City Council
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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

April 19, 2023

12:00 p.m. CITY COUNCIL WORK SESSION

City Council meetings will continue to be held in hybrid format using in-person and virtual meeting technology. Information about online or other options for access and participation will be available at https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials

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Meeting of April 19, 2023;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Randy Groves, President	Matt Keating, Vice President
Alan Zelenka	Jennifer Yeh
Greg Evans	Mike Clark
Emily Semple	Lyndsie Leech

12:00 p.m. CITY COUNCIL WORK SESSION

1. **WORK SESSION: Planning and Development Department Work Plan and Bethel Area Plan Discussion**

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

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or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL
AGENDA ITEM SUMMARY

Work Session: Planning & Development Department Work Plan and Bethel Neighborhood Planning Effort Discussion

Meeting Date: April 19, 2023
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Denny Braud
Contact Telephone Number: 541-682-5536

ISSUE STATEMENT

This work session responds to a Council poll requested by Councilor Evans about the Planning Division's work plan and discussion of moving the Bethel neighborhood to the top of neighborhood planning priority. As a comprehensive context for this discussion, staff will provide an overview of the Planning and Development Department work plan, including ongoing core services, current projects and future projects and initiatives to address urgent community needs.

BACKGROUND

Planning and Development Department

The Planning and Development Department (PDD) is one of six departments within the City of Eugene. The work of the department is undertaken by approximately 132 budgeted staff positions within four divisions (Building & Permit Services; Community Development; Planning; and Administration) who work on a variety of ongoing programs and services and community projects and initiatives.

The majority of PDD staff is engaged in ongoing core functions and dependable community services (such as building permit review and inspections, land use application review, parking enforcement, business loans, growth monitoring program, homeless shelter system management and affordable housing programs). The other categories of work of the department include other projects and initiatives that address urgent community needs and are responsive to opportunities that arise within the community. A summary of the major items currently included in Planning and Development Department's Work Plan are provided as Attachment A.

Many of the highest priorities identified in the recent community survey relate to PDD work (housing, homelessness, safety and climate). Because of this, PDD has an active role working closely with City Council on many issues. Some examples of projects that relate to these priorities include the Housing Implementation Pipeline, Climate Friendly and Equitable Communities implementation, Downtown Urban Renewal updates, Renter Protections and Urban Reserves.

Neighborhood Planning

Although neighborhood planning has long been housed within the Planning Division, recent

efforts have highlighted the need to broaden the process to include staff from a variety of other divisions, departments and organizations, including Community Development, Parks, Transportation, Office of Equity and Community Engagement, as well as local schools, utility providers, affordable housing providers and local non-profits. Also notable, recent actions at the state, such as the middle housing requirements and Climate Friendly and Equitable Communities rules have placed an emphasis on citywide planning and substantially changed the focus of Planning's work.

Neighborhood planning work has been underway in the River Road and Santa Clara neighborhoods since 2018 and is anticipated to wrap up early next year. The next neighborhood planning effort in the queue is the area around the University of Oregon. The Bethel neighborhood was added to the queue in 2017. In response to Councilor Evan's poll, Council has requested a discussion regarding whether the Bethel neighborhood should be prioritized, moving to the top of the list when the City has capacity to begin a new neighborhood planning process.

The issues to be addressed and outcomes identified in Councilor Evans' poll are provided below in *italics*:

- *Bethel is in desperate need of a comprehensive area plan.*
- *Bethel's last area planning effort dates back to 1982. Other city neighborhoods have received more detailed planning efforts including unincorporated areas of Eugene (River Road and Santa Clara).*
- *Since the 1980, Bethel has experienced exponential residential growth and limited commercial development. We need to create balance and vision for the future of Bethel now.*
- *Outcomes*
  - *Development of the Golden Gardens Sports Facility.*
  - *Redevelopment of Highway 99 Commercial area.*
  - *Residential development planning.*

RELATED CITY POLICIES

A number of plans and policy documents guide the Planning and Development Department's work, including but limited to:

Envision Eugene. The Envision Eugene Comprehensive Plan is the City's long range land use plan that serves as the basic guiding policy document for land use planning in Eugene's urban growth boundary and addresses the future of Eugene through goals and regulatory policies regarding land use.

Housing Implementation Pipeline (HIP). The HIP is the 5-year internal work plan to coordinate current and future resources, goals, and priorities with a systems-thinking approach to housing across the full spectrum from people experiencing homelessness to overall housing supply.

Downtown Plan. The Downtown Plan is used to guide public and private decisions regarding change in downtown and has served as a work plan for downtown project prioritization.

Eugene-Springfield 2020 Consolidated Plan. The Con Plan presents an assessment of local housing, homelessness, and community development needs, identification of priority needs for use of funds received from US Department of Housing and Urban Development and presents strategies to address the priority needs.

Climate Action Plan 2.0 (CAP 2.0). The CAP 2.0 was created through a data-driven process that engaged people and organizations in new ways that reflect the urgency of climate change. The Plan captures the actions our community is prepared to implement, as well as the community ideas for what else is needed to create an equitable and livable community for everyone.

Eugene 2035 Transportation System Plan (TSP). The TSP establishes a system of transportation facilities and services that will serve the needs of Eugene residents, businesses, and visitors over the next 20 years.

PREVIOUS COUNCIL DIRECTION

April 26, 2017 Work Session

> Moved to direct the City Manager to refocus the City's planning efforts on 1) developing special area zones or refinement plans for the River Road/Santa Clara area where significant preparatory work and planning has already occurred by area residents, 2) continuing the work on Building a Better Bethel, and 3) developing and bringing back to Council a plan for moving forward on University neighborhoods. If neighborhoods other than those mentioned above bring neighborhood planning ideas to the City Manager, the City Manager shall forward those ideas to Council for consideration. (*Motion passed 4:3*)

CITY MANAGER RECOMMENDATION

Informational only. No decision needed at this time.

SUGGESTED MOTION

Informational only. No decision needed at this time.

ATTACHMENTS

A. Summary of Planning and Development Department Work Plan

FOR MORE INFORMATION

Staff Contact: Denny Braud
Telephone: 541-682-5536
Staff E-Mail: DBraud@eugene-or.gov

Summary of Planning and Development Department Work Plan

Ongoing Programs/Core Services

- Affordable Housing Landbank Program
- Affordable Housing Development Programs
- Affordable Housing System Development Charge (SDC) Exemptions
- Rental Rehabilitation Revolving Loan Program
- Emergency Home Repair Program
- Low-Income Rental Housing Property Tax Exemption Program
- Construction Excise Tax/Affordable Housing Trust Fund Program
- Community Development Block Grant (CDBG) Program
- Social Service Provider Support
- Fair Housing
- City Supported Shelters
- Homeless Services Support
- Homeless Services System Regional Coordination
- Renter Protections Program
- Business Growth Loans
- Enterprise Zone
- Business Outreach and Support
- Downtown Loans
- Downtown Service Districts
- Downtown Activity Zone Permits
- Downtown Development Support
- Downtown Urban Renewal District
- Riverfront Urban Renewal District
- Multiple-Unit Property Tax Exemption Program
- West University Service District
- Board/Commission Support
    - Eugene Planning Commission
    - Historic Review Board
    - Envision Eugene Technical Advisory Committee
    - Housing Policy Board
    - Human Services Commission
    - Community Development Block Grant Advisory Committee
    - Affordable Housing Trust Fund Advisory Committee
    - HOME Consortium Governing Board
    - Multi-Unit Property Tax Exemption Review Panel
    - Loan Advisory Committee
- Land Use Application Review
- Historic Preservation Program
- Growth Monitoring Program/Annual Reporting
- Urban Design Program

- Building Permit Review
- Building Permit Inspection
- Code Compliance
- Rental Housing Program
- Business License Program
- Erosion Prevention/ Construction Site Management Program
- Permit and Information Center
- Parking Permit Services
- Parking Structure Management
- Commercial Property Lease Management
- Parking Enforcement
- Electric Vehicle Charging Station Program
- Neighborhood Services Officer Program
- Solid Waste Diversion and Education
- City-Wide Food Waste Composting
- Solid Waste Hauler Licensing
- e-Build/Technology Services
- Department Financial Management
- Department Administration
- Other Program/Project Support - examples include:
    - State/Federal Legislation Tracking
    - Transportation (Franklin Boulevard, MovingAhead)
    - Code Amendments (floodplain, bike parking)
- Racial Equity & Access Project Review Implementation (HIP)

Current Projects

- Housing Implementation Pipeline (HIP) Initiative and Projects
- Broadband Exploration
- Downtown Priorities and Projects Implementation
- 8th Avenue Streetscape
- Downtown Riverfront Development (Atkins Dame)
- Downtown Urban Renewal Plan Update
- Riverfront Urban Renewal Plan Update
- Renter Protections Phase II
- Mayor's Blue Ribbon Business Council on Economic Development
- Housing Policy Board Update
- Crow Road/Clear Lake Infrastructure
- 1059 Willamette Street Redevelopment
- Affordable Housing Project Support
    - Naval Reserve Apartments
    - The Coleman
    - Ross Lane
    - Bridges on Broadway

- Land Use Fee Update
- Middle Housing Code Amendments (Appeal)
- Urban Reserves Adoption
- Willamette Greenway Code Amendments
- Public Facilities and Services Plan Update
- Goshen/Short Mountain Landfill Metro Plan Amendment
- River Road/Santa Clara Neighborhood Planning
- CFEC: Parking Reform
- CFEC: Climate Friendly Area Study
- CFEC: Climate Friendly Area Designation
- Urban Growth Boundary Update
- Comprehensive Plan: Housing & Compact Development Chapters
- Comprehensive Plan: Parcel-Specific Land Use Diagram/Align Zoning
- Recycling Modernization Act
- eBuild Development and Expansion

Future Projects

- Housing Implementation Pipeline (HIP) initiative and projects
- Downtown Riverfront Development (Steam Plant)
- Downtown Riverfront Development (Affordable Housing Site RFP)
- Comprehensive Plan: Remaining Chapters (Health, Resiliency, etc)
- University Neighborhood Planning
- Bethel Neighborhood Planning
- Clear Lake Local Wetland Inventory Adoption
- CFEC: Scenario Planning & Compact Development code amendments
- Key Transportation Corridor Planning (HIP)
- Building Electrification
- Livability Code
- Public Health Overlay Concept
- Gas Stations (Council request for work session)
- Tree Preservation (Council request for work session)
- Solar Access Standards (Council request for work session)
- Residential Character Definition (Council request for work session)
- Short-term Rentals (Council request for work session)