

AGENDA ITEM SUMMARY
April 6, 2021

To: Lane County Planning Commission

From: Chelsea Hartman, Senior Planner, City of Eugene Planning Division

Subject: River Road-Santa Clara Neighborhood Plan Update

ACTION REQUESTED

The project team will provide the Planning Commission with an update on the River Road-Santa Clara Neighborhood Plan. The project team is seeking input from the Lane County Planning Commission on which land use code amendments that require County approval to include in the adoption package and feedback and direction for the project team.

BACKGROUND

The River Road and Santa Clara Community Organizations, City and County staff, consultants and neighborhood volunteers have been working together since the spring of 2017 to produce a neighborhood plan for the River Road and Santa Clara neighborhoods. The neighborhood planning process is divided into key phases, with opportunities for the Planning Commission to learn about and provide feedback on the project along the way. The Reaching Out, Visioning and Neighborhood Priorities phases of the project were completed between fall 2017 and summer 2018. Through spring 2019, the Policy Development phase focused on drafting policies that relate to the vision and neighborhood priorities. The draft policies are organized under eighteen high-level goals, which were written by the Community Advisory Committee (CAC – see Attachment A for a list of current members) and vetted by topic area Working Groups.

In May 2019, the project transitioned into the Action Planning phase, which has focused on drafting, evaluating and prioritizing actions to implement the draft policies. Refining the action items has been a collaborative process among the CAC, Working Group members, and City, County, and partner agency staff to incorporate community and technical feedback.

ACTION PLANNING PHASE

The Action Planning phase has been extended due to several factors, including a more collaborative planning process, staff changes and the impacts of COVID-19. The CAC and staff have continued refining the Action Plan details, including identifying priority actions that are particularly important and impactful to the community. Staff drafted an Action Plan introduction and are currently working on Topic Area introductions that summarize related City and County projects and processes that can support implementation of various actions. See Attachment B for the draft Action Plan. The project is preparing to transition from Action Planning to the [Adoption phase](#), which will focus on preparing for the formal adoption of the

River Road-Santa Clara Neighborhood Plan. An overview of this phase is provided in Attachment C. Adoption of the Neighborhood Plan will provide the policy direction to guide future plan implementation.

Plan Implementation

An important outcome of the Action Plan is continued collaboration between the community and City, County and partner agency staff to support plan implementation. To support implementation of this Action Plan, the City of Eugene is anticipating shifting toward a planning district approach to support coordination of a variety of programs, projects, and partnerships while working towards more equitable outcomes throughout Eugene. This approach is inspired by Eugene's Parks and Recreation System Plan, which uses Neighborhood Planning Districts to conduct geographically based planning that allows for the consideration of unique characteristics and opportunities of each area. The River Road-Santa Clara planning district approach will focus on coordination and information sharing between City staff across different work groups, coordination with Lane County, and collaboration with the River Road and Santa Clara communities.

Phasing of Code Actions

Staff recommended phased implementation of actions that involve land use code amendments based on community priorities and staff capacity and resources. A summary is provided in the Overview of Adoption Package and Code Actions in Attachment D. A detailed list of all code actions is provided in the Phasing of Code Actions in Attachment E. Code actions generally fall into one or more of the following categories:

1. Actions that staff recommend be implemented with adoption of the River Road-Santa Clara Neighborhood Plan.
2. Actions related to other existing projects in City or County work plans, which will involve collaboration between the community and staff as part of other planning processes.
3. Remaining actions that will be actualized as processes and resources allow and will need to be initiated and prioritized to receive needed funding and staff resources to implement.

Many, but not all, of the community priorities that require code amendments are feasible and being recommended by staff to be implemented with adoption of the Neighborhood Plan. Actions not being considered with the Neighborhood Plan or not related to another plan or project will be implemented as processes and resources allow. Some actions would involve citywide code amendments and would require a broader public process while a few actions have feasibility concerns identified by staff, which are noted in in Attachment D. See Attachment F for Land Use priorities and priority code actions from other Topic Areas that would need to be initiated and prioritized by decision-makers to receive needed funding and staff resources to implement.

Adoption Package

The River Road-Santa Clara Neighborhood Plan adoption package will be comprised of the Neighborhood Plan document, plan and code amendments, plan designation and zone changes, legal findings and Ordinances. More information is provided in Attachment C. Depending on the extent and location, these changes may require City approval, County approval or both. Plan designation and zone changes being considered are all within Eugene’s urban growth boundary. Any proposed zone and code changes outside the city limits but inside the urban growth boundary will only occur and become effective as property owners choose to annex. City and County decision-makers will both be asked to direct staff to prepare the Neighborhood Plan adoption package, however, most land use code amendments will only apply within the city limits and require City adoption while only a few specific code actions would involve County adoption. Those differences are noted in the Overview of Adoption Package and Code Actions in Attachment D, with specific actions that would involve Lane County implementation highlighted in blue.

River Road Corridor Study

The River Road Corridor Study is an in-depth analysis along River Road, up to the location of the Santa Clara Transit Station at Hunsaker Lane, to support implementation of the River Road-Santa Clara Neighborhood Plan vision. The Corridor Study work also experienced delays due to various reasons, including COVID-19 and awaiting the outcome of DLCD’s House Bill 2001 rulemaking. In December 2020, the project team wrapped up work with the consultants and submitted deliverables to the Federal Transit Administration, which included a summary of project work, outreach, and recommendations for land use code concepts and multi-modal transportation improvements (Attachment G). The draft land use code concepts will continue to be refined as part of the neighborhood planning process to ensure alignment with the River Road-Santa Clara Neighborhood Plan, citywide policies and compliance with House Bill 2001. The project team will also work to incorporate relevant pieces from the Corridor Study into the River Road-Santa Clara Neighborhood Plan.

Eugene Planning Commission Role

The role of the Eugene and Lane County Planning Commissions in this project includes the following:

- Review and approve the Public Involvement Plan and Project Charter (Eugene Planning Commission).
- Approve Community Advisory Committee members.
- Receive updates and provide feedback throughout the planning process.
- Invited to participate in the public outreach activities.
- Review draft documents and Neighborhood Plan adopting Ordinance and provide feedback to the project management team.
- Convene public hearings, make final recommendation to adopting bodies, Eugene City Council and Lane County Board of Commissioners.

ACTION REQUESTED

The project team is seeking input from the Lane County Planning Commission on which land use code amendments that require County approval to include in the adoption package and feedback and direction for the project team.

NEXT STEPS

During the Lane County Planning Commission work session, the project team will share updates from the [March 22 Eugene Planning Commission work session](#). After the Eugene and Lane County Planning Commissions provide input on which land use code amendments to include in the adoption package, staff will meet with the Eugene City Council and Lane County Board of Commissioners to seek input and direction to prepare the adoption package and move into the Adoption phase. Once there is clear direction from the elected officials, staff will prepare the necessary package of plan and code amendments, zone changes and findings as part of the Adoption phase.

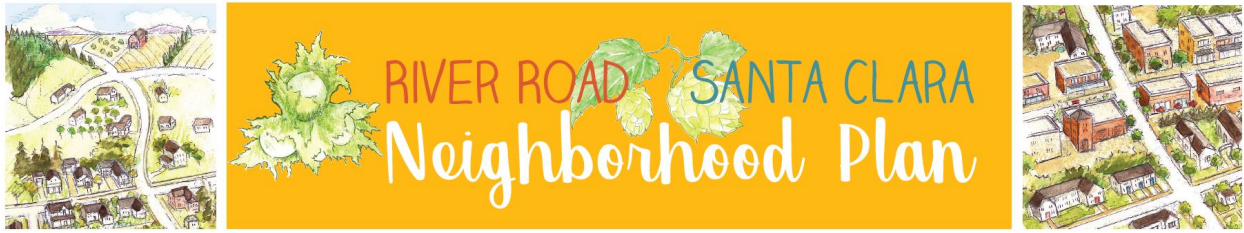
For more information, see the project website: www.riverroad-santaclaraplan.org or Engage Eugene: <https://engage.eugene-or.gov/rrsc-neighborhood-plan>.

ATTACHMENTS

- A. Community Advisory Committee (CAC) members
- B. Draft Action Plan
- C. Adoption Phase Overview
- D. Overview of Adoption Package and Code Actions
- E. Phasing of Code Actions
- F. Priority Actions not in Group 1
- G. [River Road Corridor Study FTA Deliverable](#)

FOR MORE INFORMATION

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Community Advisory Committee (CAC) Members

River Road

Jon Belcher (co-chair)

Louisa De Heer

Cameron Ewing

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Harry Sanger

Beth Gerot (Alternate)

Santa Clara

Kate Perle (co-chair)

Rick Duncan

Ed McMahon

Mary Leontovich

Ann Vaughn

Louie Vidmar

Jerry Finigan (Alternate)

ACTION PLAN INTRODUCTION

The Action Plan is critical to the long-term success of the River Road-Santa Clara Neighborhood Plan and will need to be updated on a regular basis. The purpose of the Action Plan is to capture and catalogue community identified actions that are possible strategies to implement the policies of the River Road-Santa Clara Neighborhood Plan. These actions help focus the community work towards the vision for how the River Road and Santa Clara neighborhoods will look, feel and function over the next 20 years and beyond.

Actions will be implemented as resources allow and will involve collaboration between the City of Eugene, Lane County, River Road and Santa Clara communities, and other community partners. It is important to note that the inclusion of a particular action does not require implementation of that action, nor does it prohibit the implementation of other actions that further the policies, whether or not they are listed in this plan. Because this is a dynamic plan, and subject to regular revisions, it is intended to be non-regulatory in nature and does not constitute an adopted land use plan.

The Action Plan groups actions by the five Topic Areas in the Neighborhood Plan.

Economic Development Actions	8
Goal 1: Improve the neighborhood economy and empower local residents by encouraging the growth and creation of local businesses.	8
Goal 2: Promote redevelopment that enhances the character of our 20-minute neighborhood while increasing access to daily needs.	12
Goal 3: Promote living wage employment opportunities within the neighborhood.	13
Transportation Actions	15
Goal 4: Ensure a safe transportation system for all users.	15
Goal 5: Promote a connected and efficient multi-modal transportation system that is equitable and affordable and addresses congestion on River Road.	19
Goal 6: Plan for a transportation system that is future oriented, environmentally responsible and transitions to zero carbon.	24
Parks and Natural Resources Actions	27
Goal 7: Provide natural areas which are healthy, thriving spaces that provide habitat for native species and function as natural infrastructure.	27
Goal 8: Provide neighborhood access to recreational opportunities, parks, and community centers.	31
Goal 9: Make the Willamette River a vital, healthy and accessible part of the neighborhoods.	34
Goal 10: Preserve agricultural land and open spaces within and around our neighborhood boundaries.	37
Land Use Actions	40
Goal 11: Support development that is well designed and economically, socially and environmentally sustainable.	40
Goal 12: Plan for future housing that addresses the needs of the community.	44
Goal 13: Support a thriving, vibrant and active River Road corridor.	47
Goal 14: Promote land use and development that protects and enhances neighborhood character.	50
Community Actions	53
Goal 15: Ensure our community is welcoming and inclusive.	53

Goal 16: Foster collaborative relationships to build a stronger and more resilient community.	57
Goal 17: Provide comprehensive public services and community resources responsive to the needs of the community.	60
Goal 18: Increase resilience in local food, water, and disaster preparedness systems necessary for human health and wellbeing.	63

The Action Plan identifies various local entities such as the City of Eugene, Lane County, River Road and Santa Clara Community Organizations, and additional community partners who may lead implementation of different actions. The Action Plan includes general budget and timeframe estimates to help inform community advocacy for resources and City, County and other community partners’ work plans and capital project development. The Action Plan also includes general feasibility conclusions; actions are identified as easy, moderate, or difficult. Actions with “easy” feasibility mean they are consistent with Council or Board direction, or existing policies, programs or projects in City or County adopted plans. “Moderate” or “difficult” actions require additional resources or changes to existing policy or law.

Each action may be implemented by one or more project type: A) code amendments or zone changes B) public programs or projects C) community partnerships. See below for descriptions of these project types and how each may be implemented.

- A. **Code Amendments or Zone Changes:** Land use code amendment or zone changes require City or County staff resources and are typically implemented through a legislative process with community input and adoption by local decision-makers. Depending on the extent and location, these changes may require City approval, County approval or both. Code and plan amendments must also be acknowledged by the state.
- B. **Public Programs or Projects:** City or County led programs or projects that require City or County staff resources and public funds from budget processes, capital improvement programs, bond measures or grant funding opportunities.
- C. **Community Partnerships:** Community led actions or partnerships between the community, City, County, or other community partners. Some actions may be dependent on private investments and development activities.

PLAN IMPLEMENTATION AND COLLABORATION

To support implementation of this Action Plan, the City of Eugene is anticipating shifting toward a planning district approach to support coordination of a variety of programs, projects, and partnerships while working towards more equitable outcomes throughout Eugene. This approach is inspired by Eugene’s Parks and Recreation System Plan, which uses Neighborhood Planning Districts to conduct geographically based planning that allows for the consideration of unique characteristics and opportunities of each area. The planning district approach will focus on coordinated efforts between staff across different work groups and collaboration with the community to consider their unique needs. For this Action Plan, the planning district will include the River Road and Santa Clara neighborhoods and will also involve coordination with Lane County. The other planning districts are yet to be defined but will consider alignment with the Envision Eugene key corridors, neighborhood and refinement plan boundaries, and Neighborhood Planning Districts in Eugene’s Parks and Recreation System Plan.

The River Road and Santa Clara communities will continue to represent the Neighborhood Plan and collaborate with City and County staff as actions identified in this plan are implemented. The River Road and Santa Clara community organizations will appoint Neighborhood Plan representatives to meet with key City and County staff during an annual coordination and information sharing meeting as part of the planning district approach. This may include City and County staff working on projects related to land use planning, parks, transportation, stormwater and other relevant topics as needed. The River Road and Santa Clara community organizations, with staff support, as appropriate, will be responsible for conducting a 5-year review and update of this Action Plan to reflect changes over time as work is completed and new community priorities are identified.

CODE AMENDMENTS OR ZONE CHANGES

Land use code amendment or zone changes require City or County staff resources and are implemented through a legislative process with community input and adoption by local decision-makers. Depending on the extent and location, these changes may require City approval, County approval or both. Code and plan amendments must also be acknowledged by the state. These actions aim to address neighborhood level concerns and aspirations and must align with Oregon Statewide Planning goals and local comprehensive plans.

There are three groups of priority code amendments.

1. **Group 1:** Group 1 priority code amendments and zone changes, such as those related to the Special Area Zone, are recommended to be implemented with adoption of the River Road-Santa Clara Neighborhood Plan. Group 1 priority zone and plan designation changes are within Eugene's UGB, however, any proposed changes outside Eugene's city limits will only occur and become effective as property owners choose to annex.
2. **Group 2:** Group 2 priority code amendments include actions related to existing projects in City or County work plans, which will involve collaboration between the community and staff as part of other planning processes.
3. **Group 3:** Group 3 includes remaining actions that will be actualized as processes and resources allow and will need to be initiated and prioritized by decision-makers to receive needed funding and staff resources to implement.

PUBLIC PROJECTS OR PROGRAMS

These actions involve City or County led programs or projects that require staff resources and public funds from budget processes, capital improvement programs, bond measures, grant funding opportunities or other funding mechanisms. Some actions in this plan relate to various City and County adopted plans such as Climate Action Plans, Transportation System Plans, Stormwater Basin Master Plan, Eugene's Parks and Recreation System Plan, and Lane County Parks and Open Space Master Plan. References to specific plans are included for more details regarding the plan's strategies for implementation and funding. Some actions are related to existing projects or programs in City or County work plans while other actions will need to be initiated and prioritized to receive needed funding and staff resources to implement. The planning district approach involves an annual meeting with the River Road and Santa Clara community for information sharing and coordination between City or County projects, programs and potential funding opportunities. Refer to the [Plan Implementation and Collaboration](#) section for more information.

COMMUNITY PARTNERSHIPS

Community led actions or partnerships between the community, City, County, or other community partners. Many of these actions are intended to be led by the River Road and Santa Clara community organizations or other volunteer community groups. Some actions may be dependent on private investments and development activities while others may require support through funding and staff resources from the City, County, non-profits or other community partners as identified. One action recommends developing resilience action teams to design and implement community led projects identified in the Action Plan. [Neighborhood Matching Grants](#) are a potential resource and are available through Eugene's Office of Human Rights and Neighborhood Involvement for small neighborhood projects and events.

ACTION PLAN HIGHLIGHTS

The Action Plan Highlights summarize the key priorities for implementing the community vision. These are the things that we've heard time and again are important to people in the neighborhoods. Neighborhood leaders, the City of Eugene, Lane County, and community partners are working hard to identify specific policies, codes, and programs to make the plan come to life. This also includes overarching themes that are important throughout the Action Plan.

OVERARCHING THEMES:

- Equity and inclusion
- Connectivity
- Healthy people and climate
- Safety
- Prosperity
- Neighborhood identity

ALL TOPICS: COLLABORATE TO IMPLEMENT AND MONITOR PLAN OUTCOMES: Foster collaboration among City and County staff, community organizations, and partners to achieve plan outcomes over time. Monitor results and propose adjustments to the plan as necessary.

ECONOMIC DEVELOPMENT

SUPPORT LOCAL BUSINESSES: Inventory local businesses, including home-based businesses and services. Develop tools that favor small independent businesses over large national chains.

GROW EMPLOYMENT OPPORTUNITIES: Review land use codes and zoning to determine if code or zone changes can assist in creating more employment opportunities within the neighborhoods.

ESTABLISH A BUSINESS NETWORK: Create a neighborhood business network or association that includes the diverse spectrum of enterprises.

CREATE A THRIVING MIXED-USE CORRIDOR: Analyze current zoning patterns along the transit corridor and adopt new mixed-use zoning.

TRANSPORTATION

INCREASE WALKING AND BIKING: Areas near schools, parks, and connecting to the river paths are of highest priority.

ADOPT NEW STREET STANDARDS: Allow for more flexible sidewalk and bike lane design and natural swales that clean stormwater, provide wildlife habitat, and ensure longevity.

IMPROVE BELTLINE HIGHWAY: Upgrade facilities to reduce traffic congestion and increase safety.

IMPROVE RIVER ROAD: Facilitate changes that will ensure safety and improve traffic flow for all modes of transportation.

EXPAND TRANSIT SERVICE: Support enhanced service and infrastructure within the neighborhoods and between River Road and Santa Clara and other areas in Lane County.

PARKS AND NATURAL RESOURCES

ENHANCE WATERWAYS: Create a voluntary education and work party program to improve the seasonal creeks that wind through the neighborhoods, filter stormwater, and provide wildlife habitat. For commercial and industrial areas, work with property owners on a voluntary basis to upgrade their stormwater management practices. Finally, collaborate with Friends of Trees to plant more trees!

PRESERVE OUR FARM LAND: Advocate for ways to maintain food production in the neighborhoods, sell produce on-site, and preserve agricultural lands outside the urban area.

BUILD A PARKS SYSTEM: Collaborate with the community to identify priorities to improve existing facilities and purchase new land.

PRIORITIZE RECREATION: Create a Santa Clara Community Center: Build the planned community park and community center in Santa Clara, work to preserve the historic schoolhouse, and maintain River Road recreation facilities.

LAND USE

DEVELOP DESIGN TRANSITIONS: Develop infill and design transition standards that support neighborhood character.

SUPPORT HOUSING OPTIONS: Support a variety of housing options with development standards through land use regulations and financial incentives.

CREATE A THRIVING MIXED-USE CORRIDOR: Adopt new zones with development standards that support the creation of mixed use neighborhood centers and development that contributes to a thriving, active River Road Corridor.

ADOPT WILLAMETTE GREENWAY STANDARDS: Maintain the low-density character along the Willamette Greenway through land use regulations with development standards.

COMMUNITY

PROMOTE A WELCOMING AND INCLUSIVE COMMUNITY: Connect with all residents. Increase the opportunities for under-represented residents to participate in community activities, including people with disabilities, non- English speakers, communities of color, youth, families, and unhoused residents.

ORGANIZE RESILIENCE ACTION TEAMS: Develop resilience action teams to design and implement projects that achieve goals of the action plan.

COORDINATE PUBLIC SERVICES: Review current service provision and adopt a plan of action that addresses coordination, improvement and/or potential transition of essential services as River Road and Santa Clara neighborhoods evolve.

PROMOTE ART AND CREATIVITY: Create a clearinghouse for networking artistic resources, support public art such as neighborhood murals, and encourage collaboration between artists, neighborhood organizations, and businesses.

TOPIC AREA ACTIONS

See the following matrices to see the list of actions structured under overarching topic areas, goals, and policies. (Note: Each topic area will start with an introduction that includes descriptions of other city projects, action items that are related to or part of those projects, and/or actions that have moved forward with funding, etc.)

Feasibility	Easy - consistent with current planning or projects, part of ongoing project implementation or council/commission direction Moderate - some challenges to implementation Difficult - significant challenges/policy or law changes needed to implement
Timeframe	Short < 5 years Medium 5-10 years Long > 10 years Very long > 20 years Ongoing
Existing Plan or Project	Name of the existing plan or project this action is already a part of or may lead to implementation of this action.
Cost	\$ - Low/use existing resources \$\$ - Medium/new resources needed \$\$\$ - High/significant new \$ needed \$\$\$\$ - Very High/significant and ongoing funding needed
Project Type	A: Code Amendment B: Program/Project C: Community Partnership
Implemented by:	City, County, Community, Neighborhood Association, etc. City Department or Division (If known) Current City Project Contact (if available for existing or upcoming projects)

COMMUNITY PRIORITIES

Priority actions were identified as being particularly important and impactful to the community based on input from the River Road and Santa Clara communities. Some priority actions may relate to existing plans or projects while others may require community advocacy for additional resources or changes to policy or law. **Priority actions are highlighted in blue within the Action Plan.**

- **If a community priority is not yet committed to (not part of existing plan or project or not being done with neighborhood plan adoption process), then:**
 - a. Requires community advocacy to Council and/or Board to seek funding and resources.
 - b. City and/or County staff look for opportunities to implement and coordinate with community as part of annual coordination and information sharing meeting.
- **If other actions are not already committed to, then:**
 - a. Community to prioritize new set of actions in 5 years. In the meantime, look for opportunities for funding and resources.
 - b. Requires community advocacy to Council and/or Board to seek funding and resources.
 - c. City and/or County staff look for opportunities to implement.

ECONOMIC DEVELOPMENT ACTIONS

GOAL 1: IMPROVE THE NEIGHBORHOOD ECONOMY AND EMPOWER LOCAL RESIDENTS BY ENCOURAGING THE GROWTH AND CREATION OF LOCAL BUSINESSES.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
1.1 Incentives for Local Businesses: Use existing city/county loan programs to support growth and creation of neighborhood businesses.	1.1.1 Create neighborhood-based resources for small business with sustainable funding from tax increment financing or other instruments.	Difficult	Long	\$\$\$	Community	B	
	1.1.2 City/County work with neighborhood residents to develop other incentive programs for local business.	Moderate	Medium	\$\$	City County Community	B	
1.2 Neighborhood Assets: Base local economic development on neighborhood assets.	1.2.1 Inventory local businesses, including homebased businesses and services.	Difficult	Long	\$\$\$	Community	C	
	1.2.2 Analyze present business mix and possible future economic development through the lens of acceptability and desirability for the neighborhood.	Easy	Short				
	1.2.3 Develop and adopt land use code that favors small independent businesses over large national chains.	Difficult	Long	\$\$\$	City Community	A – Group 1	Special Area Zone

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	1.2.4 Inventory commercial and industrial land, assess location and serviceability, and environmental suitability for business development.	Easy	Short	\$\$	City Community	B	
1.3 Patronage of Locally Owned Businesses: Encourage patronage of locally owned businesses.	1.3.1 Create a neighborhood business network or association that includes the diverse spectrum of enterprises.	Difficult	Short-Medium	\$\$	Community	C	
	1.3.2 Brand the neighborhoods as a recognizable identity that draws on our assets (eg: “River and Farm district”).	Easy	Short	\$	Community	C	
	1.3.3 Use neighborhood brand and network to create a visible “buy local” campaign that leverages collective advertising and neighborhood identity.	Easy	Short	\$	Community	C	
	1.3.4 Use neighborhood gathering spaces to support the buy local campaign.	Easy	Short	\$	Community	C	
	1.3.5 Develop a farm to table strategy to promote neighborhood businesses using locally produced foods.	Moderate	Short	\$\$	Community	C	
	1.3.6 Develop a local market featuring neighborhood farmers and makers of hand-crafted goods.	Difficult	Medium	\$\$	Community	C	
	1.3.7 E-commerce and Technology: Foster entrepreneurship and support start-up companies with the buy local	Moderate	Medium-Ongoing	\$\$	City	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	campaign, including the e-commerce and technology sectors.						
	1.3.8 Develop “co-work” spaces that create a sense of community among workers and entrepreneurs, including those in the tech sector.	Difficult	Medium	\$\$\$			
	1.3.9 Connect neighborhoods to EUGNet fiber network for internet service.	Difficult	Long	\$\$\$\$	City	B	
1.4 Regulatory Environment: Ensure regulatory environment is supportive of economic development in line with neighborhood vision.	1.4.1 Research how local permitting and regulatory processes work to encourage or discourage business activity. Address incongruities.	Difficult	Long	\$\$	City	B	
	1.4.2 Develop a guiding plan for redevelopment of smaller commercial nodes that includes a strategy for encouraging the co-location of complementary businesses.	Easy	Short	\$\$	City	B	
	1.4.3 Adjust land use regulations to encourage local community investments that produce employment opportunities recognizing the importance of living and working within the neighborhood.	Difficult	Medium	\$\$\$	City	A – Group 1	Special Area Zone
	1.4.4 Reduce zoning barriers that preclude urban farmers from collectively selling produce on-site.	Easy	Short	\$	City	A – Group 1	Adoption Package

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	1.4.5 Storage and warehouse facilities should only be allowed as an accessory (30% of the gross floor area of building or the first level of multi-level building).	Easy	Short	\$	City	A – Group 1	Special Area Zone
	1.4.6 Self-storage facilities should only be allowed in Employment and Industrial zones.	Easy	Short	\$	City	A – Group 1	Special Area Zone

GOAL 2: PROMOTE REDEVELOPMENT THAT ENHANCES THE CHARACTER OF OUR 20-MINUTE NEIGHBORHOOD WHILE INCREASING ACCESS TO DAILY NEEDS.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
2.1 Vibrancy: Incentivize and support redevelopment that fosters vibrancy.	2.1.1 Inventory and map property available for redevelopment that can be re-zoned for mixed-use.	Easy	Short	\$	City Community	C	Special Area Zone
	2.1.2 Utilize available funding and property tax breaks to incentivize mixed-use development.	Easy	Medium-Ongoing	\$	City	C	
2.2 Small Business Development: Promote small business development that supports vibrant mixed-use areas.	2.2.1 Identify funding sources (grants, loans, tax incentives) for targeted small business development.	Moderate	Short-Ongoing	\$\$	City County	B	
	2.2.2 Continue communication, outreach and assistance to small business owners regarding funding opportunities.	Easy	Short-Ongoing	\$	City Community	B, C	
	2.2.3 Outreach to local small businesses to discuss market analysis and neighborhood business opportunities.	Easy	Long	\$\$	City Community	B, C	

GOAL 3: PROMOTE LIVING WAGE EMPLOYMENT OPPORTUNITIES WITHIN THE NEIGHBORHOOD.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
3.1 Residential Employment: Encourage business growth in residential locations that complements the surrounding neighborhood.	3.1.1 Review land use codes to determine if code changes can assist in creating more employment opportunities within the neighborhoods.	Easy	Long	\$\$	City	B	
	3.1.2 Allow for the rezoning of properties along River Road to support employment growth consistent with the neighborhood vision. (i.e. E2)	Difficult	Medium	\$\$\$	City	A - Group 1, B, C	Special Area Zone
	3.1.3 Incentivize the development of work/live projects.	Moderate	Long	\$\$\$	City	B	
	3.1.4 (See 2.1.2) Utilize available funding and property tax breaks to incentivize mixed use development.	Easy	Medium-Ongoing	\$	City	C	
	3.1.5 Rezone properties for neighborhood commercial as appropriate.	Moderate	Short	\$	City	A – Group 1	Adoption Package
3.2 Employment Opportunities: Promote the creation of	3.2.1 Identify areas for light industrial/manufacturing uses.	Easy-Moderate		\$\$	City County	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
employment opportunities.	3.2.2 Assure that commercial development near the River Road/Beltline intersection is appropriately sized for compatibility with neighborhoods.	Difficult	Long	\$\$\$	City	A – Group 1	Special Area Zone
	3.2.3 Assess the need for more density to better support creation of employment opportunities.	Moderate	Medium-Long	\$\$	City	B	
	3.2.4 Encourage co-locating commercial growth in conjunction with transportation options.	Moderate	Short	\$\$	City	A – Group 1	Special Area Zone

TRANSPORTATION ACTIONS

GOAL 4: ENSURE A SAFE TRANSPORTATION SYSTEM FOR ALL USERS.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
4.1 Improve safety and access for pedestrians and bicyclists.	4.1.1 Implement Safe Routes to Schools program (SRTS) working with 4J and Bethel SRTS, City of Eugene and Lane County.	Moderate	Medium	\$\$	City County Safe Routes 4J and Bethel	B	
	a. Promote the construction of bike lanes/paths and sidewalks on main routes to schools.		Ongoing	\$\$			Complete Streets Design Guidelines
	b. Provide pedestrian/bike bridge over Beltline in a location West of River Road to improve quality of access to North Eugene High School.	Difficult	Long	\$\$\$\$	City ODOT		
	4.1.2 Implement protected pedestrian and bike lanes that address evolving neighborhood needs and increase access to services for all.	Difficult	Long	\$\$\$\$	City County 4J and Bethel	B	Transportation System Plan
	a. Adopt new street standards that allow for more flexible sidewalk and bike lane design, and natural swales that clean stormwater, provide wildlife habitat, and ensure longevity.	Moderate	Short	\$\$	City	A – Group 2	Complete Streets Design Guidelines

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	b. Major Collectors: Separate bike lanes from traffic along River Road and on major corridors using buffered or protected lanes.	Moderate	Medium	\$\$\$	City County	B	Transportation System Plan
	c. Local Streets: Use pavement markings and signage to identify walking, bicycling, and driving spaces on local streets, where appropriate.	Moderate	Medium	\$\$	City County	B	Transportation System Plan
	d. Develop a plan and install a system of walking and bicycling wayfinding signs throughout RR/SC.	Easy	Medium	\$\$	City County	B	
	4.1.3 Sidewalks: Inventory needs for sidewalk infill and seek funding/ incentives for prioritized infill projects. Share inventory and priorities with city and county on a regular basis.	Easy		\$\$	Community	C	
	a. Communicate with adjacent property owners when designing and constructing new sidewalks. Provide opportunities for input as the design allows.	Easy	Ongoing	\$\$	City County	B	
	b. Allow neighborhood pathways in alleys, right of way, etc that connect discontinuous streets for cyclists and pedestrians.	Difficult	Ongoing	\$\$\$	City County	B	Transportation System Plan

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	c. Respect neighborhood character, increase access to services for all, and ensure public safety.	Moderate	Ongoing	\$\$\$	City	A – Group 2, B	Complete Streets Design Guidelines
	d. Improve lighting to make biking and walking safer (emphasis in Santa Clara).	Moderate	Medium-Ongoing	\$\$	City County	B	
	4.1.4 Crosswalks: Mark crosswalks on major corridors and collectors with pavement markings.	Moderate	Medium-Ongoing	\$\$	City County Community	B	
	a. Plan for ADA approved crosswalks at regular intervals along River Road.	Moderate	Medium	\$\$	City County	B	
	b. Encourage installation of user-activated pedestrian signals near schools, where appropriate; for example across Spring Creek at Aubrey Park Elementary School.	Moderate	Ongoing	\$\$\$	City County	B	
	c. Install crosswalks at bus stop amenities and river access streets.	Moderate	Ongoing	\$\$\$	City County	B	
4.2 Riverfront Paths: Implement safety measures and amenities along riverfront	4.2.1 Create lighted, paved pedestrian and bicycle access to the path from the neighborhoods. Consider connections to commercial areas, integrate with bus stop locations, and provide access for people with disabilities.	Difficult	Medium	\$\$\$\$	City	B	Transportation System Plan

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
bicycle/pedestrian paths.	4.2.2 Create interactive features (signage, placards, maps, etc.) at intervals along the paths, and on the streets leading to the river path.	Easy	Medium	\$\$	City Community	B	
	4.2.3 Install motion activated lighting along pathway.	Moderate	Long	\$\$\$	City	B	
	4.2.4 Install emergency call boxes along pathway.	Moderate	Medium	\$\$	City	B	
	4.2.5 Explore methods for providing surveillance and more frequent police patrolling of pathway.	Moderate	Medium	\$\$\$	City	B	
	4.2.6 Build path in manner that provides a smooth travel surface.	Moderate	Ongoing	\$\$\$	City	B	
	4.2.7 Create a mechanism by which travelers can voluntarily contribute funds for the pathway (i.e. fee boxes).	Moderate	Medium	\$\$	City	B	
	4.2.8 Support development of access paths/trails from river path to businesses on River Road.	Moderate	Ongoing	\$\$	City	B	
	4.2.9 Ensure all paths and access points are maintained for use including the removal of vegetation and debris.						

GOAL 5: PROMOTE A CONNECTED AND EFFICIENT MULTI-MODAL TRANSPORTATION SYSTEM THAT IS EQUITABLE AND AFFORDABLE AND ADDRESSES CONGESTION ON RIVER ROAD.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
5.1 Regional transportation network: Provide convenient, equitable, and affordable access to a regional pedestrian, bicycle, transit and private vehicle network throughout the River Road and Santa Clara neighborhoods.	5.1.1 Lane County and the City of Eugene meet periodically with the Santa Clara Community Organization and the River Road Community Organization to gather input on prioritizing major transportation projects in the neighborhoods.	Easy	Short	\$	City County RRCO SCCO	C	
	5.1.2 Fully implement the Eugene Transportation System Plan improvements recommended for River Road and Santa Clara areas and assess future gaps and needs.	Moderate	Very Long	\$\$\$\$	City	B	Transportation System Plan
	5.1.3 Create bike/pedestrian paths to give access to the Willamette River in Santa Clara to connect them to the rest of the path system throughout the city.	Difficult	Long	\$\$\$\$	City County	B	
	a. Complete the connection of the West Bank Bike Path through Santa Clara from Beltline north to the UGB and beyond.	Moderate	Short	\$\$\$	City	B	City Received MPO Funding

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	b. Implement redesign of Beaver-Hunsaker to ensure safety for all modes of transportation.	Moderate	Short	\$\$\$	City County	B	City Received MPO Funding: Beaver-Hunsaker Corridor Plan
	5.1.4 Improve Beltline area interchange for safety and mobility.	Moderate	Long	\$\$\$\$	City ODOT	B	
	a. Support the Beltline Facility Plan which calls for a new multimodal local arterial bridge over the Willamette River north of Beltline.	Moderate	Long	\$\$\$\$	City County	B	Beltline Facility Plan
	5.1.5 Increase use of Northwest Expressway for through traffic through transportation improvements.	Moderate	Long	\$\$\$	City	B	
	a. Encourage traffic to reroute to NW Expressway through wayfinding signs on major corridors.	Easy	Medium	\$\$	City	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
5.2 Transit: Support affordable bus rapid transit from the River Road corridor to the rest of Eugene in collaboration with Lane Transit District.	5.2.1 Build an EmX line or enhanced transit corridor for high volume streets with stops at active commercial locations (Santa Clara Station included).	Difficult	Long	\$\$\$\$	LTD	B	MovingAhead
	5.2.2 Promote addition of, or relocation of LTD transit stops especially at high-density residential, commercial areas and schools.	Difficult	Ongoing	\$\$\$	LTD	B	
	5.2.3 Provide timely schedules for public transportation systems that are responsive to residents' needs.	Difficult	Ongoing	\$\$\$\$	LTD	B	
	5.2.4 Provide increased access and opportunities to transit for people with disabilities.	Easy	Ongoing	\$\$\$	LTD City County	B	
	5.2.5 Pave bus stops to meet ADA standards.	Moderate	Long	\$\$	City County	B	
5.3 Active Transportation to Commercial Centers: Develop active transportation networks that connect	5.3.1 Provide safe and accessible pedestrian walkways to active commercial areas and high-density residential developments.	Moderate	Ongoing	\$\$\$	City	B	
	5.3.2 Provide safe access from Division to Fred Meyer and Santa Clara Shopping Center to make access effective and safe for all modes of transportation.	Difficult	Short	\$\$\$	City	B	City Received MPO Funding

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
neighborhoods to their adjacent commercial areas, schools and community gathering spaces.	5.3.3 Install, enhance and maintain safe and secure bike parking at commercially developed areas.	Easy	Ongoing	\$	City Businesses	B	Complete Streets Design Guidelines
	5.3.4 Encourage transit and active transportation opportunities for area farm stands, particularly those north of the Urban Growth Boundary.	Moderate	Long	\$\$\$\$	LTD County	B	
	5.3.5 Provide city and county zoning that reflects the development and implementation of the 20-minute neighborhoods policy and encourage the design of commercial areas (through code and design overlays) that support and prioritize active transportation access. (see Land Use for details)	Difficult	Long	\$\$\$\$	City County	A – Group 1	Special Area Zone
	5.3.6 Enable more shared parking among adjacent businesses and reclaim unneeded spaces for other pedestrian uses.	Moderate	Long	\$\$\$	City	A – Group 1 (SAZ) Group 2 – TDM B	Special Area Zone and Transportation Demand Management
5.4 Traffic Management: Promote traffic	5.4.1 Promote vehicle and pedestrian safety through enforcement of speed limits on River Road.	Moderate	Ongoing	\$\$\$\$	EPD	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
regulations, enforcement and infrastructure improvements that support traffic flow and safety objectives.	5.4.2 Work with city, county and state law enforcement agencies to monitor traffic flow during peak hours.	Moderate	Ongoing	\$\$\$	EPD LC Sherrif OSP	B	
	5.4.3 Update signal timing for entirety of River Road.	Difficult	Short	\$\$\$	City	B	
	5.4.4 Increase functionality of Northwest Expressway by improving entrance and exit access and appropriate traffic control devices.	Moderate	Long	\$\$\$	City	B	
	5.4.5 Reduce number of vehicular accesses to River Road by businesses by using shared driveways or existing side street accesses.	Difficult	Long	\$\$\$	City County	A - Group 1(SAZ) Group 2- Complete Streets B	Special Area Zone
	5.4.6 Investigate increasing options for north/south traffic flow east of River Road in Santa Clara.						

GOAL 6: PLAN FOR A TRANSPORTATION SYSTEM THAT IS FUTURE ORIENTED, ENVIRONMENTALLY RESPONSIBLE AND TRANSITIONS TO ZERO CARBON.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
6.1 Zero Carbon: Transition transportation system toward zero carbon by prioritizing improvements that support seamless connections for switching between modes, active transportation options, ride sharing and electric vehicle use.	6.1.1 Plan for centralized electric vehicle charging stations in commercial areas.	Difficult	Medium	\$\$\$	City	B	Electric Vehicle Strategy/Transportation System Plan
	6.1.2 Designate ride sharing pick up locations and create standards for ride sharing waiting areas in commercial development.	Easy-Moderate	Medium	\$\$	LTD City County	B	
	6.1.3 Install Bike Share locations in River Road and Santa Clara.	Difficult	Medium	\$\$	City Peacehealth	B	
	6.1.4 Promote the use of IBikeEugene App (an application that allows users to enter bike hazards and maintenance requests directly into the City's maintenance management system to increase efficiency and effectiveness of service requests).	Easy	Ongoing	\$	Community	C	
6.2 Education and Youth Engagement:	6.2.1 Secure sustainable funding for bus passes for all students to schools in our districts.	Easy	Ongoing	\$\$	LTD	B	Current program

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
Educate current and future users of the transportation system about active modes transportation options and transit.	6.2.2 Provide education and awareness programs and school-based transportation options (such as Safe Routes to School).	Moderate	Ongoing	\$\$\$	LTD Safe Routes to School	B	
6.3 Future Transportation needs: Support a transportation system that responds to the long-term needs of the River Road and Santa Clara areas.	6.3.1 Conduct a “long term transportation needs analysis” for all major and minor arterial streets and collectors.	Moderate	Long	\$\$\$	City County	B	
	6.3.2 Require all large commercial spaces to conduct traffic impact analysis for permit issuance based on the next 20-years anticipated traffic volume.	Difficult	Long		City	A – Group 2	
	6.3.3 Consider reducing parking requirements for commercial areas if they meet criteria that lower traffic impacts.	Difficult	Short	\$\$\$	City	A – Group 2	Transportation Demand Management
	6.3.4 Autonomous vehicles: Encourage commercial areas to plan for future needs, including the potential reduction of parking areas needed for customers.	Easy	Short	\$\$	City	A - Group 2 (TDM) B	Transportation Demand Management
6.4 Develop new street standards	6.4.1 Prohibit allowance of private streets in new developments.	Difficult	Long	\$\$\$	City	A – Group 3	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
for application in River Road and Santa Clara.	6.4.2 Where feasible, transition private streets to city or county public maintenance.	Difficult	Long	\$\$\$\$	City County	B	
	6.4.3 Amend Eugene and Lane County street classification systems and standards to include a new lane standard for lanes typical in River Road and Santa Clara.	Difficult	Short	\$\$\$	City County	B	Complete Streets Design Guide

PARKS AND NATURAL RESOURCES ACTIONS

GOAL 7: PROVIDE NATURAL AREAS WHICH ARE HEALTHY, THRIVING SPACES THAT PROVIDE HABITAT FOR NATIVE SPECIES AND FUNCTION AS NATURAL INFRASTRUCTURE.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
7.1 Stormwater Conveyances: Enhance natural stormwater conveyances, including lesser waterways not protected by Goal 5 or WQ regulations, to reduce pollution, increase infiltration, protect against flooding and improve habitat through local land use regulations, incentives and programs.	7.1.1 Determine extent of surface waterway drainage system necessary for stormwater functions, considering the continual impacts of climate change.	Easy	Short	\$	Community	C	Stormwater Basin Plan
	7.1.2 Identify, protect and enhance waterways that are not currently protected: <ul style="list-style-type: none"> Public Easements - Identify location of easements and which easements are protected by Goal 5 or Goal 6 (WQ). Pursue County adoption of Goal 5 and Goal 6 (WQ) protections for parcels inside neighborhood boundaries. 	Difficult	Medium-Ongoing	\$\$	City County Community	A - Group 2- County Stormwater Code Changes Group 3- Goal 6 Adoption B	Related to several City and County projects e.g. Stormwater Basin Master Plan update, County stormwater code
	7.1.3 Enhance natural infrastructure of publicly owned stormwater waterways through selective revegetation with native plants.	Easy	Short-Ongoing	\$\$	Community	C	Climate Action Plan/Parks and Rec System Plan

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	7.1.4 Create a program of tax incentives for private landowners of recognized stormwater conveyances who create long-term natural infrastructure improvements.	Difficult	Long	\$\$\$	City County	B	
	7.1.5 Create a program to provide native plants free of charge to private landowners for waterway revegetation of stormwater conveyances.	Moderate	Medium	\$\$	City	B	
7.2 Education: Educate the public about the interconnectedness of function and safety in our natural stormwater system.	7.2.1 Collaborate with the city for technical assistance in teaching appropriate vegetative management of waterways through information sharing, demonstrations, and volunteer opportunities on proximate waterways.	Moderate	Short/ Ongoing	\$\$	Community City	C	
	7.2.2 Encourage and enable planting more trees through education of the value of mature tree canopy for multiple benefits of air quality, water quality, habitat, water temperature control, stormwater uptake and ambient temperature control.	Easy- Moderate	Short/ Ongoing	\$	Community	C	
	7.2.3 Teach value of “function stacking” in relation to waterways.	Easy	Short/ Ongoing	\$	Community	C	
	7.2.4 Identify lots incorporating waterways and work with the City to create informational material	Moderate	Medium- Long	\$\$	Community City	B, C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	that automatically gets sent to the new property owner when the lot changes ownership notifying about existing waterway on the property and providing information about use restrictions, setbacks, and best practices. Materials tailored to individual or developer. "waterways welcome wagon."						
7.3 Habitat Corridors: Create new and enhance existing habitat corridors throughout River Road and Santa Clara.	7.3.1 Identify volunteers and funding to map existing habitat corridors, identify gaps in connectivity, and catalogue present day baseline of species diversity.	Moderate	Short	\$\$	Community	C	
7.4 Public Natural Areas: Provide natural areas, including the Willamette River Greenway, accessible to all residents (may include public land not designated as parks).	7.4.1 Identify natural areas on public lands and collaborate with public agencies to manage with ecological values in mind.	Easy	Short	\$\$	Community City County	C	
	7.4.2 Minimize light pollution in natural areas through better lighting fixtures and more sensitive placement.	Easy	Medium	\$\$	City County	B	
	7.4.3 Find stable funding for maintenance without the use of pesticides or herbicides.	Moderate	Medium	\$\$	City County	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
7.5 Tree canopy: Promote, conserve, protect and improve our urban forest, while flexibly, accommodating a diverse range of land ownerships, uses and activities.	7.5.1 Preserve and increase street tree plantings wherever possible.	Easy	Ongoing	\$\$	City	B	
	7.5.2 Encourage planting of trees on private property through education and incentives, collaborate with Friends of Trees (ie providing trees or some of the cost for trees).	Easy	Short	\$	Community	C	

GOAL 8: PROVIDE NEIGHBORHOOD ACCESS TO RECREATIONAL OPPORTUNITIES, PARKS, AND COMMUNITY CENTERS.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
8.1 Parks Access and Maintenance: Plan for all residents to have access to parks or publicly owned open space within 1/2-mile walking distance.	8.1.1 Continue to acquire neighborhood park spaces within ½ mile of all residents.	Moderate-Difficult	Medium	\$\$\$	City	B	Parks and Rec System Plan
	8.1.2 Continue to develop, with neighborhood input, neighborhood parks already in park inventory, but currently lacking amenities. Include facilities for children.	Moderate - Difficult	Long	\$\$\$	City	B	Parks and Rec System Plan
	8.1.3 Encourage the inclusion of natural areas in neighborhood parks.	Easy-Difficult	Medium	\$	City	B	Parks and Rec System Plan
	8.1.4 Create walking paths through natural areas.	Moderate	Long	\$\$	City	B	Parks and Rec System Plan
	8.1.5 Support plantings of fruit and nut trees in parks and along the river path.		Ongoing		Community	C	
	8.1.6 Purchase and develop urban plazas in both River Road and Santa Clara. Consider siting one at the new Lane Transit District transfer station site.	Moderate	Long	\$\$\$	City	B	Parks and Rec System Plan

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
8.2 Connectivity: Improve connectivity between parks, natural areas and public open spaces.	8.2.1 Pursue opportunities for purchase of land, easements, or other agreements for connectivity.		Ongoing	\$- \$\$\$	City	B	
	8.2.2 Continue the West Bank Multi-Use Path northward through Santa Clara and beyond.	Difficult	Long	\$\$\$	City	B	
	8.2.3 Work with rural residents to craft a vision for a greenbelt/agricultural parkway using existing paths, streets, and pedestrian ways to create a way through and around Santa Clara for alternative transportation.	Moderate	Medium	\$	City County Non-profits	B	
	8.2.4 Promote an ethic of neighborhood pride around enhancing habitat corridors by providing education to private land owners and collaboration between neighbors.		Short- Ongoing		Community	C	
8.3 Recreational Opportunities and Community Centers: Enhance equitable access to safe and well-maintained recreational opportunities and	8.3.1 Work with the City to preserve Santa Clara Schoolhouse on community park property for use by Santa Clara residents.	Moderate	Short	\$\$\$	City Community	B, C	
	8.3.2 Promote the creation of a community center in Santa Clara including a multi-use swimming pool to provide recreation, social, and educational opportunities available to everyone.	Moderate- Difficult	Medium- Long	\$\$\$	City	B	Parks and Rec System Plan

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
community centers.	8.3.3 Provide facilities and programming for all ages and abilities of residents.	Moderate	Medium-Long	\$\$\$	City	B	Parks and Rec System Plan

GOAL 9: MAKE THE WILLAMETTE RIVER A VITAL, HEALTHY AND ACCESSIBLE PART OF THE NEIGHBORHOODS.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
9.1 Safe and Convenient Access: Provide safe and convenient access to the riverbank park system for pedestrians and bicyclists. (see Transportation 6.5)							
9.2 Stewardship of the Willamette River Ecosystem.	9.2.1 Evaluate long-range plans for the Willamette River (including Lane County and the McKenzie River Trust), determine goals consistent with the Neighborhood Plan, and partner to implement common goals. (also see 7.3.1)	Difficult	Long	\$\$\$\$	City County Community Non-profits	B, C	
	9.2.2 Support efforts to maintain the Greenway as a riparian area and wildlife corridor, identify the high value areas for ecosystem management, and work to enlarge the Water Resources Conservation areas to enhance high value areas.	Difficult	Long	\$\$\$\$	City County Community Nonprofits	A – Group 3 B C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	9.2.3 Work with relevant stakeholders to transfer ownership or easement to City of Eugene and/or Lane County for short term multi-use path extension along the Willamette River in Santa Clara and long-term eventual park/natural area possibility.	Difficult	Long	\$\$\$\$	City County	B	
	9.2.4 Partner with local river conservation/preservation groups to meet goals and promote volunteer work parties along the river greenway through participation incentives (example: Willamette River Keepers, McKenzie River Trust).	Easy	Short	\$	Community	C	
	9.2.5 Create an interactive web page promoting the river-related opportunities in the River Road and Santa Clara neighborhoods.	Easy	Short	\$	City County Community	B	
9.3 Recreational Uses: Promote accessible recreational uses along the river's edge.	9.3.1 Improve access to and function of boat ramps and landings such as the Beltline overpass, Whiteley, and Hileman.	Moderate	Medium	\$\$\$	City	B	
	9.3.2 Develop more canoe/kayak access points along the river's edge.	Difficult	Long	\$\$\$\$	City	B	Parks and Rec System Plan

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	9.3.3 Promote recreational programming along the river's edge to include, but not be limited to: food or produce market, music/theatre events, running and/or biking events, fishing and/or fishing education, wading access and weekend docents.	Difficult	Medium-Long	\$\$\$	City County		
	9.3.4 Create intermittent informational displays along the river highlighting the history, geology and ecology of the river.	Easy	Medium	\$\$	City Community		
	9.3.5 Install more benches along the path.	Easy	Short-Ongoing	\$\$	City		Parks and Rec System Plan

GOAL 10: PRESERVE AGRICULTURAL LAND AND OPEN SPACES WITHIN AND AROUND OUR NEIGHBORHOOD BOUNDARIES.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
10.1 Agricultural Land Preservation outside the Urban Growth Boundary (UGB): Preserve high value farmland outside the current UGB exclusively for farm use.	10.1.1 Incorporate agricultural land preservation into all long-range planning at municipal and county levels.	Easy	Ongoing	\$	City County	B	Statewide Planning Goals, UGB and Urban Reserves Planning, Local Comp Plans
	10.1.2 Investigate potential changes to state law and Lane County code to limit non-agricultural development on Class 1 and 2 soils to preserve its agricultural potential.	Difficult	Medium	\$\$\$	County Community	B, C	
	10.1.3 Investigate feasibility of amending Lane County code zoning regulations to limit non-agricultural development to rural densities, uses and development patterns in order to reduce conflict with existing farm uses.	Moderate - Difficult	Medium- Long	\$\$\$	County	B, C	
	10.1.4 Investigate the creation and funding of a farmland preservation program centered around the transfer of development rights and conservation easements.	Moderate	Medium- Long	\$\$\$\$	Community Nonprofits	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	10.1.5 Develop local incentives to support small farm owners in order to preserve a buffer between land zoned for exclusive farm use (EFU) and land within the UGB.	Difficult	Medium-Long	\$\$\$\$	Community Non-profits	B	
	10.1.6 Pursue creation of land classification that permanently protects prime farmland (class 1 and 2 soils) adjacent to the current UGB (i.e. rural reserves).	Difficult	Medium-Long	\$\$\$	Community State	B	
10.2 Open Space Preservation: Promote a network of publicly and privately owned open space.	10.2.1 Identify publicly owned land operating as open space currently.	Easy	Short	\$\$	City Community	B, C	
	10.2.2 Identify parcels of privately owned open space valued by community as open space currently and target for future public acquisition.	Easy-Moderate	Short-Medium	\$\$	Community	C	
	10.2.3 Form an “appreciation brigade” to express acknowledgment of the value of privately owned open space to landowners.	Easy	Short	\$	Community	C	
10.3 Agricultural enterprises within the UGB: Promote agricultural enterprises within the UGB through	10.3.1 Create small scale urban agricultural enterprise zoning (i.e. tax incentive for land in UGB used for food production).	Difficult	Long	\$\$\$	City	B	
	10.3.2 Allow property owners who control more than ½ acre of	Moderate	Medium	\$\$	City	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
local land use regulations, incentives and collaboration with private property owners.	undeveloped land to apply for and receive a property tax credit for that portion of land specifically dedicated to small scale commercial agricultural production.						
	10.3.3 Amend zoning to permit small scale collective sale of neighborhood grown produce.	Easy	Short	\$\$	City	A – Group 1	Adoption Package
	10.3.4 Facilitate and encourage conversion of open space on church properties to food production. Encourage churches to de-pave oversized parking areas and replace with agriculture, rain gardens and native plants.	Easy	Short-Ongoing	\$	Community	C	
	10.3.5 Allow for increased opportunities for urban animal husbandry while balancing compatibility with neighboring uses.	Moderate	Medium	\$\$\$	City County	A – Group 1	Adoption Package

LAND USE ACTIONS

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

GOAL 11: SUPPORT DEVELOPMENT THAT IS WELL DESIGNED AND ECONOMICALLY, SOCIALLY AND ENVIRONMENTALLY SUSTAINABLE.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
11.1 Effective Public Process: Encourage effective collaboration between developers, public agencies, and neighbors through local land use regulations.	11.1.1 Adopt a new process that requires developers to communicate with the RR or SC at least one month prior to submitting a land use application, preferably during the schematic phase of design, prior to the creation of construction documents. The process shall replace the current Chapter 9.7007 Neighborhood/Applicant Meetings process. Additionally, the new process should be required for proposed zone changes and Willamette Greenway Permits but be removed for partitions. Upon notification of a private development allow a month (2 weeks?) for the community to respond with concerns and prioritized design	Moderate	Medium	\$\$	City	A – Group 3	

	recommendations. The developer must respond in their completed application how it responds to concerns are addressed or mitigated in the plan prior to acceptance of the application.						
	11.1.2 Negotiate with public agencies to provide 180 calendar day notice to affected Neighborhood Associations before deciding to sell any land parcel within their boundaries.	Difficult	Long	\$\$\$	Community Public Agencies	C	
	11.1.3 Work collaboratively with government agencies to identify appropriate uses for government owned properties in our neighborhoods with an eye to encouraging desirable uses such as innovative demonstration projects for public-private partnerships to produce innovative housing solutions.	Easy	Ongoing	\$	City County Community	C	City's Housing Team Efforts
11.2 Well Designed Built Environment: Promote building design, size, scale and site layout that provide gradual transitions between different uses and scales and incorporates pedestrian scale design through local land use regulations.	11.2.1 Minimize land use conflict by adding code requirements that adjoining low density and higher-density residential land are designed to be more compatible, as well as between residential and non-residential uses. Develop and adopt development standards that provide form and site transitions such as sloped setbacks, balcony offsets, and buffering between properties zoned Single family Residential and denser development in adjacent multifamily housing and commercial zones. Prohibit upper story balconies on housing walls that abut R-1 rear yards	Moderate	Short	\$\$	City	A - Group 1 - SAZ Group 2- HB 2001	Special Area Zone HB 2001

	unless the buildings are at least 50 feet from the property line.						
11.3 Well Designed Community Space: Use well-designed public and private community space to support the goals and policies of the Neighborhood Plan and other applicable City and State-wide goals through collaboration between the City, County, and local businesses and residents.	11.3.1 Establish a network of streets with green and pedestrian friendly features in conjunction with public spaces.	Moderate	Ongoing	\$\$\$\$	City	B	Transportation System Plan
	11.3.2 Provide clear “entry points” to the River Road neighborhood, identifying it as the “River and Garden District.”	Easy	Short	\$	Community	B, C	
11.4 Green and Resilient Properties: Encourage actions on residential, commercial, and public properties that enhance food and energy production, water storage and conservation, and social interaction on site through	11.4.1 Green Infrastructure: Provide financial incentives for property owners that provide on site features or energy production that reduces the burden on public infrastructure or private infrastructure, reduce atmospheric toxins and CO2 emissions, or provide seismically sound structures on commercial or public properties beyond code requirement and could be for shelter in a disaster scenario. <ul style="list-style-type: none"> On site feature examples: Greywater treatment, water harvesting, photovoltaic panels, solar water heaters, low VOC 	Moderate	Ongoing	\$\$\$\$	City Nonprofits	B	Climate Action Plan and City’s Green Building Program

local regulations and incentives.	<p>materials reclaiming unused parking spaces for public use.</p> <ul style="list-style-type: none"> Incentive Examples: Permit fee reductions, reduced SDC charges, Tax credits and rebates. 						
	<p>11.4.2 Identify food producing trees and shrubs that can be included in the city's "menu" of acceptable landscaping plants. Reference Olympia, Washington's plant lists for public property. Identify a citizen's committee to work with the city to identify acceptable plants.</p>	Moderate	Medium	\$	City Nonprofits	B	
	<p>11.4.3 Provide incentives to increase and maintain residential tree canopy.</p>	Moderate	Ongoing	\$	City Nonprofits	B	Urban Forestry Friends of Trees

GOAL 12: PLAN FOR FUTURE HOUSING THAT ADDRESSES THE NEEDS OF THE COMMUNITY.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
12.1 Compatible Infill: Allow for residential infill development that provides gradual transitions using a variety of housing types with pedestrian scale development standards through local land use regulations, programs and incentives.	12.1.1 Review existing policy, programs and regulations to identify and remove land use code and financial barriers to innovative and creative housing options without requiring a subdivision. Examples: Rowhouses/Townhouses, Cluster Subdivisions, Duplexes, Triplexes, Fourplexes, Courtyard housing, Live/work housing, Mixed use housing, Accessory Dwelling Units.	Easy	Short	\$\$	City	B	HB 2001
	12.1.2 Provide incentives to encourage a mix of compatible housing types including workforce housing (middle housing).	Moderate	Ongoing	\$\$\$\$	City	B	
	12.1.3 Adopt flexible code that allows infill opportunities that are more compatible to adjacent neighbors than the typically current flag lots.	Easy	Short	\$\$	City	A - Group 1 - SAZ Group 2- HB 2001	Special Area Zone HB 2001
	12.1.4 Remove barriers for Tiny Homes such as land use restrictions and challenges in providing water and sewer hook ups.	Moderate	Medium	\$\$	City	A - Group 3, B	Housing Tools & Strategies
12.2 Affordable Availability: Plan for affordable housing, as well as,	12.2.1 Develop strategies and tools to create and preserve rental and owner-occupied affordable housing and housing affordability throughout the	Moderate	Ongoing	\$\$	City Community Nonprofits	B, C	Housing Tools & Strategies

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
low- and moderate-income housing that is available and dispersed throughout the River Road/Santa Clara neighborhoods through local land use regulations, strategies, funding and partnerships.	area. Identify and implement investment strategies that expand and maximize local, regional, state and federal affordable housing resources, partnerships and tools.						City's Housing Team Efforts
	12.2.2 Work within City and County boards, commissions and committees to increase the availability of Workforce and Affordable Housing in our Neighborhoods.	Moderate	Ongoing	\$\$	City County Community	B, C	Housing Tools & Strategies City's Housing Team Efforts
12.3 Support limited agricultural worker housing on parcels outside the UGB and inside the neighborhood boundaries by identifying solutions that honor Oregon Statewide Planning Goal 3 through collaboration between the Santa Clara neighborhood, Lane County, and	12.3.1 Identify barriers that currently prevent worker/owners from building multiple dwellings on agricultural land solutions that honor Oregon statewide land use goal 3 and allow housing that minimizes its footprint while accommodating workers needed to productively cultivate that same farmland (i.e. clustered housing).	Difficult	Long	\$\$\$	County Community State Legislature	B, C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
Oregon's Department of Land Conservation and Development.							
12.4 Facilitate collaborative planning efforts between the neighborhood organizations, city, and county to promote innovative housing strategies.	12.4.1 Utilize Opportunity Siting and other incentives to collaborate to develop innovative projects that are supported by a developer and the Neighborhood Association and approved by governing agency.	Difficult	Long	\$\$	City Community Developers	A- Group 3, B, C	
	12.4.2 Identify and provide incentives to allow residents to age in places that are accessible, comfortable and safe no matter their age or physical condition.	Moderate	Ongoing	\$\$\$\$	City Nonprofits	B	Housing Tools & Strategies City's Housing Team Efforts
	12.4.3 Foster collaborative partnerships between the community and local nonprofits to explore opportunities such as identifying potential sites, and tools (such as community land trusts), or programs for affordable and workforce housing development.	Moderate	Ongoing	\$\$	City County Community		Housing Tools & Strategies
12.5 At five-year intervals after adoption of this plan, measure the effectiveness of policies and actions established in this plan. Utilize the results to review the document and adopt revisions to achieve those policies and actions that are still applicable.							

GOAL 13: SUPPORT A THRIVING, VIBRANT AND ACTIVE RIVER ROAD CORRIDOR.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
13.1 Key Areas for Development: Support development and redevelopment that contributes to a thriving, vibrant and active River Road corridor in key areas designated in the River Road Corridor Study for residential and commercial/mixed-use development through local land use regulations and incentives.	13.1.1 Utilize the River Road Corridor Study to designate key areas for residential and commercial/mixed-use development at appropriate density and scale along the River Road corridor and minor arterials in the River Road and Santa Clara Neighborhoods.	Easy	Short	\$	City	A – Group 1	Special Area Zone
	13.1.2 Utilize the River Road Corridor Study as a tool to redevelop the area on River Road north of the Corridor Study area.	Easy	Short	\$	City	A – Group 1	Plan Adoption Package
	13.1.3 Rezone C-2 Community Commercial areas outside the River Road Corridor Study area but within the River Road-Santa Clara Neighborhood Plan area for mixed use commercial with development standards.	Easy	Short	\$	City	A – Group 1	Plan Adoption Package
	13.1.4 Allow developments of 4-6 stories in designated nodes along River Road as long as public amenities are provided by the developer.	Easy	Short	\$	City	A – Group 1	Special Area Zone

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
13.2 20-minute neighborhoods: Support walkable neighborhoods where people can meet most of their daily needs within a 20-minute walk through local land use regulations, development standards and incentives.	13.2.1 Coordinate site designs with Street design for Arterials and Collector Streets to improve public right-of-way. Provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, lighting, pedestrian shelters, sidewalk cafes, and other elements of active pedestrian areas. Require components in building designs that offer protection to pedestrians, such as awnings and canopies, as a means to encourage pedestrian activity along the street and within shopping areas.	Moderate	Short	\$\$	City	A - Group 1 - SAZ Group 2- Complete Streets	Special Area Zone Complete Streets Design Guidelines
	13.2.2 Evaluate current commercial standards and where appropriate revise them to facilitate non-automobile forms of access and utilization. No use may include a drive-through facility, excepting those that provide financial services, pharmaceutical prescription dispensing or businesses where the building is 600 square feet or less.	Easy	Short	\$	City	A – Group 1	Special Area Zone
	13.2.3 Coordinate with Lane Transit District to ensure that the design of new buildings support Transit Oriented Development.	Easy	Short	\$	City LTD Community	A - Group 1, C	Santa Clara Transit Station

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	13.2.4 Provide a clear path for food carts to connect all plumbing fixtures to an approved drainage system, including a process for SDC calculations. If greywater is to be stored in tanks, insure approved sanitary sewer disposal locations are available.	Moderate	Medium	\$\$	City County	B	

GOAL 14: PROMOTE LAND USE AND DEVELOPMENT THAT PROTECTS AND ENHANCES NEIGHBORHOOD CHARACTER.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
14.1 Compatibility Transitions: Promote compatibility between new developments and existing properties with development standards such as height and scale transitions, setbacks, buffering with trees, and window offsets whenever adjacent properties are zoned differently.	14.1.1 Develop transitions between R-1 properties.	Difficult	Short	\$	City	A - Group 2	HB 2001
	14.1.2 Increase minimum required parking standards when higher density development abuts R-1 zoning and the adjacent streets (i.e. lanes) aren't developed to Eugene's local street standard or higher to avoid spillover parking problems.	Difficult	Medium	\$\$	City	A - Group 3	
14.2 Neighborhood Livability: Retain and enhance	14.2.1 Reduce Neighborhood noise by establishing railway quiet zones for the crossings at Irving Road and Irvington Drive.	Difficult	Very Long	\$\$\$	City	B	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
neighborhood livability by mitigating noise, identifying and preserving historical and cultural properties, and encouraging green development and design at pedestrian scale.	14.2.2 Prohibit the creation of new private roads to ensure future maintenance.	Difficult	Long	\$\$\$	City	A - Group 3	
	14.2.3 Identify and inventory structures and other landmarks of historical or architectural significance and make recommendations for their preservation.	Moderate	Short	\$\$	Community Historic Review Board?	C	Historic Loan Preservation Program
	14.2.4 Identify incompatible zoning and plan designations and inappropriate zoning and plan designation adjacencies and work to align the zoning and plan designations to make them compatible.	Easy	Short	\$	City	A – Group 1	Special Area Zone Plan Adoption Package
	14.2.5 Ameliorate the effect of increased density and infill by providing both a clear and objective design path and discretionary path with standards and design review processes.	Easy	Short	\$\$	City	A - Group 1 - SAZ Group 2- HB 2001"	Special Area Zone HB 2001
14.3 Willamette River Compatibility: Create clear and objective development standards such as height limits, sloped setbacks, and buffering standards for	14.3.1 Adopt lot-specific plan designations and zoning with development standards such as height limits, sloped setbacks, and buffering standards in a defined area along the Willamette Greenway within the Neighborhood Plan area to maintain a low- density edge.	Easy	Short	\$	City	A - Group 1	Special Area Zone
	14.3.2 Rewrite Willamette River Greenway permit provisions to provide	Moderate - Difficult	Long	\$\$\$	City State	A - Group 1- SAZ Group 3- citywide code change	Special Area Zone

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code B: Program/Project C: Community Partnership	Part of Existing Plan/Project
development fronting the Willamette Greenway in the Neighborhood Plan area to better implement the Willamette Greenway state and local policies.	adequate protection for natural resources.						
	14.3.3 Include clear and objective standards for development that lies within the greenway boundaries.	Moderate - Difficult	Long	\$\$\$	City State	A - Group 1- SAZ Group 3- citywide code change"	Special Area Zone
	14.3.4 Provide incentives, such as reductions, to SDC's and/or provide tax credits to support preservation of the Willamette River Greenway via conservation easements.	Moderate	Long	\$\$\$\$	City	B	
14.4 Maintain existing plan designations Prevent upzoning within the Willamette Greenway adjacent to the east boundary of the Willamette Greenway boundary.							

COMMUNITY ACTIONS

GOAL 15: ENSURE OUR COMMUNITY IS WELCOMING AND INCLUSIVE.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
15.1 Promote a welcoming environment and inclusive approach to the work of the Community Organizations.	15.1.1 Respond promptly to any instance of racism, discrimination and/or hate in the neighborhoods by designating a board member to follow issues and share information, voting as a board to condemn actions, and sending an email update to the community.	Easy	Short	\$	RRCO SCCO	C	
	15.1.2 RRCO/SCCO participate in Hate and Bias Prevention training.	Easy	Short	\$	RRCO SCCO	C	
	15.1.3 RRCO/SCCO vote as a board to support local, state or national measures that support the community.	Easy	Short	\$	RRCO SCCO	C	
	15.1.4 City/County provides materials and, together with RRCO and SCCO, comes up with a collaborative strategy for graffiti abatement in the neighborhoods.	Moderate	Short	\$\$	RRCO SCCO City County	B, C	
	15.1.5 Maintain a standing meeting agenda item for addressing issues important to youth, low-income residents, people with disabilities,	Easy	Short	\$	RRCO SCCO	C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	LGBTQ residents, and communities of color. Recruit organizations and schools to participate in RRCO/SCCO meetings and lead the agenda item.						
	15.1.6 Connect with all residents. Increase the opportunities for under-represented residents to participate in community activities, including people with disabilities, non-English speakers, communities of color, youth, families, and unhoused residents.	Moderate	Short	\$\$	RRCO SCCO	C	
	15.1.7 Host multi-cultural events and outreach with translation services, food and entertainment.	Easy	Short	\$	RRCO SCCO	C	
	15.1.8 Provide a list of organizations that provide social and cultural services and ADA accommodations. Work with The City of Eugene Human Rights Commission and other local community organizations to share relevant information.	Easy	Short	\$	RRCO SCCO City Nonprofits	C	
	15.1.9 Inventory community spaces in RRSC, provide a list of ADA features and limitations, and encourage organizations and institutions to improve ADA accessibility to community spaces, indoor and outdoor.	Easy	Medium-Ongoing	\$\$	RRCO SCCO	C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	15.1.10 Provide 'Welcomers' to focus on outreach to schools, new housing developments, new businesses, etc.– to be sure anyone new to the neighborhood feels welcome, is aware of the neighborhood organizations and are encouraged to participate.	Easy	Short-Ongoing	\$	RRCO SCCO	C	
	15.1.11 Conduct occasional door to door outreach surveys over time to listen to views and get people involved in community activities.	Easy	Short-Ongoing	\$	RRCO SCCO	C	
	15.1.12 City and County provide cultural ambassadors/language translators who would assist the Community Organizations with outreach, agenda setting, and creating and editing outreach materials ('welcome kits', newsletter articles, etc.) and who would be available for non-English-speaking residents to contact for questions related to City/County business.	Difficult	Medium	\$\$- \$\$\$	City County	B	
15.2 Housing Affordability: Increase affordable housing opportunities in the neighborhoods	(see Land Use Goals for details)						

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
15.3 The Unhoused Community: Advocate for housing, and provide information to community members about housing services and social opportunities for people without stable housing.	15.3.1 Facilitate community conversations about how to provide services.	Easy	Short-Medium	\$	Community	C	
	15.3.2 Outreach/education to general community about issues such as homelessness.	Moderate	Short-Medium	\$\$	Community	C	
	15.3.3 Work with the city and county to identify housing first options, and advocate for temporary and transitional solutions and network with other neighborhoods and learn from their successes.	Easy	Short	\$	Community City County	C	
	15.3.4 Work with non-profits and faith-based organizations in the neighborhood to serve the unhoused community.	Moderate	Short		Community City County	B, C	
15.4 Support public art.	15.4.1 Augment and advocate for programs to facilitate and incentivize artistic initiatives that benefit the River Road, Santa Clara community.	Moderate	Short	\$\$	City County	B	
	15.4.2 Encourage the creation of a clearing house for networking artistic resources.	Easy	Short	\$\$	Community	C	

GOAL 16: FOSTER COLLABORATIVE RELATIONSHIPS TO BUILD A STRONGER AND MORE RESILIENT COMMUNITY.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
16.1 Enhance RRCO and SCCO communication and outreach capabilities to reach the entire neighborhood by establishing stable local funding.	16.1.1 The City and County will partner to provide stable funding, proportional to the total incorporated/unincorporated properties, to ensure both Community Organizations multiple opportunities, per year, can reach all addresses within the neighborhood.	Moderate	Short-Ongoing	\$\$	City County	B	
	16.1.2 Develop resilience action teams to design and implement projects that achieve goals of the Neighborhood Plan.	Easy	Short-Ongoing	\$	Community	B, C	
16.2 Gathering and Learning Spaces: Ensure access to open community gathering, sharing, and learning spaces for all residents.	16.2.1 Maintain a list of gathering spaces and local services that are accessible for all RR/SC neighbors.	Easy	Short-Ongoing	\$	Community	C	
	16.2.2 Identify locations to establish and support community gardens in River Road/Santa Clara.	Easy-Moderate	Short-Ongoing	\$\$	Community	C	Parks and Rec System Plan
16.3 Build and maintain resident engagement in safety through neighborhood projects through	16.3.1 Develop and maintain neighborhood action website.	Easy	Short-Ongoing	\$	Community	C	
	16.3.2 Provide information on matching grants and best practices for neighborhood engagement and creative placemaking.	Easy	Short-Ongoing	\$	Community	C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
outreach, empowering neighborhood volunteers, and applying for the City's Community and Neighborhood matching grants.	16.3.3 Use and promote matching grant funds to improve shared spaces that are not maintained by city or county.	Easy	Short-Ongoing	\$	Community	C	
16.4 Walkable Neighborhoods: Incentivize neighborhood development that allows residents to meet their daily needs without private vehicles.	16.4.1 Use neighborhood associations and businesses to cross-promote programs and ideas that increase use of active transportation and develop small businesses in the neighborhood.	Moderate	Short-Ongoing	\$	RRCO SCCO Businesses	C	
16.5 Resilience Networks: Provide additional support for neighbors to build small scale resilience networks that facilitate communication and resource sharing	16.5.1 Develop a mapping system for neighbors to identify their resources and neighbors in need. Publish ideas for community building activities and empower neighborhood associations to broaden their outreach.	Moderate	Medium	\$\$	Community	C	
	16.5.2 Map and connect CERT trained community members and support resilience-focused gatherings.	Easy	Short-Medium	\$	Community	C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
between neighbors and businesses to enhance resilience.	16.5.3 Partner with existing tool lending library program to explore an expansion into our neighborhoods.	Moderate	Short	\$\$	Community	C	

GOAL 17: PROVIDE COMPREHENSIVE PUBLIC SERVICES AND COMMUNITY RESOURCES RESPONSIVE TO THE NEEDS OF THE COMMUNITY.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
17.1 Address present confusion about service providers: Assure River Road and Santa Clara residents are educated about current services providers so there is clarity about which agencies provide their services and how to communicate with them.	17.1.1 Educate residents about what agencies are serving them and how they are funded. Publish and make available a compendium of service agencies in River Road and Santa Clara and their contact information.	Easy	Long	\$\$	Community City	B, C	
	17.1.2 Identify and publicize a single office (may be the City Manager office) that residents could use as a resource when they have questions or concerns vis-à-vis their available public services.	Difficult	Long	\$\$\$\$	City	B	
	17.1.3 Address the confusion of who owns and maintains infra-structure (hydrants, streetlights, water lines) as annexations proceed.	Moderate	Long	\$\$	Community City EWEB	C	
17.2 Essential public services (safety, water, fire): Provide equitable provision of essential public services if	17.2.1 Review current service provision and adopt a plan of action that addresses coordination, improvement and/or potential transition of essential services as River Road and Santa Clara neighborhoods evolve.	Difficult	Long	\$\$\$\$	City County Service Providers	B, C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
amalgamation and/or transition of service providers is considered.	17.2.2 Make this planning process transparent by involving the community in the formulation of these plans.	Moderate	Short	\$\$\$	City County Community Service Providers	C	
	17.2.3 Review essential service levels as they currently exist and ascertain what public services are missing or deficient; and create a path to mitigating these deficiencies (example: no service by Cahoots for unincorporated residents).	Difficult	Medium	\$\$\$\$	City County Service Providers	B	
	17.2.4 If service providers are amalgamated and/or transitioned, adjust current boundaries of service districts to assure that residents, especially those who are currently outside the UGB, continue to be served.	Difficult	Medium	\$\$\$\$	Service Providers	B	
	17.2.5 Prioritize provision of comprehensive public safety services and develop strategies for equitable administration of those services throughout River Road and Santa Clara neighborhoods.	Moderate	Long	\$\$\$	EPD LC Sherriff	B, C	
	17.2.6 Optimize conditions for the establishment of an urgent care center	Difficult	Long	\$- \$\$\$	City (code) Community	A - Group 1, B	Special Area Zone

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	in the River Road and Santa Clara neighborhood.						
17.3 Community resources: Provide park and recreation services as well as library service to River Road and Santa Clara. Encourage and facilitate cultural services that enrich the community.	17.3.1 Provide a comprehensive park and recreation system with sustainable funding to include all of River Road and Santa Clara commensurate with the services currently provided by the River Road Park and Recreation District.	Difficult	Long	\$\$\$\$	City County RRPD	B	
	17.3.2 Realize the development of the planned community park and community center in Santa Clara and continue provision of a community park and community center in River Road, currently being filled by the River Road Parks and Recreation District.	Moderate - Difficult	Long	\$\$\$\$	City RRPD	B	Parks and Rec System Plan
	17.3.3 Investigate the feasibility of creating a larger, regional park and recreation district which would assure dedicated and sustainable funding for parks and recreation.	Moderate	Medium-Long	\$\$	Community	C	
	17.3.4 Research how consistent and sustainable library services can be provided to the entirety of River Road Santa Clara residents.	Easy	Short	\$\$	Community	C	

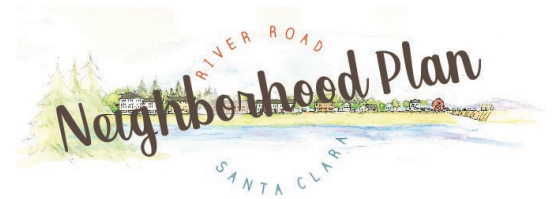
GOAL 18: INCREASE RESILIENCE IN LOCAL FOOD, WATER, AND DISASTER PREPAREDNESS SYSTEMS NECESSARY FOR HUMAN HEALTH AND WELLBEING.

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
18.1 Green Infrastructure: Infrastructure development will be resilient to disasters, enhance stability of food, water, energy systems and preserve ecosystem functions.	18.1.1 Develop green infrastructure guidelines and standards for River Road Santa Clara.						
	18.1.2 Investigate financial support opportunities through design standards for homeowners and large developers which offset new infrastructure demands with onsite energy generation and water use minimization strategies retention.	Difficult	Long	\$\$\$	City	B	
	18.1.3 Assess existing critical infrastructure such as streets, electrical grid, stormwater system, etc. to determine key weaknesses in the event of a natural disaster.	Moderate	Medium	\$\$\$	City County Service Providers	B, C	
	18.1.4 Develop a prioritized list of projects based on infrastructure assessment.	Easy	Medium	\$\$	City County Service Providers	B, C	

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	18.1.5 Ensure that each neighborhood has sufficient FEMA drop off sites, water access points, and at least one sheltering location per neighborhood according to disaster planning.	Medium	Medium	\$\$\$	City County Community	B, C	
18.2 Increase home and neighborhood food production and storage through local land use regulations and community education, outreach and programs.	18.2.1 Encourage development of community food sharing/food swapping systems.	Easy	Short	\$\$	Community	C	
	18.2.2 Allow owner maintenance of landscaping between sidewalk and curb.	Moderate	Medium	\$\$	City County	A – Group 3	
	18.2.3 Permit small scale collective sale of neighborhood produce.	Moderate	Short	\$\$\$	City	A – Group 1	Adoption Package
	18.2.4 Identify food producing trees and shrubs that can be included in the city's "menu" of acceptable landscaping plants. Reference Olympia, Washington's plant lists for public property. Identify a citizen's committee to work with the city to identify acceptable plants.		Short- Medium				
	18.2.5 Distribute information on opportunities and benefits of edible landscaping to encourage adoption and appropriate maintenance.		Short				

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
	18.2.6 Distribute information on pollinator importance and organic practices in our region.		Short				
18.3 Renewable Resources and Energy: Promote renewable resources and energy conservation to decrease reliance on public utility grid through community education, outreach and incentives.	18.3.1 Widely share up to date information on opportunities and rules around stormwater flow and rainwater catchment in our area.	Easy	Short	\$\$	City Community	C	
	18.3.2 Share information on graywater and encourage safe implementation.	Easy	Short	\$	City Community	C	
	18.3.3 Work with city of Eugene to develop performance criteria for retrofits that improve house envelope or increase resilience at reduced fees.	Moderate - Difficult	Long	\$\$\$	City	B, C	
	18.3.4 Promote utility incentives for energy conservation programs.	Easy	Short	\$	Community EWEB	B	
	18.3.5 Ensure infiltration of all residential stormwater through information, advocacy, and mapping problem areas.	Moderate	Medium- Long	\$\$\$	City County Community	B, C	
18.4 Neighborhood-wide Emergency Preparedness: Educate and prepare for natural disasters	18.4.1 Create opportunities for annual CERT training and disaster plan training.	Easy	Short- Medium	\$\$	City Community	C	
	18.4.2 Map locations to access water in our area RRSC in the event of an emergency. Ensure they are evenly		Medium		EWEB Community	B, C	EWEB Water Reliability Projects,

Policy	Action	Feasibility	Timeframe	Cost	Implemented By:	A: Code Amendment B: Program/Project C: Community Partnership	Part of Existing Plan/Project
by funding regular Community Emergency Response Team training and through community volunteer efforts	distributed and add additional locations if needed.						Climate Action Plan
	18.4.3 Provide water purification options and hand pumps for accessible wells at identified locations.	Easy	Short-Medium	\$\$	City Community	C	
	18.4.4 Encourage the identification of most vulnerable residents who would need additional support in a disaster.	Easy	Short-Medium	\$	Community	C	Climate Action Plan
	18.4.5 Create centralized emergency centers that will provide water, food, emergency supplies and electricity in case of natural disaster.	Moderate	Medium	\$\$\$\$	City Community	B	Climate Action Plan



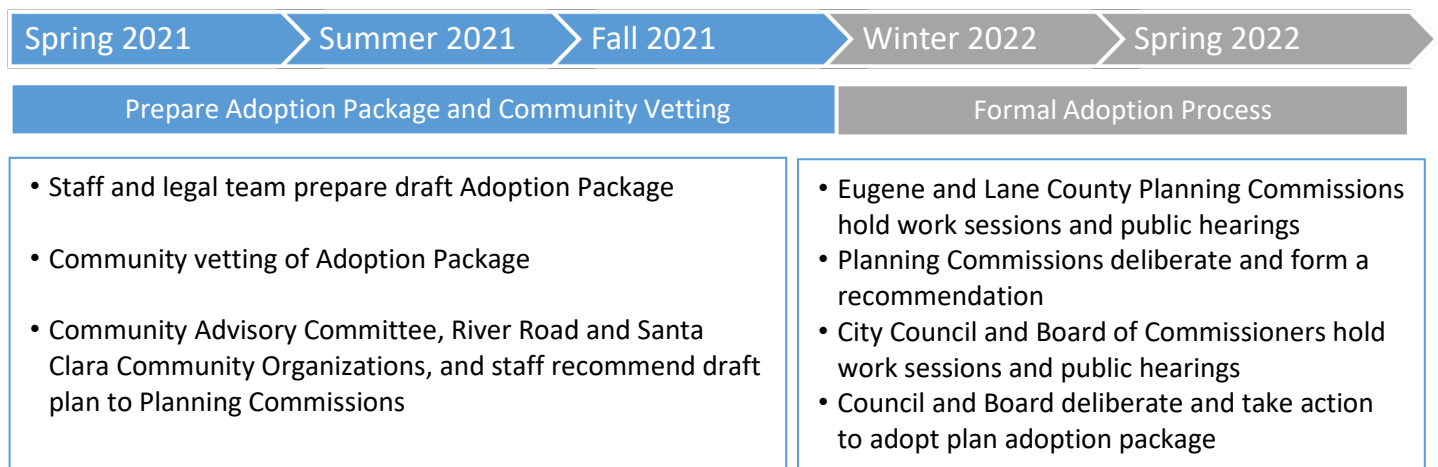
Next Steps for the Neighborhood Plan

The *Action Planning* phase is wrapping up as the Community Advisory Committee finishes their final edits on the draft actions to include feedback from the community and the River Road and Santa Clara community organizations. In spring 2021, the Community Advisory Committee and project staff will seek direction to prepare a plan adoption package to vet through the River Road and Santa Clara communities.

Community input will continue throughout the Adoption phase through newsletter updates, virtual input opportunities, involvement of the River Road and Santa Community Organizations, mailed notices, and outreach to residents and property owners. This input will help inform the community recommendation from the River Road and Santa community organizations and the Community Advisory Committee. The community recommendation will be forwarded to the Eugene and Lane County Planning Commissions to begin the formal adoption process.

The formal adoption process will include work sessions and public hearings with Eugene and Lane County Planning Commissions as well as Eugene City Council and Board of Commissioners. The Planning Commissions will deliberate and form a recommendation to City Council and the Lane County Board of Commissioners. The Council and Board will then deliberate and ultimately take action to adopt the plan adoption package.

Adoption Phase Timeline



What Will Be in the Adoption Package?

- River Road-Santa Clara Neighborhood Plan Document**
 - Articulates the vision in a goal and policy document that will be a formally adopted, legally binding land use plan.
 - Supported by the **Action Plan**, a non-regulatory document to guide implementation of the vision.
- Plan and Code Amendments**
 - To implement certain actions and support the vision for the area.
- Plan Designation and Zone Change Tables and Maps**
 - To encourage active neighborhood centers and a variety of housing types.
- Legal Findings and Ordinances**
 - To provide the supporting legal components required for the formal adoption process.

Overview of Adoption Package and Code Actions

The River Road-Santa Clara Neighborhood Plan adoption package will include:

1. **The River Road-Santa Clara Neighborhood Plan document** articulates the community vision in a formally adopted, legally binding land use plan that includes the policy direction to provide a consistent course of action and move the community toward attainment of its goals.
2. **Special Area Zone** includes land use code standards to implement the community vision.
3. **Supporting legal components** including, but not limited to, plan and code amendments, zone changes, legal findings and adopting Ordinance.

Group 1 includes actions that staff recommend be implemented with adoption of the River Road-Santa Clara Neighborhood Plan.

1. **Vibrant Mixed-Use Corridor** – As part of the Special Area Zone, develop detailed land use code to implement the Corridor Mixed-Use and Corridor Residential land use concepts in alignment with the community vision. Part of the vision is to support walkable 20-minute neighborhoods through land use regulations. This vision will also be implemented over time through non-regulatory actions such as transportation and park projects. The land use concept will include regulations for permitted uses, height, building size and parking, among others.
 - The Corridor Mixed-Use concept will allow thriving mixed-use neighborhood centers at key locations to provide a community gathering space, commercial services, and a 20-minute neighborhood for the residential zones adjacent to the corridor.
 - The Corridor Residential concept will allow increased density and housing choices along the key transit corridor and adjacent to neighborhood centers and transition from higher density mixed-use districts to lower density residential areas.
2. **Transitions and Compatibility** – As part of the Special Area Zone, develop standards, such as sloped setbacks, balcony offsets, and landscape buffering that provide transitions between properties zoned for commercial or multifamily and lower-density residential. Compatibility will also be considered as the Special Area Zone is developed.
 - a. **Feasibility concerns identified by staff:** Part of priority action 11.2.1 states “Prohibit upper story balconies on housing walls that abut R-1 rear yards unless the buildings are at least 50 feet from the property line.” Staff has concerns with this specific approach, however, agree that transition standards that address privacy concerns should be discussed as part of code development since this is important to the community. It will be important to find the right tool that balances community desires for privacy with development feasibility and citywide goals such as removing barriers to housing.
3. **Willamette Greenway Overlay** – As part of the Special Area Zone, develop a Willamette Greenway Overlay that applies to specific parcels adjacent to the Willamette River in order to provide design transitions and protections for natural resources using clear and objective standards such as height limits, sloped setbacks and landscape buffering.

4. **Urban Agriculture and Animal Keeping** – Allow for urban farmers to collectively sell produce on-site.
 - a. Increase opportunities for urban animal keeping by adopting standards that currently apply within the city limits to the Urban Transition Area code, which is adopted by Lane County and applies to properties within Eugene’s UGB, but outside of the city limits. (Blue highlight indicates actions that involve Lane County implementation.)
5. **Plan Designation and Zone Changes** – This includes changes being considered from the [River Road Corridor Study](#), also viewable as a [web map](#), as well as a number of [C-2 and R-2 zoned properties and key large church properties](#) outside the Corridor Study area that have been identified as areas of opportunity to be considered for zone changes. Staff is also conducting research to identify potential plan designation and zoning conflicts and developing recommendations to resolve where possible. Any recommended changes will be included in early outreach to property owners as part of the Adoption Phase.

Group 2 includes actions related to existing projects in City or County work plans, which will involve collaboration between the community and staff as part of other planning processes, including:

Some actions in the Action Plan will involve collaboration with related City or County projects, including [Middle Housing Code Changes](#), [Complete Streets Design Guidelines](#), and Lane County illicit discharge code changes, among others.

Feasibility concern identified by staff: Action 14.1.1 “Develop transitions between R-1 properties.” This priority action is rated as difficult due to House Bill 2001. Eugene’s middle housing project will consider an approach for R-1 standards; however, standards must be the same or less restrictive than those in DLCD’s model code.

Group 3 includes remaining actions that will be actualized as processes and resources allow and will need to be initiated and prioritized by decision-makers to receive needed funding and staff resources to implement.

Some actions are recommended for Group 3 because they should be a citywide code amendment and would need a broader public process.

Priority actions include:

1. **Improvements to /WR Water Resources Conservation and /WQ Water Quality Overlays** – Part of priority action 9.2.2 focuses on improving the /WR Overlay (Statewide Planning Goal 5 implementation) to better protect wildlife in riparian areas. Part of another priority action (7.1.2) would involve Lane County adoption of the /WQ Overlay, which was not adopted outside of the city limits but applies upon annexation.
2. **Improve the Neighborhood/ Applicant Meetings process** – Staff agrees process needs to be looked at, however, this should be a citywide code amendment and would need a broader public process. This is a priority action and CAC would like to discuss with decision-makers to find how to move forward together.

3. **Implement Opportunity Siting** – Opportunity Siting is not adopted in code and incentives would require new funding. Recommend focusing more on collaboration between City, community and developers.
 - a. CAC recommends piloting this at the Santa Clara Transit station and propose funding Opportunity Siting development to the Eugene City Council. Adopting Opportunity Siting as code is recommended for Group 3 as it should be a citywide code amendment and would need a broader public process.

4. **Willamette Greenway Permit code changes** – This can be partially implemented with Special Area Zone. Discuss possible solutions to consider for the draft Willamette Greenway Overlay (e.g. clear and objective standards, transitions). This would not change the citywide Willamette Greenway permit, which would be a citywide code amendment that would require a broader public process. Further implementation will require discussion with decision-makers. CAC to consider lobbying State to refine statewide planning goal.

Additional code actions in Group 3 that were not identified as high priority include:

1. **Remove barriers to tiny homes** – This was identified as a lesser priority and would be a citywide code amendment that would require a broader public process. This is related to Housing Tools and Strategies and could also be partially implemented via a program or project, not just code.

2. **Landscape maintenance in right-of-way** – This action was not identified as a priority and is mostly about allowing fruit trees in the right-of-way for food production, however, this has previously been discouraged due to concerns around pests and maintenance.

Other actions are recommended for Group 3 due to feasibility concerns identified by staff.

1. **Prohibit private streets** – This priority action would be a problem for cottage clusters or townhomes and could lead to more flag lots. Also, this could have a negative impact on the Buildable Lands Inventory as some developments are only possible with private streets.
 - a. CAC interested in discussing solutions as part of City’s Complete Street Design Guide project as well as discussing with City Council since this action would need to be initiated by Council and prioritized to receive needed funding and staff resources to implement.

2. **Increase minimum parking standards** – This priority action would not be consistent with Eugene’s Transportation System Plan, Climate Action Plan and Climate Recovery Ordinance, HB 2001 or in-progress state rulemaking for Climate Friendly and Equitable Communities, which specifically will address limiting off-street parking requirements. Possible to explore solutions to consider in Special Area Zone. May be better addressed by focusing on transportation improvements rather than code. Transportation topic area focuses on improving active transportation and transit to reduce need for parking.
 - a. Continue efforts with City Parking Program to establish parking enforcement around ECCO Apartments. If implemented successfully, propose as policy for new commercial/multifamily developments adjacent to substandard streets.

Phasing of Code Actions

Staff has recommended phasing the implementation of actions that involve land use code amendments based on community priorities and staff capacity and resources.

- **Group 1** includes actions that staff recommend be implemented with adoption of the River Road-Santa Clara Neighborhood Plan.
- **Group 2** includes actions related to existing projects in City or County work plans, which will involve collaboration between the community and staff as part of other planning processes.
- **Group 3** includes remaining actions that will be actualized as processes and resources allow and will need to be initiated and prioritized by decision-makers to receive needed funding and staff resources to implement.

Many, but not all, of the community priorities that require code amendments are recommended to be implemented with adoption of the River Road-Santa Clara Neighborhood Plan. The Action Plan will be implemented incrementally over the long-term and will require coordination between the City, County, River Road and Santa Clara, as well as advocacy for additional resources. It does not predetermine specific details or commitments for each action as there are not adequate resources or mechanisms to do that. The annual coordination and information sharing meeting is intended to help identify potential resources to implement actions not already being worked on and exchange information related to implementation, such as project progress or a shift in community priorities. Please see the Action Plan introduction for more information. The introduction states: Community Priorities: Actions identified as being particularly important and impactful to the community based on input from the River Road and Santa Clara communities. Some priority actions may be executed by or relate to existing plans or projects, while others may require community advocacy for additional resources or changes to policy or law. These will be priorities for the various responsible entities to explore and implement where possible and for targeted community advocacy for resources.

Many of the high priority actions are recommended to be implemented with the neighborhood plan adoption process. Others are related to existing plans or projects, meaning they are consistent with Council and Board direction or existing policies, programs or projects in City and County adopted plans. These are actions that the City and County are committed to move forward over the next 20 years or more. Staff are currently adding details when they are available, such as referencing a specific adopted policy, project timing, or lead department contact, but will not be able to provide specific details for each action. Staff also plans to include summaries about significant related plans or projects like the Transportation System Plan, Climate Action Plan, and Housing Tools and Strategies to provide more information about what they do and how to connect to those efforts.

Actions not being implemented concurrently with the neighborhood plan adoption process or not related to an existing plan or project will be implemented as processes and resources allow and will need to be initiated and prioritized by decision-makers to receive needed funding and staff resources. In updates to City and County decision-makers, we will highlight community priorities that do not have resources or commitments to implement.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

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A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. **Actions with feasibility concerns identified by staff**

Group 1 includes actions that staff recommend be implemented with adoption of the River Road-Santa Clara neighborhood plan.

Vibrant Mixed-Use Corridor

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
1.2.3 Develop and adopt land use code that favors small independent businesses over large national chains.	Difficult	long	\$\$\$	A - Group 1	City, Community	Code can partially implement, but might need multi-pronged solutions with programs, incentives and community support. Discuss what's possible as part of Special Area Zone. Market feasibility study noted smaller local businesses will likely fill in existing spaces because it's more affordable. Important to consider how draft code deals with retrofit/ remodel and what changes could favor smaller businesses.
1.4.3 Adjust land use regulations to encourage local community investments that produce employment opportunities recognizing the importance of living and working within the neighborhood.	Difficult	Medium	\$\$\$	A - Group 1	City	Code can partially implement, but might need multi-pronged solutions with programs, incentives and community support. Discuss what's possible as part of Special Area Zone code.
1.4.5 Storage and warehouse facilities should only be allowed as an accessory (30% of the gross floor area of building or the first level of multi-level building).	Easy	Short	\$	A - Group 1	City	Discuss what's possible as part of Special Area Zone, specifically with Corridor Mixed Use and Corridor Residential zones.
1.4.6 Self-storage facilities should only be allowed in Employment and Industrial zones.	Easy	Short	\$	A - Group 1	City	Discuss what's possible as part of Special Area Zone, related to action 1.4.5. Corridor Mixed Use is being proposed for all C-2 zoned properties in River Road and Santa Clara.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
3.2.2 Assure that commercial development near the River Road/Beltline intersection is appropriately sized for compatibility with neighborhoods.	Difficult	Long	\$\$\$	A - Group 1	City	Special Area Zone can partially implement by adopting code for new development or redevelopment.
3.2.4 Encourage co-locating commercial growth in conjunction with transportation options.	Moderate	Short	\$\$	A - Group 1	City	Corridor Study work included land use and multi-modal recommendations that support this action.
5.3.5 Provide city and county zoning that reflects the development and implementation of the 20-minute neighborhoods policy and encourage the design of commercial areas (through code and design overlays) that support and prioritize active transportation access. (see Land Use for details)	Difficult	Long	\$\$\$\$	A - Group 1	City	Special Area Zone will implement new zoning to support 20-minute neighborhoods, but this will only apply to properties within city limits and as properties choose to annex. Recommend revising language to reflect that. Code can partially implement but might need multi-pronged solutions such as ongoing transportation improvements. This would also be supported by 3.1.5, which focuses on neighborhood commercial and is proposed to be elevated to a policy.
5.3.6 Enable more shared parking among adjacent businesses and reclaim unneeded spaces for other pedestrian uses.	Moderate	Long	\$\$\$	A - Group 1- Special Area Zone, Group 2- Transportation Demand Management (TDM), B	City	Discuss what's possible as part of Special Area Zone. As part of the TDM process, the city is looking at what transportation infrastructure investments we can require of developers, which may lead to code changes that affect how we regulate development (integrating transportation and land use planning). One of the goals of TDM is to streamline the development process and give developers guidance and flexibility on how they meet City requirements.

A (High) Priority	
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Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
5.4.5 Reduce number of vehicular accesses to River Road by businesses by using shared driveways or existing side street accesses.	Difficult	Long	\$\$\$	A - Group 1- Special Area Zone Group 2- Complete Streets, B	City	Discuss what's possible as part of Special Area Zone. The Complete Streets Design Guidelines acknowledge that driveways can create conflict between vehicles and pedestrians and that the effort to consolidate or eliminate driveways should be made wherever possible. Direction is given to, wherever possible, consolidate multiple driveways into single access points on the following street types: Commercial Main Street, Commercial Suburban, Industrial, Mixed-Use Neighborhood and Residential Connector.
13.1.1 Utilize the River Road Special Area Zone to designate key areas for residential and commercial/mixed-use development at appropriate density and scale along the River Road corridor and minor arterials in the River Road and Santa Clara Neighborhoods.	Easy	Short	\$	A - Group 1	City	Discuss what's possible as part of Special Area Zone (e.g. options to allow horizontal mixed use, requiring part of development be commercial/not allow residential only). Current draft Active Frontage overlay intends to encourage mixed use/commercial development but does not require as there were concerns with that prescriptive approach. Given that the market analysis indicates multifamily is more likely to occur in Corridor Mixed Use areas, it will be important to consider code that supports and/or requires commercial to not lose limited areas that provide opportunities for commercial or mixed-use.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
13.1.4 Allow developments of 4-6 stories in designated nodes along River Road as long as public amenities are provided by the developer.	Easy	Short	\$	A - Group 1	City	Discuss what's possible as part of Special Area Zone-current draft allows taller building for affordable housing. Past survey (see Action Plan outreach p. 8) shows desire for public plaza, affordable housing, energy-efficient design and/or branch library. It will be important to discuss public amenities that are feasible and desirable.
13.2.1 Coordinate site designs with Street design for Arterials and Collector Streets to improve public right-of-way. Provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, lighting, pedestrian shelters, sidewalk cafes, and other elements of active pedestrian areas. Require components in building designs that offer protection to pedestrians, such as awnings and canopies, as a means to encourage pedestrian activity along the street and within shopping areas.	Moderate	Short	\$\$	A - Group 1- Special Area Zone Group 2- Complete Streets	City	Group 1-Special Area Zone will implement land use regulations for private development (site design). Group 2-Complete Streets Design Guidelines will implement regulations for public right-of-way (street design).
13.2.2 Evaluate current commercial standards and where appropriate revise them to facilitate non-automobile forms of access and utilization. No use may include a drive-through facility, excepting those that provide financial services, pharmaceutical prescription dispensing or businesses where the building is 600 square feet or less.	Easy	Short	\$	A - Group 1	City	Discuss what's possible with Special Area Zone.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
13.2.3 Coordinate with Lane Transit District to ensure that the design of new buildings support Transit Oriented Development.	Easy	Short	\$	A - Group 1, C	City, LTD, Community	This is the primary purpose of the Special Area Zone so this involves code changes and partnership with LTD to discuss possibilities for Santa Clara transit station site.
17.2.6 Optimize conditions for the establishment of an urgent care center in the River Road and Santa Clara neighborhood.	Difficult	long	\$-\$\$\$	A - Group 1, B	Community, City	Discuss what's possible with Special Area Zone. However, changing the code can only allow this use and other efforts may be needed to "optimize conditions"

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Transitions and Compatibility

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
11.2.1 Minimize land use conflict by adding code requirements that adjoining low density and higher-density residential land are designed to be more compatible, as well as between residential and non-residential uses. Develop and adopt development standards that provide form and site transitions such as sloped setbacks, balcony offsets, and buffering between properties zoned Single family Residential and denser development in adjacent multifamily housing and commercial zones. Prohibit upper story balconies on housing walls that abut R-1 rear yards unless the buildings are at least 50 feet from the property line.	Moderate	Short	\$\$	A - Group 1-Special Area Zone Group 2- HB 2001	City	Special Area Zone can include transitions for commercial and apartments. HB 2001 will dictate what's allowed for middle housing. Staff has concerns with this specific balcony approach, however, agree that discussions of transition standards that get at privacy concerns should be discussed. Need to find the right tool that balances community desires for privacy with development feasibility and citywide goals such as removing barriers to housing.
12.1.3 Adopt flexible code that allows infill opportunities that are more compatible to adjacent neighbors than the typically current flag lots.	Easy	Short	\$\$	A - Group 1-Special Area Zone Group 2- HB 2001	City	Special Area Zone draft includes a section on flag lots that will be reviewed and revised in code discussions. It will also be important to coordinate with HB 2001 as state law will dictate what's possible for middle housing.
14.2.5 Ameliorate the effect of increased density and infill by providing both a clear and objective design path and discretionary path with standards and design review processes.	Easy	Short	\$\$	A - Group 1-Special Area Zone, Group 2- HB 2001	City	Group 1-Special Area Zone will include these components. Group 2-HB 2001 limits design requirements of middle housing.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Willamette Greenway Overlay

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
14.3.1 Adopt lot-specific plan designations and zoning with development standards such as height limits, sloped setbacks, and buffering standards in a defined area along the Willamette Greenway within the neighborhood plan area to maintain a low density edge.	Easy	Short	\$	A - Group 1	City	Review and discuss as part of Willamette Greenway Overlay in Special Area Zone.
14.3.2 Rewrite Willamette River Greenway permit provisions to provide adequate protection for natural resources.	Moderate-Difficult	Long	\$\$\$	A - Group 1- Special Area Zone Group 3- Citywide code change	City	Group 1- This can be partially implemented with Special Area Zone. Discuss possible solutions to consider for the draft Willamette Greenway Overlay (e.g. clear and objective standards, transitions), but this would not change the citywide Willamette Greenway permit. Group 3- Changing the Willamette Greenway permit would be a citywide code amendment that would require a broader public process. Further implementation will require discussion with decision-makers. CAC to consider lobbying State to refine statewide planning goal.
14.3.3 Include clear and objective standards for development that lies within the greenway boundaries.	Moderate-Difficult	Long	\$\$\$	A - Group 1- Special Area Zone Group 3- Citywide code change	City	Group 1- This can be partially implemented with Special Area Zone. Discuss what's possible with Willamette Greenway Overlay. Group 3- Changing the Willamette Greenway permit would be a citywide code amendment that would require a broader public process. See comments in 14.3.2.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
1.4.4 Reduce zoning barriers that preclude urban farmers from collectively selling produce on-site.	Easy	Short	\$\$\$	A - Group 1	City	Staff previously proposed including this in the neighborhood plan adoption package.
10.3.3 Amend zoning to permit small scale collective sale of neighborhood grown produce.	Easy	Short	\$\$	A - Group 1	City	
10.3.5 Allow for increased opportunities for urban animal husbandry while balancing compatibility with neighboring uses.	Easy	Medium	\$\$\$	A - Group 1	City, County	Standards were adopted within the City limits, but not added to the Urban Transition Area code, which is adopted by Lane County and applies to properties within Eugene’s UGB, but outside of the city limits. This action proposes to adopt these standards as part of the Urban Transition zone.
18.2.3 Permit small scale collective sale of neighborhood produce	Moderate	short	\$\$\$	A - Group 1	City	

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Plan Designation and Zone Changes

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
3.1.2 Allow for the rezoning of properties along River Road to support employment growth consistent with the neighborhood vision (i.e. E2)	Moderate	Medium	\$\$\$	A - Group 1, B, C	City	Discuss what's possible as part of Special Area Zone Corridor Mixed Use concept to support employment opportunities. This does not specifically include E-2 , which allows industrial, office, and commercial and is limited to areas designated Light-Medium Industrial in the comprehensive plan- primarily on W 11 th and Hwy 99.
3.1.5 Support rezoning rezone properties for neighborhood commercial as appropriate.	Moderate	Short		A - Group 1	City	Recommend elevating to policy with revisions. Neighborhood commercial (C-1) zoning is allowed in areas with residential plan designation and can occur if siting requirements are met and with property owner interest.
13.1.2 Utilize the River Road Special Area Zone as a tool to redevelop the area on River Road north of the Special Area Zone area.	Easy	Short	\$	A - Group 1	City	Zone changes are being considered for Community Commercial zoned areas throughout River Road and Santa Clara.
13.1.3 Rezone C -2 Community Commercial areas outside the River Road Special Area Zone area but within the River Road-Santa Clara neighborhood plan area for mixed use commercial with development standards.	Easy	Short	\$	A - Group 1	City	Zone changes are being considered for Community Commercial zoned areas throughout River Road and Santa Clara.
14.2.4 Identify incompatible zoning and plan designations and inappropriate zoning and plan designation adjacencies and work to align the zoning and plan designations to make them compatible.	Easy	Short	\$	A - Group 1	City	Staff is conducting research to identify potential plan designation and zoning conflicts and proposing to resolve where possible. These recommendations will be included with other plan designation and zone changes proposed as part of the Special Area Zone.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Group 2 include actions related to existing projects in City or County work plans, which will involve collaboration between the community and staff as part of other planning processes.

Some actions in the Action Plan will involve collaboration with related City or County projects, including [Middle Housing Code Changes](#), [Complete Streets Design Guidelines](#), and Lane County illicit discharge code changes, among others.

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
4.1.2 a. Adopt new street standards that allow for more flexible sidewalk and bike lane design, and natural swales that clean stormwater, provide wildlife habitat, and ensure longevity.	Moderate	Short	\$\$	A - Group 2- Complete Streets	City	Anticipated change with Complete Street Design Guide (current draft, needs to be adopted) - "Existing curbless neighborhood streets may be retrofitted to provide separated space on the street for people to walk, and for street trees and vegetated stormwater management."
4.1.3 c. Respect neighborhood character, increase access to services for all, and ensure public safety.	Moderate	Ongoing	\$\$\$	A - Group 2- Complete Streets, B	City	This action is focused on sidewalks. Code can partially implement but might need multi-pronged solutions with projects and programs, such as ongoing transportation improvements and coordination with Lane County for interjurisdictional transfer. The Complete Streets Design Guide includes Neighborhood Residential Curbless: Context-sensitive design solutions should be used to provide cost effective improvements that maintain neighborhood character while proving comfortable travel for all street users.
6.3.2 Require all large commercial spaces to conduct traffic impact analysis for permit issuance based on the next 20-years anticipated traffic volume.	Difficult	Long	\$\$	A - Group 3	City	

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

6.3.3 Consider reducing parking requirements for commercial areas if they meet criteria that lower traffic impacts.	Difficult	Short	\$\$\$	A - Group 2- Transportation Demand Management	City	City will be developing a Transportation Demand Management Plan in 2020, which will aim to create/promote programs that coordinate the needs and travel options of multiple businesses and residences for purposes of reducing automobile and freight demand at times of peak congestion. This may include reducing parking requirements for commercial areas.
6.3.4 Autonomous vehicles: Encourage commercial areas to plan for future needs, including the potential reduction of parking areas needed for customers.	Easy	Short	\$\$	A - Group 2 - Eugene's Transportation System Plan (TSP), Transportation Demand Management, B	City	Eugene's TSP acknowledged that the emergence of self-driving cars and delivery vehicles, along with other trends and technology advances, will impact travel behavior, fuel consumption, traffic congestion, and emissions. The TSP commits the City to working with community partners and stakeholders to use these upcoming tools so they complement and expand strategies within the TSP. Transportation Demand Management is the flip side of infrastructure. It focuses on understanding how people make their transportation decisions and helping people use the infrastructure in place for transit, ridesharing, walking, biking and telework. As autonomous vehicle options come online, this type of transit will likely impact the guidance and flexibility for developers.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

<p>7.1.2 Identify, protect and enhance waterways that are not currently protected</p> <ul style="list-style-type: none"> Public Easements - Identify location of easements and which easements are protected by goal 5 or goal 6 (WQ) Pursue County adoption of Goal 5 and Goal 6 (WQ) protections for parcels inside neighborhood boundaries 	Moderate -Difficult	Medium-Ongoing	\$\$	A - Group 2- County Illicit Discharge Code Changes, Group 3- County adoption of Goal 6, B	City, County, Community	<p>Easements aren't currently mapped/identified. Group 2- Lane County will be doing illicit discharge code amendments that must be adopted by February 2022. Group 3- Lane County has adopted Goal 5 Water Resources Conservation Overlay protections for land inside the UGB that is outside the city limits. Goal 6 Water Quality Overlay was not adopted outside of the city limits, but is applied upon annexation. This action is related to several City and County projects, such as the Stormwater basin master plan update and upcoming County stormwater code amendments. The Stormwater Basin Master Plan, including the River Road - Santa Clara basin, will be updated to refine stormwater management strategies and continue to deliver flood protection, clean water, and healthy habitat for the Eugene community.</p>
<p>14.1.1.1 Develop transitions between R-1 properties.</p>	Difficult	Short	\$\$	A - Group 2- HB 2001	City	<p>Eugene's middle housing project to consider approach for R-1 standards as part of implementation of HB 2001. Design standards must be the same or less restrictive than those in DLCD's model code. Discuss with Planning Commission. Could be challenging with HB2001.</p>

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Group 3 includes remaining actions that will be actualized as processes and resources allow and will need to be initiated and prioritized by decision-makers to receive needed funding and staff resources to implement.

Some actions are recommended for Group 3 because they should be a citywide code amendment and would need a broader public process.

- Improvements to /WR Water Resources Conservation Overlay and /WQ Water Quality Overlay
- Improve the Neighborhood/ Applicant Meetings process
- Remove barriers to tiny homes
- Implement Opportunity Siting
- Willamette Greenway Permit code changes
- Landscape maintenance in right-of-way

Other actions are recommended for Group 3 due to feasibility concerns identified by staff.

- Prohibit private streets
- Increase minimum parking standards

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Action	Feasibility	Timeframe	Cost	A: Code Amendment B: Program /Project C: Community Partnership	Implemented by:	Notes (current consideration, potential next steps to implement, policy considerations, etc.)
6.4.1 Prohibit allowance of private streets in new developments.	Difficult	Long	\$\$\$	A - Group 3	City	Related to Land Use Action 14.2.2 - both are recommended for Group 3 as staff has feasibility concerns. This would be a problem for cottage clusters or townhomes and could lead to more flag lots. Also, this could have a negative impact on the Buildable Lands Inventory as some developments are only possible with private streets. CAC interested in discussing solutions as part of City's Complete Street Design Guide project as well as discussing with City Council. This action would need to be initiated by Council and prioritized to receive needed funding and staff resources to implement.
14.2.2 Prohibit the creation of new private roads to ensure future maintenance.	Difficult	Long	\$\$\$	A - Group 3	City	Related to Action 6.4.1 – see notes above.
9.2.2 Support efforts to maintain the Greenway as a riparian area and wildlife corridor, identify the high value areas for ecosystem management, and work to enlarge the Water Resources Conservation areas to enhance high value areas.	Difficult	Long-Ongoing	\$\$\$\$	A - Group 3, B, C	City, County, Community, Nonprofits	This can be implemented in several ways. There is overlap with existing volunteer efforts to maintain and enhance the Willamette Greenway that can continue to support implementation. The intent of the last part of the action is focused on changing the Water Resources Conservation overlay criteria to better protect wildlife in riparian areas, which is recommended for Group 3 as this should be a citywide code change that would require a broader public process. Related to Land Use 14.3.3 which is focused on the Willamette Greenway.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

<p>11.1.1 Adopt a new process that requires developers to communicate with the RR or SC at least one month prior to submitting a land use application, preferably during the schematic Group of design, prior to the creation of construction documents. The process shall replace the current Chapter 9.7007 Neighborhood/Applicant Meetings process. Additionally, the new process should be required for proposed zone changes and Willamette Greenway Permits but be removed for partitions. Upon notification of a private development allow a month (2 weeks?) for the community to respond with concerns and prioritized design recommendations. The developer must respond in their completed application how it responds to concerns are addressed or mitigated in the plan prior to acceptance of the application.</p>	Moderate	Medium	\$\$	A - Group 3	City	<p>Staff agrees process needs to be looked at, however, this should be a citywide code amendment and would need a broader public process. This action would need to be initiated by Council and prioritized to receive needed funding and staff resources to implement.</p> <p>CAC would like to discuss with decision-makers to find how to move forward together. Pilot Project?</p> <p>Pilots are used to test a concept in one area first, rather than as a way to save time and money, as they don't tend to take any less time. The first time we re-vamp this process is still going to take roughly the same amount of time, and if we think it might be something we want to use citywide, then we will keep that in mind during public engagement.</p>
<p>12.1.4 Remove barriers for Tiny Homes such as land use restrictions and challenges in providing water and sewer hook ups.</p>	Moderate	Medium	\$\$	A - Group 3, B	City	<p>This would be a citywide code amendment that would require a broader public process. This is related to Housing Tools and Strategies and could also be partially implemented via a program or project, not just code.</p>
<p>12.4.1 Utilize Opportunity Siting and other incentives to collaborate to develop innovative projects that are supported by a developer and the Neighborhood Association and approved by governing agency.</p>	Difficult	Long	\$\$	A - Group 3, B, C	City, Community, Developers	<p>Opportunity Siting is not adopted in code and incentives would require new funding. Recommend focusing more on collaboration between City, community and developers. The Housing Tools and Strategies project discussed this as a potential solution, but it didn't rise to the top. CAC recommends piloting this at the Santa Clara Transit Stop and propose funding Opportunity Siting development to the Eugene City Council. Adopting Opportunity Siting as code is</p>

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

						recommended for Group 3 as it should be a citywide code amendment and would need a broader public process. This action would need to be initiated by Council and prioritized to receive needed funding and staff resources to implement.
14.1.2 Increase minimum required parking standards when higher density development abuts R-1 zoning and the adjacent streets (i.e. lanes) aren't developed to Eugene's local street standard or higher to avoid spillover parking problems.	Difficult	Medium	\$\$	A - Group 3	City	<p>This would not be consistent with Eugene's Transportation System Plan, Climate Action Plan and Climate Recovery Ordinance, HB 2001 or in-progress state rulemaking for Climate Friendly and Equitable Communities, which specifically will address limiting off-street parking requirements. Could explore possible solutions to consider in Special Area Zone. May be better addressed by focusing on transportation improvements rather than code.</p> <p>Transportation topic area focuses on improving active transportation and transit to reduce need for parking.</p> <p>Continue efforts with City Parking Program to establish parking enforcement around ECCO Apartments. If implemented successfully, propose as policy for new commercial/multifamily developments adjacent to substandard streets.</p>
18.2.2 Allow owner maintenance of landscaping between sidewalk and curb.	Moderate	Medium	\$\$	A - Group 3	City, County	This action was mostly about allowing fruit trees in the right-of-way for food production, however, this has previously been discouraged due to concerns around pests and maintenance.

A (High) Priority	
B (Medium) Priority	
C (Lesser) Priority	
Not prioritized	

Actions that involve County implementation. Actions with feasibility concerns identified by staff

Priority Actions not in Group 1

This document focuses on Land Use priorities and staff recommended phasing on pages 1-9 as well as [Priority Code Actions from Other Topic Areas](#) on pages 10-11.

Update on CAC Land Use priorities and Staff Recommended Phasing

On 2/12 Jon Belcher and Mary Leontovich Zoomed with Chelsea Hartman and Elena Domingo to review the action items and discuss next steps. We discussed the CAC's priority items and mapped out possible next steps.

We also discussed how to resolve those which aren't proposed for Group 1.

We would like to propose that the CAC authorize two or more of our members to initiate discussions with the Planning Commission's RR/SC Neighborhood Plan Planning Commission Resources (Kristen Taylor and Dan Isaacson) about these action items to start their discussion of our priority items to determine their (and the Planning commission's) thoughts about how they view Action Item Priorities.

We also are seeking feedback about if and when we should approach City Councilors Syrett and Clark to see if there are opportunities to find fiscal resources to direct Planning Staff to add some of these priorities to their Work Plan (either in the short or long term).

Finally, we want to raise the potential of further prioritizing the CAC A priorities into A1, A2 ... to determine those most important for advocating with the decision makers (Planning Commissions, City Council, County Commission & State Legislature).

Here are the results of our discussion:

Goal 11 Support development that is well designed and economically, socially and environmentally sustainable.

11.1 Effective Public Process: Encourage effective collaboration between developers, public agencies, and neighbors through local land use regulations.

11.1.1 Adopt a new process that requires developers to communicate with the RR or SC at least one month prior to submitting a land use application, preferably during the schematic phase of design, prior to the creation of construction documents. The process shall replace the current Chapter 9.7007 Neighborhood/Applicant Meetings process. Additionally, the new process should be required for proposed zone changes and Willamette Greenway Permits but be removed for partitions. Upon notification of a private development allow a month (2 weeks?) for the community to respond with concerns and prioritized design recommendations. The developer must respond in their completed application how it responds to concerns are addressed or mitigated in the plan prior to acceptance of the application.

CAC Priority: A We agree that this is a city-wide issue but need to see how this will be specifically resolved including placement on a adopted workplan

Staff Recommendation: Code Group 3 (Group 3 includes remaining actions that will be actualized as processes and resources allow and will need to be initiated and prioritized to receive needed funding and staff resources to implement.)

Staff agrees Neighborhood/Applicant Meetings process needs to be looked at, however, this should be a citywide code amendment and would need a broader public process. This action would need to be initiated by Council and prioritized to receive needed funding and staff resources to implement. In City and County updates, we can highlight actions that are important, but don't have resources to implement.

Proposed Resolution: Approach the PC and ECC to find how to move forward together. Pilot Project?

Staff Note: Pilots are used to test a concept in one area first, rather than as a way to save time and money, as they don't tend to take any less time. The first time we re-vamp this process is still going to take roughly the same amount of time, and if we think it might be something we want to use citywide, then we will keep that in mind during public engagement.

11.2 Well Designed Built Environment: Promote building design, size, scale and site layout that provide gradual transitions between different uses and scales and incorporates pedestrian scale design through local land use regulations.

11.2.1 Minimize land use conflict by adding code requirements that adjoining low density and higher-density residential land are designed to be more compatible, as well as between residential and non-residential uses.

Develop and adopt development standards that provide form and site transitions such as sloped setbacks, balcony offsets, and buffering between properties zoned Single family Residential and denser development in adjacent multifamily housing and commercial zones. Prohibit upper story balconies on housing walls that abut R-1 rear yards unless the buildings are at least 50 feet from the property line.

CAC Priority: A We need to confirm that this is a Group 1 issue.

Staff Recommendation: Code Group 1 as part of Special Area Zone Special Area Zone can include transitions for commercial and apartments. HB 2001 will dictate what's allowed for middle housing. Staff has concerns with this specific balcony approach, however, agree that discussions of transition standards that get at privacy concerns should be discussed. Need to find the right tool that balances community desires for privacy with development feasibility and citywide goals such as removing barriers to housing.

Proposed Resolution: We agree to approach it as part of the Special Area Zone but apply resultant code to all higher/lower density interfaces.

11.3 Well Designed Community Space: Use well-designed public and private community space to support the goals and policies of the neighborhood plan and other applicable City and State-wide goals through collaboration between the City, County, and local businesses and residents.

11.3.1 Establish a network of streets with green and pedestrian friendly features in conjunction with public spaces.

CAC Priority: A We need to see how this will be specifically resolved including language in an adopted TSP.

Staff Recommendation: B: Projects/Programs (TSP) This identifies consistency with an adopted City or County plan or an opportunity to implement RRSC actions as part of broader in progress or upcoming projects. We can add details when available-e.g., reference a specific adopted policy, project timing, lead department/ contact info. We also plan to include summaries about significant related plans/projects like the TSP, CAP, Housing Tools and Strategies etc. to provide more information about what they do and how to connect to that work.

Proposed Resolution: We recognized that this is really two action items. There is the component of ensuring that streetscape improvements are developed using context sensitive design. The other component is having public spaces designed with green and pedestrian friendly features. The land use team will return with two action items for further discussion.

11.4 Green and Resilient Properties: Encourage actions on residential, commercial, and public properties that enhance food and energy production, water storage and conservation, and social interaction on site through local regulations and incentives.

11.4.1 Green Infrastructure: Provide financial incentives for property owners that provide on site features or energy production that reduces the burden on public infrastructure or private infrastructure, reduce atmospheric toxins and CO2 emissions, or provide seismically sound structures on commercial or public properties beyond code requirement and could be for shelter in a disaster scenario.

- **On site feature examples: Greywater treatment, water harvesting, photovoltaic panels, solar water heaters, low VOC materials reclaiming unused parking spaces for public use.**
- **Incentive Examples: Permit fee reductions, reduced SDC charges, Tax credits and rebates**

CAC Priority: A We need to see how this will be specifically resolved within the Climate Action Plan.

Staff Recommendation: Projects or Programs (Climate Action Plan) CAP 2.0: Energy Used in Buildings, City's Green Building Incentives website [https://www.eugene.or.gov/4213/Incentives-for-Green Building](https://www.eugene.or.gov/4213/Incentives-for-Green-Building) (see comment for 11.3.1 above)

Proposed Resolution: Determine opportunities to advance objectives as part of Climate Action Program

Goal 12 Plan for future housing that addresses the needs of the community

12.1 Compatible Infill: Allow for residential infill development that provides gradual transitions using a variety of housing types with pedestrian scale development standards through local land use regulations, programs and incentives.

12.1.1 Review existing policy, programs, and regulations to identify and remove land use code and financial barriers to innovative and creative housing options without requiring a subdivision. Examples: Rowhouses/Townhouses, Cluster Subdivisions, Duplexes, Triplexes, Fourplexes, Courtyard housing, Live/work housing, Mixed use housing, Accessory Dwelling Units

CAC Priority: A -We strongly recommend that the HB2001 approval process place significant emphasis on how incentives, fee reductions etc. will make this new form of housing financially accessible to housing cost constrained residents. Middle housing code changes alone may exacerbate this problem

Staff Recommendation: Projects or Programs (HB 2001 and Housing Tools and Strategies (HTS)) Need to determine the degree that the issue of “innovative and creative” options will be part of this plan’s purview.

Proposed Resolution: Rewrite action item to reflect HB2001 process but include sustainability concern. Potentially propose pilot project for our neighborhoods.

12.1.3 Adopt flexible code that allows infill opportunities that are more compatible to` adjacent neighbors than the typically current flag lots.

CAC Priority: A We need to determine the degree that the issue of revising current flag lot standards will be part of this plan’s purview This has been a primary goal since the beginning of discussing the Plan and we have had no discussion of how it will be implemented. We would like to begin discussion with Staff on options, including how the HB2001 state standards will affect current flag lot code. We want this discussion as part of Group 1 rather than Group 2.

Staff Recommendation: Code Group 1 Plan adoption and Code Group 2 HB2001? Special Area Zone draft code includes a section on flag lots that we can review and revise in code discussions with CAC subcommittee and staff HB 2001 will dictate what’s possible for middle housing. Staff to share HB 2001 related actions with consultants for review of what may be possible to consider with middle housing code changes.

Proposed Resolution: Incorporate in development of Special Area Zone (for all of RR and SC(?)) Also coordinate with HB2001 as it deals with flag lot standards.

12.2 Affordable Availability: Plan for affordable housing, as well as low and moderate-income housing that is available and dispersed throughout the River Road/Santa Clara neighborhoods through local land use regulations, strategies, funding and partnerships.

12.2.1 Develop strategies and tools to create and preserve rental and owner-occupied affordable housing and housing affordability throughout the area. Identify and implement investment strategies that expand and maximize local, regional, state, and federal affordable housing resources, partnerships and tools.

CAC Priority: A We feel strongly about this and desire more information on the City's strategy and how we can inform that process.

Staff Recommendation: Projects or Programs (HTS, City's Housing Team efforts) See comment for 11.3.1.

Proposed Resolution: Coordinate with existing efforts. A potential Pilot Project. Special Area Zone issue

12.2.2 Work within City and County boards, commissions, and committees to increase the availability of Workforce and Affordable Housing in our Neighborhoods.

CAC Priority: A See 12.2.1

Staff Recommendation: Projects or Programs (HTS, City's Housing Team efforts) See comment for 11.3.1.

Proposed Resolution: Coordinate with existing efforts. A potential Pilot Project.

12.4 Facilitate collaborative planning efforts between the neighborhood organizations, city, and county to promote innovative housing strategies.

(REVISED, MOVE TO COMMUNITY GOAL) Encourage and allow neighbors to collaborate in defining communal spaces and amenities such as paths, gardens, and gathering spaces across property lines.

12.4.1 Utilize Opportunity Siting and other incentives to collaborate to develop innovative projects that are supported by a developer and the Neighborhood Association and approved by governing agency.

CAC Priority: B We have a strong desire to see this implemented and see Projects or Programs even less likely to move forward than Group 3. (need to recover previous documents once on City's web page but lost in last Web Site update.)

Staff Recommendation: Projects or Programs (Housing Tools and Strategies, City's Housing Team efforts) Opportunity Siting not adopted in code, incentives require new funding, focus more on collaboration.

Proposed Resolution: The Housing Tools and Strategy project discussed this as a potential solution, but it didn't make the cut. We recommend piloting this at the Santa Clara Transit Stop and propose funding Opportunity Siting development to the Eugene City Council.

Staff Note: Adopting Opportunity Siting as code is recommended for Group 3 as it should be a citywide code amendment and would need a broader public process. This action would need to be initiated by Council and prioritized to receive needed funding and staff resources to implement.

12.4.4 Foster collaborative partnerships between the community and local nonprofits to explore opportunities such as identifying potential sites, and tools (such as community land trusts), or programs for affordable and workforce housing development.

CAC Priority: A We feel strongly about this and desire more information on the City's strategy and how we can inform that process.

Staff Recommendation: Projects or Programs (HTS, City's Housing Team efforts)

Proposed Resolution: Also coordinate with HB 2001 See [City Club of Eugene Forum](#) on making Middle Housing Affordable. Pilot Possibility

12.5 At five-year intervals after adoption of this plan, measure the effectiveness of policies and actions established in this plan. Utilize the results to review the document and adopt revisions to achieve those policies and actions that are still applicable.

CAC Priority: A

Staff Recommendation: Community Partnerships

Proposed Resolution: action item needs to be raised to the policy level to give it the emphasis it needs (originally 14.2.6. Is this the right place to put this.?)

Goal 13 Support a thriving, vibrant and active River Road corridor

13.2 20-minute neighborhoods: Support walkable neighborhoods where people can meet most of their daily needs within a 20-minute walk through local land use regulations, development standards and incentives.

13.2.3 Coordinate with Lane Transit District to develop code for the new multifamily & commercial zones that will facilitate Transit Oriented Development.

CAC Priority: B

Staff Recommendation: B. Community Partnerships

Proposed Resolution: Make Group 1. (Special Area Zone code). Involve LTD.

Goal 14 Promote land use and development that protects and enhances neighborhood character.

14.1 Compatibility Transitions: Promote compatibility between new developments and existing properties with development standards such as height and scale transitions, setbacks, buffering with trees, and window offsets whenever adjacent properties are zoned differently.

14.1.4 Develop transitions between R-1 properties as part of implementation of House Bill 2001.

CAC Priority: A (raised to A from C by CAC on 202010119)

Staff Recommendation: Code Group 2 HB2001? Eugene’s middle housing project to consider approach for R-1 standards as part of implementation of HB 2001. Design standards must be the same or less restrictive than those in DLCDC’s model code.

Proposed Resolution: Discuss with Planning Commission. Could be challenging with HB2001.

14.1.5 Increase minimum required parking standards when higher density development abuts R-1 zoning and the adjacent streets (i.e. lanes) aren’t developed to Eugene’s local street standard or higher to avoid spillover parking problems.

CAC Priority: A We are discouraged that Parking Staff has failed to develop a parking plan for the area surrounding ECCO apartments which further raises our concern that additional multifamily housing with insufficient parking on site will create an endemic conflict wherever the housing is adjacent to substandard streets. Group 3 is not an option for us.

Staff Recommendation: Group 3 This would not be consistent with TSP, CAP/CRO, HB 2001 or in-progress state rulemaking for Climate Friendly and Equitable Communities, which specifically will address limiting off-street parking requirements. Could explore other possible solutions to consider in Special Area Zone code. May be better addressed by focusing on transportation improvements rather than code. Transportation topic area actions focus on improving active transportation and transit to reduce need for parking.

Proposed Resolution: Continue efforts with City Parking Program to establish parking enforcement around ECCO Apartments. If implemented successfully, propose as policy for new commercial/multifamily developments adjacent to substandard streets.

14.2 Neighborhood Livability: Retain and enhance neighborhood livability by mitigating noise, identifying and preserving historical and cultural properties, and encouraging green development and design at pedestrian scale.

14.2.2 Prohibit the creation of new private roads to ensure future maintenance.

Staff added due to relationship with Action 14.2.2 above

Goal 6: Plan for a transportation system that is future oriented, environmentally responsible and transitions to zero carbon.

6.4 Develop new street standards for application in River Road and Santa Clara.

6.4.1 Prohibit allowance of private streets in new developments.

CAC Priority: B We have a strong desire to see this implemented and need to see how it will be pursued and resolved.

Staff Recommendation: Code Group 3 combine with Transportation action 6.4.1? Both are recommended for Group 3 as staff has feasibility concerns. This would be a problem for cottage clusters or townhomes and could lead to more flag lots. Also, this could have a negative impact on the Buildable Lands Inventory as some developments are only possible with private streets.

Proposed Resolution: Discuss as part of new City street design standards as well as City Council discussion.

14.3 Willamette River Compatibility: Create clear and objective development standards such as height limits, sloped setbacks, and buffering standards for development fronting the Willamette Greenway in the neighborhood plan area to better implement the Willamette Greenway state and local policies.

14.3.1 Adopt lot-specific plan designations and zoning with development standards such as height limits, sloped setbacks, and buffering standards in a defined area along the Willamette Greenway within the neighborhood plan area to maintain a low-density edge. (Special Area Zone code)

CAC Priority: A (All 14.3 actions: This is another goal that is strongly desired by the Neighborhoods and we request that we initiate discussions about them ASAP.)

Staff Recommendation: Special Area Zone

Proposed Resolution: We will review as part of Greenway Special Area Zone

14.3.2 Prevent upzoning of properties adjacent to the east boundary of the Willamette Greenway boundary.

CAC Priority: A We would like to see how Terri Harding proposes to implement this. (All 14.3 actions: This is another goal that is strongly desired by the Neighborhoods and we request that we initiate discussions about them ASAP.)

Staff Recommendation: Code Group 1 Propose elevating this action to plan policy that applies to future land use applications. Policy should focus on maintaining existing plan designations, pending any further changes as a result of state law. Need legal review and suggestion for policy language

Proposed Resolution: Agree to Staff's recommendation.

14.3.3 Rewrite Willamette River Greenway permit provisions to provide adequate protection for natural resources.

CAC Priority: A (All 14.3 actions: This is another goal that is strongly desired by the Neighborhood and we request that we initiate discussions about them ASAP.) Our experience with the appeal of the West Bank Path Reconstruction approval shows us that current code provides no criteria for assessing impacts to wildlife.

Staff Recommendation: Special Area Zone Code 3-Citywide code change Group 1- This can be partially implemented with Special Area Zone. Discuss possible solutions to consider for the draft Willamette Greenway Overlay (e.g. clear and objective standards, transitions), but this would not change the citywide Willamette Greenway permit.

Group 3- Changing the Willamette Greenway permit would be a citywide code amendment that would require a broader public process.

Proposed Resolution: Partially implemented with Group 1 & SAZ and new WG overlay. Further implementation will require discussion for EPC & ECC. Lobbying State too?

14.3.4 Include clear and objective standards for development that lies within the Willamette Greenway.

CAC Priority: A This is a code Group 1 action item. It was deferred by the Clear and Objective Project and needs to be addressed here. (All 14.3 actions: This is another goal that is strongly desired by the Neighborhoods and we request that we initiate discussions about them ASAP. This is a code Group 1 action item.)

Staff Recommendation: 1-Special Area Zone Code 3-Citywide code change Group 1- This can be partially implemented with Special Area Zone. Discuss possible solutions to consider for the draft Willamette Greenway Overlay (e.g. clear and objective standards, transitions), but this would not change the citywide Willamette Greenway permit.

Group 3- Changing the Willamette Greenway permit would be a citywide code amendment that would require a broader public process.

Proposed Resolution: Partially implemented with Group 1 & SAZ and new WG overlay. Further implementation will require discussion for EPC & ECC.

Priority Code Actions from Other Topic Areas

Goal 4: Ensure a safe transportation system for all users.

4.1 Improve safety and access for pedestrians and bicyclists.

4.1.2 a. Adopt new street standards that allow for more flexible sidewalk and bike lane design, and natural swales that clean stormwater, provide wildlife habitat, and ensure longevity.

CAC Priority: A

Staff Recommendation: A – Group 2 Complete Streets Design Guide Anticipated change with Complete Street Design Guide (current draft, needs to be adopted) - “Existing curbsless neighborhood streets may be retrofitted to provide separated space on the street for people to walk, and for street trees and vegetated stormwater management.”

Goal 7: Provide natural areas which are healthy, thriving spaces that provide habitat for native species and function as natural infrastructure.

7.1 Stormwater Conveyances: Enhance natural stormwater conveyances, including lesser waterways not protected by Goal 5 or WQ regulations, to reduce pollution, increase infiltration, protect against flooding and improve habitat through local land use regulations, incentives and programs.

7.1.2 Identify, protect and enhance waterways that are not currently protected

- **Public Easements - Identify location of easements and which easements are protected by goal 5 or goal 6 (WQ)**
- **Pursue County adoption of Goal 5 and Goal 6 (WQ) protections for parcels inside neighborhood boundaries**

CAC Priority: A

Staff Recommendation: A- Group 2- County Stormwater Code Changes, Group 3- County adoption of Goal 6, and B (Project/Program) Easements aren't currently mapped/identified. Group 2- Lane County will be doing stormwater code amendments. Group 3- Lane County has adopted Goal 5 Water Resources Conservation Overlay protections for land inside the UGB that is outside the city limits. Goal 6 Water Quality Overlay was not adopted outside of the city limits, but is applied upon annexation. This action is related to several City and County projects, such as the Stormwater basin master plan update and upcoming County stormwater code amendments. The Stormwater Basin Master Plan, including the River Road - Santa Clara basin, will be updated to refine stormwater management strategies and continue to deliver flood protection, clean water, and healthy habitat for the Eugene community.

Goal 9: Make the Willamette River a vital, healthy and accessible part of the neighborhoods.

9.2 Stewardship of the Willamette River Ecosystem.

9.2.2 Support efforts to maintain the Greenway as a riparian area and wildlife corridor, identify the high value areas for ecosystem management, and work to enlarge the Water Resources Conservation areas to enhance high value areas.

CAC Priority: A

Staff Recommendation: A- Group 3, B (Project/Program), C (Community Partnership) This can be implemented in several ways. There is overlap with existing volunteer efforts to maintain and enhance the Willamette Greenway that can continue to support implementation. The intent of the last part of the action is focused on changing the Water Resources Conservation overlay criteria to better protect wildlife in riparian areas, which is recommended for Group 3 as this should be a citywide code change that would require a broader public process. Related to Land Use 14.3.3 which is focused on the Willamette Greenway.