

March 2015 Project Update



The Eugene City Council endorsed the [Envision Eugene](#) recommendations in spring of 2012. Since that time, City staff have been busy working on code amendments and other activities aimed at using land inside the existing Urban Growth Boundary (UGB) more efficiently. Council adopted several measures over the past couple of years, such as land use designation changes to accommodate more housing inside the current boundary, and code changes to facilitate more flexible zoning in commercial and industrial areas. Based on the outcome of this work, staff began preparing recommendations for a new Eugene-only UGB for Council's review and direction. The UGB must accommodate the City's 20-year need for jobs, parks, schools, and homes.

In December of 2014, the City Council provided direction to staff to expand the UGB for jobs, parks and schools. The expansion would add 924 acres to the UGB in the Bethel neighborhood, near Clear Lake Road and Highway 99, and 35 acres in the Santa Clara area near Wilkes Drive and River Loop 2. Most of the expansion would help meet the City's projected land need for large employment sites during the next 20 years. It would also provide land for a future school site in the Bethel School District, as well as over 250 acres for future community parks (222 acres for Golden Gardens Park, and 35 acres for Santa Clara Community Park). Staff are now working on the formal adoption package that will need to be reviewed by the City of Eugene and Lane County planning commissions during mid-2015, and then sent during the fall to the Eugene City Council and Lane County Board of Commissioners for adoption.

Similarly, staff have been working on a recommendation for housing. Given policy direction on future housing mix, existing land capacity assumptions, and analysis of population and development trends, the City will be able to accommodate all of the 20-year housing need inside the existing UGB. This recommendation, in addition to a variety of other related information, will be brought to Council for discussion at their noon work session on April 15th. Council will be asked at that time to provide direction to staff. This is a preliminary step, with the process for formal adoption of the UGB to follow as outlined above for jobs, parks, and schools.

The UGB adoption will be accompanied by a new Eugene-specific Comprehensive Plan, which will lay out policies and actions for Eugene over the next 20 years. The Comprehensive Plan will closely follow the 2012 Envision Eugene recommendations, and will be complemented by a Community Vision component that describes our community's best outcomes and the seven pillars, a non-regulatory Community Design Handbook, and an Implementation Plan. We anticipate the UGB, Comprehensive Plan, and other components will be ready for discussion at the Planning Commission beginning in July, and at the City Council by the end of 2015. Formal adoption is expected to take place in early 2016.

For more information, see www.envisioneugene.org, or call Terri Harding, Principal Planner, at (541) 682-5635.

