

W.9.a.

SUPPLEMENTAL AGENDA COVER MEMO

DATE: April 21, 2003, Date of Memo
March 18, First Reading/Work Session
April 9, 2003, Second Reading/Public Hearing
April 30, 2003, Third Reading/Action

TO: LANE COUNTY BOARD OF COMMISSIONERS

FROM: Public Works Department/Land Management Division

PRESENTED BY: Alissa Hansen and Jan Childs, City of Eugene Planning Division

AGENDA ITEM TITLE: **ORDINANCE NO. PA 1187 – IN THE MATTER OF AMENDING THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN DIAGRAM FOR PROPERTY WITHIN THE LOWER RIVER ROAD NODAL DEVELOPMENT AREA, WITH CONCURRENT AUTOMATIC AMENDMENT TO THE RIVER ROAD-SANTA CLARA URBAN FACILITIES PLAN LAND USE DIAGRAM; AND ADOPTING A SEVERABILITY CLAUSE.**

I. MOTION:

MOVE APPROVAL OF ORDINANCE NO. PA 1187 AS PRESENTED

II. ISSUE:

The City of Eugene has proposed amendments to the Metro Plan diagram, with concurrent automatic amendment of the River Road-Santa Clara Urban Facilities Plan land use diagram, to implement nodal development in the Lower River Road area. For these amendments to take effect for the unincorporated portion of the area, the Eugene City Council and Lane County Board of Commissioners must jointly adopt them. The proposed amendments have been reviewed by the Eugene and Lane County planning commissions, both of which unanimously recommended approval, and have been forwarded to the Eugene City Council and the Lane County Board of Commissioners for action. The Eugene City Council and the Lane County Board of Commissioners held a joint public hearing on the proposed amendments on April 9, 2003.

III. BACKGROUND:

Please refer to the Agenda Cover Memo dated March 10, 2003 for background on the proposed amendments.

The attachments to this Supplemental Agenda Cover Memo provide responses to elected officials questions regarding the proposed amendments, additional written testimony received at the public hearing and draft minutes of the April 9, 2003 joint public hearing.

IV. ATTACHMENTS:

- A. Staff Response to City Council Questions, with the following attachment:
 - 1. Portion of Tax Assessors Maps Showing River Road Right-of-Way and Adjacent Property West of the Right-of-Away
- B. Written testimony distributed at the April 9, 2003 Public Hearing:
 - 1. Rob Handy
 - 2. Becky Riley
 - 3. Julie Hume
- C. Draft Minutes of April 9, 2003 City Council and County Commissioners Joint Public Hearing



MEMORANDUM

Date: April 21, 2003

To: Eugene City Council
Lane County Board of Commissioners

From: Alissa Hansen and Jan Childs, Eugene Planning

Subject: STAFF RESPONSE TO ELECTED OFFICIALS QUESTIONS REGARDING
LOWER RIVER ROAD NODAL DEVELOPMENT AREA

At the April 9, 2003 public hearing of the Eugene City Council on an ordinance implementing nodal development for the Lower River Road area, the elected officials asked several of questions of staff. Most of the questions were answered at the meeting and the staff responses are included in the minutes of the meeting. Responses to the remaining questions are provided below.

Is there a way to address River Road as it goes through the node without having to expand the boundary of the node? Is there a way to address River Road in the context of the site-specific plan without expanding the boundary to include it?

Based on the testimony and elected officials comments and questions regarding the western boundary of the Lower River Road node, staff researched the annexation status of River Road and determined that a majority of the River Road right-of-way between the northern and southern boundary of the Lower River Road node is within the City limits. Some property between the original 60 foot right-of-way and the current 100 foot right-of-way is not annexed, however, since the City limits does not change as a result of the widening of the right-of-way. Attachment 1 provides portions of a series of four tax assessors maps showing the original 60 foot right-of-way, the current 100 foot right-of-way and the portion of the right-of-way within the City limits between the northern and southern boundary of the Lower River Road node.

Metro Plan designations and zones are not applied to property within rights-of-way. Therefore, it is not necessary to amend the ordinance to add the right-of-way within the incorporated city limits within the Lower River Road node boundary. The City Council could make the boundary change by motion, similar to other boundary changes made by the Council in February 2002. If the Council chooses to expand the boundary to include the incorporated right-of-way, staff will report that action to the Board of County Commissioners and ask if the Board wishes to make a parallel motion to expand the boundary to include the unincorporated right-of-way.

Expansion of the boundary could either occur now or as part of the development of a site-specific plan for the area. At the time a site-specific plan is developed, there could be community discussion both of including the entire right-of-way within the node and, possibly, including some property west of River Road within the specific plan area. Staff's only reluctance to recommend a boundary adjustment at this time is due to lack of discussion of a boundary adjustment during the earlier stages of this process. Since

the recommendation for a boundary adjustment came in public testimony from community members, this may not be a problem.

However, a boundary change is not necessary to allow capital improvements to increase connectivity between the eastern and western portions of River Road or to provide pedestrian amenities within the incorporated portion of the right-of-way. Such improvements could be programmed as part of the City's Capital Improvement Program.

What percentage of the 11.3 acres of commercial property within the node is vacant? Is there an optimal as opposed to maximum commercial to residential ratio in the node? How much would it increase for the site-specific area?

There are no vacant commercial properties within the city limits. There is one unincorporated parcel which is designated Low Density Residential and zoned C-1, Neighborhood Commercial that is 0.07 acres in size. This property represents 1% of the total vacant land within the Lower River Road area.

Regarding the ratio of commercial to residential property in the node, the adopted TransPlan did not establish such a ratio. The May 1999 Draft TransPlan defined and mapped three kinds of nodal development areas: Neighborhood Centers, Commercial Centers and Employment Centers. The definition of each type of node included percentages giving a range expected within each use category. For reference, the Lower River Road was classified as Neighborhood Center, which anticipated 5-20 percent commercial. Currently, 15% of the property within the node is designated Commercial on the Metro Plan diagram.

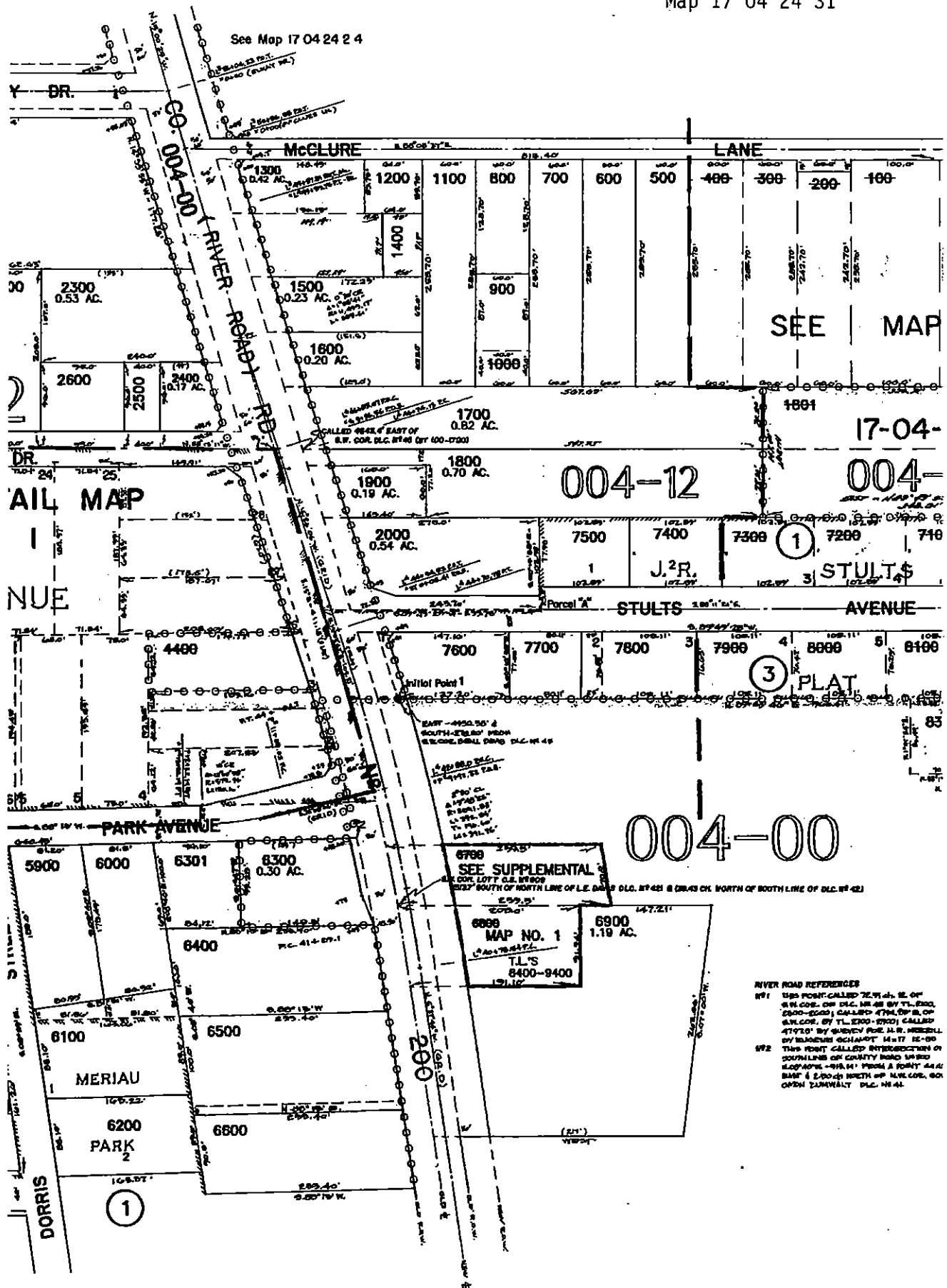
The Eugene, Springfield and Lane County elected officials reviewed this detailed definition and decided that it was too prescriptive given the variety of nodes being considered. There was no agreement that certain percentages of uses were optimal. Rather, the elected officials wanted all nodes to include a residential component and wanted all nodes to be guided by a single set of principles, the "fundamental characteristics" listed in the adopted TransPlan and associated Metro Plan amendments. For this current process, which does not change the underlying Metro Plan designations or base zones of the property, there is no opportunity to adjust the existing ratio of commercial and residential property. That would be evaluated during a site-specific planning process.

If you have questions, please call Alissa Hansen at 682-5508 or Jan Childs at 682-5208.

Attachment:

1. Portions of Tax Assessors Maps Showing River Road Right-of-Way and Adjacent Property to the West of the Right-of-Way
 - Map 17 04 24 31
 - Map 17 04 24 34
 - Map 17 04 25 21
 - Map 17 04 25 24

Map 17 04 24 31



S.W.1/4 Sec. 24 T.17S. R.4W. W.M.

LANE COUNTY

1" = 100'

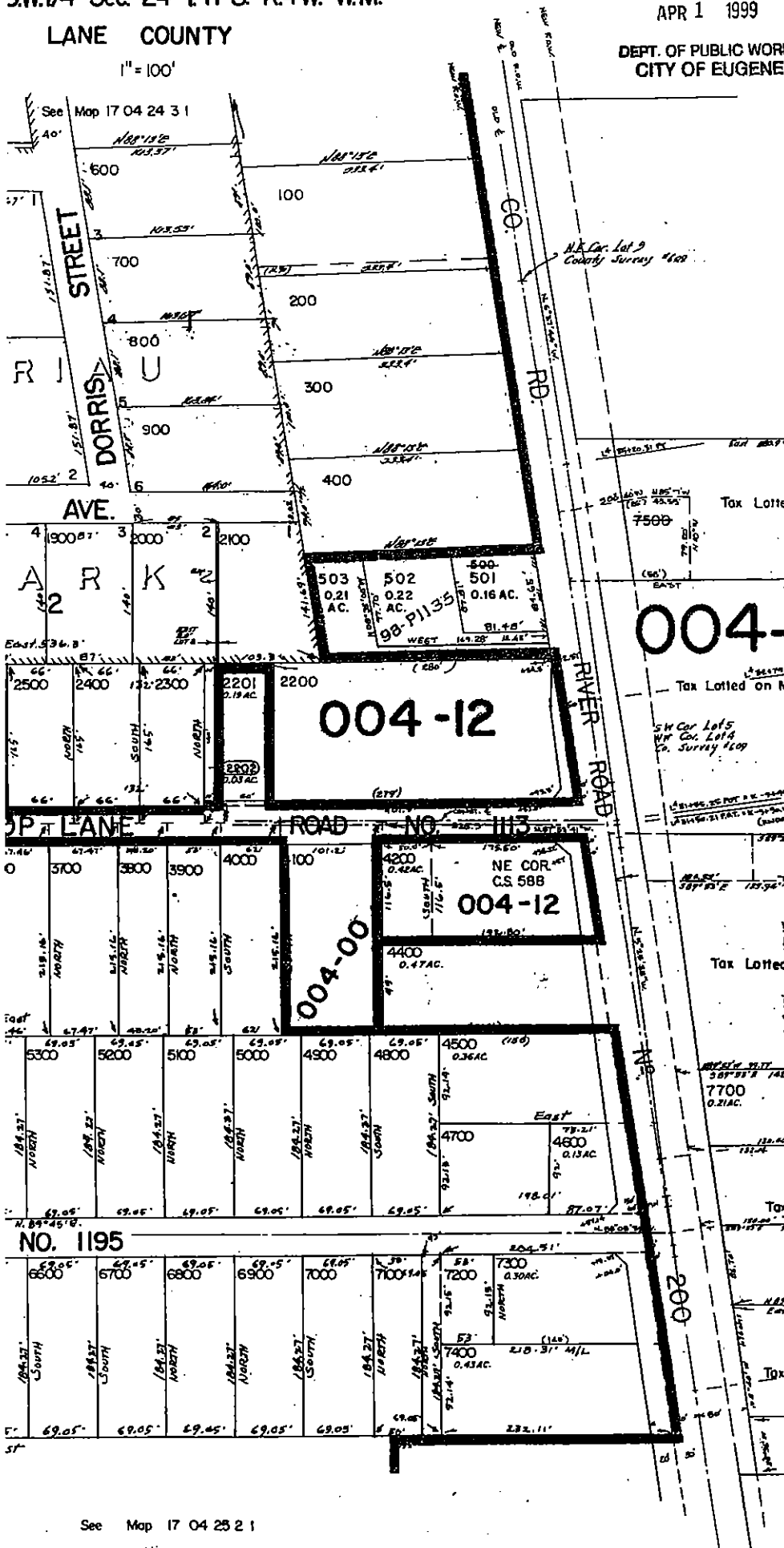
APR 1 1999

DEPT. OF PUBLIC WORKS
CITY OF EUGENE

17 04 24 3 4

9-8-93 ADJUST
CODE NO. 72 4400
3-9-94
2nd 2nd 104-05
1st 2nd 104-03
3 8:06
- 4/97
CODES
4-13-98 Codes

CANCELLED
1500
3000
3001
7500
500



Tax Lotted on Map 17-04-24-4

004-00

Tax Lotted on Map 17-04-24-4

SW Cor. Lot 5
NW Cor. Lot 4
Co. Survey 1209

17 04 24
Map

Tax Lotted on Map 17-04-24-4

7700
0.21 AC.

Tax Lotted on Map 17-04-24-4

Tax Lotted on Map 17-04-24-4

Tax Lotted on Map 17-04-24-4

1/4 Cor.

See Map 17 04 25 2 1

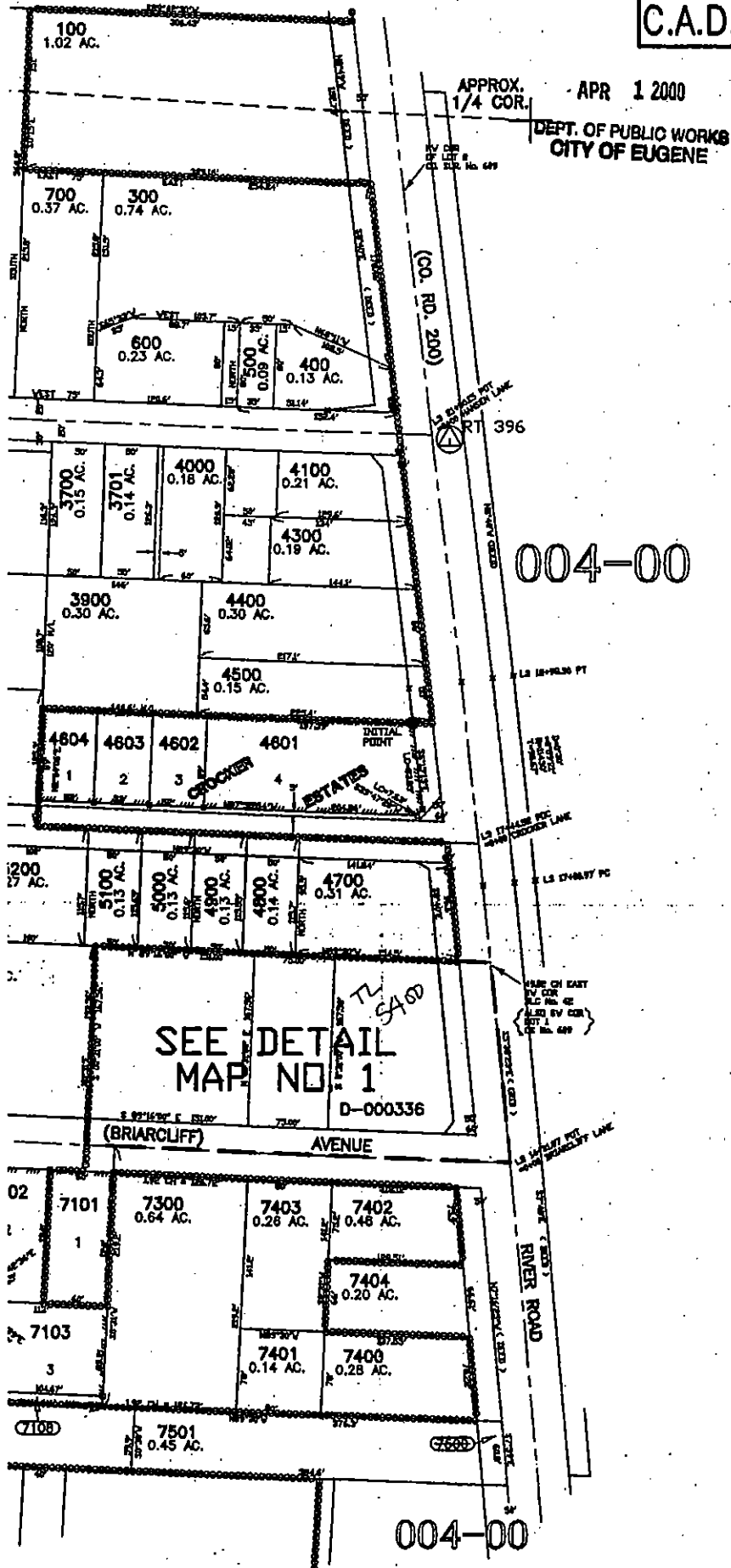
W.M.

DATE	REVISION	EMPLOYEE
2/27/77	REV. 1. 7500 B.A. 7500	LCAT472
2/27/77	REV. 2. 5400 B.A. 5400	LCAT481
2/27/77	REV. 3. 7400 B.A. 7400	LCAT472

17 04 25 21
EUGENE

C.A.D. SYS.

4 34



SEE MAP 17 04 25 12

S. R.4W. W.M.

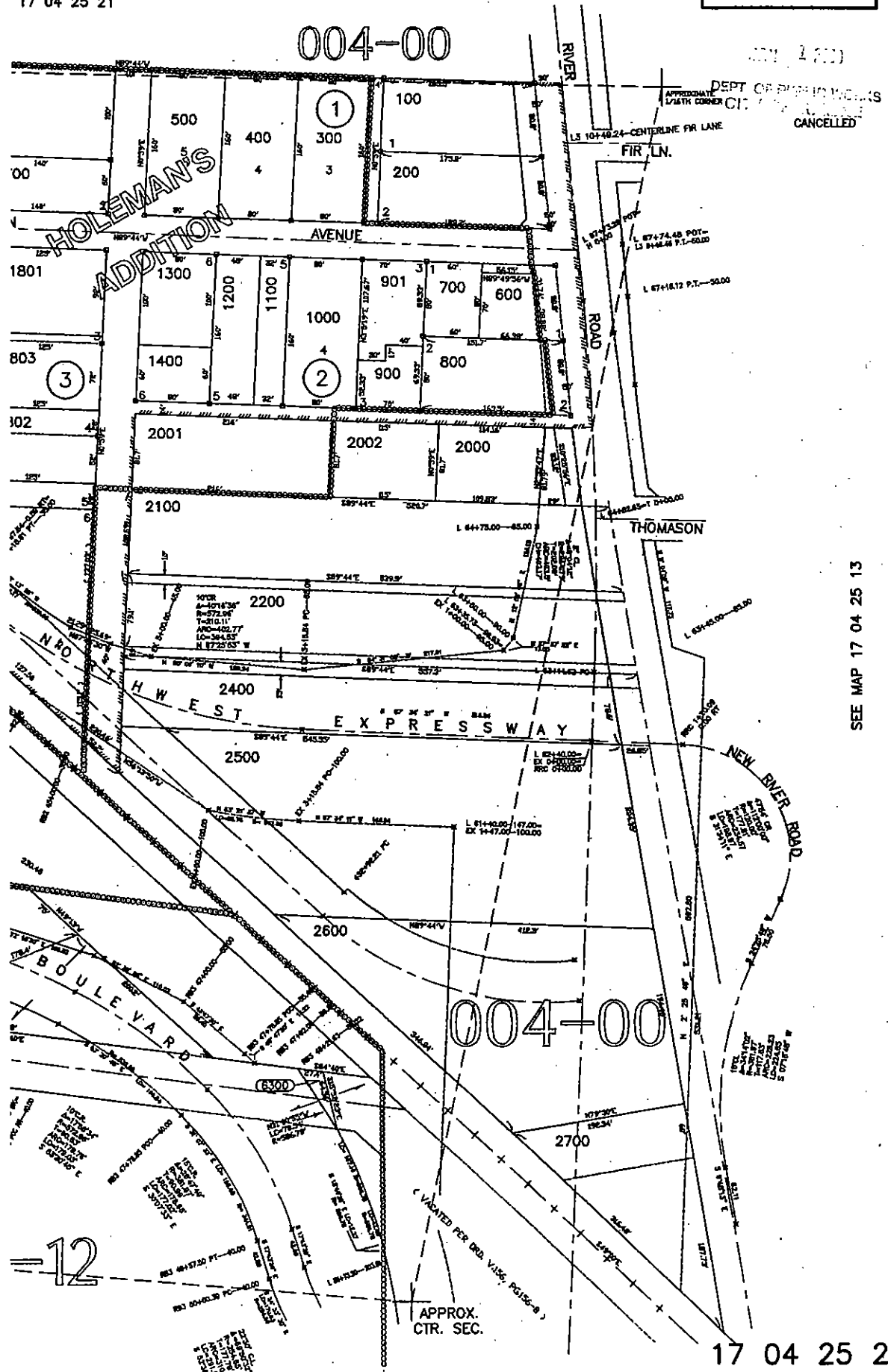
17 04 25 24

EUGENE

C.A.D. SYS.

DATE	REVISION	EMPLOYEE
5/2/78	REV MAP ON CAD SYSTEM	
12/9/74	REV. MAP ON CAD	
5/18/74	CHG	
12/21/73	ADD LOT 10'S FOR BOULT'S HORNWALL PLAT	LEAT479

17 04 25 21



April 9, 2003

To: Elected Officials

Re: Lower River Road Nodal Development

Commissioners and Councilors:

I urge you to support the node at lower River Road. River Road residents look for tangible policies from decision makers that will benefit the taxpayers in the mix of County and City properties within this area of the UGB.

We want to see nodal development done well. Citizens are primed to work on developing a site specific plan that will implement neighborhood values, preserve public parklands, and reduce reliance on the automobile by creating more transportation options.

Supporting this node is a significant step towards reestablishing trust between taxpaying citizens and decision makers. A site specific plan built with extensive community involvement will craft the success of this node.

In addition to a site specific plan for this node, it is time to update Refinement Plans for the River Road and Santa Clara communities. Some may argue that there are other communities waiting to update their own neighborhood plans, that there are equity issues involved with budgeting scarce taxpayer funds.

Given the recent history of distrust among River Road and Santa Clara citizens stemming from poorly conceived government policies, I believe it is in the best interests of the whole metro area to prioritize policy and funding decisions for these neighborhoods.

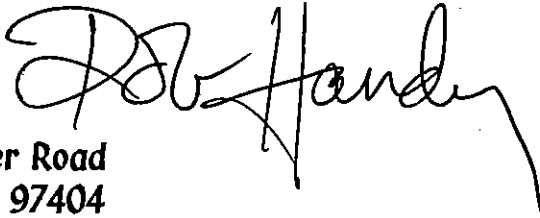
It will take some time and work to heal the rifts in trust levels. Rather than ignoring these rifts, and allowing these wounds to fester, I urge decision makers to work in a proactive and preventative manner to reach out to these taxpaying neighborhoods and let them know their voices matter to government.

I urge you to put Lower River Road next in line for funding of site specific

plans after the Chase and Royal nodes. I urge you to find a way to fund a Comprehensive Land Use Plan and/ or update of the River Road and Santa Clara Urban Facilities Plan. I ask you to begin reinvestment in these neighborhoods by supporting implementation of the node at Lower River Road.

Thank you,

**Rob Handy
455 1/2 River Road
Eugene, OR. 97404**

A handwritten signature in black ink, appearing to read "Rob Handy". The signature is stylized with a large, looped "R" and a long, sweeping underline that extends to the right.

ON: 4/9/03 Lower River RoadFILE NO: MA 02-8 + E 02-11 April 9, 2003

**Comments to Eugene City Council and Lane County Board of Commissioners
re: Lower River Road Nodal Development Area**

My name is Becky Riley. I have been a homeowner and resident of the River Road area since 1990. I reside at 202 Hawthorne Ave., just a few blocks outside the boundary of the proposed Lower River Road nodal development area. I have also been involved for more than five years in the planning for and restoration of Razor Park, which lies entirely within the boundary of the proposed area. I am also a newly-elected board member of the River Road Community Organization, though I am here tonight speaking for myself, not for the community organization.

Support Lower River Road Nodal Development Area: I urge you to support the proposed amendments to the Metro Plan and the River Road - Santa Clara Urban Facilities Plan as needed to designate lower River Road as a Nodal Development Area. I believe that the proposed amendments are compatible with statewide planning goals. More importantly, I believe that nodal development overlay zoning will be very beneficial for our neighborhood.

Speaking in part to my neighbors, I say that I know that anything that seems to promote development, especially higher density development, sounds scary. But I also know that higher density development is coming to our neighborhood and other neighborhoods throughout the Eugene-Springfield area, whether we like it or not. Our population continues to increase, and I think we all recognize the value of retaining our strong land use planning system and Urban Growth Boundary (UGB) to protect our agricultural and forest lands from sprawl.

One way we can ensure that the development that is coming contributes to a more attractive and functional neighborhood, is to plan for it. The point of ND overlay zoning is to help ensure that any development that does occur contributes to the livability of our neighborhood, helps reduce traffic impacts, improves services, increases pedestrian-friendliness, and enhances our neighborhood identity and character. Surely these are things that we all want.

Support Comprehensive Planning (with Public Involvement) for River Road Node: Nodal development overlay zoning really is just a very small nudge in the direction of planning for a better neighborhood. Frankly, I'd like to see much more – a real comprehensive plan for the area, and strengthened zoning and incentives to help make it happen. In recent years, there has been a groundswell of interest in local planning and land use issues in this neighborhood. I believe that many area residents would welcome a coordinated public planning process to promote the development of a more attractive and functional neighborhood center, similar to the process that has been done for the nodes at Royal and Chase Gardens. However, it is crucial that there be opportunities for significant and meaningful public involvement if the community is to support this process.

Expand the Lower River Road Node to Include Properties West of River Road, Including Lands Within County Jurisdiction: Whether it is called the "main street" development pattern or the "central boulevard", urban planners emphasize the importance and advantages of a central roadway through a node, not on the periphery. River Road is our 'central boulevard', and I believe that a successful 'urban village' in our neighborhood needs to include River Road itself, as well as the many properties on the west side of it that are already zoned and developed for commercial and higher density residential uses.

However, the Lower River Road node as proposed before you today is restricted to the east side of River Road. Evidently this is because the road itself and many of the properties to the west of it do not lie within the city limits.

Actually, I believe there is a checkerboard of city and county jurisdiction along the west side of the road, and I'd like to see the City extend the boundary of this nodal development area to include the properties on the west side that ARE within the City's jurisdiction, especially those already designated for commercial or high density residential uses. I'd also like to see the county establish it's own ND overlay zone for properties within its jurisdiction along the west side of lower River Road. I believe this could be done if the county adopts Eugene's Land Use Code Update for lands within county jurisdiction that are also within the UGB -- a step that is also desirable for other reasons.

If this is not done, then I hope that county officials will at least work closely with city planners to find other ways to encourage or ensure that development along the west side of lower River Road is compatible with the nodal development on the east side. On the west side, I'd also like to see special attention paid to improving the intersection of River Road and the Northwest Expressway so that it is a more attractive and pedestrian-friendly 'gateway' to our neighborhood, and also so that it provides a pedestrian linkage to the railroad corridor, which many in the community would like to see converted to park and recreation uses after it is vacated (and cleaned up!) by the railroad.

Improve Pedestrian-Friendliness of River Road: The widening of River Road to facilitate higher volumes of higher speed traffic had a serious detrimental impact on the cohesiveness and livability of our neighborhood. The road currently functions to divide our neighborhood, providing a daunting challenge to pedestrians and cyclists. It is also an alienating and unattractive scar on our landscape that people seek to avoid rather than migrate toward.

Pedestrian-friendliness is one of the essential characteristics of a "node." Also, most of population of the lower River Road area is on the west side of the road. Attractive and safer pedestrian crossings and a less harsh and unpleasant atmosphere along both sides of the roadway, will be essential to making our neighborhood more attractive and livable, and to ensuring the viability of a commercial center on the east side. An idea I'd like to see considered is installation of several at-grade pedestrian crossings between small, landscaped medians in the center turn lane.

Strengthen Greenway Protections: Though not directly relevant to the decision before you today, I urge you to actively work to enhance protections for land within the Willamette Greenway. Preserving the open space and natural values of the Greenway is very important to the quality of life in our neighborhood and the wider community, and will be more so as we "densify." Eugene's Greenway Protection ordinance is woefully weak and overdue for revision and strengthening. Future residents will thank us for our foresight in preserving our irreplaceable Greenway. And finally, please continue to reject any proposals to build a Valley River Bridge. This would be incredibly destructive of the Greenway, and incompatible with the attractive and pedestrian-friendly 'urban village' we want.

Thank you for consideration of these comments, including the possibility of expanding the western boundary of the proposed nodal development area to include River Road and some of the commercial properties along its west side. Otherwise, thank you for supporting the proposed plan amendments before you today.

Becky Riley
202 Hawthorne Ave. , e-mail: briley@efn.org, ph: 461-4281

April 9, 2003

RECEIVED IN PUBLIC HEARING
ON: 4/9/03 Lower River Road

FILE NO: MA 02-8

I live in a neighborhood, that has a pornographic bookstore, but no branch library. → Z02-11

I live in a neighborhood, where children must walk up to 1/4 of a mile in either direction just to reach a crosswalk so they can safely cross the street to the park.

I live in a neighborhood, where heritage trees were cut down so our road could be converted into a 5 lane highway that bisects the neighborhood into 2 distinct sections.

I live in a neighborhood, where our children must be taught about hypodermic syringes before they can participate in park cleanup events.

I live in a neighborhood, where some of our elderly residents were forced to sell their family homes because they couldn't to pay sewer hookup fees.

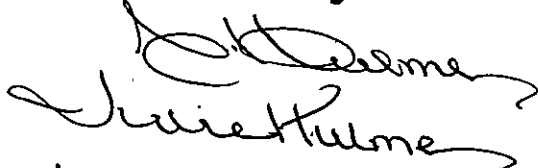
I live in a neighborhood, where toxic plumes of railroad chemicals flow under our homes and gardens.

I live in a neighborhood, where the recurring threat of a massive Valley Bridge continues to reincarnate itself with a new, improved name.

I live in the lower River Road neighborhood.

After 20 years of living in this neighborhood, I can't imagine leaving it. Despite the challenges, my neighborhood is a diverse and passionate group of concerned citizens who care deeply about their community. We are a group who use our hearts, hands, and heads to join together to make our neighborhood a better place.

I am here tonight to ask for your support in designating the lower River Road as a node. By supporting nodal development in our neighborhood, you can help us preserve our precious neighborhood and create a sustainable urban village that reflects our community values. Your decision directly influences our future - please make a wise choice and designate lower River Road as a node, which can serve as a model for other caring neighborhoods in Eugene. Designate, don't decimate our neighborhood. Thank you.


Julie Hulme
455 1/2 River Rd.
Eugene, OR 97404

**JOINT BOARD OF COMMISSIONERS'
EUGENE CITY COUNCIL MEETING**

April 9, 2003

6:00 p.m.

Eugene City Council Chambers

DRAFT

Commissioner Peter Sorenson presided with Commissioners Bill Dwyer, Bobby Green, Sr., Tom Lininger and Anna Morrison present. Recording Secretary Melissa Zimmer was also present.

Mayor James D. Torrey presided with Councilors Bonny Bettman, David Kelly, Scott Meisner, Gary Pape, George Polling, Jennifer Solomon and Betty Taylor present.

1. SECOND READING AND PUBLIC HEARING/Ordinance PA 1187/In the Matter of Amending the Eugene-Springfield Metropolitan Area General Plan Diagram for Property within the Lower River Road Nodal Development Area, With Concurrent Automatic Amendment to the River Road-Santa Clara Urban Facilities Plan Land Use Diagram; and Adopting a Severability Clause (NBA & PM 3/19/03).

Mayor Torrey opened the Public Hearing for the Eugene City Council.

Sorenson opened the Public Hearing for the Board of Commissioners.

Alissa Hanson, City of Eugene, explained this is an amendment to the Eugene Springfield Metropolitan Area General Plan Diagram to add the ND (nodal development symbol) to the entire River Road area. She added that along with this is an automatic amendment to the River Road-Santa Clara Urban Facilities Plan and the Whittaker Plan, land use diagrams to add the ND (nodal development symbol) to the entire Lower River Road area. She noted these plan amendments would not change the existing base land use designations. She said the City Council would be considering a concurrent zone change to add the ND (nodal development overlay zone) to the portion of the Lower River Road area that is within the Eugene City limits. She explained the zone change would not change the existing base zone of the parcels involved.

Hanson noted the criteria for evaluating the proposed Metro Plan amendments are from Section 9.73303 of the Eugene Code (page 5 of the council packet and page 3 of the Board Agenda Cover Memo). She said the criteria for evaluating the zone change is from Section 9.8855 of the Eugene Code on page 5 of the council packet.

Hanson stated this was the third nodal development area out of eight that will come before the City Council. She commented that it is the second of two that involves unincorporated property and requires involvement with the Lane County Board of Commissioners. She noted that both planning commissions unanimously recommended approval of these amendments. She stated the Lower River Road Nodal Development area is composed of approximately 73 acres of land and is located east of River Road

from one lot south of Stults Street to one lot south of Thomason Street on the west side of the Willamette River. She noted approximately 91% of the area is located within the city limits, with 5.5 acres or 9% located outside of the city limits but within the urban growth boundary.

Hanson said a key factor for including the Lower River Road site as a nodal development area is the existing mix of uses in the area that consists of low and medium density residential housing, commercial and park and open space uses. She commented the dominant use is parks and open space, with 30 out of 73 acres dedicated to parks, including Razor Park and a portion of Maurie Jacobs Park that are city owned parks.

Hanson noted there are two pockets of medium density residential housing. She said that existing low-density residential uses are along the southern half of the proposed node. She added commercial uses are concentrated in two areas along River Road. She said the reason for selecting this area for a node is the amount of vacant land available. She noted there is approximately 10.7 acres of vacant land out of a total of 73 acres. She stated that 93% of the people are within the city limits and 7% are within the unincorporated area. She noted the majority of the land is designated for medium density residential uses.

Hanson stated there were seven letters that had been submitted this week into the record regarding the proposed node.

Rob Handy, 455½ River Road, Eugene, commented that while attending the public hearings, he heard the citizens say they wanted to improve what they have before building new facilities. He added they wanted parklands protected along the Willamette Greenway and for a Valley River Bridge not to be built. He noted in one of the subcommittees at MPC, they worked on the alternate performance measures with Dwyer, Meisner and late counselor Hatfield. He added they came up with the alternative measures, part of which is nodal development. He stated in the policy subcommittee there was other details of TransPlan being worked out. He said it was a tricky issue of building trust when trust has been broken with forced sewer hook-ups and piecemeal annexation. He said they were left in a situation where the residents in the area wonder if they would have to go through the same experience that Bethel residents went through where there were trust issues. He suggested beginning by reinvesting scarce taxpayer money in existing taxpayer neighborhoods when those opportunities arise.

Julie Fisher, 778 Elm Dr., Eugene, stated she is a 15-year resident of River Road and is on the board of the Community Organization. She also co-chairs the Urban Services Committee. She thought nodal development was an innovative land use planning concept and it would serve the city well. She wondered what the future of the area would be. She noted the last planning document they had for the area was in 1986. She said since that time, Eugene had implemented new land use regulations and it had an impact on density and transportation. She stated the standards have an impact on their neighborhood because of all the vacant land. She commented that designating Lower River Road as a

node would help. She stated that patchwork annexation has caused challenges for them. She said some residents of River Road are likely to view nodal development as another top down regulation. She thought that nodal development should be part of a bigger vision for River Road developed by both the residents and the city working together. She asked the elected officials to consider a nodal designation as part of a bigger strategy to build trust between the residents and the city by directly addressing existing land use and planning problems. She stated after two years of work, the Urban Services Committee recommends that the city use excess sewer fund money to update the neighborhood plan and create a strategy for transitioning from a rural to an urban community. She said the city and county had both embraced the concept and the city staff had submitted a budget proposal to begin implementing their suggestion. She hoped the budget committee would support a budget for planning in River Road and Santa Clara that is sustainable, efficient and fulfills the major goals of the committee within five years.

Mara Wile, 1347 Dalton Dr, Eugene, stated she was a member of the River Road-Santa Clara Urban Services Community and a Board Member of the River Road Community Organization. She noted a majority of the community has no representation or voice in local government. She said in the process of working on this, she thought she was treated like a victim. She heard the same sentiment from others. She suggested working together to fix a bad situation. She added approving the Lower River Road Nodal Development is a good start. She added it was a rare opportunity to invest scarce tax dollars in not only their neighborhood but for the good of their future.

Becky Riley, 202 Hawthorne, stated she had been a resident of the River Road area since 1990. She lives outside the proposed lower River Road Nodal Development area. She had been involved in the planning and restoration of Razor Park that is in the proposed area. She urged the elected officials to support the proposed amendments to the Metro Plan and the Santa Clara River Road Urban Facilities Plan, as needed to designate the area as a nodal development area. She believed the proposed amendments are compatible with statewide planning goals. She also believed that the nodal development overlay zoning would be beneficial for their neighborhood. She said the nodal development is planning for a better neighborhood. She wanted to see a comprehensive plan for the area and strengthen zoning and incentives to make sure that it really happens. She noted in recent years there had been interest in neighborhood planning issues in the Lower River Road area round Razor Park and Valley River Bridge issues. She thought many residents would like to be involved in a real coordinated comprehensive planning process, similar to what occurred with Royal and the Chase Gardens nodes. She said that community involvement is essential to ensure there is long-term community support for this. She commented that the boundary of the node is only on the east side of River Road and doesn't include the road itself on the west side. She said everything she read about nodal development and neighborhood planning suggests that it is important to have a main street in the node. She hoped the County lands on the east side of the road get developed in such a way that it is compatible with the node.

Julie Hulme, 455½ River Road, Eugene, stated she had lived in the Lower River Road neighborhood for over 20 years. She said despite all the challenges they have, their neighborhood is an incredible community of diverse citizens where they solve problems together. She asked the elected officials for their support because their neighborhood had taken hard hits over the years. She said the elected officials could help them by endorsing them as a viable community that could be used as a model community in the Eugene area by designating them as a node. She said nodal development would benefit them as an urban village and revitalize the neighborhood. She hoped the elected officials would support them.

Nathanson asked staff how the boundary was chosen at the eastern edge of River Road Avenue. She noted there was a design principle for streetscapes, zoning and building design that calls for addressing both sides of a street so a boundary is an alley or midpoint of a block. She didn't know if this was appropriate in applying this type of zoning district.

Childs responded that in this case, there is some degree of concern when the city gets involved in planning activities. She said in developing the boundaries for this particular nodal development area, they thought of it as a way to make a first small positive impact, they focused on property that was already within the city limits of Eugene. They didn't want to go to the west of River Road at this time because it is an unincorporated area. She thought it would be preferable to start by doing a good job with a smaller area and look into the future for expansion.

Pape had the same concern. He didn't want to delay making this a node because of the jurisdictional boundaries. He asked if there was any problem in working with the County planning staff and moving this forward.

Childs responded they could not as part of this process change the boundary because people would need to be noticed and they would have to have another public hearing that would speak to the remaining area. She thought the first step would be to designate this portion of the area and rezone the city owned property. She added after people see that it does have a positive benefit, they could look at the possibility of expanding it in consultation with the River Road Community Organization and the residences and businesses.

Taylor commented the area had community spirit considering all the bad things that had happened to that area of the city. She agreed that there should not be a Valley River Bridge and thought that discussion had ended on that matter. She asked if there was a way to guarantee that they would not have the bridge.

Kelly stated that he did not want to delay applying the overlay, as it is a good interim step. He didn't want to lose the momentum and wanted to look at the community with the Board of Commissioners as they get to a site-specific plan, as both sides of the main

thoroughfare would reflect the nodal design principles.

Bettman echoed concerns about the boundary issue. She said when they look at the map of the node, it is notable that there is no internal street connectivity. She noted there is a small road that goes north south, but not through the whole node so that there is connectivity lacking. She noted the only corridor that connects the node from one end to the other is River Road and the pedestrian and bike path along the river. She said the corridors become important. She asked since River Road was in the jurisdiction of the City of Eugene, to make sure that it is pedestrian friendly and amenable to pedestrians who are using transit to be safe. She asked if there was a way to address River Road as it goes through the node without having to expand the boundary of the node.

Childs responded the question had not arisen before and she would find out the information.

Bettman wanted staff to find a way to address River Road in the context of the site-specific plan without expanding the boundary to include it. She said they wouldn't have to approach any other landowners and there are no complicating issues.

Childs considered it a question they would respond to and they would get back to the elected officials with the information.

Bettman asked what percentage of the 11.3 acres of commercial property was vacant. On other properties that are vacant land, she asked if there was an optimal as opposed to maximal commercial to residential ratio in the node. She also asked how much it would increase for the site-specific area.

Meisner concurred with the concerns about the road itself for the boundary both as a matter of pedestrian safety and access to the node, since there is no internal road connectivity. He noted there is great bike and pedestrian connectivity but pedestrian safety is a risk. He said for planning they need to examine the nature of uses along the west side as well. He wanted to include designing for the west side of River Road and additional pedestrian safety options.

Bettman asked what type of impact having a node in the greenway would be.

Childs responded that any intensification of use within the greenway would have to go through the Willamette Greenway review process including a public hearing and opportunity to evaluate the impacts. She noted since the nodal development overlay does not change the base zoning and does not allow an increase in either density or intensity of the use beyond that which is allowed in the current base zoning, it is unlikely that the impacts would be greater with the overlay zone than without it.

Bettman supported the ordinance, as it is consistent with the plan. She thought they were

headed in the right direction. She wanted to see what the site-specific plan looked like. She encouraged staff to work closely with the members of the community who are interested. She said they were fortunate that people were interested.

Jim Seaberry, 3294 Stark St., Santa Clara, commented he sees implementation of the Urban Services Study Committee done in a piecemeal manner. He recalled a county commissioner asked at a joint meeting for a public hearing on the River Road Santa Clara Urban Services Study Committee workbook and that was denied. He didn't think it was fair for this particular plan to move across River Road without going back and having a public hearing on the Urban Services Study Book itself.

There being no one else signed up to speak, Mayor Torrey closed the Public Hearing for the Eugene City Council. He announced the action on this ordinance would take place on Monday, April 28, 2003, during the 7:30 p.m. council meeting.

There being no one else signed up to speak, Sorenson closed the Public Hearing for the Lane County Board of Commissioners.

MOTION: to approve a Second Reading and Setting a Third Reading and Deliberation on Ordinance PA 1187 for April 30, 2003.

Morrison MOVED, Dwyer SECONDED.

VOTE: 5-0.

Mayor Torrey adjourned the meeting of the Eugene City Council at 6:40 p.m.

Sorenson adjourned the meeting of the Lane County Board of Commissioners at 6:40 p.m.

Melissa Zimmer
Recording Secretary