

## Suitability Criteria

### Identify developable land that would be “suitable” for urban reserves

- a. OAR 660-021-0030(2) states that “[i]nclusion of land within an urban reserve shall be based upon the [four] locational factors of Goal 14 [numbered below] and a demonstration that there are no reasonable alternatives that will require less, or have less effect upon, resource land.”

We will evaluate all the developable land in the study area by considering it in terms of the following factors, then dismiss the land that, on **balance**, would be unsuitable for urban reserves based on this evaluation. Land will be evaluated by sub-area.

#### 1. Efficient accommodation of identified land needs

*To what extent is there ...*

- a. *buildable land adjacent to or nearby (within .25 mile) the UGB?*
- b. *partially vacant buildable land (that is suitable for urbanization of identified land needs)?*
- c. *buildable land that is identified in the capacity analysis as potentially suitable for urbanization with industrial land need? How does this translate into potential industrial sites (per the capacity analysis)?*
- d. *buildable land that is identified in the capacity analysis as potentially suitable for urbanization with a mix residential housing? How does this translate into potential dwelling units (per the capacity analysis)?*
- e. *topography, steep slopes or other protected or committed lands that would make efficient urbanization difficult? [this is more based on location than # of acres]*

#### 2. Orderly and economic provision of public facilities and services

State Planning Goals definition of public facilities and services: “projects, activities and facilities which the planning agency determines to be necessary for the public health, safety and welfare.”

- a. *Serviceability analysis (How easy or difficult is it to serve each sub-area, including capacity of current system, and new infrastructure needed to serve if urbanized): Includes analysis of **wastewater, water, transportation, transit, stormwater, and fire/emergency services**. Also includes provision of electric, schools and parks. (narrative description)*
- b. *Comparative summarized serviceability estimate of each sub-area: easy, moderate or difficult*

- c. *Generalized cost estimate for providing services to this area when urbanized: \$-\$\$\$\$*
- d. *Is there undeveloped land within the UGB that would be helped in its development/serviceability if this area were included in urban reserves?*

### **3. Comparative environmental, energy, economic and social consequences**

#### **A. Environmental:**

- i. *Presence of protected areas (natural resources)*
  - *To what extent would urbanization of this area negatively impact open space connectivity, wildlife habitat, wetlands, riparian areas, or other natural resources?*
- ii. *Presence of hazard areas (steep slope, landslides, floodplain)*
  - *To what extent would urbanization of this area increase the potential risk of natural hazards, such as landslides, wildfire or flooding?*
- iii. *Presence of nearby public open space*
  - *To what extent would nearby public open space benefit future residents of the area?*

#### **B. Energy: (priority for lower energy usage)**

- i. *To what extent would this area be able to co-locate a variety of housing (MDR, HDR) and jobs (in order provide a 20-minute neighborhood)? (high/med/low)*
- ii. *To what extent is the area adjacent to or nearby the UGB? (see 1a)*
- iii. *To what extent is there good multi-modal transportation access to this area? (see 1c) Could also ask: To what extent is the area easily accessible to downtown—Eugene’s main job center? (high/med/low)*
- iv. *To what extent is the area accessible to other services or uses (e.g., parks, schools)? (see 2)*
- v. *To what extent does future urbanization directly or indirectly generate energy or climate burdens [overall and on vulnerable populations] (e.g. loss of open space, loss of growing lands, loss of solar access, increased traffic, increased carbon emissions)*

#### **C. Economic:**

- i. *How much (high/med/low) economic activity would urbanization of this area bring, comparatively? Ex: Additional construction opportunities.*

- ii. *Is the area appropriate for future urbanization with a variety of identified uses (not just LDR), to support connected, integrated neighborhoods? (see 1)*
- iii. *Are there concerns about future urbanization causing a loss of economic activity for existing and nearby uses? (see 4a)*
- iv. *How cost-efficient is service provision in this area, comparatively? (see 2)*

**D. Social:**

- i. *Will urbanization negatively impact current residents?*
- ii. *Is urbanization incompatible with existing surrounding uses? (see 4a)*
- iii. *How would urbanization worsen or improve service delivery to residents in this area (e.g. adequate fire response times, access to water, parks)? (see 2)*
- iv. *Will urbanization exacerbate the impacts (to vulnerable populations) of potential natural hazards, such as flooding, fire, and landslides?*
- v. *How might urbanization in this area impact the most vulnerable and underserved groups? Will one segment of the population be impacted more than another?*
- vi. *To what extent would the benefits of urbanization be broadly accessible to all households, particularly low-income?*
- vii. *Will urbanization in this area allow for connected, integrated neighborhoods?*

**4. Compatibility of the proposed urban uses with nearby agricultural and forest activities occurring on farm and forest land outside the UGB**

- a. *How will urbanization impact nearby agricultural and forest activities?*
- b. *Will urbanization be incompatible with surroundings?*