

# The Urban Design Lab

---

**TO:** Sonya Christian  
**FROM:** Barry Gordon  
**SUBJECT:** 9 MAY 2011 BREAKFAST MEETING

---

## Memo Overview

This memo highlights the guest comments summarized in the Connecting the Dots portion of the 7:30-9:00am breakfast meeting.

## Connecting the Dots

- Framework (master or long range) planning is about creating a road map for where to go and the process of revisiting and revising the road map, so not to limit the future potential as circumstances, tastes, and preferences change.
- Dovetailing LCC plans with the surrounding communities (Eugene, Springfield, Goshen, ODOT, Oak Hill School, etc) plans is important to accommodate future growth in a holistic way.
- Like many communities across Oregon, Eugene is faced with projected growth, and development patterns currently employed will force that growth to the metropolitan edge. By 2030, Eugene's population is projected to grow from roughly 140,000 to 240,000. If that growth is accommodated using current patterns of development, with single-use strip arterials surrounded by low-density subdivisions, the city's Urban Growth Boundary (UGB) will need to expand from approximately 43 square miles (111 sq km) to over 72 square miles (186 sq km).
- There is a trend to transition away from the traditional master plan - which can limit its flexibility - to step back and create a form-based code (FBC). The FBC outlines an agreed upon appropriate form based on the vision, while remaining flexible. A regulating plan delineates the skeletal core (roads, sidewalks, pathways) in the form giving adaptability to move forwards and then build up - from streetscape to landscape, buildable areas to parking areas.
- In the balance to create a healthy community there is a strong disconnect between the job-housing mix in the Russell Creek Basin - there are plenty of jobs, but no housing.
- Current student housing trends at community college could demand a mix of single, multiple, and family short and long-term opportunities, hence creating a new pattern of living, even if it is out on the edge. If you look at the north side of Eugene and at Crescent Village, the polar opposite of the Russell Creek Basin in terms of locality, all of the rental units are occupied.
- Balancing uses, services, and connecting to the surrounding community and park system are other comments from the meeting. Locating grocery store, school, different types of indoor and outdoor spaces, and other service that people need on a near daily basis are an integral part of a complete community.
- Some guests commented there was not enough development on the illustrative framework, referring a tipping point density that could be the catalyst to creating an active, vibrant community while others discussed the need to look at environmental preservation, public safety, utilities, and transit.