



**REGION 2050**  
*Sustaining Quality of Life in the  
Southern Willamette Valley*

***Design Your Future***  
**Eugene Community Meeting Report**  
September 22, 2005



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# **EUGENE COMMUNITY MEETING HIGHLIGHTS**

## **PARTICIPANTS**

The Eugene Community Meeting was attended by 79 people who participated in small group discussions. Twelve participants were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel). Elected officials, Planning Commissioners, committee members, civic groups, the Eugene Chamber of Commerce, 1000 Friends of Oregon, Friends of Eugene, other interest groups, and self-selected residents were represented in the group of General Participants (Non-Citizen Panel participants).

## **WHAT GOALS ARE IMPORTANT TO US?**

Meeting participants clearly identified four top goals for the community, a reflection of the community's values: The Environment, Land Use and Development, Education, and Transportation. (See Chapter I: Introduction, for Regional Goals). The top goals of the General Participants were completely aligned with the top goals of the Citizen Panel.

## **HOW SHOULD WE GROW?**

Meeting participants strongly supported the Compact Urban Growth Scenario as the starting point for their future community and they strongly opposed the Rural Growth Scenario. The General Participants and the Citizen Panel were completely aligned in terms of the Scenario that was the starting point for their future community.

## **ACTIONS TO PROTECT QUALITY OF LIFE**

### **Land Use and Development**

Participants envisioned a region of the future where, like Europe, there is open space between urban areas to maintain the distinct identity of each urban area and a greenbelt at the metro and regional scale. Participants wanted the vision to support all segments of society so that everyone feels that they belong now and in the future. There was support to use community-defined "sustainability standards" and for a "sustainability commission," and for increased communication and education about land-use and development.

While participants clearly wanted to keep the zoning authority local and to involve the community in establishing zoning, they also recognized the regional aspect of growth. Participants strongly favored compact urban development; they also supported more economic activity in the satellite communities to help them become self-contained and to reduce the need for inter-city travel. Participants suggested that a reasonable minimum density for the region be established and that Statewide Planning Goal 9 be revised to provide a regional context for economic development. There was also support to design a "rural-to-urban interface."

Participants, overall, wanted to contain and stop sprawl, to protect farm and forest lands and habitat, and to maintain buffers around these lands. Some suggested balancing buildable land supplies with a 20-year supply of soil and water. Many participants wanted to take strong measures to avoid or forestall expansion of the Eugene urban growth boundary (UGB) over the next 50 years. It was suggested that the accuracy of the population projection for the region<sup>1</sup> be verified and, if it was shown to be too high, to assume the UGB would not need to be expanded. Most of the focus of the discussion was on ways to increase the efficiency of the land in the existing UGB, although some recognized that these actions may need to be adjusted to reflect the size of Eugene. Suggested measures included infill and redevelopment, taller buildings, more nodes and mixed use areas, increased densities in mixed use areas, providing economic incentives to increase densities, increasing the assessed value of vacant lands in incorporated areas, and redeveloping brownfields and parking lots before any other lands.

The core downtown area was cited by many as a place where high density housing and economic activity could intensify. Many participants stated a desire for the City to actively empower and encourage neighborhood organizations to partner with the City in the redevelopment of neighborhoods, including helping to inventory the assets of a neighborhood, and to work with the neighborhood residents in designing densities and uses that are compatible with the surrounding neighborhood.

Participants wanted to protect city identity and develop in a way that is uniquely “Eugene.” They wanted to design density in a manner that mitigates or avoids its negative impacts and sustains livability; to emphasize quality design in all development so that people are invested in, and proud of, their community; and to use zoning to facilitate compatibility of uses and a design review process to facilitate compatibility of design. There was support for environmental and energy design standards, “green housing,” and passive solar. Participants wanted flexibility in achieving densities; child friendly design; and accessibility for the disabled. They wanted to use landscaping to create privacy in dense building and open spaces in subdivisions. There was support to “allow alley access parcels in Eugene again.”

Well-planned, well-placed parks and open spaces dispersed in all areas of the city and landscaping were viewed as key to mitigate the impacts of density. Participants wanted trees, less asphalt, and more greenspaces. They suggested the city create urban villages using nodal development; promote and encourage nodal development; promote walkability in neighborhoods; and shopping near homes and employment. They wanted to create more pedestrian-friendly areas and to allow fewer chain stores.

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<sup>1</sup> Note: The regional population projection used in this regional planning process is based on the projection for Lane County estimated by the Office of Economic Analysis in the Oregon Department of Administrative Services (DAS). The DAS projection to 2040 was extrapolated to 2050 and an estimate was calculated for the region using a methodology that used 1950 precinct data to determine a reasonable share of county population to apportion to the Southern Willamette Valley.

There was interest in the cost implications of land use planning. Some participants wanted to base land use and environment decisions on full cost accounting, not subsidies; to require development to pay all costs; to use incentives to promote good design and development; to predict the growth scenario on the actual cost of energy; and to plan as if gasoline is \$10 per gallon. There was support to repeal Ballot Measure 37. At least one participant stated that “peak oil makes this (regional planning) process moot.”

## **Housing**

Meeting participants wanted to provide a greater variety of housing to increase choice in housing types; to create smaller lots; and to encourage condominium development for all income groups and vertical housing. They wanted to encourage housing types for alternative mode users.

There was a lot of discussion of the need to address social equity concerns. Participants wanted to ensure affordable housing is available for the bottom socio-economic half of the population. They wanted to create opportunities for low-income housing and complexes; to implement inclusionary zoning;<sup>2</sup> and to ensure that a percentage of downtown housing is affordable.

There was support to adopt a more progressive tax-policy for housing, a progressive income tax, and progressive Systems Development Charges (SDC's); to tighten regulations on new development (vs. infill) including size, design, and density; to resolve issues related to contractor liability and insurance; and to create maintenance standards for rental housing. Some participants wanted a “no net loss” of land for housing when balancing other needs (e.g. natural resources).

## **Economy**

Participants wanted to encourage each area to identify strengths in its economic contribution to the region; to provide jobs in communities where people live; and to avoid siting all jobs on the fringe. There was support for changes to Statewide Planning Goal 9 to provide a regional perspective to economic development. There was support to aggregate economies for efficiency; and to coordinate efforts to support development of clusters so that specialized education and training opportunities are located where jobs will be. There was support to “create healthcare for all” to attract businesses; and to pool costs of health insurance, pension, and liability programs.

Participants wanted a sustainable economy; to devote more resources to support the agricultural economy (i.e. sustainable economy related to marketing, and processing

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<sup>2</sup> Inclusionary zoning is the establishment of zoning regulations which create incentives or requirements for affordable housing development. This can include set-aside requirements or density bonuses for developers. Inclusionary zoning, usually practiced in urban areas, is planning communities and developments that will provide housing to all income brackets. Inclusionary zoning ordinances often require any new housing construction to include a set percentage of affordable housing units.

farm economy and products); and to provide community subsidies for sustainable business research and development, including loans and partnerships.

Participants wanted to diversify the economy as much as possible to protect it from failure; and to create living wage jobs, recognizing that the health of the economy in general depends on everyone being economically supported. They wanted to zone the amount of industrial and commercial lands in concert with economic goals and market needs; and to remove land use barriers to development of employment lands within the UGB. Participants wanted to create an economic platform for economic growth with infrastructure; to develop industrial and commercial shovel ready sites with infrastructure: water, sewer; and an infrastructure that is ready for clustered business development to move in (tech needs, office space) to maximize efficiency.

They wanted to support local businesses and local resource industries and to create and foster a network of local business materials and resources. They wanted to encourage importing outside businesses; small business growth; and higher education and knowledge-based job options. There was support to promote the concept of “industrial ecology;” and to create clusters of job development (e.g. organic food market) that have high paying jobs. Other examples cited were: arts and crafts, bikes, heavy industry that requires support services, elderly services, reuse and recycling industry. There was support to create a new manufacturing industry suited to future, cutting-edge energy policies (e.g., Ethanol plant); to use the University for research that supports new sustainable technologies; to ensure service jobs are well compensated because they help drive the economy; and to encourage the creation of jobs that are compatible with raising children. Some participants wanted to invest in jobs that are “useful after cheap oil.”

Participants wanted job training and technical skill building particularly for elderly, teen, and disabled people. They wanted to create a support system for entrepreneurs, including direction and funding and business planning assistance. They recognized that a quality education system backs up and helps the economy grow, while literacy problems hamper the economy. Some participants did not support providing tax breaks to businesses and indicated that “companies should be self-sustaining.”

## **Transportation**

Meeting participants wanted improved public transportation between the metro cities and the satellite communities as growth occurs over time. One suggestion was for a trolley that connects the satellite communities and the metro cities to the coast. There was interest in a light rail system. Participants wanted to provide transportation to employment sectors and to keep people working in their own towns. They wanted to invest in transportation systems with varied transportation options and recognized that time is the critical factor in choosing transportation modes: auto, bus, bike, or pedestrian.

There was support for making alternative modes a priority over auto transport and to plan transportation in conjunction with land use planning. Participants wanted to encourage pedestrian-friendly design in mixed use center development; and to group den-

se housing, commercial areas, and jobs along transit lines. There was interest in reducing the need to drive through neighborhood schools; computer connections at the schools; localized food production; and an integrated hub system for transportation that links nodes and growth centers. There was support for more affordable public transportation; transportation for seniors; transit services to the airport; Bus Rapid Transit (BRT) - only bridges; and to revive the rail system. Some participants wanted public funding of bus service and free bus service.

Participants wanted to enhance accessibility to biking and walking options; to encourage greater bike path use; to reduce conflicts between bikes and cars; and to create more bike paths and extend them along rivers. They wanted to promote “walkability;” to communicate and educate the populace on how to walk through Eugene; to create useable sidewalks.

There was support for financial strategies to encourage less auto dependence, siting that Europe’s transportation infrastructure is supported by the willingness to pay high prices for gas to maintain high density growth centers that then attract services and retailers. There was interest in redistributing the costs of transportation through other means than a gas tax (e.g., tolls); to direct highway funds to Amtrak high speed; to enhance a transportation utility fee (TUF); and a “carbon tax.” Some participants wanted developers to pay more system development charges to offset the impacts and to reduce fees for “low impact development.”

Participants commented on several specific transportation system projects. Some supported a plan for transportation projects that “have a chance to be funded.” Specific projects noted were to: extend Delta Hwy or extend a road from River Road to Coburg to serve growth in Coburg in the future; use the existing rail line in west Eugene for light rail or other transit purposes; create more bridges over the river; consider other options to the West Eugene Parkway, including developing Roosevelt Blvd along the railroad tracks; complete Beltline (Dillard, Lorane Highway) and, if possible, obtain rights of way so the circle is complete as originally planned; a Chamber Connector between 2<sup>nd</sup> and the river where area is already blighted; another access road from South Eugene to the freeway because 30<sup>th</sup> is not sufficient in emergency situations; enhance the likelihood of an off-ramp to Franklin Blvd; reduce one-way streets; recreate two-way streets; address the need to transport children to school, including public transit; and consider the need for freight movement in planning transportation systems.

Some participants wanted to encourage municipal use of hybrid vehicles. Some wanted to plan ahead for changes in the amount of cheap available fuel in the future; and to plan as if gasoline is \$10 per gallon. Some wanted disaster planning to ensure that people can get out of high density areas in an emergency.

## **Environment**

This quality of life category was the most-discussed category by all participants. Actions to protect quality of life related to the environment were suggested in the following

sub-categories: General; Natural Resources, Open Space, Parks, and Recreation; Water Quality; Air Quality; Pollution Prevention and Mitigation; Sustainability and Restoration; and Energy.

### **General**

Participants recognized that resources are finite, and that environmental protection is essential to our quality of life. They wanted to showcase the environment and open spaces and make them amenities; and integrate the environment, education, and public health. They wanted to educate people on the responsibility of stewardship and communicate and educate new residents about environmental laws and regulations. There was support to establish minimum environmental benchmarks and prioritize categories of the environment; and a recognition that compact growth puts more strain on the natural resources within the Eugene UGB. They wanted to encourage higher density to preserve land; vertical housing to allow for green areas and to use density transfers to help protect environmental resources. There was support to strengthen environmental protection and enforcement power and to make environmental protection a priority over development.

### **Natural Resources, Open Space, Parks, and Recreation**

Participants wanted to retain a greenbelt at the metropolitan and broader regional scale; protect viewsheds and important sites; and to promptly identify and protect natural resources across the community. They wanted to continue Statewide Planning Goal 5 planning and parks and open space planning; and to create and protect a corridor for animals and wildlife. They wanted to protect green spaces inside the urban environment, including the Willamette River Greenway; provide links between green spaces; acquire more open space; protect rivers and riverfronts from development with setbacks creating open space; use trees to create an urban canopy, plant more trees in parks and waterway areas, and implement the new tree ordinance; and enhance access to wetlands (bike trails, entryways, etc.) for recreation.

### **Water Quality**

At the regional level, participants wanted to protect watersheds; cooperate with upstream communities to protect the water supply; work with outlying communities to share or provide multiple use wastewater facilities; prevent septic systems that pollute the environment; and curtail dumping in Fern Ridge Reservoir and rivers and streams from Fern Ridge leading to the ocean. They wanted to protect wetlands and surface water and groundwater quality. Specific actions named were to: clean up, enhance and protect all waterways and the regions around them; improve water quality in the Amazon Canal and address root problems in addition to filtering water at west end of Amazon; protect aquatic habitat; protect water quality from stormwater runoff by reducing impervious surfaces, increasing natural filtration, and using new technologies; and require a tertiary sewage treatment plant with higher standards. There was support to consider the impacts on water from climate change.

### **Air Quality**

Participants wanted to strengthen the Lane Regional Air Pollution Authority (LRAPA) and provide a sufficient budget to enforce violations; create an inventory of current emissions; implement auto inspections; eliminate field burning in Lane County or develop aggressive alternatives to field burning; and improve the transportation system to limit air pollution. There was support for providing economic incentives for owners of hybrid vehicles, clean-burning, and high-mileage vehicles and for a “carbon tax.”

### **Pollution Prevention and Mitigation**

Participants wanted to decrease pollution of air, water, and soil; to promote the concept of “industrial ecology;” to prohibit polluting industries; and to create regulations that ensure businesses are responsible for their impact on the environment. There was support to regulate and restrict the use of toxic chemicals within the urban growth boundary; and to form better documentation of toxics and use of pesticides. There was support to increase the penalties for illegal dumping and pollution; reduce and regulate light and noise pollution; and ban leaf blowers.

### **Sustainability and Restoration**

There was support to develop a permanent sustainability commission. Sustainability measures suggested were to: reduce the urban footprint; set zero waste as a goal; use 100% recycling and non-toxic materials; encourage recycling industries that use recycled materials; increase use of recycling facilities; make it easier to recycle; and create an economy based on recycled products. Participants wanted to support sustainable management of natural resources including rock, gravel, and timber; encourage natural based processing of waste, stormwater, and natural goods; encourage more restoration projects; consider alternative water resources including rain-water harvesting; consider solar, wind, and sun harvesting; and encourage use of gray water systems and make them legal for personal use.

### **Energy**

Some participants wanted to develop a way to ration oil in order to use what’s left wisely; invest in jobs that are useful after cheap oil; promote and provide incentives for energy-efficiency in development and lifestyles; create incentives in energy programs and for producing solar and wind power; and provide economic incentives for owners of hybrid vehicles, and clean-burning, and high-mileage vehicles.

## **Community Facilities and Services**

Participants wanted to prevent septic systems that pollute the environment; work with outside communities to share or provide multiple use wastewater facilities; require a tertiary sewage treatment plant with higher standards; locate hospitals on both sides of the river; have a hospital in downtown Eugene.

## **Education**

Education was the second most-discussed quality of life category. Participants suggested actions to protect quality of life in the following subcategories: General, School Funding, K-12 Administration and Facilities; and Specific Educational Programs.

### **General**

Participants recognized that a quality education system backs up and helps the economy grow while literacy problems hamper the economy.

### **School Funding**

Participants wanted to ensure that schools get stable, adequate, and equitable funding. They wanted to reform the funding mechanism for schools, including to reform Oregon's tax structure; require state and federal institutions to pay for services used; enact systems development charges (SDCs) for schools; and to repeal Ballot Measure 5. They wanted to be politically active to increase state support for funding of UO. Some participants wanted to create free higher education for residents.

### **K-12 Administration and Facilities**

There was support for a county-wide school district to replace the multiple school districts currently in place and to consider the viability of the outlying schools to avoid the loss of those communities. Some participants wanted to revisit the alternative school choice policy in Eugene 4J; others wanted to make sure public transportation makes it easy for students to attend their school of choice. Participants wanted to promote schools as a center of neighborhood activity; bring back neighborhood schools so that kids can walk, bike, and socialize; and connect schools with their neighborhoods.

### **Specific Educational Programs**

Participants wanted to eliminate the unfunded federal mandate related to school programs; and they supported: a school-based garden education program; coordinated social services through schools; strong preschool opportunities; early development programs; more aggressive Head Start programs; and curricula with up-to-date information about land use and the environment and conflict resolution as in Finland and Brazil (City of Qurcutava).

## **WHERE SHOULD WE GROW?**

The Compact Urban Growth Scenario was rated the highest as the starting point for participants' vision of their community and the region in the future. Changes requested to this scenario map are noted below in the categories: Future UGB Expansion Areas: Infill and Redevelopment; and Land Uses.

## **Compact Urban Growth Scenario Map Changes**

### **Future UGB expansion areas:**

- Don't expand the UGB onto land with Class 1 or 2 soils.

- Incur less or no expansion onto prime Class 1 and 2 soils north of Santa Clara. Move the future UGB in the north from Beacon Drive south to the existing UGB to preserve farmland.
- Create more “tendrils” connecting urban villages, leaving other land as rural. Use “tendrils” UGB expansions to avoid impacting resources and identify resources before development occurs. “Necking out” seems to be a contradiction of the UGB.
- If expansion is needed, the LCC basin seems to be the logical choice. No low-density housing in LCC basin; plan for minimum and maximum density small lots (like 24<sup>th</sup> and Agate).
- Do not extend future UGB to include Alvadore or Goshen.
- Extend future UGB along Highway 99 North, along transportation corridor.
- Don’t increase the UGB around the wetland confluence of the McKenzie and Willamette Rivers.
- Use Crow Road UGB expansion for industrial and business park development.

### **Infill and Redevelopment areas:**

- Intensify existing urban areas and density in the city core and allow high density residential development downtown;
- Infill and redevelop the West 11<sup>th</sup> corridor, Hwy 99, and 6<sup>th</sup> and 7<sup>th</sup> Avenues
- Plan mixed use development along Broadway through to Franklin Blvd with both intense commercial with jobs and housing
- Redevelop railyards and areas to the east and west of railyards
- Protect the Ridgeline area and complete the Ridgeline trail before UGB expansions and development preclude the option.
- Develop the Emerald Canal (Millrace, Amazon) to be a canal city as well as to enrich farmland at outskirts and support commercial development and flood control.
- Recalculate floodway to consider dam breakage.

### **Land Uses:**

- Reduce the amount of housing in the south hills.
- Change the map where water resources are constrained.
- Have a greater opportunity for neighborhood commercial in R-1 neighborhoods.



## I. INTRODUCTION

This report presents the results of the Eugene “*Design Your Future*” Community Meeting. Community Meetings are a major public outreach component of Region 2050. The meetings are hosted by Lane County, the 10 cities in the Southern Willamette Valley, the Lane Council of Governments, and the Region 2050 Regional Policy Advisory Board. Fourteen meetings were scheduled throughout the Southern Willamette Valley region from June through September, 2005.

Community Meetings provide qualitative feedback that will compliment and further define the results from a survey administered during this same time period. From May through September 2005, over 170,000 copies of the survey were printed and distributed in local newspapers, libraries, city halls, private offices, and other locations throughout the region. The deadline for survey responses is September 30, 2005. After that date, survey responses for each community will be compared to the Community Meeting reports.

At the meetings, community members are asked to consider how three Alternative Regional Growth Scenarios might fit into a picture of the Future Community, where growth should go in and around their community in the next 50 years, and what actions would improve the quality of life as the region grows. A report will be prepared for each of the fourteen meetings. Each community and Lane County will use these reports, along with the results of the survey and the results of evaluations of the alternative scenarios to guide development of a Preferred Growth Scenario and a Regional Growth Management Strategy. For more information, visit [www.Region2050.org](http://www.Region2050.org).

### WHAT IS REGION 2050?

Region 2050 is a voluntary, collaborative effort to improve and sustain quality of life in the Southern Willamette Valley over the next 50 years. Region 2050 began in the summer of 1999 with the adoption of formal resolutions by the Lane County Board of Commissioners and the City Councils of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. The resolutions endorsed the concept of developing a Regional Growth Management Strategy and defined the forum for the dialogue among the regional partners.

Each local government has appointed elected officials to serve on a Regional Policy Advisory Board which guides the Region 2050 process. A Lane Transit District (LTD) Board member and staff from the Governor’s office also sit on the Policy Board as a liaison to LTD and state agencies. Region 2050 is staffed by a Regional Technical Advisory Committee (RTAC) comprised of the planners and public works staff from the eleven local governments, LTD, local utilities, the Department of Land Conservation and Development, other state agencies, and the League of Women Voters. The Regional Policy Advisory Board and the RTAC have been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region.

## **THREE ALTERNATIVE REGIONAL GROWTH SCENARIOS**

The Community Meetings use the following three alternative growth scenarios as a tool to facilitate discussion about growth in each community:

- Compact Urban Growth Scenario
- Satellite Communities Growth Scenario
- Rural Growth Scenario

These scenarios are not endorsed by local elected or appointed officials or staff. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as the region grows. The alternatives show how and where growth could go given physical constraints to development and land ownership and development patterns. The Preferred Scenario will be a hybrid that contains elements of all three of these alternatives.

A detailed description of the scenarios and the assumptions used to develop them are contained in the report: *Alternative Regional Growth Scenarios*, October 9, 2003 (<http://www.region2050.org/pdf/meetings/102003/AltScenarios.pdf>). Wall-size computerized maps of the scenarios are available for viewing at Lane Council of Governments, 99 East Broadway, Suite 400, Eugene, Oregon 97401. Color graphics depicting the scenarios are on the web site <http://www.region/www.Region2050.org>. Three tables in the Appendix to this report show the distribution of population and employment, densities, and land expansion areas in the three scenarios in each community and the rural area.

### **Compact Urban Growth Scenario**

In the Compact Urban Growth Scenario, the region would develop at the highest concentration practical, given anticipated market forces. The regional distribution of growth is similar to today, with most of the growth occurring in the metro cities of Eugene and Springfield. Development is more compact than planned today and growth is mostly concentrated at higher housing and employment densities in Eugene and Springfield, including urban growth boundary (UGB) expansion areas. The rural communities of Goshen, Pleasant Hill, and Alvadore become part of the metro UGB in this scenario and the rest of the rural area outside UGBs stays pretty much the same as it is today.

## **Satellite Communities Scenario**

In the Satellite Communities Scenario, most of the housing and employment growth is distributed among the small cities. Similar to today, the small cities develop at small town housing and employment densities which are lower than Eugene and Springfield. The three rural communities in closest proximity to the metropolitan area - Alvadore, Goshen, and Pleasant Hill grow to a size and have housing densities similar to small cities.

## **Rural Growth Scenario**

In the Rural Growth Scenario, growth is distributed throughout the region on rural residential lands inside rural communities – on one acre lots, and outside rural communities – on two acre lots. Houses are also built on two acre lots on farm and forest lands that are of lower quality and/or less suitable for farm or forest use surrounding UGBs and existing rural residential areas. The population of the rural area more than doubles in this scenario. There are also more jobs in the rural area and in the metro cities where these rural residents will access goods, services, and work.

## **What are Alternative Growth Scenarios?**

Alternative growth scenarios are a tool to facilitate agreement about the use of land resources at a regional level. The scenarios provide critical information for local officials to help them agree on a Preferred Growth Scenario that best meets the region's development needs while preserving important natural resources and environmental quality over the next 50 years. Together with the results of the public outreach on the scenarios, the evaluation of the scenarios in this phase of Region 2050 will inform the development of a Preferred Growth Scenario and regional goals, objectives, and actions for the agreed-upon 2050 Regional Growth Management Strategy.

The Region 2050 alternative growth scenarios present three different ways growth can be concentrated and distributed at the regional level and provide a basis for an evaluation and public feedback. The final or “preferred” growth scenario that will be incorporated into the Regional Growth Management Strategy will be a hybrid scenario that contains elements of all three of these alternatives.

## **Where Did the Scenarios Come From?**

In March, 2003, experts in the following seven fields worked in small groups to devise their vision for the region from the perspective of their area of expertise: land use, housing, the economy, transportation, natural resources, community facilities and services, and education. This resulted in seven “regional vision maps.” Staff worked with the RTAC and Policy Board to identify the common elements among these seven maps and to highlight unique elements in three alternative growth scenarios.

For example, each scenario contains neighborhood nodes (areas of concentrated housing along transit routes within walking distance of goods and services) and employment nodes (same as neighborhood nodes, except higher densities in jobs and housing). The Regional Policy Advisory Board unanimously approved these scenarios for evaluation and public outreach on October 9, 2003. Please see the web site for the *Regional Growth Scenarios Workshop Report*, April 29, 2003 for more information:

<http://www.region2050.org/pdf/meetings/062003/AlternativeGrowthScenarios.pdf>

### **How are the Scenarios Evaluated?**

The evaluation of the three alternative regional growth scenarios is based on criteria developed from Regional Goals and Objectives unanimously approved by the Regional Policy Advisory Board in the following seven quality of life categories:

1. Land Use
2. Housing
3. Economy
4. Natural Resources
5. Community Facilities and Services
6. Transportation
7. Education

## **REGIONAL GOALS**

The Regional Policy Advisory Board unanimously approved goals and objectives early in the process. These goals and objectives are used as a basis for the criteria used to evaluate the alternative scenarios and they provide a means by which to measure community values.

**Land Use and Development:** Promote land use and development patterns that sustain and improve quality of life in the Southern Willamette Valley, maintain each community's identity, facilitate economic development, and conserve and manage natural resources.

**Housing:** Seek to ensure that each community has an adequate variety of housing types to meet the needs of residents.

**Economy:** Promote a diverse regional economy in the Southern Willamette Valley that facilitates access to quality employment, goods, and services throughout the region, while recognizing the unique advantages of each community.

**Transportation:** Develop and maintain transportation systems in the region while improving transportation choice and air and water quality.

**Environment:** Protect, restore, manage, and enhance important natural resources and open spaces, and maintain high quality air, water, and land resources in the Southern Willamette Valley.

**Community Facilities and Services:** Develop a regional approach to facilitate the efficient provision of infrastructure and community services in the Southern Willamette Valley in conformance with the desires of each utility and district.

**Education:** Develop a regional strategy to improve and maintain access to high quality educational services throughout the region.

## ***Design Your Future* COMMUNITY MEETING PROCESS**

The meeting process was initially designed by a public outreach team of Regional Technical Advisory Committee (RTAC) members and consultants from the University of Oregon in accordance with the general direction of the Regional Policy Advisory Board and RTAC. The process was pre-tested three times with randomly selected citizens. Modifications to the process were made following each of the three pre-tests. The final process was launched at the Veneta Community Meeting on June 9, 2005. Modifications were subsequently made to respond to feedback submitted by meeting participants on process evaluation forms.

### **PARTICIPANTS**

Community Meeting participants included both self-selected “General Participants” and a randomly selected “Citizen Panel.” The latter group was designed to respond to the Policy Board direction to involve “average citizens” who do not normally participate in the public process. Each Community Meeting Report summarizes the input of all participants and compares the input of these two groups to determine if there are any differences in the perspectives of the General Participants and Citizen Panel.

#### **General Participants**

General Participants include pre-registered participants and drop-ins. People pre-registered in one of two ways: (1) they registered on-line in response to the meeting calendar in the newsletter or other information about the meeting; (2) they were pre-registered as a “community leader.” Those who pre-registered were mailed a meeting packet a week prior to meetings to help them prepare. The drop-ins received this packet at the door.

The meeting packet contained a letter from the mayor or county commissioner (for rural communities), a brief description of the Region 2050 and meeting process, the *Design Your Future* Newsletter, and a profile of the community. The newsletter and profile are posted to the web site [www.Region2050.org](http://www.Region2050.org); the other meeting packet materials are contained in the Appendix to this report.

### **Pre-registered participants:**

1. Many people either called to pre-register or pre-registered on line. (Note: Citizen Panel participants were also pre-registered. See below.)

Over 160,000 copies of the *Design Your Future* Newsletter were printed and distributed in every newspaper in the region in May 2005. The newsletter contained a survey and a Calendar of (14) Community Meetings throughout the region from June through September. Local media (TV, radio, print) were contacted and sent news releases. All local stations covered the Veneta event and helped to get the word out just prior to each meeting.

2. Community leaders identified by local government staff were personally invited to attend.

Staff contacted all community leaders by phone and pre-registered all of those who stated their availability and willingness to attend. No limit was placed on the number or make-up of the community leader group. It was up to each city to identify members of their community to include, but generally they included planning commissioners, elected officials, local business leaders and chamber of commerce representatives, other special interest group members and advocacy groups, and representatives of other civic groups (parks committee, natural resource advocacy groups, etc.). Elected officials were consciously dispersed so that no group included more than one elected official.

### **Drop-ins:**

Drop-ins heard about the meeting in a manner similar to other general participants but did not pre-register. Drop-ins participated in the process in the same manner as the other groups, although not all drop-ins stayed for the entire meeting. Efforts were made to place drop-in participants at a separate table in order to allow comparison of the results to determine whether review of advance information provided any different understanding or perspective. Where this was evident, it is noted in the report of the meeting.

### **Citizen Panel Participants**

The survey firm, Alliance Interviewing Services, was retained to provide professional recruitment services in selecting a random sample of 20 citizens from each of the 14 areas in the Community Meeting Calendar, as listed below, for a total of 280 randomly selected participants. The number of recruited randomly selected citizens who actually participated in the meetings was usually less than 20 because some participants who agreed to participate chose not to or were not able to attend. Citizen panel participants were pre-registered and received an agenda packet in the mail one week prior to the meeting.

- Veneta Community Center: Veneta

- Creswell Community Center: Creswell
- Franklin Grange: Alvadore
- Walterville Grange: Walterville, Marcola, Leaburg, Vida
- Goshen Grange: Goshen
- Cottage Grove: Cottage Grove, Saginaw
- Crow Grange: Crow, Elmira, Lorane
- Jasper Grange: Pleasant Hill
- Junction City: Junction City
- Oakridge: Oakridge, Westfir
- Coburg: Coburg
- Lowell: Lowell, Dexter, Fall Creek , Unity
- Springfield: Springfield
- Fairgrounds: Eugene

### **Community Meeting Agenda**

The meeting agenda and complete verbatim facilitation notes for each meeting are included in the Appendix to each report. Community meetings were designed as a three-hour process from 5:30-8:30 p.m. The Community Meeting began by assigning participants to specific tables based on the method in which they were recruited, as described above.

The following is the Agenda used for the meetings:

1. Welcome
2. Overview of Local Growth Issues
3. Overview of Region 2050 and the Meeting Process
4. Small Group Discussions and Reporting (two hours)
5. Wrap-Up

The entire meeting lasted three hours with the majority of time (two hours) spent working in small groups.

### **Small Group Discussions – An Interactive Process**

Small group discussions used a facilitated, structured format. After a discussion about community values (i.e., goals), each group was asked to discuss three very important questions:

1. How should we grow?
2. What actions should we take to protect our quality of life as we grow?
3. Where should we grow?

In order to better understand the values most important to each community, participants were first asked to identify three regional goals most important to them and why.

Next, participants were asked to rate each alternative growth scenario from one to ten where “1” equals strongly dislike and “10” equals strongly like. The scenario with the highest rated score then became the starting point for building the future community.

Participants were then asked to list the actions they believe their community should take to protect quality of life as their community grows. Participants developed a list of actions to address their concerns or perceived negative impacts of growth. Once all actions were listed participants had the opportunity to disagree with specific actions as a means of measuring community consensus for each statement. This list of actions served to build the future community and protect quality of life. Participants were then asked if, after the discussion, they wanted to change their ratings of the alternative scenarios. Any changes were recorded and new total scores tallied (Note: this last step was added after the Veneta meeting at the suggestion of one of the Veneta meeting participants).

The third and final question asked participants where the community should grow. Participants reviewed and discussed close-up maps of the three scenarios and worked with the map that most closely reflected how they perceived their future community (i.e., the highest scored scenario). Participants were asked to list their desired changes to the map. Again, participants had the opportunity to disagree with each action as a means of measuring community consensus on where growth should occur and worked toward phrasing the statements in a way that all could agree to.

Following each community meeting, the data collected were compiled into a report. Each community will use the report to help guide how the community is portrayed in the Preferred Growth Scenario and what actions to include in the Regional Growth Management Strategy. At the conclusion of all 14 Community Meetings, the data from each report will be compiled into a summary report. The public input, together with the results of detailed evaluations of the three scenarios, will provide critical information in the development of a draft Regional Growth Management Strategy.

## II. EUGENE COMMUNITY MEETING

### PARTICIPANTS

The Eugene Community Meeting was attended by 79 people who participated in small group discussions. One hundred and ninety-seven people pre-registered for the meeting or dropped-in (see Appendix for list of registered participants and drop-ins). Many of those who pre-registered but did not attend called to express their regrets and to request that their name be kept on the list to receive information.

Participants included 12 Citizen Panel Participants (randomly selected community members) and 67 General Participants (self-selected participants) (Figure 1). General Participants included elected officials, planning commissioners, neighborhood leaders, committee members, Eugene Chamber of Commerce representatives, Friends of Eugene, 1000 Friends of Oregon, other local interest groups, and other community members participating in the process.

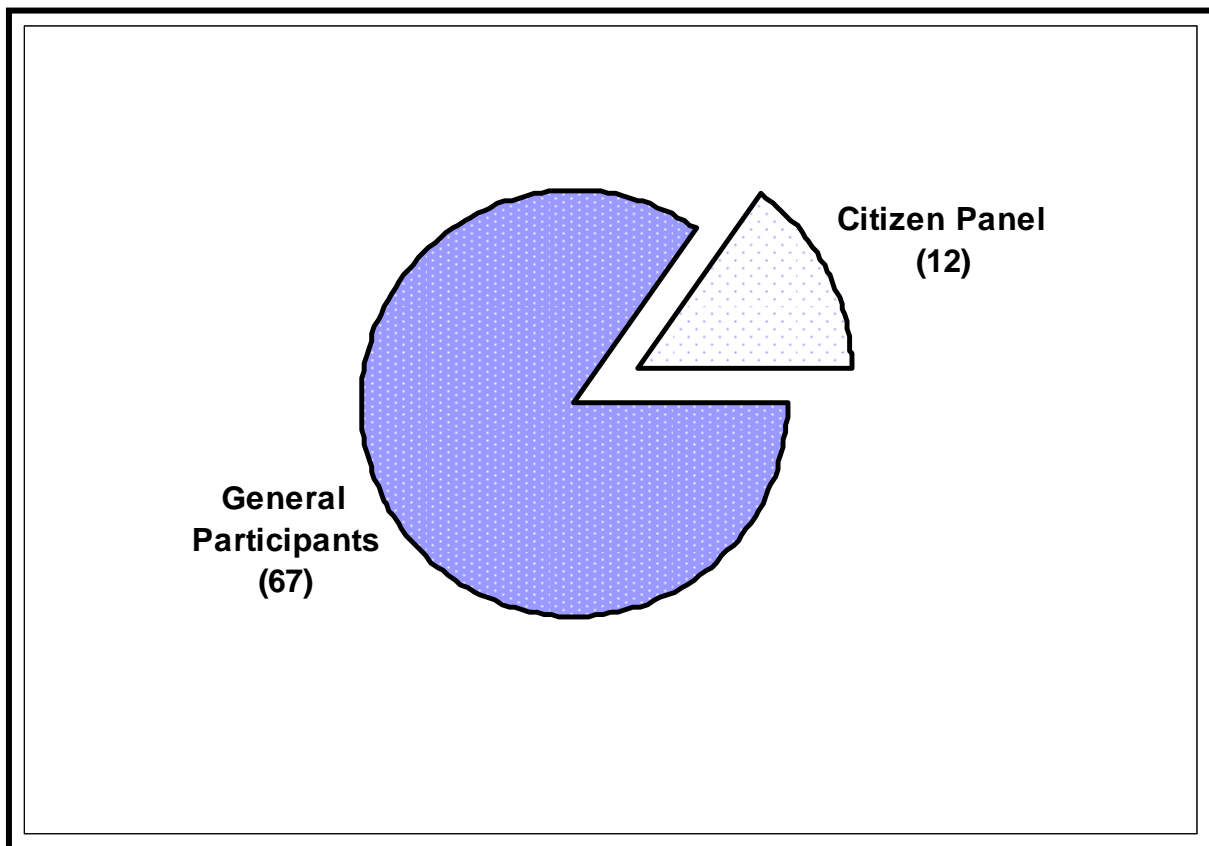


Figure 1: Number of Participants (79 Total)

## WHAT GOALS ARE MOST IMPORTANT TO US?

Participants clearly identified the following four top regional goals (Figure 2).

- Environment
- Land Use and Development
- Education
- Transportation

There were no discernable differences between the top goals of the General Participants and the randomly selected Citizen Panel. (Figures 3 and 4)

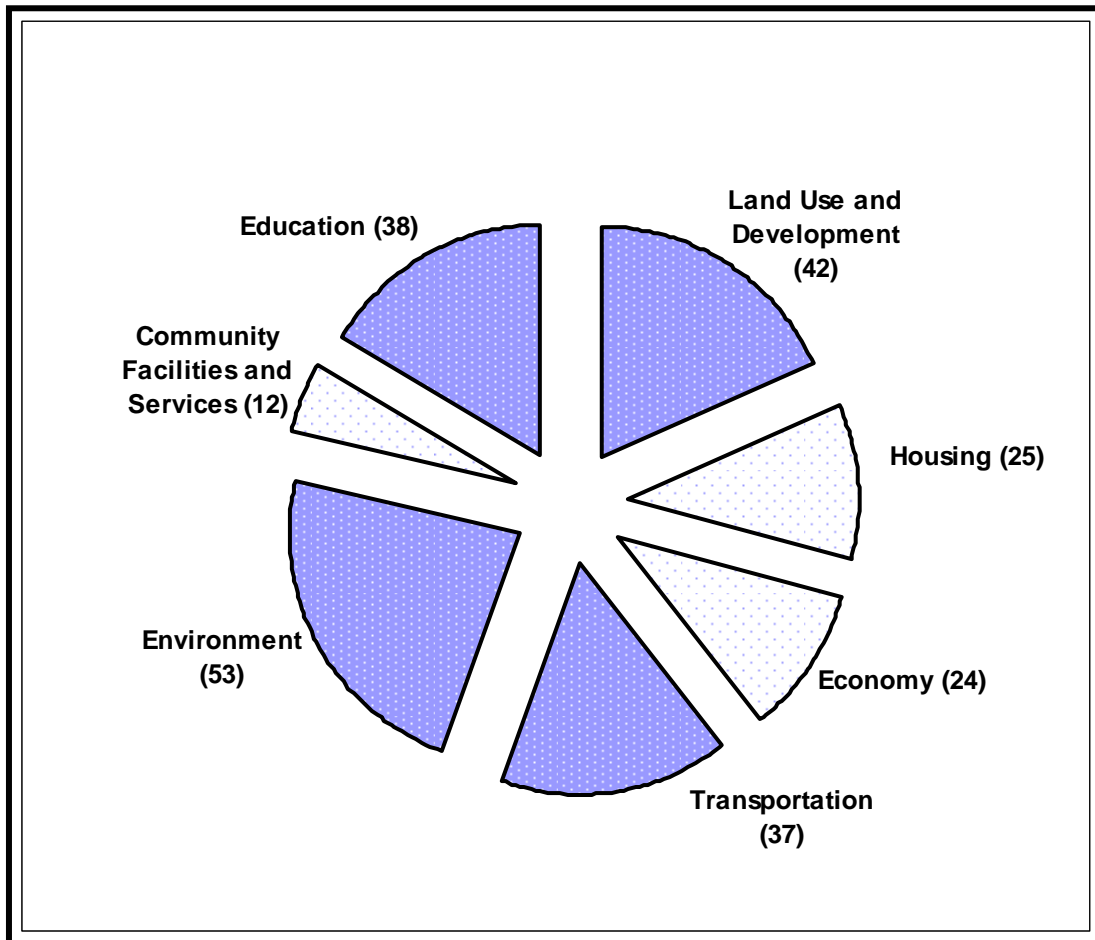


Figure 2: Most Important Regional Goals, All Participants (79 Total)

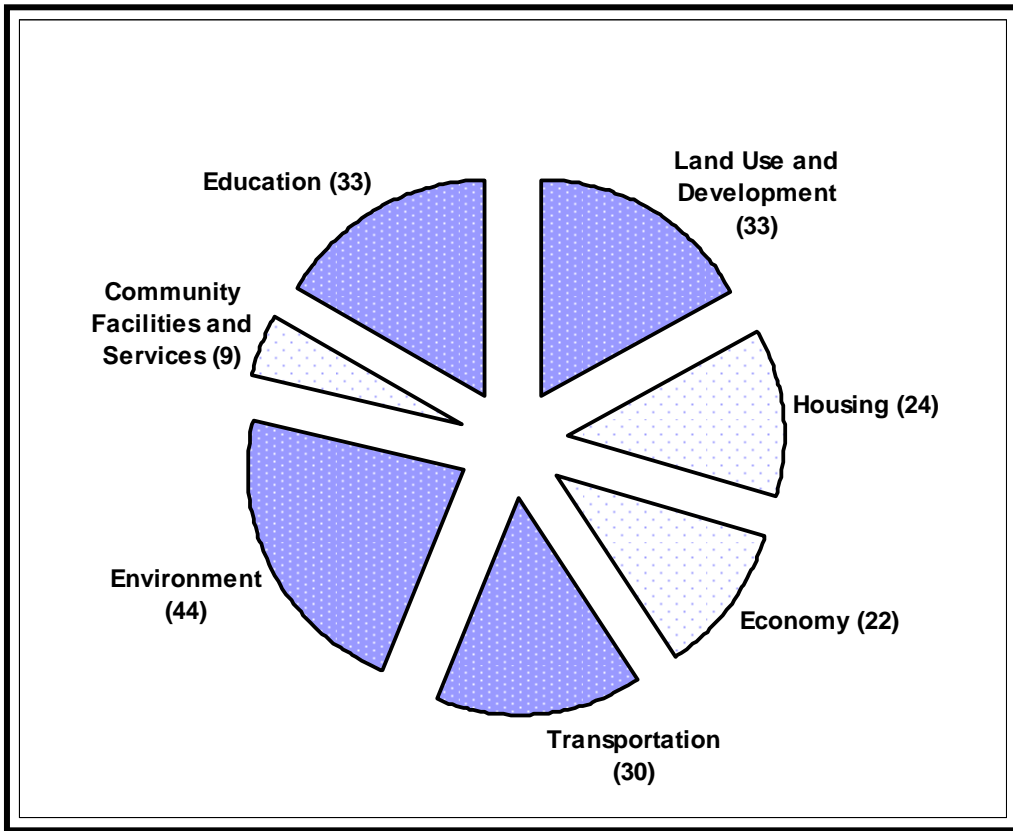


Figure 3: Most Important Regional Goals, General Participants (67 Total)

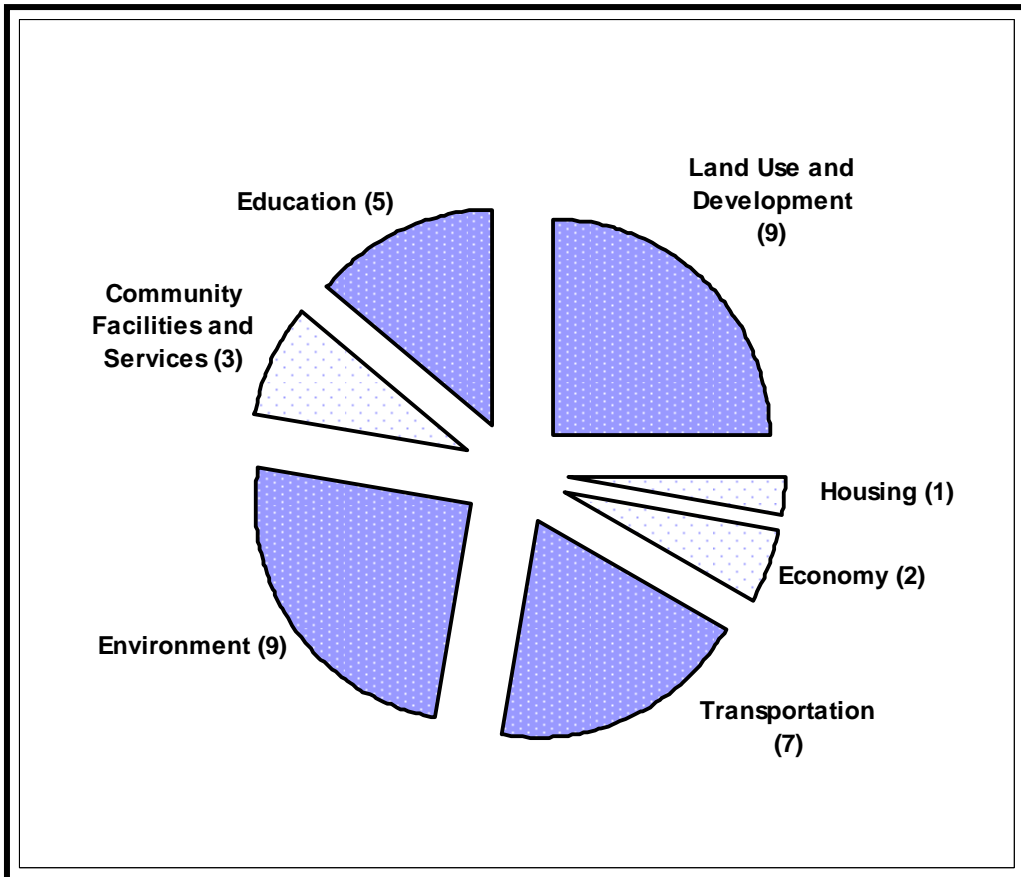


Figure 4: Most Important Regional Goals, Citizen Panel (12 Total)

## HOW SHOULD WE GROW?

Meeting participants strongly supported the Compact Urban Growth Scenario as their starting point for their future community. There was also some support for the Satellite Communities Growth Scenario; and a strong disfavor of the Rural Growth Scenario. The total scores (cumulative ratings) for the three scenarios were:

- Compact Urban Growth Scenario (594)
- Satellite Communities Growth Scenario (380)
- Rural Growth Scenario (146)

It is interesting to note that there were no discernable differences between the ratings of the General Participants and the Citizen Panel. (Table 1).

**Table 1: Alternative Growth Scenarios, Total Scores by Participant Group**

<b>General Participants</b>	<b>Citizen Panel</b>
Compact Urban Growth Scenario (495) Satellite Communities Growth Scenario (324) Rural Growth Scenario (120)	Compact Urban Growth Scenario (99) Satellite Communities Growth Scenario (56) Rural Growth Scenario (26)

## WHAT ACTIONS ARE NEEDED TO PROTECT OUR QUALITY OF LIFE?

Participants were asked to identify actions to address the negative impacts of growth for each regional goal, starting with the regional goals most important to the group. To provide a measure of community consensus, participants were then asked to indicate whether they disagreed with any of the actions. The Appendix contains the verbatim *Facilitation Notes by Table*.

This section presents a summary of actions for each regional goal. For consistency among reports, the goals are presented in all reports in the same order as in the newspaper insert. The top goals for the community are noted in the headings. Action statements were placed in all categories where they could apply, so that some actions appear more than once. Only actions that were agreed-to at the tables are included in the summary. Where at least one person disagreed with an action and it was not resolved during the meeting, the action is reported in the Appendix, but not in the summary below.

## **Land Use and Development (One of Four Top Goals)**

### Regional Goal

Promote land use and development patterns that sustain and improve quality of life in the Southern Willamette Valley, maintain each community's identity, facilitate economic development, and conserve and manage natural resources.

### Compact Urban Growth Scenario Impacts

- Most growth and largest UGB expansion in Eugene and Springfield
- Most compact development at urban densities (about 7 DU/Acre)
- High access to local goods and services in metro (Eugene and Springfield) cities
- Rural development about the same as today

### **Actions to Protect Quality of Life:**

- Actions supporting quality of life must support all segments of society in achieving the vision. All segments must feel that they belong now and in the future.
- Like Europe, have open space between urban areas to maintain distinct urban areas. Establish a reasonable minimum density for the region (6-8 unit/acre).
- Use community defined "sustainability standards" to make sure rules and regulations are long-term and well defined. Increase communication and education about land-use and development. Actively empower and encourage neighborhood organization to partner with the city in redevelopment of neighborhoods, including helping to inventory the assets of a neighborhood. Let neighborhood associations have a say in the density of their locations. Use community involvement to preserve and increase parks and open spaces with bike paths. Keep the zoning authority local; involve the community in establishing zoning.
- Preserve and provide a greenbelt or green corridor at the Metro and regional scale. Design a rural to urban interface. Develop the Emerald Canal (Millrace, Amazon) to be a canal city as well as to enrich farmland at outskirts and support commercial development and flood control.
- Protect city identity. Everything must uniquely suit Eugene. Some of the action ideas may not work given the size of Eugene, so they need to be reasonably modified.
- Balance buildable land supplies with a 20-year supply of soil and water. Protect all resource lands; forest, farm, and habitat. Keep buffers around resource lands, including agricultural lands.
- Contain and stop sprawl; and prevent sprawl onto farm and forest land. Avoid development on prime agricultural soils and prohibit development on Class I soils and wetlands.
- Create incentives for and zone for compact dense development in appropriate areas. Use tax breaks as an incentive to increase density. Increase assessed value of vacant lands in incorporated areas. Redevelop brownfields and parking lots before any other lands.
- In conjunction with increasing density, sustain and improve livability. Emphasize quality design in all development so that people are invested in, and proud of, their community. Use zoning to facilitate compatibility of uses and a design review process to facilitate compatibility of design. Use environmental and energy design stan-

dards, e.g., passive solar, solar access. Implement universal design of buildings that incorporates accessibility into design with seamless integration of accessibility and inclusion for all.

- Maintain a commitment to open spaces with a number of small dispersed parks allowing everyone to be close to a park. Preserve room for yards in compact development. Emphasize greater landscaping by emphasizing native plants and having no lawns. Make housing lots sustainable by allowing room for gardens. Reduce amount of land that is covered by asphalt and parking lots, so that it is not impervious to water. Integrate parks and greenways into urban plans, distribution is key.
- Create urban villages using nodal, not mixed use development. Promote and encourage nodal development. Promote walkability in neighborhoods e.g. mixed use centers, shopping near homes and employment. Implement standards that allow flexibility in mixed-use designs. Make it more feasible for banks to lend on mixed-use development. Create more pedestrian-friendly areas and less chain stores. Reduce the amount of the general commercial zone; discourage “big box” retail; and encourage neighborhood scale, mixed use commercial.
- Require property owners to install and maintain sidewalks.
- Base land use and environment decisions on full cost accounting, not subsidies. Predict growth scenario on actual cost of energy. Plan as if gasoline is \$10/gallon. Require development to pay all costs. Find incentives to do the “right thing” and disincentives for doing the “wrong thing.”
- Repeal Ballot Measure 37
- Peak oil makes this process moot.

## **Housing**

### Regional Goal

Seek to ensure that each community has an adequate variety of housing types to meet the needs of residents.

### Compact Urban Growth Scenario Impacts

- Diverse, affordable housing in metro cities and starter homes in small cities
- Outlying small cities may be bedroom communities

### **Actions to Protect Quality of Life:**

- Establish a reasonable minimum density for the region (6-8 unit/acre).
- Housing is a great way to make public policy work well in Eugene.
- Provide a greater variety of housing (multi-family) to increase choice in housing types. Create smaller lots. Encourage condo development for all income groups (include multi-family) and vertical housing. Increase density in downtown Eugene with 20-30 story condos, but make sure that older people have the option to live on lower stories. Encourage housing types for alternative mode users.
- Address social equity concerns. Ensure affordable housing is available for the bottom socio-economic half of our population. Create opportunities for low-income housing and complexes. Repeal the ban on inclusionary zoning. Implement inclu-

sionary zoning PUDs where appropriate. Ensure that a percentage of downtown housing is affordable.

- Adopt a more progressive tax-policy for housing, a progressive income tax, and progressive Systems Development Charges (SDC's).
- Provide economic incentives to increase (high quality) density within Eugene.
- Reconsider subsidies to ensure that the subsidies align with city growth priorities.
- Tighten regulation on new development (vs. infill) including size, design, and density.
- Resolve issues related to contractor liability and insurance.
- Provide density with quality. Use design standards including neighborhood compatibility, green housing, and higher quality construction. Create standards to maintain housing stock at higher quality. Require residential design standards (by neighborhood) and amenities that increased density requires (parks, etc.). Use flexibility in achieving densities. Ensure child friendly design and accessibility for the disabled. Use landscaping to create privacy in dense building and open spaces at building subdivisions. Allow alley access parcels in Eugene again.
- Evaluate viewsheds and significant sites.
- Create maintenance standards for rental housing.
- Commit to "No net loss" of land for housing when balancing other needs (i.e. natural resources).
- Move to net zero energy loss for community/solar, geo-thermal.
- Need to do something about those McMansions.

## **Economy**

### Regional Goal

Promote a diverse regional economy in the Southern Willamette Valley that facilitates access to quality employment, goods, and services throughout the region, while recognizing the unique advantages of each community.

### Compact Urban Growth Scenario Impacts

- Attracts variety of firms to metro cities
- Job creation, expansion and more redevelopment in metro cities
- Rural economy about the same as today

### **Actions to Protect Quality of Life:**

- Support Metropolitan Goal 9 changes at DLCD which takes a more regional perspective.
- Develop a sustainable economy. Devote more resources to support the agriculture economy (i.e. sustainable economy related to marketing, processing farm economy and products). Provide community subsidies for sustainable business research and development including loans and partnerships. Invest in jobs that are useful after cheap oil.
- Maintain economic diversity. Diversify the economy as much as possible to protect it from failure.
- Create living wage jobs.

- Our economy in general depends on everyone being economically supported. Aggregate economies for efficiency. Coordinate approach to support development of cluster so that specialized education and training opportunities are located where jobs will be. Encourage each area to identify strengths in its economic contribution to the region. Provide jobs in communities where people live and avoid siting all jobs on the fringe. Create healthcare for all to attract businesses. Pool costs of health insurance, pension, and liability programs.
- Zone the amount of industrial and commercial lands in concert with economic goals and market needs. Remove land use barriers to development within the UGB.
- Create an economic platform for economic growth with infrastructure. Develop industrial and commercial shovel ready sites with infrastructure: water, sewer; and an infrastructure that is ready for clustered business development to move in (tech needs, office space) to maximize efficiency.
- Support local businesses. Create and foster a network of local business materials and resources to support local business.
- Encourage importing outside businesses.
- Encourage small business growth.
- Encourage higher education and knowledge-based job options. Promote concept of industrial ecology. Encourage and promote local resource industries. Create clusters of job development (e.g. organic food market) that have high paying jobs (other examples: arts and crafts, bikes, heavy industry that requires support services, elderly services, reuse and recycling). Create new manufacturing industry suited to future, cutting-edge energy policies (ex. Ethanol plant). Use University for research that supports new sustainable technologies. Make sure service jobs are well compensated because they help drive the economy. Encourage creation of jobs that are compatible with raising children.
- Support job training and technical skill building particularly for elderly, teen, and disabled people. Create a support system for entrepreneurs including direction and funding and business planning assistance. A quality education system backs up and helps the economy grow. Literacy problems hamper our economy.
- No tax breaks – companies should be self-sustaining

## **Transportation (One of Four Top Goals)**

### Regional Goal

Develop and maintain transportation systems in the region while improving transportation choice and air and water quality.

### Compact Urban Growth Scenario Impacts

- Improvements likely to freeway, all state highways, and Clearlake Road
- Enhanced regional commuter services likely

### **Actions to Protect Quality of Life:**

- Provide transportation to employment sectors; keep people working in their own towns.

- Invest in transportation system with varied transportation options. Time is the critical factor in choosing transportation methods – i.e. car, vs. bus vs. bike vs. pedestrian. Don't make auto transport the priority. Make it a priority to stop making auto transport a priority.
- Plan transportation in conjunction with land use planning. If growth occurs in Coburg, address transportation concerns by extending Delta Hwy or extending a road from River Road to Coburg to increase access. Use the existing rail line in west Eugene for light rail or other transit purposes.
- Encourage pedestrian use through mixed use center development. Group density of housing, commercial areas, and jobs along transportation service lines.
- Reduce the need for transportation improvements through good land use planning and nodal development. Use neighborhood schools to reduce driving. Use computer connections at schools to reduce need for travel.
- Create more public transportation between outside communities and Eugene. Use integrated hub system for transportation that links nodes and growth centers.
- Need more cheap public transportation. Transportation for seniors is needed. Improve transit with light rail that connects nodes.
- Localize food production to reduce transit distance. Have a bus or public transit that goes to the airport. Generate funding for public transportation. BRT-only bridges should be considered. Need better public transportation to areas outside cities, including rail transportation. Revive rail system. Increase the frequency and number of routes in the transit system. Provide free bus service. Need a Veneta, Cottage Grove, and Florence trolley. Develop light rail system. Better educate public on EmX concept (bus rapid transit).
- Enhance accessibility to biking and walking options. Add bike paths and pedestrian pathways as standard map feature. Encourage greater bike path use. Create more bike paths and extend them along rivers. Increase "bikeability" in north and west Eugene. Promote walkability. Communicate and educate populace on how to walk through Eugene. Create useable sidewalks. Reduce conflicts between bikes and cars.
- Europe's great transportation infrastructure is supported by willingness to pay high prices for gas to maintain high density growth centers that then attract services and retailers. Redistribute costs of transportation through other means than gas tax (i.e. tolls, other uses). Direct highway funds to Amtrak high speed. Enhance a transportation utility fee (TUF). Institute a Carbon tax. Developers should pay more system development charges to offset impacts and reduce fees for "low impact development."
- Plan for transportation projects that actually have a chance to be funded.
- Create more bridges over the river. Consider other options to the West Eugene Parkway. Complete Beltline (Dillard, Lorane Highway) and, if possible, obtain rights of way so the circle is complete as originally planned.
- Put railroad tracks underground. Alternative to West Eugene Parkway is Roosevelt Blvd, develop it along the railroad tracks. Chamber Connector between 2<sup>nd</sup> and the river where area is already blighted.
- Create another access road from South Eugene to freeway because 30<sup>th</sup> is not sufficient in emergency situations. Enhance likelihood of off-ramp to Franklin Blvd. Re-

duce one-way streets and recreate two-way streets. Address needs to transport children to school, including public transit.

- Encourage municipal use of hybrid vehicles.
- Account for the importance of freight movement.
- Plan ahead for changes in the amount of cheap available fuel in the future. Plan as if gasoline is \$10/gallon. Disaster planning should ensure people can get out of high density areas when they need to.

## **Environment (One of Four Top Goals)**

### Regional Goal

Protect, restore, manage, and enhance important natural resources and open spaces, and maintain high quality air, water, and land resources in the Southern Willamette Valley.

### Compact Urban Growth Scenario Impacts

- Impacts to air and water quality and rare habitat are largely to areas that have already been degraded; additional impacts to areas added to UGB
- Maintains buffers between communities

### **Actions to Protect Quality of Life:**

#### **General**

- Resources are finite, and environmental protection is essential to our quality of life. Showcase our environment and open spaces; make them amenities. Integrate the environment, education, and public health. Educate people on the responsibility of stewardship. Communicate and educate new residents about environmental laws and regulations.
- Understand the context of natural resources inside and outside of the UGB. Use stronger scientifically-based planning. Establish minimum environmental benchmarks and prioritize categories of the environment.
- Preserve what we have. Compact growth puts more strain on the natural resources within the UGB. Encourage higher density to preserve land. Encourage vertical housing that is appropriately located to allow for green areas. Use density transfers to help protect environmental resources.
- Stop looking for a balance where environment is the default and begin to prioritize the environment. Limit exceptions to environmental protection when citing development. Strengthen environmental protection enforcement power. Implement heavy legislation to protect water and air quality. Place the burden of proof on the offender to show they're meeting standards. Charge for environmental services; use fees to protect the environment from development.

#### **Natural Resources, Parks, Open Space, and Recreation**

- Preserve and provide a greenbelt at the metropolitan and broader regional scale.

- Promptly identify and protect natural resources across the community. Protect Statewide Planning Goal 5 resources, including waterways and aquatic habitat, and continue Goal 5 planning. Create a corridor for animals and wildlife.
- Protect green spaces inside the urban environment, including the Willamette River Greenway; provide links between green spaces; and acquire more open space. Inventory open spaces for development and protection. Bring back the idea of the common space as discussed in Johnathan Rowe's writing. Protect rivers and riverfronts from development with setbacks creating open space. Back development away from the river considering what happened with the recent Hurricanes Katrina and Rita.
- Recognize the value and human importance of having trees in the city. Use trees to create an urban canopy. Plant more trees in parks and waterway areas. Implement the new tree ordinance for heritage, habitat connectivity, etc.
- Continue planning for parks and open spaces and provide adequate funding for parks. Create small park areas, picnic, and sitting areas.
- Enhance access to wetlands (bike trail entryways, etc.) for recreation.

### **Water Quality**

- Cooperate with upstream communities to protect the water supply. Stop dumping in Fern Ridge Reservoir and rivers and streams from Fern Ridge leading to the ocean.
- Protect wetlands and the water supply and maintain and improve water quality.
- Protect watersheds. Clean up, enhance and protect all waterways and the regions around them. Clean up the Willamette River and protect the Willamette River Greenway. Improve water quality in the Amazon Canal; clean-up and create park areas; address root problems in addition to filtering water at west end of Amazon.
- Use new technologies to improve water quality. Conserve and stop contamination of water possibly with waterless toilets. Use new asphalt that allows water to percolate. Use wetlands to purify runoff water; and onsite storm water detention (tanks, cisterns) and "green building" especially in public buildings.
- Bring back natural flood areas by getting rid of dams, facilitating an increase in sediment.
- Protect water quality from stormwater runoff and protect aquatic habitat. Reduce impervious surfaces and increase natural filtration. Reduce amount of land that is covered by asphalt and parking lots, so that it is not impervious to water. Provide incentives to property owners (ex. small grants) to remove pavement.
- Prevent septic systems that pollute the environment. Work with outside communities to share or provide multiple use wastewater facilities. Require a tertiary sewage treatment plant with higher standards.
- Consider the impacts on water from climate change.

### **Air Quality**

- Strengthen the Lane Regional Air Pollution Authority (LRAPA) and provide a sufficient budget to enforce violations.
- Create an inventory of current emissions.
- Implement auto inspections to curb emissions.

- Eliminate field burning in Lane County or develop aggressive alternatives to field burning.
- Improve the transportation system to limit air pollution. Support alternative transportation modes and fuels. Use viable mass transit to reduce air quality impacts. Provide economic incentives for owners of hybrid vehicles, clean-burning, and high-mileage vehicles. Create a carbon tax.

### **Pollution Prevention and Mitigation**

- Decrease pollution of air, water, and soil.
- Promote the concept of industrial ecology.
- Do not allow polluting industries, create regulations that ensure businesses are responsible for their impact on the environment.
- Regulate and restrict use of toxic chemicals within the urban growth boundary. Make public facilities environmentally friendly by not allowing the use of toxic chemicals. Form better documentation of toxics and use of pesticides.
- Increase the penalties for illegal dumping and pollution.
- Reduce and regulate light and noise pollution. Ban leaf blowers.
- Discourage the use of pesticides and eliminate pesticide use on lawns.
- Eliminate dioxins from the environment.

### **Sustainability and Restoration**

- Develop a permanent sustainability commission. Reduce the urban footprint by protecting soil within the UGB to ensure a sustainable food and energy supply.
- Set zero waste as a goal.
- Use 100% recycling and non-toxic materials in Eugene.
- Encourage recycling industries that use recycled materials. Increase use of recycling facilities, make it easier to recycle, and create economy based on recycled products.
- Support sustainable management of natural resources including rock, gravel, and timber.
- Encourage natural based processing of waste, stormwater, and natural goods.
- Encourage more restoration projects.
- Consider alternative water resources including rainwater harvesting.
- Consider solar, wind, and sun harvesting.
- Encourage use of gray water systems and make them legal for personal use.

### **Energy**

- Develop a way to ration oil in order to use what's left wisely.
- Reduce the urban footprint by protecting soil within the UGB to ensure a sustainable food and energy supply.
- Invest in jobs that are useful after cheap oil.
- Promote and provide incentives for energy-efficiency in development and lifestyles.
- Create incentives in energy programs where people (business and personal) agree to not use big power appliances and equipment. Create incentives for producing solar and wind power and using better windows. Provide economic incentives for owners of hybrid vehicles, clean-burning, and high-mileage vehicles.

## **Community Facilities and Services**

### Regional Goal

Develop a regional approach to facilitate the efficient provision of infrastructure and community services in the Southern Willamette Valley in conformance with the desire of each utility and district.

### Compact Urban Growth Scenario Impacts

- Higher capital cost due to the cost of utility lines to Alvadore and Pleasant Hill
- Highly efficient, reliable service delivery, predictability of supply

### **Actions to Protect Quality of Life:**

- Prevent septic systems that pollute the environment.
- Work with outside communities to share or provide multiple use wastewater facilities.
- Require a tertiary sewage treatment plant with higher standards.
- Locate hospitals on both sides of the river; or locate a hospital in west Eugene to serve the western portion of the region. Have a hospital in downtown Eugene.

## **Education (One of Four Top Goals)**

### Regional Goal

Develop a regional strategy to improve and maintain access to high quality educational services throughout the region.

### Compact Urban Growth Scenario Impacts

High enrollment increases in Springfield 19, Pleasant Hill, Behtel, and Eugene 4J Districts; enrollment continues to decline in Crow-Applegate-Lorane, Lowell, and Marcola Districts

### **Actions to Protect Quality of Life:**

#### **General**

- A quality education system backs up and helps the economy grow. Literacy problems hamper our economy.
- Educate people coming to area about local goals.

#### **School Funding**

- Ensure schools get stable, adequate, and equitable funding. Change and increase the funding mechanism. Reform Oregon's tax structure to support schools.
- Do what's necessary to support funding for K-12. Require state and federal institutions to pay for services used. Work to pass legislation to be able to use systems development charges (SDCs) to fund schools.
- Repeal Ballot Measure 5.
- Be politically active to increase state support for funding of U of O.

- Create free higher education as long as you remain a resident. With a grant type program where the recipient agrees to provide equivalent time giving back to the community; work-study agreements with the community.

### **K-12 Administration and Facilities**

- Develop a county-wide school district as opposed to multiple school districts.
- Consider the viability of the outlying schools to avoid the loss of those communities.
- Revisit the alternative school choice policy in Eugene 4J. Make sure public transportation makes it easy for students to attend their school of choice.
- Promote schools as a center of neighborhood activity. Bring back neighborhood schools so that kids can walk, bike, and socialize. Connect schools with their neighborhoods. Promote small neighborhood schools with 250 kids, as opposed to magnet schools.
- Support more densely designed schools with 2-3 stories.
- Inventory the assets of educational and volunteer opportunities.

### **Specific Educational Programs**

- Eliminate the unfunded federal mandate.
- Fund a school-based garden education program.
- Coordinate social services through schools.
- Create strong preschool opportunities in every neighborhood and create early development programs for children that get off track.. Establish more aggressive Head Start programs to better prepare children for life and school.
- Include up to date information about land use and the environment in curriculum.
- The curriculum needs to include conflict resolution as in Finland and Brazil (City of Qurcutava).

## **WHERE SHOULD WE GROW?**

*Region 2050* meeting participants were asked to identify preferred areas for growth in the community. Participants made these suggestions after looking at the Alternative Growth Scenario Map of their table's highest rated Alternative Growth Scenario. Proposed map changes were voted on by participants to provide a measure of community consensus. All verbatim comments are reported in the facilitation notes in the Appendix.

### **Compact Urban Growth Scenario Map Changes**

- Do not encroach on surrounding communities. Maintain a separation between the metro area and the small cities. Don't expand the UGB onto land with Class 1 or 2 soils. Incur less or no expansion onto prime Class 1 and 2 soils north of Santa Clara.
- Conversely, create more "tendrils" connecting urban villages, leaving other land as rural. Use "tendrils" UGB expansions to avoid impacting resources and identify resources before development occurs. "Necking out" seems to be a contradiction of the UGB.
- Question the accuracy of the expected population growth. If it is too high, the current Eugene UGB will suffice for future growth. Ideally, keep the current UGB, and,

if expansion is needed, the LCC basin seems to be the logical choice. Less large tract UGB expansion (e.g. LCC basin). No low-density housing in LCC basin, instead, plan for minimum and maximum density small lots (like 24<sup>th</sup> and Agate).

- Do not extend future UGB to include Alvalore or Goshen. Move the future UGB in the north from Beacon Drive south to the existing UGB to preserve farmland. Extend future UGB along Highway 99 North, along transportation corridor. Don't increase the UGB around the wetland confluence of the McKenzie and Willamette Rivers. Use Crow Road UGB expansion for industrial and business park development.
- Reduce the need for UGB expansions and new roads and highways through a variety of means: intensify existing urban areas and density in the city core and allow high density residential development downtown; infill and redevelop the West 11<sup>th</sup> corridor, Hwy 99, and 6<sup>th</sup> and 7<sup>th</sup> Avenues; increase average heights downtown; increase vertical construction of both commercial and residential spaces; increase mixed-use and nodal development; plan mixed use development along Broadway through to Franklin Blvd with both intense commercial with jobs and housing, e.g., Portland's Pearl district density; plan transitional densities in close proximity, i.e., 1) taller buildings along transportation corridors, 2) then row housing, 3) then historic houses on larger lots, e.g., Laurelhurst and Sellwood areas of Portland; redevelop brownfields; redevelop under-utilized industrial and manufacturing areas; limit the amount of new industrial area; redevelop railyards and areas to the east and west of railyards to allow for development of residences that feature train access; absorb surface parking; revise standards for a 20-year supply of land.
- Reduce the UGB.
- Protect the Ridgeline area, making it similar to Portland's Washington Park. Secure and complete the Ridgeline trail before UGB expansions and development preclude the option.
- Develop the Emerald Canal (Millrace, Amazon) to be a canal city as well as to enrich farmland at outskirts and support commercial development and flood control.
- Recalculate floodway to consider dam breakage.
- Reduce the amount of housing in the south hills.
- Change the map where water resources are constrained.
- Have a greater opportunity for neighborhood commercial in R-1 neighborhoods.



# APPENDIX





# **REGION 2050**

*Sustaining Quality of Life in the  
Southern Willamette Valley*

## **Eugene Community Meeting: Design Your Future**

Thursday, September 22, 2005, 5:30 – 8:30 p.m.  
Lane County Fairgrounds Events Center Room #4  
796 West 13<sup>th</sup> Avenue, Eugene

Contact: Allen Lowe, 682-5113; Carol Heinkel, 682-4107

### **AGENDA**

- |    |  |             |
|----|--|-------------|
| 1. | Greetings and Table Assignments  | 5:30        |
| 2. | Welcome<br><i>Mayor Kitty Piercy, City of Eugene</i>   | 5:45        |
| 3. | Eugene Growth Issues<br><i>Susan Muir<br/>Executive Director, Eugene Planning and Development Department</i>   | 5:50        |
| 4. | Region 2050 and <i>Design Your Future</i> Process<br><i>Carol Heinkel, Region 2050 Project Coordinator</i>   | 6:00        |
|    | Question and Answer  | 6:20        |
| 5. | Small Group Discussions <ul style="list-style-type: none"><li>• Facilitation Process</li><li>• Build Your Future Community and Protect Quality of Life</li></ul> | 6:30        |
|    | <b>10 MINUTE BREAK</b>   | <b>7:40</b> |
|    | <ul style="list-style-type: none"><li>• Draw Your Preferred Growth Scenario</li><li>• Report on discussion highlights – Facilitators</li></ul>                   |             |
| 6. | Wrap-Up<br><i>David Kelly, Regional Policy Advisory Board Member<br/>Eugene City Councilor</i>   | 8:20        |



September 15, 2005

Dear Eugene Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Thursday, September 22 from 5:30-8:30 at the Lane County Fairgrounds Event Center. This meeting is an opportunity for community members to become engaged in a critical dialogue about growth and its implications for Eugene and the surrounding region. At the meeting, you will be asked to give your opinion on three very important questions:

- How should we grow?
- What actions should we take to protect our quality of life as we grow?
- Where should we grow?

### **Meeting Preparation**

To help you become better informed about the meeting topics, I recommend that you take some time prior to the meeting to review the enclosed information. It is especially important that you read the *Design Your Future* newspaper insert and complete the survey inside. Please bring your completed survey to the meeting.

Thank you again for agreeing to participate in this important exercise. I look forward to seeing you on September 22.

Sincerely,

Mayor Kitty Piercy, City of Eugene

## **About the Community Meeting and Region 2050**

The *Design Your Future* Community Meeting is hosted by the participating elected officials on the Region 2050 Policy Advisory Board. The Regional Policy Advisory Board consists of one or two elected officials from the Lane County Board of Commissioners and the Cities of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. Eugene City Councilor David Kelly and Mayor Kitty Piercy serve on the Policy Board for the City of Eugene. A member of the Governor's Economic Revitalization Team and the Lane Transit District Board also sit on the Board, as a liaison to the many state agencies involved in the process and to LTD. This Board has been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region. Three alternative growth scenarios have been designed to aid the discussion. These scenarios are not endorsed by officials in Lane County or the region. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as we grow. The alternatives show how and where growth could go given physical constraints to development and land ownership and development patterns.

At the meeting, community members will be asked to consider how these alternatives might fit into a picture of the Future Community, where growth should go in and around the city in the next 50 years, and what actions would improve quality of life in the city and the region as it grows.

**REGION 2050 PRE-REGISTERED AND  
PARTICIPANTS IN  
EUGENE COMMUNITY MEETING  
SEPTEMBER 22, 2005**

✓ Indicates Participation in Meeting.

**General Participants**

Linda Swisher Active Bethel Citizens

John Ahlen

Linda Lu Amazon Neighbors

✓ Dan Arkin

Lisa Arkin

Elizabeth Aydelott

Susan Ban

✓ Carlos Barrera

Bob Beban

Edwin Becker

Fred Beisse

✓ Jon Belcher

George Bennett

Elga Bernhard

Bonny Bettman

Charles Biggs

Sandra Bishop

Elizabeth and Andrew Bonamici

✓ Marylee Bowman

Jake Bradshaw

Rob Breeden

✓ Roger Brocksmith

Doug Brooke

John Brown

Kristie Brown

Curtis Buxton

John Brown Cal Young Neighborhood Assoc.

Janet Calvert

Jim Carlson

James Carmichael

✓ Clyde Carson

Mike Clark

✓ Mitzi Colbath

Terry Connelly  
✓ Carrie Cox  
Laura Coz  
✓ Bradley Cook  
Kathy Saranpa Crest Drive Citizens  
Steve Walker CYNA  
✓ Oliver Dain  
✓ Stanley Dain  
✓ Bruce Davidson  
Debbie Davis  
John Demboski  
✓ Maurice Denner  
✓ Melda DeSalvo  
✓ Drix Wun  
Dave Doll  
Tom Peterson Downtown Neighborhood Assoc.  
✓ Ruth Dunclea  
Richard Duncan  
Bill Dwyer  
Dwight Dzierzek  
Robert Elder  
Robert Emmons  
✓ Daniel Erdmann  
Marion Esty  
Mike Eyster  
Shane Dixon Kavanaugh Far West Neighbors  
Art Farley  
Ron Farmer  
✓ Philip Farrington  
Ron Funke  
David Gant  
✓ Alison Gartlan  
Gerry Gaydos  
Jennifer Gleason  
✓ Christina Greening  
Ken Guzowski  
Ibrahim Hamide  
✓ Rob Handy  
Jody Harris

- ✓ David Hauser
- ✓ Randall Hledik
- Phillip Hudspeth
- ✓ David Hinkley Jefferson Westside Neighbors
- ✓ Steve Johnson
- Suzanne Kalanquin
- Misa Kawai Joo
- ✓ David Kelly
- Gloria Kennedy
- ✓ Peggy Keppler
- M. Kimball
- Juanita Kirkham
- ✓ Dave Kleger
- Dean Kortge
- Kent Kullby
- Patrick Lanning
- ✓ Tim Laue
- Caroline Cox Laurel Hill Valley Citizens
- ✓ Nan Laurence
- John Lawless
- Anne Marie Levis
- ✓ Mona Linstromberg
- ✓ Debby Loos
- Nena Lovinger
- Allen Lowe
- Christine Lundberg
- Craig Maloney
- Hugh Massengill
- Karol Massey
- ✓ Kevin Matthews
- Terry McDonald
- ✓ Pat McGillivray
- ✓ Greg McLaughlin
- ✓ Gary McNeel
- Sue McReynolds
- Jeremiah Megowan
- Mel Menegat
- David Monk
- ✓ Jeanne-Marie Moore

Kathi Morton  
Susan Muir  
✓ Eleanor Mulder  
✓ Bruce Mulligan  
✓ Candace Nelson  
Carla Newbre  
✓ Nancy Nichols  
✓ Steve Nystrom  
✓ Noa O'Hare  
Mark O'Hara  
Jeremy Olsen  
Tracy Olsen  
Andrea Ortiz  
mark Pangborn  
Gary Pape  
Alice Parman  
Steven Patacky  
✓ Marti Peets  
✓ Kate Perle  
Chris Pender  
✓ Bob Peters  
Kitty Piercy  
George Poling  
Glen Potter  
Floyd Prozanski  
✓ Chris Pryor  
✓ Sara Rich  
✓ Mark Robinowitz  
✓ Jana Rygas  
Kate Perle Santa Clara Community Org.  
Daniel Sapon-Borson  
✓ Marilyn Sass  
Sherry Schaefers  
Elizabeth Schmidt  
Majeska Seese-Green  
✓ Lauri Segel  
Angie Sifuentez  
John Simpson  
Gale and Sherman Smith

✓ Madeline Smith  
✓ Timothy Smith  
Jennifer Solomon  
✓ David Sonnichsen  
Peter Sorenson  
✓ Tammie Stark  
Faye Stewart  
Surendra Subramani  
John Sullivan  
✓ Web Sussman  
Betty Taylor  
Dennis Taylor  
✓ Lauri Timm  
  
Pat Hadley Trainsong Neighbors  
Robert Travis  
Carmen Urbina  
Neil Van Steenberg  
✓ Joanne Vinton  
Paul Warren  
Drix West University Neighborhood Assoc.  
✓ Jane Williams  
Michael Wolfe  
✓ Ray Wolfe  
Kurt Yeiter  
Rob Zako  
Jozef Zdzienicki

### **Citizen Panel**

✓ Ed Addison  
✓ Patrick Albright  
✓ Scott Barnes  
✓ John Blunk  
Daniel Cassidy  
✓ Lynn Elliott  
Robert Hixson  
Ray Hyman  
✓ Joan Kelley  
Ivy Kohler  
✓ Claudia Lapp

- ✓ John Lynch
- Darrell Meter
- ✓ Teresa Mueller
- Pat Mustoe
- Martha Robert
- Ann Roupe
- Louisa Sprouse
- ✓ Grace Swanson
- ✓ Eugene Thompson
- ✓ Michele Thompson

## Population and Housing Densities in Year 2000 and in Three Alternative Growth Scenarios

			Compact Urban Growth Scenario		Satellite Communities Growth Scenario		Rural Growth Scenario	
	2000 Population	2000 Net Units Per Acre	2050 Population	Net Units Per Acre	2050 Population	Net Units Per Acre	2050 Population	Net Units Per Acre
<b>UGBs</b>								
Eugene	160,514	6.0	252,689	7.4	212,248	7.0	193,393	6.9
Springfield	61,989	6.4	112,103	7.1	83,800	7.2	84,102	7.1
Coburg	969	4.8	5,827	8.1	5,984	8.1	5,878	8.2
Cottage Grove	8,890	5.0	16,148	6.7	26,501	6.8	14,723	6.7
Creswell	3,909	4.9	14,920	6.3	22,858	6.8	5,795	5.6
Junction City	5,858	6.3	9,128	6.7	12,524	6.1	8,465	6.3
Lowell	857	3.6	2,368	3.7	2,845	3.6	2,359	3.7
Oakridge	3,246	3.5	7,895	6.1	13,939	5.8	7,136	5.3
Veneta	2,755	4.0	14,110	5.3	24,016	5.9	10,002	5.0
Westfir	287	2.5	546	3.7	564	3.9	544	3.7
<b>Growth Centers</b>								
Pleasant Hill	543	0.4			11,777	6.6		
Goshen	230	0.2			10,180	9.9		
Alvadore	309	0.7			16,027	6.3		
<b>Total UGBs/Growth Centers</b>	249,274	3.5	435,734	7.1	443,263	6.9	332,397	6.8
<b>Total Rural</b>	56,733	0.4	27,766	0.3	20,237	0.2	131,103	0.5
<b>Regional TOTAL</b>	306,007	1.4	463,500	5.3	463,500	3.1	463,500	1.7

## Employment and Employment Densities in Year 2000 and in Three Alternative Growth Scenarios

			Compact Urban Growth Scenario		Satellite Communities Growth Scenario		Rural Growth Scenario	
	2000 Employment	2000 Emp Per Acre	2050 Employment	Net Emp Per Acre	2050 Employment	Net Emp Per Acre	2050 Employment	Net Emp Per Acre
UGBs								
Eugene	88,743	14.1	117,346	15.1	88,833	13.3	100,307	14.1
Springfield	22,488	7.1	42,092	12.7	39,101	11.4	43,189	12.2
Coburg	3,717	7.9	5,340	17.8	5,293	17.7	5,468	18.9
Cottage Grove	3,305	4.9	10,852	18.8	12,883	16.3	11,247	19.6
Creswell	1,054	5.8	9,686	20.8	14,503	17.7	7,694	19.5
Junction City	3,148	10.8	10,157	10.7	13,367	16.8	11,448	15.6
Lowell	157	6.8	289	19.7	1,135	21.5	930	21.3
Oakridge	711	2.8	3,218	10.0	6,798	10.5	4,960	12.2
Veneta	620	5.2	5,240	19.5	10,207	21.6	5,797	18.5
Westfir	4	0.3	95	7.7	94	7.7	97	7.7
Total UGBs								
Growth Centers								
Pleasant Hill					2,313	22.0		
Goshen					6,853	14.6		
Alvadore					2,937	20.7		
Total UGBs/Growth Centers	123,947	9.9	204,316	14.6	204,316	13.9	191,137	14.2
Total Rural	10,684		10,684	5.8	10,684	5.0	23,863	5.2
Regional Total	134,631		215,000	13.1	215,000	12.5	215,000	12.2

**Acres in Urban Growth Boundaries and Rural Areas in  
Year 2000 and in Three Alternative Growth Scenarios**

	Compact Urban Growth Scenario				Satellite Communities Growth Scenario			Rural Growth Scenario*		
	2000 UGB	2050 UGB	Additional Acres From 2000	% Increase From 2000	2050 UGB-Growth Center Area	Additional Acres From 2000	% UGB Increase From 2000	2050 UGB	Additional Acres From 2000	% Increase From 2000
UGBs										
Eugene	28,398	36,457	8,059	28%	31,588	3,190	11%	30,853	2,455	9%
Springfield	11,939	17,480	5,541	46%	13,740	1,801	15%	13,740	1,801	15%
Coburg	451	1,045	594	132%	1,118	667	148%	1,056	605	134%
Cottage Grove	2,226	2,544	318	14%	3,582	1,355	61%	2,380	154	7%
Creswell	994	1,737	743	75%	2,899	1,905	192%	1,201	207	21%
Junction City	1,685	2,219	534	32%	2,390	705	42%	1,909	224	13%
Lowell	412	453	41	10%	573	161	39%	490	78	19%
Oakridge	1,188	1,255	67	6%	2,499	1,311	110%	1,375	187	16%
Veneta	1,386	1,900	515	37%	3,041	1,655	119%	1,562	177	13%
Westfir	169	218	49	29%	218	49	29%	218	49	29%
Growth Centers										
Pleasant Hill					1,235	1,235				
Goshen					1,157	1,157				
Alvadore					1,704	1,704				
Total UGBs/Growth Centers	48,849	65,309	16,460	34%	65,745	16,896	35%	54,785	5,937	12%



**Community Meeting  
Facilitation Notes by Table**



## **Table #1 Notes**

Number of Participants at table: 5

### **Three Most Important Regional Goals**

- Land Use & Development
- Transportation
- Environment

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (45 points)
2. Satellite communities Growth (27 points)
3. Rural Growth (11 points)

### **Actions to Protect Quality of Life**

#### **Land Use & Development**

- Reduce amount of housing in the hills
- Preserve parks and open spaces
- Use community involvement to preserve park and open spaces
- Increase amount of open spaces and parks with bike paths
- Have neighborhood associations have a say in the density of their locations
- Preserve room for yards in compact development
- Make housing lots sustainable – allowing for gardens
- Have reasonable size houses – not tons of huge houses, create smaller homes to preserve space for yards and gardens
- Reduce amount of land that is covered by asphalt, so that it is not impervious to water (reduce parking lot space)

#### **Environment**

- Use new technologies to improve water quality – and natural or green
- Create incentives for solar/wind power and better windows
- Use wetlands to purify runoff water
- Use new asphalt that allows water to percolate through asphalt
- No polluting industries, create regulations that ensure businesses are responsible for their impact on the environment
- Make public facilities environmentally friendly – no toxic chemicals
- Regulate restrict use of toxic chemicals within urban growth boundary
- Study different ways to manage the environment that are not detrimental to the environment
- Ban leaf blowers
- Reduce and regulate light and noise pollution
- Bring back natural flood areas – get rid of dams – facilitate increase in sediment
- More trees in parks/waterway areas

- Recognize the value/human importance of trees in the city
- Improvements on Amazon – enhance with clean-up, park areas
- Clean up and enhance all waterways
- Create small park areas (picnic/sitting areas)
- Bring back the idea of the common space (Johnathan Rowe’s writing)

### **Transportation**

- Fund development of trains, look at impact of short term cost for long term gain \*
- Bring back non-polluting electric trains \*
- Plan ahead for changes in the amount of cheap available fuel in the future
- Reduce dependence on auto with nodal development
- Encourage municipal use of hybrid vehicles
- Create more bike paths, extend along rivers
- Reduce one-way streets, recreate two-way streets
- Have a bus that goes to the airport

### **Growth Scenario Map Comments**

- Don’t include Coburg/Alvadore in UGB
- No encroachment on surrounding communities (ex. Goshen)
- If expand to Coburg, Delta highway would need to go through
- Limit industrial area
- Allow expansion into Coburg, Alvadore, Goshen if it serves the community – employment \*
- If growth occurs in Coburg, address transportation concerns (extend Delta Hwy or extend a road from River Road to Coburg to increase access)

### **Table #2 Notes**

Number of Participants at table: 7

### **Three Most Important Regional Goals**

- Transportation
- Environment
- Land Use & Development

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (54 points)
2. Satellite communities Growth (29 points)
3. Rural Growth (15 points)

### **Actions to Protect Quality of Life**

#### **Transportation**

- Reduce the need for transportation through good land use planning and nodal development
- Develop light rail system
- Need more cheap public transportation
- Use neighborhood schools to reduce driving
- Developers should pay more system development charges to offset impacts and reduce fees for “low impact development”
- Utilize computer connections at schools to reduce need for travel
- Better educate public on EmX concept (bus rapid transit)
- Need to provide public transit to airport

### **Environment**

- Limit exceptions to environmental protection when citing development
- Prioritize categories of the environment
- Must maintain water quality at current levels or improve
- Improve transportation system to limit air pollution
- Provide good transportation between residences and park and open space lands
- Improve water quality from stormwater runoff to protect aquatic habitat
- Provide adequate funding for environment and parks
- Showcase our environment for open space – make it an amenity
- Need enforcement power to protect environment. The burden of proof should be on offender to show they’re meeting standards

### **General**

- Employment near housing to shorten commute
- Child care near employment
- Activity centers near residences – entertainment centers for all ages
- Nodal development – connect nodes
- Improved transit like light rail connecting nodes
- Educate public on the nodal development concept
- Need better public transportation to areas outside cities including rail
- Provide incentives for home ownership
- Provide adequate park and open space within the urban area
- Avoid citing all jobs on the fringe
- Develop design standards to ensure good development

### **Growth Scenario Map Comments**

- Don’t expand UGB to include Alvadore – Alvadore should be its own community
- Maintain separation between Metro area and small cities
- Infill and redevelop West 11<sup>th</sup> corridor; and Hwy 99 and 6<sup>th</sup>/7<sup>th</sup>
- Intensify existing urban areas in core to reduce need for new roads/highways
- Use existing rail line in west Eugene for light rail or other transit
- If expansion is needed, LCC basin seems to be a logical choice

## **Table #3 Notes**

No Table 3

## **Table #4 Notes**

Number of participants at table: 8

### **Three Most Important Regional Goals**

- Environment
- Economy
- Education

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (71 points)
2. Satellite Communities Growth (56 points)
3. Rural Growth (27 points)

## **Actions to Protect Quality of Life**

### **Environment**

- Accurate assessment of the environment
- Preserve what we have
- Better documentation of toxics and use of pesticides
- Support some alternative transportation modes and fuels
- Encourage recycling industries that use recycled materials
- Encourage more restoration projects
- Sustainable management of natural resources (rock, gravel, timber)
- Set zero waste as goal
- Inventory open spaces for development and protection
- Encourage natural based processing; waste/stormwater/natural goods
- Charge for environmental services (air and water unfiltration) use fees to protect from development (purchase)
- Consider alternative water resources including rainwater harvesting
- Consider solar harvesting wind/sun

### **Education**

- Educate people/persons coming to area about local goals
- Create free higher education as long as you remain a resident (i.e. grant type program where recipient agrees to provide equivalent time giving back to community) work-study agreements to community
- Fund school-based garden education program

### **Economy**

- Encourage higher education and knowledge-based job options
- Maintain diversity
- Develop sustainable economy
- Support local businesses
- Encourage importing outside businesses
- Community foster local business growth
- Encourage small business growth
- Create and foster network of local business materials and resources to support local
- Livable wages
- Encourage and promote local resource industries
- Promote concept of industrial ecology
- Support job training/technical skill building (particularly elderly, teens and disabled)
- Encourage each area to identify strength in economic contribution to region
- Create an economic platform for economic growth (infrastructure)
- Remove land use barriers to development within UGB

### **Growth Map Comments**

- Question that population growth expected is correct (number's too high) – therefore current UGB would/will suffice for future growth
- Change map to maintain 2003 UGB \*
- Change compact map where water resources are constrained.
- Remove Alvadore from Eugene 2050 UGB so that Alvadore can develop based on its own secure water source
- Adjust South UGB boundary to restrict UGB at 30<sup>th</sup> Ave (wastewater services constrain develop south of 30<sup>th</sup>) cost of providing services are burden to Eugene\*
- Remove wetland areas from existing UGB and move UGB to more developable amenable land areas available \*

### **Table #5 Notes**

Number of participants at table: 4

### **Three Most Important Regional Goals**

- Transportation
- Housing

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (26 points)
2. Satellite Communities Growth (22 points)
3. Rural Growth (18 points)

### **Actions to Protect Quality of Life**

## **Urban**

- Transportation:
  - More bridges over the river
  - BRT-only bridges should be considered
  - Look at TransPlan – project future needs
  - Freight movement is important
- Housing:
  - Tax breaks for incentives to densify
  - More low-income housing supply
  - Successful development examples of clustering
  - Model after student housing – dense, compact
- Preserve farmland \* (at what cost?)

## **Rural**

- Light-rail/high capacity transit
- No jobs where people live

## **Satellite**

- Light rail – higher capacity transit
- More park-and-ride lots
- BRT to Junction City, Oakridge, Cottage Grove, Veneta
- Small communities need to retain identity
- More compact development to attract services
- For community to be self-sufficient, they may have to grow more than they want

## **Zoning Map Comments**

- Adjust North UGB from Beacon Drive south to exist UGB (preserve farmland)
- Sever connection between Alvadore and Eugene (make Alvadore satellite community)
- Consider expanding UGB out Lorane Hwy.

## **Table #6 Notes**

No table 6

## **Table #7 Notes**

Number of participants at table: 6

## **Three Most Important Regional Goals**

- Land Use & Development
- Economy
- Transportation

- Environment

## **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (57 points)
2. Satellite Communities Growth (30 points)
3. Rural Growth (8 points)

## **Actions to Protect Quality of Life**

### **Land Use & Development**

- Provide jobs in communities where they live – industrial and commercial shovel ready sites are needed – infrastructure: water, sewer
- Not allow development on Class I soils (in or out of UGB) – exceptions would have to have mitigation responsibility/penalty
- Compatible uses should be adjacent
- Keep buffers around resource lands (includes ag lands)
- Keep zoning authority local – involve community in establishing zoning
- Integrate parks and greenways into urban plans – distribution is key
- Community defined “sustainability standards” to make sure rules and regulations are long-term and well defined

### **Economy**

- Support system for entrepreneurs (direction to funding, business planning assistance)
- Pooling of costs (health insurance, pension) liability
- Clusters of job development (e.g. organic food market) that have high paying jobs (other examples: arts and crafts, bikes, heavy industry that requires support services, elderly services, reuse and recycling)
- Infrastructure that is ready for clustered business development to move in (tech needs, office space) to maximize efficiency
- Coordinate approach to support development of cluster (specialized education / training opportunities, targeted location (where jobs will be)
- Make sure service jobs are well compensated – they help drive economy
- No tax breaks – companies should be self-sustaining
- Ethanol plant, a new manufacturing industry suited to future, cutting-edge energy policies
- Use University for research that supports new sustainable technologies
- Community subsidies for sustainable business research and development – loans and partnerships, too
- Healthcare for all to attract businesses

### **Transportation**

- Foster nodal development
- Telecommute

- Make mass transit preferable option (by being economical, double-tracking rail lines, connections between where people live and work)
- Establish system to loan underutilized vans with lifts (owned by private companies) to other non-profit groups
- Bullet train between Vancouver and LA/San Diego
- Expansion of BRT – better routes, fast is good
- Frequent bus line connections to central bus stations from neighborhoods
- Right of way purchase key

### **General**

- Everything must uniquely suit Eugene – some of the action ideas may not work given the size of Eugene, so they need to be reasonably modified
- Actions supporting quality of life must support all segments of society in achieving the vision (all segments must feel that they belong now and in the future).

### **Zoning Map Comments**

- Alternative to WEP – Roosevelt Blvd. – develop it along railroad tracks, Chamber Connector between 2<sup>nd</sup> and the river where area is already blighted
- High density residential development downtown
- Universal design of buildings that incorporates accessibility into design – seamless integration of accessibility and inclusion for all
- Redevelopment of rail yard – would allow for development residences that feature train access
- Hospitals on both sides of river
- All development should emphasize quality design so people are invested and proud of community
- Another access road from South Eugene to freeway (30<sup>th</sup> not sufficient in emergency)
- Support Metropolitan Goal 9 changes at DLCD (takes a more regional perspective)
- Complete beltline (Dillard, Lorane Hwy) if possible to get right of ways so the circle is complete as originally planned
- Develop Emerald Canal (Millrace, Amazon) to be a canal city and to enrich farmland at outskirts and support commercial development and flood control

### **Table #8 Notes**

None

### **Table #9 Notes**

Number of participants at table: 7

### **Three Most Important Regional Goals**

- Land Use & Development
- Transportation
- Environment

## **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (45 points)
2. Satellite Communities Growth (30 points)
3. Rural Growth (13 points)

## **Actions to Protect Quality of Life**

### **Land Use & Development**

- Increase assessed value on vacant/unimproved lands in incorporated areas
- In conjunction with increasing density, do it with good design standards to improve livability
- Implement standards that allow flexibility in mixed-use designs
- Protect watersheds
- Repeal Measure 37
- Do land-use planning in conjunction with transportation planning
- Make it more feasible for banks to lend on mixed-use development
- Implement SDC's to build schools
- Increase communication and education about land-use and development
- Preserve productive farm and forest land for productive economy

### **Transportation**

- Provide free bus service
- Revive rail system
- Increase frequency/routes of mass transit
- WEP is dead, let's look at other options for improving circulation in West Eugene
- Redistribute costs of transportation through other means than gas tax (i.e. tolls, other uses)
- Communicate and educate populace on how to walk through Eugene/walkability
- Enhance accessibility of biking/walking options
- Increase "bikeability" in north and west Eugene
- Enhance likelihood of off-ramp to Franklin Blvd.
- Increase tax on gasoline
- Plan for transportation projects that actually have a chance to be funded
- Enhance a transportation utility fee (TUF)
- Discourage needless trips and congestion
- More public transportation between outside communities and Eugene

### **Environment**

- Acquire more open space
- Protect rivers/riverfront from development with setbacks used for open space

- Work with outside communities to share or provide multiple use for wastewater facilities
- Implement new tree ordinance for heritage, habitat connectivity, etc.
- Implement heavy legislation to protect water/air quality
- Strengthen LRAPA
- Implement auto inspections on emissions
- Eliminate field burning in Lane County
- Reduce impervious surfaces and increase natural filtration
- Increase use of recycling facilities and make it easier to recycle, and create economy based on recycled products
- Provide economic incentives to owning hybrid vehicles, clean-burning, high-mileage vehicles
- Provide transportation to employment sectors, keep people working in own towns
- Communicate and educate new residents about environmental laws/regulation
- Increase dumping/pollution penalties
- Enhance access to Wetlands (bike trail entryways, etc.) for recreation/enjoyment

### **Economy**

- Devote more resources to support agriculture economy (i.e. sustainable economy related to marketing, processing farm economy and products)
- Diversify economy as much as possible to protect from failure
- Aggregate economies for efficiency

### **Education**

- Be politically active to increase state support for funding of U or O
- Do what's necessary to support funding for K-12
- Revisit alternative choice policy

### **Zoning Map Comments**

- Maintain UGB's where they are, unless communities want to be included \*\*\*
- No low density residential in Alvadore under current scenario \*
- Turn EWEB site into a park \*\*
- Buy university land next to EWEB \*\*
- Increase density in downtown core
- Increase vertical construction of both commercial and residential space
- Put railroad tracks underground
- Increase mixed-use/nodal development

### **Table #10 Notes**

Number of participants at table: 5

### **Three Most Important Regional Goals**

- Transportation
- Economy

## **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (43 points)
2. Satellite Communities Growth (26 points)
3. Rural Growth (8 points)

## **Actions to Protect Quality of Life**

### **Transportation**

- Integration of good hub system for transportation and hat links nodes/growth centers
- Link density of housing and commercial and jobs along the transportation service tines
- Transportation services serve/promote economy
- Encourage pedestrian use i.e. through mixed use center development
- Investment in transportation system with transportation options
- Need the will to make those expensive transportation infrastructure, i.e. taxes – Europe’s great transportation infrastructure and willingness to pay high prices for gas and maintaining high density growth centers that then attract services and retailers
- Time is the critical factor in choosing transportation methods – i.e. car, vs. bus vs. bike vs. pedestrian
- Spending too much time traveling is emotional-frustration

### **Economy**

- Stability is key
- People with the money make the decisions as to how the economy is built with a plan for economic growth that forestalls the reversal of the plan when its followed
- Need big, national employers yet Hyundai and other examples of the difficulty and public perception against the business affects whether or not other big employers come to the area
- Revive rail system
- Increase frequency/routes of mass transit
- WEP is dead, let’s look at other options for improving circulation in West Eugene
- Redistribute costs of transportation through other means than gas tax (i.e. tolls, other uses)
- Need a diverse economy i.e. loggers needing to transition to new jobs
- We will grow, but new jobs via big employers could just bring others to move here vs. local workers – strategy to support local businesses to expand and give siting assistance and more favorable tax structure for the expansion of local businesses. Don’t prevent outside businesses locating here, but don’t subsidize them

- Any government subsidies should be linked to locals being employed at the business
- Businesses need predictability – local rules are fine but they need to be clear and administered consistently
- Identify business expansion nodes and back it up with transportation infrastructure spending and investment
- Education backs up and helps the economy grow (literacy problem hampers our economy)
- Residency requirement for employment to be sure locals get jobs vs. immigration of others moving here for jobs \*\*
- Or stem the flow of immigration in other ways – to be sure locals get jobs and to prevent over-population problems

### **Land Use & Development**

- Prevent septic systems that pollute the environment
- Urban/rural conflicts i.e. denodation of environment for agriculture
- Contain and stop sprawl
- Education goal: ignorant people make lousy choices
- Prevent sprawl onto farm and forest land
- Like Europe, have open space between urban areas to maintain distinctions of urban areas

### **Zoning Map Comments**

- Major densification downtown Eugene-Springfield
- Scaled density spoking out into existing neighborhoods that has neighborhood scale and compatibility
- Redevelop brownfields
- Maintain current UGB's
- Redevelop under-utilized industrial/manufacturing areas
- Don't expand into LCC basin
- Support Glenwood development
- Support for Broadway through to Franklin Blvd. – Mixed use development with both intense commercial/jobs/housing i.e. Portland's Pearl district density
- Transitional densities in close proximity i.e. 1) taller buildings along transportation corridor, 2) then row housing, 3) then historic houses on larger lots i.e. Laurelhurst and Sellwood areas of Portland
- Support for development of railyards and trainsong and areas to the east and west of railyards
- Compact satellite development of Harrisburg since Coburg is hemmed in by Class 1 soils and Monaco Coach, Harrisburg needs to take on growth needs \*
- Crow Road UGB expansion for economic industrial/business park development
- Hwy 99 N UGB expansion along transportation corridor north

## **Table #11 Notes**

None

## **Table #12 Notes**

Number of participants at table: 3

### **Three Most Important Regional Goals**

- Land Use & Development
- Housing
- Transportation

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (25 points)
2. Satellite Communities Growth (17 points)
3. Rural Growth (3 points)

### **Actions to Protect Quality of Life**

#### **Land Use & Development**

- Emphasizing greater landscaping: emphasize native plants, no lawns
- Zone amount of industrial/commercial land consistent with economic goals/market needs
- Redevelop brownfields
- Promoting/encourage nodal development
- Protecting city identity
- Better interface of use: maintain compatibility

#### **Transportation**

- Transportation for seniors needed
- Get rid of cars \*\*
- Greater bus service
- Useable sidewalks
- Greater bike path use
- Reduce conflicts between bikes/cars
- Personal mobility \*

#### **Housing**

- Ensure affordability
- Smaller lots
- Flexibility in achieving densities
- Increasing choices in housing types
- Design standards: neighborhood compatibility; green housing; higher quality construction

- Standards to maintain housing stock at higher quality
- Commit to “No net loss” of land for housing when balancing other needs (i.e. natural resources)
- Redevelopment of low-density neighborhoods \*

### **Zoning Map Comments**

- Include Alvadore as last resort
- Greater opportunity for neighborhood commercial in R-1 neighborhoods

### **Table #14 Notes**

Number of participants at table: 5

### **Three Most Important Regional Goals**

- Housing
- Education
- Environment

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (25 points)
2. Satellite Communities Growth (17 points)
3. Rural Growth (6 points)

### **Actions to Protect Quality of Life**

#### **Housing**

- Implement for inclusionary zoning PUDs where appropriate
- Provide a greater variety of housing (multi-family)
- Require residential design standards (by neighborhood)
- Provide density with quality
- Provide amenities that increased density requires (parks, etc.)
- Reduce minimum lot sizes and maximum lot sizes \*
- Increase building heights downtown \*
- Maintenance standards for rental housing

#### **Environment**

- Repeal ban on inclusionary zoning
- Protect open spaces
- Pay attention to natural geographic boundaries
- Protect waterways and the regions around them
- Preserve and provide greenbelt and green corridor (at Metro and regional scale)
- Encourage higher density to preserve land
- Allow neighborhoods to choose how to achieve reasonably allocated density
- Support current UGB

- Stronger scientifically based planning
- Integrate Environment and education and public health
- Design a rural/urban interface

### **Education**

- Repeal Ballot Measure 5
- Develop a county-wide district as opposed to multiple political districts
- Fund education through corporate income taxes \*at least partially
- Transportation planning needs to address how kids get to school, including public transit
- Promote small neighborhood schools (250 – kids) as opposed to magnet schools
- Connect schools with their neighborhoods
- Coordinate social services through schools
- Promote schools as a center of neighborhood activity
- State and Federal institutions pay for services used
- Require city approval for UO development \*
- Strong preschool opportunities in every neighborhood
- Include SDCs for schools

### **Zoning Map Comments**

- Ideally keep current UGB (want to see scenario)
- Increase average heights downtown instead of expanding UGB
- Don't expand to include Goshen
- Redevelop railyard
- Absorb surface parking
- Uncertain about including Alvadore

### **Table #15 Notes**

Number of participants at table: 7

### **Three Most Important Regional Goals**

- Housing
- Education
- Environment

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (39 points)
2. Satellite Communities Growth (32 points)
3. Rural Growth (9 points)

### **Actions to Protect Quality of Life**

#### **Housing**

- Establish reasonable minimum density for region (6-8 unit/acre)
- Create opportunities for low-income housing/complexes
- Resolve issues related to contractor liability/insurance
- Encourage condo development for all income groups (include multi-family) and vertical housing
- Move to net zero energy loss for community/solar, geo-thermal
- Ensure child friendly design and disabled accessible
- Use landscape to create privacy at dense buildings/and openspace at building subdivisions
- Allow alley access parcels in Eugene again
- Encourage housing types for alternative mode users
- Evaluate viewsheds and significant sites

### **Education**

- Recognize the education cycles with the households
- Reform Oregon's tax structure to support schools
- Find opportunities to fund schools adequately and equitably
- Bring back the neighborhood schools so kids can walk/bike/socialize
- Concern for viability of the outlying schools and to avoid the loss of those "communities"
- Establish standards and fund to meet them
- Support denser designed schools/2-3 stories

### **Environment**

- Intelligently associate growth with our neighbors
- How can we support alternative travel
- Compact growth puts more strain on natural resource in UGB
- COE: continue to address Goal 5, parks, open space planning
- Encourage vertical housing that is appropriately located, while saving a green area
- Identify (soon) natural resources to protect across community
- Use density transfers to help protect environmental resources
- Understand context of natural resources in and out of UGB

### **Zoning Map Comments**

- Serve Alvadore for urban development but concerned about the corridor being used for strip development
- Sewage in Fern Ridge – bad
- South of the LCC basin is very beautiful, so sorry to see this acreage added to UGB
- Replace developments of LCC by increasing density in the core area
- Put a UGB around Goshen and make a linear connection to include in UGB
- Consider limiting commercial/office development to core areas, stop the random growth

## Table #16 Notes

Number of participants at table: 4

### Three Most Important Regional Goals

- Education
- Environment
- Housing
- Land Use & Development

Why these goals? Key to environment and social equity; this is the way to control growth and planning in Eugene

### Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (22 points)
2. Satellite Communities Growth (13 points)
3. Rural Growth (2 points)

### Actions to Protect Quality of Life

#### Land Use & Development

- We need greater land use and development/sustainability education
- Need to stop looking for a balance where environment is default, and begin to prioritize the environment
- We need to adopt the precautionary principle

#### Housing

- We are concerned about the bottom socio-economic half of our population – want to make sure they're housed
- Our economy in general depends on everyone being economically supported
- Social equity concerns
- Housing is a great way to make public policy work well in Eugene
- Need to do something about those ---Mc Mansions
- Need a more progressive tax-policy for housing
- Also need a progressive income tax
- Need progressive systems Development Charges (SDC's)
- We need economic incentives to increase (high quality) density within Eugene
- Need to reconsider subsidies to ensure that they align with our growth priorities
- Need tighter regulation on new development (vs. infill) (size/design/density)

#### Environment

- Resources are finite, and environments protection is essential to our quality of life
- Viable mass transit

- Reduce transit needs/pressures

## **Zoning Map Comments**

- Reduce UGB
- Don't annex Alvadore
- Revise standards for 20-year supply of land
- Don't increase UGB around wetland confluence of McKenzie/Willamette
- Protect Ridgeline area – make similar to Portland's Washington Park
- No low-density housing in LCC basin (min and max density) small lots (like 24<sup>th</sup> and Agate)
- Need more open space/public utilities – especially neighborhood parks

## **Table #17 Notes**

Number of participants at table: 6

## **Three Most Important Regional Goals**

- Transportation
- Environment
- Education

## **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (39 points)
2. Satellite Communities Growth (26 points)
3. Rural Growth (13 points)

## **Actions to Protect Quality of Life**

### **Transportation**

- Carbon tax
- Moratorium on highways \*\*
- Utilize rail and provide mass transit between outlying communities
- Direct highway funds to Amtrak high speed
- Increase density in downtown Eugene with 20-30 story condos, but make sure older people have option to live on lower stories
- Finishing Beltline and around to Goshen \*\*\*\*
- Disaster planning so people can get out of high density when they need to
- Localize food production
- Funding for public transportation

### **Education**

- Eliminated unfunded Federal mandate
- Peak oil makes this process moot
- Ensure schools get stable and adequate funding

- More aggressive Head Start programs before kids start school/to better prepare children for life
- Create early development programs for children that get off track
- Encourage creation of jobs that are compatible with raising children

### **Environment**

- Restore and mitigate natural areas
- Discourage use of pesticides/eliminate pesticides used on lawns
- Eliminate dioxins
- Establish a Henry George land tax so that speculation of land ends \*
- Protect wetlands and water supply
- Cooperate with upstream communities to protect water supply
- Develop way to ration oil to use what's left wisely
- Develop aggressive alternatives to field burning
- Create carbon tax
- Need to look at impacts from climate change and water
- Stop pollution from drifting over Eugene by various means
- 100% recycling and non-toxic material
- Reduce urban footprint for food and energy by protecting soil within UGB
- Invest in jobs that are useful after cheap oil
- Address root problems in addition to filter water in west end of Amazon to stop dumping in Fern ridge and rivers and streams from Fern Ridge leading to ocean
- Require tertiary sewage treatment (higher standards)
- Educate people toward responsibility of stewardship
- Promote/provide incentives for energy-efficiency in development and lifestyles
- Conserve and stop contamination of water (waterless toilets)

### **Zoning Map Comments**

- Convert parking lots to community gardens \*
- No UGB expansion \* Don't expand UGB onto land with Class ½ soil
- "Necking out" seems to be a contradiction of UGB
- Corridor for animals/wildlife
- Provide links between green space
- Only expand UGB to south – not east, north or into farmland \*\*
- Develop up rather than out in existing areas
- Increase number of low-density employment areas
- Recalculate floodway to consider damn-breakage
- Factor in ways to address earthquakes (on the map) \*

### **Table #18 Notes**

Number of participants at table: 7

### **Three Most Important Regional Goals**

- Land Use & Development
- Transportation
- Education
- Environment

## **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (63 points)
2. Satellite Communities Growth (37 points)
3. Rural Growth (9 points)

## **Actions to Protect Quality of Life**

### **Environment**

- Protect goal 5 resources (inc. waterways)
- Protect all resource lands and forest, farm, habitat...
- Protect green spaces inside urban environment (inc. Willamette greenway)
- Decrease pollution (air, water, soil)
- Strengthen LRAPA and budget enforce violation
- Trees, urban canopy
- Invest in alternative transportation modes
- Establish minimum environmental benchmarks
- Permanent sustainability commission
- Clean up Willamette River water quality

### **Land Use and Development**

- Denser zoning in appropriate areas
- Reduce amount of general commercial zone – discourage “big box”, encourage neighborhood scale/mixed use scale commercial
- Urban villages (nodal, not mixed use)
- Use design standards (maybe with public input) for higher density
- Neighborhood planning for inc. density
- Avoid development on prime ag soils
- Encourage alternative building modes (straw bales, less resource intensive)
- Promote walkability in neighborhoods e.g. MV centers, shopping/near homes, employment
- Selective/strategic expansions of UGB: expand only to help protect important resources or qualities inside UGB and resource lands on outside
- 20-year supply of soil, water,...to balance 20-year buildable land supplies
- UGB expansions: 1) “tendrils” expansions to avoid imp. Resources, 2) in block expansions, first identify and save resources before development
- Development should pay all costs
- Incentives for compact, dense development
- All infill needs design review, compatibility process for review

Note: description in flyer says air and water quality impacts limited largely to impacted areas. Table 18 says “air and water impacts are not well confined to local area that is source of pollution.”

### **Zoning Map Comments**

- Less/no expansion on prime ag (Class 1 and 2) north of Santa Clara
- Less large tract UGB/annexation (e.g. LCC basin)
- More “tendrils” connecting urban villages, leaving other land as rural
- Do not annex Alvadore, Goshen (leave autonomy) if smaller towns are unwilling to be annexed
- Secure/complete Ridgeline trail before UGB expansions, development overtakes

### **Table #19 Notes**

Number of participants at table: 5

### **Three Most Important Regional Goals**

- Land Use & Development
- Environment
- Education

### **Alternative Growth Scenario Ratings at Table**

1. Compact Urban Growth (40 points)
2. Satellite Communities Growth (18 points)
3. Rural Growth (4 points)

### **Actions to Protect Quality of Life**

#### **Land Use & Development**

- Alvadore, Goshen, Pleasant Hill do not become part of Eugene because farm land (esp. food)
- Increase if they grew (pop) grow in dense development pattern
- Zoning provides for more urban agriculture; esp. compared to industrial/commercial
- Maintain commitment to open space: number of small dispersed parks so everyone is close to a park
- More pedestrian-friendly areas and less chain stores
- Environment and energy design standard, ex. Passive solar/solar access
- Fin. Incentives to do “right thing”: disincentives for “wrong thing”
- Actively empower/encourage neighborhood organization to partner with city in redevelopment of neighborhoods ex. Help inventory assets of neighborhood
- No paving on Class I soil or wetlands
- Mixed use especially offer more security for businesses
- Sidewalk installed by property owners and maintained

- Plan as if gasoline is \$10/gallon
- Prioritize local food production
- Land use and environment decisions based on full cost accounting, not based on subsidies
- Increase including SDC charges and include parks as part of services/infrastructure
- Growth scenario predicated on actual cost of energy
- Don't make auto transport the priority. Make it a priority to stop making auto transport a priority
- Brownfields and parking lots redeveloped before any other lands

### **Transportation**

- Veneta, Cottage Grove, Florence trolley
- LTD board should be elected
- Add bike paths/pedestrian pathways as standard feature to maps

### **Environment**

- Emissions control (car inspections, ex.): rectory red. Emissions
- Inventory of current emissions
- City policy to provide incentives to property owners (ex. Small grants) to remove pavement; onsite storm water detention including "green building" including esp. public building (tanks, cisterns)
- Encourage use of gray water systems legal for people to use for personal use
- Incentives/energy programs where people (business and personal) agree to not use big power appliances/equipment

### **Education**

- Change and increase funding mechanism
- Include land use, environment, up to date info in curriculum
- Curriculum includes conflict resolution – Finland; and Brazil (city Qurcutava)
- Attractive commercial services program/opportunities to everyone
- Asset inventory of education and volunteer opportunities
- Make sure public transportation makes it easy for students to attend school of choice

### **Zoning Map Comments**

- Don't include Alvadore in UGB
- Remove WEP
- Back development away from river "Katrina, Rita"
- Hospital in downtown Eugene
- Ensure percentage of downtown housing is affordable