

Agenda Item Number 9B.

Eugene Lane Use Development Code Downtown Amendments

Presenter: Steve Dignam

Action Recommended: Approve Resolution Supporting Code Amendments

Background:

The Lane Economic Committee (LEC) has considered problems in the Eugene downtown land use code and the remedies being considered by Eugene staff. The LEC has also discussed the critical nature of a vibrant downtown in Eugene not only to the economic vitality of Eugene but also to the rest of Lane County.

City of Eugene staff have proposed certain amendments to the land use code as a means to stimulate economic development in downtown Eugene while still retaining the goal of compact urban development.

The City of Eugene held a public hearing on June 16, 2008 to consider amendments to its downtown code. The record has been left open until June 30, 2008.

The LEC discussed the proposed amendments on June 16, 2008, and voted unanimously to refer the proposed ordinance to the LCOG Board with a recommendation of strong support.

The following is a summary of the proposed amendments:

Transit Oriented Development Overlay Zone (/TD)

- Amend the Floor Area Ratio (FAR) required from 1.0 FAR to .65 FAR
- Amend the area used for calculating FAR from “development site” to “lot”
- Allow basement areas to be included for the purpose of calculating FAR

- Clarify the existing provision that structured parking within a building's footprint may be used as part of the FAR calculation
- Amend /TD to allow all parcels within this overlay zone to be eligible for the adjustment review process.

C-2 Community Commercial Zone

- Currently, developments on property zoned C-2 are required to have at least 60% of the building's street frontage in commercial use, and a minimum of 20% ground floor area in commercial use. The proposed code amendment would remove these requirements for properties within the Downtown Plan area.

C-3 Major Commercial Zone

- Currently, surface parking is permitted in the C-3 Major Commercial Zone at the rate of 1 space for every 1,000 square feet of related development, up to a maximum of 20 spaces. The proposed amendment would remove the 20 space maximum limit.

RESOLUTION 2008-04

Supporting City of Eugene Ordinance Amending Sections 9.0500, 9.2161, and 9.4530 of the Eugene Code, 1971; Adding a New Map 9.2161(6) (Downtown Plan Map) to that Code; and Amending Map 9.4510 and Figure 9.4530(3)

WHEREAS, The Lane Economic Committee (LEC) considered and discussed several current obstacles to the economic development of downtown Eugene; and

WHEREAS, The LEC heard a presentation from staff at the City of Eugene regarding the proposed amendments to the Lane Use Code; and

WHEREAS, The LEC believes that a vibrant downtown in Eugene is critical not only to the economic vitality of Eugene but also to the rest of Lane County; and

WHEREAS, The LEC believes that the proposed amendments will not compromise the important goal of compact urban development; and

WHEREAS, The LEC voted unanimously at its meeting on June 16, 2008, to support the referenced Ordinance.

NOW, THEREFORE, BE IT RESOLVED:

1. Lane Council of Governments supports the referenced ordinance.
2. The Chair of the LCOG Board of Directors is hereby directed and authorized to implement this Resolution by communicating the position of the Lane Council of Governments to the City of Eugene.

PASSED AND APPROVED THIS 26th DAY OF June, 2008, BY THE BOARD OF DIRECTORS OF THE LANE COUNCIL OF GOVERNMENTS.

ATTEST

George Kloeppe
Executive Director
Lane Council of Governments

Chris Pryor, Vice Chair
Board of Directors
Lane Council of Governments