



**Rogue Valley**  
Council of Governments



# City of Eagle Point Climate Friendly Area Study

*Produced by the Rogue Valley Council of Governments, in  
collaboration with the City of Eagle Point and 3J Consulting*

**2023**



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Cover Image provided by Metro & DLCD



**Disclaimer:**

The following study analyzes CFA candidates within the City of Eagle Point and explores paths forward and potential scenarios should the city designate a Climate Friendly Area. By no means does this study alter the current zoning, land uses, or other development regulations governed by the City of Eagle Point.



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## Chapter 1: Candidate Climate Friendly Area Identification

### Introduction

Rogue Valley Council of Governments, in collaboration with the City of Eagle Point and the project consultant 3J, is conducting a study of potential Climate Friendly Areas (CFA's) in accordance with the Climate Friendly and Equitable Communities (CFEC) rulemaking (OAR 660-012-0310), which was initiated by the Land Conservation and Development Commission (LCDC) in response to Governor Brown's Executive Order 20-04 directing state agencies to take urgent action to meet Oregon's climate pollution reduction targets. The rules encourage climate-friendly development by facilitating areas where residents, workers, and visitors can meet most of their daily needs without having to drive. The CFA aims to contain a variety of housing, jobs, businesses, and services. A CFA also supports alternative modes of transit by being in close proximity to high-quality pedestrian, bicycle, and transit infrastructure.

Phase 1 of this project is the CFA study which identifies candidate CFAs and analyzes what zones are most aligned to the CFEC rules, and what adjustments of them would be required.

Phase 2 will encompass the adoption of any necessary changes and the incorporation of a climate-friendly comprehensive plan element. Cities may use the proposed CFA from the study or any other qualifying identified in the analysis process.

### Goals

The purpose of this chapter is to identify candidate CFA areas that meet the size and locational criteria required by OAR 660-012-0310(1). Relevant zoning codes will be reviewed, and suggestions will be made regarding any changes that are necessary to bring zoning codes into compliance with CFEC rules. It is the intention of the project management team that the candidate CFA selection prioritize community context reflecting the most feasible zoning code changes, little to no infrastructure investment, and alignment with citizen interests. The City of Eagle Point may move forward with the identified CFA area(s) into Phase 2, or they can use what they learned from the study to choose a new area or areas for adoption.



## Methodology

The methodology that was adapted to perform the CFA study was developed by the Department of Land Conservation and Development (DLCD). The Climate-Friendly Areas Methods Guide goes over the steps to perform the CFA study. This chapter highlights the first five steps, with the exception of community engagement. CFA analysis includes locating and sizing CFA areas, evaluating existing code, and identifying necessary zoning changes. An in-depth review of these steps naturally reveals the team’s determination of CFA candidates for the City of Eagle Point.



Overall, a CFA aims to capture the following qualities, as stated by DLCD: "a CFA is an area where residents, workers, and visitors can meet most of their daily needs without having to drive. They are urban mixed-use areas that contain, or are planned to contain, a greater mix and supply of housing, jobs, businesses, and services."

In general, CFA’s should be located within the long-standing urban centers of cities such as downtowns, although they may be sited under-developed areas that are planned to serve urban centers. Similarly, there should be high-quality pedestrian, bicycle, and transit services, either existing or planned. Dimensional standards for CFA’s require they be at minimum 25 acres in size and are 750 feet wide minimum. Mixed-use development is a native component of the CFA and so it must be allowed as component of the underlying zone. A CFA also supports development of specific land uses high-density residential development, offices, retail, services, and public uses. Overall these wide array of land uses is bolstered by specific land use requirements which promote greater density and compact land use, including, unit density, building height, and block length.

### Locate and Size CFA Candidates

Every potential CFA area must follow the rules stated in OAR 660-012-0310 in order to be properly located and sized. These administrative rules are universal for all CFAs regarding locational criteria, but cities with populations over 10,000 must appropriately size the CFA to capture 30% of current and projected housing needs. Eagle Point however is not required to take the additional step because PSU certified population projections put the city at less than 10,000.

The rules of OAR 660-012-0310, state that the rules listed be must be followed in the siting process for CFA’s.





- CFA locations must be able to support development consistent with the land use requirements of OAR 660-012-0320.
- CFAs must be located in existing or planned urban centers (including downtowns, neighborhood centers, transit-served corridors, or similar districts).
- CFAs must be served by (or planned to be served by) high quality pedestrian, bicycle, and transit services.
- CFAs may not be located in areas where development is prohibited.
- CFAs may be located outside city limits but within a UGB following OAR 660-012-0310 (e).
- CFAs must have a minimum width of 750 feet, including internal rights of way that may be unzoned.

On the other hand, development feasibility is another important criterion in siting CFAs. The area chosen to be a CFA should not have infrastructure problems or limitations that could prevent the development indicative of Climate Friendly Areas from occurring. The infrastructure capacity of a candidate CFA will be discussed with city staff to determine if it is a sufficient choice or to move forward with another candidate area.

City population is the primary determinant regarding CFA requirements. There are two categories for sizing a CFA: cities over 5,000 and cities over 10,000 in population. Cities above 5,000 but lower than 10,000 are only required to designate a CFA of 25 acres in size, whereas cities above 10,000 need to capture 30% of their existing and projected housing units within a CFA. It is important to note that while the scope of work for this project required Eagle Point to perform the 5,000 level review, their PSU certified population is right on the cusp of crossing over into the 10,000 threshold. While the contract did not require the technical analysis team to formally determine the 30% requirement, the team decided offering a candidate larger than 25 acres may proactively address this requirement.

In Project Management Team Meeting 1, members of the team identified CFA candidate areas which demonstrated the potential to act as CFA's. The Eagle Point downtown area was the primary suggestion from the city staff, specifically the area bound by Loto Street to the south and Eagle Point High School to the north. Overall, the analysis performed in GIS will aim identify and locate all other CFA candidates, but the COG's analysis team acknowledges City Staff's expertise on the area and local climate.

## Evaluate Existing Code

CFAs are subject to land use requirements established in OAR 660-012-0320. Cities and counties must incorporate all requirements into policies and development regulations that apply in all CFAs. All CFAs are subject to the following land use requirements:

- Development regulations for a CFA shall allow single-use and mixed-use development within individual buildings or on development sites, including the following **outright permitted uses**:
  - Multifamily Residential
  - Attached Residential
  - Other Building Types that comply with minimum density requirements.



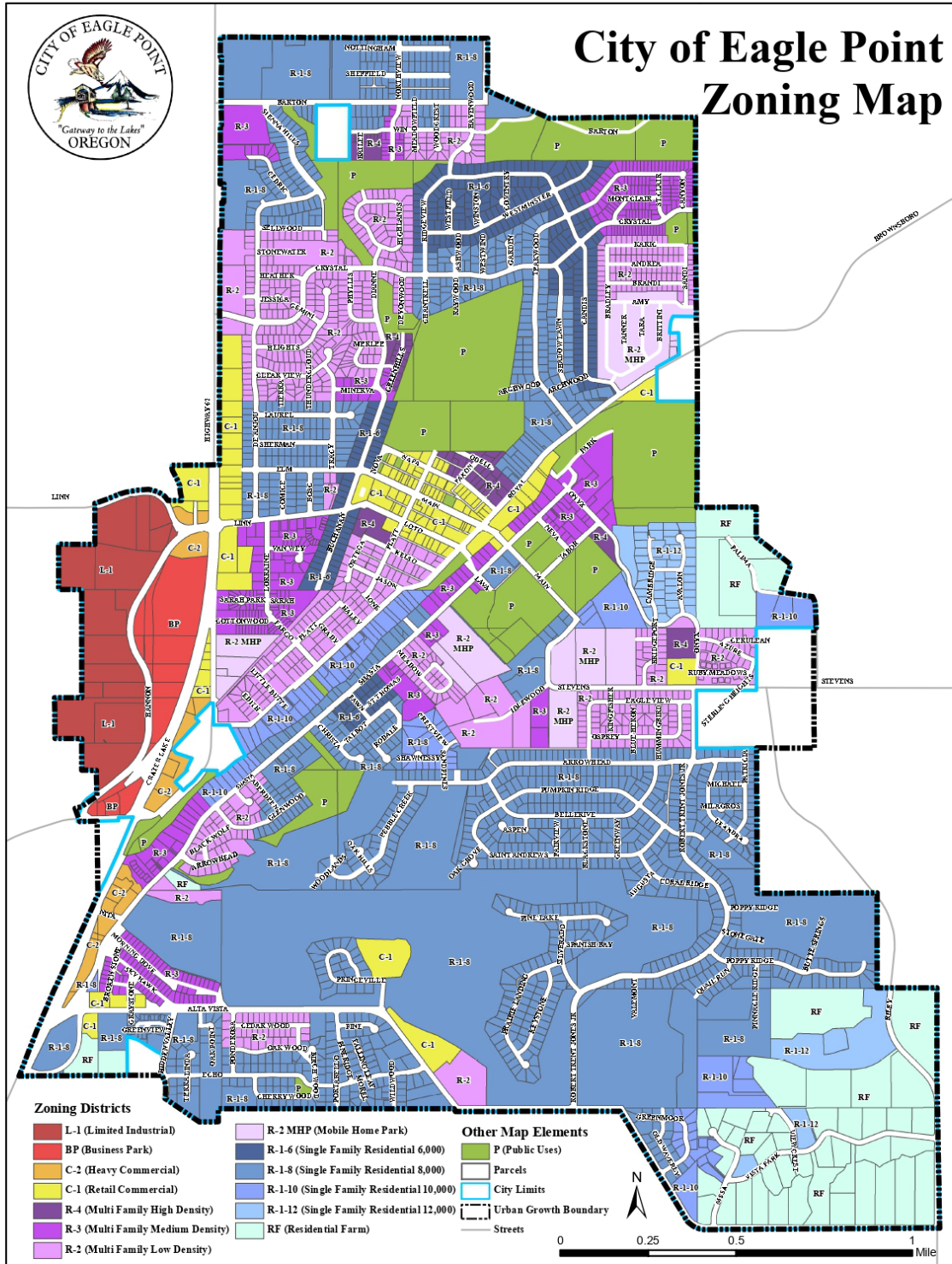
- Office-type uses
- Non-auto dependent retail, services, and other commercial uses
- Child Care, schools, and other public uses
- Local governments shall prioritize locating government facilities that provide direct service to the public within climate-friendly areas and shall prioritize locating parks, open space, plazas, and similar public amenities in or near climate-friendly areas that do not contain sufficient parks, open space, plazas, or similar public amenities.
- Streetscape requirements in CFAs shall also include street trees and other landscaping, where feasible.
- Local governments shall establish maximum block length standards as follows:
  - Development sites < 5.5 acres: maximum block length = 500 feet or less
  - Development sites > 5.5 acres: maximum block length = 350 feet or less
- Development regulations may not include a maximum residential density limitation
- Local governments shall adopt policies and development regulations in CFAs that implement the following:
  - Transportation review process in OAR 660-012-0325
  - Land use requirements in OAR 660-012-0330
  - Parking requirements in OAR 660-012-0435
  - Bicycle parking requirements in OAR 660-012-0630
- Local governments may choose to EITHER adopt density minimums and height maximums (Option A—Prescriptive Standards) OR adopt alternative development regulations to meet performance standards (Option B—Outcome-Oriented Standards)

The following map 1 is the city’s zoning map, and helps convey where zones are located throughout the city of Eagle Point.





Map 1. City of Eagle Point Zoning Map





The study for Eagle Point opted to use the prescriptive standards due to their clearly identifiable requirements. The following table 1 shows the Prescriptive Standards rules that must be adopted in the development code.

**Table 1.** Prescriptive Standards

Population	Minimum Residential Density	Max Building Height
5,001-24,999	15 dwelling units/net acre	No less than 50 ft
25,000-49,999	20 dwelling units/net acre	No less than 60 ft
50,000 or more	25 dwelling units/net acre	No less than 85 ft

Because the city of Eagle Point falls under the 5,001–24,999 category, phase 2 will require adoption of rules of 15 dwelling units/net acre minimum residential density and a maximum building height of no less than 50 ft in height.

### Identify Zoning Changes

Zoning in CFAs may need to change if the existing zoning does not meet the land use requirements in OAR 660-012-0320. During phase 1 of the study, cities do not need to adopt the land use requirements, but evaluation of necessary land use reforms may influence a base zone’s viability of being a potential CFA candidate. Essentially, an existing zone that meets a large proportion of the CFA criteria will likely feature the characteristics that define climate friendly areas, while zones that require intense reform may not incentivize development due to lack of compatible land uses or alternative transit infrastructure.

During the adoption phase, slated to occur in 2024, local governments will have to make and adopt all necessary zoning changes and will need to provide DLCDD with documentation that all adopted and applicable land use requirements for CFAs are consistent with OAR 660-012-0320.

### Analysis

This section summarizes the analysis process used to derive the results of the study. Zoning analysis and GIS analysis are the two primary analyses used to determine the CFA candidate areas. The zoning analysis focuses on the land use requirements in OAR 660-012-0320 and compares them with the city codes, whereas the GIS analysis takes the zoning analysis into account while also factoring in other variables to determine CFA candidate areas.

Overall, the two analyses are intertwined with each other. The zoning analysis outcome will feed into the first criteria of the GIS analysis, which is land use. The zoning analysis provides suitable zones as an outcome, which in turn influences the GIS analysis. However, this is only the first factor, as other criteria



will be considered in the analysis, like connectivity and infrastructure capacity. With all this combined data, a pattern of climate friendly candidate areas emerges around the city.

The last step is to refer back to the city staff's suggestions or recommendations for CFA areas and see if they fall within the suitable area that was derived from both analyses. If the suggested area falls within the suitable areas, it will be the first CFA candidate area. Other CFA candidate areas are generally selected as alternatives due to their conducive yet different base zone or surrounding land use characteristics, but overall lack the support of city staff as the optimal CFA location.

## Zoning Analysis

### **Code review**

The zoning analysis evaluates the existing zoning regulations of the city and compare them with the land use requirements of the CFA. This analysis identifies the most compatible zones of the city with the CFA requirements as mentioned in the evaluating existing code section or in OAR 660-012-0320. The following table summarizes the city zoning code in comparison to the CFA land use requirements.

The following symbols are used in the table:

- Y – Yes, permitted outright.
- C – Conditional
- M – Mixed
- N – Not permitted
- N/A – Not applicable

This symbology was used to analyze the zones and evaluate them against the land use requirements; being derived from DLCD's CFA methodology guides. The following the table is color-coded to help visualize the results of the comparison while a scoring matrix was implemented to score the compatibility of the zones with the regulations of the OAR 660-012-0320.

The green cells in the table indicate a match between the city zoning code and the CFA land use requirements. Therefore, the more green cells in a specific zone, the more compatible it is with the requirements. The yellow-colored cells somewhat match the land use requirements, and the zone might need to be modified to be completely compatible with the land use requirements.

The not-permitted uses are colored gray, and they are not compatible with the land use requirements. However, even if other zones are not fully compatible with the CFA land use requirements, that does not mean they are disqualified or cannot be considered in the process. On the contrary, that is where identified zoning changes comes in. This step will identify the required changes for the districts or zones in order to make them compatible with the CFA land use requirements, or OAR 660-012-0320.

The scoring matrix indicates the overall suitability of the zones in regard to the land use requirements. In addition, the scores are the first step of the analysis, and the results they produce are not taken into account in the other criteria the study will perform. Therefore, a high scoring zone alone does not



determine a CFA candidate area, and so the location of the zones themselves must be factored in the 2<sup>nd</sup> step of analysis.



**Table 2.** City Code Review

Legend Y - Yes, Permitted Outright C - Conditional M - Mixed N - Not Permitted N/A - Not Applicable	Scoring Matrix: Y = 2 C/M = 1 N/A = 1 Building height >= 50 = 1 Building height < 50 = 0 N = 0	Residential					Commercial		Industrial		
		Residential Farm District	Single-Family Residential District	Two-Family Residential District	Medium Density Multiple-Family Residential District	High Density Multiple-Family Residential District	Retail Commercial District	Heavy Commercial District	Limited Industrial District	General Industrial District	Business Park District
		RF	R-1	R-2	R-3	R-4	C-1	C-2	I-1	I-2	BP
Single Use		Y	Y	Y	Y	Y	Y	Y	Y	Y	Y
Mixed Use		N	N	N	N	C	C	N	C	C	C
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Schools, Other Public Uses		N	N	M	M	M	Y	N	N	N	M
Gov. Facilities, Parks, Open Space, Other Similar		Y	Y	N	N	N	M	N	N	N	Y
Maximum Block Length		N	N	N	N	N	N	N	N	N	N
Density Minimum (15 Dwelling Units/Acre)		N	N	N	N	Y	N/A	N	M	N/A	N/A
Density Maximums Prohibited		N	N	N	N	Y	Y	N	Y	Y	Y
Maximum Building Height (>= 50ft)		N	N	N	N	C	N/A	N/A	C	C	Y
Maximum Building Height (ft)		30	25	30	30	80	N/A	N/A	30	125	N/A
Zone Score		4	4	3	3	9	9	3	7	7	11



### **Residential Zones**

The residential zones vary in their compatibility with the land use requirements. This is due to the fact that some zones are designed to host low-density development in them, while others are designed to be facilitate a wide array of denser housing types. In short, the zones that allow high density development are more compatible with the land use requirements of CFA's.

- **Residential Farm District (RF):**
  - This zone is a low-density zone and does not capture all the CFA land use requirements. All in all, the zone is not an ideal base zone for CFA's, mainly because it is low-density, and lacks permitted commercial uses such offices or retail. To amend this zone, the city would need to allow a wider array of uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 20 feet more than what is currently allowed. The technical analysis team also notes that utilizing this zone for a climate friendly area would drastically dilute Eagle Point's character as a semi-rural area.
  
- **Single-Family Residential District (R-1):**
  - This zone largely resembles the RF zone, as it's intended to host single-family dwellings. This zone is only able to achieve a greater density than RF by allowing for smaller lots than the RF zone. Furthermore, this zone's location doesn't lend itself to CFA designation as many suburbs are composed of the R-1 zone, presenting a challenge for transit service. To amend this zone, the city would need to allow a wider array of uses, mandate a minimum density of 15 units/acre, and introduce a new building height minimum of 50 feet, 25 feet more than what is currently allowed.
  
- **Two-Family Residential District (R-2):**
  - This is a low- to medium density zone and does not capture all the CFA land use requirements, but it could be amended into a suitable zone for the CFA candidates. However, to amend this zone the city would need to allow a wide array of uses, for example, mandate a minimum density of 15 units per acre and building heights of 50 feet, 20 feet more than what is currently allowed. Also, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.
  
- **Medium Density Multiple-Family Residential District (R-3):**
  - This is a medium-density zone and does not capture all the CFA land use requirements, but it could be amended into a suitable zone for the CFA candidates. However, the city would need to mandate a minimum density of 15 units per acre, building heights of 50 feet, 20 feet more than what is currently allowed, adopt CEFC block length requirements, prohibit maximum density requirements. Also, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.





- *High Density Multiple-Family Residential District (R-4):*
  - This is the only high-density residential zone, and it is one of the most compatible with the CFA land use requirements. In order to be fully compliant, the city would need to mandate a minimum density of 15 units per acre and building heights of 50 feet or more with other code changes. In addition, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.

### **Commercial Zones**

Some of the commercial zones are more consistent with the CFA land use requirements than the residential zones. The not-applicable density and building height requirements within the city code make them more consistent with the land use requirements. However, the commercial zones should adopt CEFC block length requirements to be more consistent with the CFA land use requirements.

- *Retail Commercial District (C-1):*
  - This zone is one of the few others that is consistent with most of the CFA land use requirements. It allows for most of the land uses required by a CFA, and only needs to ensure the proper level of residential density for a CFA. To make the zone compliant, the city would need to adopt CEFC block length requirements, mandate a minimum density of 15 units per acre and building heights of 50 feet with other minor code changes.
- *Heavy Commercial District (C-2):*
  - On the other side, the heavy commercial zone is not compatible with the CFA land use requirements in that it does not allow for any residential development within it. The not applicable density and building height requirements make it consistent with CFA land use regulations. But the zone is not a suitable one for the CFA candidate.

### **Industrial Zones:**

The industrial zones are more consistent with the density and height requirements of the CFA land use requirements.

- *Limited Industrial District (I-1):*
  - The zone falls short on the CEFC block length requirements, permitted outright residential and building height requirements. Also, government facilities, parks, and open space would need to be outright permitted use in the zone, according to OAR 660-012-0320.



- *General Industrial District (I-2):*
  - Similar to Limited Industrial (I-1), this zone does not feature the CEFC block length requirements, and permitted outright residential uses. Also, government facilities, parks, and open space would need to be permitted in the zone according to OAR 660-012-0320 for it to be compatible with the land use requirements.
  
- *Business Park District (BP):*
  - This zone was designed to be a mixed-use zone for commercial and industrial uses. The zone is consistent with the CFA land use requirements for density and building height and other requirements but it needs to support the CEFC block length requirements and permitted outright residential requirements. The zone could be a potential suitable zone, but the city would need to adopt the permitted outright residential requirements, as well as mandate a minimum density of 15 units per acre and building heights of 50 feet or more with other code changes.



**Suitable Zones**

Suitable zones are consistent, either fully or partially, with the land use requirements of OAR 660-012-0320. Selecting the most compatible zones with the land use requirements and identifying them as suitable zones will help determine where the most suitable CFA candidates are for the city. These are extracted or derived from the prior step, code review. The following is a list of the most consistent zones with the land use requirements in the city:

*Retail Commercial District (C-1):*

As mentioned earlier, the C-1 zone is the most compatible with the OAR 660-012-0320. In fact, the city will only need to make minor changes to the code to make it entirely compatible. The changes that need to be made include adoption of block length requirement as set in the land use regulation, mandating a minimum density of 15 units per acre and building heights of 50 feet or more. This makes C-1 the most compatible zone for a CFA candidate.

**Table 3.** Retail Commercial District

Commercial - Retail Commercial District	
Single Use	Y
Mixed Use	C
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare,	Y
Gov. Facilities, Parks, Open Space, Other Similar	M
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	N/A
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	N/A
Maximum Building Height	N/A



*High Density Multiple-Family Residential District (R-4):*

Looking back at the table, this zone stands out as a potential candidate for the CFA because of its compatibility with the CFA land use requirements. However, the city would need to adopt CFA block length standards, outright permitted mixed use, mandate a minimum density of 15 units per acre and allow building heights of 50 feet or more. Also, government facilities, parks, and open space need to be an outright permitted use in the zone, according to OAR 660-012-0320.

**Table 4.** High Density Residential District

Residential - High Density Multi-Family Residential District	
Single Use	Y
Mixed Use	C
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Gov. Facilities, Parks, Open Space, Other Similar	M
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	Y
Density Maximums Prohibited	Y
Maximum Building Height (>= 50ft)	C
Maximum Building Height	80



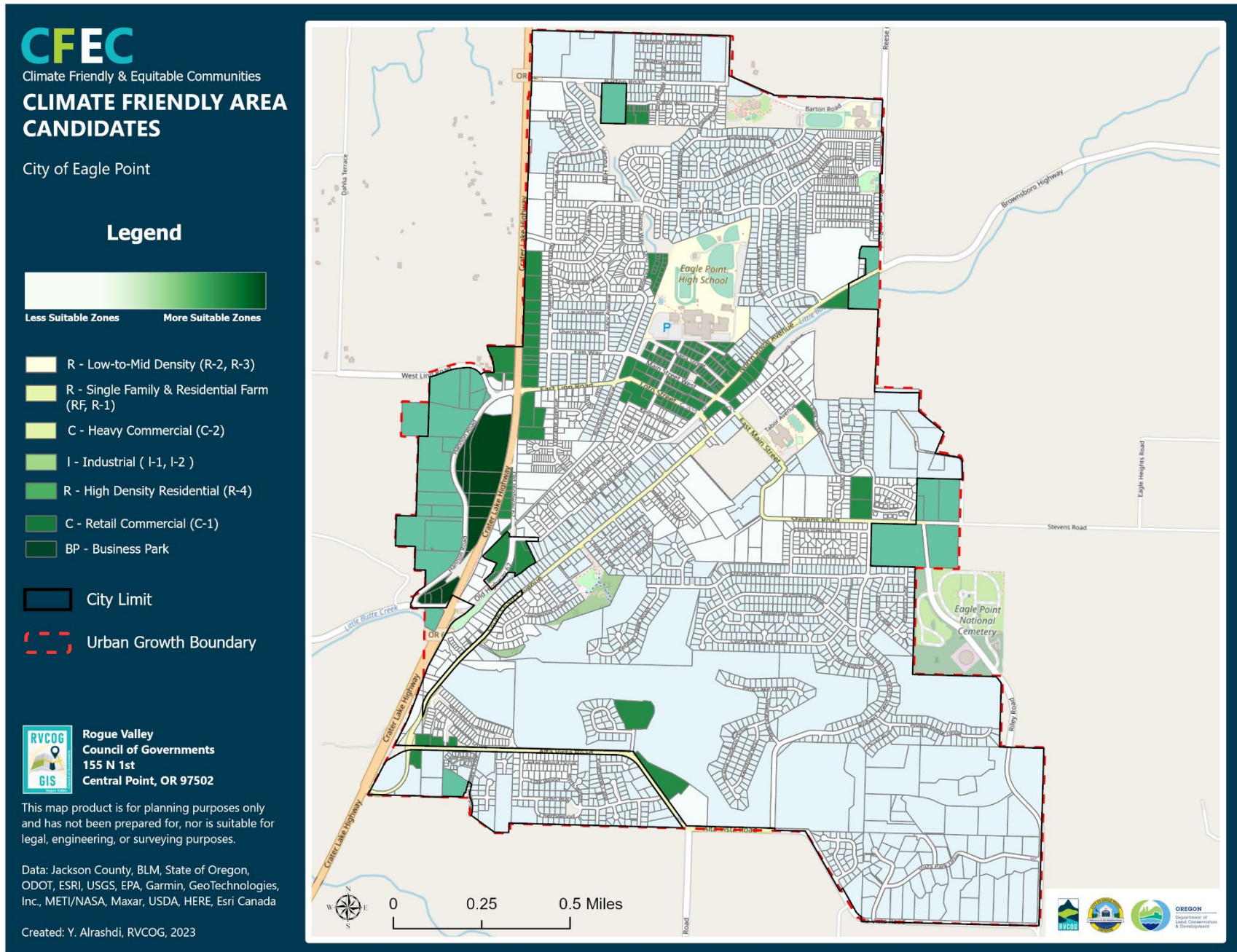
*Two-Family Residential (R-2) and Medium Density Multiple-Family Residential (R-3) Districts:*

On the other hand, R-2 and R-3 do not meet all the land use requirements, but they might be a good fit for CFA area because of their location and the existing infrastructure around them. The city must adopt wide range of the land use requirements to make the zones compatible. Allowing mixed use, as well as allow outright office-type uses, non-auto dependent retail, childcare, and schools; adopting CFA block length standards, mandate a minimum density of 15 units per acre; and allow building heights of 50 feet or more. Also, government facilities, parks, and open space need to be an outright permitted use in the zones, according to OAR 660-012-0320.

**Table 5.** Low-to-Medium Density Residential

Residential - Two-Family Residential and Medium Density Multiple-Family Residential Districts	
Single Use	Y
Mixed Use	N
MF, SF Attached, Office, Non-Auto Retail/Services/Commercial, Childcare, Gov. Facilities, Parks, Open Space, Other Similar	M
Maximum Block Length	N
Density Minimum (15 Dwelling Units/Acre)	N
Density Maximums Prohibited	N
Maximum Building Height (>= 50ft)	N
Maximum Building Height	30

## Map 2. Zoning Analysis







### GIS Analysis

The GIS analysis identifies potential CFA candidates around the city and then examines all the options. The analysis also takes into account, areas suggested directly by city staff, in this case being the downtown area. However, the analysis takes into account the CFA Methodology Guide and the OAR’s within it to drive the desired results. The table below showcases the criteria for the GIS analysis:

**Table 6.** GIS Analysis Criteria

Criterion 1	Criterion 2	Criterion 3
<b>Land use</b>	<b>Connectivity</b>	<b>Infrastructure Capacity</b>
High Density Residential	Transit Routes	water infrastructure
Mix use zones	Bike lane	sewer infrastructure
Commercial zones	Sidewalks	stormwater infrasturcture

The first criterion is the zoning analysis results, the purpose of which was to find the most suitable areas or zones by following CFA land use requirements OAR 660-012-0320. The results of the analysis are compared with criterion 2: connectivity, and lastly criterion 3: infrastructure capacity. The overlapping areas between all three criteria will be the most suitable areas for Candidate CFA’s. Note, that High-Density Residential, Mixed-use zones, and commercial zones are a broad way to describe the land use requirements for GIS purposes.

This criterion takes into account the connection of an area. Areas with transit routes, bike lane, and sidewalk collectively makes an area that is more connected and walkable. Thus, it will be most suitable site for a CFAs as stated in OAR 660-012-0320. Using GIS, a quarter mile/10 minute-walk buffer was created around Rogue Valley Transit District bus lines, stops, and bicycle facilities to highlight well-served areas. GIS data for sidewalks in Eagle Point is not currently available, but a visual review was performed using Google Earth to evaluate the general quality of the pedestrian network in candidate areas.

The third criterion focusses more on the infrastructure capacity in the CFA candidate areas. A candidate area should have a good infrastructure capacity in order to support the potential development that is intended to occur in CFA’s. Choosing a location for a CFA should entail a preliminary, high-level review of infrastructure capacity in candidate CFA areas. Because transportation reviews in CFAs follow the requirements in OAR 660-012-0325, this guide discusses that review separately from a review of water, sewer, and storm water infrastructure capacity. After deriving CFA candidates, city staff shall provide input on the infrastructure capacity and bandwidth of those candidates, influencing final candidates.



### ***Analysis Outcome***

#### CFA Suitable Candidates:

This map shows the outcome of overlaying all the criterion and gives the most suitable Climate-Friendly Areas around the city. Looking at map 3, it can be seen that the southeast part of the city does not contain any suitable locations due to its lack of transportation coverage. All in all, the analysis shows a variety of locations that could be potential Climate-Friendly Areas.

#### City Guidance

City Staff suggested during PMT Meeting #1 that the downtown area would be the most accepted CFA candidate by local citizens. Affirmed by the GIS Analysis, the analysis team followed City staff suggestions and proposed the downtown area shown on map 4 as the CFA candidate. Members of the team also highlighted Eagle Point's upcoming requirements to capture 30% of its projected and future housing, and were further incentivized as the area affords much more opportunities for CFA expansion rather than the initial business park candidate. In order to accommodate potential expansion, the City has discussed potential phase 2 rezoning to expand the downtown core in order to accommodate more CFA areas.


**Map 3. CFA Suitable Areas**

**CFEC**  
Climate Friendly & Equitable Communities  
**CLIMATE FRIENDLY AREA  
CANDIDATES**

City of Eagle Point

**Legend**

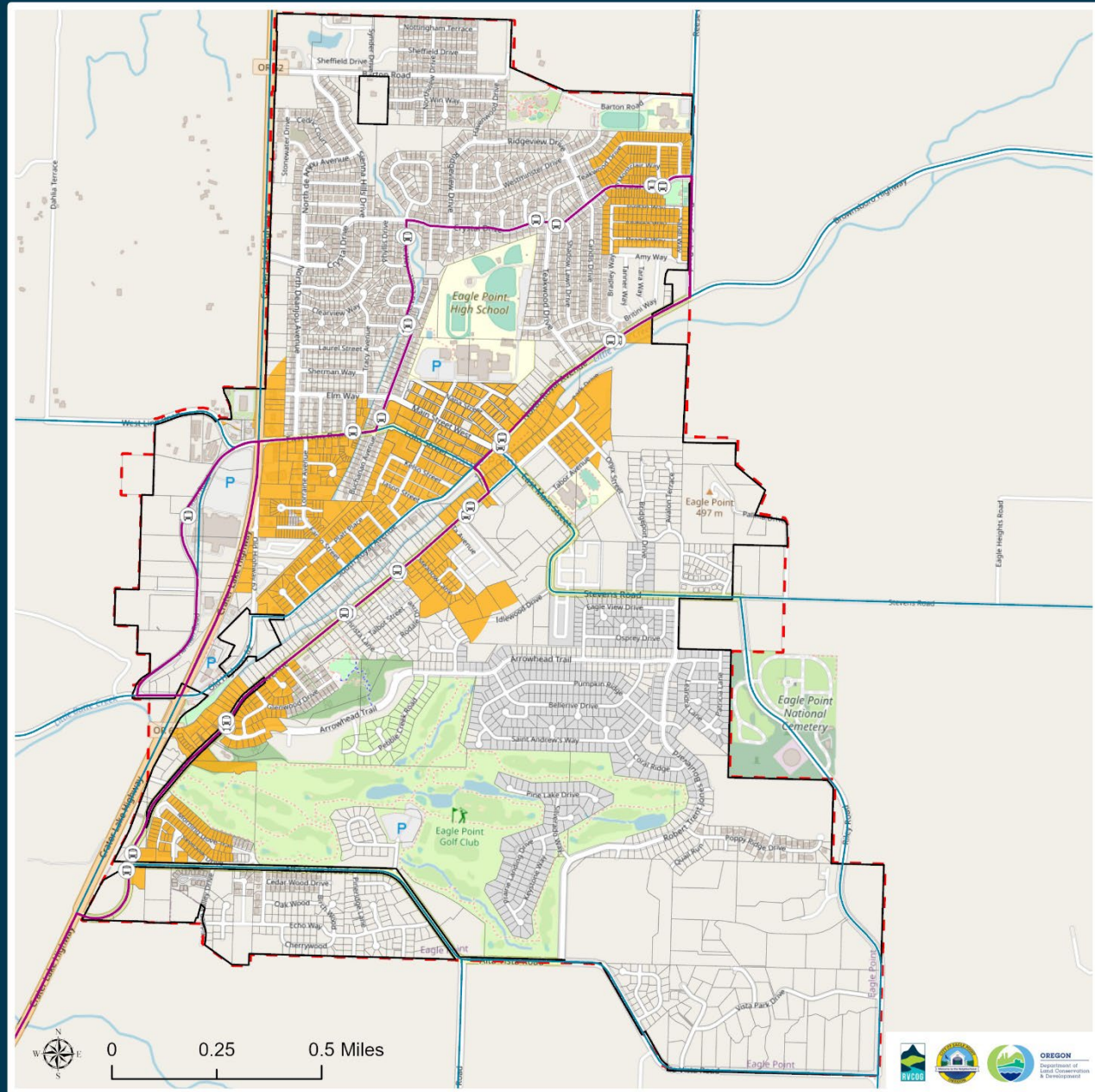
-  CFA Suitable Areas
-  City Limit
-  Urban Growth Boundary
-  Bus Stops
-  Bus Routes
-  Bicycle Infrastructure

 **Rogue Valley  
Council of Governments**  
155 N 1st  
Central Point, OR 97502

This map product is for planning purposes only and has not been prepared for, nor is suitable for legal, engineering, or surveying purposes.

Data: Jackson County, BLM, State of Oregon, ODOT, ESRI, USGS, EPA, Garmin, GeoTechnologies, Inc., METI/NASA, Maxar, USDA, HERE, Esri Canada

Created: Y. Alrashdi, RVCOC, 2023








**Map 4. Final Candidate Boundary**



Climate Friendly & Equitable Communities  
**CLIMATE FRIENDLY AREA CANDIDATES**

City of Eagle Point

**Legend**

-  Final Candidate Boundary
-  City Limit
-  Urban Growth Boundary
-  Bus Stops
-  Bus Routes
-  Bicycle Infrastructure

Boundary Dimensions	
Acreeage	Width
33.42	1,367 ft

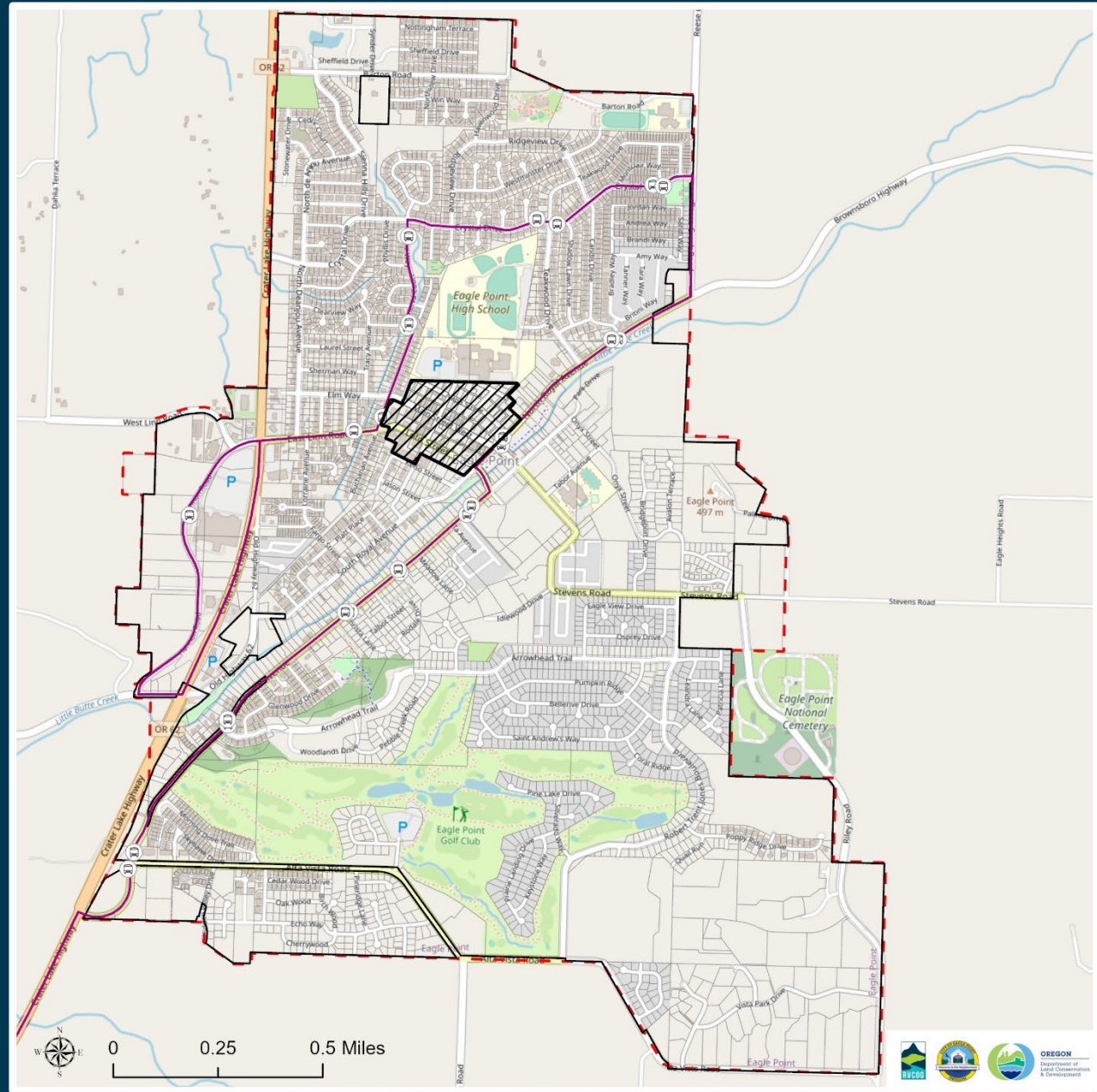


Rogue Valley  
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Data: Jackson County, BLM, State of Oregon, ODOT, ESRI, USGS, EPA, Garmin, GeoTechnologies, Inc., METI/NASA, Maxar, USDA, HERE, Esri Canada

Created: Y. Alrashdi, RVCOC, 2023





## Conclusion

### Primary Candidate CFA

The downtown area is the primary candidate for the Climate-Friendly Area. It is the core of the city's commercial and transportation activity, and it is near major employment centers. The required amendments to the base zones are relatively simple to bring into compliance with CFEC rules, and city staff have suggested that a CFA in this area would be a better align with community interests and assimilate with the existing built environment. Map 3 – CFA Suitable Areas on page 20 shows that the CBD is well served by bicycle infrastructure and transit service. Visual analysis of the downtown area sidewalk network suggests that a CFA in this region would feature a high-quality pedestrian network.



## Chapter 2: Anti-Displacement Mitigation Strategies

### CFA Redevelopment Outcomes

Due to the nature of the regulations, an area designated as a climate friendly area gains the capability to be redeveloped for a wide variety of uses and dense housing types. While these factors intend to promote nodes not reliant on personal automobile use, they also have the capability of creating modernized, attractive, and competitively priced developments which can subsequently displace protected classes. This trend, known as gentrification, can become an inherent component of a climate friendly areas if cities do not carefully analyze a CFA's location and consider proper phase 2 protections to ensure the developments remains accessible to all populations.

### Anti-Displacement Map Analysis

Recognizing this potential threat, DLCD has prepared an anti-displacement guide which classifies areas by neighborhood type which are characterized by their income profile, vulnerable classes, amount of precarious housing, housing market activity, and overall neighborhood demographic change. Each area is identified through the DLCD anti-displacement map, which can be found here: [Anti-Displacement Map](#)

Each neighborhood type is categorized by the following:

#### Affordable and Vulnerable

The tract is identified as a low-income tract, which indicates a neighborhood has lower median household income and whose residents are predominantly low-income compared to the city average. The neighborhood also includes precariously housed populations with vulnerability to gentrification and displacement. However, housing market in the neighborhood is still remained stable with no substantial activities yet. At this stage, the demographic change is not under consideration.

#### Early Gentrification

This type of neighborhoods represents the early phase in the gentrification. The neighborhood is designated as a low-income tract having vulnerable people and precarious housing. The tract has hot housing market, yet no considerable changes are found in demographics related to gentrification.

#### Active Gentrification

The neighborhoods are identified as low-income tracts with high share of vulnerable people and precarious housing. Also, the tracts are experiencing substantial changes in housing price or having relatively high housing cost found in their housing markets. They exhibit gentrification related demographic change. The latter three neighborhoods on the table are designated as high-income tracts. They have hot housing market as they have higher rent and home value with higher appreciation rates than the city average. They also do not have precarious housing anymore. However, Late Gentrification type still has vulnerable people with experiences in gentrification related demographic changes. The last two neighborhood types show the exclusive and affluent neighborhoods.





### Late Gentrification

This type of neighborhoods does not have predominantly low-income households, but still have vulnerable population to gentrification. Their housing market exhibits the high housing prices with high appreciations as they have relatively low share of precarious housing. The neighborhoods experienced significant changes in demographics related to gentrification.

### Becoming Exclusive

The neighborhoods are designated as high-income tracts. Their population is no longer vulnerable to gentrification. Precarious housing is not found in the neighborhoods. However, the neighborhoods are still experiencing demographic change related to gentrification with hot housing market activities.

### Advanced Exclusive

The neighborhoods are identified as high-income tracts. They have no vulnerable populations and no precarious housing. Their housing market has higher home value and rent compared to the city average, while their appreciation is relatively slower than the city average. No considerable demographic change is found in the neighborhoods.

### Unassigned

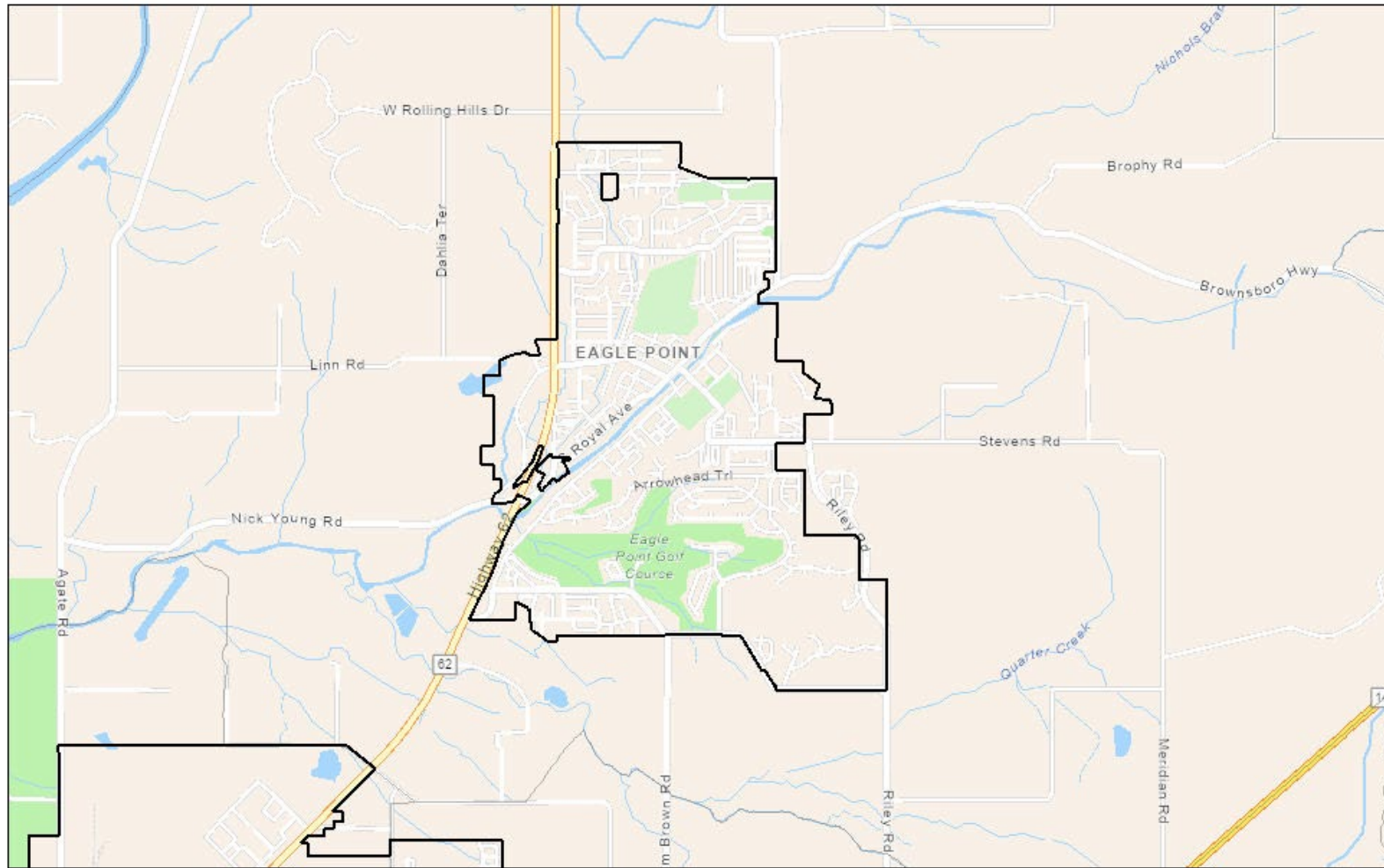
The unassigned tracts have not experienced any remarkable changes in demographics or housing markets. The neighborhood has been stable with unnoticeable change, yet this does not necessarily mean that there is no need for extra care compared to other neighborhoods with assigned types. This neighborhood may call attention to more care of what is actually going on the ground. Planners need to engage with the communities to make sure the neighborhood is stable while aligning with community needs and desires.

## Neighborhood Types Present Within the Proposed CFA

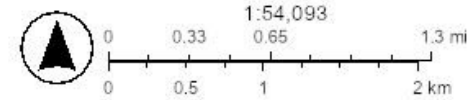
As proposed, the candidate CFA for Eagle Point currently lies within a census tract 14 of Jackson County, which is identified by the neighborhood type: **Unassigned**, see the following Map.

Map 1. DLCD Anti-Displacement Map:

### Eagle Point Anti-Displacement Map



5/26/2023  
City Limits



County of Jackson, OR, Oregon State Parks, State of Oregon GEO, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS.



## Suggested Strategies

Referring to DLCD’s housing productions strategies, which can be found [here](#), RVCOG has identified the following strategies to ensure that a climate friendly area acts as an equitable community. Seeing as the city of Eagle Point’s proposed CFA candidate falls into an **unassigned** tract, staff selected more generalized strategies that worked well with an array of anti-displacement neighborhood types.

### Category A: Zoning and Code Changes

#### **A03: Density or height bonuses for affordable housing.**

Cities could consider introducing a height and density bonus for developments which introduce units between 30% - 120% of the average median income (AMI). RVCOG suggests using the CFA thresholds as a potential model for such bonuses, in the case of Eagle Point potentially allowing an increased 10 feet of maximum height and additional 5 dwelling units per acre.

#### **A14: Re-examine Mandated Ground Floor Use**

The City of Bend has determined that while lively streetscape in a dense environment is a worthy goal, mandating that ground floors be occupied by commercial uses when the surrounding market forces can’t support such a use can contribute to decreased development or loss of area for dwelling units.

### Category B: Reduce regulatory Impediments

#### **B10: Public Facility Planning**

Factoring that some of the proposed CFA sites are largely vacant, assisting in providing public facilities could make these sites more attractive for development. Furthermore, assisting in the providing public facilities may enable the city to prioritize key connections or better plan for expansion in the future.

#### **B07: Flexible Regulatory Concessions for Affordable Housing**

Considering that cities within the 10,000-24,999 are in one of the lower ranges for prescriptive CFA standards, enabling affordable housing to move into some of the upper thresholds could present a unique advantage further attract affordable housing. Furthermore, this strategy enables a CFA to evolve directly in response to its City’s population growth, possibly resulting in a CFA pre-emptively meeting the next threshold’s requirements.

#### **B19: Survey Applicant on Development Program Decision-Making**

User feedback can help illustrate frustrations or pitfalls in the planning process not seen by staff. Utilizing a survey as litmus test for ease of development within a CFA can serve as valuable asset not only to the CFA, but the City’s planning department as a whole.



### Category C: Financial Incentives

#### **C01: Reduce or exempt SDC's for needed housing.**

SDC's are often seen as necessary yet prohibitive cost associated with new development. Affording exemptions for needed dense and affordable housing helps clear the way for development, while commercial developers seeking to capitalize on attractive areas by constructing recreational or properties can bear part of the burden.

#### **C04: Incentivize Manufactured and Modular Housing.**

Manufactured and modular housing could be a popular option in vacant CFA areas as it can be constructed for less cost and added on to as a larger population occupies the CFA. Modular housing also supports the owned rather rented housing, a notion that could ensure a CFA acts as equitable community for permanent residents and doesn't become an area merely for vacation rentals.

### Category D: Financial Resources

#### **D02: Low Income Housing Tax Credit (LIHTC).**

Federal tax credits represent an external opportunity for an affordable housing development to feasibly occur within a city. Disclaiming these opportunities to developers comes at little cost to the city, and can facilitate mixed income housing that contributes to a more diverse set of demographics within a CFA.

#### **D08: Demolition Taxes**

A demolition tax can ensure that new development within a CFA introduces a greater density than the existing structure or be forced to be pay a tax to fund a housing trust fund. Demolition taxes help mitigate the effects of higher density, aging housing being replaced by lower density, newer, market-rate homes, which could occur if the CFA is sited in a more historic area of a community or the introduction of the CFA regulation introduce more affluent populations seeking close proximity to mixed uses.

#### **D09: Construction Excise Tax**

Seeing as the CFA's are located on vacant land, a construction excise tax seems to be an apt solution to ensure development of a CFA accrues funds for affordable housing projects both within the CFA and elsewhere.



Category E: Tax Exemption and Abatement.

**E03: Vertical Housing Development Zone Tax Abatement**

This housing production strategy authorized ORS 307.841 directly aligns with the live work environment that's meant to appear within CFA's, and is natural candidate to assist in mixed use development. The effectiveness of this strategy could be somewhat bound by a CFA's respective height limits, but coupled with affordable housing density bonuses could be quite effective.

**E04 & E05: Multiple Unit Tax Exemptions (Property and Limited taxes)**

Similar to the Vertical Housing Tax Abatement, the multiple unit tax exemptions could serve as a symbiotic strategy to the type of development intended to occur within a CFA. Whether this strategy seeks to aid in overall feasibility by being a long-term exemption or aid in the initial

**E10: Delayed tax Exemptions**

Delayed tax exemptions can be seen as a viable strategy to allow new development recoup construction costs and establish a profitable base before falling below 80% AMI. This strategy could benefit initial developments in CFA's, and later assist them in serving a new economic bracket when the area becomes more developed.

Category F: Land, Acquisition, Lease, and Partnerships.

**F17: Designated Affordable Housing Sites**

Designating CFA's partly or entirely as affordable housing sites can ensure the best use of the land in the future. While price control measures may ward off developers initially, highlighting tax exemptions and streamlined planning process coupled with the relative newness of the CFA regulations may highlight these areas as feasible location for affordable housing.

**F19: Affordable Housing Preservation Inventory**

Identifying and inventorying areas currently hosting affordable housing enables staff to examine what contextual factors have led them to appear in their community, and also informs areas to proceed with caution when expanding the CFA.

**Conclusion**

City staff are encouraged to review and evaluate the list of strategies when it comes time for phase 2 zoning reform.



## Climate Friendly Areas Study

City of Eagle Point, OR

June, 2023



**Rogue Valley**  
Council of Governments

155 N First St  
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# CLIMATE-FRIENDLY AREAS

## COMMUNITY ENGAGEMENT PLAN

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Northern Rogue: Central Point, Eagle Point, and Grants Pass

**December 2022**

**Engagement for People with Disabilities:** Requests for accommodation and suggestions to better engage people with disabilities can be made by contacting The Northwest ADA Center at 800-949-4232.

**Title VI Statement to Public:** No person shall, on the grounds of race, color, national origin, or sex, as provided by Title VI of the Civil Rights Act of 1964, be excluded from participation in, be denied the benefits of, or be otherwise discriminated against under any of its federally funded programs and activities. Any person who believes his or her Title VI protection has been violated, may file a complaint with Oregon Department of Justice at 503-378-4400.

# Climate Friendly Areas

## Public and Stakeholder Engagement Plan

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# 1 INTRODUCTION

## 1.1 Study Overview and Purpose

The Oregon Northern Rogue Climate-Friendly Areas (CFAs) project aims to study, designate, and implement CFAs for the cities of Central Point, Eagle Point, and Grants Pass in the Oregon Northern Rogue region. This document describes anticipated methods for engaging traditionally underserved populations and the public, strategies for disseminating information, conduits for receiving input, and plans for incorporating input into the study.

## 1.2 Study Area

The area for which this plan oversees is described as Northern Rogue, constituted as the City of Central Point, Eagle Point, and Grants Pass.

## 1.3 Demographics<sup>1</sup>

### City of Central Point

The population of Central Point as of 2020 was 18,997. 82.8 percent of the population identifies as White, followed by 9.6 percent of Two or more races, 3.9 percent Other race, 1.6 percent Asian, 1.2 percent American Indian and Alaska Native, 0.6 percent Black or African American, and 0.3 percent Native Hawaiian and Other Pacific Islander. 11.5 percent of the population identifies as Hispanic or Latino.

10.5 percent speak a language other than English at home, with 9.9 percent of the population speaking Spanish at home. 26.8 percent of the population is 19 years and under, 52 percent are between 20 and 54, and 28.5 percent are 55+ years old. As of 2020, 11.2 percent of Central Point residents are experiencing poverty compared to Oregon's 12.2 percent. 11.8 percent of the population experiences a disability.

### City of Eagle Point

The population of Eagle Point as of 2020 was 9,686. 84.7 percent of the population identifies as White, followed by 9.6 percent Two or more races, 2.6 percent Other race, 1.2 percent American Indian and Alaska Native, 1.0 percent Asian, 0.7 percent Black or African American,

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<sup>1</sup> U.S Census Data.American Community Survey and Decennial Census 2020.data.census.gov.

and 0.2 percent Native Hawaiian and Other Pacific Islander. 9.6 percent of the population identifies as Hispanic or Latino.

2.0 percent speak a language other than English at home, with 1.8 percent speaking Spanish. 24.8 percent of the population is 19 years and younger, 46.2 percent are between 20 and 54, and 34 percent are 55+. As of 2020, 8.3 percent of Eagle Point residents are experiencing poverty compared to Oregon's 12.2 percent. 13.6 percent of the population experiences a disability.

### **City of Grants Pass**

The population of Grants Pass as of 2020 was 39,189. 83.6 percent of the population identifies as White, followed by 9.8 percent Two or more races, 3.2 percent Other race, 1.3 percent American Indian and Alaska Native, 1.3 percent Asian, 0.6 percent Black or African American, and 0.2 percent Native Hawaiian and Other Pacific Islander. 10 percent of the population identifies as Hispanic or Latino.

4.1 percent speak a language other than English at home, with 3.3 percent speaking Spanish. 25.4 percent of the population is 19 years and younger, 42.2 percent are between 20 and 54, and 32.4 percent are 55+. As of 2020, 15.9 percent of Grants Pass residents are experiencing poverty compared to Oregon's 12.2 percent. 17.6 percent of the population experiences a disability.

## **1.4 Community Engagement Objectives**

Community engagement is key to the Climate Friendly Area study's successful implementation. We know the Climate Friendly Area study will affect a wide variety of people with many different interests. Because of this, it is unlikely that everyone will agree 100 percent with every aspect of the study recommendations. Two-way communication between the planning team and people who may be affected by the study's outcome is important. This will help the local planning team to identify and understand different interests and concerns and provide the best chance of shaping the study to fit the public and community's overall needs.

The objectives of the study's community engagement program are to:

- Help the community identify preferred location(s) of climate-friendly areas.
- Center the voices of traditionally underserved populations, particularly those disproportionately harmed by past land use and transportation decisions and engage with those populations to develop key community outcomes.

- Give all potentially affected interests an opportunity for input.
- Actively seek participation of potentially affected and/or interested agencies, individuals, businesses, and organizations.
- Provide meaningful community engagement opportunities and demonstrate through a reporting back process how input has influenced the decisions.
- Clearly articulate the process for decision-making and opportunities for input or influence.
- Explore partnerships between your city, county, Council of Governments and other agencies and organizations, for overcoming potential barriers to plan implementation.
- Help the public to understand how this fits into other planning processes local governments are undertaking.
- Comply with Title VI of the Civil Rights Act and Environmental Justice rules and the Climate-Friendly and Equitable Communities community engagement requirements in OAR 660-012-0120 through 0135. The outreach process will promote the fair and meaningful involvement of all people regardless of race, color, national origin, disability, gender, sexual orientation, housing status, primary language, immigration status, age, or income. No person shall be excluded from participation or subjected to discrimination on the basis of these factors.
- Ensure the community engagement process is consistent with applicable state and federal laws and requirements, and is sensitive to local policies, goals, and objectives.

Funding and resources for the study's community engagement activities are limited. We understand people have many competing demands on their time, and it will be important to be sensitive to this. A final objective is to provide a budget-conscious community engagement program that provides meaningful opportunities for input and feedback that are both inexpensive and convenient for participants.

### **1.5 Study Decision-Making Process**

The planning team will share study information with underserved populations and the public for input and feedback. The planning team is then responsible for balancing community needs and desires expressed through the community engagement process.

For some jurisdictions, an advisory committee will serve as a sounding board for the project team, providing additional input on public concerns and feedback on possible solutions. Ultimately, study recommendations will be developed based on the judgment of the planning team.

Note that OAR 660-012-0315(4) does not require council action or adoption of the study. The rule requires the city or county to submit a study of potential CFAs to the Oregon Department of Land Conservation and Development (DLCDD), and that study shall include maps, preliminary calculations of zoned capacity, an engagement plan for the designation of the CFAs, and analyses of how each area could be brought in compliance with OAR 660-012-0310(2) and 0320 and plans to achieve fair and equitable housing outcomes in the area, including plans to mitigate or avoid potential displacement.

## 2 THE AUDIENCE FOR THIS STUDY

### 2.1 Interested Parties

The outreach process will provide opportunities for input and feedback from many interested people and organizations in the study area, including, but not limited to:

- Low-income, racial, and ethnic minority groups
- Elected officials
- Local agency partners
- Business organizations, associations, and chambers of commerce
- Bike and pedestrian interests
- Transit providers and transit users
- Freight interests
- Environmental interests
- Senior services
- Health equity interests
- Tourism agencies and interests
- Schools and universities
- Housing and community development interests
- Emergency services providers
- Natural disaster risk management agencies
- Neighborhood associations and councils
- Downtown associations
- Large employers
- Employer-based commuting programs
- Recreation interests
- General public
- Local media
- Internal stakeholders at the cities of Central Point, Eagle Point, and Grants Pass



The outreach process will center the voices of traditionally underserved populations, as required in OAR 660-012-0125. The list of those populations includes, but is not limited to:

- (a) Black and African American people;
- (b) Indigenous people (including Tribes, American Indian/Alaska Native and Hawaii Native);
- (c) People of Color (including but not limited to Hispanic, Latina/o/x, Asian, Arabic or North African, Middle Eastern, Pacific Islander, and mixed-race or mixed-ethnicity populations);
- (d) Immigrants, including undocumented immigrants and refugees;
- (e) People with limited English proficiency;
- (f) People with disabilities;
- (g) People experiencing homelessness;
- (h) Low-income and low-wealth community members;
- (i) Low- and moderate-income renters and homeowners;
- (j) Single parents;
- (k) Lesbian, gay, bisexual, transgender, queer, intersex, asexual, or two-spirit community members; and
- (l) Youth and seniors.

## **2.2 Traditionally Underserved Populations**

Title VI of the Civil Rights Act of 1964 requires that no person shall be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving federal financial assistance on the grounds of race, color, or national origin; including the denial of access for Limited English Proficient persons.

In addition, the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income (also known as “Environmental Justice”) was the subject of an Executive Order signed by President William J. Clinton in 1994. Executive Order 12898 focused federal attention on the environmental and human health effects of governmental actions on minority and low-income populations.

The Climate-Friendly and Equitable Communities rules, particularly OAR 660-012-0125 through 0135 and 0315(4), require a community engagement plan and engagement-focused equity analysis, be conducted as part of the climate-friendly area study. The rules also require identifying federally recognized sovereign tribes whose ancestral lands include the planning

area, and notification and engagement of those tribes. The equity analysis requirements include:

- (a) Engage with members of underserved populations to develop key community outcomes;
- (b) Gather, collect, and value qualitative and quantitative information, including lived experience, from the community on how the proposed change benefits or burdens underserved populations;
- (c) Recognize where and how intersectional discrimination compounds disadvantages;
- (d) Analyze the proposed changes for impacts and alignment with desired key community outcomes and key performance measures under OAR 660-012-0905;
- (e) Adopt strategies to create greater equity or minimize negative consequences; and
- (f) Report back and share the information learned from the analysis and unresolved issues with people engaged as provided in subsection (a).

An early step in the engagement activities with underserved community members is gathering information on key equity-focused institutions, such as places of worship, community centers, ethnic markets, etc. to build a more complete understanding of key geographic considerations.

City of Central Point	City of Eagle Point	City of Grants Pass
•	<ul style="list-style-type: none"> <li>• Low- and moderate-income renters and homeowners</li> <li>• Youth and seniors</li> </ul>	•

### 3 COMMUNICATION PROTOCOL

The responsibilities of the Consultant are to communicate with each jurisdiction, Council of Governments, and/or County to provide seamless coordination throughout all stages of this process.

The responsibilities of each city are to communicate with their respective jurisdictions, and community members to ensure transparency and education of these processes.

The responsibilities of the Council of Governments and/or County are to communicate with the Consultant about the progress of the technical work and the progress and key discoveries to inform the public engagement work.

### 3.1 Stakeholder Agency Interactions

Each jurisdiction has identified groups and organizations that are key stakeholders to engage in this process:

City of Central Point	City of Eagle Point	City of Grants Pass
Central Point School District 6 (D6) Central Point Senior Resource Center Central Point Chamber of Commerce	Eagle Point School District 9 The Eagle Point Senior Center Eagle Point & Upper Rogue Chamber of Commerce Rotary Club of Upper Rogue	Grants Pass School District 007 Grants Pass & Josephine County Chamber Grants Pass Towne Center Association Rogue Community College The Josephine County Senior Resource Center Rogue Valley Assoc. of Realtors Rotary Club of Greater Grants Pass

### 3.2 Documentation

Summary notes will be recorded by the Consultant for all engagement activities. A complete summary of the community engagement process will be compiled by 3J at the end of the study and published in a final community engagement report.

## 4 OUTREACH ACTIVITIES AND MATERIALS

Three rounds of outreach activities and materials are proposed to carry out the Community Engagement Objectives:

### Round 1 (January – February 2023)

#### Key Engagement Goals

- Inform the public about CFEC rules and generate interest in the project.
  - Why were these rules adopted?
  - What is Climate-Friendly and Equitable Communities?
  - What are the CFEC guidelines?
  - What is the process and timeline?
  - How can people participate and get general feedback on CFA designation?
- Share proposed local goals or guiding principles as appropriate.

- Introduce local cities zones (areas that already meet CFA requirements) as appropriate.

#### Engagement Activities and Materials

- Customized CFA identification handouts
- Draft webpage content
- Draft PPT presentation
- Virtual meeting with Community Based Organization
- Phone stakeholder interviews (Up to 5)
- Virtual public meeting
- Advisory committee convening as appropriate

#### **Round 2 (March – April 2023)**

##### Key Engagement Goals

- Share details of the CFA analysis process.
- Present possible areas for CFAs and how they could be narrowed.
- Compare goals/guiding principles to proposed locations as appropriate.
- Collect input on locations.

##### Engagement Activities and Materials

- In person focus group meetings (2)
- In-person public meeting
- Online questionnaire
- Advisory committee convening as appropriate

#### **Round 3 (May – June 2023)**

##### Key Engagement Goals

- Present results: share how new rules may affect CFAs.
- Give opportunity to comment on draft results.

##### Engagement Activities and Materials

- In-person public meeting as needed
- Online questionnaire
- Advisory committee convening as appropriate

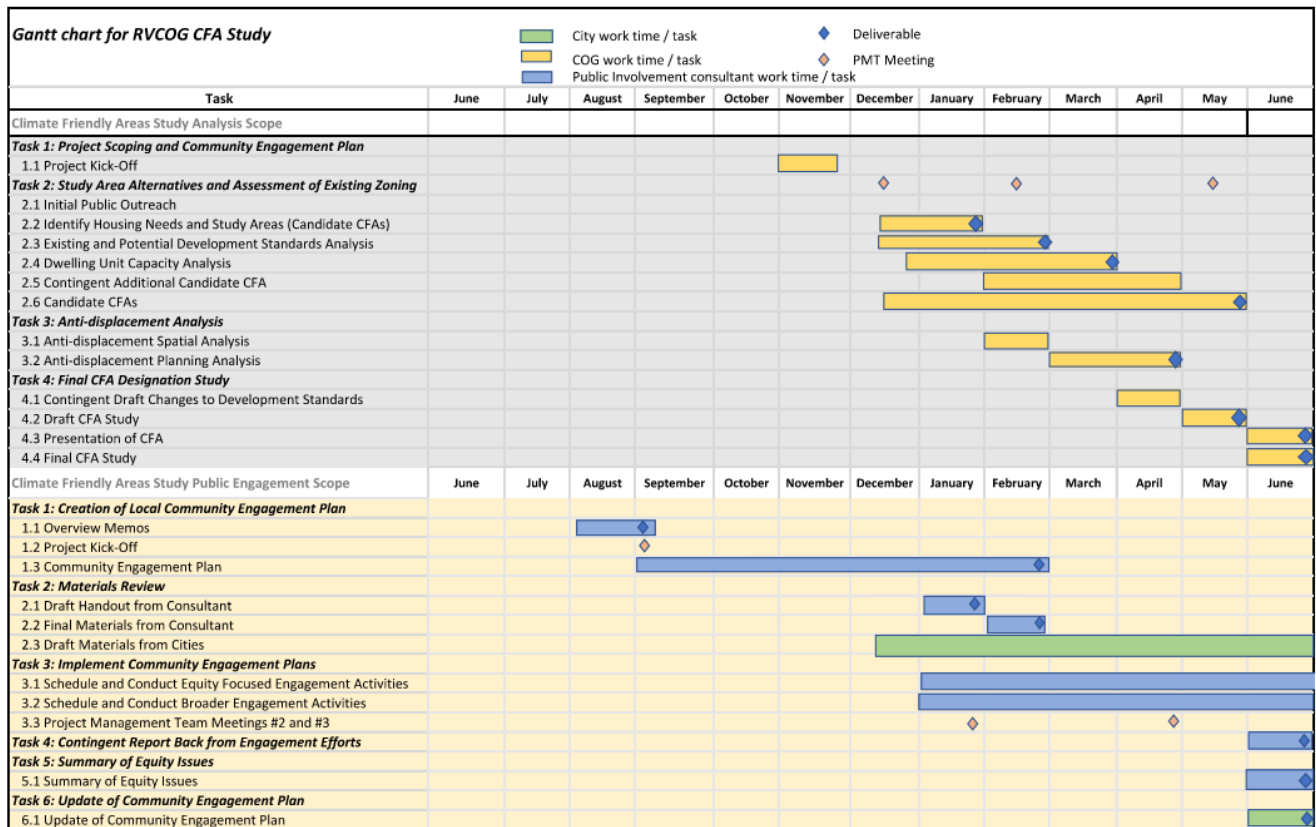
NOTE: DLCD will strive to provide translation and interpretation services at a local jurisdiction's request, within budgetary constraints.

These rounds of engagement are designed to be iterative; each activity builds on the knowledge and information from each prior round. Community engagement will guide and inform the technical work. Cities will provide regular updates to their City Council and Planning Commission.

#### 4.1 Monitoring the Effectiveness of the Community Engagement Program

Each round of engagement will inform each other to build upon the results and findings.

### 5 SCHEDULE OF OUTREACH ACTIVITIES



Note: The climate-friendly area study must be submitted by December 2023, per OAR 660-012-0012. The actual zoning changes and designations happen by December 2024, unless a community applies for an alternative date and is approved. Development in response to that zoning is expected to happen for decades afterward.

## 6 OUTREACH RESPONSIBILITIES

Outreach Item or Activity	Responsible Parties		
	City	COG/County	Consultant
Customized CFA Handout			X
Webpage Content			X
Round 1 PowerPoint Presentation			X
Round 1 Virtual Meeting with CBOs	X		X
Virtual Stakeholder Interviews (5)			X
Round 1 Virtual Public Meeting	X		X
Round 2 In-person Focus Groups (2)	X		X
Round 2 In-person Public Meeting	X		X
Round 2 Online Questionnaire			X
Round 3 In-person Public Meeting	X		X
Round 3 Online Questionnaire			X
Engagement Summary			X
Reserve venues	X		
Schedule/Facilitate advisory group meetings and complete summaries	X		
Public Notices and Communication	X		

## **Climate-Friendly and Equitable Communities – Eagle Point Community Leader Interview Summary**

### **Background and Purpose**

The Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules on July 21, 2022. As part of these new rules, local governments are required to study, identify, and designate climate-friendly areas by December 31, 2024.

“Climate-friendly areas” are intended to be places where people can meet most of their daily needs without having to drive by having housing located near a mix of jobs, businesses, and services. This means that some cities and urban areas across Oregon may see a higher intensity of development over time. This will most likely occur in existing downtowns that have or can implement high-quality pedestrian, bicycle, and transit infrastructure. The first phase of the process is to study and determine potential locations of climate-friendly areas by the end of 2023. The second phase is to adopt development standards for these areas by the end of 2024.

3J Consulting has been employed by the Department of Land Conservation and Development (DLCD) to assist local cities in public outreach for this project. Due to the effects that potential, high-intensity redevelopment may have on gentrification and displacement in certain areas, the project includes a strong focus on ensuring the voices of underserved communities are centered in the engagement process. The first step is conducting interviews with key community leaders to better understand how their community would like to be engaged in this process. These interviews will inform the community engagement plan and activities we conduct with the community over the next two years. These activities will focus on identifying potential locations for these “climate-friendly areas” and discussing the burdens and benefits of each.

### **Additional Resources**

- [Climate-Friendly and Equitable Communities webpage](#)
- [Climate-Friendly Areas summary](#)
- [One-Page Summary of Climate-Friendly and Equitable Communities Rulemaking](#)

### **Key Themes**

The initial round of community engagement offered jurisdictional specific feedback to help inform the upcoming engagement efforts. The stakeholder interviews and focus groups were asked two categories of questions: general engagement and Climate Friendly Area specific discussion. The following highlights some key findings from these conversations:

- **Language inclusive, experience focused, and culturally aware discussions allow for meaningful engagement.**
- **Equitable events offer childcare, transportation, and monetary incentives.**



- A mixture of event types and the opportunity for continuous feedback allows for more successful use of information.
- Visually appealing and easy-to-read project information ensures the intended message is portrayed to the widest possible audience.

### General engagement

- **When there is an opportunity for your community to engage in a local project or process, what makes them feel like their participation was meaningful?**
  - When fears are lessened in terms of what a process is going to change.
  - Reoccurring invites to events or engagement activities.
- **What can we do to have a larger number of community members participate in this process? Ideas or solutions could include food and childcare during activities, for example.**
  - By showing the opportunities available.
- **What challenges/problems have you and your community experienced engaging in projects?**
  - The city struggles with its vision for the future, so it's difficult to plan when there isn't a solid plan.
- **What has worked well?**
  - Making the subject matter applicable to people.
- **How do you go to your community to share information and receive their input? What methods/channels work best for informing people about community projects?**
  - Depending on the event, all the above.
  - Chamber website, some Facebook, mailing list newsletter, and mailing flyers.
- **Are there any specific types of activities that work well?**
  - A mixture of all types, online and printed.
- **Online or in-person?**
  - A mixture works well depending on the need.
- **(If applicable) – Translation or interpretation needed?**
  - Unsure.

### Climate Friendly Areas

- **From the information we have shared today, are there any questions that you have, or your community might have, about the climate-friendly area process?**
  - Is the county involved in this process?
  - Why would I want to move downtown if there aren't those services ready?
- **How can we make sure we have information that is easy to understand and easy for your community to provide comments about?**
  - Communicate through local organizations.
  - Explain how this will help the city to grow and develop a sense of place.

- **What elements of this process might your community be interested in engaging around? What are some key topics of concern for your community?**
  - Downtown housing.
  - The option to have services nearby housing where you wouldn't have to drive.
  - How this would create a more vibrant city.
- **Any red flags or major concerns that you see in this overall process? How do those concerns affect your sense of community, safety, and belonging to this place?**
  - Concern about the amount of land available for promoting this type of development.
  - Concern about the amount of interest in living in a mixed-use area.

**Next Steps**

- **Any other ideas, suggestions, or recommendations as we plan for engagement on climate-friendly areas?**
  - The chamber is happy to put out information through their mediums.

**From:** [YOUNG Kevin \\* DLCD](#)  
**To:** [YOUNG Kevin \\* DLCD](#)  
**Subject:** FW: Eagle Point CFA Study  
**Date:** Wednesday, August 30, 2023 10:59:42 AM

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-----Original Message-----

From: Mike Upston <mikeupston@cityofeaglepoint.org>  
Sent: Thursday, August 10, 2023 8:33 PM  
To: YOUNG Kevin \* DLCD <Kevin.YOUNG@dlcd.oregon.gov>  
Cc: James Schireman <jschireman@rvcog.org>; Yazeed Alrashdi <yalrashdi@rvcog.org>; Scott Fregonese <scott.fregonese@3j-consulting.com>  
Subject: Re: Eagle Point CFA Study

> Kevin - We will be bringing an ordinance to our City Council next year for adoption of CFA-related land use policy and code amendments. We are also lined up for the state-funded TSP update.

Scott - Would you please reply all re the community engagement plan?

> On Aug 10, 2023, at 4:30 PM, YOUNG Kevin \* DLCD <Kevin.YOUNG@dlcd.oregon.gov> wrote:  
>  
> Thanks James.  
>  
> Scott or Mike, could you please provide me with the following:  
>  
> - A copy of the community engagement plan for Eagle Point, along with any additional survey results or subsequent analysis of community input.  
>  
> - a preliminary schedule for the process you'll use for the selection and adoption of your CFA(s).  
>  
> Thanks,  
>  
> Kevin Young, AICP  
> Senior Urban Planner | Community Services Division | Cell: 503-602-0238  
> Pronouns: He/Him  
> kevin.young@dlcd.oregon.gov|