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MATHEW STIFFLER/Emerald

The Hyundai plant, which is being constructed off Willow Creek Road, is an example of Eugene's growth into urban areas.

Growth: Eight areas are chosen as the focus of study

The study started last December with community forums and mailed surveys. The forums and surveys were designed to allow residents a chance to address concerns about growth.

Eight areas have been chosen as the focus of change and study. These eight areas include topics such as land use, transportation, housing and public safety.

"All of these areas have major concerns attached to them," said Allen Lowe, senior land use planner. "We have to address all of the areas of concern and decide how to come up with a plan that mixes all of them together."

One of the primary questions being discussed focuses on whether the urban Growth Boundary should be kept the way it is or expanded.

"The state requires us to keep a 20-year supply of land available for the population," Lowe said. "This gives us two choices: expanding the boundary or reusing the land we have."

Transportation issues focus primarily on how to spend the limited resources allocated to transportation, Lowe said.

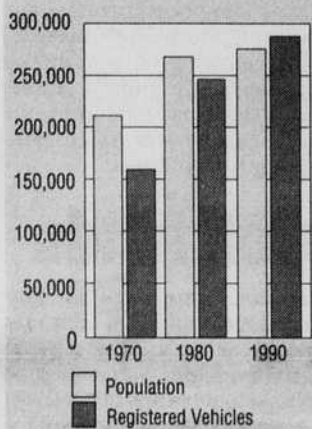
"Some people think it is OK to let things get congested, and others think it will be too costly to deal with congestion problems," he said. "Basically, we can spend money on streets or on alternative modes of transportation."

As the population increases, affordable housing becomes more of an issue. Three options have been presented to deal with housing problems.

The first option is to increase the amount of land available to the city. When more land is avail-

LANE COUNTY STATISTICS

The number of registered vehicles is growing faster than the number of people in Lane County



SOURCE: City of Eugene

MATT GARTON/Emerald

able, the price of land drops and developing costs are lower, Lowe said.

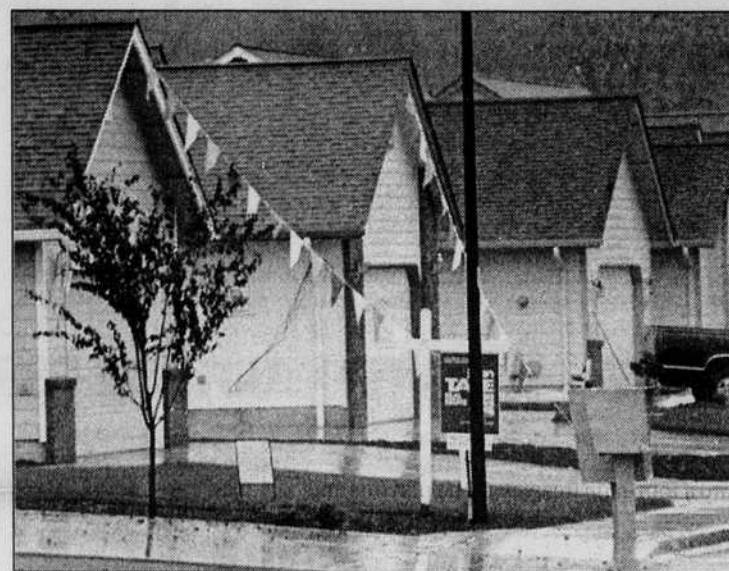
Publicly subsidized housing projects or new development patterns that include more low income housing types are the other two options.

"Housing costs have increased dramatically," Lowe said. "As the prices rise, the low-income people get squeezed out of housing. An increased population means more people competing for housing."

Two of the issues could involve an increase in taxes for Eugene residents.

In order for Eugene to keep up with parks and open space acquisition, a tax measure would have to be passed, Lowe said.

Currently, public safety has a



MATHEW STIFFLER/Emerald

New houses in North Eugene fill subdivisions as the city grows toward the edge of its urban growth boundary.

FORUM TIMES

TUESDAY:
6 p.m. Willamette High School,
1801 Echo hollow Rd.

WEDNESDAY:
6 p.m. Sheldon High School,
2455 Willakenzie Rd

THURSDAY:
9:00 a.m. St. Mary's Catholic
Church, 1062 Charnelton St

“
All of these areas have major concerns attached to them. We have to address all of the areas of concern and decide how to come up with a plan that mixes all of them together.
”

— Allen Lowe
Senior Land Use Planner

four-minute response time. If the city boundaries are expanded, more police, fire and medical response people would be needed to maintain the response time.

"Any additions to current services is going to cost extra money," Lowe said. "We need to find out if the community is willing to pay for these."

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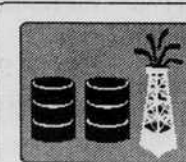
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