

## Agenda Item Summary

December 17, 2024

**To:** Lane County Planning Commission

**From:** Heather O'Donnell, Senior Planner  
Rebecca Gershow, Senior Planner  
Thea Evans, Senior GIS Analyst

**Subject:** Work Session: Urban Growth Strategies Update Featuring the Envision Eugene Comprehensive Plan and Land Use Map

### ISSUE STATEMENT

This work session provides an update to the Lane County Planning Commission on Urban Growth Strategies, with a focus on Phase II of the Envision Eugene Comprehensive Plan, including the Land Use Designation Map. No action is requested; however, staff welcomes questions.

### BACKGROUND

#### Urban Growth Strategies

In the beginning of 2024, Eugene initiated a multi-year effort to update its Urban Growth Boundary (UGB) through the Urban Growth Strategies (UGS) initiative. This collaborative project integrates state-mandated urban growth planning, equitable community engagement, and City Council-directed policy work. The initiative builds upon the [Envision Eugene Community Vision](#) to address Eugene's future needs for housing, jobs, and other urban uses. The goal is to identify the tools, actions, policies, and land required over the next 20 years to support housing and living-wage jobs.

Urban Growth Strategies includes three key phases:

- Identify the needs and priorities of community members **for housing, jobs, and access to community resources** in Eugene.
- Complete a **technical analysis of land needed** for jobs, housing, and other urban uses (such as parks, schools, and infrastructure).
- Integrate the results of community engagement and technical analysis to **develop and update the policies** guiding land use planning in Eugene. Policy updates will include, but are not limited to:
  - [Phase II of the Envision Eugene Comprehensive Plan](#)
  - [Parcel-Specific Land Use Designation Map](#)

The full suite of Urban Growth Strategies work is shown in the Project Timeline, in **Attachment A**.

While most of this work session will focus on the Comprehensive Plan and its Land Use Designation map, there are two additional project updates to highlight—new draft housing need numbers and Climate Friendly Areas. More information about both is provided in the October project update, in **Attachment B**.

### **New Draft Housing Need Numbers**

Part of Urban Growth Strategies involves implementing the new mandates outlined in the [Oregon Housing Needs Analysis](#) (OHNA), which was part of the 2023 legislative session. The OHNA provides a comprehensive framework for increasing housing production, affordability, and choice. According to the new draft OHNA numbers, Eugene must add more than **27,000 homes over the next 20 years**, with a focus on the first 10 years to address current unmet housing needs.

To meet these needs, Eugene will need to increase housing production by 70% annually over the next decade (averaging 1,600 new homes per year over the next 10 years) compared to the previous 10 years. The City must also focus on affordability, particularly for households earning less than 80% of the Area Median Income (AMI). The comprehensive OHNA housing need will be integrated within Eugene's ongoing urban growth planning work (i.e., Urban Growth Strategies), including a technical analysis of the land available for housing within the current urban growth boundary (UGB), land use efficiency measures, and the need for a UGB expansion.

As a part of Urban Growth Strategies, the City will adopt a new action plan, the Housing Production Strategy, that identifies and prioritizes new actions to address Eugene's housing needs.

### **Climate-Friendly Areas**

On November 13, 2024, the Eugene City Council unanimously directed staff to initiate the designation of Climate-Friendly Areas (CFAs) in central Eugene (known as [Option 1](#)). This approach would meet the minimum state requirements for CFA designation by including two areas of existing, contiguous properties with mixed-use and higher-density zoning in and around greater downtown Eugene, as well as the commercial center on Lower Coburg Road.

Following this direction, staff will prepare an adoption package to designate this land as a Climate-Friendly Area. The adoption package may include land use code amendments, plan amendments, zone changes, and the development of a land use designation overlay. Since Climate-Friendly Areas will be included in the Comprehensive Plan and shown on the Land Use Designation Map, a portion of the adoption package will follow a joint City/County land use adoption process, which must occur no later than December 31, 2026. Following adoption of the initial group of CFA designations, staff will monitor those areas designated as CFAs and may recommend designation of additional areas as a part of future urban growth planning.

### **Phase II of the Envision Eugene Comprehensive Plan**

The [Envision Eugene Comprehensive Plan](#) is the primary policy document guiding land use planning within Eugene's UGB. In 2017, Eugene adopted its first Eugene-specific urban growth boundary and the first phase of the Envision Eugene Comprehensive Plan with chapters on Economic Development, Transportation, Administration and Implementation, and the Urban Growth Boundary.

During the current phase, staff are continuing to develop policies that implement the vision outlined in [Envision Eugene](#) and are incorporating new community input. The updated plan will reflect new land use needs and implement priority actions identified through Urban Growth Strategies in the following new chapters:

- **Chapter 1. Community Engagement**
- **Chapter 2: Compact Development**

- **Chapter 4. Housing**
- **Chapter 5. Community Health**
- **Chapter 8: Public Facilities & Services (and Public Facilities Plan)**
- **Chapter 11: Land Use (and Land Use Designation Map)**

From January to September 2024, City staff engaged with over 800 people through 45 in-person events and three online activities. Engagement activities included a focus on housing needs, priorities, and policy outcomes, along with centers and climate friendly areas. For more information, the 2024 Engagement Summary can be found [here](#).

This engagement work is helping inform Comprehensive Plan goal and policy development, with an emphasis, so far, on the housing and compact development chapters. One highlight is developing a policy framework focused on future growth and investment around existing and future mixed-use centers, to increase access to essential goods and services for all community members.

Comprehensive Plan Chapters are all in draft form, at different levels of refinement. Draft goals for the six new chapters are included as **Attachment C**. At this work session, staff is interested in hearing the Planning Commission’s thoughts on the Draft Goals. *Is there anything missing? Are they broad enough to capture all necessary policies?*

Additional engagement activities focused around the draft goals and policies will take place through Spring 2025. Broader community engagement for Urban Growth Strategies will continue for the entirety of the project. City staff will focus on continued, intentional engagement with people from underserved community groups through an Equity Advisory Panel, focus groups, interviews, and a digital survey, as well as the continuation of many of the activities noted in the Engagement Summary.

For more information, see the Envision Eugene Comprehensive Plan Fact sheet, included as **Attachment D**.

### **Land Use Designation Map**

A key component of this phase of the Comprehensive Plan is the development of a [Land Use Designation Map](#), which will modernize and replace the **2004 Metro Plan Diagram** (included as **Attachment E**). This new interactive, searchable and zoomable digital map will provide a clearer, more detailed view of projected land uses within Eugene's urban growth boundary, supporting the City’s growth in population and jobs over the next 20 years.

Staff recently completed a draft version of the **Land Use Designation Map**, which can be viewed here: <https://arcg.is/1PvSW0>. The new map will provide a more detailed, property-specific breakdown of land use designations than the current **Metro Plan Diagram**. This new map will:

- Clarify land use designations for individual parcels.
- Streamline land use research and planning.
- Provide a useful tool for property owners, community members, and City staff.

This work is important for several reasons. First, the property-specific map will become a key component of the Land Use Chapter in the Envision Eugene Comprehensive Plan, moving it out of the regional plan (the Metro Plan) and streamlining and strengthening local planning and decision-

making. Second, by providing clear, accurate, and easily accessible information, the map will improve service and transparency to community members. This, in turn, will increase confidence in planning decisions and provide more clarity early in the land use process for property owners, developers and neighbors. Additionally, the Land Use Designation Map will serve as a critical tool in the buildable lands inventory, providing the foundation for the Housing Capacity Analysis needed to support future growth.

Staff have actively engaged with the public and key stakeholders in the development of the Land Use Designation Map. The map methodology has been presented to the Envision Eugene Technical Advisory Committee (EETAC) on April 4, 2024; the draft map was discussed at the UGS Public Open House on April 10, 2024; and the methodology and map was shared with the UGS Working Group for feedback on October 9, 2024. Additionally, over 5,600 postcards have been mailed to property owners whose properties have been clarified through research or who are adjacent to clarified properties. These outreach efforts are designed to advance broad awareness and transparency as the draft map progresses.

In addition, as part of the research component of this project, staff have begun tracking potential inconsistencies between land use designations and existing zoning. Understanding the extent of these potential inconsistencies will help the City prioritize efforts to resolve these instances, which can be barriers to development. Once the Land Use Designation Map is adopted, work can begin, as part of a subsequent phase, on rectifying potential inconsistencies between zoning and land use designations.

Joint City/County adoption of the Comprehensive Plan and the Land Use Designation Map is planned for 2026.

## **ATTACHMENTS**

- A. Urban Growth Strategies Project Timeline
- B. Urban Growth Strategies October 2024 Project Update
- C. Draft Chapter Goals for Phase II of the Envision Eugene Comprehensive Plan
- D. Comprehensive Plan Fact Sheet
- E. 2004 Metro Plan Diagram

## **FOR MORE INFORMATION**

Visit the project [webpages](#), or follow Urban Growth Strategies on [Engage Eugene](#). Staff contacts include:

### **Urban Growth Strategies**

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### **Comprehensive Plan Phase II**

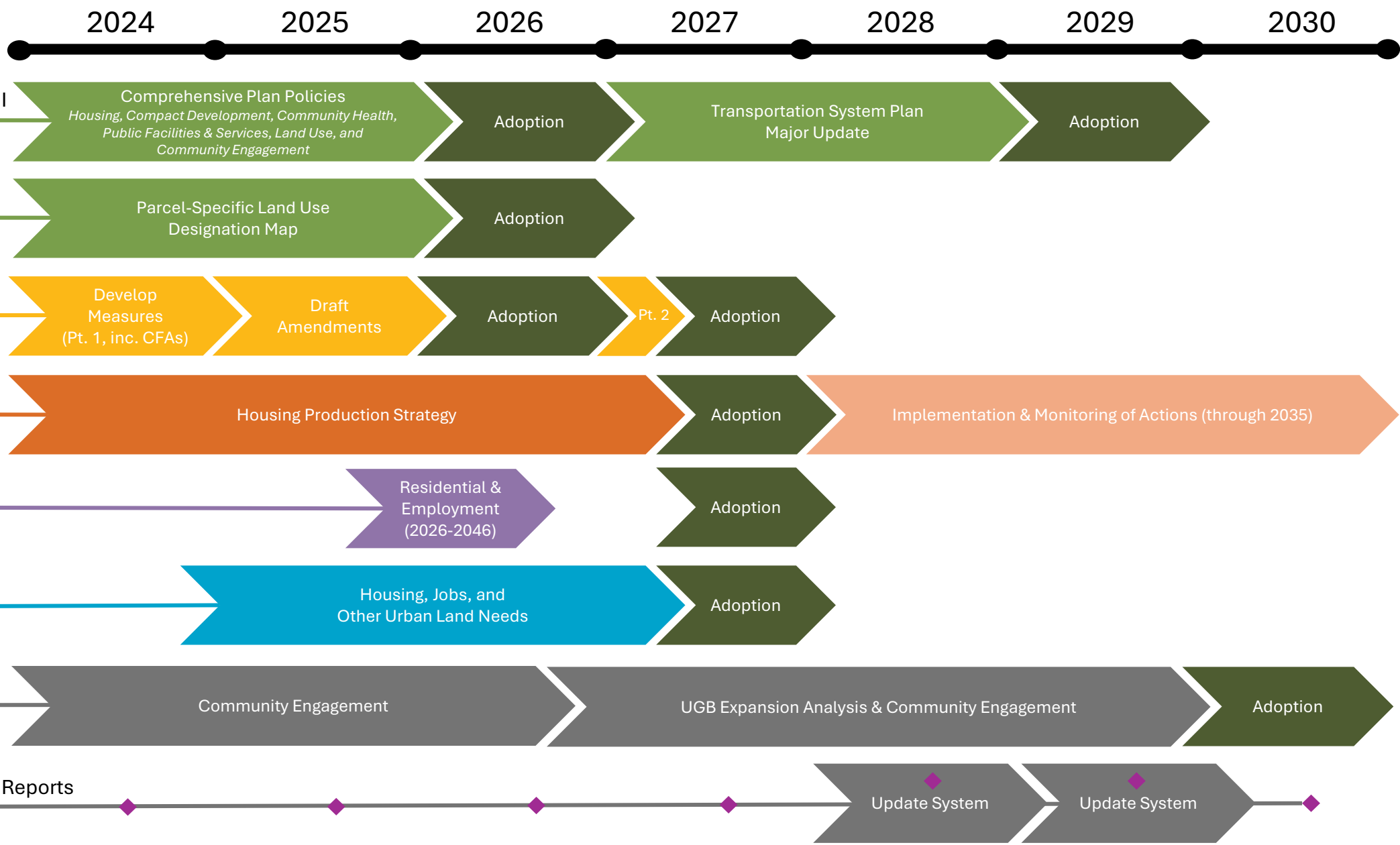
**Staff Contact:** Rebecca Gershow  
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### **Land Use Designation Map**

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## **Attachment A**

### **Project Timeline**





## October 2024 Project Update

In an ongoing effort to implement the [Envision Eugene Community Vision](#), Urban Growth Strategies is identifying the tools, actions, policies, and land needed for the next 20 years to support housing and living wage jobs. This City of Eugene led project is a collaborative effort that integrates state-required urban growth planning, equitable community engagement, and City Council-directed policy work.

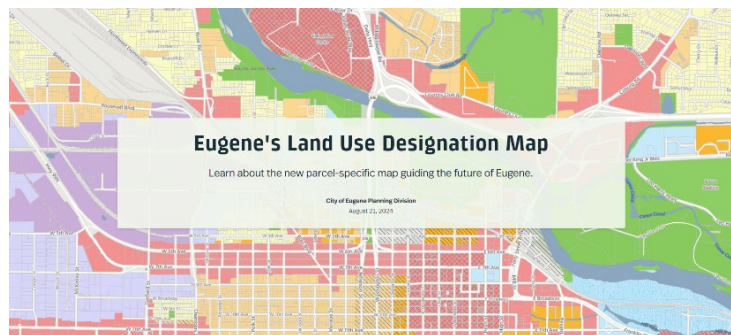
This regular update will provide relevant project information, milestones, and upcoming opportunities for engagement. The best way to stay involved is to follow the project on [Engage Eugene](#) and sign up for the [EUG Planning Newsletter](#) for monthly updates on Urban Growth Strategies and other relevant planning work.

For October 2024, project updates include:

- Draft Land Use Designation Map
- Climate-Friendly Areas Recommendation
- 2024 Community Engagement Summary
- Meeting Eugene's Housing Need
- Recent and Upcoming Public Meetings

### Check out the draft Land Use Designation Map

The City of Eugene Planning Division is thrilled to announce the creation of the new draft [Land Use Designation Map](#) (LUDM)! As part of the current phase of the Envision Eugene Comprehensive Plan, this innovative digital map will replace the 2004 Metro Plan Diagram, providing a clearer and more detailed view of land use within Eugene's urban growth boundary (UGB).



The Land Use Designation Map is designed to guide where and how land can be utilized over the next 20 years, supporting the community's growth in both population and jobs. With the help of modern mapping tools, the Land Use Designation Map will offer enhanced clarity for community members, property owners, and City staff alike.

## What is a Land Use Designation Map?

This map serves as a vital tool, outlining how land is planned to be utilized in the coming decades. It reflects Eugene's long-term vision, guiding important land use decisions that affect our community.

## What This Means for You

Rest assured, your current property's use and zoning will remain unchanged. The updates primarily consist of slight adjustments to align with property boundaries, aimed at clarifying land use designations. Staff have reviewed the Metro Plan Diagram, past land use decisions, and refinement plans to ensure the new map is accurate.

## Want to See the New Map?

We invite you to check out our project page at [Eugene-or.gov/LUDM](https://Eugene-or.gov/LUDM) and click on the button at the top to review the [Draft Land Use Designation Map](#).

If you still have questions or would like more information about the Land Use Designation Map project, please reach out to Zoli Gaudin-Dalton at 541-682-5416, Thea Evans at 541-682-6035, or email us at [LandUseMap@eugene-or.gov](mailto:LandUseMap@eugene-or.gov).

## Climate-Friendly Areas Recommendation



The [Envision Eugene Community Vision](#) calls for focusing future growth, particularly higher density housing, in and near mixed-use centers and along key corridors to increase access to essential goods and services for all residents. Mixed-use centers range in size and activity level, from downtown Eugene to smaller neighborhood centers. Centers will play a crucial role in reducing dependence on cars, lowering household transportation costs, and decreasing pollution by keeping goods and services close together and near housing.

[Climate-Friendly Areas](#) (CFA) are a type of center, directed by state administrative rules. They are intended to be areas where most people can meet their daily needs without relying on a car. CFAs are envisioned as mixed-use centers with high-density housing, jobs, and services, as well as great walking, biking, and transit infrastructure. After selecting areas to designate as CFAs, the City will:

- Change zoning and development regulations to allow for higher density, mixed-use development.
- Identify and prioritize improvements that make it easier and safer for people to walk, bike, and take transit.

- Implement strategies to avoid or minimize housing displacement, including preserving and increasing Affordable Housing.

[Staff proposed three options](#) for CFA designation, based on the results of the [2023 Climate-Friendly Areas Study, 2024 redevelopment analysis](#), and community engagement.

On [October 8, 2024](#), the Eugene Planning Commission made a recommendation to City Council on where to designate Climate-Friendly Areas, including greater downtown and the commercial areas around Lower Coburg Road, Santa Clara Station, South Willamette, and Valley River Center (known as Option 2). On November 13, 2024, the Eugene City Council will hold a work session and potentially take action to provide direction on where to designate Climate-Friendly Areas.

[Learn more about Climate-Friendly Areas here.](#)

## 2024 Community Engagement Summary

From January through September 2024, City staff **engaged with over 800 people through 45 in-person events and three online activities** on Urban Growth Strategies. This first phase of engagement was focused on housing needs and priorities and policy outcomes. Events ranged from a community wide open house to targeted listening sessions with members of underserved community groups.

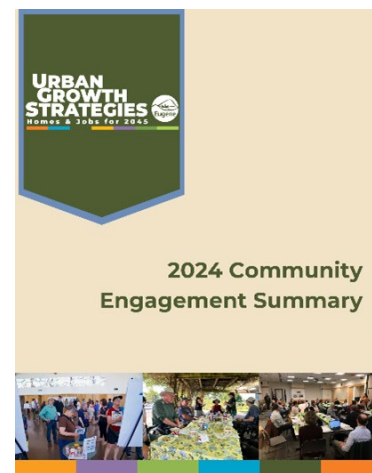
Read the [2024 Engagement Summary here](#).

From these events the following key themes emerged:

- **Housing affordability, availability, and choice:** High housing costs in Eugene are impacting many people who call Eugene home. Many members of the Eugene community have a difficult time finding housing they can afford, that has the qualities they are looking for, and in locations that are desirable.
- **Neighborhood qualities:** Many people in Eugene want to live in neighborhoods that have high-quality walking, biking, and transit infrastructure. They want neighborhoods that are welcoming and connected to grocery options and jobs, include trees, parks and open spaces, and include places for social interaction, like restaurants, cafes, and bars.
- **Housing discrimination:** Years of housing discrimination have inequitably impacted members of underserved community groups. Often lacking generational wealth and access to community amenities (like grocery options and high-quality pedestrian infrastructure), some members of underserved community groups expressed that they felt unsafe in their current housing due to poor housing conditions, experiences or fear of violence, unsafe transportation infrastructure, and housing discrimination.

***“No es accesible pagar el arriendo con el salario que tengo.” (Staff translation: It is not possible to pay rent with the wage that I receive.) - Lane Community College Event Participant***

Community engagement for Urban Growth Strategies will continue for the entirety of the project and is expected to continue for the next several years.



## Meeting Eugene’s Housing Need

Oregon cities are falling short on providing enough housing to meet our communities’ needs. In response, Governor Kotek and the legislature have advanced a series of priorities to increase housing production, affordability, and choice.

The [Oregon Housing Needs Analysis](#) (OHNA), part of the 2023 state legislative session, will fundamentally change how cities plan for housing. The OHNA uses a much more comprehensive approach to determining housing needs than previous state rules and emphasizes local government’s critical role in facilitating the production of more housing and achieving more fair and equitable housing outcomes.

**Eugene needs more than 27,000 homes over the next 20 years**, according to the latest results of the draft OHNA. To meet this need, *Eugene would need to produce about 1,600 homes each year for the next 10 years.*<sup>1</sup>

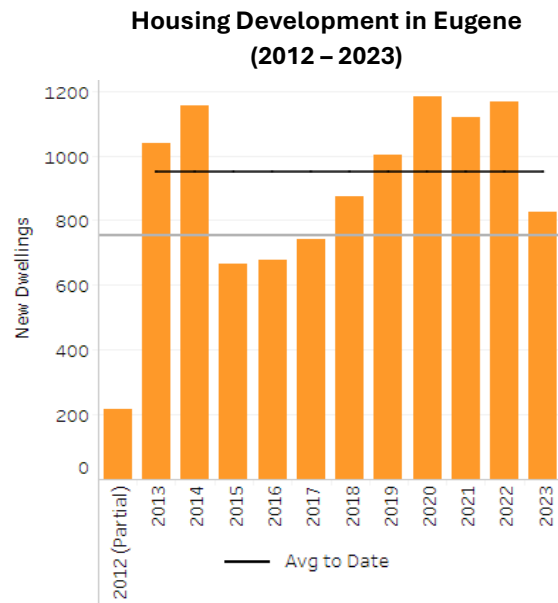
This housing need accounts for decades of underproduction of housing, people experiencing homelessness, population growth, changes to household composition based on shifting demographics and preferences, as well as the impact of second and vacation homes. In the past, cities only accounted for population growth using forecasts from Portland State University, in housing and urban growth planning.

### That’s a big number, but how does it compare to our current trends?

There are roughly 90,000 homes in Eugene’s urban growth boundary today, meaning **Eugene would need to add about 30% of its current housing stock in new homes over the next 20 years.**

Based on data from Eugene’s [Growth Monitoring Program](#), Eugene produced an average of about 950 net new homes per year over the last decade (see the chart to the right). Of those, about 100 homes each year were subsidized Affordable Housing serving households making less than 80% Area Median Income (AMI).

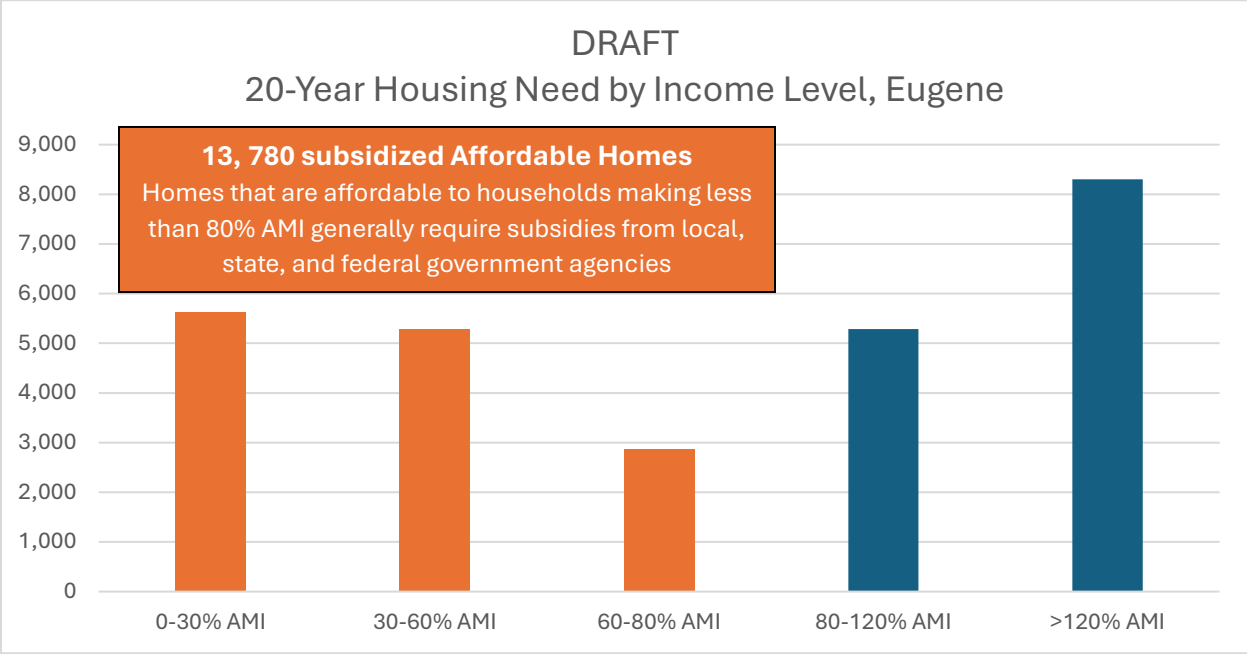
To meet Eugene’s true housing need and meaningfully address the local housing and homelessness crisis, the community will need to **produce 70% more homes annually for the next 10 years, compared to the last 10 years.**



Source: Growth Monitoring Data Dashboard

<sup>1</sup> The Oregon Housing Needs Analysis sets an annual housing production target for cities that is ‘front-loaded’ to the first 10 years. Eugene’s current housing need, including addressing the historic underproduction of housing and units for people experiencing homelessness, is divided across the first 10 years of the 20-year estimated need.

In addition to planning for a more comprehensive housing need, the OHNA requires cities to carefully consider affordability. The chart below allocates Eugene’s 27,000+ needed homes into five categories of affordability, based on AMI. To meet Eugene’s housing need for households with the lowest incomes, typically considered households making less than 80% AMI (or about \$67,000 annually), financial resources are needed to support **7 times as many subsidized Affordable Homes annually.**



**What can we do?**

The City of Eugene has worked diligently over the past decade to address our local housing crisis. The [2023-2026 Strategic Plan](#) identifies both stabilizing the cost of housing and mitigating the impacts of homelessness on unhoused individuals and the community as two urgent community needs. Eugene’s 2022 [Housing Implementation Pipeline](#), a 5-year City Council approved internal work plan, coordinates current and future City resources, goals, and priorities to address housing needs, from people experiencing homelessness to overall housing supply.

The City of Eugene will need to take a variety of actions to support housing production, affordability, and choice. These can include directly funding housing production, providing meaningful financial incentives, investing in infrastructure, reducing regulatory barriers, waiving or deferring development fees, providing information to property owners, and more. As a part of [Urban Growth Strategies](#), the City will adopt a new action plan, the **Housing Production Strategy**, that identifies and prioritizes new actions to address Eugene’s housing need. This housing need will be integrated within Eugene’s urban growth planning, including a technical analysis of the land available for housing within the current urban growth boundary (UGB) and the need for a UGB expansion.

## Recent Public Meetings

- **August 27, 2024 – Eugene Planning Commission:** [Climate-Friendly Areas Work Session](#)
- **September 11, 2024 – Eugene City Council:** [Climate-Friendly Areas Work Session](#)
- **October 8, 2024 – Eugene Planning Commission:** [Climate-Friendly Areas Recommendation; 2024 Engagement Summary](#)

## Upcoming Public Meetings

**Eugene City Council:** On November 13, 2024, the [Eugene City Council](#) will be asked to select their preferred option for areas to designate as Climate-Friendly Areas. [Find information on the meeting here.](#)

**Eugene Planning Commission:** On December 10, 2024, the Planning Division will provide an update to the [Eugene Planning Commission](#) on the Envision Eugene Comprehensive Plan Phase II, including the Land Use Designation Map. [Find information on the meeting here.](#)

**Lane County Planning Commission:** On December 17, 2024, the Planning Division will provide an update to the [Lane County Planning Commission](#) on the Envision Eugene Comprehensive Plan Phase II, including the Land Use Designation Map. [Find information on the meeting here.](#)

## For More Information

Visit the [project webpage](#), view the [project timeline](#), or follow the project on [Engage Eugene](#). Staff contacts include:

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# Draft Goals

## Purpose and Introduction

This document outlines the draft goals in the six new chapters of Phase II of the Envision Eugene Comprehensive Plan. Staff have been working with City subject matter experts and stakeholders and are looking to collect broader feedback on these goals. This document also includes explanations of the purpose of the goals and policies as well as goals from already adopted chapters, which are shaded light gray.

## Introduction

This section explains the intent of the goals and policies in the Envision Eugene Comprehensive Plans and is the language used in the currently adopted [Envision Eugene Comprehensive Plan Introduction](#) (page I-3):

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

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

*the policy. New land use plans and changes to the City's land use code and land use plans must be consistent with the policies in the Envision Eugene Comprehensive Plan.*

## Goals

This section contains the already adopted goals of the Comprehensive Plan, and DRAFT goals for Phase II, organized by chapter. The already adopted goals are shaded light gray.

### Chapter 1 - Community Engagement (DRAFT)

The City of Eugene's goals for community engagement are:

#### 1. **Equitable and Outcome-Oriented Community Engagement**

Plan, fund, and make available engagement opportunities across all phases of planning processes. Focus engagement efforts on planning with people from underserved community groups to inform and influence the development and outcomes of planning processes.

#### 2. **Accessible, Accountable, and Transparent Processes**

Design welcoming processes that communicate how engagement will inform decision making and clearly document feedback and outcomes. Design engagement opportunities that are universally accessible (in terms of time, location, language, etc.) to facilitate the sustained engagement of a representative cross-section of community members.

#### 3. **Foster Healthy Dialogue**

Maintain and build relationships with a broad network of community members and groups to foster healthy ongoing dialogue regarding community priorities and needs.

### Chapter 2 - Compact Development and Urban Design (DRAFT)

The City of Eugene's goals for compact development and urban design are:

#### 1. **Compact Urban Form**

Foster a compact urban development pattern that promotes efficient use of resources, facilitates equitable access to daily goods and services, and reduces Eugene's carbon emissions and environmental footprint.

#### 2. **Connected Corridors and Centers**

Concentrate future growth and development near key corridors and mixed-use centers to facilitate efficient transportation, housing options, economic development, and social connections.

### 3. Complete Neighborhoods

Increase opportunities for people to live in well-connected, walkable, safe and healthy neighborhoods with diverse housing options and access to food, parks, schools, jobs, and social spaces within an easy walking distance from home.

## Chapter 3 -Economic Development (ADOPTED)

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

### 1. Household Prosperity

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

### 2. Business Development

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

### 3. Community Vitality

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

## Chapter 4 - Housing: (DRAFT)

The City of Eugene’s goals for housing are:

### 1. Housing Production

Develop and facilitate tools that help increase the production of housing to create a supply that meets the needs of current and future residents.

### 2. Housing Affordability

Strive for a housing supply that is affordable to all community members, with particular focus on households earning less than or equal to 120 percent of the area median income.

### 3. Choice and Diversity

Strive for a housing supply that accommodates the diverse needs and preferences of community members in terms of cost, size, location, structure type, and ownership.

### 4. Fairness and Equity

Ensure that people from underserved community groups have fair, equitable, and affordable access to housing.

## Chapter 5 -Community Health (DRAFT)

The City of Eugene’s goals for community health are:

### 1. **Healthy Natural and Built Environment**

Provide a healthy natural and built environment throughout Eugene with access to clean air and water, so all community members can experience nature in their daily lives and live in places that are protected from environmental contamination.

### 2. **Equitable Access and Opportunity**

Enhance opportunities for all community members to improve their quality of life through access to affordable and safe housing, food, employment, and public facilities and services.

### 3. **Community Safety and Belonging**

Foster a safe and inclusive City where all people, including those from underserved community groups, feel a sense of safety, connection and belonging.

Chapter 6-Natural Resources and Environmental Quality (Phase 3)

Chapter 7-Community Resiliency (Phase 3)

## Chapter 8 - Public Facilities and Services (DRAFT)

The City of Eugene’s goals for public facilities and services are:

### 1. **Responsible Stewardship of Public Facilities**

Provide and maintain high-quality public facilities and services in a reliable, adaptable, environmentally responsible manner to meet the needs of current and future generations.

### 2. **Efficient and Orderly Growth**

Coordinate with City and other service providers to plan for an orderly and efficient system of public facilities and services to serve existing and future development within Eugene’s urban growth boundary, while being responsive to changing needs.

### 3. **Multiple Benefits**

Strive for public facility and service investments that improve equitable service provision, support economic prosperity, and enhance human and environmental health and safety.

## Chapter 9 - Transportation (ADOPTED)

No goals in the currently adopted Envision Eugene Comprehensive Plan chapter on transportation.<sup>1</sup>  
The Goals of the Eugene 2035 Transportation System Plan are:

**Goal 1:** Create an integrated transportation system that is safe and efficient; supports the Metro Plan's land use diagram, Envision Eugene, A Community Vision for 2032 (2012), the City of Eugene's target for a 50 percent reduction in fossil fuel consumption, and other City land use and economic development goals; reduces reliance on single-occupancy automobiles; and enhances community livability.

**Goal 2:** Advance regional sustainability by providing a transportation system that improves economic vitality, environmental health, social equity, and overall well-being.

**Goal 3:** Strengthen community resilience to changes in climate, increases in fossil fuel prices, and economic fluctuations by making the transportation networks diverse, adaptable, and not reliant on any single mode.

**Goal 4:** Address the transportation needs and safety of all travelers, including people of all ages, abilities, races, ethnicities, and incomes. Through transportation investments, respond to the needs of system users, be context sensitive, and distribute the benefits and impacts of transportation decisions fairly throughout the City.

**Goal 5:** By the year 2035 triple the percentage of trips made on foot, by bicycle, and by transit from 2014 levels.

## Chapter 10 - Administration and Implementation (ADOPTED)

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

### 1. Clear and Effective Process

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

### 2. Adaptability and Responsiveness

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

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<sup>1</sup> There is only one policy in Chapter 9 regarding the 2035 Transportation System Plan (TSP) serving as the transportation element of the Envision Eugene Comprehensive Plan (EECP), and amendments to the TSP are amendments to the EECP.

### 3. Coordination and Collaboration with Partners

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

## Chapter 11 - Land Use (DRAFT)

The City of Eugene’s goals for land use are:

### 1. Strategic and Equitable Growth

Balance the efficient use of land inside the urban growth boundary with boundary expansion when needed. Plan for the orderly and efficient conversion of land from rural to urban uses in response to urban needs.

### 2. Clear Process

Enhance clarity for property owners, community members, staff, and stakeholders regarding land use and growth management processes, fostering a stable and predictable environment for sustainable growth and development.

### 3. Land Use Designations

Define and regulate land use designations within Eugene’s urban growth boundary to promote orderly development, protect natural resources, and guide future growth. Encourage a land use pattern that fosters a mutually supportive arrangement of jobs, housing, institutions and park and recreational uses as shown on the Land Use Designation Map.

## Fact Sheet

### What is the Comprehensive Plan?

The Envision Eugene Comprehensive Plan incorporates the [community vision](#) into City goals and policies.

These goals and policies provide long-term direction related to Eugene’s growth and land use, which is then translated into on-the-ground actions. Every city in Oregon is required by law to have a comprehensive plan, which must address all applicable [Statewide Planning Goals](#) and include an urban growth boundary (UGB) to designate land available for urban development.

The Envision Eugene Comprehensive Plan is a formally adopted, legally binding land use plan. Policies in the Envision Eugene Comprehensive Plan direct the City as it considers future legislative actions. The City’s land use code, which implements the policies of this comprehensive plan through detailed regulation, includes the determining criteria for individual land use applications.

### QUICK FACTS

- Eugene is adopting its own comprehensive plan in phases
- It will replace the Eugene-specific policies and plan diagram in the *Metro Plan*
- The first phase allowed Eugene to adopt its own urban growth boundary
- Phase II is underway now. Learn more [here](#)

### How is the Comprehensive Plan being developed?

Previously, Eugene and Springfield shared a UGB and comprehensive plan through the [Eugene-Springfield Metropolitan Area General Plan \(Metro Plan\)](#). In 2017, Eugene adopted its first ever Eugene-specific UGB and the first phase of the [Envision Eugene Comprehensive Plan](#).

Because of the resource-intensive nature of moving from one comprehensive plan structure to another, the Envision Eugene Comprehensive Plan is being developed in phases. This phased approach allows each chapter to have focused community engagement prior to adoption. Project phases are illustrated in figure 1.

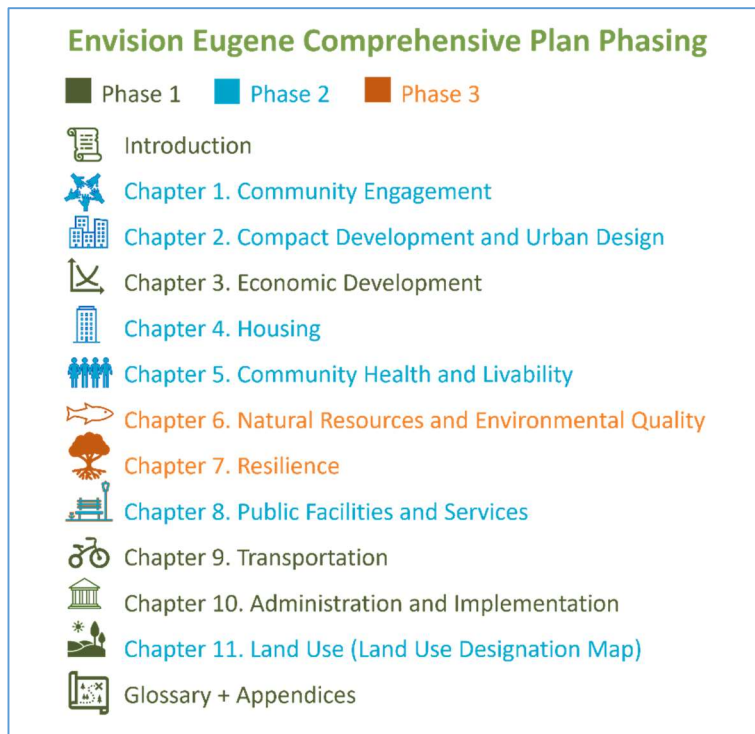


Figure 1. Creation of the Envision Eugene Comprehensive Plan will happen in three phases. Each phase is illustrated by a different color. Phase II is underway now.

As each phase is adopted, the Eugene-specific policies and Land Use Map will take the place of the policies and plan diagram in the *Metro Plan*. Throughout the process of transitioning to a local comprehensive plan, local issues and the Statewide Planning Goals will always be addressed in either the *Metro Plan* or the Envision Eugene Comprehensive Plan.

When the Envision Eugene Comprehensive Plan is complete, it will address all applicable Statewide Planning Goals and **the seven pillars of Envision Eugene**. The Envision Eugene Comprehensive Plan’s goals and policies address land use in Eugene (what land can be used for and how much land we need for our growing population) and how that land use intersects with other goals of the community, like prosperity and health.

## What is being included in Phase II?

Phase II of the Envision Eugene Comprehensive Plan involves updates to existing chapters and the development and adoption of the following chapters:

- Chapter 1. Community Engagement
- Chapter 2. Compact Development and Urban Design
- Chapter 4. Housing
- Chapter 5. Community Health
- Chapter 8. Public Facilities & Services (including a Public Facilities Plan)
- Chapter 11. Land Use (including a parcel-specific Land Use Designation Map)

A major component of this work is creating a land use designation map that is specific to Eugene and accompanying land use designations and policies to replace the **Metro Plan diagram**. More information on this project is available [here](#).

## Why is the City working on this now?



**Housing:** This phase of the Comprehensive Plan was identified in the [Housing Implementation Pipeline](#) (HIP) as a way to ground Eugene’s land use code and housing project work in adopted policy. It is incorporated into [Urban Growth Strategies](#) and coordinated with the [Growth Monitoring Program](#).



**Enough land for growth:** Given new state mandates to respond to Oregon’s housing crisis, Eugene and other cities with a population over 10,000 are required to plan for housing needs and land supply on an 8-year cycle. This means that Eugene will revisit the UGB, at least for housing needs, on a more regular basis. Housing is core to the entire city – it must work together with infrastructure, parks, schools, businesses, and services. For this reason, Eugene will assess all urban land needs and land supply, including housing, on an 8-year cycle moving forward, which will require ongoing updates to the Comprehensive Plan.



**Land Use Designation Map:** This parcel-specific map will clarify and define land use designations and policies for land within Eugene’s urban growth boundary. The map, designation descriptions, and accompanying policies will be a component of the Envision Eugene Comprehensive Plan.



**Timing:** Phase II is being developed under the umbrella of Urban Growth Strategies with other City projects including Housing Production Strategies, Climate-Friendly Area designation, and development of land use efficiency measures. The City’s target for adoption of all these projects is in 2026.

## Want more details?

- Visit the [Envision Eugene Comprehensive Plan](#) webpage for project updates, the latest timeline of events, opportunities for comment, and other information.
- Subscribe to the [Envision Eugene newsletter](#) for regular project updates.
- Engage in the project through [Engage Eugene](#)
- Contact Associate Planner Stuart Warren at [SWarren@eugene-or.gov](mailto:SWarren@eugene-or.gov) or 541-682-5561

Visit the [Envision Eugene Comprehensive Plan](#) Webpage

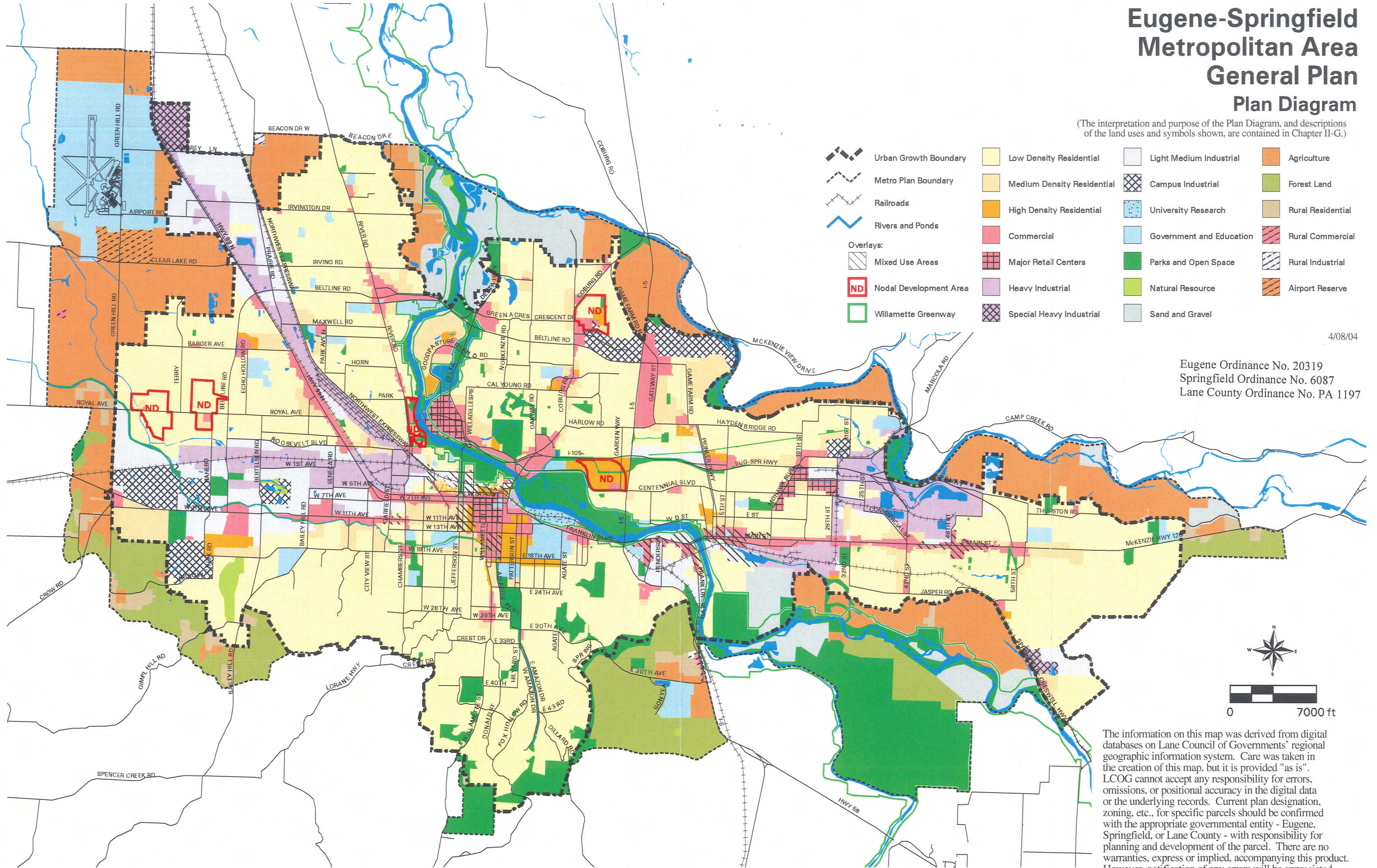


Visit the [Urban Growth Strategies Engage Eugene](#) Webpage



# Eugene-Springfield Metropolitan Area General Plan Plan Diagram

(The interpretation and purpose of the Plan Diagram, and descriptions of the land uses and symbols shown, are contained in Chapter II-G.)



4/08/04

Eugene Ordinance No. 20319  
Springfield Ordinance No. 6087  
Lane County Ordinance No. PA 1197

The information on this map was derived from digital databases on Lane Council of Governments' regional geographic information system. Care was taken in the creation of this map, but it is provided "as is". LCOG cannot accept any responsibility for errors, omissions, or positional accuracy in the digital data or the underlying records. Current plan designation, zoning, etc., for specific parcels should be confirmed with the appropriate governmental entity - Eugene, Springfield, or Lane County - with responsibility for planning and development of the parcel. There are no warranties, express or implied, accompanying this product. However, notification of any errors will be appreciated.