



## Eugene City Council

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[www.eugene-or.gov](http://www.eugene-or.gov)

# EUGENE CITY COUNCIL AGENDA

April 22, 2026

## 12:00 p.m. CITY COUNCIL WORK SESSION

City Council Wednesday work sessions are 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 22, 2026;  
Her Honor Mayor Kaarin Knudson Presiding**

### Councilors

Lyndsie Leech, President  
Jennifer Yeh  
Mike Clark  
Randy Groves

Eliza Kashinsky, Vice President  
Alan Zelenka  
Greg Evans  
Matt Keating

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## 12:00 p.m. CITY COUNCIL WORK SESSION

### 1. WORK SESSION: Neighborhood Planning for Bethel and University Areas

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.

For more information, contact the Council Coordinator at 541-682-5010,  
or visit us online at [www.eugene-or.gov](http://www.eugene-or.gov).

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Work Session: Neighborhood Planning for Bethel and University Areas

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Meeting Date: April 22, 2026  
Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 1  
Staff Contact: Fabio Andrade  
Phone: 541-682-5009

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#### ISSUE STATEMENT

Staff are returning to City Council with updates on neighborhood planning efforts for the Bethel and University areas. Following updates to State law, City staff implemented a new format for neighborhood planning that is more aligned with citywide planning processes. Residents in Bethel and University were the first to engage in visioning and priorities planning for neighborhood areas under this new methodology. This work session is informational only.

#### BACKGROUND

The City of Eugene has a long history of working with community members to create neighborhood and area-specific plans. Historically, neighborhood planning was led by the Planning Division and typically resulted in refinement or land use plans that supplemented the Metro Plan (the regional comprehensive plan).

Changes in Oregon state policy, such as requirements for accessory dwelling units, middle housing, Climate Friendly and Equitable Communities rules, and new legislation on housing planning, production, and clear-and-objective standards, have increased the importance of using equitable tools at a citywide scale.

In addition, the development of the Envision Eugene Comprehensive Plan and the Eugene 2035 Transportation System Plan now provide opportunities to adopt Eugene-specific land use and transportation policies that previously did not exist.

At the April 19, 2023, work session, councilors expressed interest in beginning neighborhood planning processes for the Bethel and University areas and recognized the need for a new approach.

At the work session, on October 23, 2023, staff presented a new approach to neighborhood planning, which is coordinated by the Office of Equity & Community Engagement (OECE), with support from staff across multiple departments and partner agencies, as well as guidance from residents and neighborhood groups. This approach is more integrated and focuses on connecting community needs and priorities to existing local and regional plans, identifying gaps, and suggesting action items for implementation and meaningful progress.

At the upcoming work session, staff will present the results of visioning and priority-setting conversations with residents in the Bethel and University areas.

Currently, OECE is supporting the River Road and Santa Clara neighborhood organizations with implementation of the action plan associated with the River Road–Santa Clara Neighborhood Plan,

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adopted in 2024. OECE is collaborating with an advisory committee made up of members selected by both neighborhood associations. Staff will provide updates on this work, which will help inform how similar action plans might be implemented in the Bethel and University areas.

Finally, staff will share information about an emerging community engagement effort called “Reimagining Highway 99,” which was developed in response to feedback gathered from Bethel and Trainsong residents during their planning process.

## RELATED CITY POLICIES

[Envision Eugene Comprehensive Plan](#) 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.

[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.

[Eugene’s Park and Recreation System Plan](#) This plan contains both a 30-year vision and a 10-year implementation plan for Eugene’s park and recreation system.

[Capital Improvement Program](#) The CIP forecasts the City’s capital needs over a six-year period based on various City long-range plans, goals, and policies and provides a six-year funding plan for the City’s capital improvements, including projects involving transportation, airport, public buildings, parks and open space, stormwater and wastewater.

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

[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’s ideas for what else is needed to create an equitable and livable community for everyone.

[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.

[City of Eugene Strategic Plan 2023-2026](#) Several strategic goals and actions are relevant to neighborhood action planning:

- Urgent Community Needs - Stabilize the cost of housing; Increase sense of safety; Improve support for local businesses and the business environment.
- Culture of Belonging - Strengthen relationships with the whole community with an emphasis on the inclusion of the most marginalized groups.
- Communication and Outreach - Improve community awareness and understanding of priority topics; - Engage with a broader cross-section of the community.

## **PREVIOUS COUNCIL DIRECTION**

### [April 19, 2023 Work Session](#)

As part of their discussion, several councilors expressed a desire for staff to return with a proposal for moving forward with neighborhood planning efforts for both the University and Bethel area.

### [October 23, 2023 Work Session](#)

Staff presented a new approach to neighborhood planning processes to be coordinated by the Office of Equity and Community Engagement and implemented in the Bethel and University areas.

## **COUNCIL OPTIONS**

The work session is informational only.

## **CITY MANAGER'S RECOMMENDATION**

None.

## **SUGGESTED MOTION**

None.

## **ATTACHMENTS**

- A. Vision and priorities documents for the Bethel area neighborhoods
- B. Vision and priorities documents for the University area neighborhoods
- C. Updates on River Road and Santa Clara action plan implementation
- D. Draft Reimagining Highway 99 community engagement plan

## **FOR MORE INFORMATION**

Staff Contact: Fabio Andrade, Equity & Community Engagement Manager  
Telephone: 541-682-5009  
Staff E-Mail: [fandrade@eugene-or.gov](mailto:fandrade@eugene-or.gov)

## “Safer Streets, Thriving Economy, and Connected Communities: A Vision for the Bethel Area Neighborhoods”

The Bethel area is a vibrant and evolving part of Eugene, home to a diverse community with deep roots and bold aspirations. As the neighborhood planning process unfolds, residents of Bethel, Trainsong, and surrounding areas have come together to share their vision for a future grounded in equity, sustainability, and opportunity.

Staff in the Office of Equity and Community Engagement offered community meetings, online engagement opportunities, and participated in local events like the 2025 *We Are Bethel* Celebration between October 2024 and May 2025. Through these engagement efforts more than 200 neighbors have shared their voices, values, and visions for the neighborhood. This document reflects their collective hopes and a blueprint for thriving, connected, and inclusive neighborhoods where everyone can feel safe, supported, and proud to call home. All materials produced during for this planning process and recordings of community meetings are available at <https://engage.eugene-or.gov/bethel-area-neighborhood-planning>





## 1. A Safer Bethel for Everyone

**Vision:** Bethel and Trainsong strive to be communities where everyone feels safe in streets, parks, and public spaces. This vision emphasizes not only effective public safety support but also the need for environments where residents feel secure gathering with neighbors.

### **Priorities:**

#### **Traffic Calming and Safety**

- Create a local police substation on Highway 99
- Decrease response time and implement more frequent patrols on Highway 99.
- Reduce the number of accidents involving active transportation users in the Bethel Area

#### **Public Infrastructure**

- Promote crime prevention through infrastructure improvements in public spaces and on key corridors
- Improve lighting and visibility in parks and on shared-use paths while minimizing light pollution impacts.

## 2. A Thriving Local Economy

**Vision:** Bethel and Trainsong envision vibrant, community-driven economic growth where underutilized spaces become hubs of activity, entrepreneurship, and local talent. This vision centers on development that reflects neighborhood values and strengthens community vitality.

### **Priorities:**

#### **Business Attraction and Development Strategies**

- Encourage redevelopment of vacant commercial buildings throughout the Bethel Area
- Encourage effective collaboration between developers, public agencies, and neighbors to identify promising sites for housing and commercial development.
- Incentivize mixed-use development, like Accessory Commercial Units (ACU), and development of neighborhood centers that bring housing and retail together.
- Encourage data-driven planning to attract investment and meet community needs.

## 3. A Connected Community

**Vision:** Residents envision a transportation system that supports safety for all users, reduces car dependence, and connects people to opportunity within Bethel, Trainsong, and beyond. This vision calls for creating streets and public spaces where everyone feels secure walking, biking, and accessing community spaces.

### **Priorities:**

#### **Safe and Accessible Transportation System**

- Improve safety and accessibility for people walking, biking, and using mobility devices.
- Install protected bike lanes and pedestrian overpasses to improve connectivity for active transportation users
- Implement safety enhancements and amenities along dedicated and shared use paths.

#### **Connectivity and Access to Transit**

- Increase connectivity and accessibility via transit and other active transportation methods to activity centers in Bethel and to other areas in the City
- Implement more frequent, clean, and reliable bus service throughout the Bethel Area.
- Eliminate and limit private streets in new developments to ensure public access.
- Improve biking connectivity between Bethel and the rest of the city.

- Improve connectivity for active transportation users through sidewalk infill incentives and increased local road maintenance

#### **Active Community Spaces**

- Build community support and participate in local efforts that improve the livability and vibrancy of community spaces
- Create neighborhood branding and signage to foster a more cohesive neighborhood identity.
- Encourage and incentivize public art installations (murals) and
- Expand the Bethel library branch and existing programming

## **4. Housing for All**

**Vision:** Bethel residents envision welcoming, stable neighborhoods where everyone can access safe and affordable housing options. They seek thoughtful planning with strong community and public safety support to address the impacts of service concentration to ensure a safer future for all.

#### **Priorities:**

##### **Affordable and Innovative Housing Strategies**

- Encourage development of affordable housing for seniors, youth, and low-income families.
- Incentivize Accessory Dwelling Units (ADUs) and middle housing to support housing needs for all community members.
- Expand access to the City's Home Repair Program

##### **Homelessness Strategies**

- Transitional housing and wraparound services for the unhoused.
- Adopt a public spaces response program to mitigate impacts of service concentration and safety issues.

## 5. A Greener, More Livable Neighborhood

**Vision:** Bethel and Trainsong residents envision a community that protects and enhances its natural areas while preparing for the challenges of climate change. They see livability and sustainability as inseparable, grounded in clean air, green spaces, and healthy waterways that support a high quality of life.

### **Priorities:**

#### **Green and Resilient Properties**

- Enhance natural stormwater conveyances to reduce pollution, increase infiltration, protect against flooding, and improve habitat.
- Incentivize actions that enhance energy production, water storage and conservation.

#### **Parks and Open Spaces and Public Infrastructure**

- Create new and enhance existing habitat corridors throughout the Bethel Area through outreach and education to property owners.
- Encourage plant restoration and expanded tree canopy through native plant giveaways and tree planting programs.
- Provide education to residents to improve the function and safety of natural storm water systems.
- Increase frequency of maintenance of roads, sidewalks, and multi-use paths.
- Access to parks or publicly owned open space within one-half mile walking distance

## 6. A Stronger, More Inclusive Community

**Vision:** Bethel and Trainsong residents envision a community rooted in connection and resiliency through community networks and disaster preparedness. Ensure everyone has a voice in shaping the future.

### **Priorities:**

#### **A welcoming and inclusive community**

- Host multicultural events and inclusive outreach strategies to reach and engage with more residents in the Bethel Area.
- Implement swift and clear responses to hate, discrimination, and exclusion.

#### **Resiliency Networks**

- Develop community resiliency teams and emergency preparedness networks.
- Build community support and participation in small scale resiliency networks to prepare for natural disasters.



# HELP SHAPE THE FUTURE OF BETHEL AND TRAINSONG!

*Your Voice. Your Neighborhood. Your Vision.*

**Your neighbors  
have already shared  
their vision.**

***Now it's your turn.***



**Draft vision for safer streets, thriving economy, and connected communities  
SHARE YOUR FEEDBACK BY NOVEMBER 22, 2025**



The City of Eugene is committed to making our services and facilities accessible for all. To request language or disability-related accommodations, including interpreters or alternative formats, please submit a request via <https://eugene-or.gov/accessibility> or contact staff at (541) 682-5177. Some accommodations may require advanced notice.



Photos from the 2025 We Are Bethel Celebration

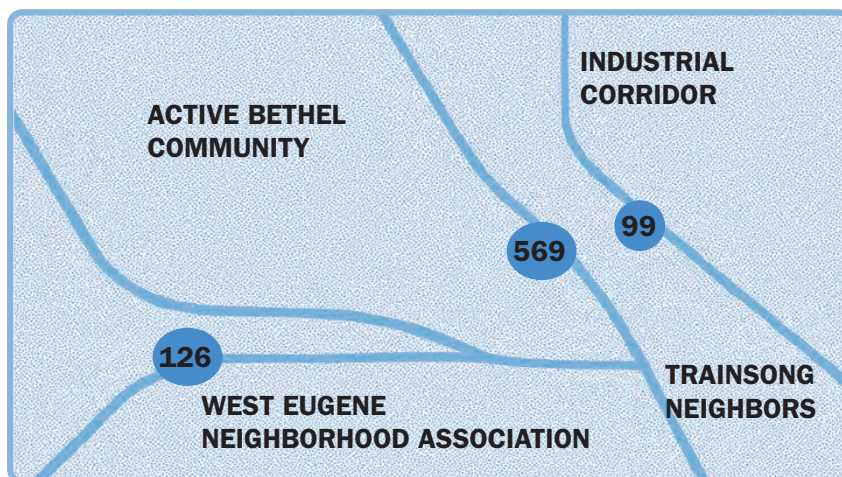


## About the Neighborhood Planning Process for the Bethel Area

The current neighborhood planning process for the Bethel area includes the Bethel and Trainsong neighborhoods and parts of the Industrial Corridor and West Eugene neighborhoods. The region is a dynamic and growing part of Eugene with a community that faces many opportunities and challenges.

Between October 2024 and May 2025, more than 200 residents contributed their ideas and insights through community meetings, advisory committee service, online submissions, and conversations at the *2025 We Are Bethel Celebration*.

Together, their voices helped shape a neighborhood vision rooted in equity, sustainability, and opportunity. The result is a list of 75 community-identified requests that form the foundation of this visioning document. All materials produced for this planning process and recordings of community meetings are available at <https://engage.eugene-or.gov>



The Bethel planning area includes Bethel, Trainsong, and parts of Industrial Corridor and West Eugene neighborhoods



### YOUR VOICE MATTERS

October 2024 – May 2025



### COLLABORATIVE PLANNING IN ACTION

**200+**

Residents Engaged

**75**

Community Requests

**6**

Vision Areas



### LEARN MORE

Visit the project website for meeting recordings, full list of community requests, and additional materials.

[engage.eugene-or.gov/bethel-area](https://engage.eugene-or.gov/bethel-area)

# A Vision for Thriving, Connected, and Inclusive Neighborhoods in the Bethel Area

The Bethel area is a vibrant and evolving part of Eugene, home to a diverse community with deep roots and bold aspirations. As the neighborhood planning process unfolds, residents of Bethel, Trainsong, and surrounding areas have come together to imagine a future grounded in equity, sustainability, and opportunity. Through community meetings, online

engagement, and local events like the *2025 We Are Bethel Celebration*, more than 200 neighbors have shared their voices, values, and visions. This document reflects their collective hopes — a blueprint for thriving, connected, and inclusive neighborhoods where everyone can feel safe, supported, and proud to call home.



## A Safer Bethel for Everyone

Safety is a top priority for Bethel and Trainsong residents. From concerns about traffic speeds to the need for more police presence, the community is calling for action to make streets, parks, and public spaces safer for all.

### KEY IDEAS INCLUDE

- A police substation located on Highway 99 and more frequent patrols.
- Traffic calming near schools and shopping areas
- Safer crossings and pedestrian infrastructure along major corridors like Barger, Echo Hollow, and Highway 99.
- Improved lighting and visibility in parks and on shared-use paths.



## A Thriving Local Economy

Economic development in Bethel and Trainsong is about more than just business, it's about community vitality. Residents want to see underutilized spaces transformed into hubs of activity and entrepreneurship.

### RESIDENTS ENVISION

- **Redevelopment of vacant commercial buildings, especially along Highway 99 and in the Barger Dr and Echo Hollow Rd region.**
- **Streamlined processes for food trucks, farmers markets, and small businesses.**
- **Mixed-use development that brings housing and retail together. This includes incentives for Accessory Commercial Units (ACU) in residential areas.**
- **Data-driven planning to attract investment and meet community needs.**



## A Connected Community

Mobility is a major theme in the Bethel area vision. Residents want to move safely and easily through their neighborhoods and beyond, regardless of how they travel.

### THEY ARE ASKING FOR

- Protected bike lanes and pedestrian overpasses.
- More frequent and reliable bus service.
- Safer, more accessible routes to schools, parks, and commercial areas.
- Elimination of private streets in new developments to ensure public access.

This is a call for a transportation system that supports equity, reduces car dependence, and connects people to opportunity.



## Housing for All

Housing is a deeply felt issue in the Bethel area. Residents are advocating for a range of solutions to ensure everyone has a safe, affordable place to live.

### THEY PROPOSE

- Affordable housing for seniors and low-income families.
- Incentives for Accessory Dwelling Units (ADUs) and middle housing.
- Transitional housing and wraparound services for the unhoused.
- Design standards to reduce land use conflicts and promote neighborhood compatibility.

This is a community that believes housing is a human right—and that thoughtful planning can create inclusive, stable neighborhoods.





Clockwise:  
Petersen Barn  
Activities, Echo  
Hollow Rec Swim,  
Family Fall Fest



## A Greener, More Livable Neighborhood

Bethel and Trainsong residents are passionate about their environment. They want to protect and enhance the natural areas of their neighborhood while preparing for the impact of climate change.

### THEIR REQUESTS INCLUDE

- Native plant giveaways and tree planting programs.
- Improved stormwater management through green infrastructure.
- Better maintenance of roads, sidewalks, and multi-use paths.
- Expanded access to parks and natural areas.

This is a community that sees livability as intertwined with sustainability—where clean air, green spaces, and healthy waterways are essential to quality of life.



## A Stronger, More Inclusive Community

At the heart of Bethel's vision is a desire for deeper connection and belonging. Residents want to build a neighborhood where everyone feels seen, heard, and valued.

### THEY ARE CALLING FOR

- Multicultural events and inclusive outreach strategies.
- Neighborhood branding and signage to foster identity.
- Community resilience teams and emergency preparedness networks.
- Clear responses to hate, discrimination, and exclusion.

This is a vision of Bethel and Trainsong as places where diversity is celebrated, neighbors support one another, and everyone has a voice in shaping the future.



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# Reimagining Highway 99: A Corridor of Opportunity and Care

Highway 99 is more than just a road; it's a vital artery that connects the Eugene Airport and the Bethel Area to Downtown and other parts of Eugene. For many residents, Highway 99 has become a symbol of disconnection, danger, and underinvestment. Through a series of thoughtful and community-driven requests, Bethel area residents want for a transformation of this corridor into a safer, more vibrant, and more inclusive space.



## A Safer Highway 99 for All

Safety is the most urgent concern. Residents have identified Highway 99 as a high-risk area for pedestrians and cyclists, particularly near intersections like Roosevelt and Barger. To address this, they propose:

- Installing physical barriers to prevent jaywalking and guide pedestrians to designated crosswalks.
- Adding pedestrian-controlled crossing lights and traffic calming measures to reduce vehicle speeds and improve visibility.
- Evaluating key intersections, such as the “4-corners” at Roosevelt and Highway 99, to enhance safety and connectivity, especially for students traveling to Willamette High School.
- Improving non-motorized access to and across the corridor, ensuring that people walking, biking, or using mobility devices can move safely and confidently.

These changes reflect a desire to reclaim the corridor as a space that prioritizes human life and dignity over speed and convenience.



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## Revitalizing the Corridor Through Housing and Urban Design

Beyond safety, residents see the Highway 99 area as a place of untapped potential. Bethel residents envision it as a site for urban revitalization, where new housing and mixed-use development can bring life and opportunity.

- New housing developments are desired along the corridor or nearby, including affordable options that meet the needs of seniors, families, and individuals experiencing homelessness.
- Urban renovation efforts are encouraged to improve the physical environment, making it more welcoming, walkable, and economically vibrant.

This vision is about more than buildings, it's about creating a corridor that reflects the values of the community: affordability, accessibility, and beauty.



## Supporting Vulnerable Populations with Compassion

Highway 99 is also home to many of the City's services for unhoused residents. While these services are essential, the community is asking for a more balanced and coordinated approach to ensure safety and dignity for everyone.

- Residents propose working with nonprofits and faith-based organizations to address the impacts of service concentration in the Bethel and Trainsong neighborhoods.
- They call for collaborative strategies that support unhoused individuals while also addressing concerns about safety, sanitation, and neighborhood livability.

This is a call for compassionate, community-based solutions that recognize the humanity of all residents, housed and unhoused alike.

# JOIN THE CONVERSATION TODAY!

[engage.eugene-or.gov/bethel-area-neighborhood-planning](https://engage.eugene-or.gov/bethel-area-neighborhood-planning)

**What matters  
most to you?**

**What would make  
your neighborhood  
thrive?**

**How can we build a more  
inclusive, sustainable  
future together?**

Thank you to everyone who participated in and supported the development of this vision narrative for the Bethel and Trainsong neighborhoods. In addition to individuals who attended community meetings or submitted their contributions online, we want to acknowledge the following groups:

- **Active Bethel Community Board**
- **Trainsong Neighbors Board**
- **Bethel School District**
- **Safe Routes to School**
- **Community Supported Shelters**
- **Friends of Trees**
- **Lane County Community Justice and Rehabilitation Services**
- **Lane Council of Governments**
- **Lane Transit District**



This neighborhood planning process is facilitated by the Office of Equity & Community Engagement with support from staff in the following City of Eugene departments:

- **Planning and Development**
- **Public Works**
- **Library, Recreation, and Cultural Services**
- **Eugene Police Department**
- **Eugene-Springfield Fire**

Communications to Bethel and Trainsong residents announcing upcoming meetings

## Bethel Area Planning

Join your neighbors and City staff in discussing action planning for the Bethel Area— All welcome!

### Upcoming Meetings:

- OCTOBER 24: Planning & Urban Growth Strategies
- NOVEMBER 7: Economic Development
- DECEMBER 5: Public Safety

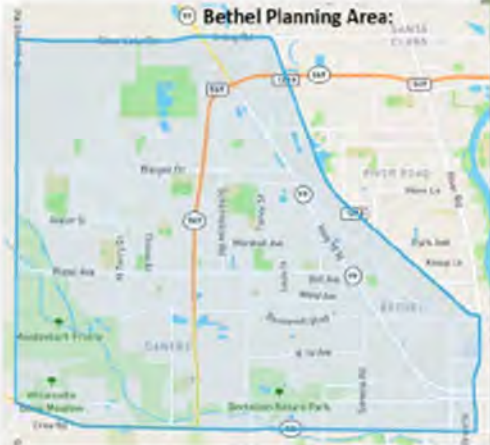
All Meetings: 6:00 PM—8:00 PM at the  
Willamette High School Lecture Hall  
1801 Echo Hollow Road, Eugene  
Or sign up to attend virtually!

Future meetings (Dates TBD):

- Community Development/Public Amenities
- Housing/Homelessness
- Transportation
- Sustainability



For more information and to view agendas, scan the QR Code or go to  
<https://engage.eugene-or.gov/bethel-area-neighborhood-planning>





## Bethel Area Planning

Join your neighbors and city staff for light refreshments and discussions on Bethel Area Planning activities—All are welcome to attend!

### Upcoming Winter & Spring Meetings:

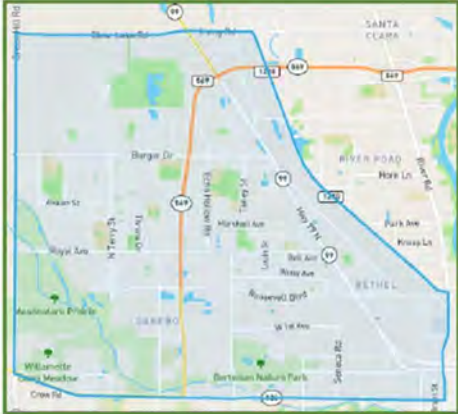
- January 30: Housing & Homelessness
- February 25: Transportation
- March 13: Sustainability

### All Meetings: 6:00 PM - 8:00 PM

Willamette High School Lecture Hall  
1801 Echo Hollow Road, Eugene, OR 97402  
You can also sign-up to attend virtually!



Learn more and see future agendas by  
scanning the QR code or going to:  
[engage.eugene-or.gov/bethel-area-neighborhood-planning](https://engage.eugene-or.gov/bethel-area-neighborhood-planning)



# University Area Neighborhood Visioning Document

The University Area Plan includes South University, West University, Amazon Neighbors and Fairmount Neighbors neighborhood associations. Staff in the Office of Equity and Community Engagement identified 39 unique community requests and collected 132 comments from the community at information sessions held between January and May 2025 and through the dedicated page on Engage Eugene. The information collected was used to draft this vision and priorities document for additional community feedback.

## Introduction

The University area includes a mix of student life, long-term residents, historic homes, and community institutions. The neighborhood planning area includes four neighborhoods adjacent to the University of Oregon in Eugene:

### **Fairmount Neighborhood**

- Located southeast of the campus and bordered by the Willamette River and Hendricks Park.
- Known for its historic homes, tree-lined streets, and proximity to nature.
- Popular with faculty, families, and professionals.
- Features traffic calming measures and pedestrian-friendly infrastructure.

### **South University Neighborhood**

- Located south of the campus, SUN is one of Eugene's geographically smallest neighborhoods, bordered by 18<sup>th</sup>, Agate, 24<sup>th</sup>, and Patterson
- Known for its historic homes, tree-lined streets, and walking distance to the university and 4j schools (Edison, Roosevelt, and South Eugene High School).
- Popular with faculty, families, professionals, and students seeking a quiet, mixed-age community.
- Walkable and bikeable, with easy access to campus and local businesses.

### **West University Neighborhood**

- Known for its diverse commercial options, excellent bikeways and transit access, and ease of living without a car.
- Immediately west of campus, this area has a high concentration of student housing.
- Known for its dense population, nightlife, and proximity to downtown Eugene.

### **Amazon Neighborhood**

- Located to the south and southwest of the university.
- Features Amazon Park and the Amazon Creek running through it.
- A mix of residential housing, green space, businesses, and recreational amenities.
- Popular with families and outdoor enthusiasts.

These neighborhoods are connected by a network of bike paths, bus routes, and pedestrian-friendly streets. The area is also home to parks, schools, and community centers, making it a dynamic and evolving part of Eugene.

**Note:** This area is close to Downtown (including the Market and River districts), which is within walking or biking distance and directly connected to the activities related to the University of Oregon and the student population. Nevertheless, Downtown is not considered part of the "University Area" for this neighborhood planning process.

## "Thriving, Connected, Safe, and Resilient: A Vision for the University Area Neighborhoods"

Our vision is for University Area neighborhoods to remain livable, family-friendly, and stable communities that continue to provide a diverse range of housing opportunities for people of all ages and backgrounds now and into the future. Through our collective input and experiences, we have identified key focus areas and priorities that reflect our shared values and aspirations. This vision document outlines our goals and the community-driven strategies we believe will shape a thriving future for all who live, work, study, and play here.

### 1. Optimized Transportation Network

**Vision:** We envision a neighborhood in which walking, biking, rolling, driving, and using public transit is safe, accessible, and efficient for all users.

#### **Priorities:**

##### **Traffic Calming and Safety**

- Increase safety for pedestrians and cyclists on Patterson and Hilyard streets
- Install flashing crossing signals and 4-way stops near schools and shopping areas.
- Improve experience for drivers on 13<sup>th</sup> Avenue
- Install slow down signs throughout the university area with focus on key corridors
- Improve access to Franklin City Park and extend access to the Willamette River Greenway.
- Implement traffic calming measures on Columbia Street
- Improve visibility for drivers on side streets surrounding the university campus by limiting parking near intersections

##### **Active Transportation**

- Increase painted crosswalks and educate the public on Oregon's crosswalk laws (ORS 801.220).
- Improve pedestrian signals, install pedestrian level lighting, and reduce pedestrian wait times at key intersections with a focus on the West University area
- Where appropriate, install bump-outs and sidewalk improvements to enhance visibility and mobility.
- Expand signage and education on bike loop systems.
- Upgrade infrastructure along key bike corridors
- Implement loans and incentives for sidewalk construction and repairs for homeowners

##### **Parking Needs**

- Increase parking availability on key streets especially surrounding the UO campus.
- Implement time-limited zones to balance residential and visitor needs.

##### **Transit Connectivity**

- Increase bus frequency during evenings and weekends to better serve students and residents.

## 2. Safety and Quality of Life

**Vision:** We envision a peaceful, safe, and quiet neighborhood, including when we are in our homes, on our streets, and in our public spaces, day and night, year-round.

### **Priorities:**

#### **Law Enforcement**

- Increase law enforcement presence and improve response times, especially during holidays and high-traffic periods including during events
- Increase proactive party patrols, responses to noise complaints, and enforcement of the Social Host Ordinance for the benefit of neighbors and the safety of hosts and their guests.

#### **Accident Prevention**

- Improve street lighting in selected poorly lit areas while minimizing light pollution.

#### **Quality of Life**

- Educate all neighbors on Eugene's noise ordinance
- Increase proactive responses to noise complaints, and enforcement of the Social Host Ordinance for the benefit of neighbors and the safety of hosts and their guests.
- Education on large item disposal
- Minimize the impact of construction activity around the UO campus

## 3. Accessible and Affordable Housing

**Vision:** We strive to preserve our neighborhood's diversity, historic character, and housing opportunities by promoting compatible infill, limiting short-term rentals, and prioritizing affordable homes to make homeownership attainable for more residents.

### **Priorities:**

#### **Innovative Housing Strategies**

- Regulate short-term rentals to protect long-term housing availability and community vibrancy.
- Invest in middle and cooperative housing to diversify options.
- Support cooperative housing options

#### **Affordable Housing Availability**

- Collaborate with the University of Oregon to assess and minimize any negative impacts of campus development in university area neighborhoods.
- Prioritize affordable housing to increase ownership opportunities.
- Expand incentives for multi-unit and accessory dwelling unit (ADU) development.
- Ensure infill in the university area neighborhoods support growth without compromising historic housing resources or the stability of long-term residents.

#### **Support for the Unhoused**

- Expand low-barrier shelters with wraparound services.

- Increase crisis support and shelter space.
- Provide 24/7 public restrooms for those in need.

## 4. Sustainable and Livable Neighborhoods

**Vision:** We are committed to protecting and enhancing our natural environment while preparing for the impacts of climate change.

### **Priorities:**

#### **Green and Resilient Properties**

- Increase tree canopy through homeowner education and incentives including promoting the use of native species and efficient watering practices.
- Preservation of mature trees and compensation for tree removals due to increased density.
- Support home food cultivation, residential solar and other renewable energy installations, water conservation, and sustainable land use that retains solar access.

#### **Parks and Open Spaces and Public Infrastructure**

- Reduce light pollution through modifications and improvements to streetlights and over lit public buildings.
- Ensure capacity needs for local systems, including wastewater, can accommodate new development and support a healthy environment.
- Improve availability of EV charging through the University Area Neighborhoods
- Upgrade infrastructure to reduce flooding and pollution, especially along Hilyard, Oak, Harris, and 18<sup>th</sup> - 21st Avenues.
- Assess future drainage needs considering climate change.
- Access to a dog park closer to the university campus
- Add bilingual (English/Spanish) signage and more seating in public areas.
- Make improvements to public infrastructure in parks to meet the needs of all community members

#### **Reducing Fire Risk**

- Reduce fire risk by monitoring illegal fireworks, smoking, and camping.
- Educate residents on defensible space

## 5. Connected and Resilient Community

**Vision:** We strive to build a welcoming, inclusive, and connected community where everyone feels a sense of belonging.

### **Priorities:**

#### **Resilience and Preparedness**

- Develop neighborhood resilience networks and action teams.
- Promote Community Emergency Response Team (CERT) training and connect trained residents.

### **Welcoming and Inclusive Culture**

- Respond swiftly to racism and discrimination.
- Increase engagement with underrepresented groups, including people with disabilities, non-English speakers, communities of color, LGBTQ+ residents, and the unhoused.
- Host events to foster connection and understanding, with intentional outreach to underrepresented groups.
- Provide community training and events that improve community resilience and connection

### **Conclusion**

This vision reflects the voices of our neighbors and the values we hold dear. It is a call to action for city leaders, institutions, and community partners to work with us in realizing a more equitable, sustainable, vibrant University Area.



# THRIVING, CONNECTED, SAFE, AND RESILIENT

*A Vision for the University Area Neighborhoods*

**Your neighbors  
have already shared  
their vision.**

***Now it's your turn.***



**Draft vision for transportation, safety, housing, sustainability, and community  
SHARE YOUR FEEDBACK BY MARCH 15, 2026**



The City of Eugene is committed to making our services and facilities accessible for all. To request language or disability-related accommodations, including interpreters or alternative formats, please submit a request via <https://eugene-or.gov/accessibility> or contact staff at (541) 682-5177. Some accommodations may require advanced notice.

# About the Neighborhood Planning Process for the University Area

The current neighborhood planning process for the University Area includes South University, West University, Amazon Neighbors, and Fairmount Neighbors neighborhood associations. Between January and May 2025, more than 130 community members contributed their ideas through information sessions and online engagement via Engage Eugene.

Together, their voices helped shape a neighborhood vision rooted in equity, sustainability, and opportunity. The result is a list of 39 community-identified requests that form the foundation of this visioning document.



## YOUR VOICE MATTERS

January 2025 – May 2025

132  
Residents Engaged

39  
Unique Community Requests

5  
Vision Areas



**LEARN MORE**

Visit the project website for meeting recordings, full list of community requests, and additional materials.

[engage.eugene-or.gov/university-area-neighborhood-planning](https://engage.eugene-or.gov/university-area-neighborhood-planning)

# A Vision for Thriving, Connected, & Inclusive Neighborhoods in the University Area



Our vision is for University Area neighborhoods to remain livable, family-friendly, and stable communities that provide diverse housing opportunities for people of all ages and backgrounds. Through our collective input, we have identified key priorities that reflect our shared values and aspirations. Below is a summary of the vision and priorities document. Full text is available on the project page: [engage.eugene-or.gov/university-area-neighborhood-planning](https://engage.eugene-or.gov/university-area-neighborhood-planning)



## Transportation

We envision a neighborhood in which walking, biking, rolling, driving, and using public transit is safe, accessible, and efficient for all users.

### KEY PRIORITIES

- **Safety & Accessibility:** Improved crosswalks, pedestrian signals, and bump-outs
- **Biking & Walking:** Improved bike loops signage and education, corridor upgrades
- **Traffic Calming:** 4-way stops and flashing signals near school and business areas, adjust signal timing, add directional markings to improve safety
- **Parking & Transit:** Expand time-limited parking zones, increase bus frequency on evenings and weekends



## Safety

We envision a peaceful, safe, and quiet neighborhood in our homes, on our streets, and in our public spaces, day and night, year-round.

### KEY PRIORITIES

- **Police Response:** Increased presence, party patrols, education and enforcement on noise ordinance
- **Accident Prevention:** Increased lighting while minimizing light pollution



## Housing

We strive to preserve our neighborhood's diversity, historic character, and housing opportunities by promoting compatible infill, limiting short-term rentals, and prioritizing affordable homes to make homeownership attainable for more residents.

### KEY PRIORITIES

- **Innovative Strategies:** Short-term rental regulation, cooperative housing and compatible infill
- **Affordable Housing:** Minimize impacts from campus development, promote ownership opportunities through compatible infill and ADU incentives, and protect historic housing.
- **Support for Unhoused:** Low-barrier shelters, 24/7 restrooms



## Sustainability

We are committed to protecting and enhancing our natural environment while preparing for the impacts of climate change.

### KEY PRIORITIES

- **Fire Risk:** Park monitoring for illicit activities and education to residents on defensible space
- **Stormwater:** Infrastructure upgrades, assessment of potential climate change impacts
- **Green Properties:** Offsets for tree removals due to increased density. Promote tree canopy expansion, sustainable homesteading, and renewable energy.



## Community Actions

We strive to build a welcoming, inclusive, and connected community where everyone feels a sense of belonging.

### KEY PRIORITIES

- **Resilience:** CERT training, emergency preparedness networks
- **Inclusive Culture:** Swift response to discrimination, engagement with underrepresented groups
- **Infrastructure:** Bilingual signage, more seating



**Office of Equity &  
Community Engagement**

**500 East 4th Avenue Suite 101  
Eugene, OR 97401**

# JOIN THE CONVERSATION TODAY!

<https://engage.eugene-or.gov/university-area-neighborhood-planning>

How can we build  
a more inclusive,  
sustainable future  
together?



What matters  
most to you?

This vision reflects the voices of  
our neighbors and the values we hold  
dear. It is a call to action for city  
leaders, institutions, and community  
partners to work with us in realizing  
a more equitable, sustainable,  
vibrant University Area.

What would make  
your neighborhood  
thrive?

**Thank you to everyone who participated in and supported the development  
of this vision narrative for the University Area neighborhoods.**

## Communications to University area residents announcing upcoming meetings



## University Area Planning

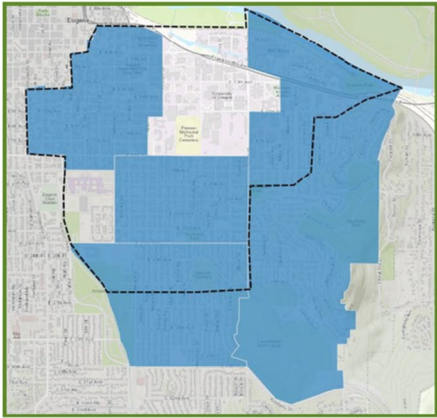
Join your neighbors and city staff for light refreshments and discussions on University Area Planning activities—All are welcome to attend!

**Upcoming Fall & Winter Meetings:**

- November 19:** City of Eugene Planning Efforts
- December 12:** Campus Activities & Short-Term Rentals
- January 14:** Public Safety

**All Meetings: 6:30 PM - 8:30 PM**

Hilyard Community Center  
2580 Hilyard Street, Eugene, OR 97405  
You can also sign-up to attend virtually!





Learn more and see future agendas by scanning the QR code or going to:  
[engage.eugene-or.gov/university-district-neighborhood-planning](https://engage.eugene-or.gov/university-district-neighborhood-planning)



## University Area Planning

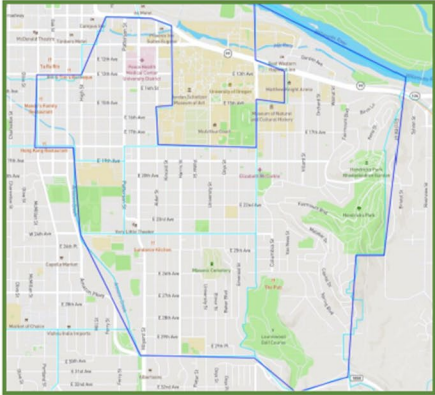
Join your neighbors and city staff for light refreshments and discussions on University Area Planning activities—All are welcome to attend!

**Upcoming Winter & Spring Meetings:**

- February 13:** Public Amenities & Infrastructure
- March 6:** Housing & Homelessness
- April 15:** Transportation
- May 8:** Sustainability

**All Meetings: 6:30 PM - 8:30 PM**

Hilyard Community Center  
2580 Hilyard Street, Eugene, OR 97405  
You can also sign-up to attend virtually!





Learn more and see future agendas by scanning the QR code or going to:  
[engage.eugene-or.gov/university-area-neighborhood-planning](https://engage.eugene-or.gov/university-area-neighborhood-planning)

## Updates on the River – Santa Clara action plan implementation

The Office of Equity & Community Engagement is assisting the River Road and Santa Clara neighborhood organizations with implementation of an action plan, that supports the [River Road Santa Clara Neighborhood Plan](#) adopted by City Council in 2024. We are collaborating with an advisory committee including members selected by both neighborhood associations.

Instead of a general annual update meeting on all topics as described in the neighborhood plan, the neighborhood associations opted for topic-specific meetings to allow for more detailed conversations and broader engagement.

### Annual updates meeting – Transportation

The first annual updates meetings focusing on transportation was held on February 10th, 2026, at the North Eugene High School, with 28 residents in attendance, including members of the advisory committee.

Staff from the City of Eugene Transportation Planning, Lane County Public Works Transportation Planning, Lane Transit District, and 4J Safe Routes to School all contributed to the presentations and conversation.

### Summary of the updates provided to residents:

#### *Completed Projects*

- Lane Transit District: Free Student Bus Pass for all K-12 River Road to Beacon Drive: Speed reduction to 35 MPH; added flashing LED stop signs, speed feedback signage, yellow warning beacons, and repositioned the west leg stop bar.
- Howard Ave: added physically protected biking and walking space on south side of between Grove Street and Lake Drive
- Irving/River Road: safety improvements including traffic calming, protected bike lanes

#### *Current Projects:*

- [River Road/Santa Clara Bicycle and Pedestrian Bridge Feasibility Study](#) - this project explores the feasibility of constructing a bicycle and pedestrian bridge over Beltline Highway, connecting the Santa Clara and River Road neighborhoods. Funded by the Federal Highway Administration, the study will look at where a bicycle and

pedestrian bridge might go, how a bridge would connect to surrounding streets, and estimate bridge construction costs.

- [River Road Corridor Study](#) (in conjunction with Hwy 99 study): This study looks at how to make two corridors River Road and Hwy 99, and how they can be made safer, more efficient, and better for active transportation and transit.
- [Grove Street Redesign](#): This project explores the feasibility of adding protected walking and biking space to Grove Street between Maxwell Road and Silver Lane. Grove Street provides a direct route to school for many students, but it lacks sidewalks or other dedicated space for people on foot, and mature trees are growing in the right-of-way where sidewalks might otherwise be built.

#### *Future Projects:*

- [Hunsaker Lane Improvements](#): This project aims to expand low-stress active transportation connectivity and access within the Santa Clara neighborhood, as well as improve stormwater drainage conditions. Planned improvements to Hunsaker Lane include sidewalks, bike facilities, and stormwater improvements.
- [Division Avenue Roundabouts](#): includes a redesign to address the documented safety challenges on Division Avenue for better safety and traffic flow.
- [West Bank Path Extension](#): Identified in the City of Eugene's Transportation System Plan, the extension of the West Bank Path up to Wilkes Drive from its current terminus near Hunsaker Lane will link the popular Riverbank Path to the new Santa Clara Community Park, located just north of Wilkes Drive.
- [Beacon Drive/River Road Roundabout](#): In response to neighborhood concerns about traffic safety, the City is considering adding a roundabout to the intersection. Project is in the feasibility stage with different options explored.
- River Road: safety improvements including enhanced pedestrian crossings and additional lighting

#### **Summary of concerns and suggestions shared by residents:**

- Access to/from Beltline and NW Expressway is unsafe with only a stop sign as traffic control. Speeds are fast on NW Expressway (55 MPH) and those accessing the Expressway don't anticipate that when entering.

- River Road at Beacon needs more/better traffic calming. Suggest traffic circle.
- While generally supportive of the viaduct, it would require HS students to travel approximately 1 mile south of the HS to access the bike path, avoiding traffic on the road.

## Next steps in the implementation of the River Road and Santa Clara Neighborhood Plan

- River Road – Santa Clara Advisory Team will recommend focus areas for annual updates and discussions.
- The next updates meeting will focus on Parks & Open Spaces actions and will be held on the evening of April 29, 2026 at the North Eugene High School library.

## DRAFT Community Engagement Project - Reimagining Highway 99

Bethel residents have identified a vision for Highway 99 and asked that such vision be discussed with the entire Eugene community. City staff are preparing to launch a broad community engagement effort including programs, projects, and planning processes that are related to Highway 99 from Garfield St to Beltline Rd, including areas adjacent to the roadway (Final planning boundary TBD).

### **Visioning and priorities project**

- To be coordinated by OECE in collaboration with other departments.
- Main project page on Engage Eugene with multiple tools including mapping, survey, Q&A, document library, links to related projects
- 18-24 months to conclusion

*Note: Included projects under this umbrella may be completed during that period or use information from this effort in future planning stages*

### **Related Programs:**

- Vision Zero
- Urban Forestry (tree planting, gateway treatment ideas?)
- Safe Routes to School
- Economic development
  - Housing Production Incentives
- Pilot Peer Navigation program
- Safety and law enforcement (Do we have a specific page/project to list?)
- Unhoused services (for coordination on service location, expansion, good neighbor agreements?)

### **Related Projects and Planning processes**

- Highway 99 Corridor study (18 months process, starting now)
- Sidewalk infill, Transportation System Plan update (starting in 2027)
- LTD's Long Range Mobility Plan (starting in 2026)
- Urban Growth Strategies (ongoing)
- First and Last Mile Safety Study (starting in 2026)

*Note: The content below is a vision and priorities document for Highway 99 prepared with comments from Bethel and Trainsong residents during the visioning process for the bethel area*

## Reimagining Highway 99: A corridor of Opportunity and Care

Highway 99 is more than just a road; it's a vital artery that connects the Eugene Airport and the Bethel area to downtown and other parts of Eugene. For many residents, Highway 99 has become a symbol of disconnection, danger and underinvestment. Through a series of thoughtful, community-driven requests, the Active Bethel and the Trainsong neighborhoods want a transformation of this corridor into a safer, more vibrant and more inclusive space.

### A Safer Highway 99 for All

Safety is the most urgent concern. Residents have identified Highway 99 as a high-risk area for pedestrians and cyclists, particularly near intersections like Roosevelt and Barger. To address this, they propose:

- **Installing physical barriers to prevent jaywalking and guide pedestrians to designated crosswalks.**
- **Adding pedestrian-controlled crossing lights and traffic calming measures to reduce vehicle speeds and improve visibility.**
- **Evaluating key intersections, such as the “4-corners” at Roosevelt and Highway 99, to enhance safety and connectivity, especially for students traveling to Willamette High School.**
- **Improving non-motorized access to and across the corridor, ensuring that people walking, biking, or using mobility devices can move safely and confidently.**

These changes reflect a desire to reclaim the corridor as a space that prioritizes human life and dignity over speed and convenience.

### Revitalizing the Corridor Through Housing and Urban Design

Beyond safety, residents see the Highway 99 area as a place of untapped potential. Bethel residents envision it as a site for urban revitalization, where new housing and mixed-use development can bring life and opportunity.

- **New housing developments are desired along the corridor or nearby, including affordable options that meet the needs of seniors, families, and individuals experiencing homelessness.**
- **Urban renovation efforts are encouraged to improve the physical environment, making it more welcoming, walkable, and economically vibrant.**

This vision is about more than buildings, it's about creating a corridor that reflects the values of the community: affordability, accessibility, and beauty.

### Supporting Vulnerable Populations with Compassion

Highway 99 is also home to many of the City's services for unhoused residents. While these services are essential, the community is asking for a more balanced and coordinated approach to ensure safety and dignity for everyone.

- **Residents propose working with nonprofits and faith-based organizations to address the impacts of service concentration in the Bethel and Trainsong neighborhoods.**
- **They call for collaborative strategies that support unhoused individuals while also addressing concerns about safety, sanitation, and neighborhood livability.**

This is a call for compassionate, community-based solutions that recognize the humanity of all residents, housed and unhoused alike.