

# Urban Reserves Planning

## Triple Bottom Line Sounding Board

November 21, 2019



[www.eugene-or.gov/urbanreserves](http://www.eugene-or.gov/urbanreserves)



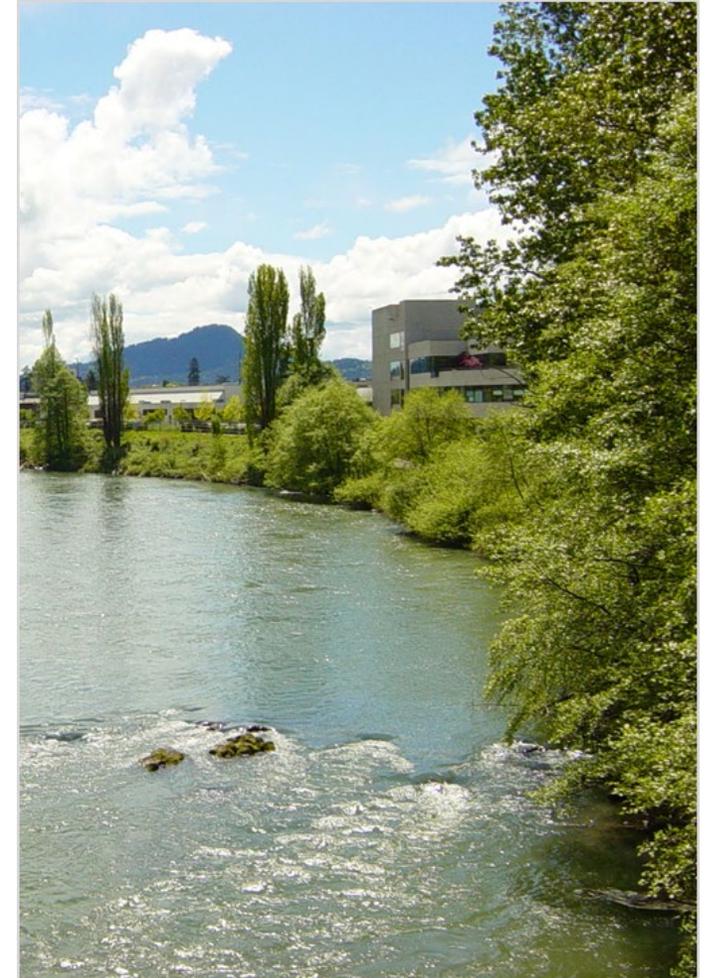
# Meeting Outline:

1. Welcome and Introductions
2. Triple Bottom Line Framework
3. Urban Reserves planning update
4. Input on suitability analysis
5. Next Steps



# Triple Bottom Line Sounding Board

- Provide project advice and feedback through the lens of City's **TBL framework**
- Provide input on how to best reach **topic-specific constituencies**
- Act as **liaisons** to groups they represent
- Input to project management team; **no formal recommendations**



# Triple Bottom Line Sounding Board—Role, cont'd

- Receive updates and provide input at 2-3 key milestones throughout the process

May—

- Get up to speed on role & project. Discuss draft prompts for suitability analysis

Fall/Today—

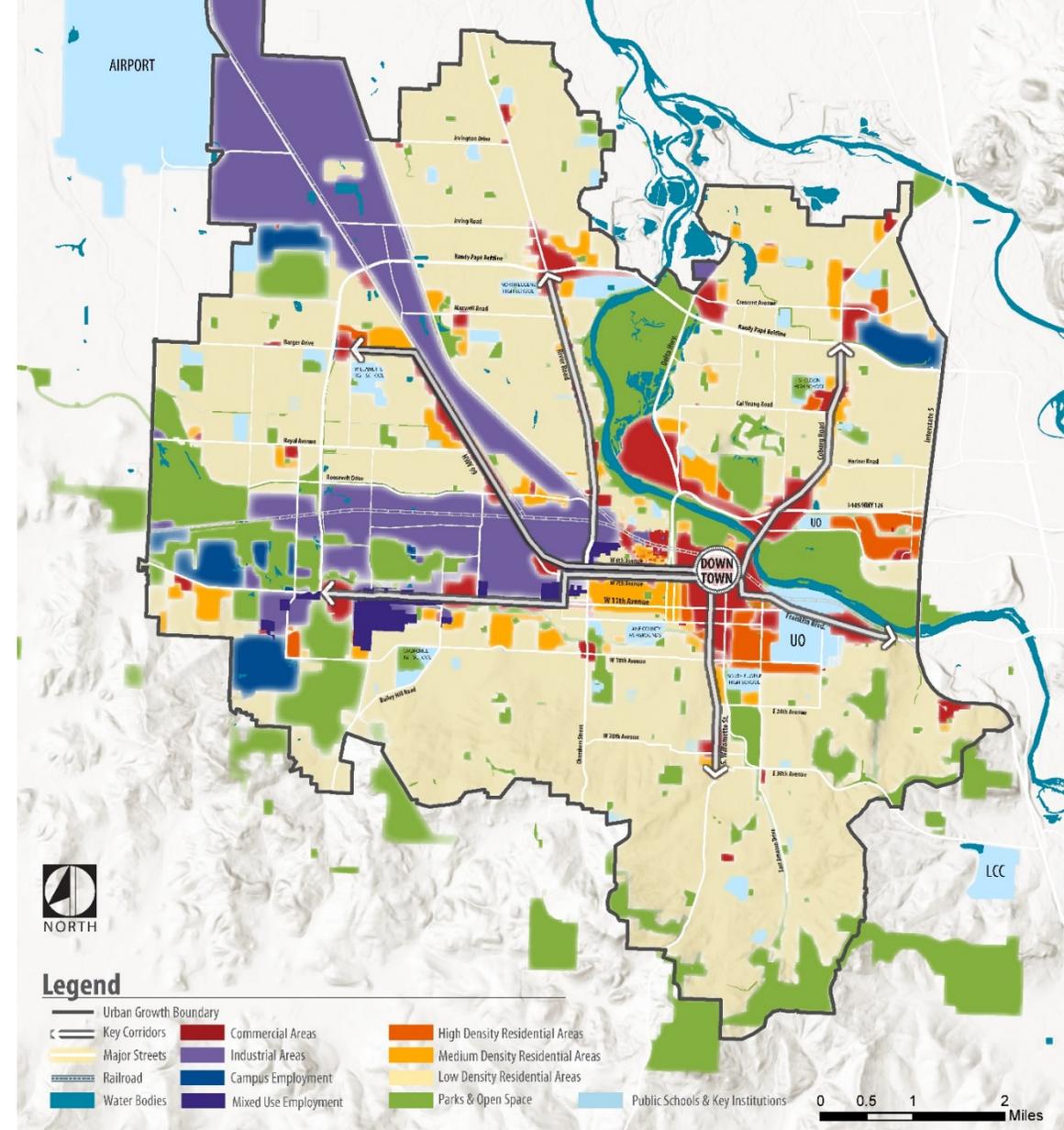
- Update on work to date. Review/provide input on draft suitability analysis

Next meeting TBD



# 7 Pillars & Community Vision

1. Provide ample **economic opportunities** for all community members
2. Provide **housing affordable** to all income levels
3. Plan for **climate change** and energy resiliency
4. Promote **compact urban development** and efficient **transportation options**
5. Protect, repair, and enhance **neighborhood livability**
6. Protect, restore, and enhance **natural resources**
7. Provide for adaptable, flexible, and **collaborative implementation**



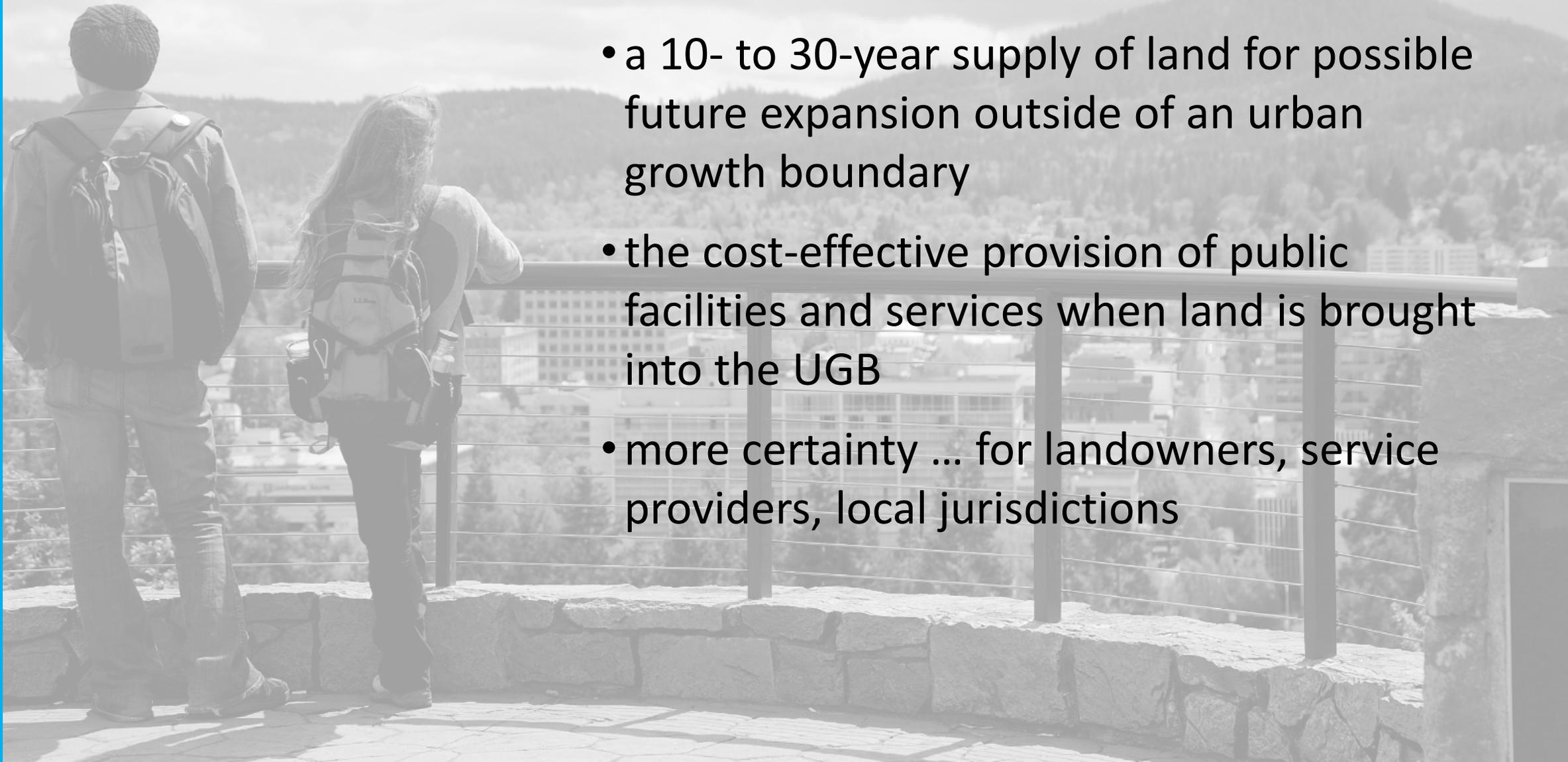
**Community Vision**  
for Homes, Jobs, Parks & Schools



Map is not tax lot specific and is for illustrative purposes only.

# Urban Reserves provides:

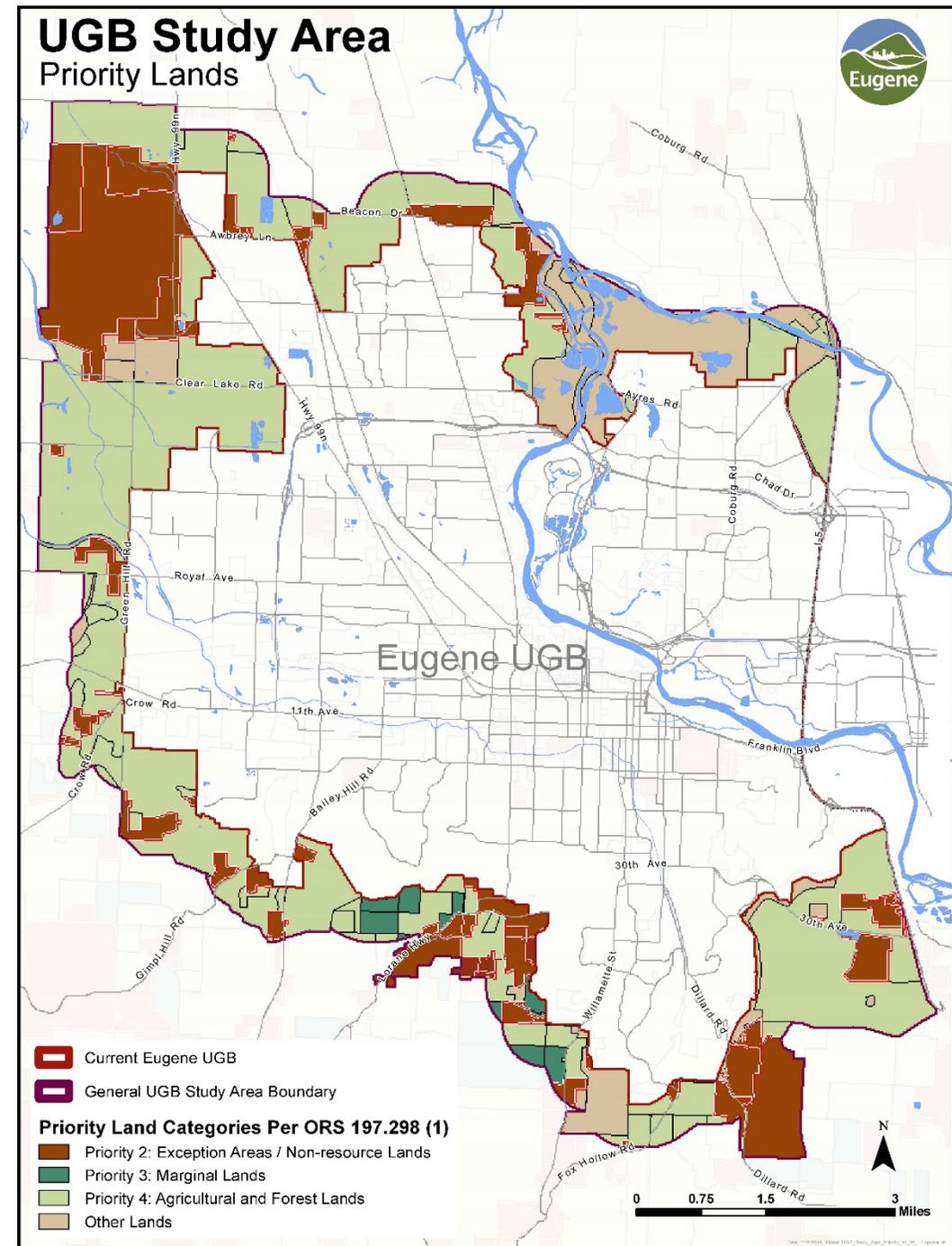
- a 10- to 30-year supply of land for possible future expansion outside of an urban growth boundary
- the cost-effective provision of public facilities and services when land is brought into the UGB
- more certainty ... for landowners, service providers, local jurisdictions



# Why now?

- Housing supply and affordability
- Direction from Council and Board of Commissioners
- Coordinated with Growth Monitoring
- Urban Reserves in place before the UGB is re-examined in January 2021
- More/better options!

From 2012 Residential Expansion Analysis →

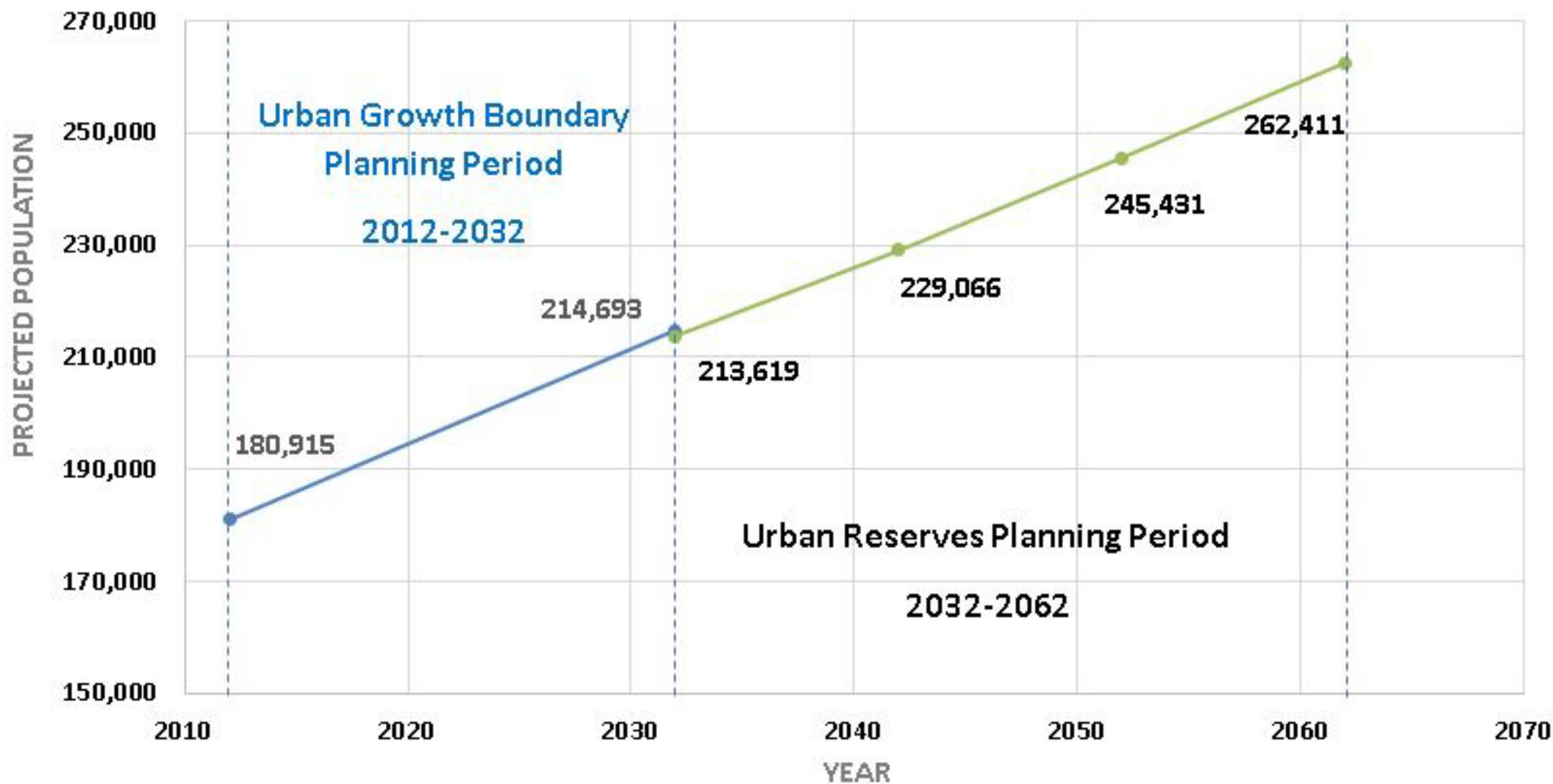


# Urban Reserves & Growth Monitoring Project Timelines

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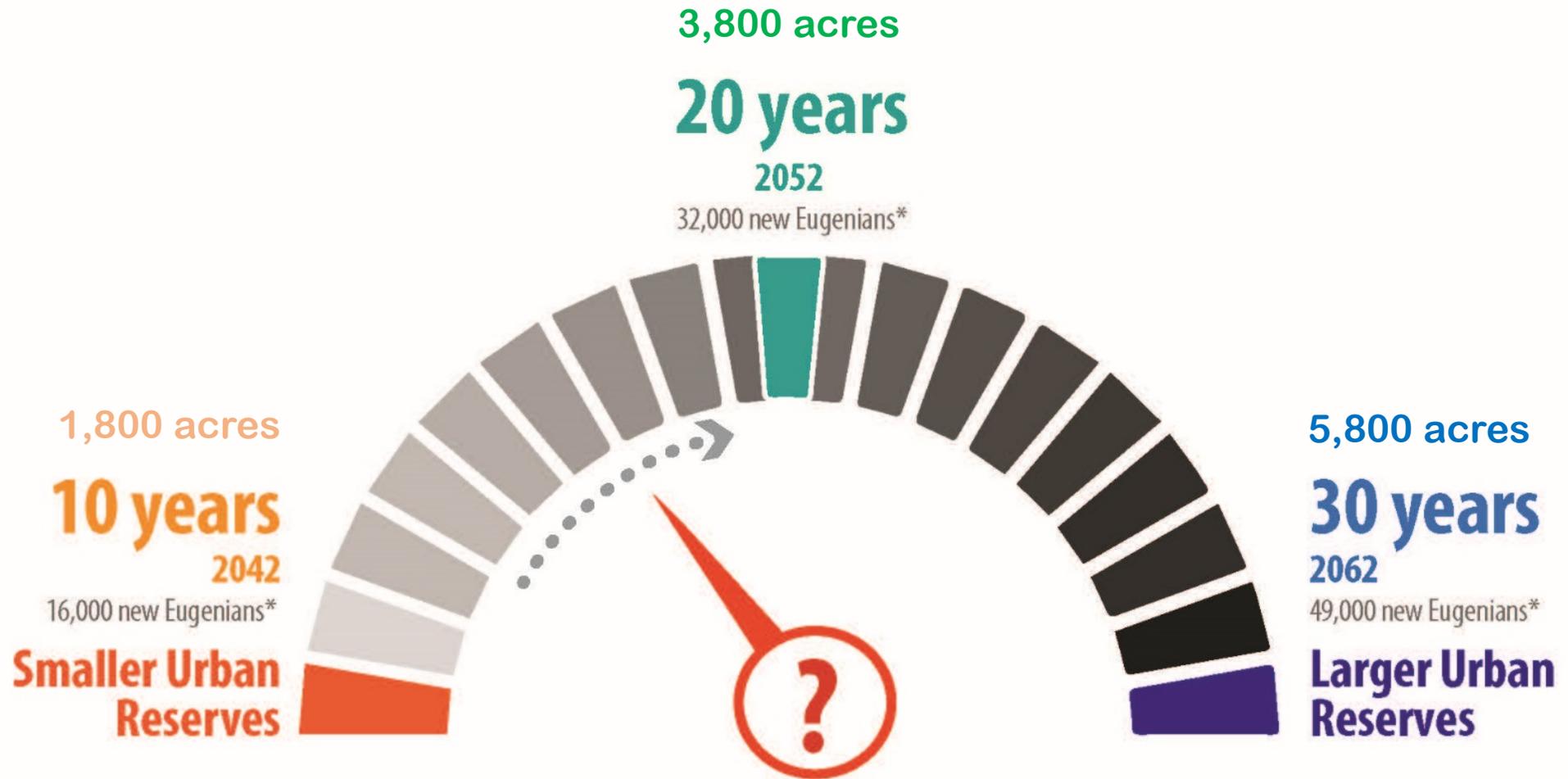


# EUGENE'S PROJECTED POPULATION



—●— 2009 PSU Forecast    —●— 2019 PSU Forecast

# How many people are we planning for?



\*Population change since 2032

# How are we doing it?

Collaborative effort!

- Technical Advisory Committee
- Community members
- Property owners
- Stakeholder groups
- Eugene
- Lane County
- Nearby Cities
- Utility and Service Providers
- TBL Sounding Board



# Envision Eugene Technical Advisory Committee

- Advises staff on City-wide growth management initiatives
- Reviews technical information used to inform policy decisions
- Appointed by City manager
- 13 members including City Councilor, Planning Commissioner, Sustainability Commissioner, interest groups, citizens



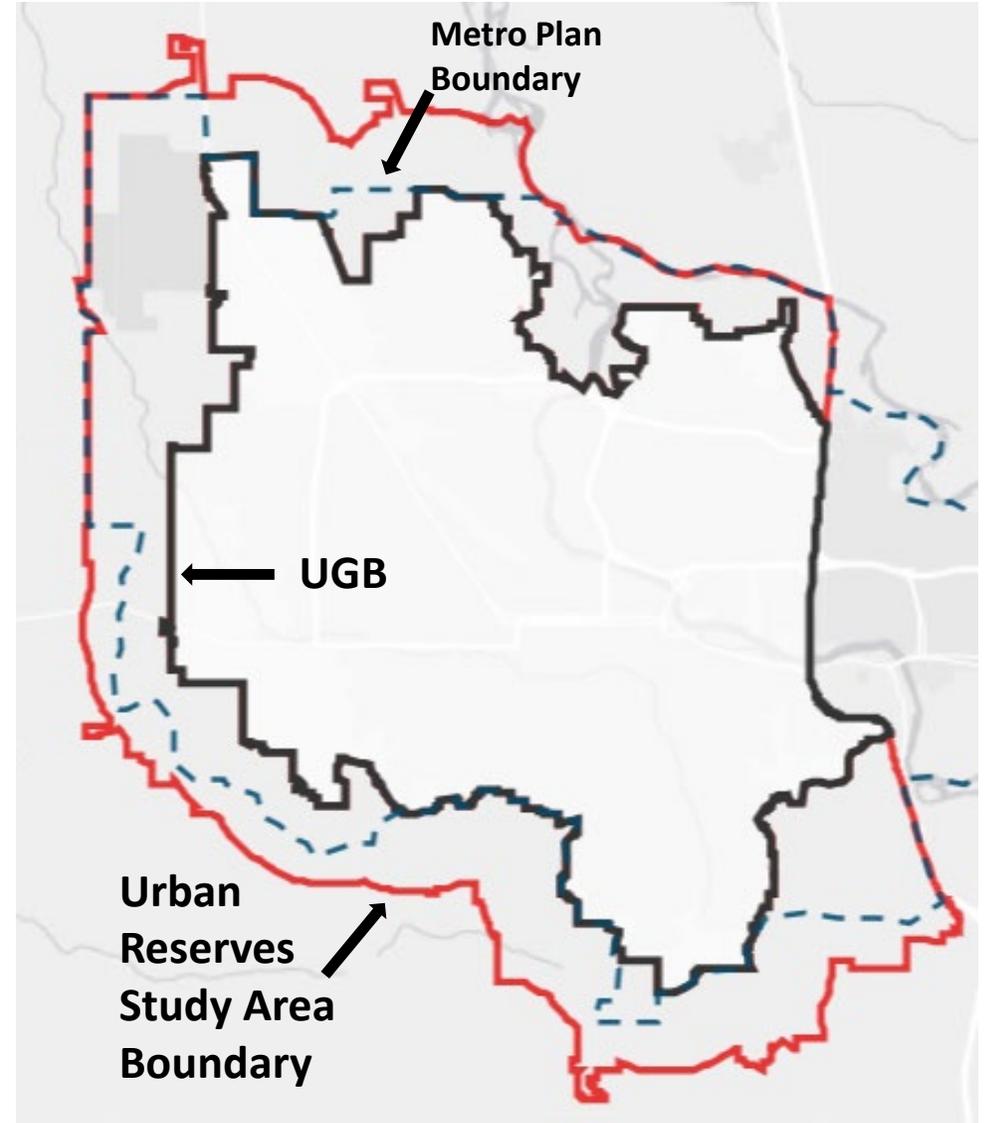
# Service Provider Working Group

- Includes wastewater, water, parks, transportation, stormwater and fire protection
- Inside UGB & those serving study area
- Evaluates service provision & high-level cost estimates – key to informing decision
- Develops intergovernmental agreements (IGAs)



# Establish Urban Reserves Study Area

- Includes land at least one mile from UGB, except at river and I-5
- Consistent with new guidelines for establishing a UGB study area to streamline UGB analysis in future
- Coordinated with partner agencies and neighboring jurisdictions
- 25,856 acres



# Land Supply Model



Identify “developable land” by removing protected, committed and fully developed land.

- **Protected** land is land reserved to protect natural resources or prevent the impact of natural hazards, and therefore is assigned no development capacity.
- **Committed** land includes public and other land that has no development potential for housing or jobs because they are committed to other uses for the foreseeable future.

## Protected land in Urban Reserves Study Area:

- Lane County Goal 5 adopted riparian corridors
- Lane County Goal 5 adopted wetlands, including West Eugene Wetlands
- Critical habitat (federal and state-listed threatened and endangered species)
- Historic and cultural resources
- Natural Resources plan designations
- Floodway and 100-year flood plain (FEMA)
- Prohibitively steep slopes (>30%)
- High risk landslide areas (DOGAMI)



## Committed land in Urban Reserves Study Area:

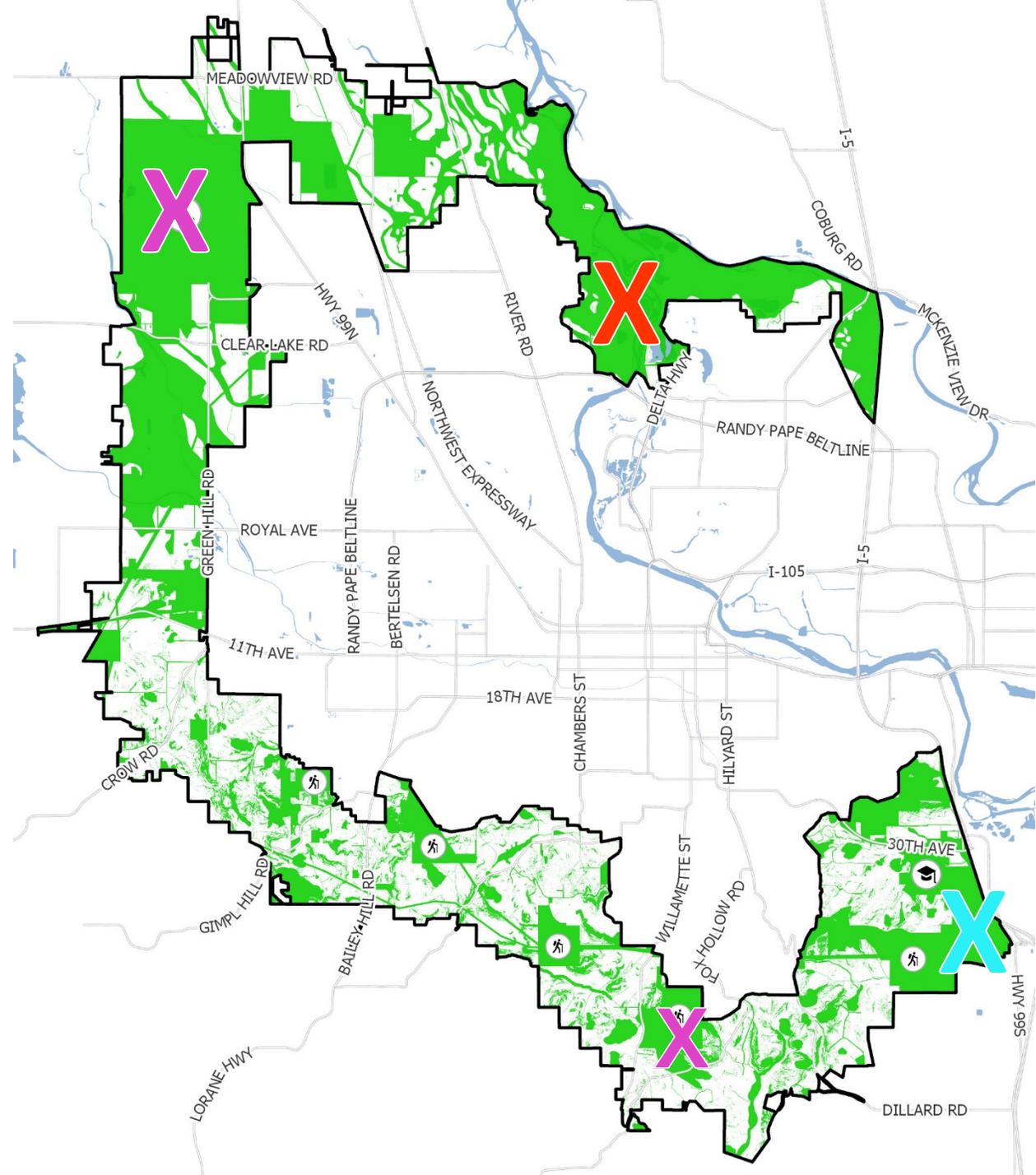
- Public Parks and Open Spaces
- School District Property
- Utility Property
- Airport Property
- Other Government Property
- Cemeteries
- Transportation Rights-of-Way
- Bonneville Power Administration Rights-of-Way
- Private property with conservation easements that prohibit urban development



Exclude Protected, Committed and Developed Land from further analysis

This land is not developable

Study Area Acreage by Land Category	
Committed	7,528
Protected	6,321
Developed	1,056
Partially Vacant	6,884
Undeveloped	4,067
<b>Total Study Area</b>	<b>25,856</b>



How many homes or jobs can be accommodated on the developable land?

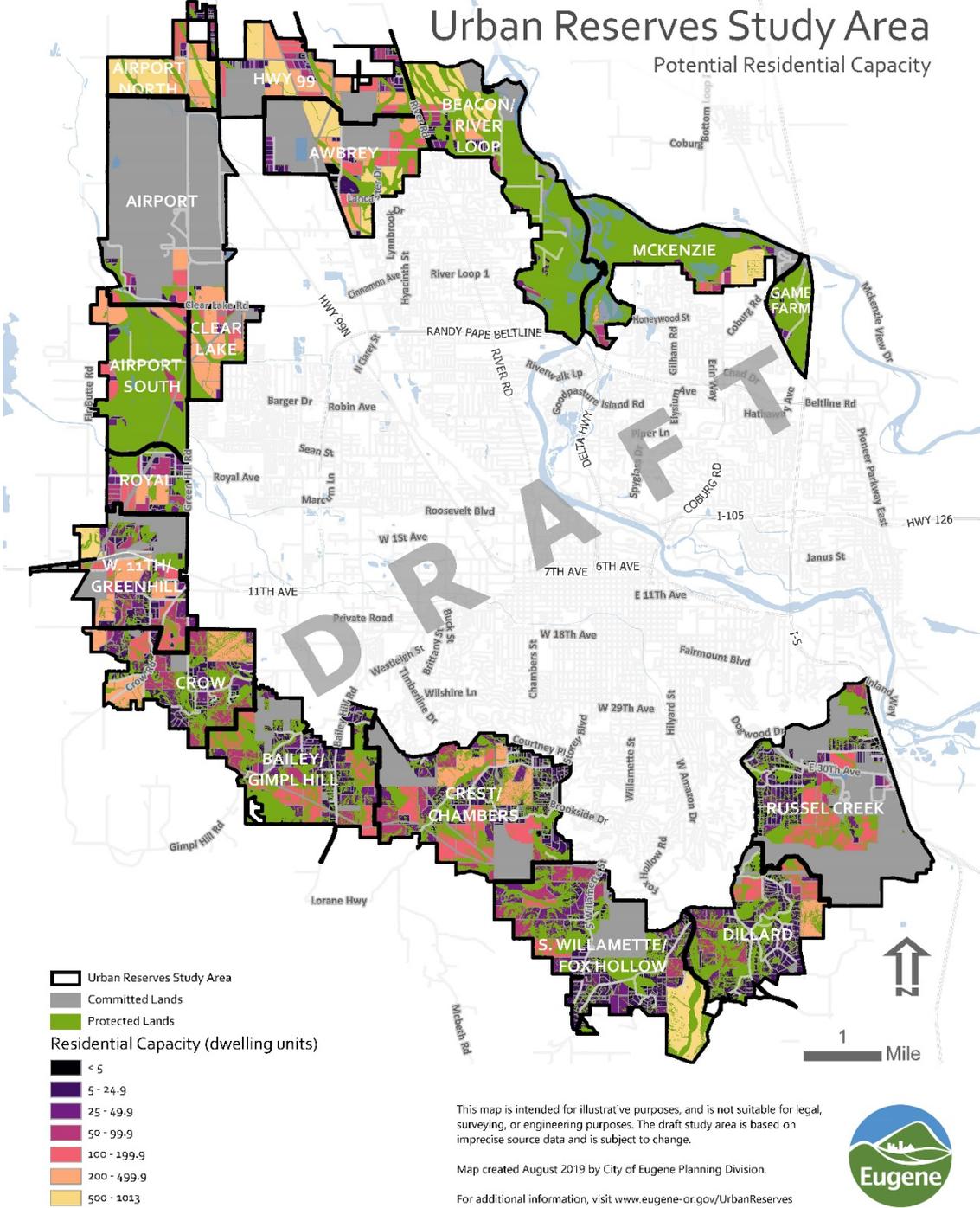
# Land Classification/ Capacity Analysis

Based on factors such as:

- Density
- Slope
- Elevation
- Height

And future land use assumptions:

- Residential
- Employment



# Evaluate lands based on suitability

Evaluate developable land in the study area by considering it in terms of the following factors, then dismiss land that, on balance, would be unsuitable for urban reserves based on this evaluation:

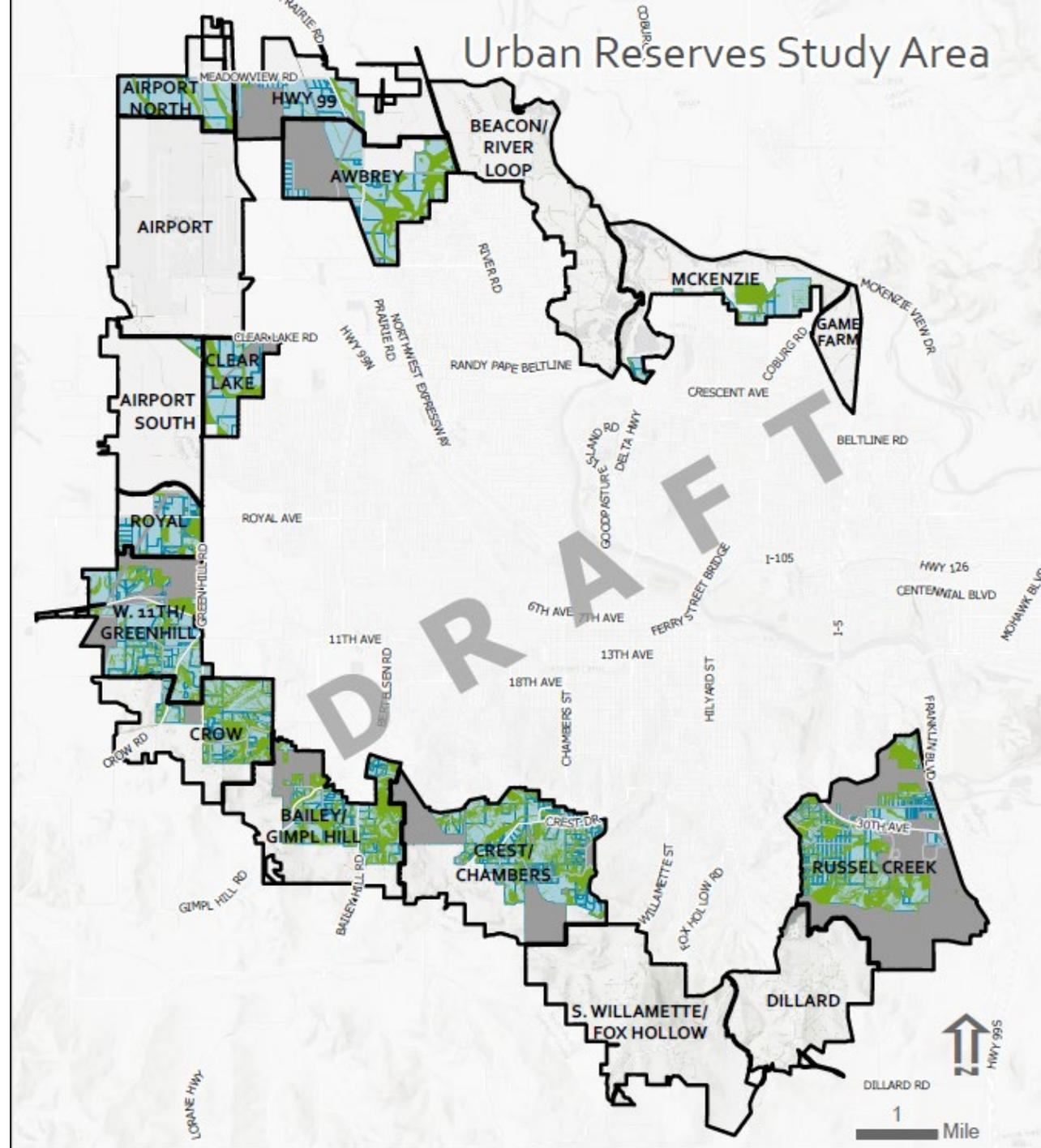
1. Efficient accommodation of land needs
2. Orderly and economic provision of public facilities and services
3. **Comparative environmental, energy, economic and social consequences**
4. Compatibility with nearby agricultural and forest activities

Locational criteria from State Planning Goal 14, Urbanization



Version 1

Not enough suitable  
land for a 30-year  
Urban Reserve



DRAFT

Urban Reserves Study Area

Fisher subarea

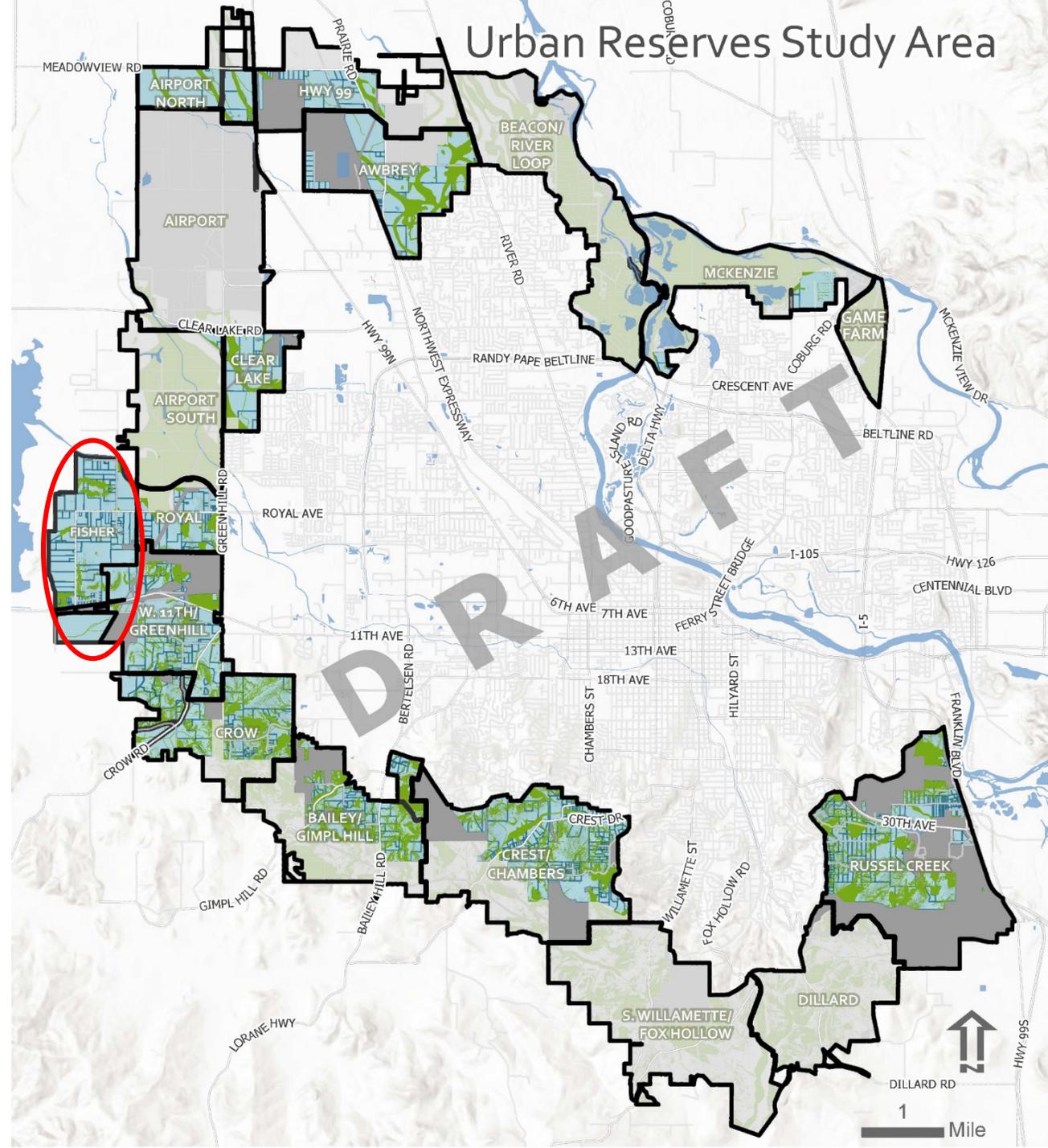
Study area expansion



# Version 2

Added 928 acres of suitable land in the new Fisher Rd subarea

And approximately 350 acres of suitable land elsewhere within the existing study area



## Draft List of Potentially Suitable Acreage by Subarea for EETAC Discussion on 11.7.19

	Subarea	Potentially Suitable (acres)	Potential Residential Capacity (du's)	Potential Industrial Capacity (acres)	Potentially Unsuitable (acres)	Total Developable (acres)	Average Residential Capacity (du/acre)
	Clear Lake + Airport South <sup>1</sup>	335	2,812	264	236	571	8.39
	McKenzie	158	1,325	134	87	245	8.39
	Royal	277	1,897	171	8	285	6.85
	Awbrey	524	4,387	359	0	524	8.37
	West 11th/Greenhill	748	3,791	320	0	748	5.07
	Crow	828	3,140	193	128	956	3.79
	Russel Creek	804	2,456	77	0	804	3.05
	Airport North	413	0	413	54	467	0.00
	Highway 99	281	2,351	237	388	669	8.37
	Crest/Chambers	865	2,521	0	437	1,302	2.91
	Bailey Hill/Gimpl Hill	507	1,394	0	395	902	2.75
	Beacon-River Loop	0	0	0	332	332	0
	Dillard	0	0	0	893	893	0
	S Willamette/Fox Hollow	0	0	0	1,341	1,341	0
	<b>Total:<sup>2</sup></b>	<b>5,740</b>	<b>26,074</b>	<b>2,168</b>	<b>4,299</b>	<b>10,039</b>	<b>4.89</b>
	<b>Fisher Rd</b>	<b>928</b>	<b>6,848</b>	<b>639</b>	<b>0</b>	<b>928</b>	<b>7.38</b>
	<b>New Total:</b>	<b>6,668</b>	<b>32,922</b>	<b>2,807</b>	<b>4,299</b>	<b>10,967</b>	<b>5.26</b>

# Framing the TBL Discussion

- Draft suitability criteria
- Suitability analysis of 17 subareas
- Dillard Rd and West 11<sup>th</sup>/Greenhill Rd provided as examples of types of issues we are considering in all subareas

Evaluating developable land based on the following criteria, and removing land that is on balance not suitable for urbanization:

1. Efficient accommodation of land needs
2. Orderly and economic provision of public facilities and services
3. **Comparative environmental, energy, economic and social consequences**
4. Compatibility with nearby agricultural and forest activities

# TBL Discussion

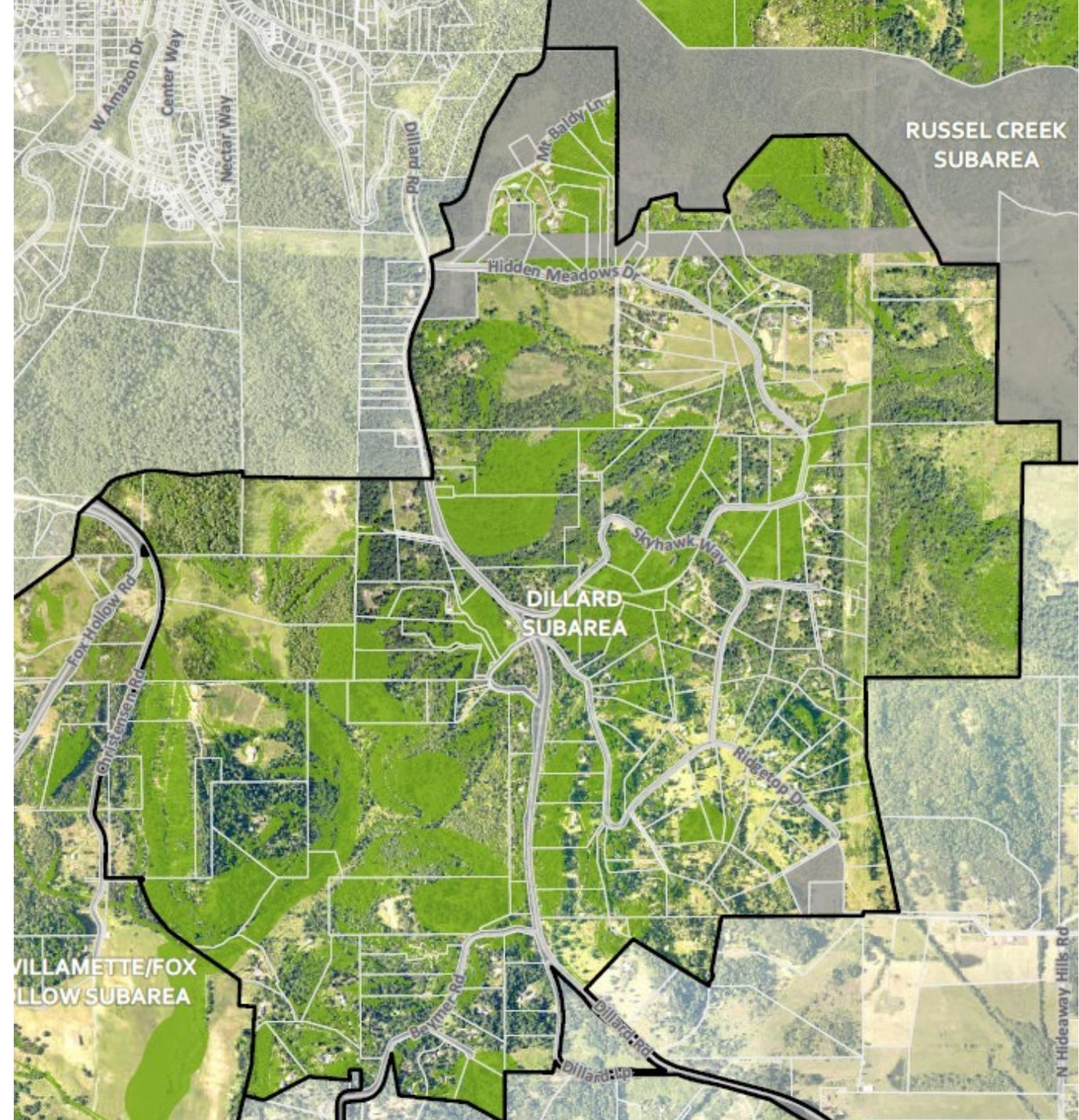
## Focusing tonight on #3, the **comparative environmental, energy, economic and social consequences of urbanization**

Within the context that Urban Reserves planning is high-level and long-range (through 2062):

- *Are the criteria applied the way you thought they would be?*
- *Are there any holes in the analysis?*
- *Is there something missing that should be included?*

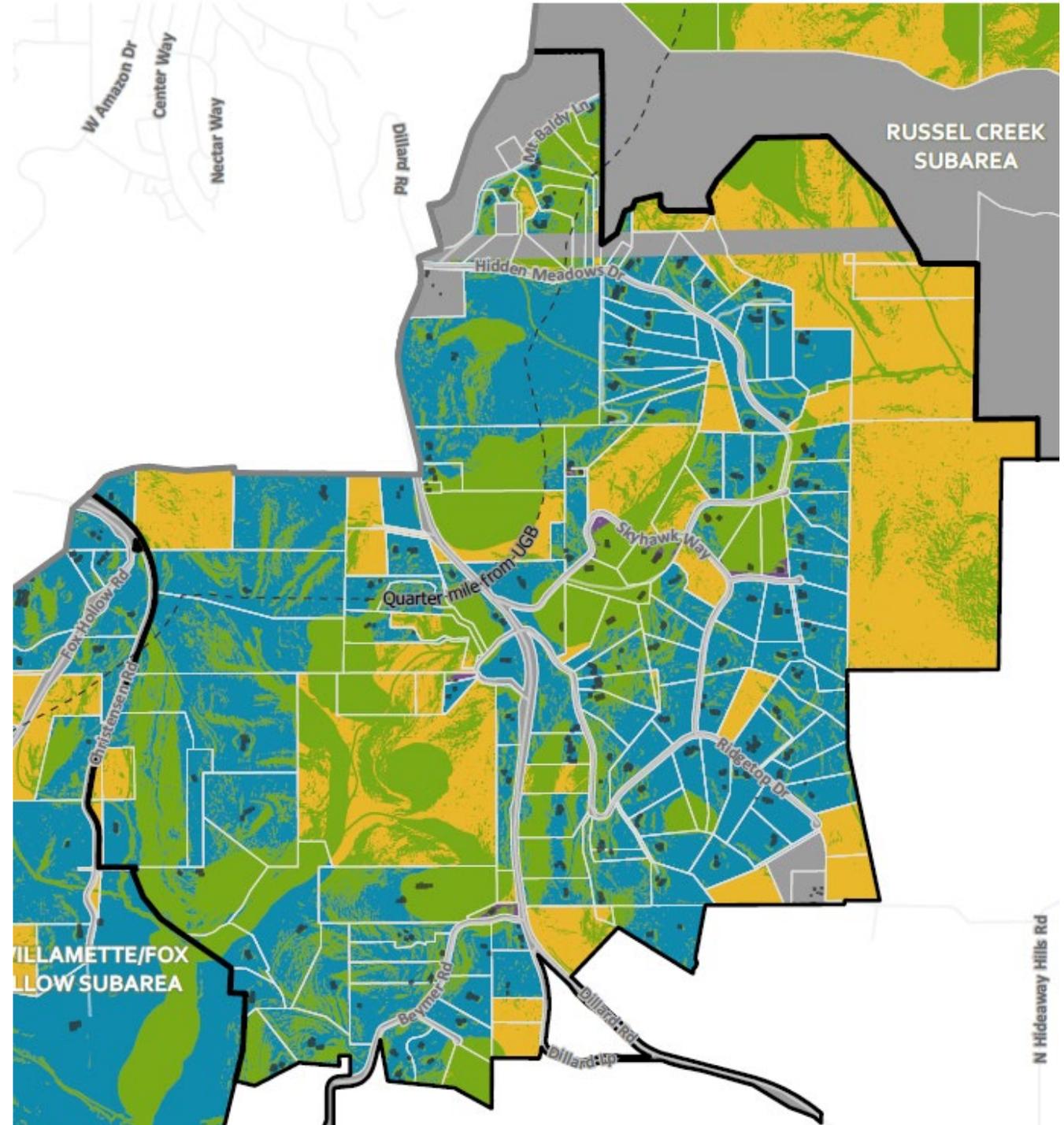
# Dillard Rd Subarea

base map



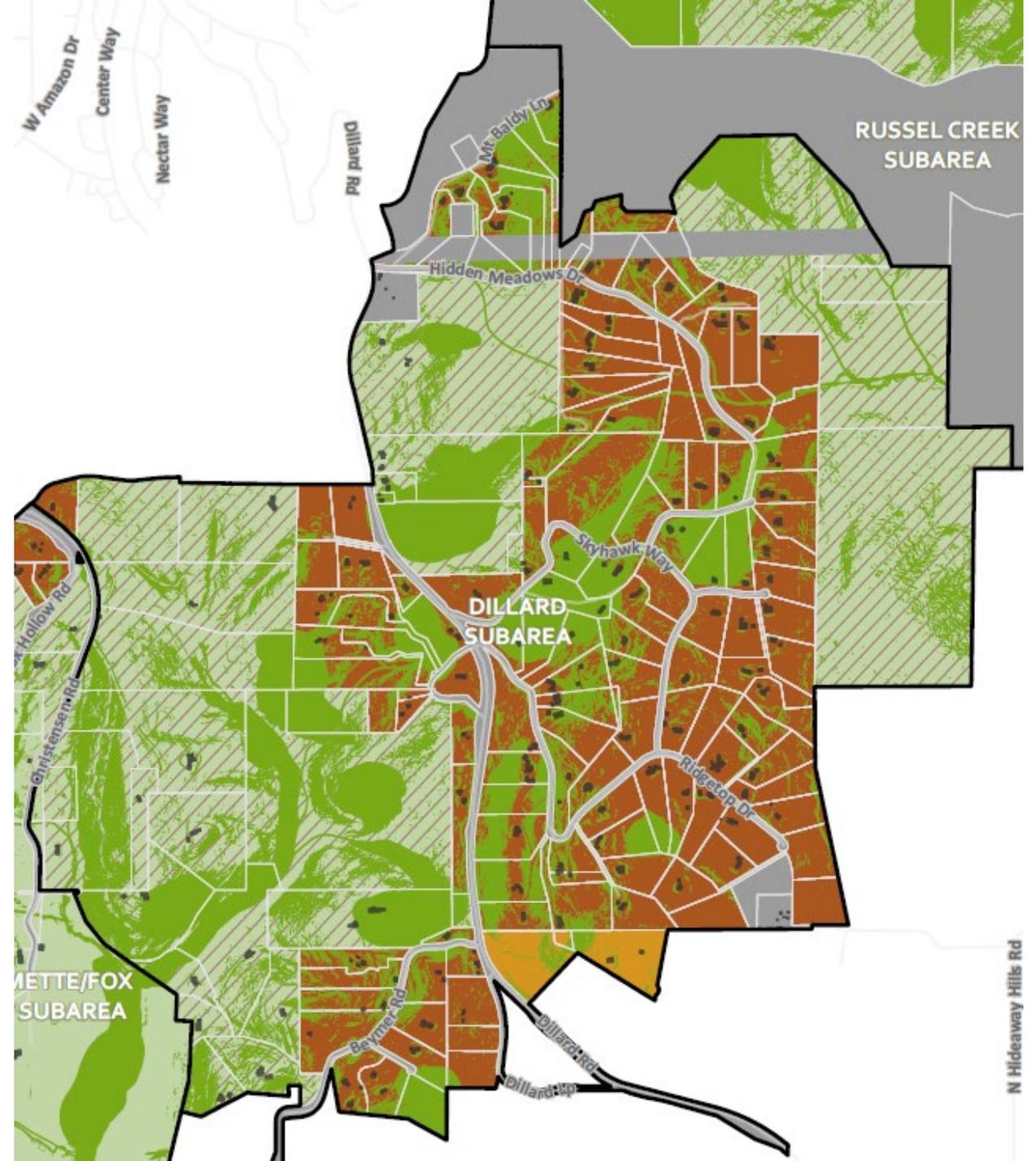
# Dillard Rd Subarea

development  
potential



# Dillard Rd Subarea

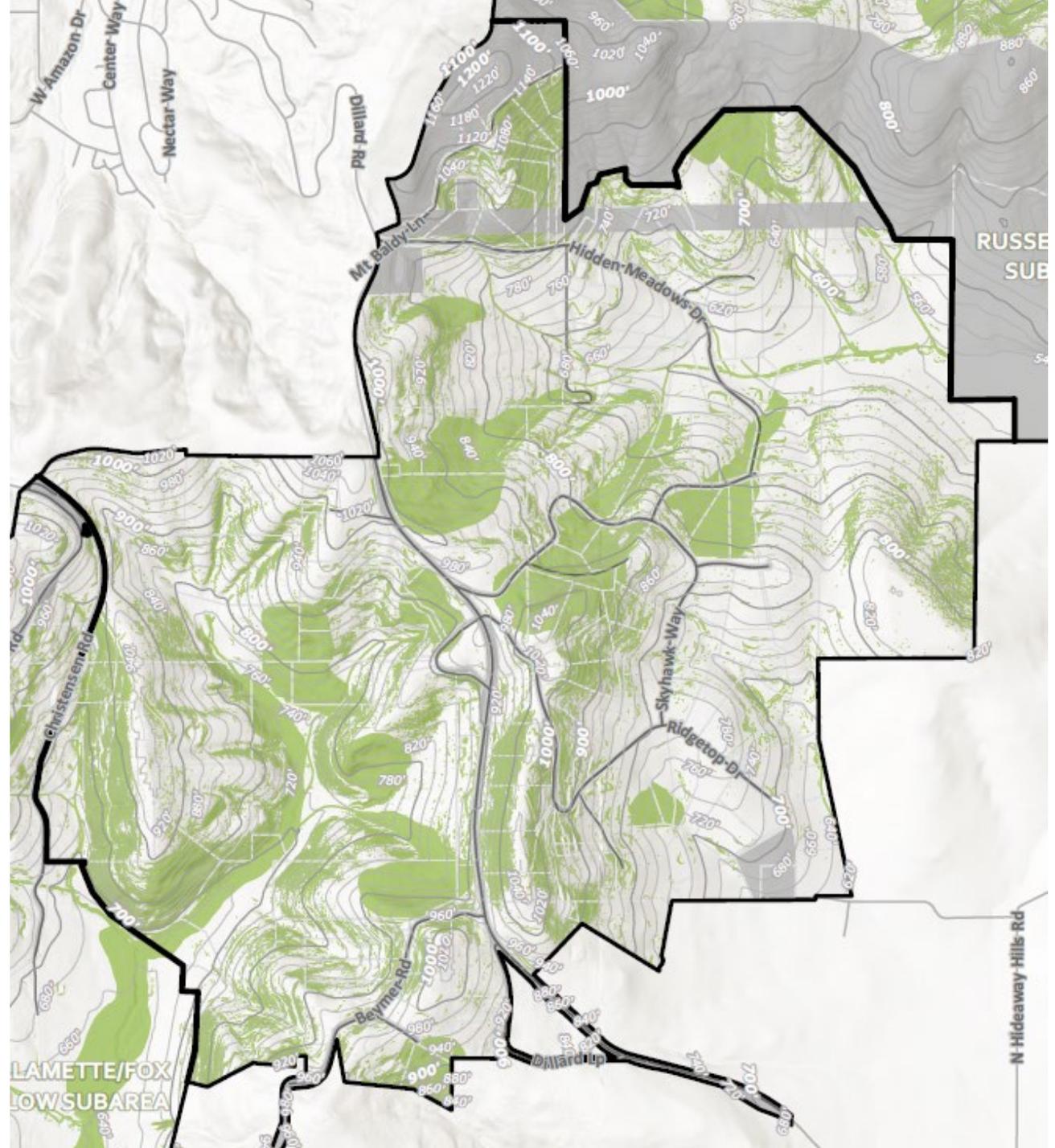
priority land  
classification





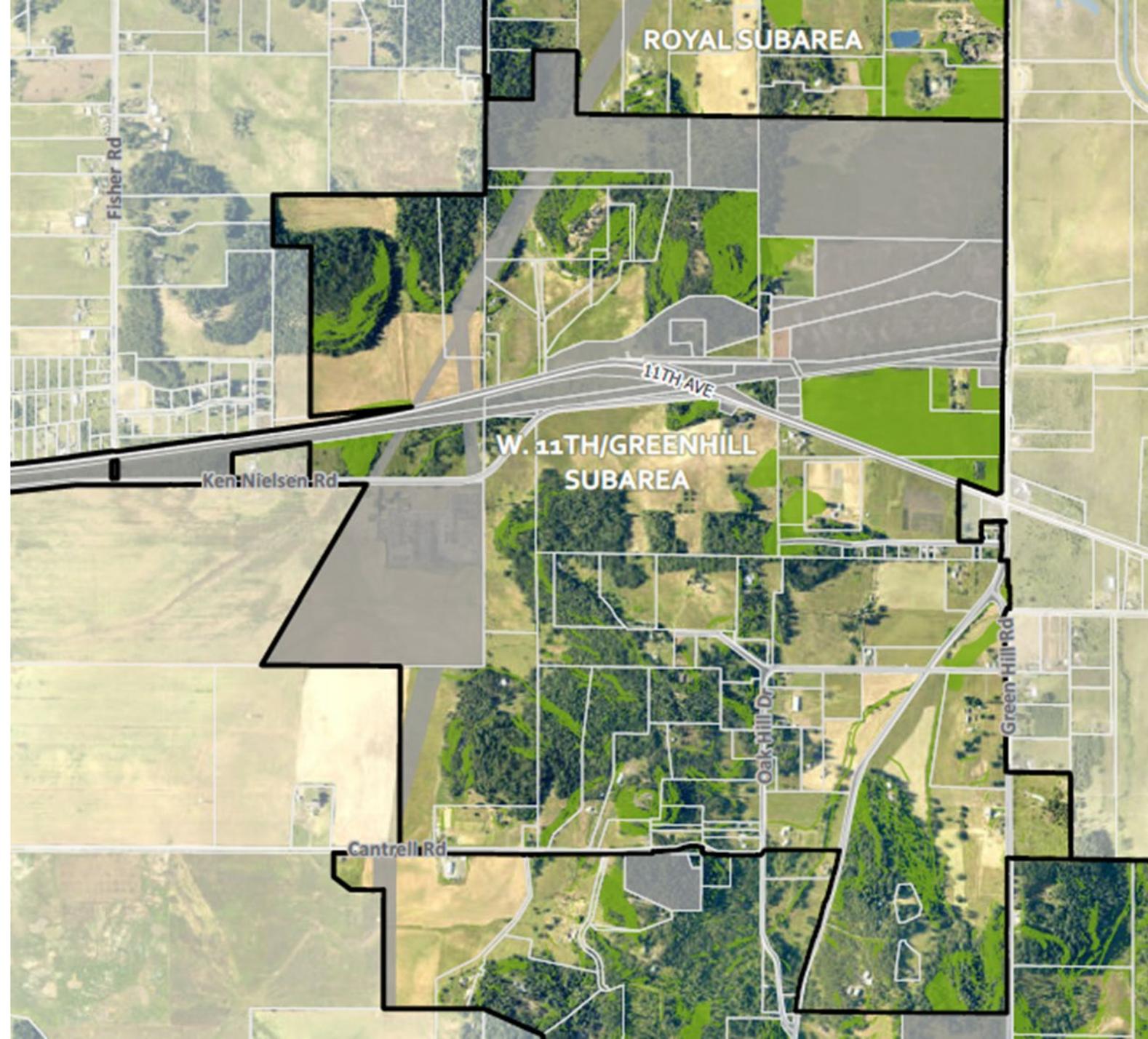
# Dillard Rd Subarea

contours and  
hillshade



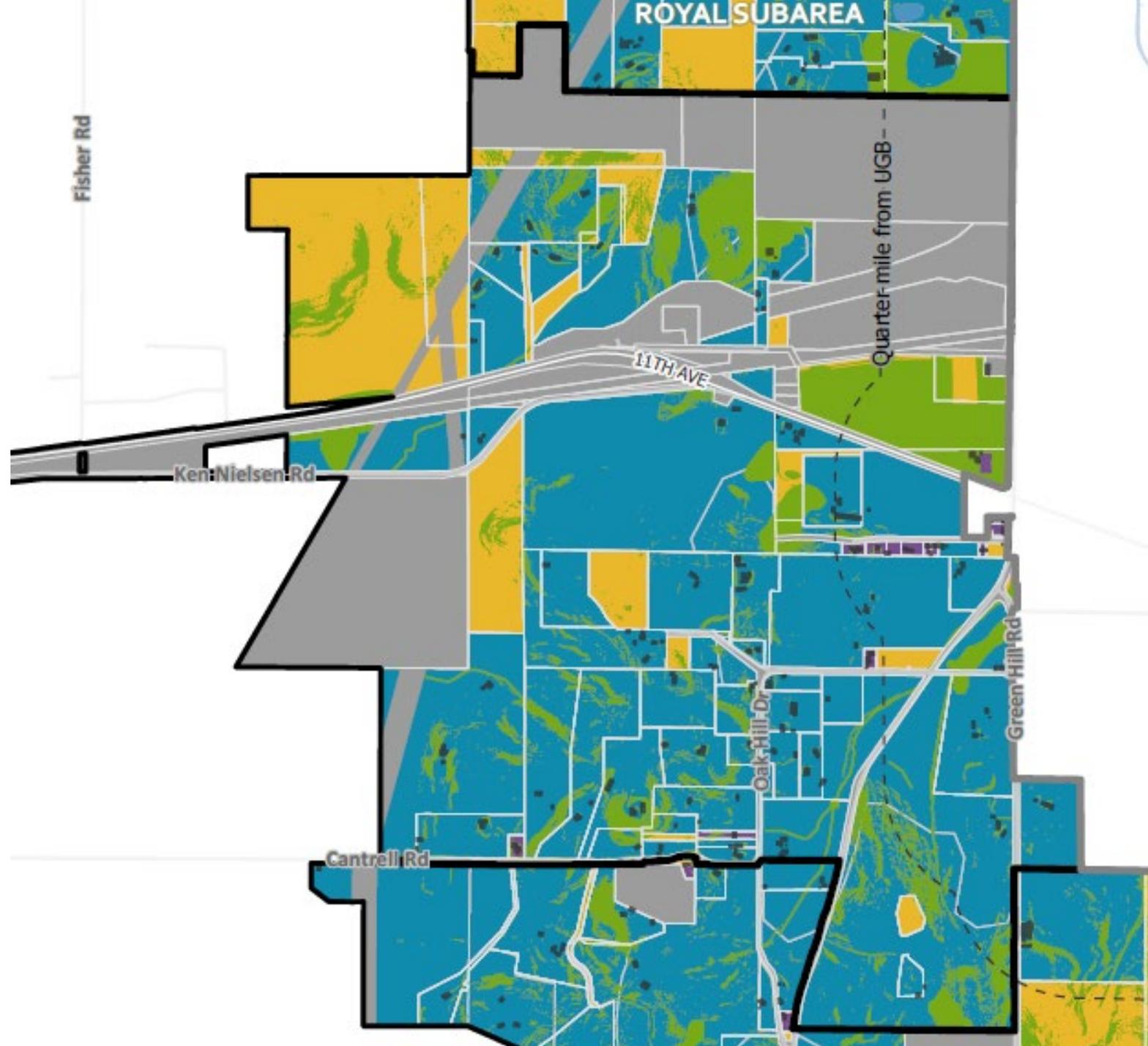
West 11<sup>th</sup>/  
Greenhill Rd  
Subarea

base map



West 11<sup>th</sup>/  
Greenhill Rd  
Subarea

development  
potential



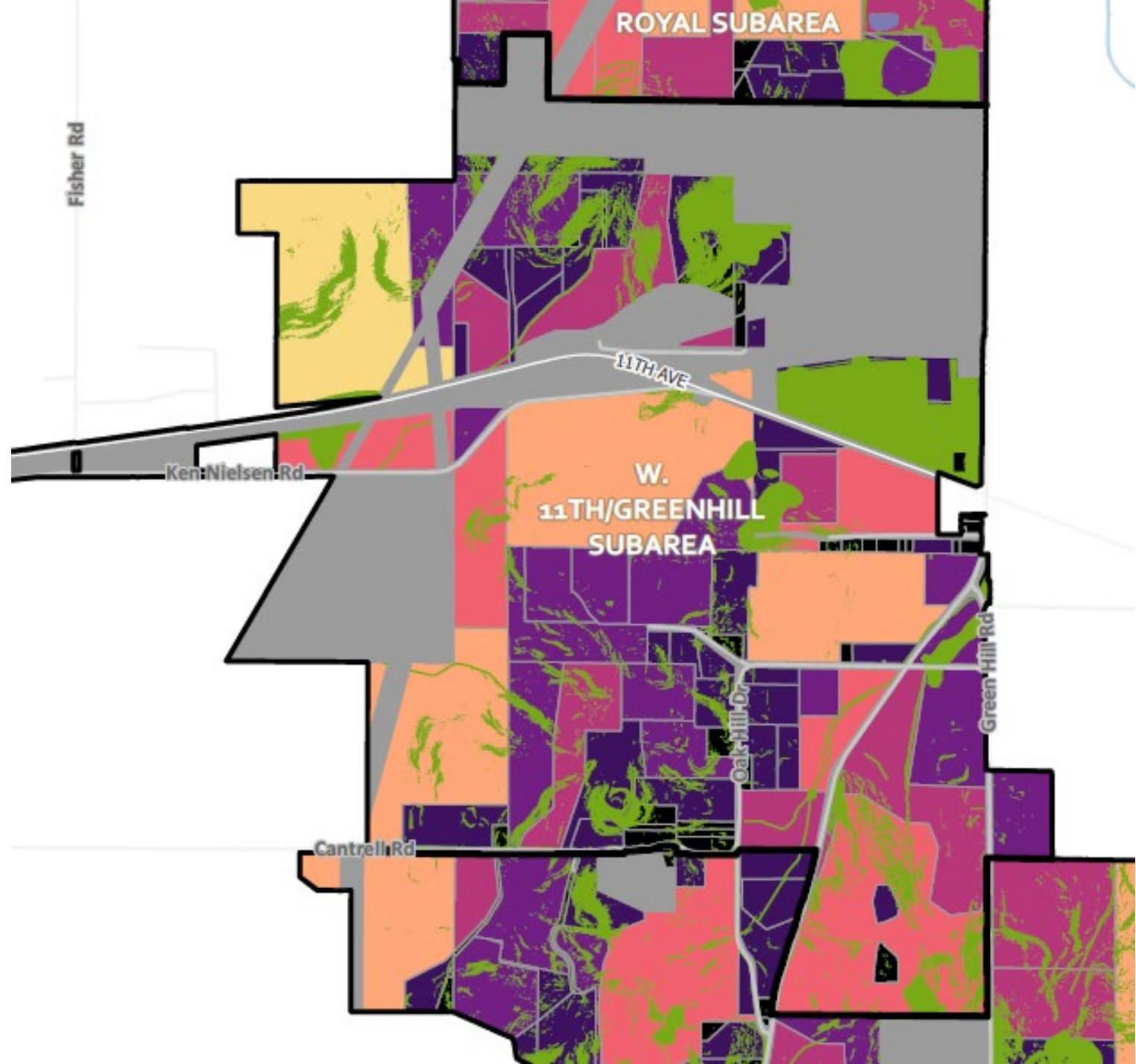
# West 11<sup>th</sup>/ Greenhill Rd Subarea

priority land  
classification



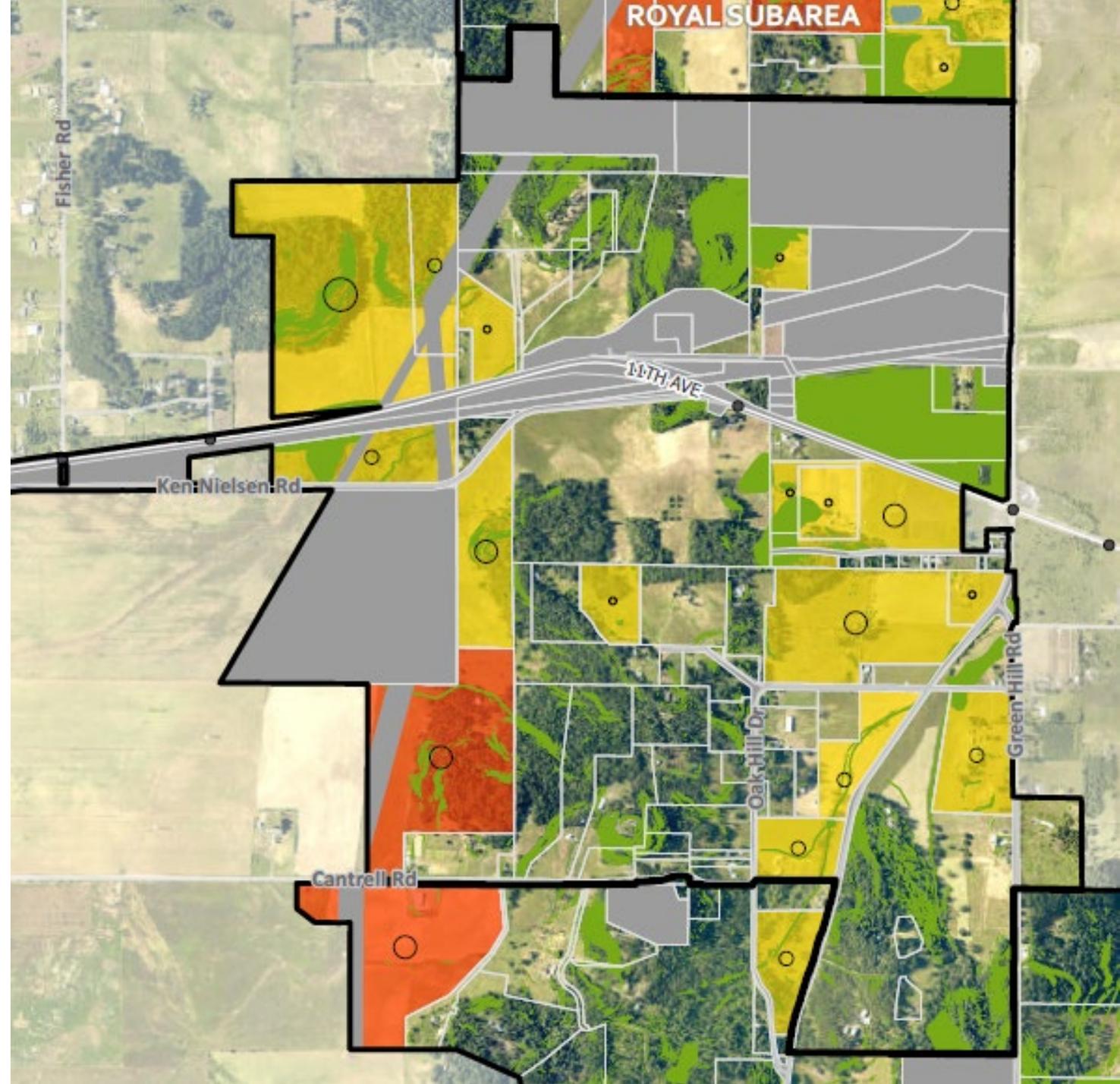
# West 11<sup>th</sup>/ Greenhill Rd Subarea

residential  
capacity



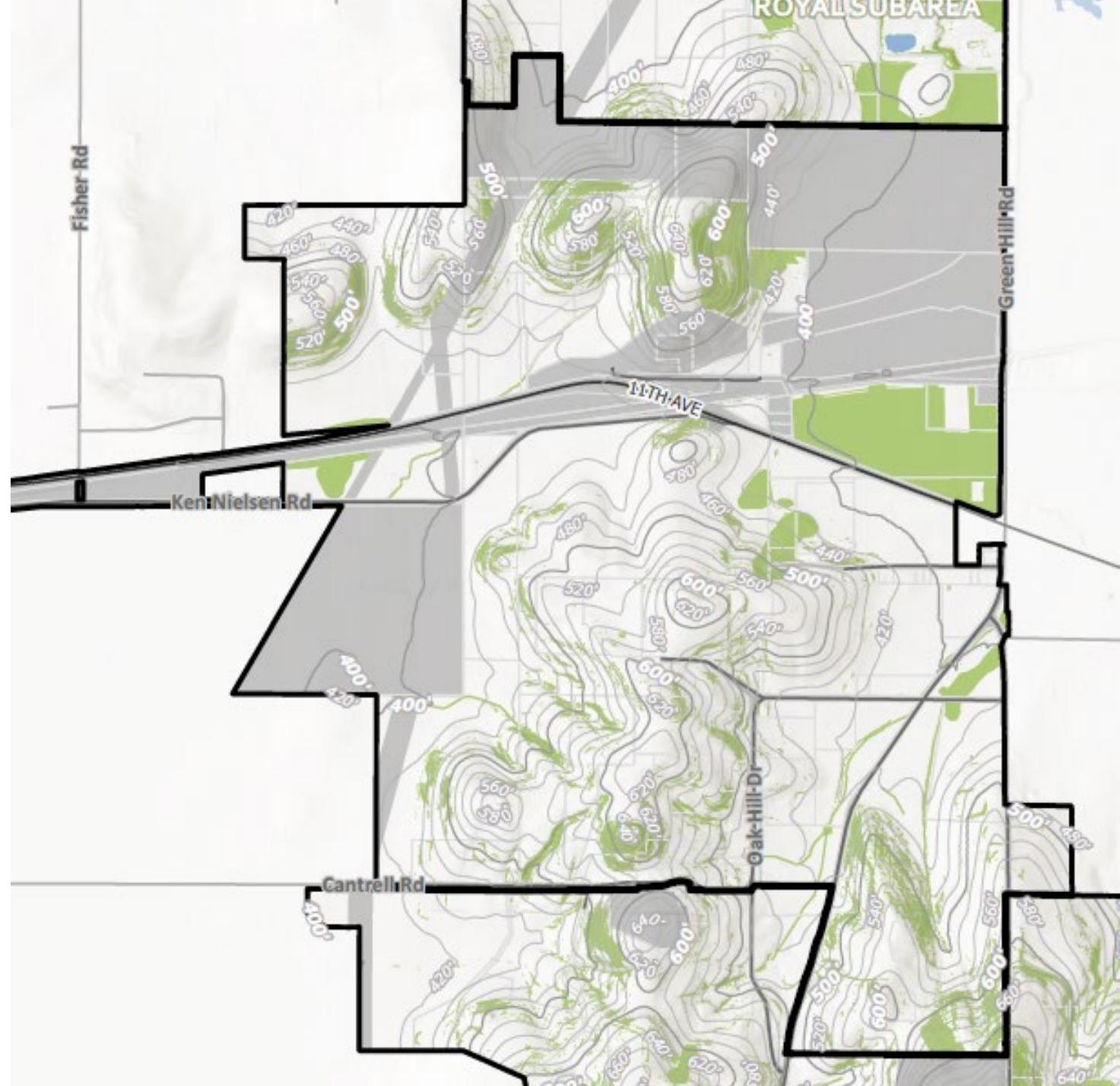
# West 11<sup>th</sup>/ Greenhill Rd Subarea

industrial  
capacity

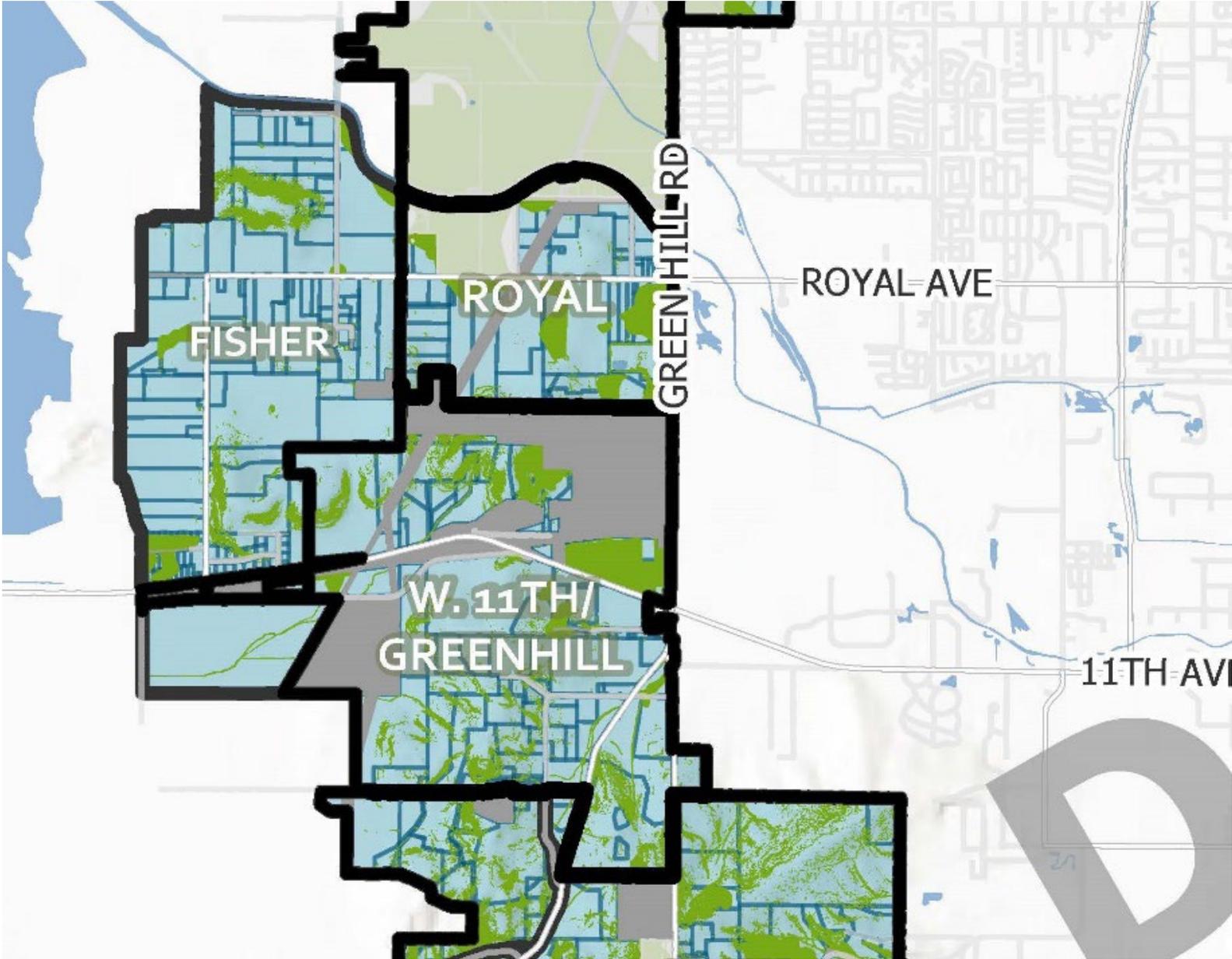


# West 11<sup>th</sup>/ Greenhill Rd Subarea

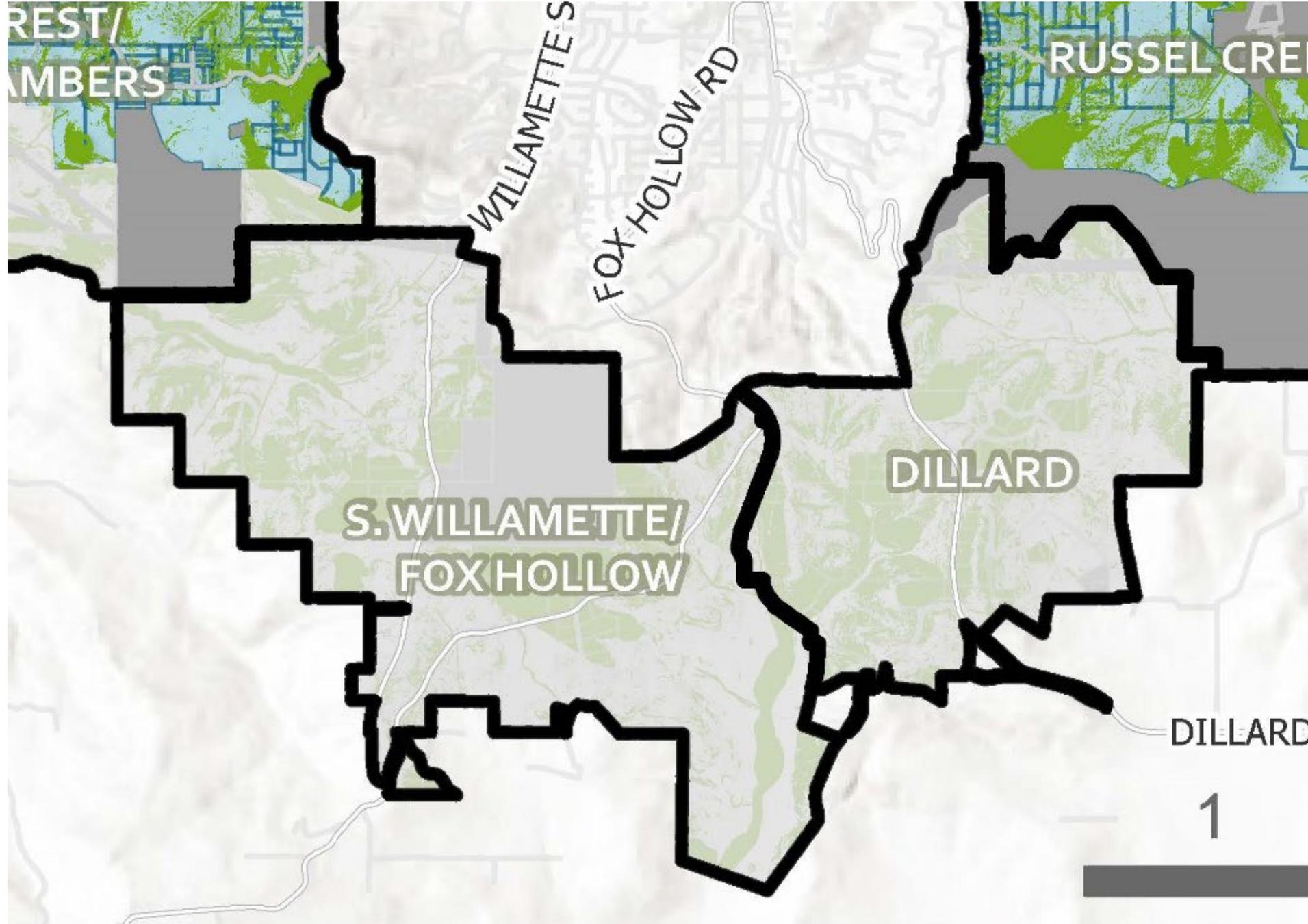
contours and  
hillshade



Royal, Fisher  
Road & West  
11th/Greenhill  
Rd



S. Willamette  
& Dillard



# Next Step: Select lands based on priority ranking

*Land found suitable for an urban reserve may be included within an urban reserve only according to the following priorities (OAR 660-021-0030(3)):*

- Priority 1. Exception Areas/Non-resource land
- Priority 2. Marginal Lands
- Priority 3. Farm and Forest Lands (poorest soils first)

The state allows lower priority land to be included if land of higher priority is *inadequate to accommodate the land need*, based on topographical or physical constraints and service provision needs.