

Envision Eugene

Comprehensive Plan



envision
EUGENE

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Introduction | Economic Development | Transportation | Administration & Implementation | Eugene UGB

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Introduction

Overview

We envision Eugene as a city where future growth is in alignment with the values of the community, supporting the health, wellbeing, and prosperity of all community members.

The Envision Eugene Comprehensive Plan pursues this vision by guiding the City in its land use planning for future growth within Eugene's urban growth boundary. The policy direction in the Envision Eugene Comprehensive Plan is based on the community's vision. It is intended to address the needs and desires of Eugene's residents, as well as the requirements of Oregon's Statewide Planning Goals. It is a state-mandated land use plan, adopted by the City to serve as Eugene's city-specific comprehensive land use plan.

Background

Prior to the adoption of the Envision Eugene Comprehensive Plan, the City of Eugene (the City) addressed its comprehensive land use planning needs through the regional Eugene-Springfield Metropolitan Area General Plan (Metro Plan). Many of the Metro Plan policies were based on the fact that Eugene and Springfield shared a single, regional urban growth boundary.

Oregon Revised Statute (ORS) 197.304, adopted by the Oregon Legislature in 2007 with the passage of House Bill 3337, required Eugene and Springfield to divide their shared urban growth boundary, so that each of the cities would have its own, separate urban growth boundary and separate policies for land uses within it.

The Envision Eugene Comprehensive Plan is the result of Eugene's efforts to implement ORS 197.304 by adopting Eugene-specific policies to address land use issues that would no longer be addressed as a region. The full development and adoption of all chapters of the Envision Eugene Comprehensive Plan will take place in several steps, over several years. This first phase of the comprehensive plan focuses on those policies and elements required to adopt a Eugene-specific urban growth boundary. As



each new chapter of the Envision Eugene Comprehensive Plan is adopted, the Metro Plan will be amended to identify the Metro Plan provisions that will no longer apply to Eugene and to refer readers to the Envision Eugene Comprehensive Plan instead. Ultimately, the Metro Plan will continue to serve as Eugene's comprehensive plan only as needed to address those land use planning responsibilities that remain regional in nature.² The relationship between the Envision Eugene Comprehensive Plan and the Metro Plan is addressed below.

How to Use the Comprehensive Plan

The Envision Eugene Comprehensive Plan is a formally adopted, legally binding land use plan. Policies in the Envision Eugene Comprehensive Plan direct the City as it considers future legislative actions. A policy should not be applied as a criterion for approving or denying an individual land use

² In addition to the continued collaboration through the Metro Plan and other regional land use plans, such as the regional transportation system plan and the regional public facilities and services plan, Eugene remains committed to working collaboratively with Springfield and Lane County through other initiatives, such as regional economic prosperity planning.

development application unless such direction is specifically stated in the policy. The City's land use code, which implements the policies of this comprehensive plan through detailed regulation, includes the determining criteria for individual land use applications. For some development applications, there may be policies in the Metro Plan and/or refinement plans that specifically apply as criteria.

The Envision Eugene Comprehensive Plan will ultimately contain a set of chapters that address a full range of specific aspects of land use planning. Each chapter begins with an introductory section, followed by goals and/or policies. The introductory text is provided for general explanatory purposes only. In the future, the Envision Eugene Comprehensive Plan will also include a land use diagram and descriptions of land use designations. The terms "goal" and "policy" are used specifically in this comprehensive plan to mean:

- **Goals** articulate the overarching aspirations of the community. The Envision Eugene Comprehensive Plan goals are broad statements that describe our collective hopes for the way in which our community will grow. A goal is aspirational and may not be fully attained within a particular time frame.
- **Policies** are statements adopted to provide a consistent course of action and move the community toward attainment of its goals. Policies in the Envision Eugene Comprehensive Plan guide the work of the City Manager and staff in formulating proposed changes to the Eugene Code and other regulatory documents, to guide other work programs and long range planning projects, and preparation of the budget and capital improvement program. These policies will not be used in determining whether the City shall approve or deny individual land use development applications unless such direction is specifically stated in the policy. New land use plans and changes to the City's land use code and land use plans must be consistent with the policies in the Envision Eugene Comprehensive Plan.

The policies of the various chapters are interrelated and, together, create the City's policy framework for land use planning. There may be conflicts and inconsistencies between and among some policies. When making decisions based on the Envision Eugene Comprehensive Plan, not all of the policies can be met to the same degree in every instance. Use of the Envision Eugene Comprehensive Plan requires a balancing of its various policies on a case-by-case basis, with an emphasis on those policies most pertinent to the issue at hand.

The policies in the Envision Eugene Comprehensive Plan vary in their scope and implications. Some call for a specific City action; others call for a City-led study aimed at developing more specific policies later; and still others are directives the City must address when adopting or amending its land use code or plans. The common theme of all the policies is that each represents the City's approach toward land use problem-solving and goal

realization. Adoption of the Envision Eugene Comprehensive Plan does not necessarily commit the City to immediately carry out each policy to the letter. The City will carry out the policies to the best of its ability, given sufficient time and resources.

Relationship to Other Adopted Plans

The Envision Eugene Comprehensive Plan is one plan among a family of land use plans at the state, regional and local level. As a state-mandated land use plan, the comprehensive plan has defined relationships to other adopted plans.

At the state level, Statewide Planning Goals, related statutes and administrative rules provide a framework for all local land use planning. All policies in the Envision Eugene Comprehensive Plan must comply with these rules, providing a local framework for the broader vision of planning in Oregon.

At the regional and local level, the two applicable comprehensive plans are the Envision Eugene Comprehensive Plan and the Eugene-Springfield Metropolitan Area General Plan (Metro Plan). The Envision Eugene Comprehensive Plan is the basic guiding policy document for land use planning within the urban growth boundary for the City of Eugene. The Eugene-Springfield Metropolitan Area General Plan is the basic guiding land use policy document for regional land use planning.

As noted above, the full development and adoption of all chapters of the Envision Eugene Comprehensive Plan will take place in several steps, over several years. During that time, Metro Plan policies that have not been explicitly replaced with policies in the Envision Eugene Comprehensive Plan will continue to apply to Eugene. If inconsistencies occur between the Envision Eugene Comprehensive Plan and the Metro Plan, the Envision Eugene Comprehensive Plan is the prevailing policy document.

Within the urban growth boundary, some adopted plans refine the policies of the comprehensive plans to a greater level of detail in some way. Eugene's refinement plans (including all adopted land use studies and plans) must be consistent with applicable provisions in both the Envision Eugene Comprehensive Plan and the Metro Plan. As is true for the Metro Plan, if inconsistencies occur between the Envision Eugene Comprehensive Plan and a refinement plan, the Envision Eugene Comprehensive Plan is the prevailing policy document, as required by state law.





Economic Development

Introduction

Economic opportunity is essential for a high quality of life, both as individuals and the community as a whole. A healthy economy allows community members to reach their full potential, promotes the health and well-being of individuals, households, and the broader community, and supports a strong tax base for public services.

Throughout the history of Eugene, the types of economic opportunities available have shifted dramatically. The city is becoming more integrated into the global marketplace, and is growing away from a primarily natural resource-based economy to a more diverse base of industry, commerce, and entrepreneurship. The City of Eugene has a role in promoting economic opportunity that is equitable, environmentally sensitive, and reflects local culture and values.

There are considerable challenges to tackle with wages that lag behind national and state averages, unemployment, homelessness, and equity issues that require strategic attention. Economic development is an effort with partners in public, nonprofit and private sectors. The City is committed to collaborating with those partners to pursue initiatives that leverage resources to the greatest effect. The Regional Prosperity Economic Development Plan provides a foundation for initiatives that

enhance the prosperity of the greater area, with further analysis provided in the Employment Land Supply Study (Appendix B).

This chapter lays out goals and policies to guide City efforts to enhance prosperity for households, businesses, and the broader community. The City of Eugene supports economic opportunity through an array of activities. Zoning and the land use code affect the geographic distribution and the



built environment that supports economic activities, while incentives and other forms of programmatic support enable projects that otherwise might not happen. All seven pillars of Envision Eugene are balanced in the development of the policies of this comprehensive plan, though some pillars may be more topical than others for any given chapter.

The City of Eugene's goals for economic development are:

1. Household Prosperity

Broaden and diversify the Eugene economy so all residents have ample employment opportunities with increased average income, improving individual and household quality of life.

2. Business Development

Encourage business development that leads to a higher employment rate and an economic climate where business ventures grow and thrive with the land, zoning, and infrastructure they require.

3. Community Vitality

Provide appropriate support for the variety of distinct economic activity centers in the community, including downtown Eugene, key corridors and core commercial areas, neighborhood business districts, and the region as a multijurisdictional entity.

The policies guiding economic development are organized into the following topic areas:

- **Overall Economic Development Objectives**
- **Targeted Industries**
- **Land Supply**
- **Short-term Land Supply**
- **Infrastructure, Facilities and Transportation Planning**
- **Downtown, Key Corridors and Core Commercial Areas**

Policies

Overall Economic Development Objectives – *Policies in this section focus on issues that are a priority for the community as a whole.*

- 3.1 **Employment growth.** Plan for an employment growth rate that is identified in the current adopted Economic Opportunities Analysis. Strive to capture a majority of the region’s employment growth within the City of Eugene.
- 3.2 **Economic advantages.** Strengthen and capitalize on Eugene’s comparative economic advantages, including:
- Our highly educated and skilled workforce
 - Partnerships with the University of Oregon, Lane Community College and other educational institutions
 - Growing national presence in the specialty food and beverage, software, heavy machinery, advanced materials, and wood products industries
 - Access to natural resources and open spaces
 - High quality of life
- 3.3 **Expanding Eugene’s assets.** Recognize and enhance special areas of strength and local assets that attract sectors such as tourism, hospitality, and retirement living. These include:
- A healthy, outdoor-oriented lifestyle and Track Town USA branding



“Broaden and diversify the Eugene economy...”



“Encourage business development that leads to a higher employment rate and an economic climate where business ventures grow and thrive ...”

- Easy access to outdoor recreation opportunities and agricultural tourism
- Local food and beverage manufacturing and restaurants
- Walkable and livable neighborhoods served by transit
- City and University sponsored arts, cultural and athletic events

3.4 Business incubators. Encourage the formation of new business ventures in the creative arts, small scale industry, technology, food and beverage,

*Eugene Fiber
Network
lighting
ceremony*



and other sectors by supporting a variety of flexible, collaborative and incubator spaces accessible to residents throughout the city.

3.5 Business retention and expansion. Facilitate the retention and growth of existing businesses in the community.

3.6 Responsible economic development. Support economic development initiatives that reflect long-term priorities, improve community resilience to climate change and natural hazards, improve energy efficiency or reduce greenhouse gas emissions, and enhance opportunities to borrow, rent, or otherwise make better use of underutilized public and private assets.

3.7 Home-based and microenterprises. Promote the development of small, locally-owned businesses that have minimal adverse impacts on their surrounding neighborhoods.

3.8 Industry clusters. Support networks among associated targeted industry clusters for innovative networking, information sharing, and to provide opportunities for business growth.

Targeted Industries – *Policies in this section identify established and emerging industries that are a particular focus for the City.*

- 3.9 Advanced manufacturing.** Encourage the expansion of existing and the location of new manufacturing activities, especially in advanced technology and manufacturing, heavy machinery, advanced materials, and advanced wood products.
- 3.10 Food and beverage manufacturing.** Promote the expansion of food and beverage manufacturing and processing facilities, including beer and wine, frozen desserts, agricultural products, and natural foods.
- 3.11 Health and wellness.** Promote the development of expanded opportunities in the health and wellness sectors, including health care, biomedical research and development, and facets of healthy living, such as active transportation and outdoor recreation.



- 3.12 Clean technology and renewable energy.** Support the development of an industry cluster in renewable energy and clean technology.
- 3.13 Software and educational technology.** Support the expansion of the local software development field, including educational, gaming, and other types of computer software.
- 3.14 Biomedical and biotechnology.** Support the development and expansion of an industry cluster in advanced biological technology.

Land Supply – *Policies in this section address City strategies for the appropriate designation and assembly of available land for development.*

- 3.15 Adequate land supply.** Designate an adequate number of sites within the urban growth boundary to accommodate growing local

businesses and new targeted industries, especially a diversified manufacturing base that includes advanced manufacturing, food and beverages, wood products manufacturing, regional distribution, trade, and services such as offices, software developers, educational technology, corporate headquarters, and other employment uses.

3.16 Parcel size and suitability. Designate land for industrial sites in the various sizes needed to accommodate the City’s identified target industries. Additionally, provide appropriate area for the development of smaller-scale support industries and services in close proximity to large lot industrial and employment users.

3.17 Large lot preservation. Apply, monitor and maintain regulations that protect and preserve large lot industrial and employment sites (greater than 10 acres) in the Clear Lake area, and prevent re-designations or land divisions into lots smaller than 10 acres in accordance with the stated land needs of the 2012-2032 Economic Opportunity Analysis, as shown in the following table.

Site Size Range	Number of sites needed
10 to 20 acres	4
20 to 50 acres	2
50 to 75 acres	3
75 acres and larger	2
Total	11

3.18 Multimodal freight accessibility. Encourage maximum use of industrial land by businesses that rely on access and adjacency to multimodal (rail, highway, airport) freight infrastructure and services.

3.19 Industrial land preservation. Protect and retain the West Eugene and Highway 99 Industrial Corridors as industrial land, particularly parcels with access to rail infrastructure. Foster opportunities for a variety of heavy



industrial development in existing heavy industrial areas.

- 3.20 **Brownfields.** Promote brownfield redevelopment in partnership with the City of Springfield and Lane County by pursuing opportunities to acquire industrial lands or secure funding to assist property owners with assessment and cleanup costs of environmentally contaminated lands.
- 3.21 **Parcel assembly.** Facilitate reconfiguration of smaller vacant or underutilized industrial parcels to create redevelopment opportunities within the urban growth boundary.
- 3.22 **West Eugene employment areas.** Protect industrial areas in west Eugene, while supporting their evolution into diverse places of commerce with a flexible regulatory approach that offers a broad mix of employment and industrial uses, thereby accommodating increased employment densities and services to surrounding neighborhoods.
- 3.23 **Flexible campus employment areas.** Recognize changing market demands and accommodate land needs through flexible zoning for light industrial/campus employment areas, including Greenhill Technology Park, Willow Creek Circle and Chad Drive.
- 3.24 **Environmental justice and compatibility.** To promote compatibility between industrial lands and adjacent areas, apply and maintain land use regulations to avoid the siting of new heavy industrial uses in areas that already accommodate a disproportionate amount of such uses or near residentially

designated lands, schools, day care centers, and community recreational facilities such as athletic fields, pools and playgrounds; or, mitigate typical associated impacts when adjacency cannot be avoided.

Short-term Land Supply – *Policies in this section present strategies for optimizing developable sites.*

3.25 Short-term supply. Provide a competitive short-term supply of land for the industrial and other employment uses identified in the Economic Opportunities Analysis and monitor the short-term supply of employment land through the Growth Monitoring Program. If a Growth Monitoring Program comprehensive report shows that less than 25% of the vacant employment land supply in the Eugene UGB meets the State’s definition of “short-term supply,” the city shall identify land that can be converted to short-term employment land supply and strategies, including potential funding mechanisms, for preparation of such employment land as competitive short-term supply.

3.26 Urban services. Provide urban services to employment lands inside the urban growth boundary in order to increase the short-term land supply.

3.27 Site preparedness. Work with property owners of current vacant or underutilized industrial lands, especially those larger than 25 acres, to reduce the financial and regulatory obstacles to development, with a goal of making these sites ready for development. In particular, explore a private/public partnership to address wetland permitting issues and mitigation costs on larger industrial sites.

Infrastructure, Facilities and Transportation Planning – *Policies in this section identify key physical elements of City investment.*

3.28 Infrastructure. Accommodate future employment and industrial land needs within the urban growth boundary where public facilities are already present or can be efficiently extended. Plan for the extension of infrastructure services through amendments to the regional public services and facilities plan and the local transportation system plan.

3.29 Transportation services. Encourage the development of transportation facilities which improve access to employment areas and improve freight movement capabilities by implementing the policies and projects in the local transportation system plan and the local airport master plan.

3.30 Technological support. Collaborate with partners to instate technological systems such as broadband internet service, both current and as needed in the future, as a means to accelerate high technology firm development.

3.31 Public investment. Use public infrastructure investment and other financial incentives in strategically prioritized locations – downtown, neighborhood centers, key corridors, core commercial areas, and employment and industrial areas – as a catalyst to foster private development and site intensification to support employment growth, economic competitiveness, and increased access to opportunity.

Downtown, Key Corridors, and Core Commercial Areas – Policies in this section support geographic areas of particular economic intensity.

3.32 Priority development areas. Promote redevelopment and reuse in prioritized areas including downtown, key corridors, and core commercial areas.



3.33 Urban economy. Promote downtown as a hub of creative, entrepreneurial activity that can attract new investment and retain and grow existing businesses that thrive in the urban environment.

3.34 Multifaceted, regional center. Strengthen downtown’s role as a destination and the functional center for government, business and commerce, entertainment and the arts, and education in Eugene and the Southern Willamette Valley.

3.35 Neighborhood vitality. Recognize the vital role of commercial facilities that provide services and goods in complete, walkable neighborhoods throughout the community. Encourage the preservation and creation of affordable neighborhood commercial space to support a broad range of small business owners across all neighborhoods.



Transportation

Introduction

To realize our community's vision for a future growth pattern that makes the most efficient use of land and financial resources, land use planning must be integrated with transportation planning. The Eugene 2035 Transportation System Plan was developed to address the future transportation needs of the community as envisioned in the Envision Eugene Comprehensive Plan.

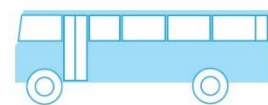
The Eugene 2035 Transportation System Plan complies with Statewide Planning Goal 12, Transportation: "To provide and encourage a safe, convenient, and economic transportation system." By addressing all modes of travel, either directly or by reference to other plans such as the local airport master plan and Lane Transit District's long range plan, the Eugene 2035 Transportation System Plan is designed to meet Eugene's transportation needs as they evolve in the future and to increase transportation choices available throughout the community. Additionally, the regional and state-wide transportation needs of Eugene's residents are addressed in two regional transportation plans, numerous transportation plans adopted by surrounding communities, and state plans, such as the Oregon Highway Plan.

Policies

9.1 Local transportation planning. The Eugene 2035 Transportation System Plan, not including the transportation financing program, serves as the transportation element of the Envision Eugene Comprehensive Plan and amendments to that plan shall constitute amendments to this plan.



*2035 TSP goal:
To triple the
percentage of
trips made on
foot, by bike &
transit*





Administration and Implementation

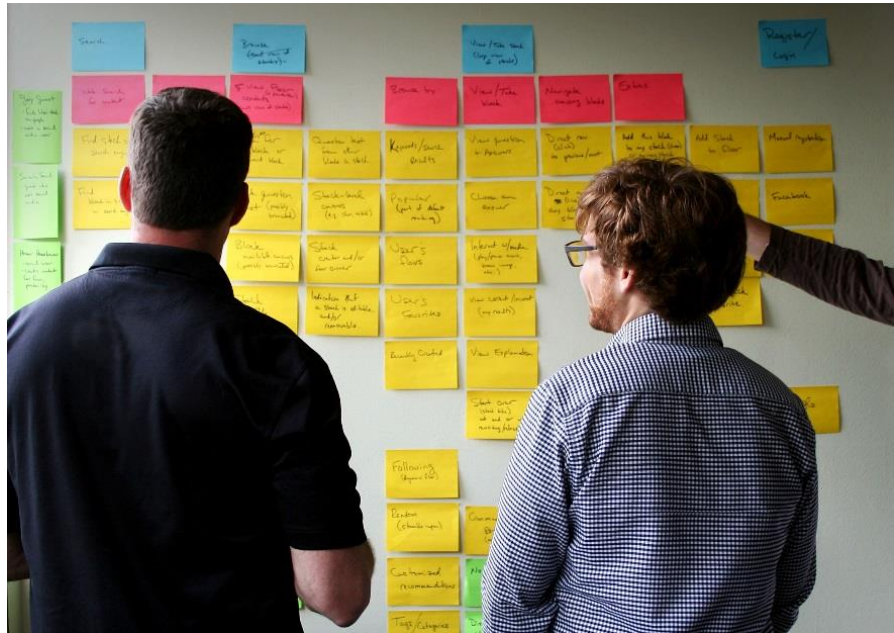
Introduction

The Envision Eugene Comprehensive Plan is a result of the Envision Eugene community visioning project. This local comprehensive plan reflects the long-term vision for Eugene, describes implementation tools to achieve this vision, and sets a Eugene-specific urban growth boundary. Because the Envision Eugene Comprehensive Plan is based in part on assumptions and projections, its effectiveness depends upon its responsiveness to changing conditions and community needs. As the City of Eugene maintains and implements this plan, it will adhere to the community's vision, comply with state laws and goals, and strive for efficient, responsible administration.

In addition to administering the plan and implementing its goals and policies, the City recognizes the need to provide information to the community and decision makers so that both may periodically assess the validity of growth planning assumptions and the effectiveness of the City's growth management strategies. This will take the form of monitoring efforts that are flexible enough to address changing conditions and needs in the community. Because quantitative analysis and qualitative analysis require different programmatic approaches, the City's monitoring efforts will include different frameworks to address these types of analysis.

The Growth Monitoring Program focuses on quantitative analysis, and represents a renewed commitment by the City to track changing conditions and policy outcomes. This program is intended to provide information to inform future policy decisions related to growth management. It will provide a recurring feedback loop by collecting data about the way in which Eugene is actually growing, comparing that data to growth assumptions that were previously made, sharing and seeking feedback on the results

through a public process, and then bringing actions to the City Council to address differences between the actual growth and the growth assumptions. The cycle then continues by collecting new data about the way in which Eugene is growing, and so on into the future.



This chapter lays out goals and policies for management and implementation of the Envision Eugene Comprehensive Plan in a way that supports the seven pillars of Envision Eugene. Responsible administration relies on clear, consistent processes, while effective implementation relies on solid partnerships and a diverse array of tools. Many of the tools that the City will use in this effort are noted in policies below, ranging from regulations and programs to partnerships. Ongoing monitoring and adjustment of the plan and implementation tools allow them to remain effective, desirable and relevant. This chapter introduces some of the mechanisms by which policy direction of the Envision Eugene Comprehensive Plan is implemented through regulations and land use application criteria in City code, as well as City programs. All seven pillars of Envision Eugene are balanced in the development of the policies of this comprehensive plan, though some pillars may be more topical than others for any given chapter.

The City of Eugene's goals for administration and implementation are:

1. Clear and Effective Process

Administer the Envision Eugene Comprehensive Plan efficiently, effectively, and in accordance with state laws and goals, through processes that are clear and accessible to the community.



2. Adaptability and Responsiveness

Provide mechanisms for amending and updating the Envision Eugene Comprehensive Plan and its implementation programs and tools to reflect the changing conditions, needs and attitudes of the community.

3. Coordination and Collaboration with Partners

Align planning efforts with local and regional jurisdictions and agencies in support of the goals and values of the community as expressed in the Envision Eugene Comprehensive Plan.

The policies guiding administration and implementation are organized into the following topic areas:

- **Administration**
- **Implementation**
- **Monitoring**

Policies

Administration – *Policies in this section address the legal responsibilities of maintaining and updating this plan.*

10.1 Comprehensive Plan amendments. Periodically review factual information regarding Eugene’s growth and, if necessary, make corresponding amendments to the Envision Eugene Comprehensive Plan. Amendments may include updates or additions to policies and supporting text, changes to the urban growth boundary, changes to land use regulations and incentives, or changes to the land use designation map.

10.2 Comprehensive Plan review process. Process the review and recommendations for proposed amendments to the Envision Eugene Comprehensive Plan and its implementation measures through the City of Eugene Planning Commission and City Council (and through Lane County when necessary) in accordance with the procedures set out in Chapter 9 of the Eugene Code.



10.3 School facility planning. The Eugene School District 4J Facilities Long-Range Plan and the Bethel School District Long Range Facilities Plan adopted by the school districts in consultation with the City of Eugene serve as an element of this comprehensive plan, meaning that those school district plans form the basis for school facility planning in the Eugene urban growth boundary.

10.4 Local planning coordination. Collaborate with local planning partners, both among City staff and beyond, to enhance alignment between the Envision Eugene Comprehensive Plan and other planning efforts in the region.

Implementation – *Policies in this section outline key strategies for achieving the community vision, goals and policies.*

10.5 Implementation tools. Utilize a broad spectrum of tools to implement

the policies of the Envision Eugene Comprehensive Plan, including facilitative, regulatory, and financial tools developed through a public planning process.

10.6 Community partnerships. Continue to plan collaboratively with partner agencies to develop implementation and planning efforts that reflect the community vision and make efficient use of regional resources.

10.7 Code Improvement Program. Create and maintain a program for the evaluation and regular adjustment of regulations in Eugene’s Land Use Code through collaborative, ongoing code improvement.

Monitoring – Policies in this section identify the goals and overall process of the City’s monitoring efforts.³

10.8 Quality-of-life indicators. Develop and maintain monitoring efforts that provide a means for evaluating whether development is achieving Envision Eugene’s more qualitative goals and objectives, such as creating walkable, compatible and affordable neighborhoods and a beautiful, active and prosperous downtown and key corridors. A diverse set of interested parties, such as City boards and commissions, the (growth monitoring) technical advisory committee, and community and neighborhood groups will be involved in developing the analysis and reviewing the results.

10.9 Growth Monitoring Program. Develop and maintain a Growth Monitoring Program that shall include such components as: data collection, analysis and reporting, consideration of actions to address the data, and evaluation of the Growth Monitoring Program itself. Examples of relevant data and trends to be collected/monitored include, but are not limited to:

- Official population forecasts
- Housing trends such as the mix of housing types, housing density and housing affordability
- Economic development trends such as employment growth rate
- Rate of development of the city’s employment and residential land



“Develop and maintain monitoring efforts that provide a means for evaluating whether development is achieving Envision Eugene’s more qualitative goals and objectives, such as creating walkable, compatible and affordable neighborhoods and a beautiful, active and prosperous downtown and key corridors.”

³ The City’s monitoring efforts will include both quantitative and qualitative assessments regarding the city’s growth and development. Monitoring is integral to a responsive, adaptable, and transparent growth plan. The policies in this section initiate these efforts through commitments to specific monitoring strategies.

- The number of homes or jobs developed through the city’s growth management or “efficiency” strategies

10.10 Growth Monitoring Program reporting. The City Manager shall report to the City Council and the community on relevant Growth Monitoring Program data as follows:

- Provide an annual report on key data
- Provide a comprehensive report three years after the Eugene-specific urban growth boundary has been acknowledged by the State and, thereafter, every five years
- Provide additional reports on an as-needed basis

10.11 Growth Monitoring Program analysis. The City’s review and analysis of Growth Monitoring Program data shall include input from an advisory committee appointed by the City Manager, as well as other interested parties, boards and commissions, such as the Planning and Sustainability Commissions. The advisory committee shall be comprised of community members with diverse interests and areas of technical expertise concerning growth management.

10.12 Growth Monitoring Program evaluation. The Growth Monitoring Program shall include a schedule for its periodic evaluation so that it is adaptable to changing needs and trends and to enhance its efficiency, accuracy and achievement of key program objectives. Key objectives are to:

- Have growth-related data that is complete and relevant to future needs
- Efficiently collect the growth-related data
- Provide growth-related information to the community
- Regularly assess current status of the City’s land supply
- Regularly assess the effectiveness of land use efficiency strategies
- Identify growth planning trends
- Regularly assess and adjust the program in response to changing needs



Eugene Urban Growth Boundary

Introduction

The Eugene urban growth boundary identifies the land that is likely to be needed by Eugene's growing population over a specific period of time. Eugene's urban growth boundary, adopted by Eugene and Lane County, is expected to accommodate Eugene's land needs through 2032. It includes all land inside Eugene's city limits and some additional land that is likely to annex to the City over time. Land located between the city limits and the urban growth boundary, an area referred to as the "urban transition area," will remain in rural use until the land is annexed to the City.

The location of the Eugene urban growth boundary was identified with careful consideration of the forecasted population growth for the City of Eugene and the corresponding need for additional employment opportunities, parks, schools and public infrastructure. The City's Growth Monitoring Program, discussed in the Administration and Implementation chapter of this comprehensive plan, will be used to evaluate new information for purposes of determining whether future adjustments to the urban growth boundary are needed.

The Employment Land Supply Study, located at Appendix B to this comprehensive plan, includes a supply and demand analysis of buildable employment land within the Eugene urban growth boundary area for the



2012-2032 planning period. The study demonstrates that, based on the best information available at the time of the study, Eugene's 2012 urban growth boundary did not include sufficient buildable employment land to meet demands through 2032, and had to be expanded.

Eugene's residential land supply has been established based on analysis that shows Eugene residents will have greater demand for more multi-family housing than they have in the past, as well as trends towards greater density and more diverse housing types that will provide for the needs of households at all income levels. The Residential Land Supply Study, located at Appendix C to this comprehensive plan, includes a supply and demand analysis of buildable residential land within the Eugene urban growth boundary area for the 2012-2032 planning period. The study demonstrates that, based on the best information available at the time of the study, Eugene's 2012 urban growth boundary included sufficient buildable residential land to meet demands through 2032.



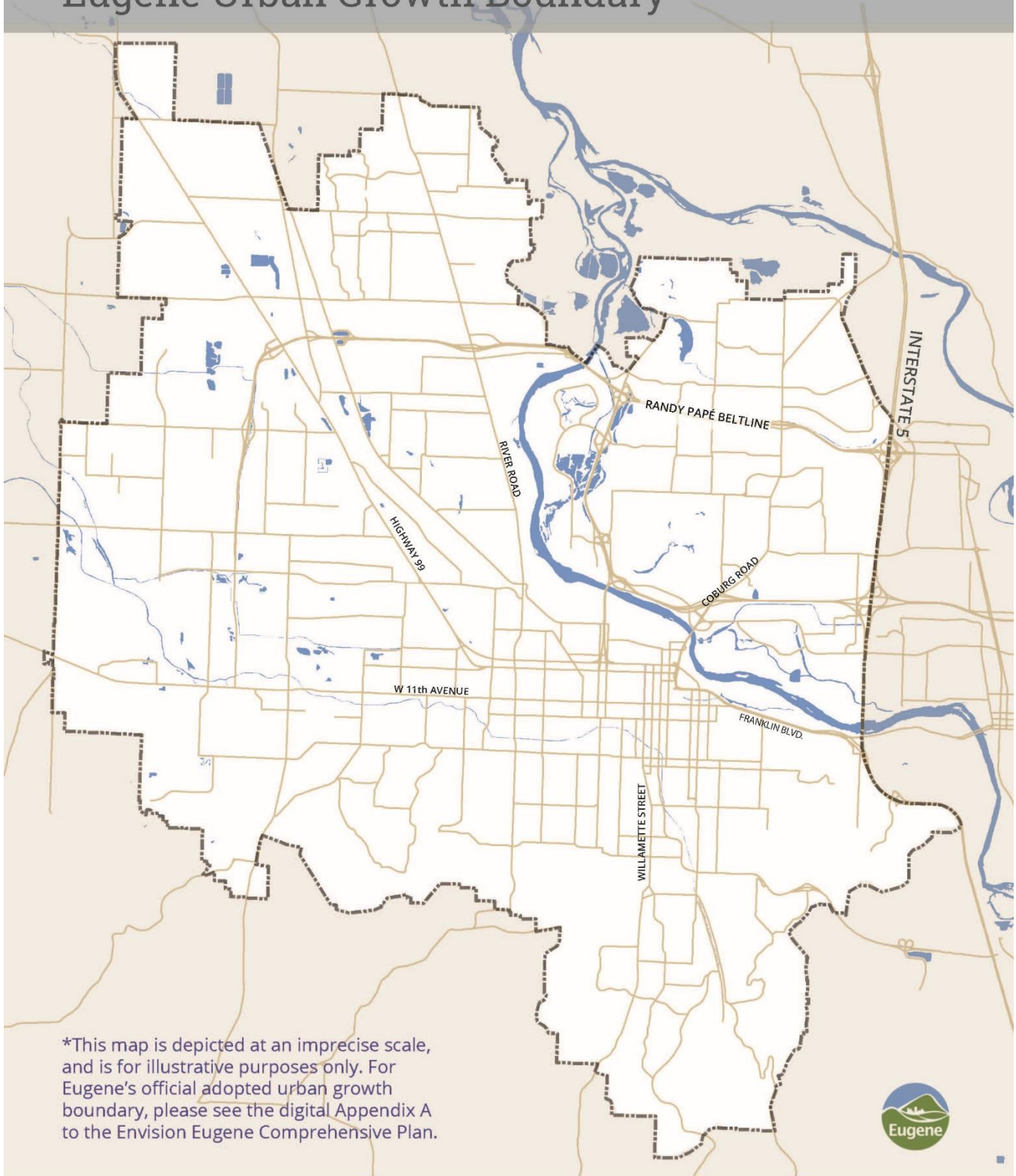
The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) includes the "Metro Plan Diagram," the land use designation map that assigns general land use designations to all land within the Eugene urban growth boundary (See Metro Plan Chapter II-G). The designations shown on the Metro Plan Diagram will continue to apply to Eugene until such time as a Eugene-specific land use designation map is adopted by the City of Eugene.

Policies

11.1 Urban Growth Boundary Map. The official, precise location of the Eugene urban growth boundary is shown in the Eugene Urban Growth Boundary Shapefile at Appendix A to this Envision Eugene Comprehensive Plan (on compact disc). The location of the urban growth boundary depicted on printed maps in this Envision Eugene Comprehensive Plan and in the Metro Plan is shown for illustrative purposes only.

Envision Eugene

Eugene Urban Growth Boundary



*This map is depicted at an imprecise scale, and is for illustrative purposes only. For Eugene's official adopted urban growth boundary, please see the digital Appendix A to the Envision Eugene Comprehensive Plan.



Glossary⁴

The words and phrases below are defined as used in the context of the Envision Eugene Comprehensive Plan.

Business incubator. An organization that provides services such as operating space, mentoring, networking, management training and shared administrative needs with the goal of fostering companies through a startup phase to the point where they can thrive independently.

City. Where the word City is capitalized, it refers to the City of Eugene as a governing body and organization. Where the word city is not capitalized, it refers to the physical or social community of Eugene.

Core commercial areas. Long established commercial areas that accommodate a majority of the large-scale retail businesses in Eugene. These areas are typically located along or at intersections of major arterial streets and are identified on the Key Corridors and Core Commercial Areas map in the Eugene 2035 Transportation System Plan.

Development ready or Ready for development. A term used to categorize land supply within the urban growth boundary that has urban services and is free of regulatory barriers to development.

Industry cluster. A group of businesses that are concentrated in a geographic area, and benefit from a corresponding concentration of suppliers, talent and associated institutions, as well as intangible benefits like culture (e.g. brewery cluster that benefits from strengths in local agriculture, water, market, culture and regional reputation).

Key corridors. The six corridors – Highway 99, River Road, Coburg Road, South Willamette, Franklin Boulevard, and West 11th Avenue – that are intended to have frequent transit service connecting downtown to numerous core commercial areas. See Key Corridors and Core Commercial Areas Map in the Eugene 2035 Transportation System Plan.

Underutilized sites. Properties that are vacant, or partially vacant with low value or low intensity development, where the land use regulations allow for significantly greater entitlements.

⁴ For additional terms related to other adopted policies and regulations, see Glossaries in the City of Eugene Municipal Code and the Eugene Springfield Metropolitan Area General Plan.

