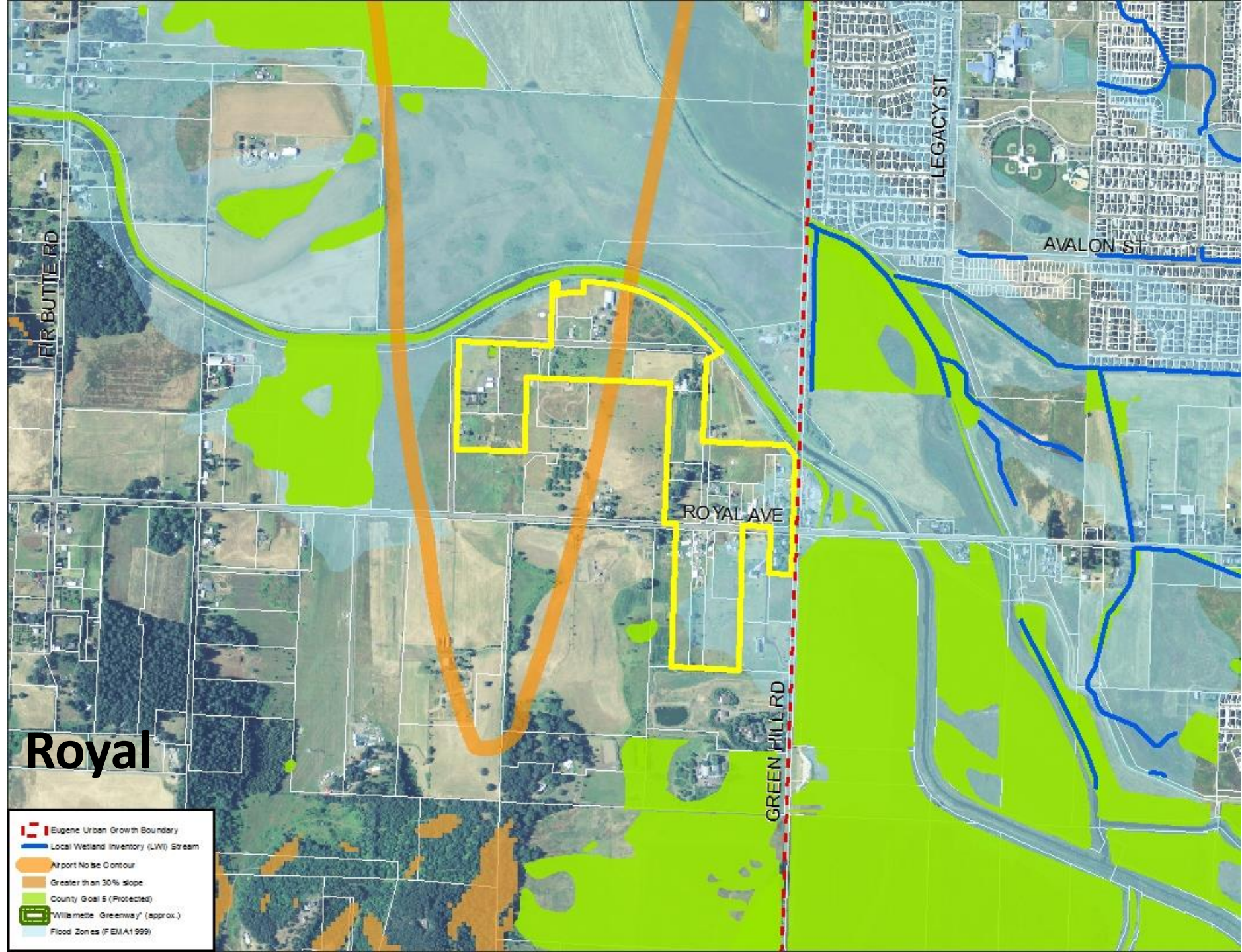




Step 4:  
Excludes lands  
based on  
suitability

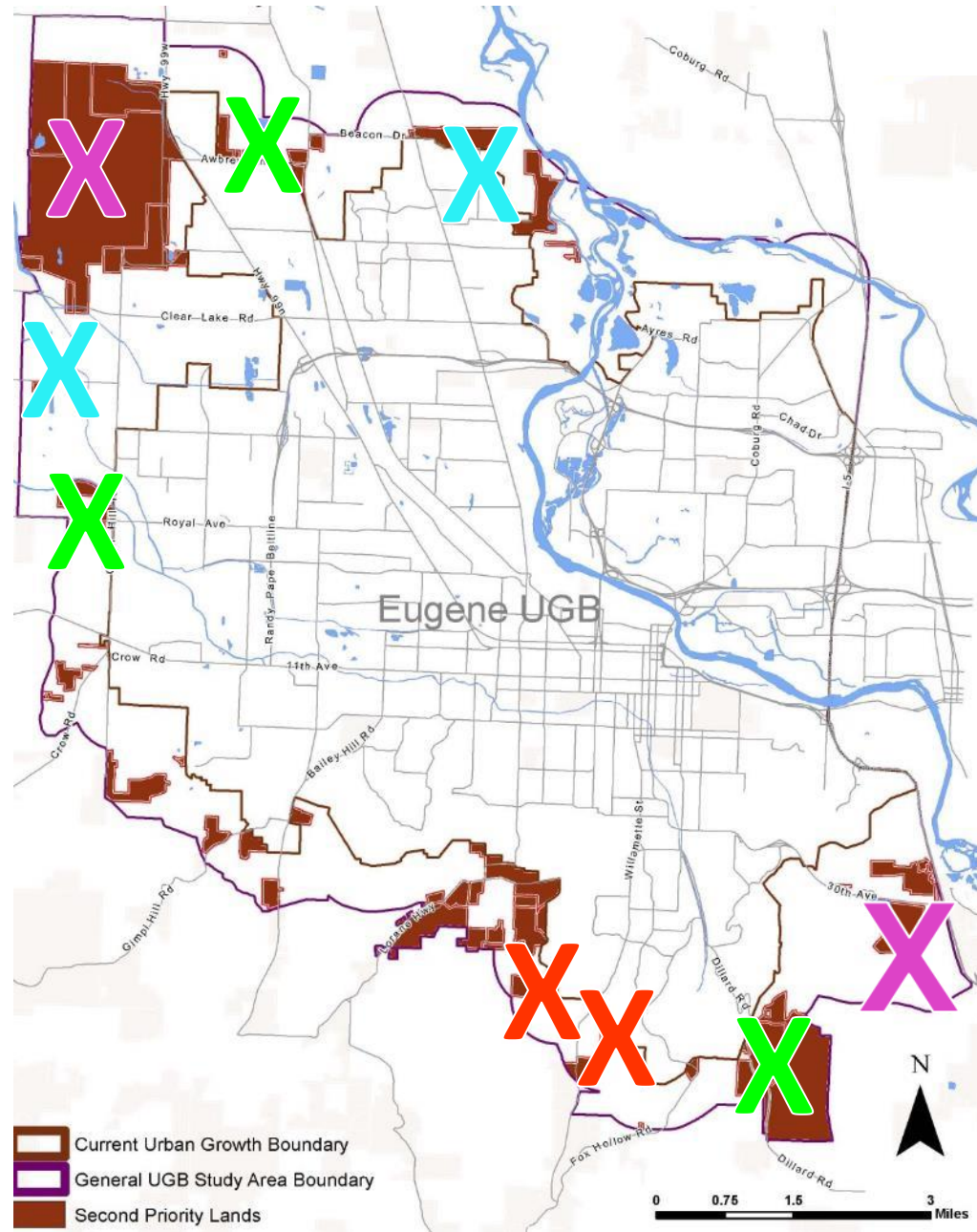








Step 4:  
Excludes lands  
based on  
suitability





# UGB Expansion Analysis

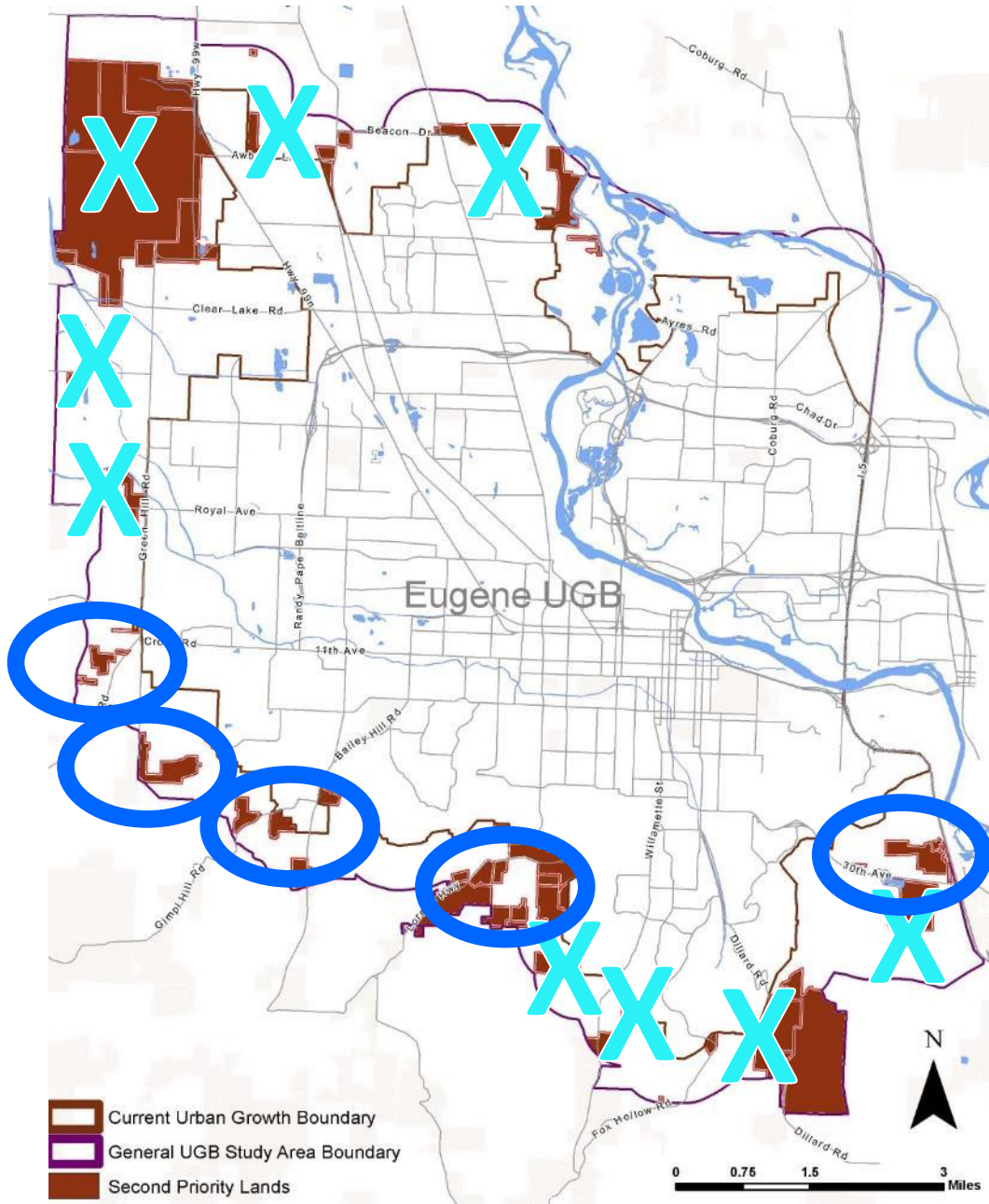
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Step 5: If necessary, compare and rank alternative areas based on State law:

- Efficient accommodation of land need
- Provision of public facilities and services
- Environmental, energy, economic and social consequences
- Compatibility with nearby agricultural and forest activities



## Step 5: Compare alternatives





# UGB Expansion Analysis

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Step 6: If necessary, repeat analysis with next priority lands.

If land need cannot be accommodated on second priority lands, then the next priority of lands must be analyzed for suitability.

- Marginal Lands
- Farm and Forest Lands (poorest soils first)

