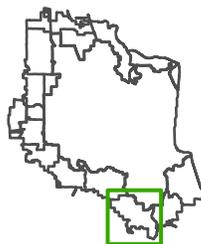


-  Committed Lands
-  Protected Lands
-  Potentially Suitable
-  Not suitable



This map is intended for illustrative purposes, and is not suitable for legal, surveying, or engineering purposes. The draft study area is based on imprecise source data and is subject to change.

0.3 Miles

Map created November 2019 by City of Eugene Planning Division.

For additional information, visit www.eugene-or.gov/UrbanReserves



Summary

Draft Suitability Analysis for the South Willamette/Fox Hollow Subarea

Not Moving Forward for Urban Reserves Designation

	South Willamette / Fox Hollow subarea	Positive	Mixed	Negative
1.	Efficient accommodation of identified land needs:			✓
2.	Orderly and economic provision of public facilities and services:			✓
3. (a)	Environmental Consequences:			✓
(b)	Energy Consequences:			✓
(c)	Economic Consequences:			✓
(d)	Social Consequences:			✓
4	Compatibility with nearby ag and forest activities	✓		

Total developable land not moving forward = **1,341 acres**

Subarea summary data:

Developable land within .25 miles of the UGB = **251 acres**

Tax lots with a predominant slope classification of 0-5 percent = **16.2 percent**

Tax lots with a predominant slope classification of > 5 percent slope = **83.8 percent**

Average Capacity = **2.49 dwelling units per acre**

South Willamette/Fox Hollow Subarea Draft Suitability Analysis

Background

Location: The South Willamette/Fox Hollow subarea is to the south of Eugene and includes the area around Willamette Street and Fox Hollow Road and extends to where they meet. Spencer Butte Park is in the center of this subarea and the land near it is especially sloped.

Existing Land Uses: The subarea is sloped and primarily used for parks and open space, wildlife preservation, a vineyard and pockets of rural residential housing. In order of amount, developable land includes Priority 3 Forest (502 acres) and Agricultural (328 acres); Priority 2 Marginal Land (268 acres); and Priority 1 Exception Areas (243 acres). Most of the Priority 1 land is located along South Willamette St., and Fox Hollow Rd south and west of the park; it is isolated from development within the UGB and is constrained by dramatic slopes.

Constraints: Almost half (forty one percent) of the subarea is categorized as Protected or Committed land. There are 410 acres of Committed land, the vast majority of which is Spencer Butte Park. Protected land in this subarea includes two sections of Lane County adopted riparian corridors, one of which also has some protected wetlands buffering it. Thirty six percent of tax lots have a predominant slope classification greater than 30 percent—which is classified as Protected because of the risk involved in building on steep slope. As shown on the Study Area map, there are extensive high risk landslide areas, some of which are adjacent to and on both sides of Willamette St and Fox Hollow Rd. Developable land is largely separated from the UGB by Spencer Butte Park and protected forested lands over 30 percent slope.

Surrounding Land Uses: To the north of the subarea, immediately adjacent to the UGB, are residential neighborhoods along Willamette Street and Fox Hollow Road. There are one-family dwellings along with multi-family dwellings. These include the Forest Village and Woodleaf Village apartments off Fox Hollow Road and the Highlands Condominiums along Willamette Street. Additionally, there is the City-owned Hult City Park, Ridgeline Trail, Spencer Butte Middle School, Edgewood Community Elementary School, a cemetery, and a memorial garden. There is very little commercially developed land to the north of the subarea within the UGB. The nearest commercial center is nearly 3 miles away. To the South of the subarea is mostly rural residential, agriculture, and forest land.

Other: The area north within the UGB is part of the Southeast Neighbors Association and is included in the South Hills Study. The Spencer Butte Neighborhood Association includes unincorporated property outside of the Urban Growth Boundary; it is located partially within this subarea. A small portion of the Dillard/Fox Hollow study area from the 2012 UGB expansion analysis is located in this subarea adjacent to the UGB and Fox Hollow Road.

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

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.” Following is an evaluation of the developable land in the South Willamette/Fox Hollow subarea, organized by locational factor:

1. Efficient accommodation of identified land needs

Proximity to the UGB: The South Willamette/Fox Hollow subarea has 251 developable acres adjacent to or nearby (within .25 mile) the UGB, as shown on the Development Potential map.

Developable land capacity: There are 957 partially vacant developable acres, and 388 undeveloped developable acres. A significant amount of the land adjacent to or nearby the UGB is categorized as Protected (mostly for steep slopes) or committed land. The committed land is Spencer Butte Park.

Residential need: The remaining partially vacant and undeveloped developable land in the subarea is identified in the residential capacity analysis as potentially suitable for urbanization. The full subarea has capacity for 3,346 dwelling units; which is an average capacity of 2.49 dwelling units/developable acre, the lowest among all the subareas. Additionally, 577 of the possible dwelling units are on the largest parcel of land in the subarea, located at the southern terminus of Christensen Road. It is our understanding that there is a recently-acquired conservation easement on the property restricting future urbanization. While the subarea’s size and proximity to the UGB may make a portion of it appropriate for a mix of residential uses, the steep slopes and low average capacity do not make the subarea optimal for 20-minute neighborhoods.

Industrial need: There are no lots in the subarea identified in the capacity analysis as potentially suitable for urbanization with industrial land need, as shown on the Potential Industrial Capacity map.

Topography, steep slopes, or other constraints to efficient urbanization: The South Willamette/Fox Hollow subarea contains steep slopes, with more than a third of the tax lots (36 percent) with a predominant slope classification greater than thirty percent, as shown on the Contours and Hillshade map. Only sixteen percent of the land has a predominant slope classification less than or equal to 5 percent. Additionally, areas designated as protected comprised of steep slope hazard areas and significant landslide risk areas could make efficient urbanization difficult.

Overall, the South Willamette/Fox Hollow subarea could not efficiently accommodate identified land needs due to steep slopes, large swaths of hazard areas and low development capacity.

Efficient accommodation of identified land needs:	Positive	Mixed	Negative
South Willamette / Fox Hollow subarea			✓

2. Orderly and economic provision of public facilities and services

Serviceability analysis summary from the Preliminary Analysis of Orderly and Economic Provision of Public Facilities and Services: As shown in the summary table below, the South Willamette/Fox Hollow subareas’s relative serviceability ranged from moderate-difficult to very difficult.

Transit is considered difficult to access because of topography and existing street system.

Water is considered difficult to very difficult to serve. Will require significant infrastructure potentially requiring pump stations and reservoirs as well as a significant amount of piping.

Wastewater is considered difficult to serve. There appears to be about 4,400' feet of downstream pipe in the existing system that will not be able to handle the additional load of development in this subarea. Additionally, serving the subarea would likely require the construction of at least one pump station because of the topography of the ridge.

Fire is considered difficult to serve. This subarea is currently served by Eugene Rural Fire Protection District. Given the current locations of the city fire stations and existing street network, there are response time/service delay concerns. Additionally, there is potential wildfire risk due to wildland urban interface conditions, and fire flow concerns per EWEB.

Transportation is considered moderate to difficult to serve. Slope failures in this subarea could be expensive if additional capacity is needed. Bicycle/pedestrian access is difficult due to steep grades.

The generalized cost estimates for providing services to this subarea when urbanized ranged from \$\$\$\$ for water, fire, transit, and stormwater to \$\$\$\$\$ for wastewater, water, fire, and transportation.

Serviceability within the UGB: There is undeveloped and unannexed land within the UGB west of Fox Hollow Road that may be more able to extend services if this subarea were included in Urban Reserves, however there is significant land within the UGB designated Parks and Open Space that will not urbanize.

Overall, the South Willamette/Fox Hollow subarea is rated very difficult and costly to extend services to. This is due to steep terrain, lack of street connectivity, and isolation from urbanization. There is very low likelihood of orderly and economic provision of public facilities and services.

S Willamette Subarea	Wastewater	Water	Fire	Transportation	Transit	Stormwater
Relative serviceability	Difficult	Difficult-Very Difficult	Difficult	Moderate-Difficult	Difficult	Moderate-Difficult
Generalized cost estimate	\$\$\$\$	\$\$\$\$-\$\$\$\$\$	\$\$\$\$-\$\$\$\$\$	\$\$\$\$	\$\$\$\$	\$\$\$\$

Orderly and economic provision of public facilities and services:	Positive	Mixed	Negative
South Willamette / Fox Hollow subarea			✓

3. Comparative environmental, energy, economic and social consequences

A. *Environmental:*

Public open space: The subarea includes Eugene’s premiere open space property, Spencer Butte Park. If the subarea develops, future residents would benefit from the presence of this nearby open space. However, urbanization would also negatively impact the experience users have of Spencer Butte Park, which has historically been Eugene’s southern edge, and is a prominent landmark.

Impacts to natural resources: Urbanization could negatively impact open space connectivity, wildlife habitat, and risk of natural hazards. The subarea includes the Ridgeline Trail system as well as Spencer Butte Park. Development would potentially interfere with access to and connectivity of designated open spaces. Additionally, there are significant riparian corridors within the subarea on private land, so wildlife habitat may be negatively impacted.

Risk of natural hazards: Large portions of the subarea are forested, making the subarea at risk for wildfire. Further, there are significant areas with 30 percent plus slope, and identified at risk for deep and shallow landslides. While these areas are categorized as Protected and are not assigned any development capacity, urbanization on adjacent land could negatively impact them and increase the risk of natural hazards.

Overall, there would be high negative environmental consequences due to existing forest lands, wildlife habitat, and hazard areas.

	Range: Negative to Positive		
Environmental Consequences:	Positive	Mixed	Negative
South Willamette / Fox Hollow subarea			✓

B. *Energy:*

Potential for complete neighborhoods: This subarea is not well-situated to co-locate a variety of housing (LDR, MDR, HDR) and jobs in order provide a 20-minute neighborhood, given several factors: steep slopes, landslide hazard areas, elevation (which directly affects water, stormwater, and sewer serviceability), and a lack of neighborhood street connections. Steep slopes and the lack of street connections would make multi-modal transportation very difficult. Further, the subarea’s high cost to serve with utilities would affect the extent to which the subarea would be able to co-locate a variety of housing and jobs.

Proximity to the UGB: As already noted, and as shown on the Development Potential map, the South Willamette/Fox Hollow subarea does not include a significant amount of developable land adjacent to or nearby (within .25 mile) the UGB.

Multi-modal transportation access: Willamette Street and Fox Hollow Roads serve as a direct connection to downtown and the University of Oregon, Eugene’s main employment centers. However, steep slopes and high elevation make using alternative transportation difficult. Bus service would need to be extended to the subarea. The existing topography makes creating a system that would accommodate all users very difficult. In order to provide a 20-minute neighborhood with a variety of

housing and jobs co-located, development would need to be sited in a way that would allow essential services to be accessed within 20 minutes of walking. Steep slopes and lack of connectivity preclude the efficient creation of a 20-minute neighborhood within the subarea.

Proximity to services: As noted, there are no neighborhood-serving commercial uses in the subarea requiring significant vehicular travel. Inside the UGB, the closest is the Edgewood Shopping Center at 40th and Donald Streets, approximately 2.5 mi from Spencer Butte Park. The closest school is Spencer Butte Middle School. There is a city park within the subarea and abundant nearby open space.

Generation of energy burdens: Future urbanization of the South Willamette/Fox Hollow subarea will directly and indirectly generate energy and climate burdens due primarily to the loss of productive forest lands, increased traffic, and increased carbon emissions from urbanization and vehicle miles traveled. While increased regulations, once the subarea urbanizes, may have positive effects on environmental health, dependence on fossil fuels resulting in greenhouse gas emissions will have negative energy effects.

Overall, the subarea will have negative energy consequences.

Energy Consequences:	Positive	Mixed	Negative
South Willamette / Fox Hollow subarea			✓

C. Economic:

Future economic activity: The South Willamette/Fox Hollow subarea contains 1,341 acres of developable land. Based on generalized capacity assumptions, this land could accommodate 3,346 residential dwelling units. 577 of the possible dwelling units are on the largest parcel of land in the subarea; which will not develop because it has acquired a recent conservation easement. Given the high costs of serving this subarea, urbanization would likely be cost prohibitive for a wide-range of uses.

Loss of existing economic activity: Existing and nearby uses include Spencer Butte Park, the Ridgeline Trail system, a vineyard, and the Cascades Raptor Center, in addition to rural residential development. There is some concern about future urbanization causing a loss of economic activity for uses that provide an experience enhanced by isolation from urbanization (e.g. Cascades Raptor Center). Urbanization may negatively impact existing economic vitality in this subarea.

Potential for complete neighborhoods: Even more importantly, the subarea is not suitable for future urbanization with a variety of identified uses (not just LDR), to support connected, integrated neighborhoods. A lack of transit service, steep topography, natural hazards, and difficulty creating a connected grid street system would make it challenging to build compactly, use alternative transportation and access services within the subarea.

Cost of service provision: As noted above, the South Willamette/Fox Hollow subarea ranks as difficult for service provision.

The likelihood of cost-effective urbanization and associated economic benefits are low in the Willamette/Fox Hollow subarea.

Economic Consequences:	Positive	Mixed	Negative
South Willamette / Fox Hollow subarea			✓

D. Social:

Impacts to current residents: As the subarea urbanizes, increased traffic and noise could negatively impact current residents. Improvements to the roadway system would benefit all users, including existing residents. Tree-cutting to make way for additional development will change the existing view shed for existing residents and for the many visitors to Spencer Butte Park.

Compatibility with existing surrounding uses: Future urbanization appears to be compatible with existing surrounding uses, which are mostly park land, forest land, and rural residential development. However, urbanization would also negatively impact the experience users have of Spencer Butte Park, the most prominent landmark on Eugene’s southern edge, and park of the City’s culture.

Service delivery: As noted in the serviceability analysis, the subarea is currently served by Eugene Rural Fire Protection District. It is under contract with Eugene-Springfield Fire to serve the subarea. According to Fire Department staff, given the current locations of the city fire stations and existing street network, there may be response time/service delay concerns for emergency coverage if the subarea urbanizes, meaning a new fire station may be needed. EWEB water service is available in the City adjacent to this subarea, and distribution and transmission systems would have to be extended to provide adequate water service for fire protection.

Impacts from hazards: Due to its steep topography, urbanization of the subarea could increase landslide risk for current and future residents. Additionally, there is increased potential wildfire risk due to wildland urban interface conditions.

Impacts to vulnerable populations: There could be negative impacts to vulnerable and underserved groups due to the high cost of development in this subarea. New housing would likely be expensive; providing affordable housing in this subarea would be challenging. If transit service is extended to this subarea, it would benefit all residents, but the cost and challenges of doing so would be significant.

Complete neighborhoods: As noted several times above, the likelihood of developing complete 20-minute neighborhoods, with a variety of housing types and neighborhood-serving commercial amenities is low. Much of the developable land is on the backside of Spencer Butte, relatively distant from existing urbanization. Urbanization won’t likely be inclusive and accessible to a broad range of residents, given the cost and challenges of development in the subarea.

Overall, the South Willamette/Fox Hollow subarea would have negative social benefits.

Social Consequences:	Positive	Mixed	Negative
South Willamette / Fox Hollow subarea			✓

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

Impacts to nearby agricultural and forest activities: Increased congestion on roadways from urbanization may impact nearby agricultural and forest activities. There is mostly large-lot rural residential development, parkland, and land designated forest, with some agricultural land. There does not appear to be significant commercially-farmed forest or agricultural lands in the surrounding areas that would be negatively impacted by residential development.

Compatibility with nearby ag and forest activities	Positive	Mixed	Negative
South Willamette / Fox Hollow subarea	✓		

Conclusion:

Besides Protected and Committed land, and fully developed tax lots, there are **1,341 acres** in the South Willamette/Fox Hollow subarea that, on balance, would be unsuitable for urban reserves, as shown on the marked-up map.

Total developable land suitable for urban reserves designation = **0 acres**.

DRAFT

Priority Classification	Total Acres	Buildable Acres	Residential Capacity (Dwelling Units)
Other Lands	322	0	0
Priority 1: Exception Areas	434	243	623
Priority 2: Marginal Lands	386	268	752
Priority 3: Agricultural Lands	441	328	764
Priority 3: Forest Lands	839	502	1,207
Grand Total	2,422	1,341	3,346

Buildable v Not Buildable Land	Acres	Percent of total
Buildable	1,341	55%
Committed/Protected	993	41%
Existing Development*	88	4%
Total	2,422	100%

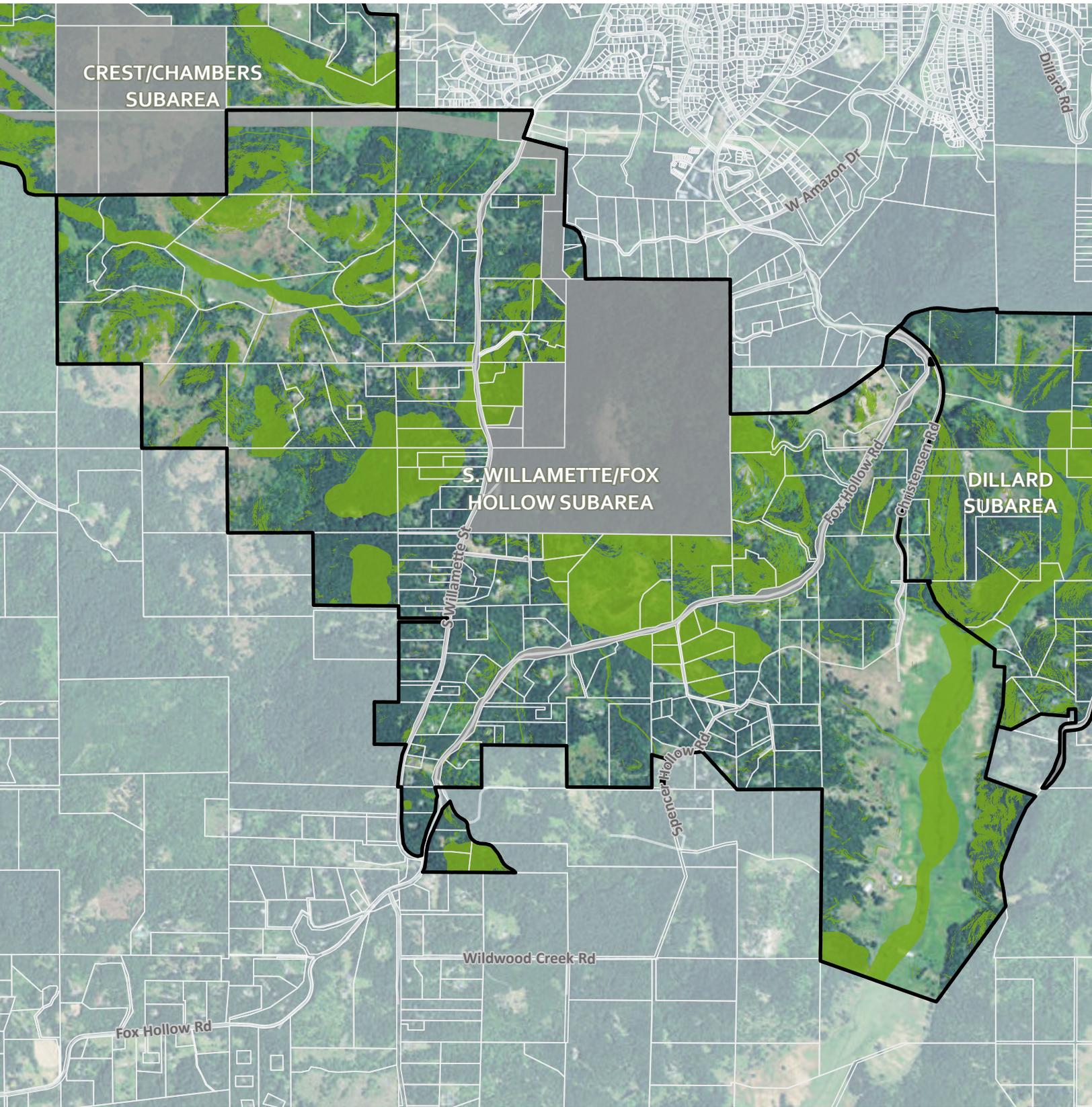
Development Potential	Buildable Acres	Residential Capacity (Dwelling Units)	Industrial Capacity (Acres)
Partially Vacant	954	2406	0
Undeveloped	388	940	0
Developable Total	1,341	3,346	0

Predominant Slope Class	Total Acres	Percent acres of total	Buildable Acres	Residential Capacity (Dwelling Units)
0 - 5%	393	16.2%	277	758
5 - 10%	245	10.1%	165	410
10 - 15%	382	15.8%	272	676
15 - 20%	492	20.3%	363	870
20 - 25%	32	1.3%	20	50
30% plus	878	36.3%	244	582
Grand Total	2,422	100%	1341	3346

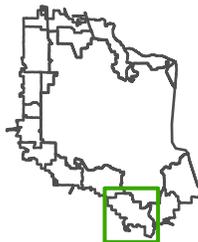
Average Residential Capacity (Dwellings/Acre)	2.50
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*Land may fit under more than one classification. 'Existing Development' does not include development on Protected or Committed land.

DRAFT



-  Study boundary draft subareas
-  Taxlots
-  Committed Lands
-  Protected Lands



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0.3 Miles

Map created July 2019 by
City of Eugene Planning Division.

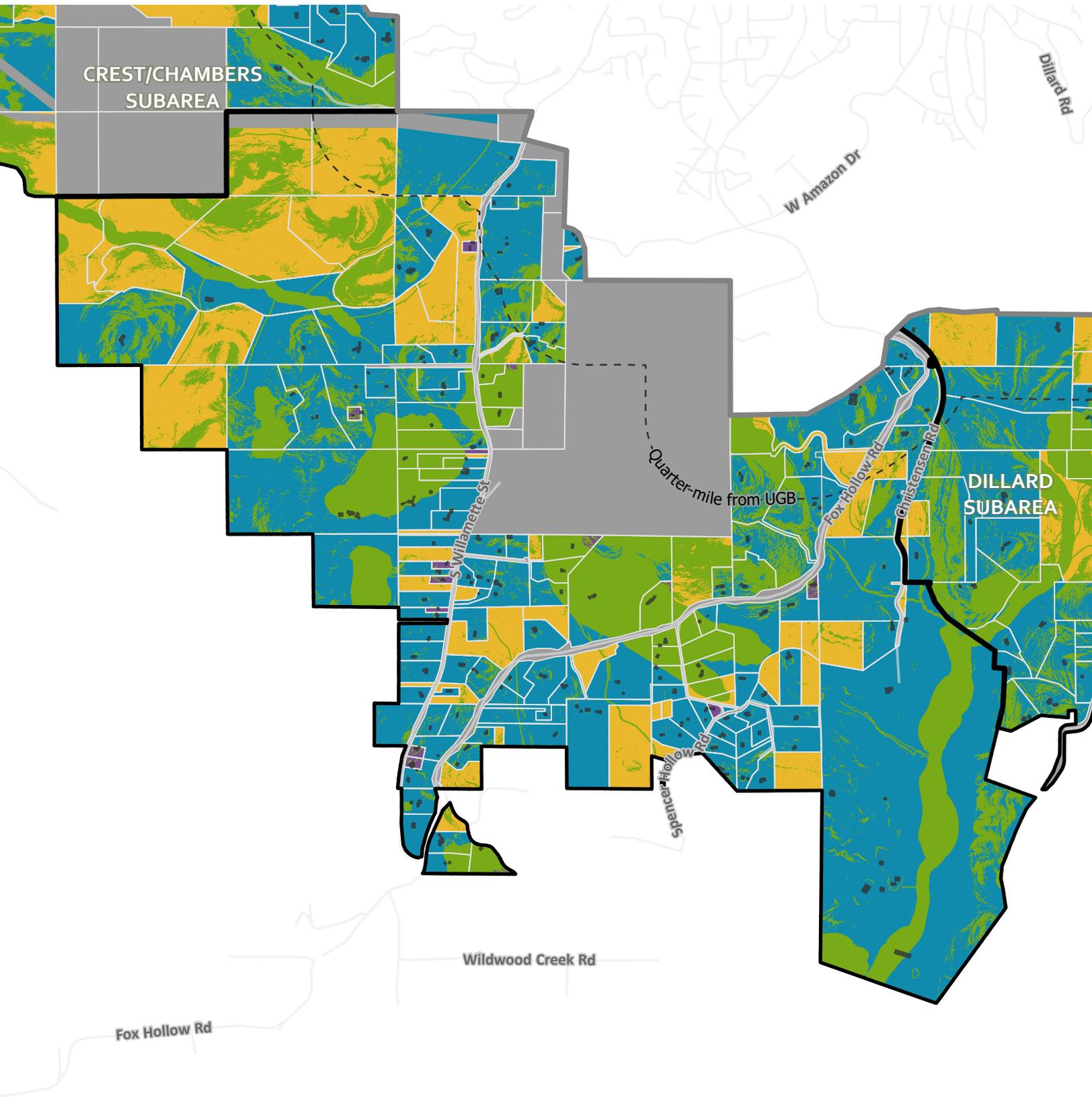
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Development Potential

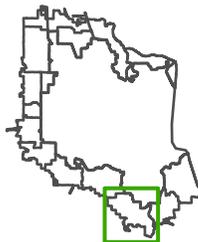
S. Willamette/Fox Hollow subarea



- Buildings
- Eugene UGB
- Quarter Mile from Eugene UGB

Development Potential

- Committed
- Protected
- Developed
- Partially Vacant
- Undeveloped



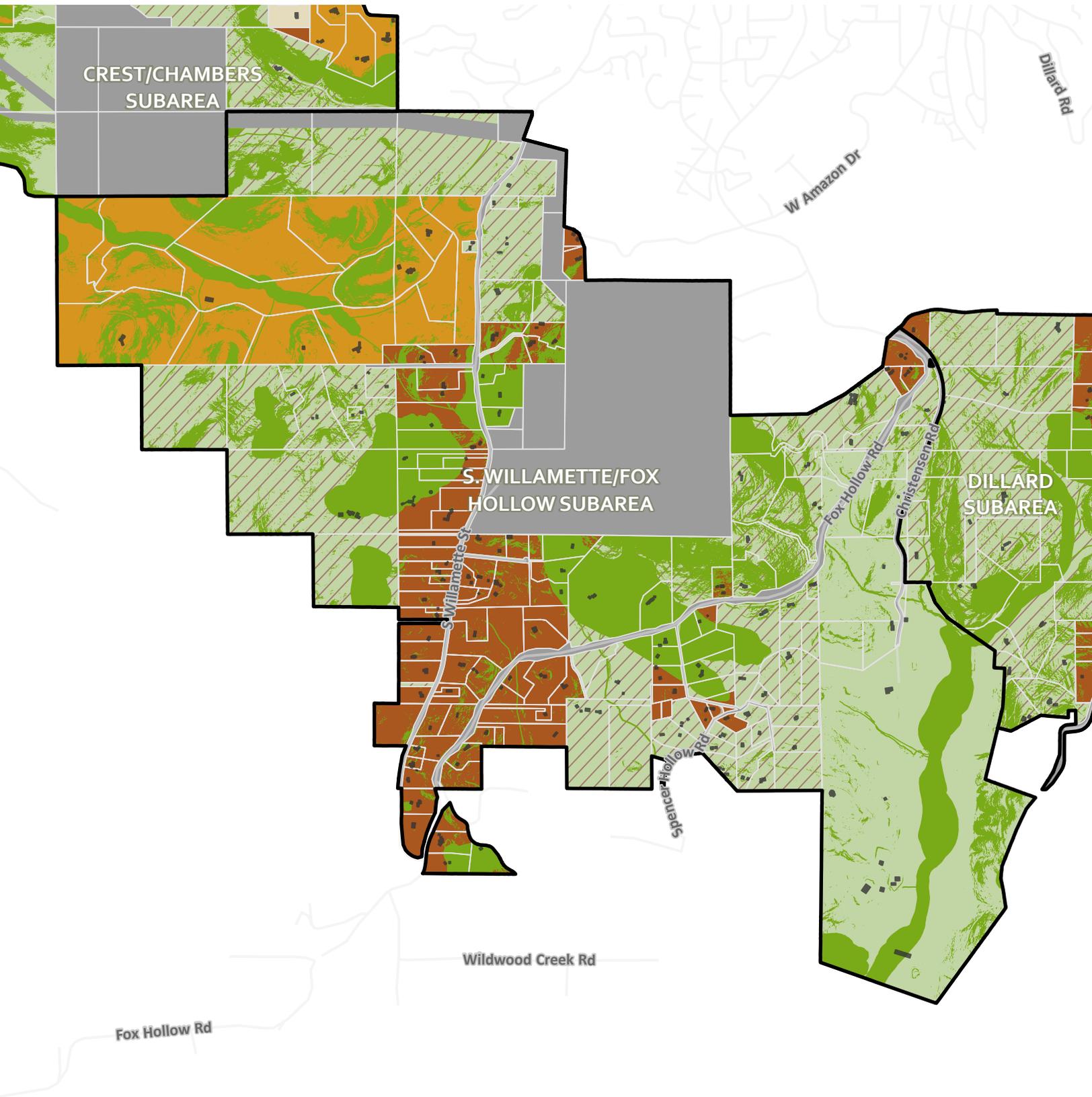
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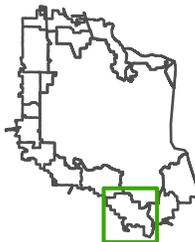




- Buildings
- Committed Lands
- Protected Lands

Priority Land Classification

- Priority 1: Exception Areas
- Priority 2: Marginal Lands
- Priority 3: Forest Lands
- Priority 3: Agricultural Lands
- Other Lands



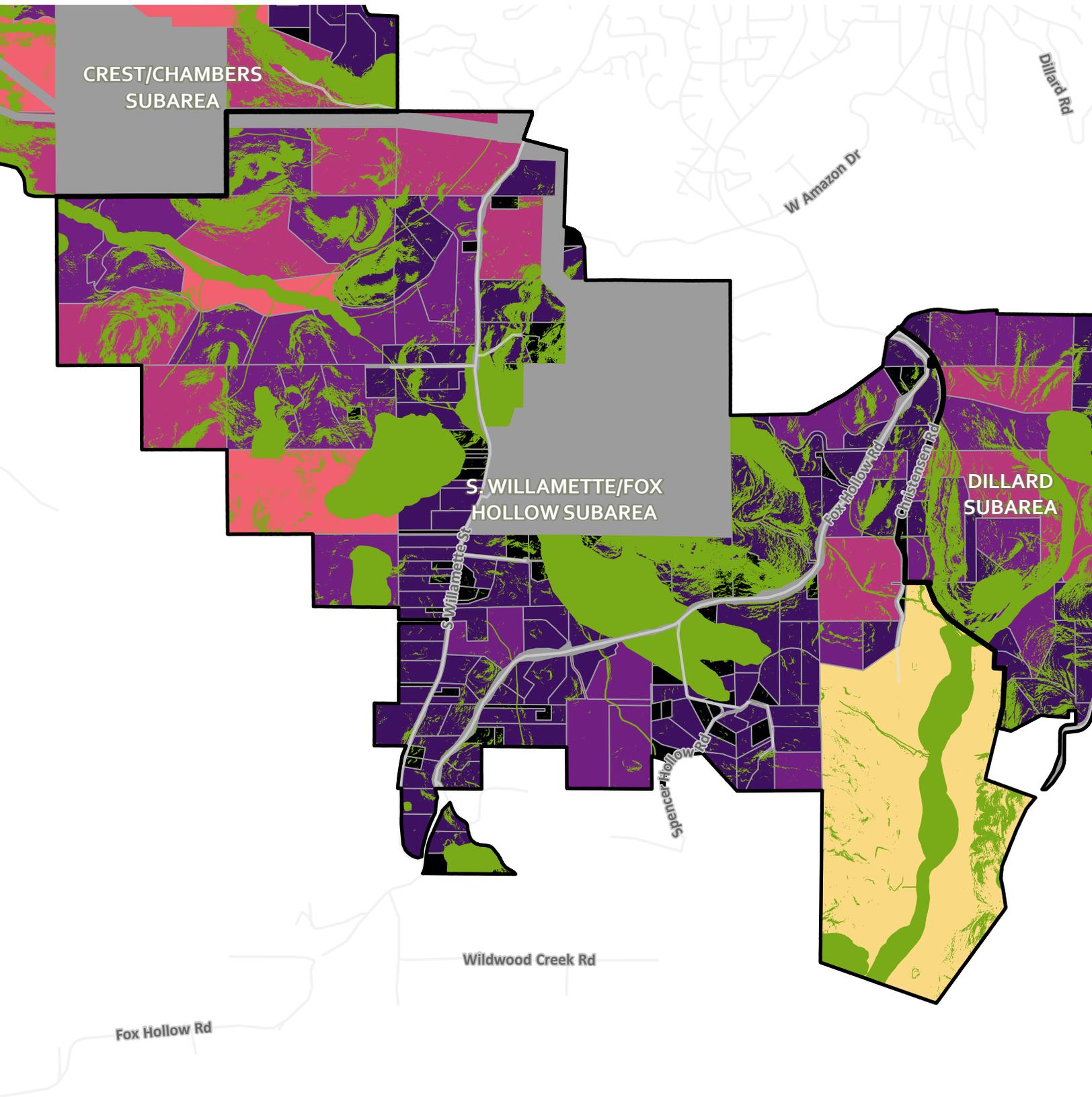
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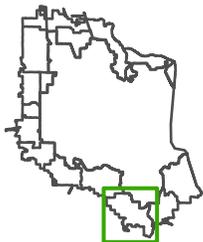




Committed Lands
Protected Lands

Residential Capacity (dwelling units)

< 5
5 - 24.9
25 - 49.9
50 - 99.9
100 - 199.9
200 - 499.9
500 - 1013



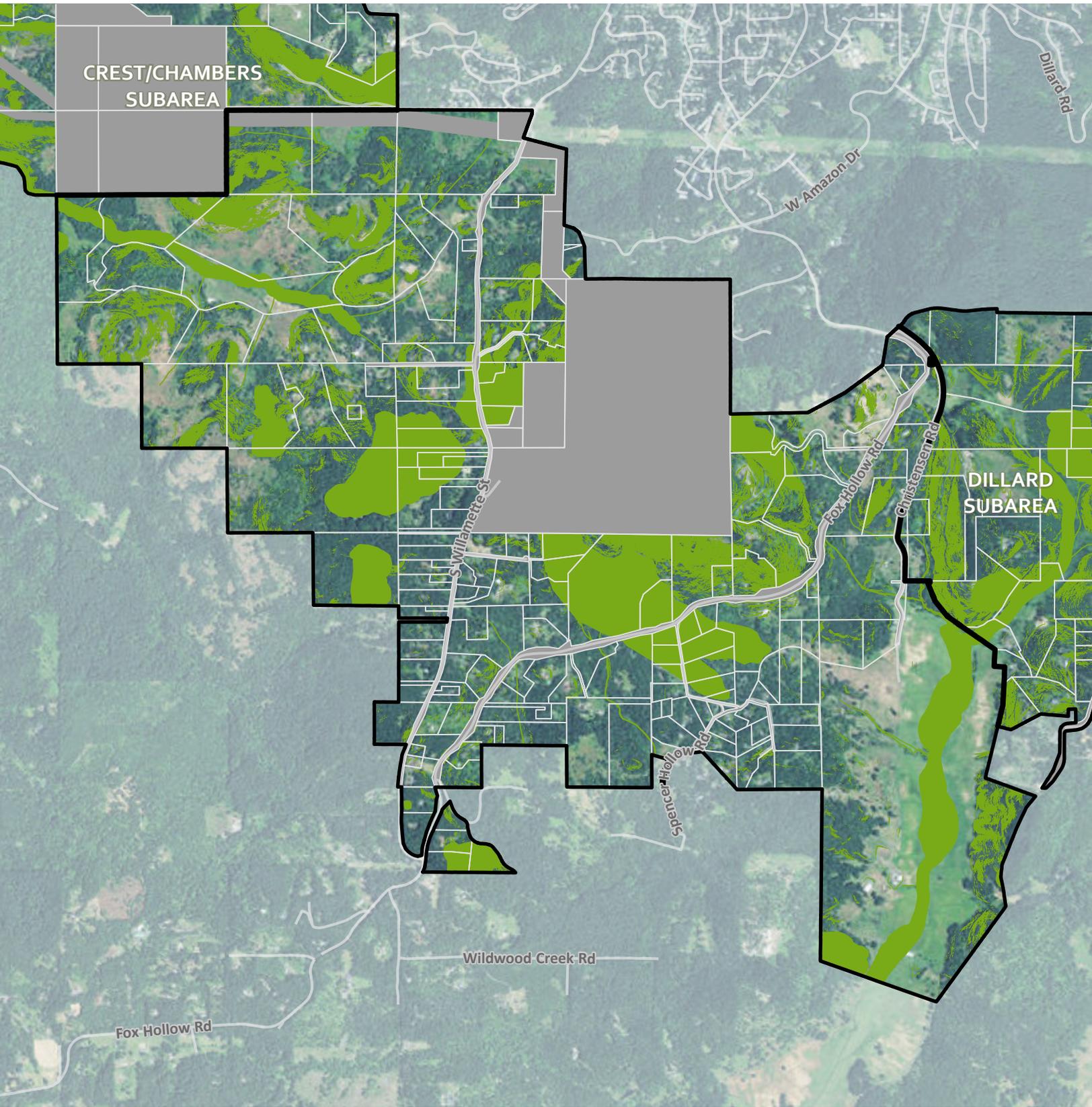
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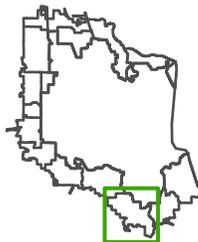
0.3 Miles





- Committed Lands
- Protected Lands
- Freight Route Access Points
- Taxlots meeting industrial criteria
- Driving distance to a freight route
- 1 mile
- 1.5 miles
- 2 miles

- Taxlots meeting industrial criteria
- Buildable acres per taxlot
- 5 - 9 ac
 - 10 - 19 ac
 - 20 - 49 ac
 - 50 - 74 ac
 - 75+ ac



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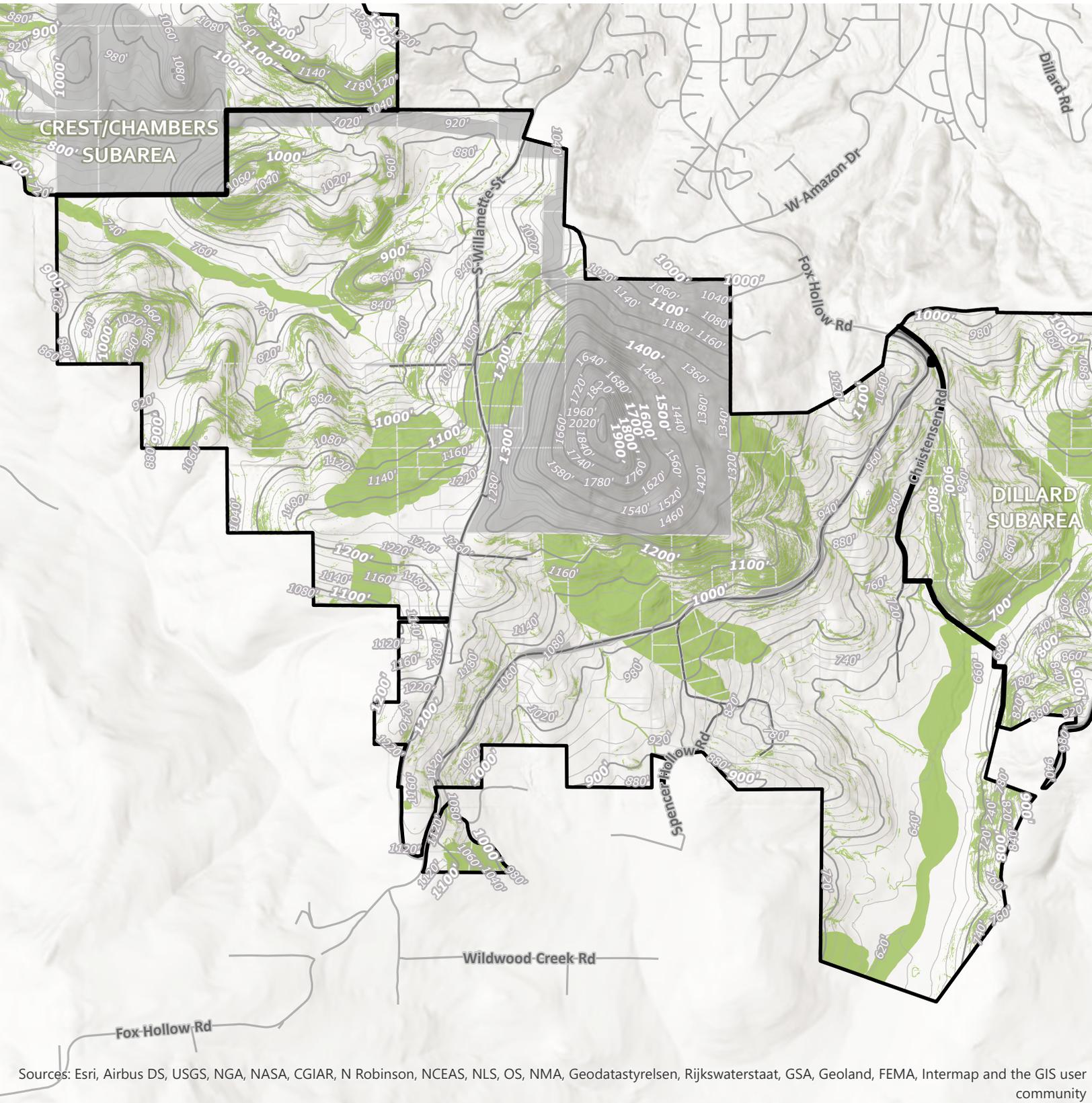
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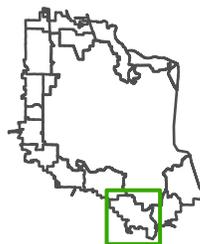
Contours and Hillshade

S. Willamette/Fox Hollow subarea



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

- Committed Lands
- Protected Lands



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