



Eugene Sustainability Commission

MINUTES

Eugene Sustainability Commission
Atrium, Saul Room
Eugene, Oregon

May 16, 2018
5:30 p.m.

PRESENT: Howard Saxion, Kevin O'Brien, Thomas Price, Ralph McDonald, Art Farley, Sue Wolling, Zach Mulholland, Jon Kloor, Kelsey Zlevor, Dana Furgerson, Ethan Nelson – staff, and Chelsea Clinton-staff.

ABSENT: Jennifer Hayward, Councilor Emily Semple, Doug Edwards

Opening

- Commissioner O'Brien called the meeting to order at 5:31pm.
- Meeting Agenda. Commissioner Saxion moved to approve the agenda. Commissioner Kloor seconded the motion. Approved unanimously.
- April Minutes. Commissioner Wolling sent minor edits to Chelsea. Commissioner Farley moved to approve the April minutes. Seconded by Commissioner Price. Approved unanimously.

Public Comment

- Commissioner O'Brien explained the new process for public comment sign-up moving forward. The Chair will ask if anyone would like to sign up for public comment at the start of that agenda item. Additional names will be added as requested. At that time, sign-up for public comment will close.
- Jim Neu spoke on behalf of University of Oregon PPM student, Michael Graham. He spoke about the benefit of renewable natural gas.
- Linda Heyl identified herself as an activist on 350 Eugene. She spoke about the City's efforts around the Climate Action Plan update including asking for the City to expedite getting a website up and publishing communications materials. Groups like 350eugene can help distribute those materials.
- Carolyn Partridge spoke about the future of natural gas in Eugene. She is concerned about meeting the CRO goals while also using natural gas. She spoke about the need to stop building new natural gas infrastructure and to take steps to reduce new natural gas in homes. She also asked for an education and outreach program.
- Mark Robinowitz spoke about the elected auditor measure failing. He recommended folks look at the website EnergyJustice.org. He talked about impacts of various energy forms including natural gas and solar panels.

- Debra McGee spoke about Northwest Natural’s Low Carbon Pathway. She said fracked gas was as bad as burning coal. She advocated for Eugene to sunset the use of natural gas and transition to clean electricity. She spoke about fracking as violation of human rights.

Commissioner comment

- Commissioner Kloor declared a potential conflict of interest because of his employment with Northwest Natural Gas.
- Commissioner Kloor spoke about Northwest Natural’s projects with the Metropolitan Wastewater Management Commission.
- Commissioner McDonald thanked the audience for their comments. He asked about the environmental impacts of replacing the Hayward Field grandstand.
- Commissioner Price thanked folks for coming and spoke about CAP Outreach Committee Meeting next week.
- Commissioner Furgerson thanked folks for coming and spoke about the urgency of making commitments in the CAP that should be mandatory.

City of Eugene Climate Action Plan (CAP) Update Presentation

- Chelsea Clinton, Sustainability Analyst from the City of Eugene presented on the Climate Action Plan project.

Break at 6:40

Council Update

- Ethan Nelson, City of Eugene Intergovernmental Relations Manager, gave the Council update. Councilor Semple was attending the Budget Committee meeting and could not attend the Commission meeting due to the time conflict.
- Topics included: Climate Action Plan and Electric Vehicle (EV) Ready Homes Work Session; Wildlife Feeding; Naming policy for parks; adopting new rules for public passenger vehicles; RFP for developing the Steam Plant near the EWEB property; homelessness; accessory dwelling units as it relates to SB 1051; Hayward Field; Community Justice System.
- He also mentioned that the Parks and Open Space Bond passed.
- Upcoming items include: Budget Committee; Boards and Commission interviews; clear and object housing standards (SB 1051); affordable housing plan; barriers to housing ; transportation SDC methodology; ordinance for protection of individuals and groups; nuisance codes; 2021 updates.
- Chelsea passed along that Councilor Semple will entertain Budget Committee motions from the Commission. She has not promised to make the motions, but she is open to input.
- Commissioner Mulholland thanked staff for presenting EV Ready Homes proposal. He asked that the Commission be kept in the loop as the process develops.
- Commissioner Saxion would like to see the modifications to the Banking RFP Questionnaire.

Riverfront Committee Proposal

- Commissioner Mulholland gave a summary of the issue and proposal included in the appendix of these notes.
- Commissioners discussed the proposal.
- Commissioner McDonald moved to approve the proposal. Commissioner Price seconded the motion.
- Commissioner Saxion asked for a friendly amendment. He asked to delete the bullet that called for the reconvening of the citizen advisory committee bullet. The friendly amendment was accepted by Commissioners McDonald and Price. Motion passed (9-1). Commissioner Kloor was opposed.
- Commissioner Mulholland will present at the next public forum on May 29th.

Commissioner Farley left the meeting at 7:29pm

CAP Outreach Plan Update

- Commissioner Price gave an update of the Committee's progress.
- Commissioner Kloor will join CAP Outreach Committee.

Urban Wildlife Committee

- Commissioner McDonald was elected chair. He gave an update of the Committee's first meeting.
- He mentioned that due to the City Council's timeline, the Committee may not be able to get a proposal to the full Commission. They will move forward in the hope that there is time.

Waste Reduction Committee update

- Commissioner Furgerson summarized recent interviews with Carolyn Stein, Sarah Grimm and Michael Wisth.

Northwest Natural Franchise Agreement Review Committee

- Commissioner Saxion said that the Committee will meet one more time. He hopes to have a report to the Commission in June.

Updates from Commissioners and Staff

- Commissioner Price announced he could not make the Poverty and Homelessness Board meeting on 5/17 and he encouraged other Commissioners to attend.
- Commissioner Wolling spoke about the Riverfront Park public input session on 5/24. She also talked about the complexity of planning for transportation in that area.
- Commissioner Mulholland spoke about the Riverfront Committee. That Committee is also reviewing the University of Oregon (UO) North Campus Land Use permit. Project. UO submitted its first application and it was deemed incomplete. The

Committee will meet once more to do preliminary research, but will then wait until the UO resubmits their application to reconvene.

- Commissioner O'Brien spoke about the Eugene Science Center. EWEB gave out its green power grants. The Science Center was awarded \$50,000 to install solar panels. O'Brien Construction is donating the labor to install them.

Adjourned at 7:51pm.

Recommendations for City Council for EWEB Riverfront Property

The redevelopment of the EWEB Riverfront site has the opportunity to create an important new piece to the fabric of our community, blending access to our river and riverfront park system with quick access to downtown. As the project moves forward, the City should be careful to ensure the project is built in line with community values, including maximizing green space and other environmental considerations, and that there is a quality process that takes community voices into account.

Process Recommendations

The Sustainability Commission recommends the following in terms of process to ensure the best possible outcomes for the EWEB Riverfront development, including community support and buy-in for the final development.

Recommendations for City Council

- Hold a Work Session to discuss if proposed changes to the project align with community values and to evaluate if additional requirements should be included in the final agreement to ensure community interests are well served.

Recommendations for Staff

- Hold at least one Town Hall Style event to educate the public on the latest proposal and provide a chance for public comment prior to an agreement being finalized. These comments should help inform the final agreement and should be shared with City Council as part of their Work Session deliberations.
- Reconvene the Citizen Advisory Group that assisted EWEB in the development of the EWEB Riverfront Master Plan for their thoughts on the new proposal and consider reestablishing this group in an ongoing advisory capacity for the developer, staff, and Council to ensure the final project is something the community can be proud of.

Recommended Requirements to Include in Final Agreement

It is important that as the development of the EWEB Riverfront site moves forward, minimum requirements for green space and other environmental considerations are included in the final agreement. The City should seek to:

- Maintain the quantity and quality of green open space as was envisioned in the original EWEB Riverfront Master Plan. This should include approximately 5.5 acres of Green Space on the site and this green space shouldn't be reduced in size or quality as the larger project is divided into smaller projects. One potential option is to hold additional land in City hands for green open space.
- Include additional provisions to ensure high standards for the facilities being built. These could include, but are not limited to, the following list:
 - Green roof or solar roofs requirements
 - Energy Efficiency requirements
 - EV-Ready requirements
- The Committee has also heard Citizen concern related to the following potential issues that can hopefully be resolved through a quality public process
 - Maximizing the setbacks of buildings from the River

- Consistency of the project with the 100-year floodplain
- Opportunities for bike and pedestrian access for people coming from the University
- Requiring minimum amounts of mixed use development and other desired uses within the site

Conclusion

The Sustainability Commission requests that City Council immediately move to hold a Work Session on the EWEB Riverfront proposal to ensure it aligns with community values and direct staff to begin a public process to help inform the City on what additional provisions to include in the final proposal.

Triple Bottom Line Analysis

Environmental Health

It is important that as this project moves forward the green space that was planned is retained for its environmental and health benefits. Adding requirements for green roofs, energy efficient buildings, and other green amenities could make this space one of the most environmentally conscious in Eugene. The City should ensure the project minimizes runoff and should take other environmental concerns into consideration as it drafts a final contract with developer. The City should ask for the highest standards in eco-friendly design for the project and the buildings within it.

Economic Prosperity

In developing this property, it should be ensured that economic prosperity, the primary driver of the project, is properly balanced with environmental and social equity concerns.

Social Equity

It is extremely important that as this project move forward it be seen as a place for all Eugene residents to enjoy. Ensuring the space is accessible to the public and retaining adequate green space will help facilitate this. Plans to include some affordable housing within the property should be maintained.

Factsheet

The EWEB Riverfront Project is guided by the EWEB Riverfront Master Plan approved by the EWEB Board in 2010 (<https://www.eugene-or.gov/DocumentCenter/View/28890>). The City of Eugene has bought the property from EWEB and is preparing to sell it to developer Williams and Dame. As such, it is an appropriate time for the City to determine what, if any, additional requirements should be placed on the developer of the site to ensure the project meets the standards the public would expect.

The developer's latest proposal can be found here:

<https://www.eugene-or.gov/DocumentCenter/View/38283>

Additional background information about the Riverfront project and the developer's proposal can be found on the City's website here:

<https://www.eugene-or.gov/3506/Downtown-Riverfront>

Planned Process

In response to our request for information on what planned public involvement there is for this project prior to it moving forward, it was stated that all of the changes in the developer's proposal are allowed under City code except for the moving of open space from one part of the property to another, which would require a public process and Council vote, and that changes to the plan that don't require a public process won't include one.

Additional Information from Staff

On moving the open space pictured as open-Millrace in the EWEB Riverfront Master Plan to where the plaza is pictured in the new proposal, it was asked what the allowed uses are in the open space at its current location. Staff response is below.

"The question is: What are the current allowed uses in the green space pictured as an open Millrace space in the EWEB Riverfront Master Plan?"

The simple answer is that all Parks and Open Space Uses and Utilities and Communications Uses are allowed.

Here's a more nuanced answer.

The Downtown Riverfront code requires that all of the park area go through a Design Review process (Planning Director decision) prior to construction to verify that the design is consistent with the policies in the Special Area Plan. The different areas of the park have been identified for different conditions in the code (Riparian Enhancement, Plaza, Mill Pond Swale, etc.), but the code allows this to be changed during this Design Review process. The Planning Director will use two guides – Policies and Uses – for making the decision, regardless of whether the concept matches specific condition called out in the diagrams.

Open Space Policies (Downtown Riverfront Specific Area Plan, p. 16)

- Public and private open space areas shall be designed to emphasize connectivity, permeability, diversity, and sustainability.
- Design of public open space areas shall ensure safety and compatibility among adjacent uses and facilities, and comply with City design and development standards and specifications.
- Promote the development of a Cultural Landscape that consists of public green space, interpretive sites, public art, vistas, and historic structures that teach about the history of Eugene's Downtown Riverfront.
- Use the riverfront landscape to teach about our community's history, in a variety of ways and at a variety of scales.
- Envision and manage habitat areas as small samples of habitat whose primary purpose is to foster education and demonstrate the potential for ecological enhancement in urban environments, and recognize that, due to their relatively small size and human use impacts, these areas cannot achieve the level of ecological function that is possible in larger, undisturbed habitat areas in non-urban settings.

Uses (Eugene Code 9.3145)

(7) Parks and Open Space Uses. Permitted in S-DR/MU, S-DR/MU/1, and S-DR/MU/2. Permitted in S-DR/CL subject to EC 9.3190 S-DR Downtown Riverfront Special Area Zone Design Review. This category of uses refers to natural areas; large areas consisting mostly of vegetative landscaping; outdoor recreation features or facilities; community gardens; public squares, plazas, or boardwalks used for public recreational activities; and areas having scenic, biological, or ecological significance identified for preservation or enhancement. Examples include, but are not limited to:

- (a) Parks, public squares, plazas, boardwalks, fountains, arboretums, trails, multi-use paths, gardens, and natural areas;
 - (b) Park furnishings (including play equipment, picnic tables, benches, bicycle racks, and interpretive signage);
 - (c) Park structures (including kiosks, gazebos, pavilions, picnic shelters, pergola, arbors, and restrooms);
 - (d) Green infrastructure (including infiltration planters, rain gardens, flow-through planters, vegetated swales, vegetated filter strips, and water quality ponds, basins, and wetlands).
- (8) Utilities and Communications Uses.** Permitted in S-DR/CL and S-DR/MU. This category of uses refers to infrastructure services that include, but are not limited to:
- (a) Water, gas, sanitary sewer, storm sewer, electric, telephone, and cable service infrastructure;
 - (b) Pumping stations, underground transmission facilities, and substations;
 - (c) District heating and cooling systems (including geothermal wells);
 - (d) Related physical facilities that do not include buildings regularly occupied by employees, parking areas, or vehicle, equipment, or material storage areas.