



News to Build On

from

Building and Permit Services
Partnering to build a safe and livable community.

News to Build On is a customer and project-focused resource for your current or future projects that move through the City of Eugene's Permit and Information Center (PIC). Information in this newsletter is curated to cater to projects at all stages, from early concepts to projects under construction.



Climate Friendly & Equitable Communities: First Parking Reforms Taking Effect January 2023

The City of Eugene is beginning a multi-year project to advance our climate action, housing production, and transportation goals through a state-directed program called Climate-Friendly and Equitable Communities, or CFEC. There will be opportunities to provide input throughout this multi-staged project. Changes that reduce required off-street parking for certain uses and locations will automatically take effect beginning January 1, 2023 and staff is currently seeking input from the community on which of three parking reform options (see table below) is preferred to eliminate or further reduce minimum parking requirements. Keep reading for important project information and instructions on how to weigh in now.

Background

In March 2020, Governor Kate Brown issued [Executive Order 20-04](#) directing state agencies to take actions to reduce and regulate greenhouse gas emissions and to mitigate the impacts of climate change, while also centering the needs of Oregon's most vulnerable communities. The Executive Order was intended to help advance the state's adopted goal of reducing

greenhouse gas emissions 75 percent below 1990 levels by 2050, while also increasing participation and engagement opportunities for underserved communities that have historically experienced discrimination and racism in land use and transportation planning policies and decisions throughout the state.

In response, the Oregon Land Conservation and Development Commission (LCDC) directed the Department of Land Conservation and Development (DLCD) to draft updates to certain Oregon Administrative Rules (OARs) governing transportation and land use planning, and to convene a rulemaking advisory committee to help guide development of those updates. The rulemaking's focus was on reducing greenhouse gas emissions while also increasing housing choices and creating more equitable outcomes for all Oregonians. Rulemaking is now complete and the updates to the Oregon Administrative Rules, referred to as the Climate Friendly and Equitable Communities Rules, or CFEC, have been adopted by LCDC.

These rules require Eugene and Springfield, among other metro areas across the state, to provide more climate-friendly housing choices and transportation options, reduce pollution, and ensure more equitable outcomes.

So, what do these rules mean for Eugene in practice? We'll advance a few key strategies, including:

- Designating Climate-Friendly Areas in downtown and along key corridors where people can live, work, and play without having a car,
- Reform parking requirements for certain types of development and in certain areas, such as along frequent bus routes,
- Prepare for a future with more electric vehicles by ensuring new development provides charging infrastructure,
- Planning for more climate-friendly transportation options and ensuring that people can walk, bike, roll, and take the bus more easily,
- And, throughout our process, centering the voices of historically underserved communities, including those who have been harmed by past land use and transportation policies.

The residents and City Council of Eugene have previously supported these strategies through our other community projects such as the Climate Action Plan, Envision Eugene, our continued investments in downtown, affordable housing, and active transportation infrastructure, as well as other sustainability, housing, and transportation projects.

The program will result in updates to our Land Use Code, revisions to our Comprehensive Plan and Transportation System Plan, as well as revised requirements for development permits.

Off-Street Parking Requirement Changes

The parking rule changes are the first component of the broader update to Oregon's Transportation Planning Rules and related administrative rules to take effect. The rules focus on rethinking how, or even if, the City will require off-street parking for the development and re-development of properties within City limits.

The parking changes included in the CFEC rules have three sets of deadlines. Some of the parking rules (such as a prohibition on off-street parking requirements within one-half mile walking distance of a [frequent transit corridor](#) and for some [specific uses](#)) go into effect at the end of this calendar year. The rules related to [electric vehicle charging conduit](#) for multi-unit developments take effect on March 31, 2023.

For Development Applications submitted after December 31, 2022:

- **No minimum off-street parking requirements for:**
 - Properties located within 1/2 mile of frequent transit corridors (seemap)
 - Specific uses like day care, facilities for people with disabilities, shelters, affordable dwelling units, and dwelling units less than 750 square feet
- **No more than 1 space per dwelling unit for residential developments with more than 1 dwelling**

Electric Vehicle Charging requirements effective on March 31, 2023:

New private multi-unit residential (5 or more dwelling units) or mixed-use developments must install electrical service capacity to accommodate 40 percent of all vehicle parking spaces.

Parking Option Code Changes to be in effect by December 31, 2023:

Additionally, the land use code changes to implement the CFEC rules requiring the elimination of or reduction to the minimum off-street parking requirements must be adopted and effective by December 31, 2023, consistent with the six-month timeline approval granted by DLCD. See the DLCD's [Parking Reform Summary](#) for a full overview of the parking rule changes.

Our Parking Options:

Option 1 660-012-0420	Options 2 and 3 660-012-0425 through 0450	
Repeal parking mandates	Reduce parking burdens – reduced mandates based on shared parking, solar panels, EV charging, car sharing, parking space accessibility, on-street parking, garage parking. Must unbundle parking for multifamily units near frequent transit. May not require garages/carports.	
	Climate-friendly area parking – remove mandates in and near climate-friendly areas or adopt parking management policies; unbundle parking for multifamily units	
	Cities pop. 100,000+ adopt on-street parking prices for 5% of on-street parking spaces by September 30, 2023 and 10% of spaces by September 30, 2025	
No additional action needed	Option 2 enact at least three of five policies	Option 3 all of the below
	<ol style="list-style-type: none"> 1. Unbundle parking for residential units 2. Unbundle leased commercial parking 3. Flexible commute benefit for businesses with more than 50 employees 4. Tax on parking lot revenue 5. No more than ½ parking space/unit mandated for multifamily development 	<p>No mandates for a variety of specific uses, small sites, vacant buildings, studios/one bedrooms, historic buildings, LEED or Oregon Reach Code developments, etc.</p> <p>No additional parking for changes in use, redevelopments, expansions of over 30%.</p> <p>Adopt parking maximums.</p> <p>No mandates within ½ mile walking distance of Climate-Friendly Areas.</p> <p>Designate district to manage on-street residential parking.</p>

We want to hear from you!

Staff is seeking input from the community on which parking reform option is preferred. Please email: CFECParking@eugene-or.gov to ask questions or submit comments. For additional information and updates, visit the [project webpage](#).



Permit and Information Center contact list

The Permit Information Center (PIC) in the City of Eugene Atrium Building is now open for business for in-person drop-in business, Monday through Friday, 12:00-4:00pm.

During the hours the Atrium Building is closed, City services remain open for business full-time during our normal business hours (Monday through Friday 9:00am-5:00pm) via phone, email or appointment. The list below can assist you in finding the right contacts.

Permit Intake and Support
541-682-5505
permitinfo@eugene-or.gov

Intake staff can assist with scheduling a [project consultation](#) meeting, permit applications and file submission, and navigating [eBuild](#).

Commercial Permits
541-682-5613

commercialpermitinfo@eugene-or.gov

Building plan review staff can help answer questions about building codes, construction of your project, and when a design professional is required to prepare your plans. They are available for both residential and commercial questions.

Residential Permits

541-682-5611

residentialpermitinfo@eugene-or.gov

Building plan review staff can help answer questions about building codes, construction of your project, and when a design professional is required to prepare your plans.

Lane Use/Planning/Zoning

541-682-8336

landuseinfo@eugene-or.gov

Land Use staff can help you determine the zoning of [your property](#) and whether [Chapter 9](#) local development standards such as height limitations, setbacks, signs, natural resource protections and parking requirements apply.

Public Works

541-682-8400

publicworksinfo@eugene-or.gov

Public works can assist you with topics like [stormwater](#) management, public utility easements, access connections (driveways), sidewalks, Systems Development Charges, and wastewater.

Inspection Support

541-682-5283

inspectionssupport@eugene-or.gov

Building Inspection staff can assist with [scheduling an inspection](#), obtaining a temporary or final certificate of occupancy, requesting permit records or contacting an Inspector.

Code Compliance

541-682-5819

codecompliance@eugene-or.gov

Code Compliance staff can assist by investigating code violations and concerns that impact public safety, health, welfare and environment.

Erosion Prevention

541-682-8498

erosioninfo@eugene-or.gov

Erosion prevention staff can assist by determining whether residential or commercial construction activity requires an erosion permit due to land disturbance or stormwater quality impacts.

Business License and TNC

541-682-5379

businesslicense@eugene-or.gov

Business licensing staff can assist with licensing, certification, and registration for required activities and businesses. See if your activity or business requires a license [here](#).

Rental Housing

541-682-8282

rentalhousing@eugene-or.gov

Planning and Development staff can assist with information regarding the City of Eugene [rental housing code](#) standards and complaint process.

To **make payments, submit documents** such as Land Use, Tree Removal, or Appeal applications, or for **other service needs**, contact General Planning and Development information at 541-682-5501.



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