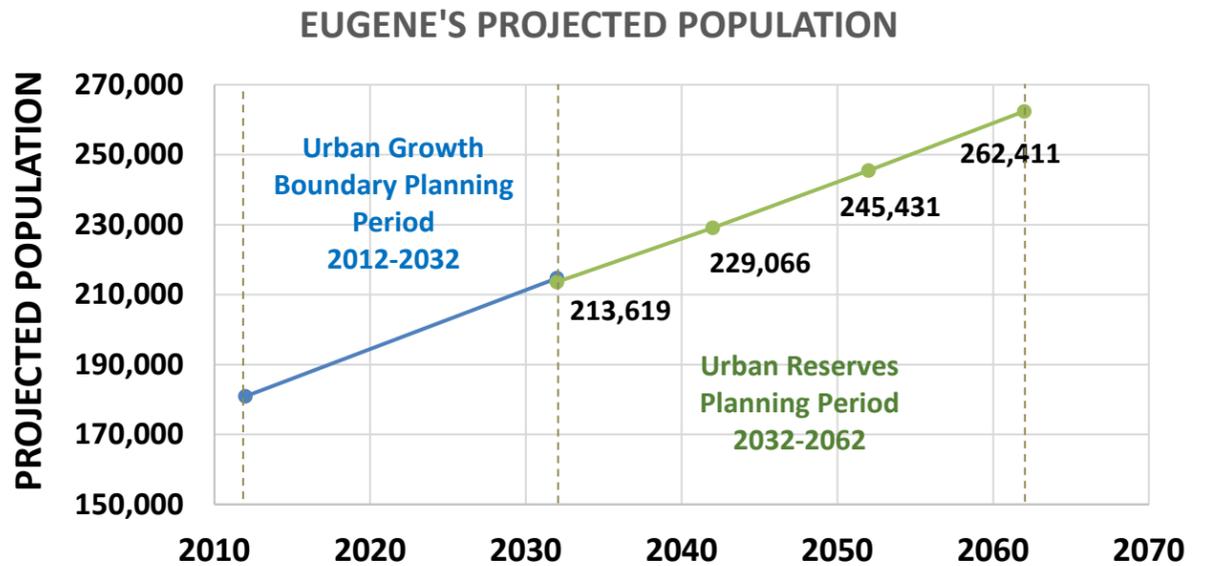


How Much Land Do We Need for Urban Reserves?

Eugene is Continuing to Grow

The graph to the right shows how Eugene is projected to grow through 2062. It shows almost **34,000** additional people between 2012 and 2032 (the UGB planning period shown in **blue**) and an additional **49,000** people between 2032 and 2062 (the Urban Reserves planning period shown in **green**).

Population forecasts are from Portland State University.



Range of Options

The dial to the right is another way of showing the amount of growth projected between 2032 and 2062. Determining the time frame for urban reserves – whether we set aside enough land for 10 years of growth, 30 years of growth, or somewhere in between, will be a **key policy choice** that will affect both the size and location of our urban reserves. Our City Council and the Board of Commissioners will decide how much land, within those parameters, will be included in urban reserves



*Population change since 2032

How Much Land Do We Need?

Staff developed a Land Need Model to determine how much, and what types, of land we need to accommodate those new Eugenians. The chart to the right provides shows that we would need **between 1,900 acres and 6,300 acres** of land in Urban Reserves.

The land model is based on the latest population projections from Portland State University, employment forecasts from the Oregon Employment Department, and policy and density assumptions from Envision Eugene.

Land Use	2032-2042	2032-2052	2032-2062
Residential	1,300	2,800	4,300
Employment	525	1,100	1,800
Other	75	100	200
Total (acres)	1,900	4,000	6,300

Another Way of Looking At It

We analyzed all the land within our study area to see how much of it could potentially fit new homes and jobs, or what is 'developable.' The graphics below take our estimated land need (from the table above) and compare it to the amount of developable land within the study area. If we planned for the largest urban reserves possible we would need about half the developable land within our study area!

