

Values-Based Planning

For Quality of Life and Sustainability

ICMA YSEALI Fellowship
September 2018



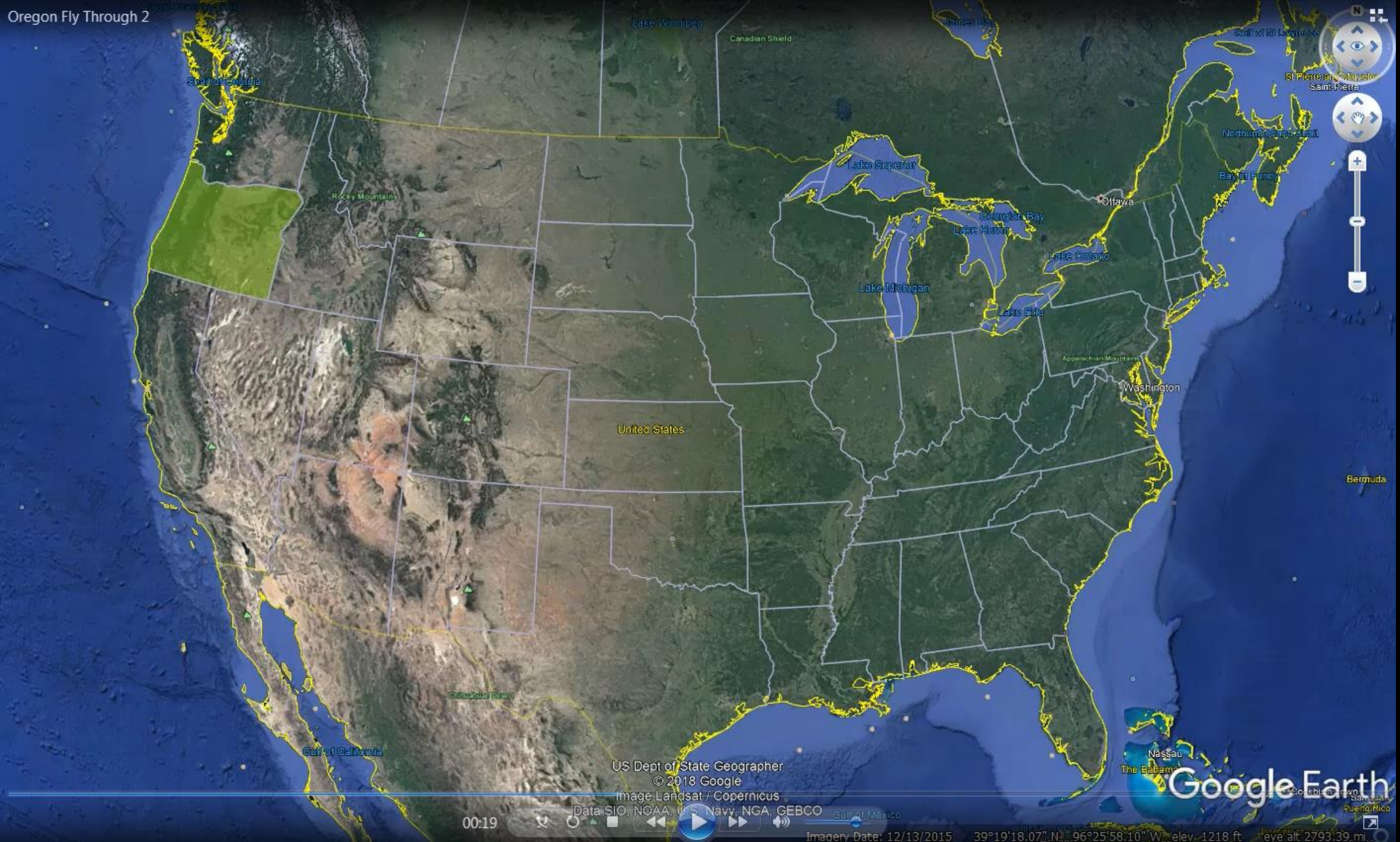
Presentation Outline



- 1. Orientation**
- 2. Values and Planning in Oregon**
- 3. Eugene's Vision**
- 4. Case Studies**

Where the world is Eugene, Oregon?

A solid blue horizontal bar spanning the width of the slide, positioned below the main text.





Data LDEO-Columbia, NSF, NOAA
© 2018 Google
Image Landsat Copernicus

Google Earth

Great Salt Lake Des

00:28

43°59'53.85" N 120°05'09.34" W elev 4543 ft eye alt 650.79 mi

Oregon Facts

Land Area: 250,000 km²

Population: 4 million

Density: 16 people/ km²

Economy: #1 US timber
producer, technology,
food & beverage, agriculture

















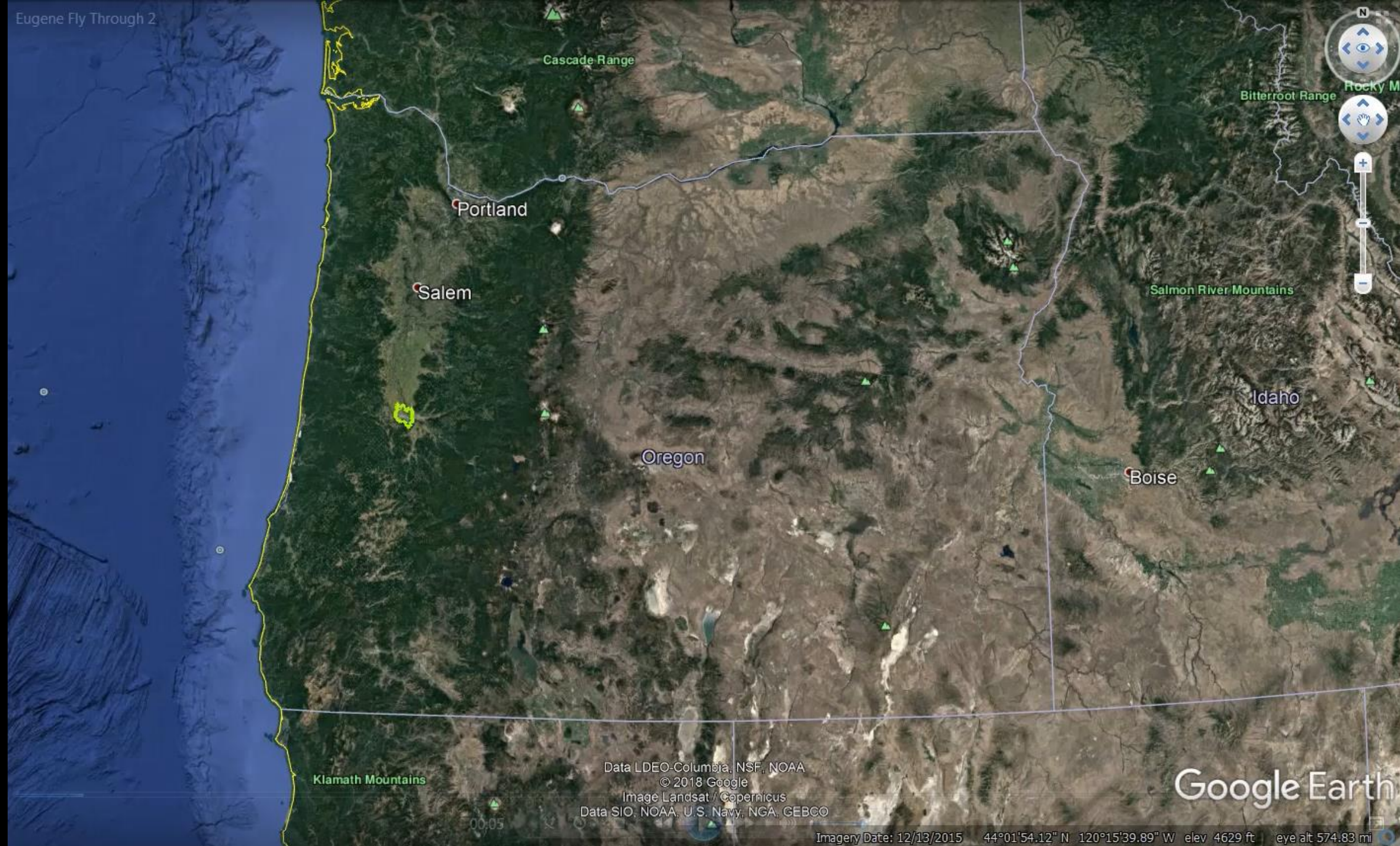
Data LDEO-Columbia, NSF, NOAA
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Google Earth

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43°59'53.85" N 120°05'09.34" W elev 4543 ft eye alt 650.79 mi



Cascade Range

Portland

Salem

Oregon

Bitterroot Range

Rocky M

Salmon River Mountains

Idaho

Boise

Klamath Mountains

Data LDEO-Columbia, NSF, NOAA
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Image Landsat / Copernicus
Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Google Earth



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Google Earth

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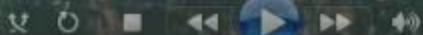


Image Date: 6/28/2017 44°03'30.80" N 123°05'25.46" W elev 511 ft eye alt 16.66 m



©2018 Google
Data SIO, NOAA, U.S. Navy, NGA, GEBCO
Imagery © 2018, DigitalGlobe, GeoEye, IGN, Aeri, IGN, NOAA

Google Earth

1995

02:12



Date: 6/28/2017 44°03'20"44" N 123°05'00.96" W elev 401 ft eye alt 1084 ft

Eugene Facts

Land Area: 113 km²

Population: 170,000

Density: 1500 people/km²

Economy: Technology,
education, food & beverage























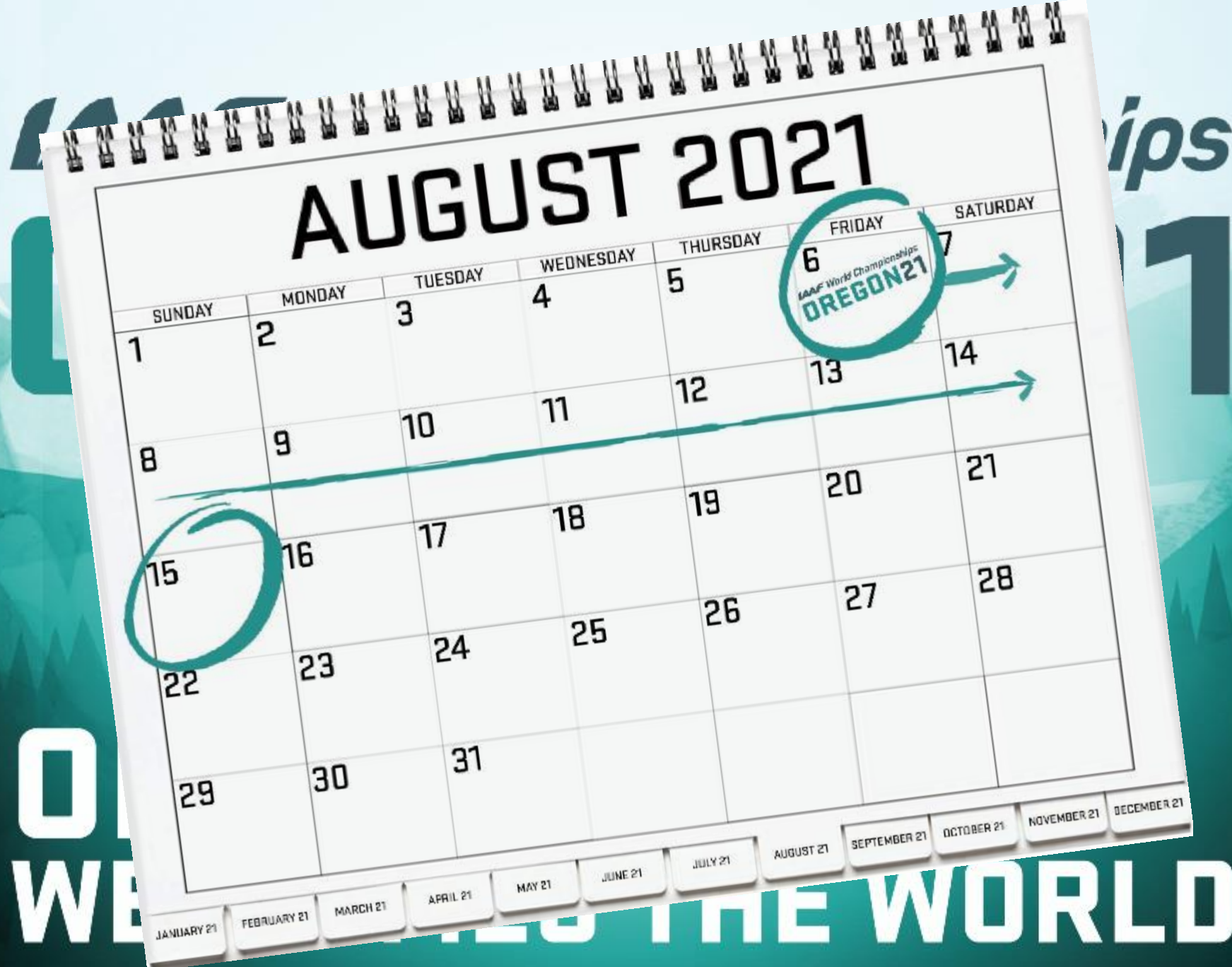




U.S. OLYMPIC TEAM TRIALS







AUGUST 2021

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2	3	4	5	6 IAAF World Championships OREGON21	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

JANUARY 21 FEBRUARY 21 MARCH 21 APRIL 21 MAY 21 JUNE 21 JULY 21 **AUGUST 21** SEPTEMBER 21 OCTOBER 21 NOVEMBER 21 DECEMBER 21

Values & Planning in Oregon





<http://a.scpr.org/i/041f7d0ef687d17ff372244ff4191e77/59029-full.jpg>



Oregon is an inspiration. Whether you come to it, or are born to it, you become entranced by our state's beauty, the opportunity she affords, and the independent spirit of her citizens.

— *Tom McCall* —

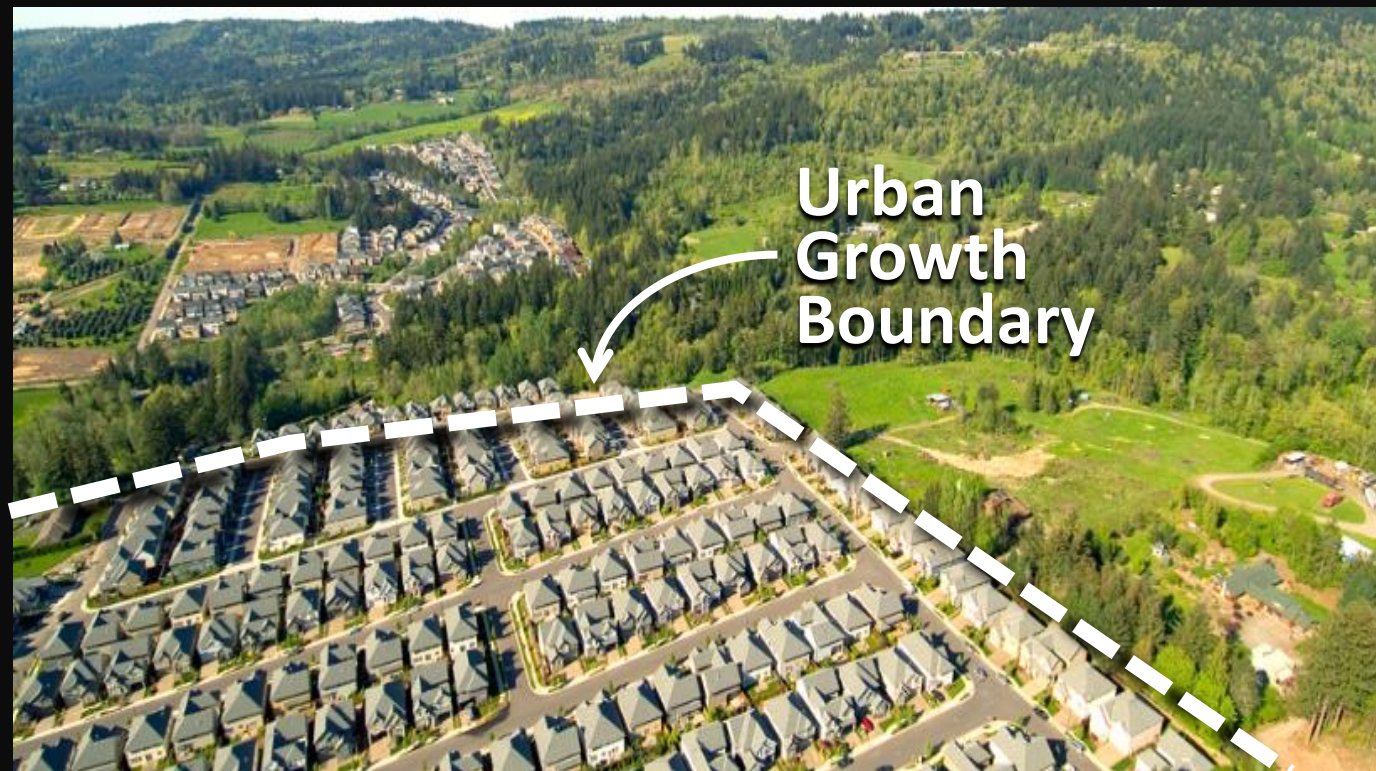




**Oregon Coast: 100% Public Access
(1967)**



**Willamette Greenway Program
(1967)**



**Statewide Land Use Planning Program
(1974) “Protect Land + Build Prosperity”**

Statewide Planning

Each city must **protect farm and forest land** by:

- Establishing an *Urban Growth Boundary (UGB)* Plan for compact development
- Adopt a *Comprehensive Plan* with policies to guide growth based on values
- 19 Statewide Planning Goals



Oregon Statewide Planning Goals (19)

#1: Citizen Involvement

#2: Land Use Planning

#3: Agricultural Lands

#4: Forest Lands

#5: Natural Resources, Scenic and Historic Areas, and Open Spaces

#6: Air, Water and Land Resources Quality

#7: Areas Subject to Natural Hazards

#8: Recreational Needs

#9: Economic Development

#10: Housing ...

Statewide Planning

Each city must **support economic prosperity** by:

- Providing a 20-year land supply for development
- Plan for efficient growth and services



Values & Planning in Eugene





CITY COUNCIL MEETING

January 23, 2017

Community Conversations





Community Resource Group



Technical Resource Group

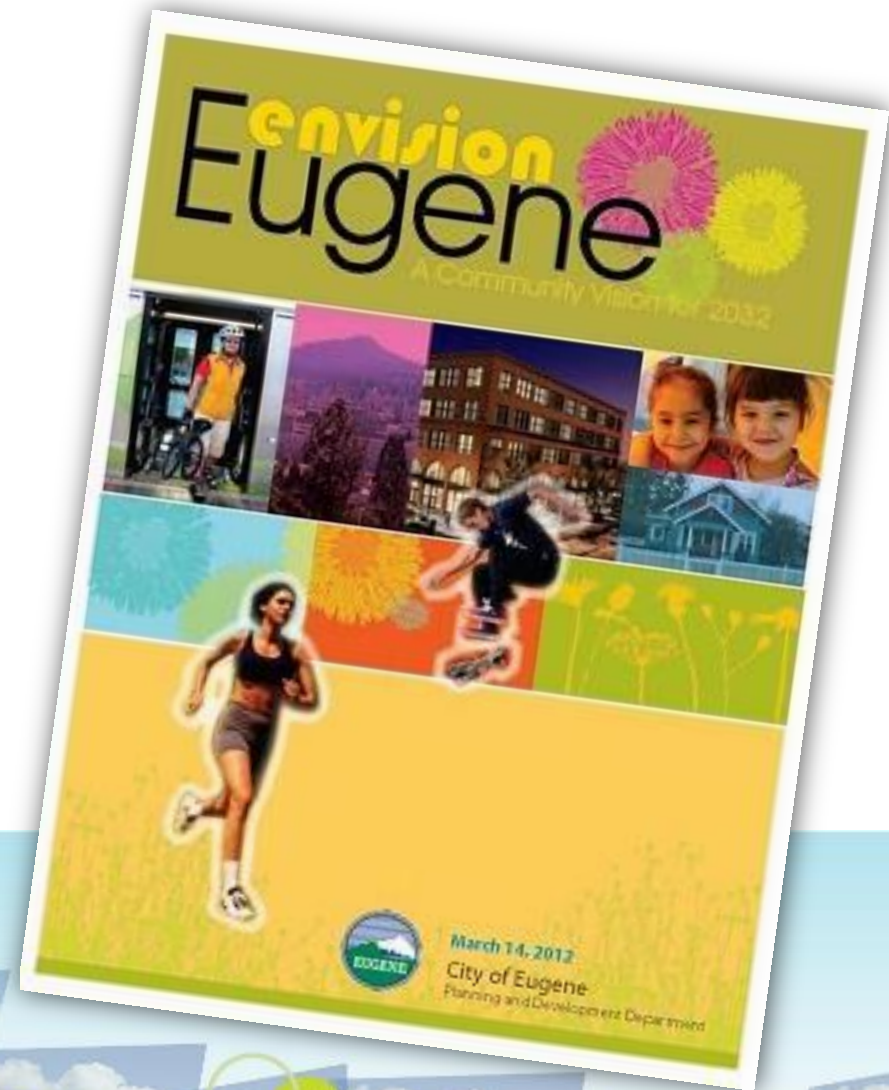
Public Outreach

- 100+ presentations and meetings
- 17 full-day meetings with Community Resource Group (60+ people)
- Outreach to youth, elders, under-represented groups
- Online videos, social media, news/TV/radio coverage
- 2 years



Envision Eugene: Community Vision 2032

- What does our community value?
- What future do we want?
- How will we get there?





7 Pillars of Envision Eugene

The Seven Pillars of Envision Eugene

- Provide ample economic opportunities for all community members
- Provide housing affordable to all income levels
- Plan for climate change and energy resiliency
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Protect, restore, and enhance natural resources
- Provide for adaptable, flexible and collaborative implementation



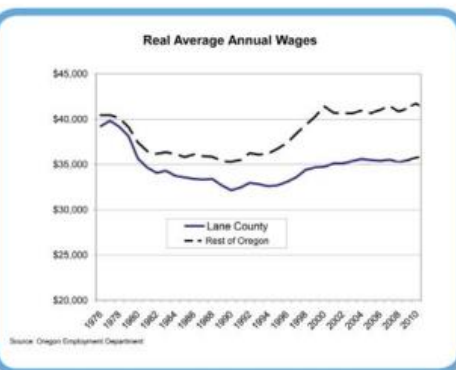
Envision Eugene

Provide Ample Economic Opportunities for all Community Members

In the last decade, employees in Lane County averaged an 11%-16% lower wage than in the rest of the state. In response to this trend as well as growing unemployment in the region, the Joint Elected Officials of Eugene, Springfield and Lane County approved the [Regional Prosperity Economic Development Plan](#). The two goals of this plan are to 1) reduce the local unemployment rate to or below the state average and 2) increase the average wage to or above the state average. To meet the economic needs of Eugene residents today and in the future, we will pursue a multi-faceted approach that utilizes several strategies:

1. Continue to implement the Joint Elected Officials Regional Prosperity Economic Development Plan. Implementation will include the following actions in support of the Plan.

- Plan for an employment growth rate of 1.4 %. This growth rate translates into an increase in 35,800 jobs over 20 years.
- Prepare four 10-20 acre industrial sites for development to meet Eugene's industrial land need inside the existing UGB through the consolidation of small underutilized industrial sites and/or through the clean-up of existing brownfield sites.
 - Explore the feasibility of an Industrial Land Trust as a possible implementation tool (using approaches demonstrated successfully in the West Eugene Wetlands Partnership).
- Work with property owners of current vacant or developed industrial lands, especially those larger than 25 acres, to reduce the financial and regulatory obstacles to development, with a goal of making these sites ready for development.
- Expand the UGB to provide 12 medium-large sized industrial sites (~475 acres) for key industries and to accommodate the growth needs of existing businesses. The identified expansion area is north of Clear Lake Road and east of the Eugene Airport.
- Establish legal parameters to ensure that these medium-large sized industrial sites cannot be partitioned or re-designated from their intended use.



Brownfields

The Environmental Protection Agency defines "brownfield" as polluted or contaminated lands that need to be cleaned up before they can be used again.

For more information on industrial land need, see the [Technical Summary](#).

4. Support the development or redevelopment of industrial sites that are and will remain outside the UGB as part of a regional strategy.

- Support Lane County's efforts in establishing an employment center in Goshen.

Best Outcomes

- Statements from Community Resource Group Participants

"Eugene offers good living wage jobs to a wide spectrum of workers with varied skills."

"We will have an ample amount of land ready for development when a job/income producing firm comes to town with an interest in building a facility here."

"We develop a strong commercial or industrial base with family wage jobs."



Burley Designs photo:www.burley.com



Arcimoto test vehicle photo:www.arcimoto.com



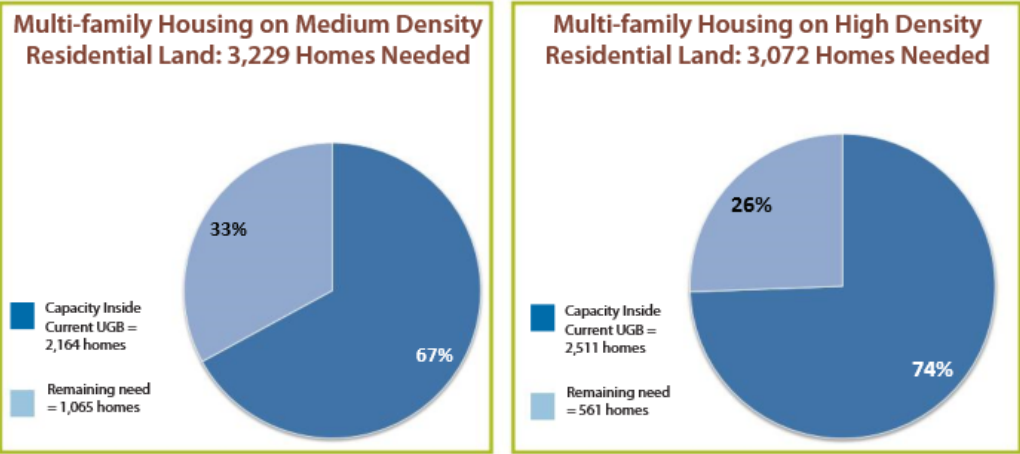
Ninkasi Brewery photo:www.savour-biere.com

Best Outcomes

- Statements from Community Resource Group Participants

"We develop a strong commercial or industrial base with family wage jobs."

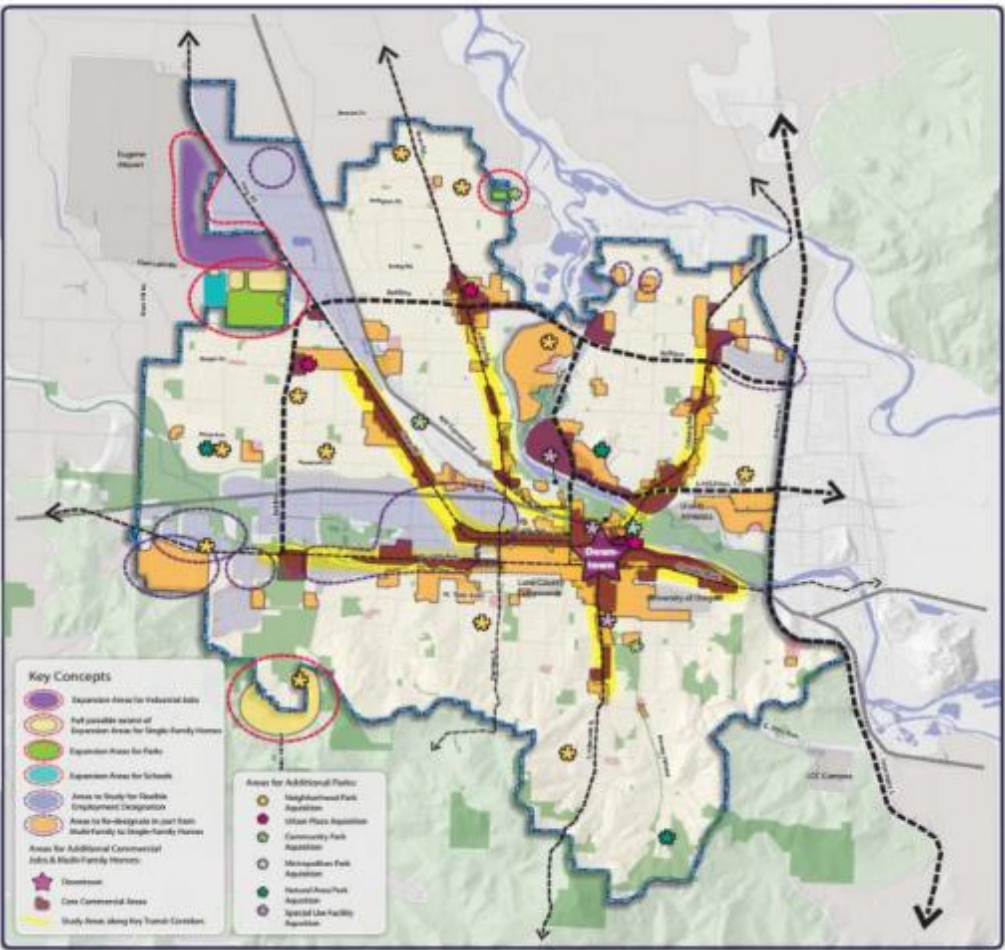
The remaining need for land to accommodate new multi-family housing depends on which housing mix is used. Assuming a 55% single-family/45% multi-family housing mix, the graphics below show that there is a remaining need for 1,065 units of multi-family housing on MDR land and there is a remaining need for 561 units on HDR land.



The following table shows the amount of remaining homes that will need to be accommodated in each plan designation under the various housing mix ratios. Go to [this link](#) for additional information on the multi-family housing land need.

Medium Density Residential (MDR)

		Recommendation				
	60 SF / 40 MF	55 SF / 45 MF	50 SF / 50 MF	45 SF / 55 MF	40 SF / 60 MF	
Total MDR Need	2,879 homes	3,229 homes	3,501 homes	3,736 homes	4,144 homes	
New and Existing Capacity inside UGB	4,591 homes	4,591 homes	4,591 homes	4,591 homes	4,591 homes	
Reduced MDR Capacity from re-designation	2,164 homes	2,164 homes	2,164 homes	2,164 homes	2,164 homes	
Reduced MDR Capacity from "Other Uses"	263 homes	263 homes	263 homes	263 homes	263 homes	
Total MDR Capacity inside UGB	2,164 homes	2,164 homes	2,164 homes	2,164 homes	2,164 homes	
Remaining MDR Need (total need minus total capacity)	715 homes	1,065 homes	1,337 homes	1,572 homes	1,980 homes	



Envision Eugene

Community Vision for Homes, Jobs, Parks & Schools

-Map is not too far specific, and is for illustrative purposes only.
-See Technical Summaries for additional information.
-This map shows uncompleted planned parks and open space projects listed in the Parks, Recreation and Open Space Project and Priority Plan (2008). Implementation of these projects will be dependent on future funding for operations, design, construction, and on-going maintenance, as well as future policy direction.

March 14, 2012



www.EnvisionEugene.org

HOUSING SNAPSHOT

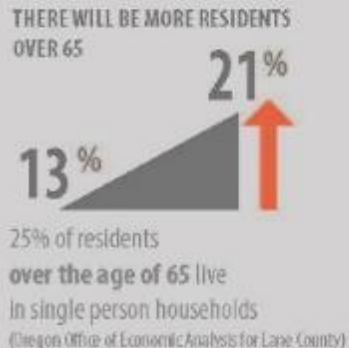
Provide Housing Affordable to all Income Levels



How are we growing?



Who are we planning for?



Housing Affordability



\$37,339

Median Household Income

Oregon's median income is \$46,816



\$236,600

Median Home Value

Oregon's median home value is \$232,900



50%

of households are cost burden
Spending over 30% of income on housing
64% of renters; 33% of owners



40%

of households can not afford the average cost of a two bedroom apartment at HUD's fair market rent of \$806

What types of housing will we need?

Eugene Today
Built through 2012

SINGLE FAMILY
59%

MULTIFAMILY
41%

New Homes
2012 - 2032

SINGLE FAMILY
55%

MULTIFAMILY
45%



What housing opportunities are we creating?



200
ACRES

Changed to low density residential



1,000
HOMES

High density can be met through Downtown Incentives



600
HOMES

Medium density Strategies TBD



Urban reserve planning for housing needs **BEYOND 20 YEARS**



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Data is related to Eugene 2012-2032 unless otherwise noted. Sources are American Community Survey 2011 unless otherwise noted.

CLIMATE SNAPSHOT

Plan for climate change and energy resiliency



We are growing



34,000
NEW EUGENEANS OVER
THE NEXT 20 YEARS

TREND

ENERGY USE
30%
Lower
2005
↓
2015

Community-wide
Green House
Gas emissions
from energy use
are trending
down!

ELECTRICITY SOURCES

EWB 2012

75% Hydroelectricity

13% Energy efficiency

5% Wind

3% Biomass

4% Nuclear

1% Natural gas

95%
Low Carbon
Sources

Water
use is
trending
down!
EWB

Our climate & energy conditions

CLIMATE IMPACTS

Due to increasing average temperatures



Increase in forest area burned yearly
in Western Oregon by the end of the century*

*Oregon Climate Change Research Institute 2010



was the hottest year
on record in Oregon
oregonguard.com Jan. 11, 2016

CLIMATE GOALS

50%
REDUCE FOSSIL FUEL
CONSUMPTION BY FIFTY
PERCENT BY
2030
* 2010 baseline
On Track!

350 ppm
BY 2050
10% * REDUCE COMMUNITY-WIDE
GREENHOUSE GAS
EMISSIONS TEN PERCENT
BY 2020
* 1990 baseline
Carbon neutral City
operations by **2020**

77%
of Eugeneans agree that climate change is
occurring because of human causes like
the burning of fossil fuels
81%
felt that climate change requires us to
entirely rethink our behavior
75%
felt that climate change requires much
stronger regulations on greenhouse gas
emissions

For more information on the City's sustainability goals and progress visit eugene-or.gov/sustainability

What opportunities are we creating?



More community
members can walk,
bike or ride with in
20 minutes
to all their needs

2035 Transportation System Plan

TRIPLE

the percentage of trips made on foot,
by bike & transit in the next twenty years.



Expanding the UGB and acquiring

355

acres of parkland
parkland can lower temperatures & clean air and water



Encouraging clean
industry in our Clear Lake
UGB expansion area



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www.envisioneugene.org

Projections are related to Eugene 2012-2032 unless otherwise noted.
Sources are City of Eugene Office of Sustainability unless otherwise noted.

FLEXIBLE IMPLEMENTATION SNAPSHOT

Provide for Adaptable, Flexible and Collaborative Implementation as We Plan for Growth



Respond to Changing Needs

3 YEARS EVALUATION OF ENVISION EUGENE STRATEGIES BEGINS IN 3 YEARS - 2019

5 YEARS AT LEAST EVERY FIVE YEARS EVALUATE THE EFFECTIVENESS OF ENVISION EUGENE STRATEGIES

COLLECT & TRACK KEY INFORMATION, SUCH AS POPULATION GROWTH & DEVELOPMENT TRENDS



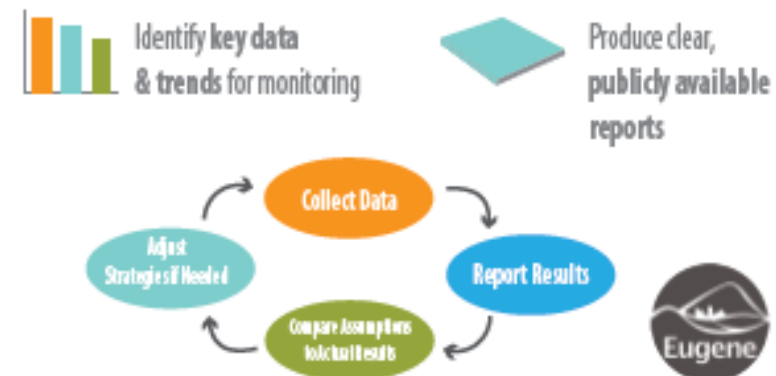
What opportunities are we creating?

PROJECTS TO REALIZE THE VISION



- Develop a range of planning & design tools
- Develop a collaborative ongoing land use code improvement program
- collaboratively plan and partner with neighboring jurisdictions on regional planning

NEW GROWTH MONITORING PROGRAM



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www.envisioneugene.org

Projections are related to Eugene 2012-2032 unless otherwise noted.

Livable Beautiful
Sustainable Prosperous



AUTHENTICITY

Case Study: The River Districts



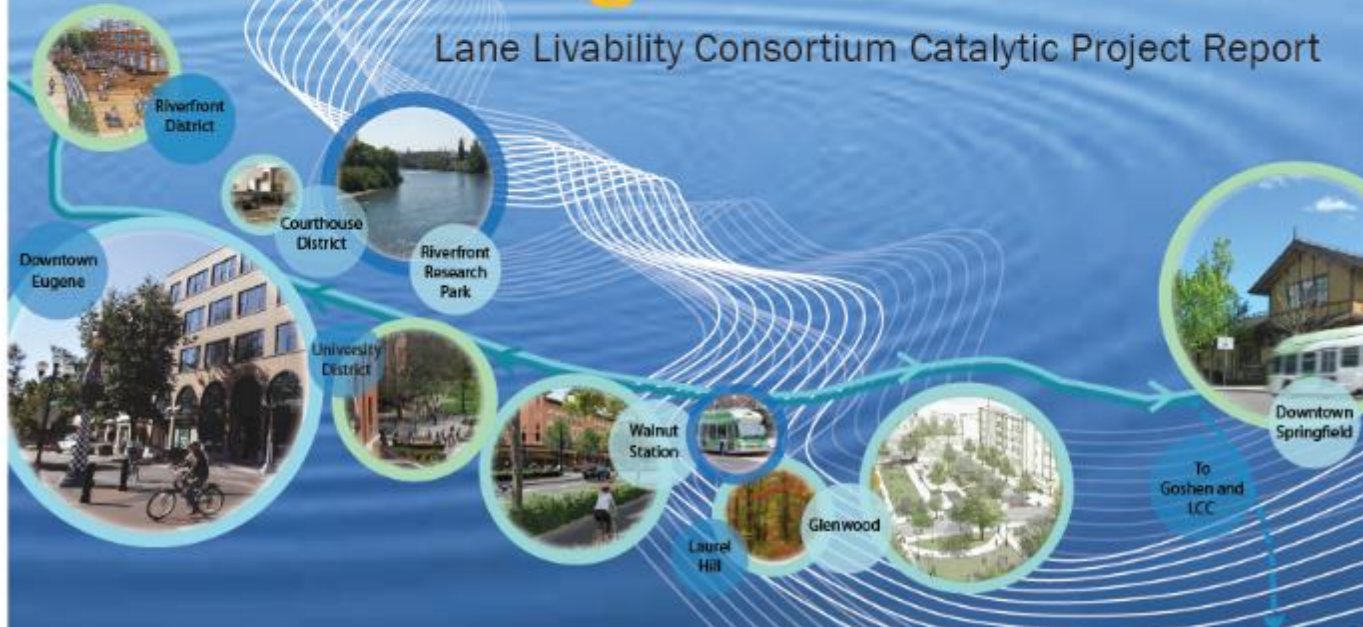
The

RIVER

Districts:

A Regional Collaboration

Lane Livability Consortium Catalytic Project Report



February 4, 2014





Emerald Express (EmX) Bus Rapid Transit



Southwest Corridor, Minneapolis – St. Paul



Southwest Corridor, Minneapolis – St. Paul



Historic Redevelopment – 3CDC Cincinnati





Eugene Riverfront Redevelopment Concept



Walnut Station Redevelopment Concept with Multi-Way Boulevard



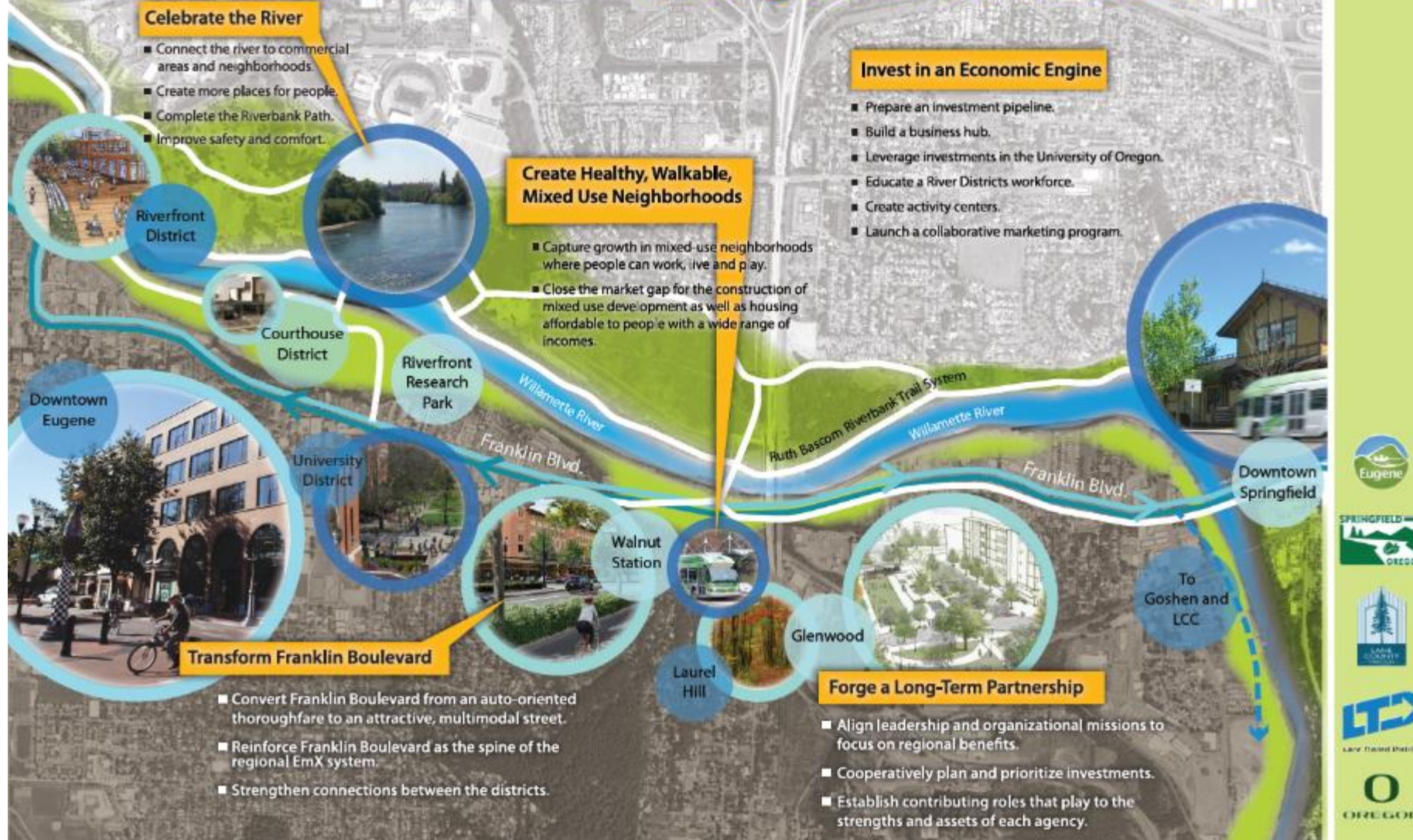
University of Oregon - Lewis Integrative Science Building



Glenwood Riverfront Redevelopment Concept



The River Districts: A Regional Collaboration



Case Study: Downtown Riverfront



where
the city
meets
the river

CITY COUNCIL

31 JANUARY 2018

WILLIAMS & DAME

SERA

ARCHITECTURE

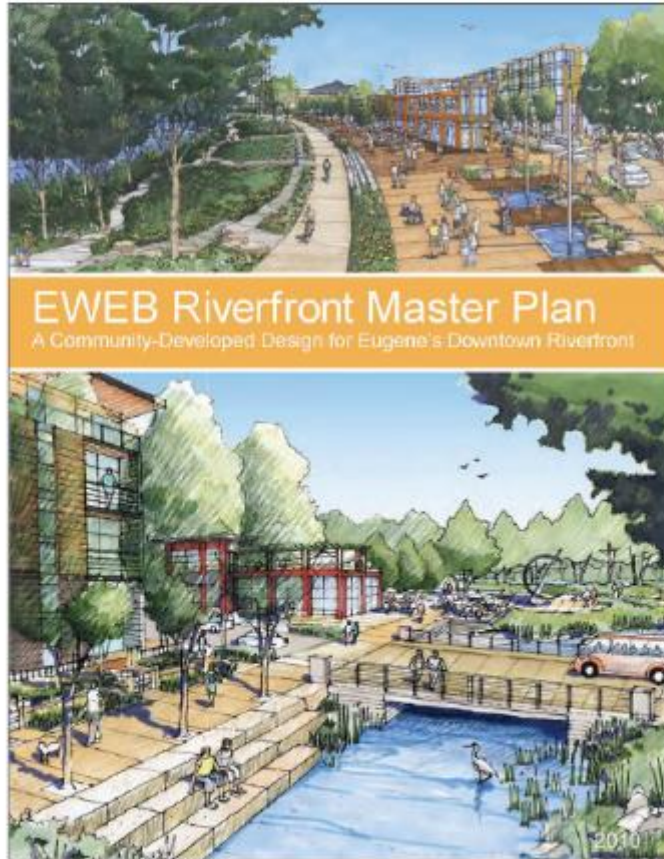
URBAN DESIGN + PLANNING

INTERIOR DESIGN

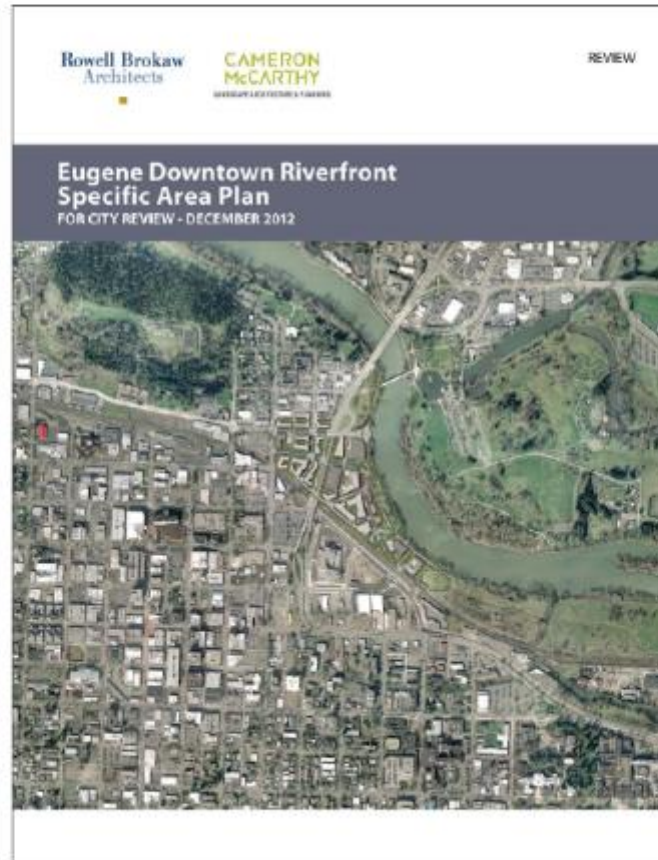


planning
context

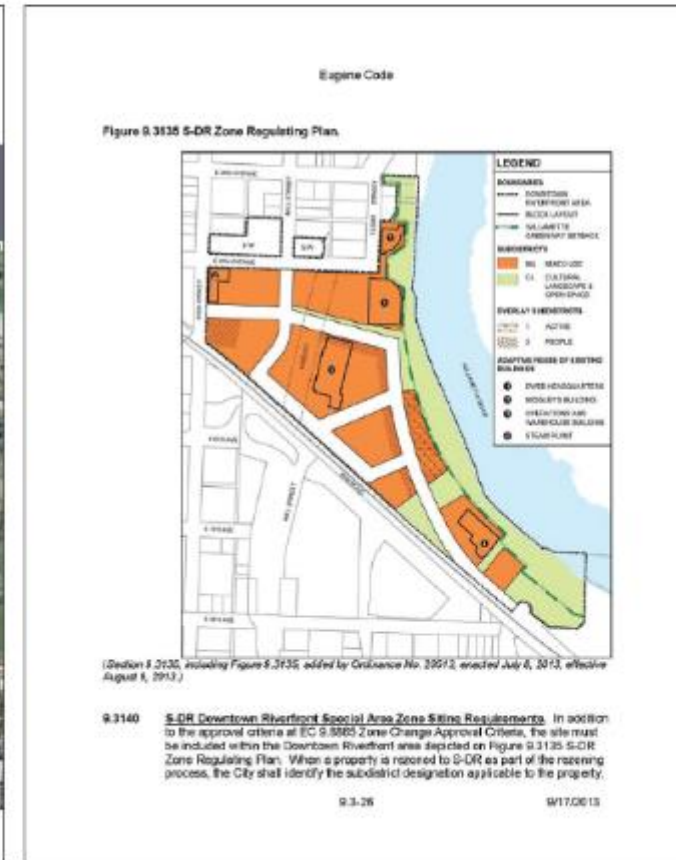
Vision 2010



Policy 2012



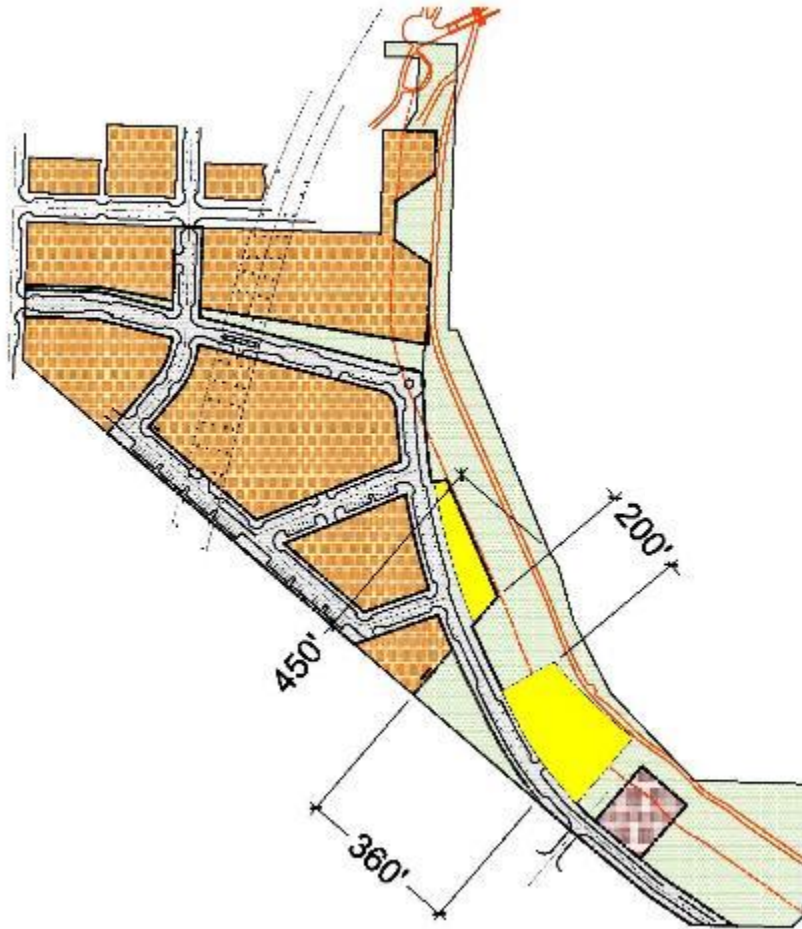
Code 2013



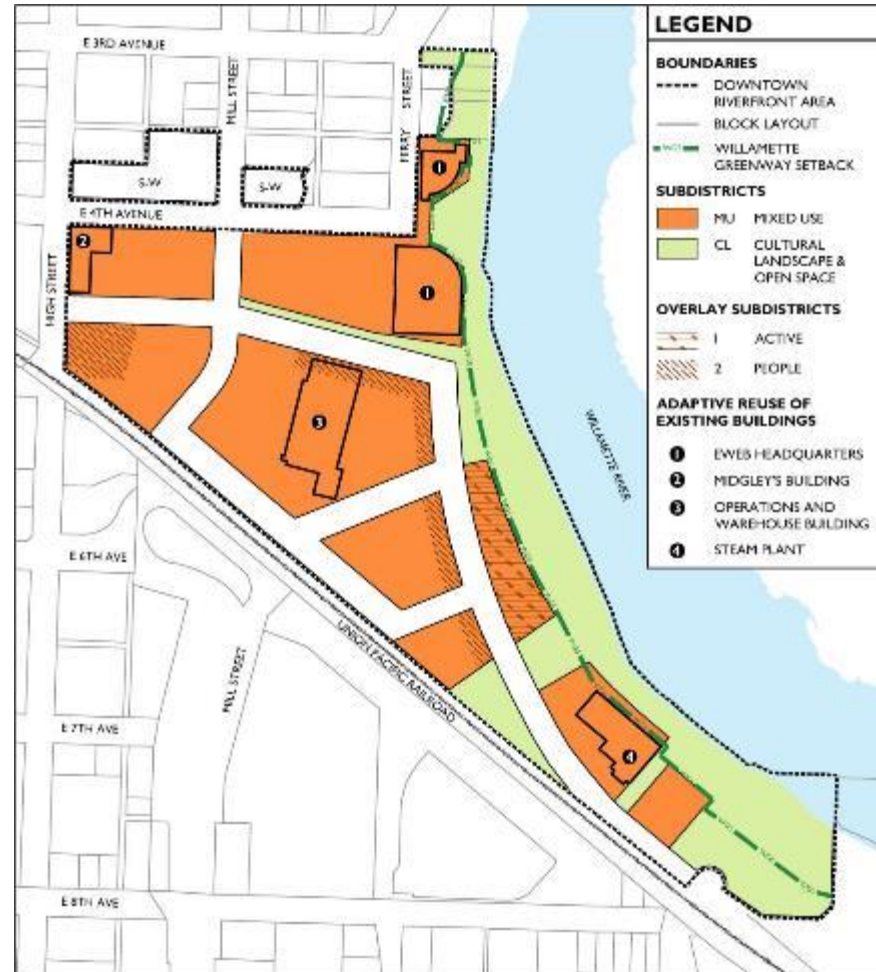
Master Plan Framework



Special Area Zone

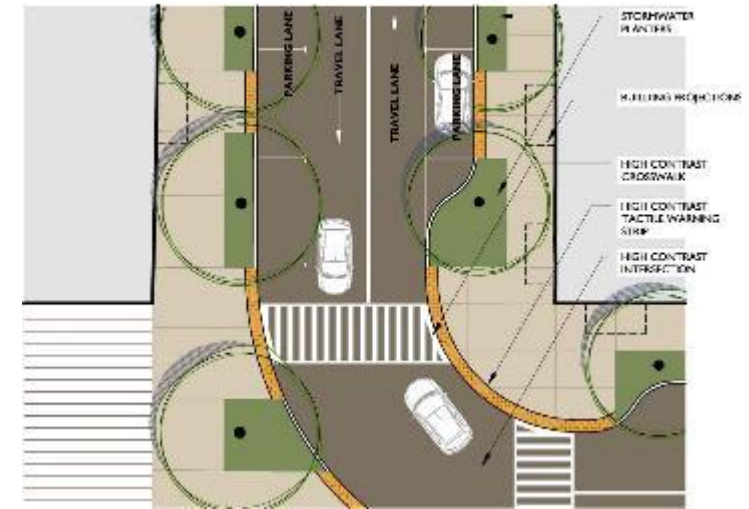
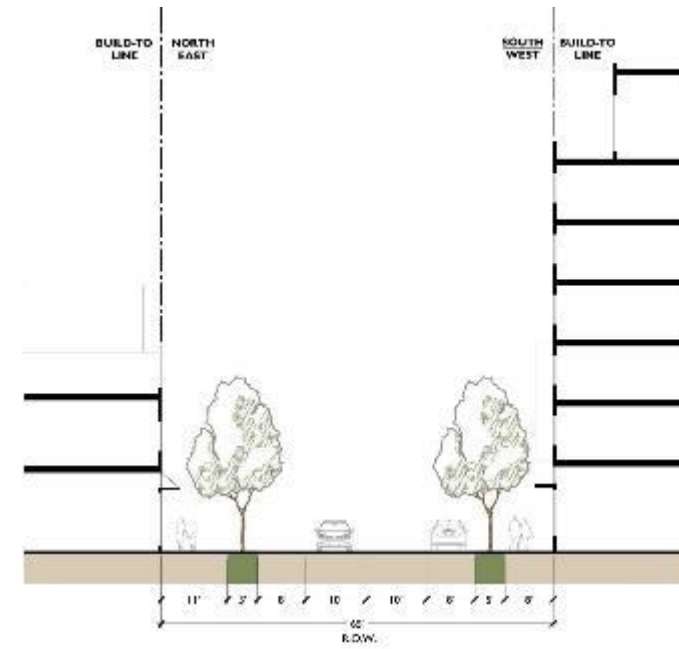
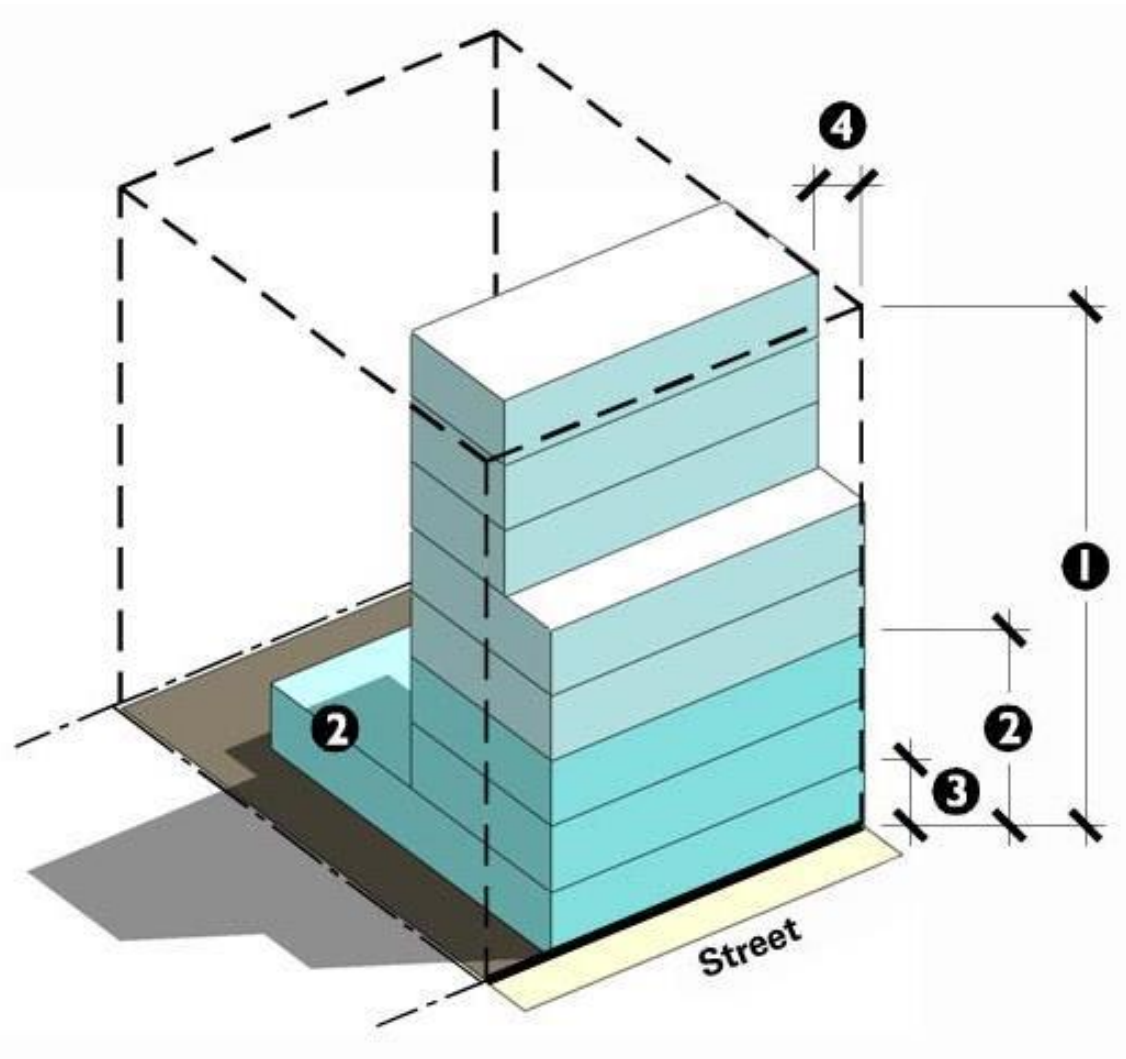


Master Plan Framework



Regulating Plan

Key Features: Use Controls

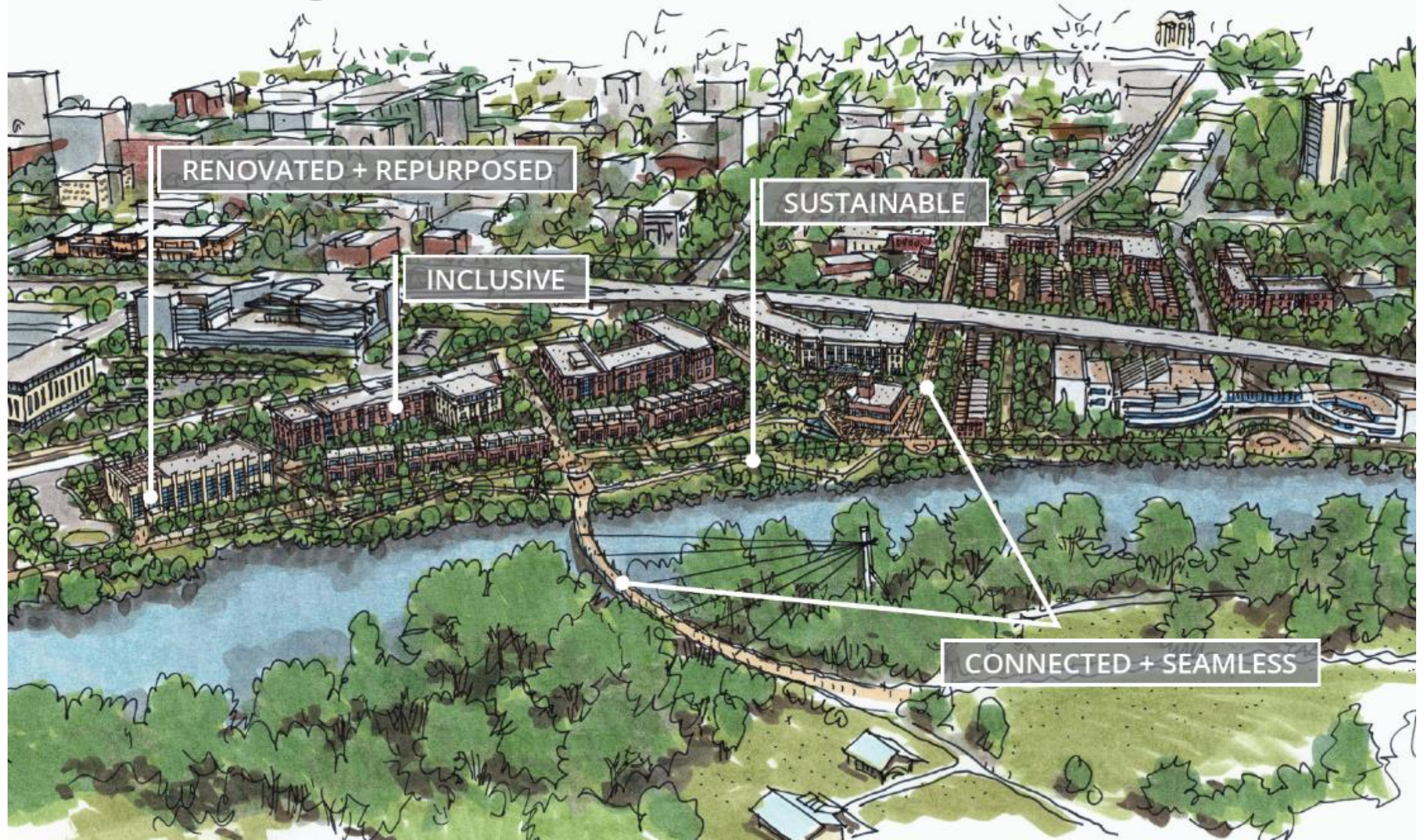


Key Features: Urban Design Standards





Downtown Eugene's Riverfront

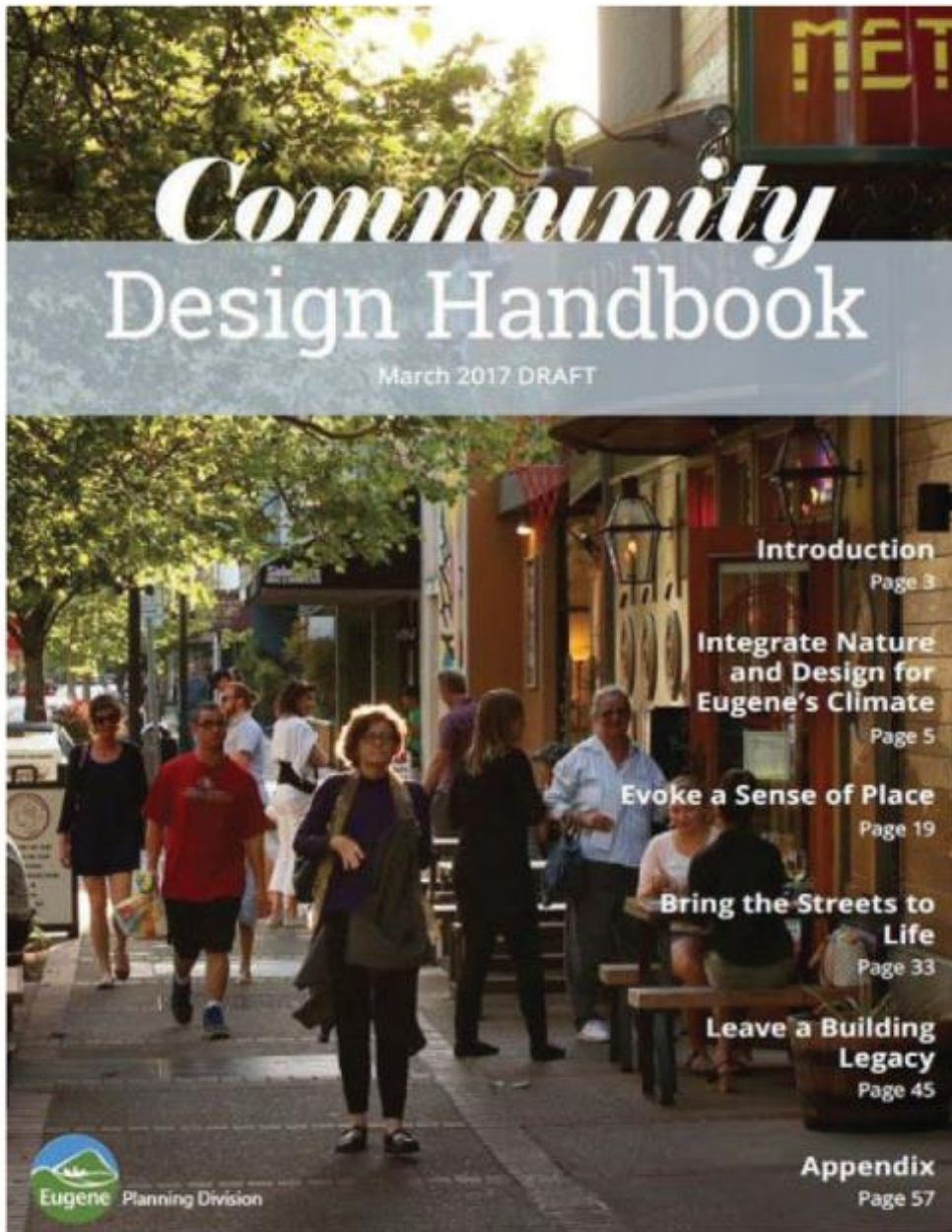


RENOVATED + REPURPOSED

INCLUSIVE

SUSTAINABLE

CONNECTED + SEAMLESS



what could it look like?

INSPIRED BY
COMMUNITY DESIGN
HANDBOOK PRINCIPLES:

Integrate Nature

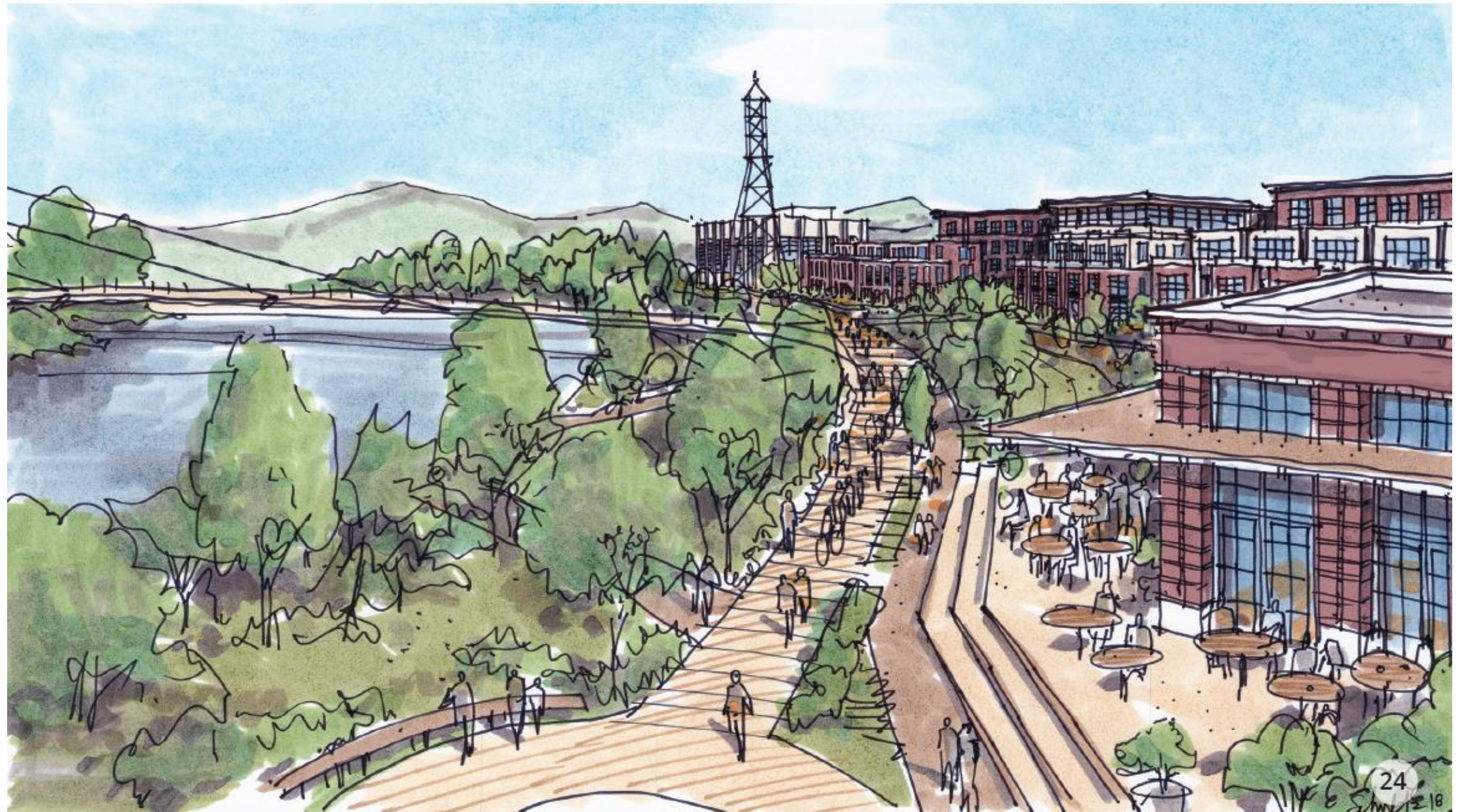
Evoke a Sense of Place

Bring the Streets to Life

Leaving a Building Legacy

PROPOSED DESIGN REVIEW PROCESS

5th Avenue - at the Riverfront



Riverfront EXISTING



Riverfront plaza & park



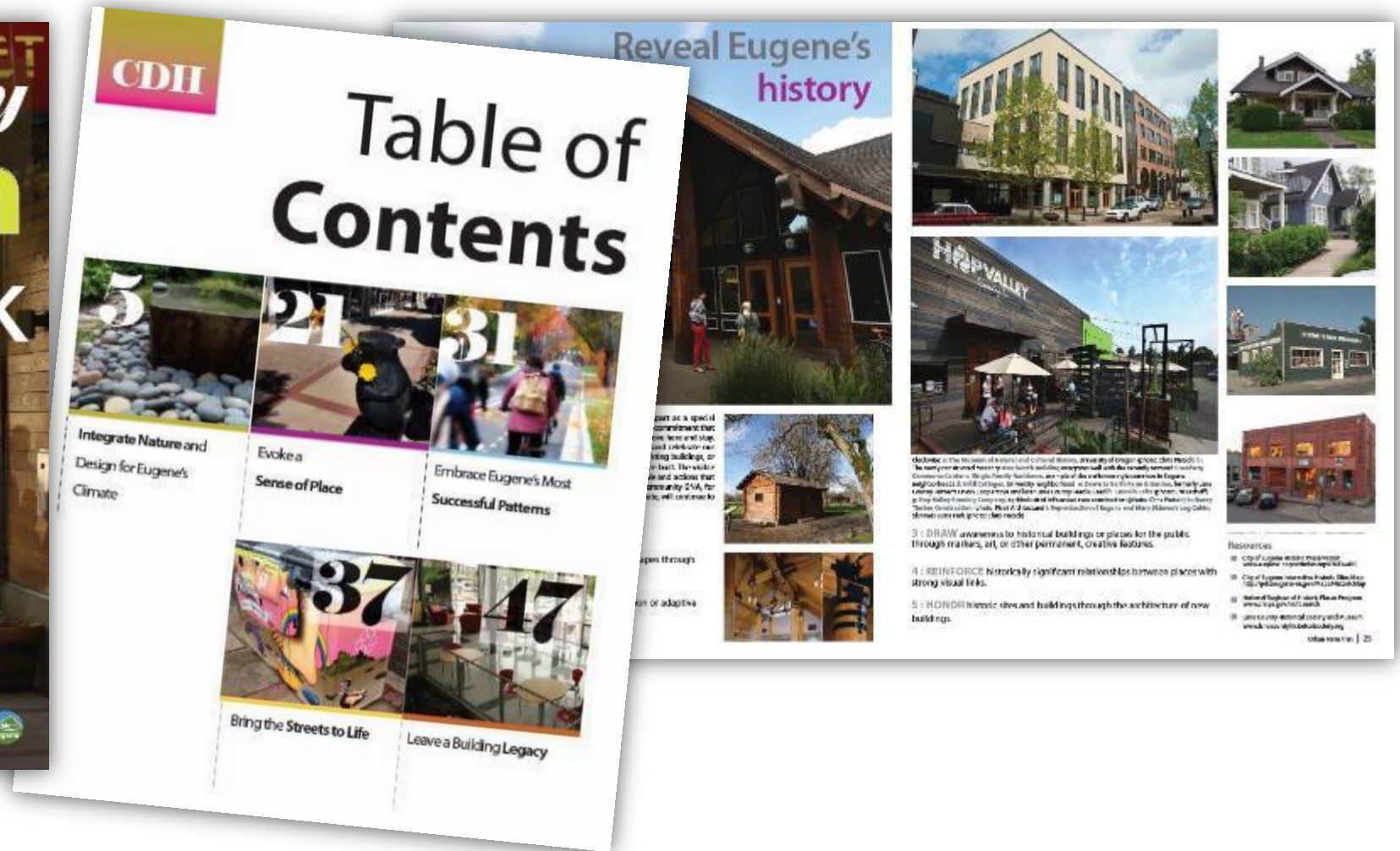
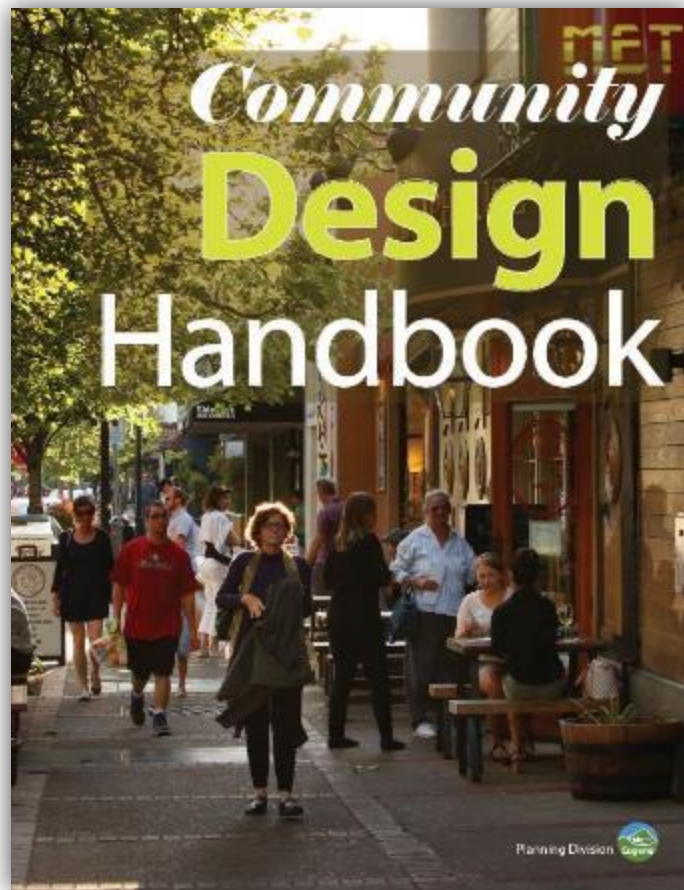
Case Study: Turning Values into Inspiration



Urban Design



Community Design Handbook



CDH

DRAFT

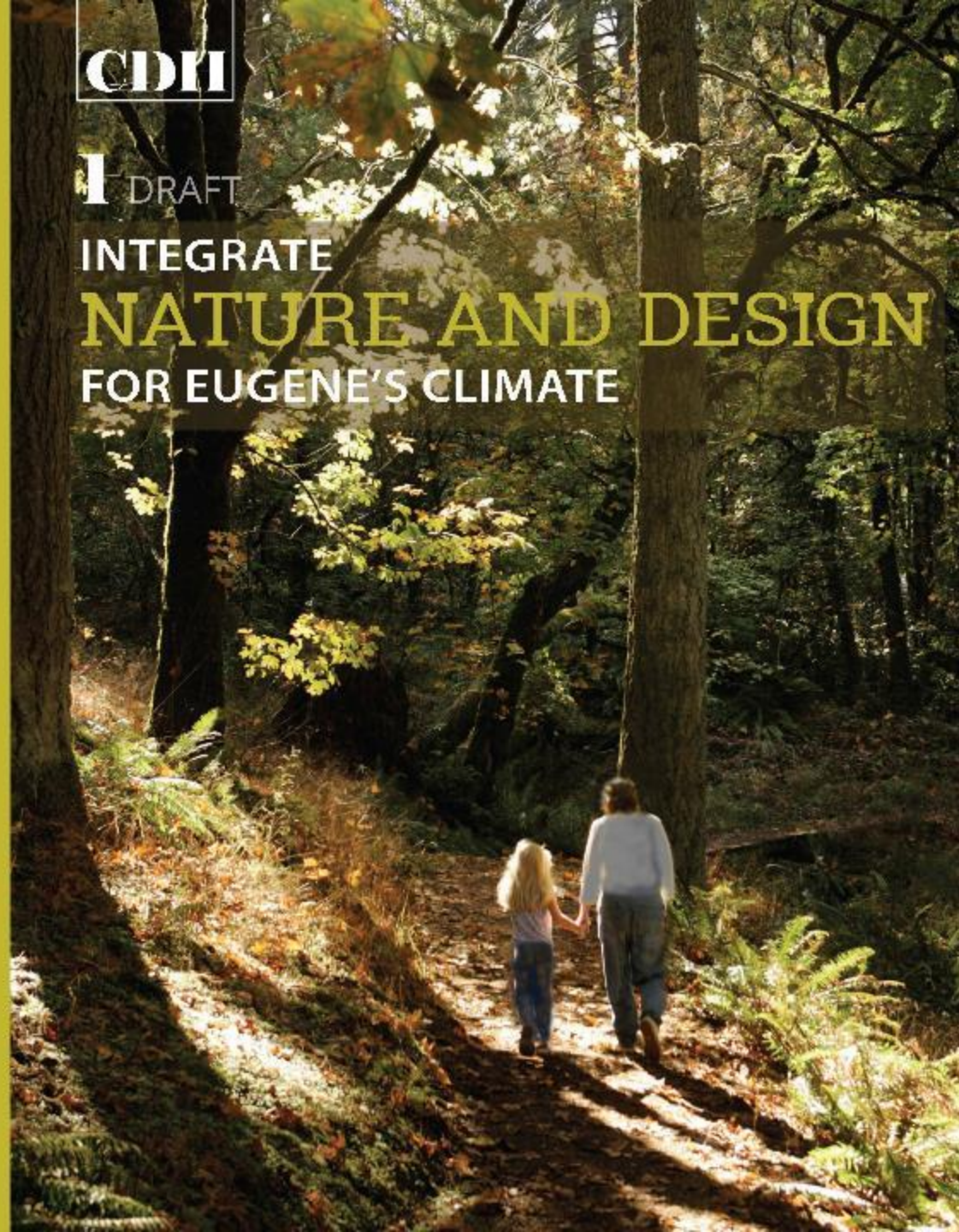
INTEGRATE

NATURE AND DESIGN

FOR EUGENE'S CLIMATE

1. Integrate Nature and Design for Eugene's Climate

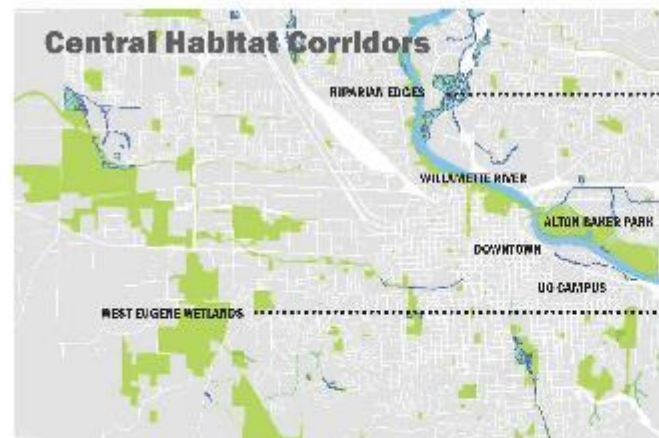
- Enhance the Regional Habitat Network 6
- Celebrate Important Natural Features 8
- Design for Climate and Natural Resiliency ... 10
- Conserve Energy and Natural Resources ... 12
- Bring Farms and Gardens into the City ... 14
- Promote Outdoor Lifestyles ... 16



Enhance the regional habitat network

The Ridgeline Trail and Willamette River Greenway are large, green ribbons running through the region, linking the habitats of the surrounding forest lands, oak savannah, and farms. Similarly, smaller, local connections course through the community. When such habitat opportunities are carefully preserved, they foster an attractive and essential diversity of plants and wildlife. Benefits of a connected habitat network extend to people as well, as thriving natural systems purify the air and water, and encourage recreation and active transportation.

a connected habitat network extend to people as well, as thriving natural systems purify the air and water, and encourage recreation and active transportation.



Design Guidelines

- 1 : CONSERVE** natural areas in private and public spaces and introduce new ones.
- 2 : PROVIDE** links to nearby natural features through habitat corridors.
- 3 : UTILIZE** abundant and continuous plantings and natural features along streets, alleys, paths, buffer strips and within developments.
- 4 : INTRODUCE** structures and gardens in urban areas that provide for the needs of native wildlife.
- 5 : REDUCE** light pollution and protect delicate habitat areas by using pedestrian scale, downcast lights equipped with shielding.



Urban Environment Project



Clockwise from top: Habitat 1: Western Pond Turtle; Habitat 2: Willamette Daisy; Habitat 3: Blue Butterfly; Habitat 4: Honey Bee; Habitat 5: Native Plantings; Habitat 6: Urban Green Roof; Habitat 7: Planting Parenthood of Southeastern Oregon green roof (photo: Rick Rosenblatt/woodward-clark.com)

Resources

- West Eugene Wetlands: www.west-eugene-wetlands.org
- Willamette Riverkeeper: www.willamette-riverkeeper.org/WRK/index.html
- City of Eugene: www.cityofeugene.org
- Nature in Eugene Watersheds: www.natureineugene.org
- Nature in the Community: www.natureinthecommunity.org

EVOKE A
SENSE OF PLACE

2. EVOKE A SENSE OF PLACE

Reveal Eugene's History ...	20
Contribute to a Complete, Walkable Neighborhood ...	22
Reflect the Value of Great Neighborhoods ...	24
Celebrate Special Places ...	26
Create Successful Public Spaces ...	28
Use Building Form and Natural Edges to Define Spaces ...	30



Contribute to a complete, walkable neighborhood

Neighborhoods are the basic building blocks of a city. A complete neighborhood provides a balanced set of activities for work and school, shopping and dining, recreation and living. A neighborhood provides housing options to serve a variety of incomes and lifestyles, from apartments to detached houses, with a wide range of other types between. Walkable neighborhoods are particularly important for those unable to drive – due to age, ability or resources – but the benefits extend to everyone. More walking means improved personal health and fitness, and increased safety through the casual supervision of public spaces. As neighborhoods bring people together, it adds to the success of local businesses, which in turn are one of the ways that neighborhoods foster stronger social connections. Now, a growing number of Americans, from young Millennials to Empty-nesters, are relocating to cities that offer the urban amenities of complete neighborhoods. As the City of Eugene looks to the future, complete neighborhoods are a vital component of our community's growth strategy, reducing pressure on the Urban Growth Boundary by growing compactly and avoiding the costly extension of city services.

Use these landmarks from the South University and Fairmont Neighborhood from top left to bottom right: A stroll in the park, Appleby Child Care Center, South University business district (photo credit: Chris Fick), Single family residences at Agate Street Student Housing w/ House converted to offices use, Edison Elementary School



A truly great thought are conceived by walking

—Friedrich Nietzsche



Resources

- City of Eugene 20 Minute Walkshed tool: www.eugene-or.gov/20minwalkshed
- City of Eugene Walkable Area Map: www.eugene-or.gov/20minwalkshed
- Walk Score Eugene, OR: www.walkscore.com/OREugene
- Walkable and Livable Communities Institute: www.walkinc.org
- Walkable Communities: www.walkable.org

Design Guidelines

- 1: LOCATE** denser housing near existing services and amenities.
- 2: PROVIDE** compact housing in under-represented types as transitions between lower-density residential and higher-intensity uses and elsewhere as appropriate.
- 3: CREATE** opportunities for businesses and services in neighborhood centers, particularly in areas that are currently under-served.
- 4: ENCOURAGE** a mix of compatible and complementary uses at the neighborhood, block, and building scales.

5: CELEBRATE buildings of community significance with noteworthy architecture.

6: PROVIDE active uses on the ground level.

7: DESIGN flexible floor plans at the ground level to accommodate diverse commercial tenants.

Emphasize walking, biking, and riding transit



Eugene has a longstanding commitment to active and sustainable transportation. We have a reputation as a bicycling city, and the EmX bus rapid transit system has received international acclaim. Designing streets for people who walk, use mobility devices, bike or ride transit continues to enhance our city's stature, but more importantly, it is a critical part of making a livable city. Walking is a democratic means of transportation, and is the first and last step of every trip. Encouraging active transportation helps Eugeneans stay healthy, provides cost savings for households and reduces our fossil fuel consumption.



Design Guidelines

1 : PRIORITIZE pedestrians in activity areas through amenities such as generous sidewalk width and safe, comfortable pedestrian crossings that can include raised intersections, pedestrian-activated signals, curb extensions and refuges.

2 : PROVIDE access and linkages from development sites to existing pedestrian and bicycle path networks, as well as nearby amenities such as schools, parks, transit stops, community services and businesses.

3 : PROVIDE abundant, covered, secure and well-lit bicycle parking and storage facilities near building entrances and public gathering places.

4 : CELEBRATE major transit stops as special places, and incorporate transit stops into the design of the surrounding community.

5 : PROTECT physical space for future walking and biking paths and transit needs on key corridors.

random as they appear, sidewalk contacts are the small change from which a city's wealth of public life must grow.

— Jane Jacobs,
The Death and Life of
Great American Cities

Resources

- City of Eugene Transportation Options: www.ci.eugene.or.us/transportation/
- City of Eugene Transportation 5 Year Plan: www.ci.eugene.or.us/transportation/5yearplan/
- Lane Transit Website: www.lanetransit.org/

4 DRAFT LEAVE A BUILDING LEGACY

*A hundred years
after we are gone
and forgotten, those
who never heard of us
will be living with the
results of our actions.*

—Oliver Wendell Holmes

4. LEAVE A BUILDING LEGACY

Design for the Human Scale ... 46
Engage the Street ... 48
Fit the Neighborhood ... 50
Invest in Quality Materials ... 52
Promote Visual Transparency ... 54



Invest in **quality materials**

In the hands of a skilled designer, the materials and colors of a building complement its shape and form to create a unified design. The use of local materials is one of the ways a building can be connected to the Northwest building traditions and the timber legacy of our region. The materials also express the role of the building as a part of the streetscape and neighborhood. High-quality materials last longer than cheaper substitutes, and they convey the building owner's interest in long-term investment in the community. After all, many materials that are expensive at first may be more cost-effective over time, with savings in maintenance and longer life-cycles. Durable materials are more resilient to damage and aging, particularly on the ground floor, where use and wear is a daily occurrence. Buildings that are constructed of quality materials and well-maintained invite a response of stewardship and positive activity from those around them, contributing to a cycle of neighborhood investment and safety.



Design Guidelines

1 : USE high quality exterior materials that reflect a sense of permanence, continuity, and urban character with emphasis on street level activity.

2 : AVOID low quality imitations. Substitute materials at the ground floor should be indistinguishable at arm's length from the original, and match or exceed it in performance; substitute materials above the ground floor should be indistinguishable from the original to a person standing on the sidewalk.



Clockwise from top left: a) Oliphant's Garden, Deer Park Library (photo: Cameron McFarley, Architecture Northwest); b) CDF Tillamook Dist. HQ (photo: PRGT Architecture); c) NW Public Library (photo: PRGT); d) UO Science & Medicine Building (photo: PRGT Architecture); e) Beach House, Lincoln Hill campus.

3 : EMPLOY construction details that recognize the natural qualities of materials and structure.

4 : REINFORCE key elements of building composition with changes of material and color.

5 : COORDINATE colors that are compatible with each other and local context; prioritize colors natural to the material.

6 : USE vibrant colors as building accents.

Resources

- US Green Building Council (greenbuild.org)
- National Association of Women in Construction (nawcc.org)

Successful key corridors and 20 minute neighborhoods



Urban Form Plan

January 2017 DRAFT

Introduction

Page 3

Regional Identity

Page 5

Urban Framework Plan

Page 37

Community Design Handbook



Eugene Planning Division



Rocky Outcroppings

complex landscape of diverse habitats supports an abundance of flora and fauna habitat in the urban environment. Eugene has protected over three thousand acres of publicly-owned natural areas.

Natural History & Human Influences

Eugene lies on a base of sedimentary rock from the Coast Range, known as the Eugene Formation, where it intersects with volcanic basalt from the Cascades. A layer of gray clay, tied to the eruption of Mt. Mazama 7,700 years ago, sits atop the bedrock. Seasonal flooding of the Willamette River deposited agriculturally rich, silty clay loam and sandy loam along the original flood plains, creating some of the world's best – and deepest – agricultural soils.



Oak Savannah

Much of what we regard as the natural environment in and around Eugene was actually shaped over many thousands of years by human intervention. The Kalapuya people, original inhabitants of the region, utilized low-intensity understory burns in the late summer and autumn to shape and expand areas of grasslands in the naturally wooded region. Over thousands of years, vast expanses of prairie land were formed to attract game for hunting and to cultivate staple crops, such as camas lily and tarweed.

By the time the Euro-American settlers arrived in the mid-1800s the native clans were already devastated by introduced disease and were but a small remnant of the once thriving culture. As the controlled burns ceased, the woodland began to reestablish itself primarily along the rolling hills around the valley floor. These forests were subsequently logged and the upland prairies were used for grazing and orchards. The grasslands on the valley floor were primarily converted to agricultural land and divided into small farms.



Dragonfly Band - Wet Prairies

Seasonal flooding of the Willamette River saw its banks and channels continually shifting and changing. In some places, networks of river channels and sloughs covered an area over a mile wide. Rich soils were spread across the valley floor, while local tributaries such as Amazon Creek washed clay from the hills down into low-land deposits. These natural patterns determined much of the original settlement of the area, as early farmers claimed the most fertile lands. Later, the construction of dams, reservoirs, and levees dramatically changed the course of the waterways of the region and confined the natural systems to patterns more compatible with human use. Today, Alton Baker Park and Delta Ponds Park contain remnants of the braided sloughs that once characterized the living river course.



Willamette River

Eugene remained a predominantly rural community until a population boom after World War II. The urban expansion, mostly in the form of single-family suburbs, replaced many acres of natural, semi-natural and agricultural lands. Unseen in previous centuries, this immense pressure on the natural environment led to an interest in protecting and restoring natural habitat. Three main ecosystems are protected and maintained by the City: wetlands, waterways, and the south hills ridgeline. This complex of connected and semi-connected natural lands offers a glimpse of the original landscape so admired by early naturalists like David Douglas.

Wetlands

Seasonal wet prairie, a habitat dominated by grass and wildflowers, was historically common in the Willamette Valley. This type of prairie is unique to the Pacific Northwest, however only 1% of the original habitat remains. Characterized by clay soils, the area is flooded for most of the year and then dries through the summer months. Wetlands support a high diversity of native plant and wildlife species, including butterflies, damselflies, dragonflies, birds, frogs, native plants, wildflowers and grasses. Recognizing its regional value, Eugene has protected and restored a 3,000 acre complex of wetlands and associated uplands through a nationally-acclaimed partnership known as the West Eugene Wetlands. Low-intensity fires were historically a crucial part of the wet prairie ecosystem, and current land managers are experimenting with controlled burns as a means of preserving these habitats.



Woodlands

Waterways

Creeks, rivers, ponds and the adjoining riparian edge create significant habitat for the Western pond turtle, beaver, river otters, migratory birds, and Chinook salmon. Much of the original riparian edge was lost in the last century through human activities, but with recent restoration efforts reestablishing the big-leaf maple, black cottonwood, and Douglas fir along the river banks, this native ecosystem is healing. By far the most significant waterway in the region, the Willamette River offers abundant habitat and recreational value as it courses through the middle of Eugene. An extensive river bank park system preserves much of this land in public ownership, including over 14 miles of multi-use trails. Another significant Eugene waterway, Amazon Creek, is also largely buffered by a linear park and multi-use path system. Several other tributaries and human-made channels meandering through Eugene neighborhoods are more fragmented.



Wildflowers and White Clover

Ridgeline

Historically comprised mostly of open, upland prairie and oak savannah, the south hills are now largely covered with Douglas fir forest. This occurred naturally following the end of seasonal burning by the Kalapuya. For this reason, both upland prairie and oak savannah have become, like wet prairie, very rare habitat types in the Willamette Valley. These habitats also cover less than 1% of their original range. Spencer Butte is the highest point in the linear system at over 2,000 feet. This prominent local landmark and destination is a volcanic extrusion characterized by rocky outcroppings, conifer forests, hilltop prairie, riparian headwaters, and other fragile plant communities. The ridgeline park system also includes a few areas of oak savannah and upland prairie, which are managed to maintain the habitat value. Today, the ridgeline park system includes 1,900 acres of connected and semi-connected parklands along the southern edge of Eugene's urban growth boundary. It forms a buffering greenbelt between urban and rural landscapes.



South Eugene Meadow



Henricks Park Rhododendron Garden

Early residents had aspirations beyond subsistence farming and soon established Eugene as a regional hub.

banks of the Willamette River where fish were caught, game hunted, and crops harvested in fields cleared by controlled burns. Devastated by disease and later forcibly relocated, their legacy is imprinted on the landscape and trails they established over thousands of years, a form that continues to define the character of the region.

1846 Early Settlement

The city of Eugene was founded in 1846 when Eugene Skinner built a log cabin near the base of Skinner Butte and established a donation land claim of 640 acres, including the butte and portions of the present downtown north of Eighth Avenue. He was joined a year later by his wife Mary, their daughter, and a handful of settlers. Dismissing the warnings of the native residents regarding seasonal flooding, many of the earliest structures were constructed on adjacent claims in the lowland along the west side of the river.

Because of this, the earliest plat was known as Skinner's mudhole and was subsequently shifted upland just a few

years later. Flooding would affect the development pattern of the Willamette Valley for the next 100 years. The early residents had aspirations beyond subsistence farming and soon established Eugene as a regional hub for industry, transportation, and commerce. In 1851, Hilyard Shaw developed the millrace, a waterway supporting industrial processes, running parallel to the river and just east of downtown. Construction began along its banks to create an industrial area including a saw mill, flour mill, woolen mill and other enterprises. Eugene Skinner introduced a ferry across the Willamette (near the location of the Ferry Street Bridge today) and a post office. Jim Huddleston operated a trading post first on Skinner's property and later moved to a purpose-built store near the ferry crossing.

At this time, the primary Native American trails had developed into cart tracks. These main connectors typically wound around the base of the foothills rather than the more direct routes across the often treacherous and flooded valley floor. These routes soon saw

stagecoach service north to Portland and south to California. Local roads zig-zagged around land claim boundaries and the river was often the preferred connection for trading goods.

The town thrived through the processing and trading of the abundant resources: timber and an agricultural bounty of wheat, and later hops and fruit. In just ten years the town had grown to 200 people and the organic growth based off of the patchwork of donation land claims was soon overlaid with the urban street grid we know today.

1870 - 1900 Nineteenth Century Boom

By the 1870s the western settlement style of timber-framed false-front commercial structures with plank sidewalks was giving way to ornate multi-storied brick buildings. Many local brickyards had been established up and down the Willamette Valley to supply the need for more substantial, fire-resistant structures in the growing settlements.

The extension of the railroad to Eugene in 1871, and later the connection to California in 1887, introduced modern goods of all sorts from other parts of the country. More importantly,



View from Skinner Butte, 1910

the railroad replaced the slow and difficult export of goods over the muddy cart tracks or the unreliable and seasonal steamboat service. The railroad influenced growth and development patterns, with manufacturers and distributors building warehouses near the tracks, services directly connected to the rail line sprang up nearby, and an influx of new settlers arrived.

In the mid-1880s, many new commercial buildings were constructed on Willamette Street. The railroad led to an

economic surge and established Eugene as a timber and agricultural boom-town.

1876 University of Oregon and Downtown Growth

In the early 1870s, the citizens of Eugene campaigned vigorously, raising funds and lobbying the state legislature, to locate the first state university in Eugene. They won their bid and Deady Hall opened in 1876 as the first building on campus. The establishment of the university spurred twenty years of major change and growth affecting

Key Dates

1846

The city of Eugene was founded when Eugene Skinner built a log cabin near the base of Skinner Butte.

1871

The arrival of the railroad influenced growth and development patterns.

1876

The citizens of Eugene campaigned successfully, raising funds and lobbying the state legislature, to locate the first state university in Eugene.



Kalapuya native of the southern Willamette Valley



Eugene City with the Eugene Guard newspaper offices in the foreground, circa 1870



Eugene Depot, Willamette Street, Romanesque Revival, 1908



W.H. Abrams Cedar Mill, E. 8th Avenue, Early Settlement Industrial, 1882



View of Willamette Street, circa 1890



Smeed Hotel (formerly Baker Hotel, Hotel Eugene), Willamette Street, Italianate Commercial, 1885

Historic Residential Architecture - Key Characteristics



Nineteenth Century

Early residences reflected national stylistic trends and quickly became more elaborate, ornamented with locally made and imported architectural detailing.

DRAFT



Pre-War

The expansion of the streetcar system and the introduction of an electric streetcar in 1907-10, enabled expansion of residential neighborhoods or the "streetcar suburbs" of Fairmont, College Park Hill, Jefferson, Westside, and Whiteaker.



Arts & Crafts, 1900-1930

Steeply pitched roofs, intersecting or double gable dormers with one side of the gable sweeping down asymmetrically. Asymmetrical massing, prominent chimney, stairway windows expressed diagonally on facade.



Classical Revival, Vernacular Gothic, and Gothic Revival, 1870s-1890s

- Steep gabled roofs with central gables and wall dormers.
- Vertical emphasis with tall, narrow windows and doors.
- Pointed arched windows, bay windows.
- Ornamental elements and porch detail.



Italianate, 1870s-1880s

- Low-pitch hipped roofs.
- Projecting eaves with decorative brackets.
- Tall sometimes rounded windows, and bay windows.



Queen Anne, 1880s-1900s

- Complex roofs with conical, pyramidal and tower projections.
- Wood detailing and decorative elements.
- Irregular floor plan.
- Wrap around porches.
- Multiple window types, stained and leaded glass, and dormers.



Craftsman (variation: American Four-Square & Bungalow), 1900 - 1930

- Free-flowing floor plan.
- Natural materials and fine craftsmanship.
- Medium pitch gable or hip roofs.



Revival Styles, Colonial, Tudor, Norman Farmhouse 1910-1935

- Design and detailing meant to pay homage to a specific historical style of England and France, or the American colonies.



Revival Styles, California Mission, 1915-1940

- Shaped dormers and flat parapet roofs.
- Stucco exterior finish.
- Arched details.

Life of a Building

The reuse of existing structures is as old as construction itself. Adapting current building stock for contemporary uses and needs is an important sustainability strategy, saving energy and materials by preserving embodied energy. Adaptive reuse also offers an opportunity to utilize enduring design principles, provide continuity in our built environment, and impart a glimpse into our shared history and the important groups and individuals who founded, built, and shaped our community. Restored and revitalized buildings and places contribute to the unique beauty, community pride, and character of Eugene.

The Broadway Commerce Center is an example of a structure that has endured aesthetic trends and economic turbulence leading to dramatic aesthetic changes, additions, and remodels. Recently, the building underwent a large scale renovation that looked back to its 1927 roots as a way to inform its future.

"Old ideas can sometimes use new buildings. New ideas must use old buildings." - Jane Jacobs

McMorran Washburn Department Store

1927

The intersection of Broadway and Willamette Streets forms the heart of Eugene's historic commercial district, and buildings of community significance have stood here from the late nineteenth century onwards. 924 Willamette Street can trace its structural origins back to the McMorran Washburne Department Store that opened to great fanfare in 1927 with 23,000 residents attending the festivities.

The elegant and expansive new building was designed by Portland architect A. E. Doyle. No expense was spared in detailing the 52,000 square foot, Spanish/Mediterranean Revival building. Regional materials and local craftspeople detailed the opulent interior featuring international stylistic influences.

J. C. Penney

1957

In 1932, McMorran sold his share in the company to Washburne, who later closed the business in 1939. The building was leased to neighboring J.C. Penney. In 1957, J.C. Penney, in partnership with Mrs. Washburne, undertook a large scale renovation and addition to the building.

Eugene architect Percy Bentley designed a steel-framed, two-story addition, removing the tile hipped roof and corbelling. The addition increased the overall floor area to 75,000 square feet. Most dramatically, the majority of the windows above the ground floor were removed and the exterior was encased in blue-tinted, porcelain enamel steel panels that created a streamlined, mid-century modern facade. The remodel was referred to as the "talk of the town."

Center Court

1978

The opening of Valley River Center, construction of a downtown pedestrian mall, and more general cultural shifts, ultimately led to the decline of retail businesses in Eugene's once thriving commercial core. By the time J. C. Penney's centralized business at Valley River Center in 1978, downtown retail businesses were struggling.

The market was unable to fill the thousands of square feet of retail space the building had during its heyday. The building underwent two remodels in the late 1970's, converting the use from retail to a more viable office configuration. Architects Campbell, Yorst, Grube and Partners completed an interior remodel that divided most of the open floor space into office suites. The new use also led to the removal of the steel cladding and reestablished windows.

Broadway Commerce Center

2012

By 2008 the building had fallen into disrepair after being vacant for nearly a decade. The City of Eugene acquired the building and two abutting properties in an effort to revitalize this once important intersection and commercial center. Exploratory scoping on the facade determined the original materials were either removed or damaged beyond repair. Instead of an historic restoration a rehabilitation with an eye to the structure's cultural legacy was pursued.

Beam Development bought the property from the City and, working with Anikrom Moison Architects, took cues from the historic window pattern and rhythm, vertical divisions, and materials in their redevelopment. Today, it stands as a reminder of the history of our downtown, the changing cultural landscape, and the future of our city.





Transit Station Areas

Stations are the site of key connections and move people efficiently to places in daily life. Stations connect residents regionally to important hubs for jobs, education, and services. An integrated system with frequent service and multiple options is an important alternative to single occupancy vehicle use and helps Eugene reach the community's climate goals. Core commercial areas on key transit corridors can be appropriate locations for compact development.

For more information on Lane Transit District, see www.ltd.org



Transit Centers

Located in Downtown and other key hubs, transit centers support areas with the highest concentration of housing and jobs. They provide the greatest connectivity with multiple intersecting routes and transit options.



Destination Station

Destination stations serve regionally significant centers for shopping, education, employment and transportation.

Neighborhood Station

Neighborhood stations serve neighborhood centers and more remote locations connecting residents to hubs and destinations.



Mapping Urban Form and Patterns

Our centers, complete neighborhoods, open space and how they connect are generally experienced at the street level as we go about our daily lives. By recognizing, identifying, and then reinforcing our positive patterns we can assure the community's vision for a sustainable and livable city.

The Building Blocks are intended to help facilitate community conversations by providing a shared vocabulary and an accessible tool. This may be accomplished through casual neighborly exchanges or in the course of a neighborhood planning process. In either case, these tools enable a thoughtful discourse about our collective history, current conditions, and potential transformation as the community plans how Eugene will look, feel and function over time.

Building Blocks of a City

-  Centers
-  Complete Neighborhoods
-  Corridors
-  Greenways and Open Space
-  Gateways
-  Campus
-  Transit Station Areas



Commercial Zones - Minimal Setback



Transition and Residential Zones
- Grade Separated



Residential Zones - Limited Setback &
Grade Separated



Residential Zones - Courtyard

Open Space

Outdoor rooms such as plazas and forecourts can provide a residential amenity and add visual interest to the streetscape. Shared open space functions best at or near grade, may be landscape or hardscape, and can include amenities such as fountains, seating, and arbors. Forecourts, interior courtyards and other shared spaces, whether located adjacent to the sidewalk or interior to a building, should provide direct pathway connections and visual sight lines to the sidewalk.



Entries

Entries should be oriented towards the main street and be celebrated through multiple architectural cues such as covered porches or recessed doorways, accent lighting and a higher level of detailing.



Windows

Establish a scale, rhythm and character that clearly reflects the residential function of the building. Windows should be abundant and highly transparent but also maintain privacy. Windows along the ground floor will inherently be at a smaller scale and less frequent than adjacent commercial buildings. However, by utilizing bays, balconies and terraces the street elevation can be enlivened without sacrificing privacy.



Materials & Finish

Buildings in walkable areas should feature the greatest level of detailing and highest quality materials at the pedestrian level with an opportunity for more affordable materials on upper levels. Residential buildings in urban centers should use durable, high quality materials reflective of downtown and compatible with commercial buildings. Brick, stone and tile reflect permanence and an investment in the community.



Landscaping, Buffers & Privacy

Lush landscaping, low walls, terracing and green screens are associated with residential districts and can demarcate residential buildings in urban settings. Landscape features can provide additional privacy and transition elements while enhancing the pedestrian experience. Landscaping alone is rarely enough to compensate for a flawed building design.



Streetscape Design

Street trees and more abundantly landscaped planter strips offer an extension of premises and create a transition from the activity of the street, placing the people on the sidewalk in a safer and more relaxed environment. A consistent green edge at the street or within a setback can denote a residential zone and provide additional district character.



Parking & Access

Parking access should be limited and the pedestrian environment prioritized with the fewest disruptions possible. Underground, sub-grade and parking interior to the building should provide access from an alley or secondary street when possible and not on the primary façade unless absolutely necessary. Parking entries should be architecturally integrated with the building.



URBAN RESIDENTIAL FRONTAGES

Distinguish the Ground Level

Identifying and using the larger architectural framework is important when designing a successful storefront.



Frame the Storefront with Defined Bays

The storefront is defined by the vertical columns, a first floor cornice, and the sidewalk.



Pedestrian Detailing

Design all elements of the storefront and merchandizing displays for the pedestrian experience.



Welcoming Doors & Entries

The primary entry should be prominently located on the main street, clearly defined, and accessible.



Engaging Windows & Transparency

Retail spaces should appear open and welcoming. Display windows establish the visual relationship between the interior of the shop and the pedestrian on the sidewalk.



Materials & Finish

Materials and color are another opportunity to utilize scale, variety and richness to bring attention to the storefront, contributing to a store's identity and the building's overall appearance.



Awnings

Use awnings to add depth to the building surface, celebrate entrances and offer protection from the elements.



Lighting

Lighting illuminates the business, creates an evening ambience, and discourages crime.



Signage

The design of a sign should consider the design of the storefront, neighboring buildings, and be directed to the pedestrian.



Maintenance

The importance of clean, well-maintained frontages that are in good repair should not be underestimated.



Relationship to the Street

Pedestrian amenities that reflect the business character, including colorful plantings, seating, outdoor displays and artwork, add vitality and are sometimes called "gifts to the street."



COMPONENTS OF THE STOREFRONT

Missing Middle Housing Types



Flint Tuck - Little John Lane & Robin Hood Ave., Eugene

Small Lot Detached Houses

Type:
Homes on individual lots that are smaller than average; Nantrow House



Where:
Neighborhoods; Infill lots;
20-min. Neighborhoods; Subdivisions

Density:
Example: Flint Tuck; Net Density 10



Greenwood Avenue Cottages, Shoreline, Washington

Cottage Clusters

Type:
Small dwellings clustered around shared open space



Where:
Neighborhoods; Infill lots;
20-min. Neighborhoods; Subdivisions

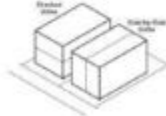
Density:
Example: Greenwood Avenue Cottages; Approx. 12 DU/ac



Walnut Park - Keller Street, Eugene

Plexes

Type:
Duplex; Triplex



Where:
Neighborhoods; Infill lots;
20-min. Neighborhoods; Subdivisions

Density:
Example: Walnut Park; Approx. 16 DU/ac



Lucia - Friendly Street & W 27th Avenue, Eugene

Courtyard

Types:
Attached dwellings facing a shared open space



Where:
Neighborhood Main Streets & Centers; Infill lots; 20-min. Neighborhoods

Density:
Example: Lucia; Approx. 28 DU/ac



Turtle Creek - Hatton Avenue, Eugene

Rowhouses

Type:
Rowhouse; Townhouse



Where:
Infill, Neighborhood Main Streets & Centers, Buffer Zones; Subdivisions

Density:
Example: Turtle Creek; Approx. 13 DU/ac



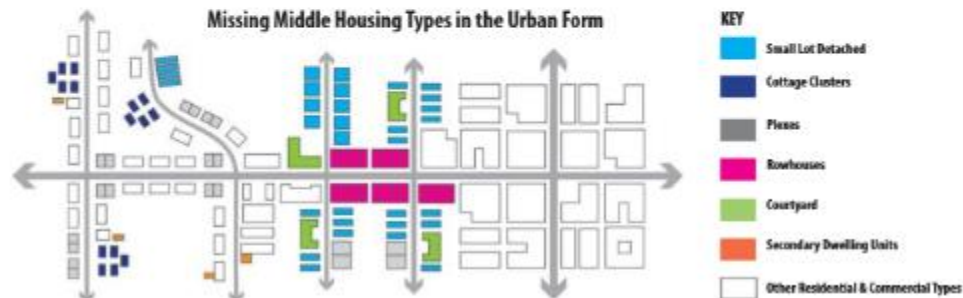
Krause Cottage - Eugene

Secondary Dwelling Units

Types:
A smaller dwelling associated with a primary residence



Where:
Neighborhoods; Infill lots;
20-min. Neighborhoods



A man and a woman, both wearing backpacks, stand on a stone-walled overlook with a metal railing. They are looking out over a city with a prominent domed building, surrounded by lush green trees. In the background, there are large, forested mountains under a blue sky with scattered white clouds. The scene is brightly lit, suggesting a sunny day.

Questions?

Thank you!

Robin Hostick, Planning Director
City of Eugene, Oregon, USA

Robin.a.hostick@ci.eugene.or.us

www.Eugene-or.gov





Backup Slides

Oregon Statewide Planning Goals (19)

#11: Public Facilities and Services

#12: Transportation

#13: Energy Conservation

#14: Urbanization

#15: Willamette River Greenway

#16: Estuarine Resources

#17: Coastal Shorelands

#18: Beaches and Dunes

#19: Ocean Resources

Big Challenges

- **The messy work of democracy: “No Change” thinking, process paralysis, mistrust and anti-government attitudes**
- **Development pressure on legal framework**
- **Housing affordability**
- **Homelessness**
- **Funding mechanisms**
- **Keeping up with technology and communication**



City of Eugene Planning

Key Values

- **Fairness and Respect for All**

We value the diverse views in Eugene and work to engage all in a respectful conversation about our city.

- **Open and Collaborative Public Process**

We are transparent, inclusive and objective in every planning process.

- **Careful Stewardship of Resources**

We manage resources equitably and responsibly to benefit all in pursuit of a healthy, connected city.

- **High-Quality Professional Work**

We are a dedicated and creative team of professionals using sound technical analysis to inform and engage our community in planning and development issues that affect us all.

- **Sustainable and Livable Present and Future**

As invested members of our community, we work diligently to plan for and enable long-term livability where all community members can thrive.



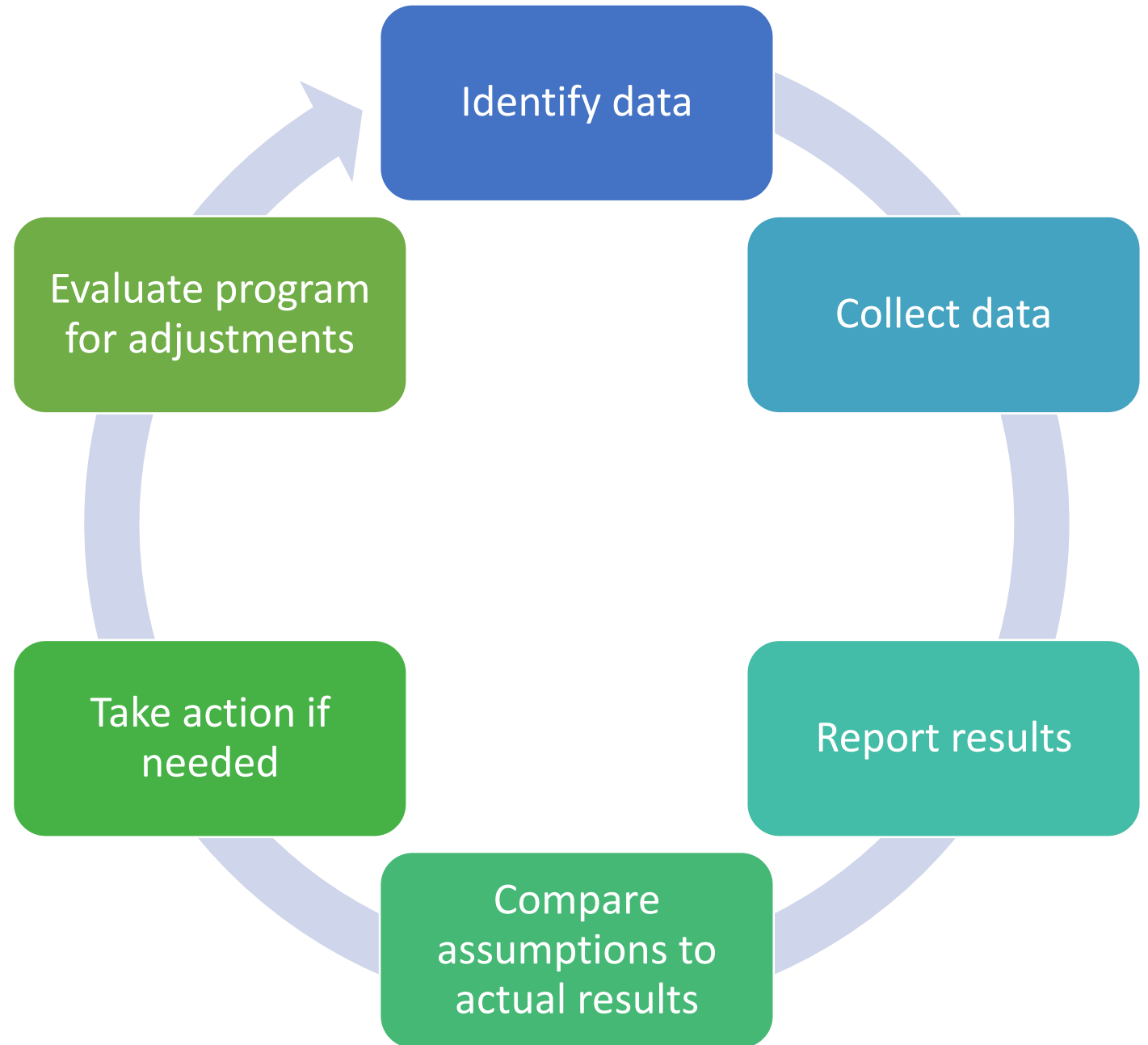
Sustainability: The “Triple Bottom Line”

Realizing Your Vision

- Inspire
- Invest
- Require

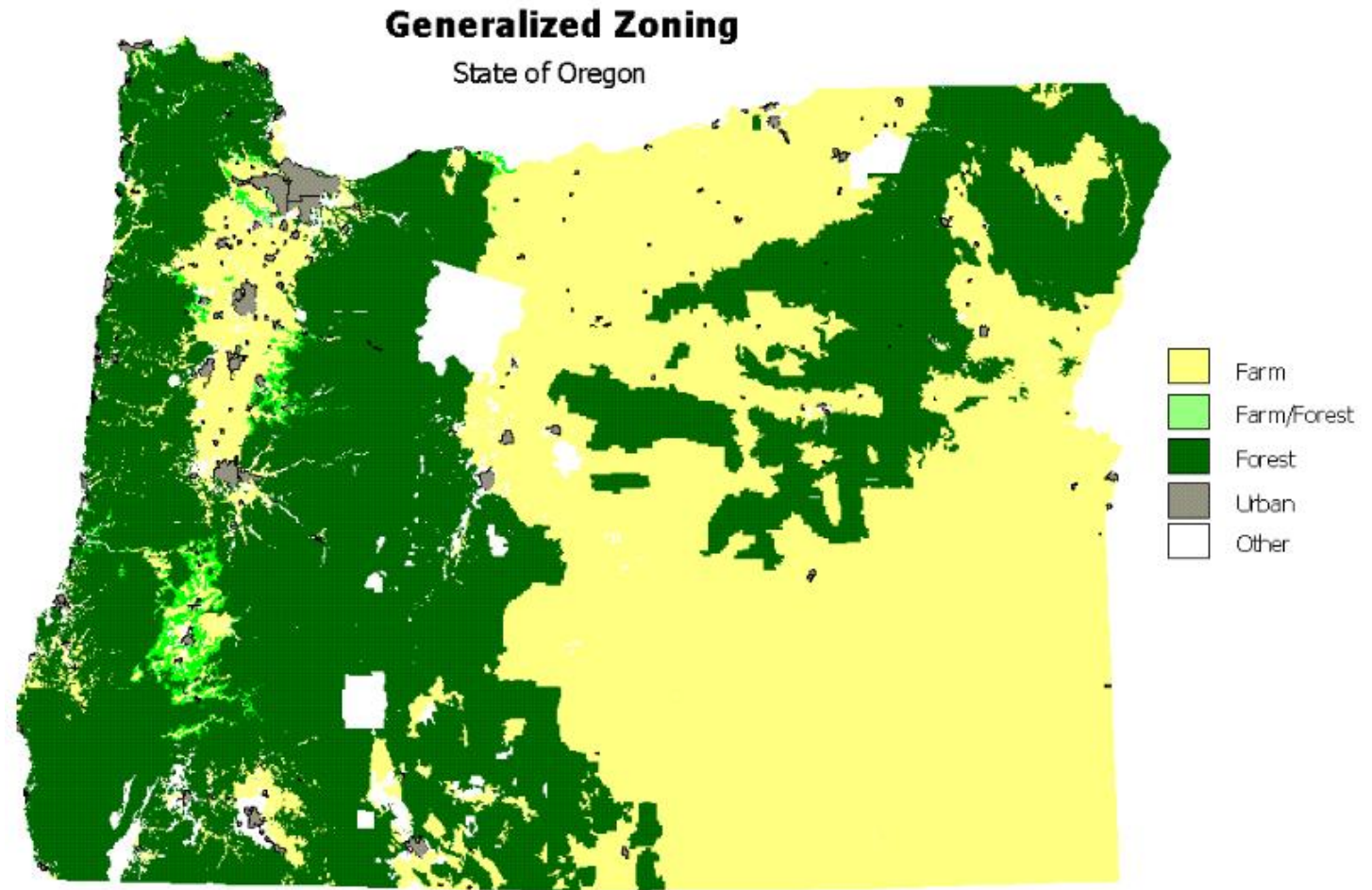
Growth Monitoring Program

Real-time monitoring of growth indicators helps our community adapt to changing conditions and make informed decisions.



Oregon Lands

- 28% agricultural lands
- 48% forest lands



PUBLIC HEARING NOTICE



WEDNESDAY, JANUARY 31, 2018 — SLOAT ROOM, ATRIUM BUILDING, 99 WEST 10TH AVENUE — 5:00 PM

Request

Zone change from AG Agricultural to R-1 Low Density Residential

Location

End of 25th Avenue

Assessor's Map/Tax Lot

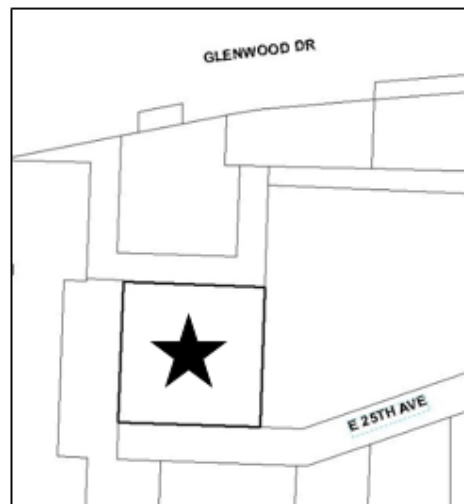
18-03-03-20/01306

File Name/Numbers

Hengel, Andrew (Z 17-8)

Applicant's Representative

Renee Clough, Branch Engineering



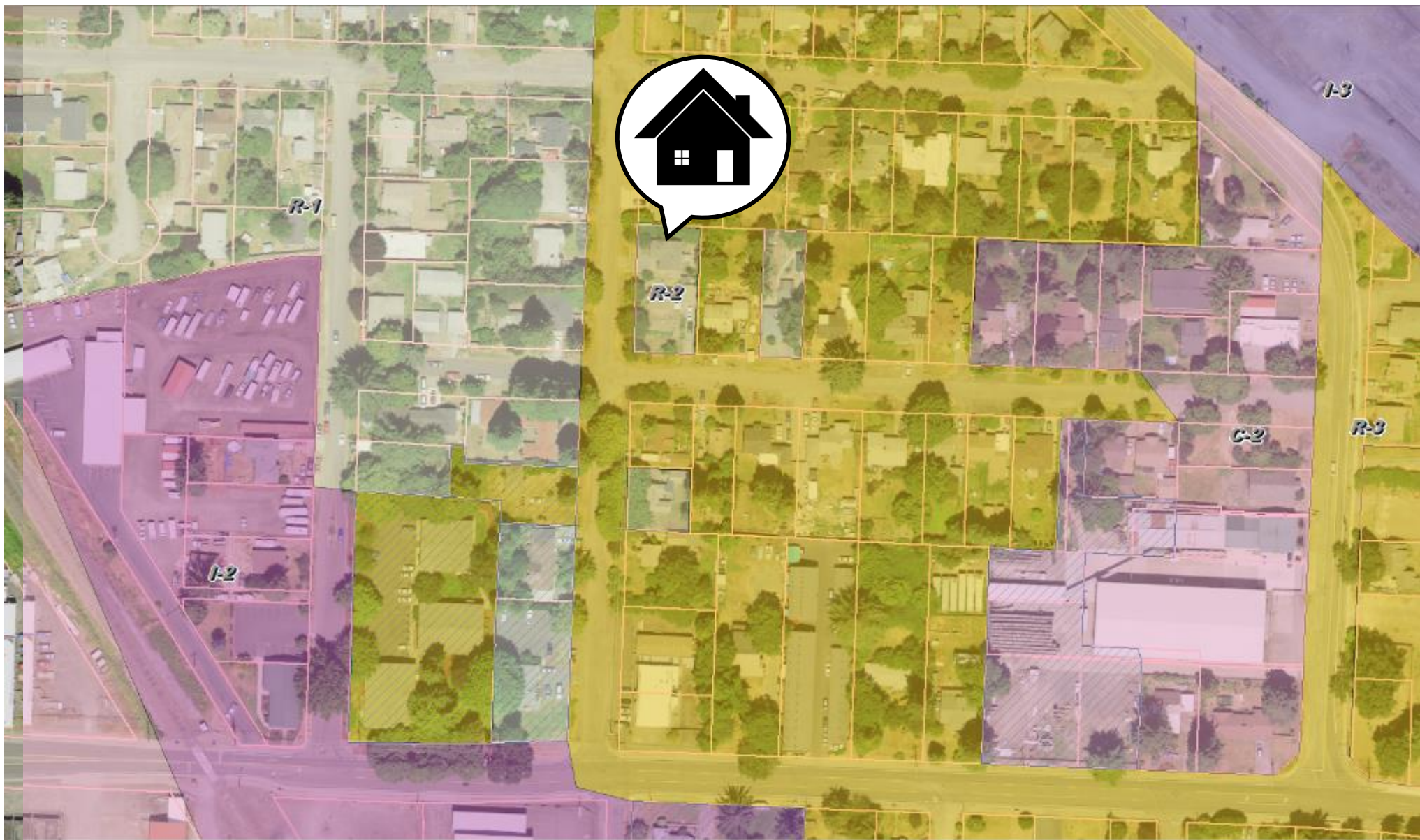
You are receiving this public hearing notice because you are:

- An owner or occupant of property near the subject property,
- Listed as an interested party, or
- Otherwise entitled to notice.

The purpose of this notice is to give you a chance to learn about land use changes being proposed in your area and how to comment on the proposed changes. You may also want to share this information with others in your neighborhood.

What Is a Public Hearing?

A public hearing is an opportunity for community members to provide comments on the proposed land use changes described above. These comments will go to a Hearings Official who will consider them in their decision. The Hearings Official's decision whether or not to approve the proposed land use changes are based on applicable approval criteria



Map Search About Zoning Using This Map

Controls

Use the Search Tab
or
Zoom and Click on a Tax Lot

- ☒ Base Zones
- ☐ Overlay Zones
- ☐ Special Area Zones
- ☐ Special Area Zone Subareas
- ☐ 2013 Aerial Photographs

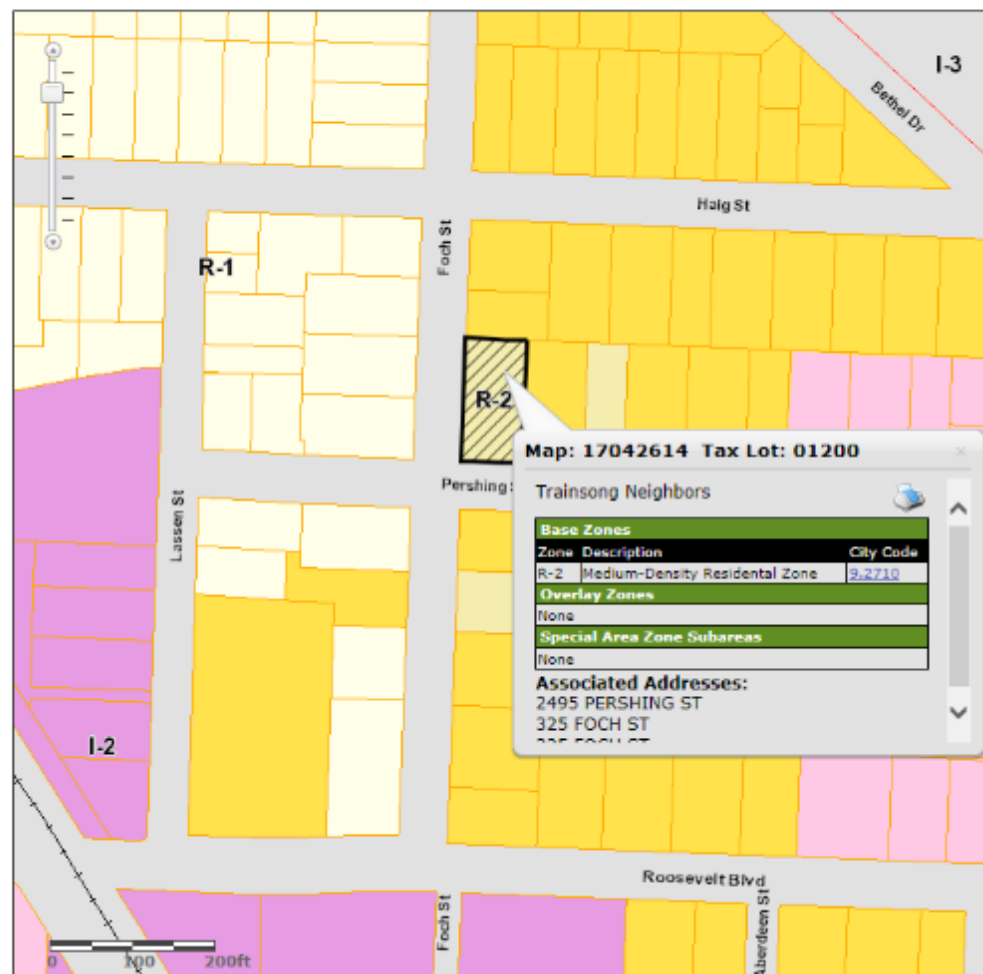
-  Tax Lot Boundaries
-  Eugene City Limits
-  Eugene Urban Growth Boundary

Clear Selection

Reset Map

Base Zones

Land located within the Eugene Urban Growth Boundary is zoned to provide areas suitable for certain types of development. Each base zone provides a set of regulations governing the uses, building setbacks, building height and other development features.



Legend

Base Zones

-  AG Agricultural
-  C-1 Neighborhood Commercial
-  C-2 Community Commercial
-  C-3 Major Commercial
-  GO General Office
-  PL Public Land
-  E-1 Campus Employment
-  E-2 Mixed Use Employment
-  I-2 Light-Medium Industrial
-  I-3 Heavy Industrial
-  R-1 Low-Density Residential
-  R-1.5 Rowhouse
-  R-2 Medium-Density Residential
-  R-3 Limited High-Density Residential
-  R-4 High-Density Residential
-  NR Natural Resource
-  PRO Park, Recreation & Open Space
-  S Special Area
-  S-H Historic

9.2750 Residential Zone Development Standards. In addition to applicable provisions contained elsewhere in this code, the development standards listed in this section and in EC 9.2751 to EC 9.2777 shall apply to all development in residential zones. In cases of conflicts, standards specifically applicable in the residential zone shall apply. In cases of conflicts in this section between the general standards and the area-specific standards, the area-specific standards shall apply.

Table 9.2750 Residential Zone Development Standards (See EC 9.2751 Special Development Standards for Table 9.2750.)					
	R-1	R-1.5	R-2	R-3	R-4
Density (1)					
Minimum Net Density per Acre	No Minimum	--	10 units	20 units	20 units
Maximum Net Density per Acre	14 units	--	28 units	56 units	112 units
Maximum Building Height (2), (3), (4), (5), (16), (17), (18)					
Main Building. Does not include main building on Alley Access Lot in R-1	30 feet	35 feet	35 feet	50 feet	120 feet

- (3) Building Height.**
- (a) Except as provided in (b) and (c) below, in the R-3 and R-4 zone, the maximum building height shall be limited to 30 feet for that portion of the building located within 50 feet from the abutting boundary of, or directly across an alley from, land zoned R-1.
 - (b) For that area bound by Patterson Street to the west, Agate Street to the east, East 18th Avenue to the north and East 20th Avenue to the south:

John Barofsky, Chair



Bree Nicolello, Vice-Chair



Steve Baker



John Jaworski



William Randall

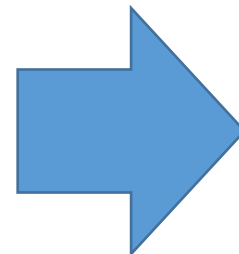


Kristen Taylor



Eugene Planning Commission

- Public Hearing
- Deliberation
- **Recommendation** to Council



Mayor Lucy Vinis
01/2017 - 01/2021



Emily Semple, Ward 1
01/2017 - 01/2021



Betty Taylor, Ward 2
01/2017 - 01/2021



Alan Zelenka, Ward 3
01/2015 - 01/2019



Jennifer Yeh, Ward 4
07/2017 - 01/2019



Mike Clark, Ward 5
01/2015 - 01/2019



Greg Evans, Ward 6
07/2015 - 01/2019



Claire Syrett, Ward 7
01/2017 - 01/2021



Chris Pryor, Ward 8
01/2017 - 01/2021

Eugene City Council

- Public Hearing
- Deliberation
- **Decision** (adoption)

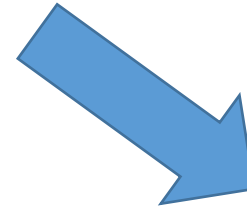


Eugene Planning Team
(a.k.a. staff)

Legislative Process

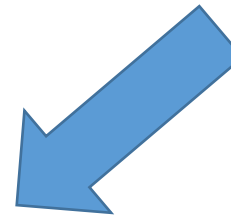
Initiate Update

1



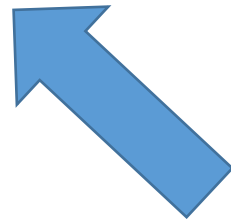
2

Community Discussion



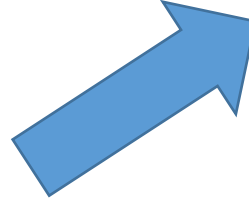
3

Review & Recommend



4

Deliberate & Adopt



**We have
questions and
concerns!**



Hmm....



**Our project
meets the
code!**



Quasi-Judicial Process



Possible Appeal → ↓

