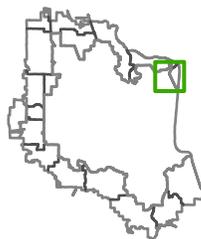


- Initial Urban Reserves Draft Study Area
- Urban Reserves Draft Suitable Subareas

- Committed Lands
- Protected Lands
- Lands Potentially Suitable for Urban Reserves
- Lands Unsuitable for Urban Reserves



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.

0.1 Miles

Map created November 2019 by City of Eugene Planning Division.

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



Summary

Game Farm Subarea Draft Suitability Analysis

Area Potentially Suitable for Urban Reserves Designation

| | Game Farm 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 = **10 acres**

Total potential residential capacity = **68 dwelling units**

Average residential capacity = **6.8 dwelling units per acre**

Not Moving Forward for Urban Reserves Designation

| | Game Farm 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 = **22 acres**

Subarea summary data:

Developable land within .25 miles of the UGB = **31 acres**

Tax lots with a predominant slope classification of 0-5 percent = **98 percent**

Tax lots with a predominant slope classification of > 5 percent = **2 percent**

Average residential capacity = **7.61 dwelling units per buildable acre**

Game Farm Subarea Draft Suitability Analysis

Background

Location: The Game Farm subarea is located to the northeast of Eugene adjacent to the UGB. It is bordered by I-5 to the east, North Game Farm Road to the south and west, and Coburg Road and the McKenzie River to the north.

Existing Land Uses: The subarea is flat and primarily used for agriculture: There are 364 total acres, but only 31 developable acres. Thirty developable acres are Priority 3 Agricultural Lands, with only one acre classified as Other Lands. There are no Priority 1 exception areas or Priority 2 marginal lands within the subarea. There is a house in the subarea that is an Oregon Historic Site, the Armitage House. It is located on an existing farm site.

Constraints: The majority (89 percent) of this subarea is categorized as Protected or Committed land. Most of this is Protected FEMA-mapped flood hazard area (floodplain). There is a small Goal 5 wetland that is located on the western edge of the subarea.

The Committed land in this subarea is a portion of the 57-acre Armitage Park along the McKenzie River that is owned by Lane County. The subarea is flat, as shown on the Contours and Hillshade map, and 98 percent of tax lots have a predominant slope classification between 0-5%. There are no prohibitively steep slopes or landslide hazard areas.

Surrounding Land Uses: The McKenzie River and its associated uses, including protected natural and recreation areas, are along the northern edge of the subarea. The adjacent McKenzie subarea also contains significant flood plain and gravel mining operations, concentrated along the river. Land to the east of the Southern portion of the subarea, across Interstate 5, is located within the City of Springfield Urban Growth Boundary, while land to the east of the northern portion of the subarea is located in Lane County and is primarily agricultural. Within the UGB, west of N. Game Farm Rd, adjacent land is developed as mostly residential neighborhoods.

Other: The land southwest of the subarea is included in the Northeast Neighbors Neighborhood Association.

Note: Only 31 developable acres are analyzed in this suitability analysis.

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 Game Farm subarea, organized by locational factor:

1. Efficient accommodation of identified land needs

Proximity to the UGB: The western edge of the subarea is adjacent to the UGB, however there is very little developable land adjacent to or nearby (within .25 mile) the UGB, as shown on the Development Potential map, due to the extent of protected flood zone. The northern edge of the subarea is the McKenzie River. All 31 of the developable acres in the subarea have a portion of their tax lot within .25 miles of the UGB.

Developable land capacity: There are 21 partially vacant developable acres, and 11 undeveloped developable acres. The low amount of undeveloped and partially vacant developable land makes efficient urbanization of this subarea difficult. According to the residential capacity analysis, the full subarea has capacity for 236 dwelling units, or 7.61 dwelling units per acre.

Residential need: A portion of the developable land in the subarea is identified as potentially suitable for meeting residential land needs. While the subarea’s proximity to the UGB, relative ease of serviceability, and flat topography are all assets, urbanization of most of this subarea would be fragmented and inefficient due to the extent and pattern of the floodplain and the low amount of developable land. Only the 10-acre area at the intersection of N. Game Farm and Armitage Roads would be suitable for residential development, and even so it would only accommodate approximately 68 dwelling units.

Industrial need: There is a portion of one tax lot along North Game Farm Road identified in the capacity analysis as potentially suitable for urbanization with industrial land, as shown on the Potential Industrial Capacity map. The tax lot contains 6 acres of developable land with industrial capacity and is located 2.5 miles driving distance to a freight route.

Topography, steep slopes or other constraints to efficient urbanization: The Game Farm subarea is flat, as shown on the Hillshade and Contours map. Ninety eight percent of the tax lots have a predominant slope classification of less than 5 percent. The majority (89 percent) of this land is not developable, as it is either Committed (as right of way or parkland) or mapped flood zone. Developing around the areas identified as flood zone would make efficient urbanization difficult, especially where it impedes connectivity to existing roadways and existing development.

Overall, only the 10-acre area at the intersection of N. Game Farm Armitage Roads that has good street access and is not hindered by floodplain can efficiently accommodate identified land needs.

| Efficient accommodation of identified land needs: | Positive | Mixed | Negative |
|---|----------|-------|----------|
| Game Farm (10-acre in area) | ✓ | | |
| Game Farm (out area) | | | ✓ |

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 Game Farm subarea’s relative serviceability ranged from easy to moderate with most service providers assigning it an easy-moderate rating.

Wastewater serviceability is ranked at moderate, due to the need for a lift station or small pump station. The existing downstream wastewater system appears to have adequate capacity to serve the subarea.

Water serviceability was ranked as easy primarily due to needing only additional pipeline connections to existing infrastructure.

Eugene-Springfield Fire and Emergency Services indicated that given the proximity to the nearest city fire stations and existing street network, it appears response times to this subarea would be acceptable.

Transportation and transit serviceability were both ranked easy-moderate due to the existing street network, potential for new connections, need for multimodal improvements, and existing transit service along Coburg Road.

The generalized cost estimates for providing services to this subarea when urbanized ranged from \$ for stormwater to \$\$\$ for wastewater.

Serviceability within the UGB: There is land within the UGB that is developed but outside of city limits and served by a variety of utility and emergency service providers, which may potentially present challenges to cost-efficient service delivery if this subarea were urbanized.

Serviceability of the 10-acre parcel at the intersection of N. Game Farm and Armitage Roads is positive, based on service provider input. However, serving the small areas of developable land outside of the flood zone in the rest of the subarea would be more challenging to do in an orderly and economically feasible way, as they are small and spread out.

| Game Farm Subarea | Wastewater | Water | Fire | Transportation | Transit | Stormwater |
|----------------------------------|------------|-----------|---------------|----------------|---------------|------------|
| Relative serviceability | Moderate | Easy | Easy-Moderate | Easy-Moderate | Easy-Moderate | Easy |
| Generalized cost estimate | \$\$\$ | \$-\$\$\$ | \$-\$\$\$ | \$\$ | \$\$ | \$ |

| Orderly and economic provision of public facilities and services: | Positive | Mixed | Negative |
|---|----------|-------|----------|
| Game Farm (10-acre in area) | ✓ | | |
| Game Farm (out area) | | | ✓ |

3. Comparative environmental, energy, economic and social consequences

A. Environmental:

Public open space: There is publicly accessible open space on the northern edge of the subarea adjacent to the McKenzie River, which connects to the larger portion of Armitage Park across Coburg Road. Future residents would benefit from this open space, which is protected from future development.

Impacts to natural resources: A portion of a wetland identified on the National Wetlands Inventory is located on the west portion of the subarea. The wetland is adjacent to FEMA-mapped flood hazard areas. Both wetlands and flood hazard areas are categorized as Protected, so urbanization is not assumed on either. However, adjacent development could negatively impact these areas and make efficient urbanization more challenging.

Risk of natural hazards: The proliferation of FEMA-mapped flood hazard areas in this subarea could negatively impact future residents during a flood event. These flood hazard areas are categorized as Protected, so urbanization is not assumed on them. The flood hazard areas are mapped throughout the subarea in a way that limits efficient future development patterns on most of the developable land in the subarea.

Overall, there would be high negative environmental consequences, primarily due to flood risk, if most of the developable land in the subarea were to urbanize. Only the 10-acre area at the corner of N. Game Farm and Armitage Roads, would have fewer environmental consequences due to its location out of the flood zone, adjacent to existing development within the UGB, and connection to major roadways.

| Environmental Consequences: | Positive | Mixed | Negative |
|------------------------------------|-----------------|--------------|-----------------|
| Game Farm (10-acre in area) | | ✓ | |
| Game Farm (out area) | | | ✓ |

B. Energy:

Potential for complete neighborhoods: This subarea is poorly suited to co-locate a variety of housing (LDR, MDR, HDR) and jobs in order provide a 20-minute neighborhood, given the low amount and inefficient distribution of developable land due to the extent of flood hazard areas. However, future development of the 10-acres adjacent to existing urbanization within the UGB may have the potential to provide some housing or commercial development for the neighborhood across North Game Farm Road.

Proximity to the UGB: As already noted, the Game Farm subarea is adjacent to the UGB and includes all 31 acres of developable land adjacent to or nearby (within .25 mile) the UGB, as shown on the Development Potential map.

Multi-modal transportation access: As noted above, this subarea has good transportation access to both downtown Eugene and nearby neighborhood streets. Coburg Road provides the main connection to downtown Eugene, with sidewalks and bike lanes. Transit service is available on the southern portion of Coburg Road. Immediately adjacent to the subarea is North Game Farm Road, which is also improved

with sidewalks and bike lanes and provides direct access to the Gateway commercial center in Springfield.

Proximity to services: This subarea has parks, schools and other services within relatively close proximity. Located near this subarea within the UGB are Gilham Elementary School, Cal Young Middle School, and Sheldon High School. Armitage Park is along the McKenzie River on the north edge of the subarea. Having these services in close proximity and accessible by neighborhood streets reduces the negative energy impacts of urbanization by reducing vehicle travel.

Generation of energy burdens: Future urbanization of the Game Farm subarea would directly and indirectly generate energy and climate burdens due primarily to the loss of growing lands, increased traffic, and increased carbon emissions.

The clustered 10-acres adjacent to the UGB and existing neighborhoods, with good good transportation access (the “in” area) would offset some of the negative energy consequences of inefficient urbanization and the loss of growing lands in the “out” area.

| Energy Consequences: | Positive | Mixed | Negative |
|-----------------------------|-----------------|--------------|-----------------|
| Game Farm (10-acre in area) | ✓ | | |
| Game Farm (out area) | | | ✓ |

C. Economic:

Future economic activity: The Game Farm subarea contains 31 acres of developable land. Based on generalized capacity assumptions, this land could accommodate 236 residential dwelling units. However, considering the presence of extensive flood hazard areas, most of the subarea is not likely to efficiently accommodate identified land needs (see Locational Factor 1). This subarea is not well suited for urbanization for industrial uses, as described above, which further limits the anticipated economic benefits of future urbanization.

Loss of existing economic activity: Given that existing uses are primarily agriculture, there is concern about future urbanization causing a loss of economic activity for local farms in this subarea. Potential impacts are minimized, though, due to only 31 acres being developable.

Potential for complete neighborhoods: The developable land within this subarea is not appropriate for developing as a complete neighborhood—it is too sparse and diffuse. However, there are 10 developable acres that are adjacent to existing urbanization within the UGB. Future urbanization of this area may have the potential to provide neighborhood commercial to serve the existing neighborhood, or limited residential development. All nearby residents would benefit from additional neighborhood-serving commercial activity in the area.

Cost of service provision: As noted above, in Locational Factor 2, the Game Farm subarea was rated easy to moderate for service provision, which potentially decreases the cost of urbanization.

Urbanization of the contiguous 10-acre area at the intersection of North Game Farm and Armitage Roads would bring positive economic consequences. However, urbanizing the remaining developable land would have negative economic consequences, as it is too diffuse and interspersed between flood hazard areas.

| Economic Consequences: | Positive | Mixed | Negative |
|-------------------------------|-----------------|--------------|-----------------|
| Game Farm (10-acre in area) | ✓ | | |
| Game Farm (out area) | | | ✓ |

D. Social:

Impacts to current residents: If the 10 developable acres near N. Game Farm Rd and Armitage Rd urbanized, impacts to current residents would be minimal, as it is on the edge of the subarea adjacent to existing development. However, if the remaining developable acres in the subarea urbanized, some increased traffic and noise could potentially negatively impact current residents.

Compatibility with existing surrounding uses: Future urbanization of the 10-acre area adjacent to the UGB would be compatible with existing surrounding uses because of its small size and location near existing development. Negative impacts would be present but limited in the remainder of the subarea as the developable land is minor but spread out.

Service delivery: Future residents would benefit from access to parks and open space, which increases the social benefits of urbanization in this subarea. As noted in the serviceability analysis, it appears that emergency response times to this subarea would be acceptable, given its proximity to city fire stations and the existing street network. Lane Fire Authority and the Eugene-Springfield Fire Department already coordinate services near this subarea within the UGB due to the patchwork of city limits, so urbanization of this subarea may lead to service delivery improvements and benefit residents both inside and outside the UGB. Access to EWEB water would provide an opportunity to improve service delivery for residents.

Impacts from hazards: As already noted, urbanization of the subarea could exacerbate the impacts of flooding due to the extensive presence of flood hazard areas. However, these flood hazard areas are categorized as Protected, with no development capacity forecast on them, and risks would not be unduly burdening vulnerable populations.

Impacts to vulnerable populations: There could be negative impacts to vulnerable and underserved populations if smaller farms and businesses were displaced as urbanization occurs. However, the remaining retail agricultural operations in and near this subarea could benefit from the increased economic activity of additional urbanization.

The land within this subarea that is identified as suitable for urbanization with industrial uses, as shown on the Potential Industrial Capacity map, is located nearby existing residential development and therefore could negatively impact residents.

Complete neighborhoods: As already noted, even the 10-acres of developable land identified as suitable is too small for urbanization as a complete neighborhood, however neighborhood-serving commercial or limited residential development could be appropriate.

Overall, the clustered 10-acre area adjacent to N. Game Farm Road would have mainly positive social consequences, while the remaining urbanization of the subarea would have mixed social benefits, due to its diffuse development pattern but limited size.

| Social Consequences: | Positive | Mixed | Negative |
|-----------------------------|-----------------|--------------|-----------------|
| Game Farm (10-acre in area) | ✓ | | |

| | | | |
|----------------------|--|---|--|
| Game Farm (out area) | | ✓ | |
|----------------------|--|---|--|

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 activities. Increased odor and safety complaints from adjacent neighbors may also impact the plentiful agricultural activities in the subarea. However, nearby agricultural operations could also potentially benefit from increased business and more commercial services in the subarea.

There are two plant nurseries/farm stores in the subarea that serve nearby residents. Their location in the flood zone assumes they would not be displaced by urbanization, and they could benefit from increased customers in the area.

Overall, compatibility of urbanization with surrounding agricultural activities outside the UGB would be positive for the 10-acre area at N. Game Farm Rd and Armitage Rd, due to the limited nature of the developable land immediately adjacent to farmland in the flood zone. The diffuse pattern of the rest of the developable land would have mixed impacts due to its small size having limited negative impacts on surrounding farm activities.

| Compatibility with nearby ag and forest activities | Positive | Mixed | Negative |
|--|----------|-------|----------|
| Game Farm (10-acre in area) | ✓ | | |
| Game Farm (out area) | | ✓ | |

Conclusion:

Besides Protected and Committed land and fully developed tax lots, there are 21 **developable acres** in the Game Farm subarea that, on balance, would be unsuitable for urban reserves, as shown on the marked-up map and described above.

Total developable land potentially suitable for urban reserves designation: **10 acres**

Total residential capacity: **68 dwelling units**

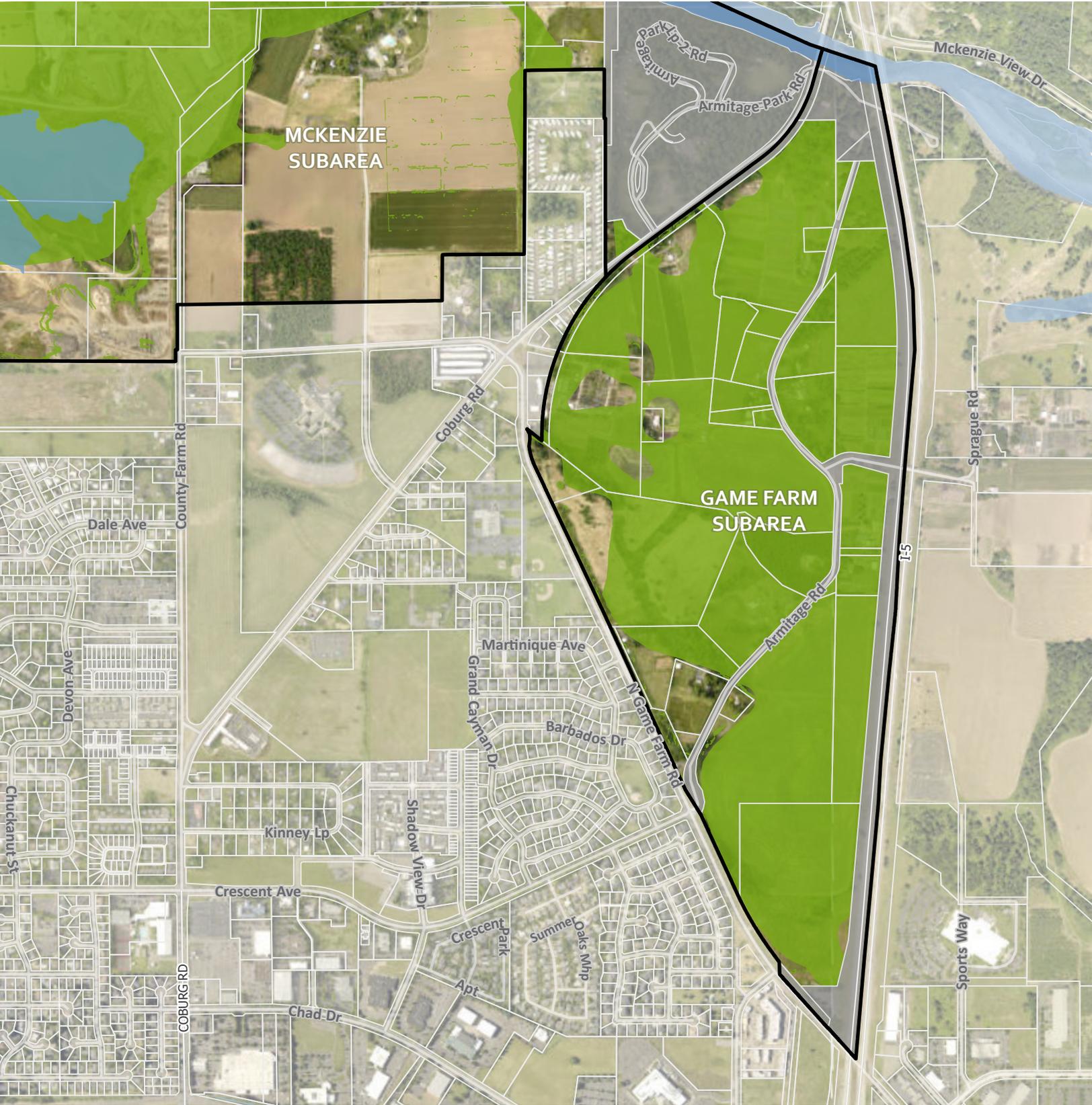
| Priority Classification | Total Acres | Buildable Acres | Residential Capacity (Dwelling Units) |
|--------------------------------|-------------|-----------------|---------------------------------------|
| Other Lands | 12 | 1 | 3 |
| Priority 3: Agricultural Lands | 352 | 30 | 233 |
| Grand Total | 364 | 31 | 236 |

| Buildable v Not Buildable Land | Acres | Percent of total |
|--------------------------------|------------|------------------|
| Buildable | 31 | 9% |
| Committed/Protected | 324 | 89% |
| Existing Development* | 9 | 2% |
| Total | 364 | 100% |

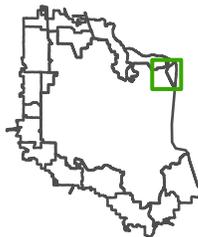
| Development Potential | Buildable Acres | Residential Capacity (Dwelling Units) |
|--------------------------|-----------------|---------------------------------------|
| Partially Vacant | 21 | 167 |
| Undeveloped | 11 | 69 |
| Developable Total | 31 | 236 |

| Predominant Slope Class | Total Acres | Percent acres of total | Buildable Acres | Residential Capacity (Dwelling Units) |
|-------------------------|-------------|------------------------|-----------------|---------------------------------------|
| 0 - 5% | 356 | 98% | 28 | 225 |
| 5 - 10% | 6 | 2% | 3 | 11 |
| 30% plus | 1 | 0% | 0 | 0 |
| Grand Total | 364 | 100% | 31 | 236 |

*Land may fit under more than one classification. 'Existing Development' does not include development on Protected or Committed land.



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



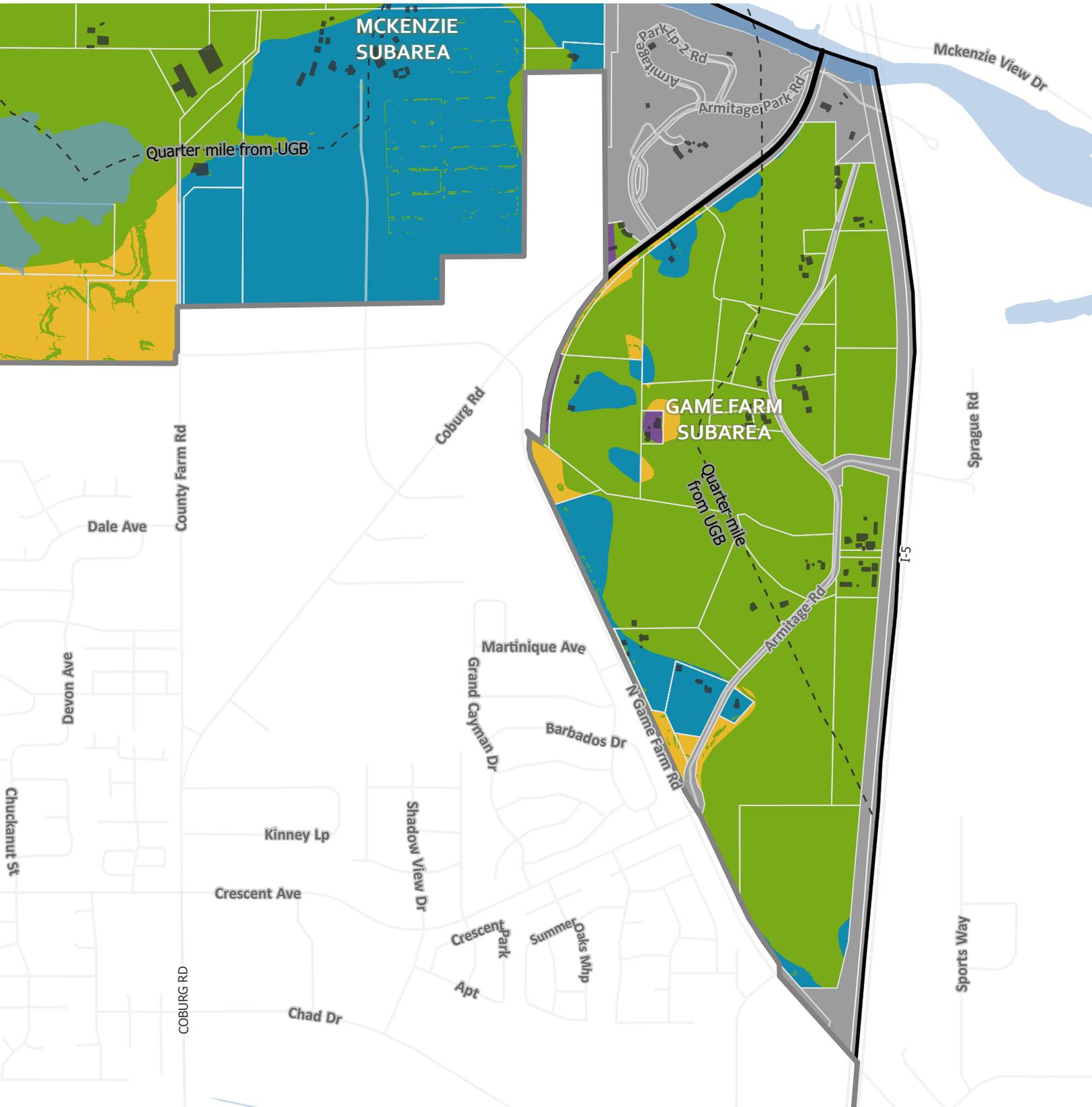
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0.1 Miles

Map created July 2019 by City of Eugene Planning Division.

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

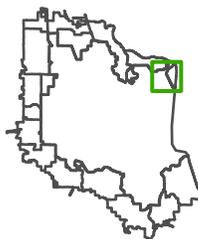




-  Buildings
-  Eugene UGB
-  Quarter Mile from Eugene UGB

Development Potential

-  Committed
-  Protected
-  Developed
-  Partially Vacant
-  Undeveloped



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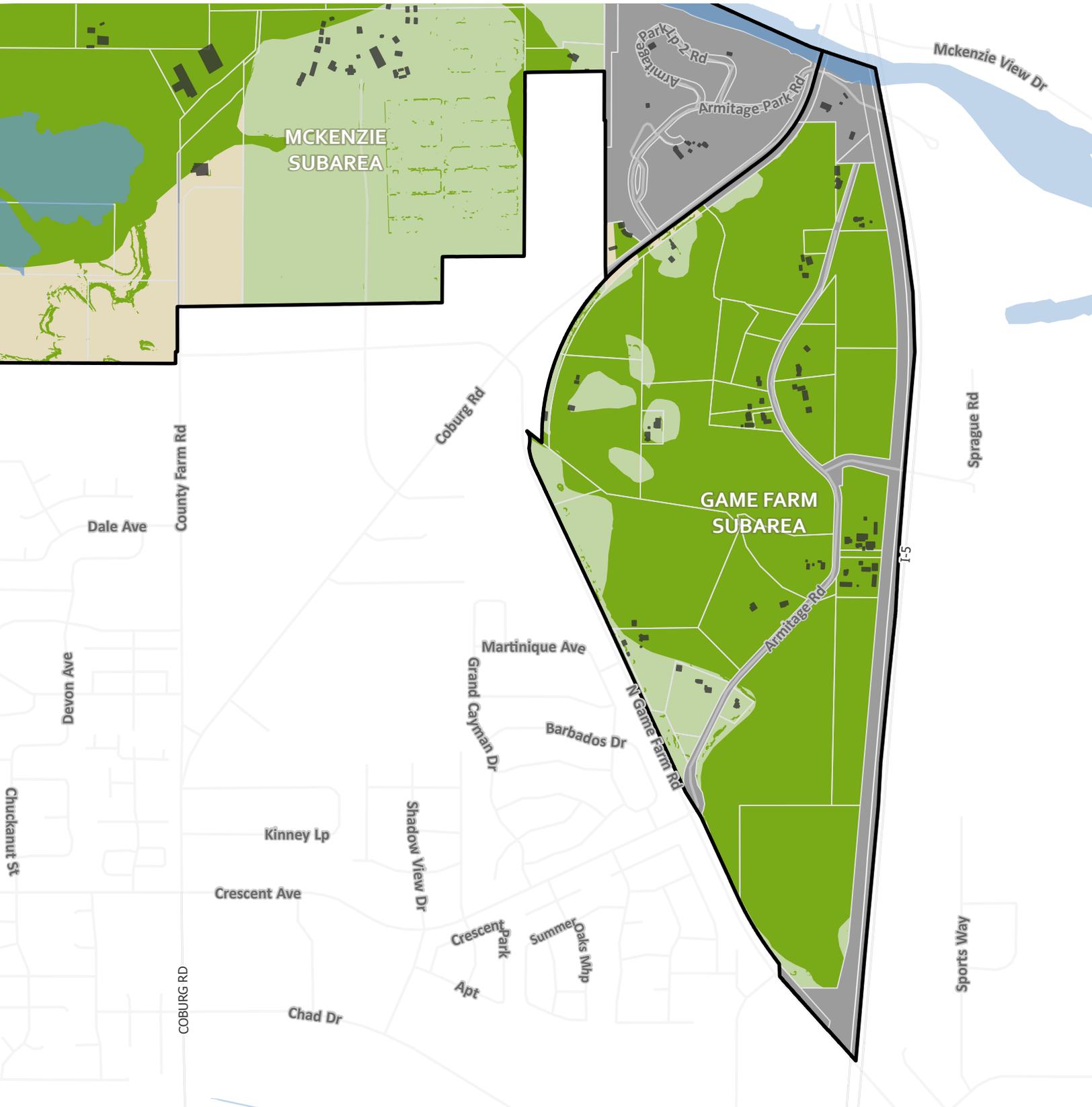
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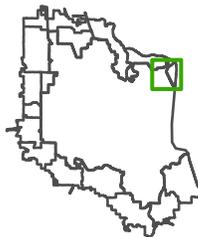




-  Buildings
-  Committed Lands
-  Protected Lands

Priority Land Classification

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



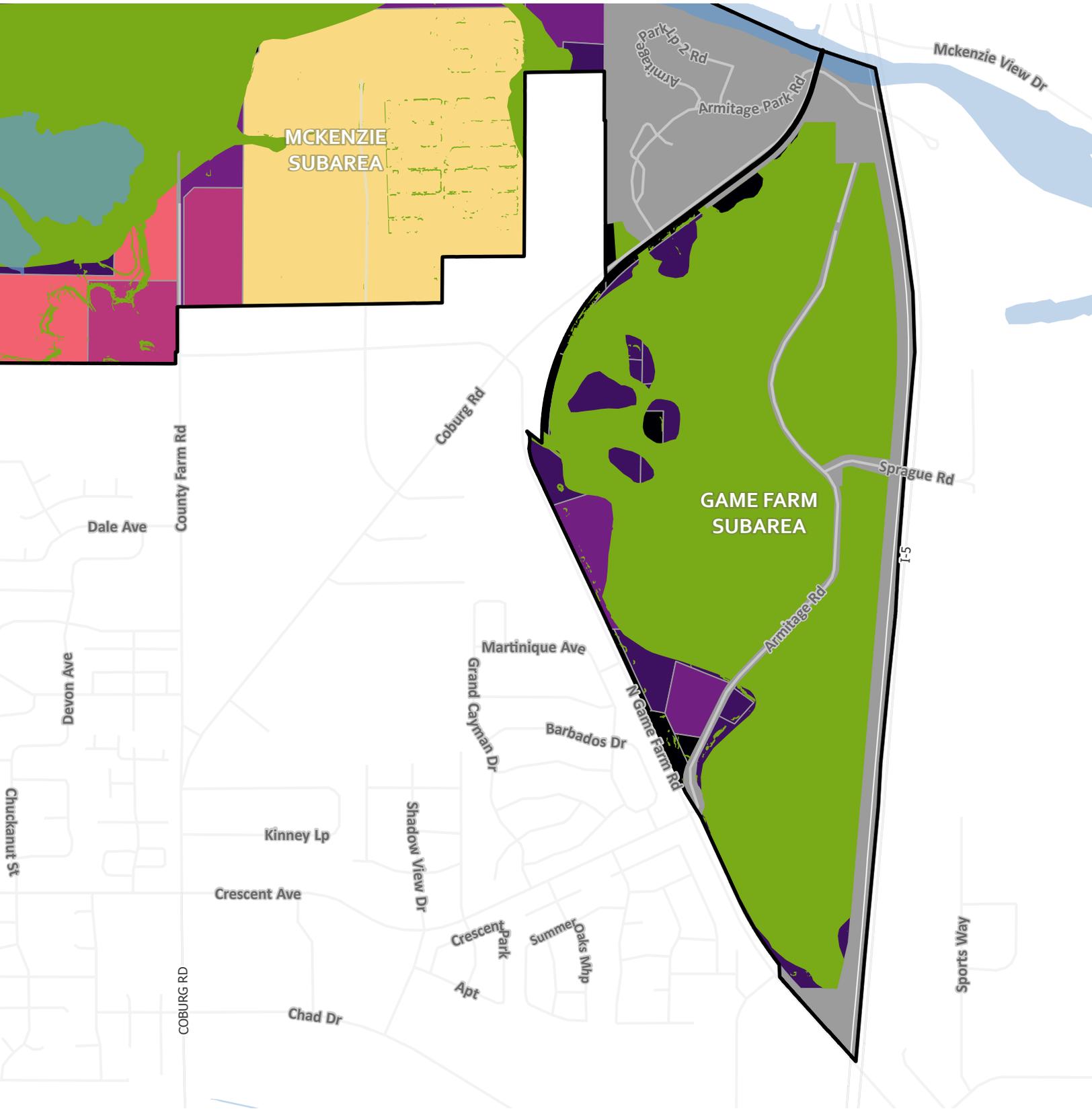
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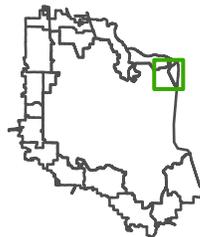




Committed Lands
Protected Lands

Residential Capacity (dwelling units)

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



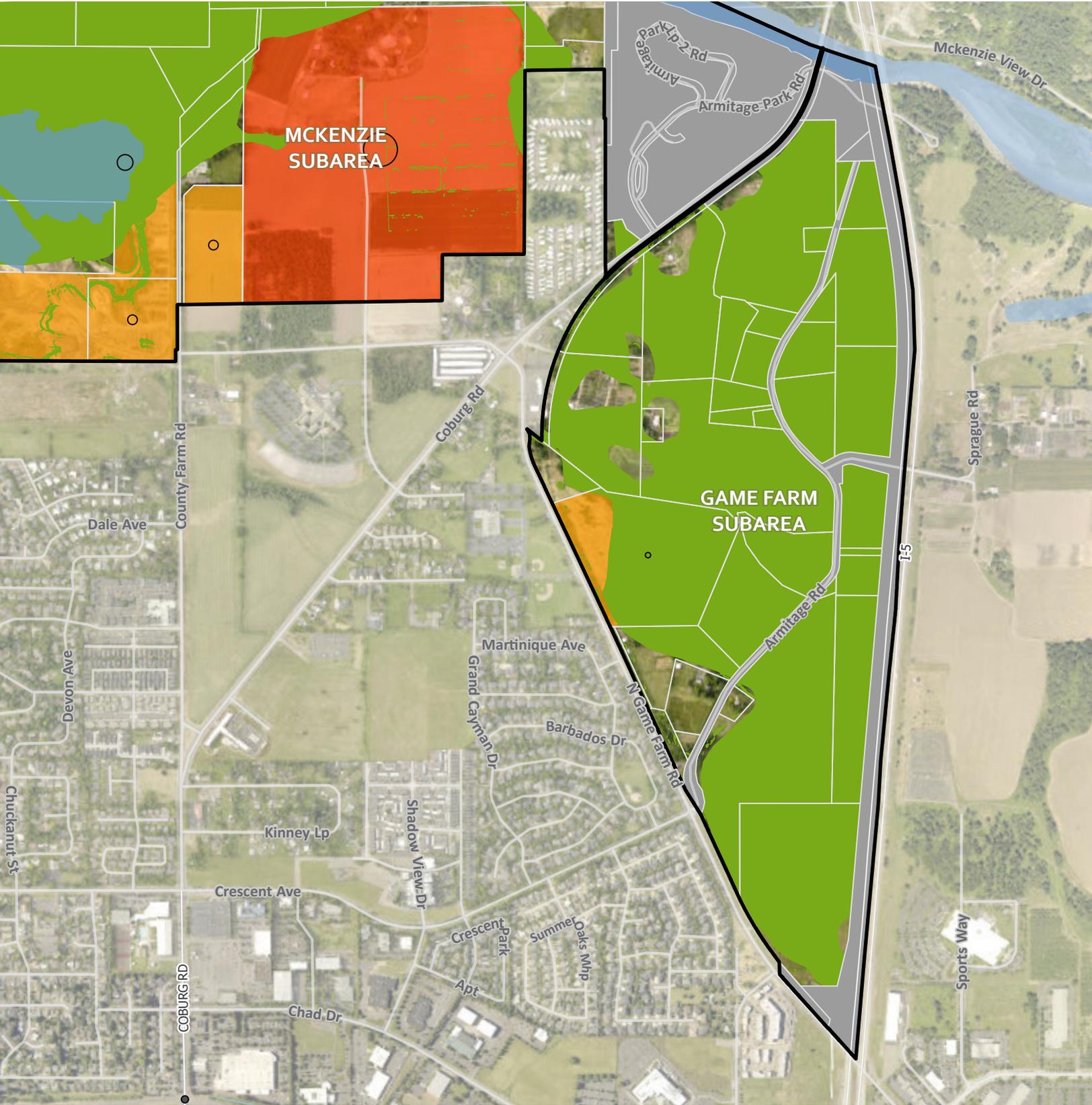
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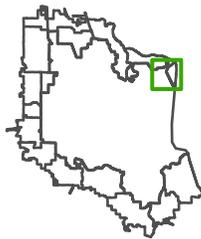
0.1 Miles





- 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



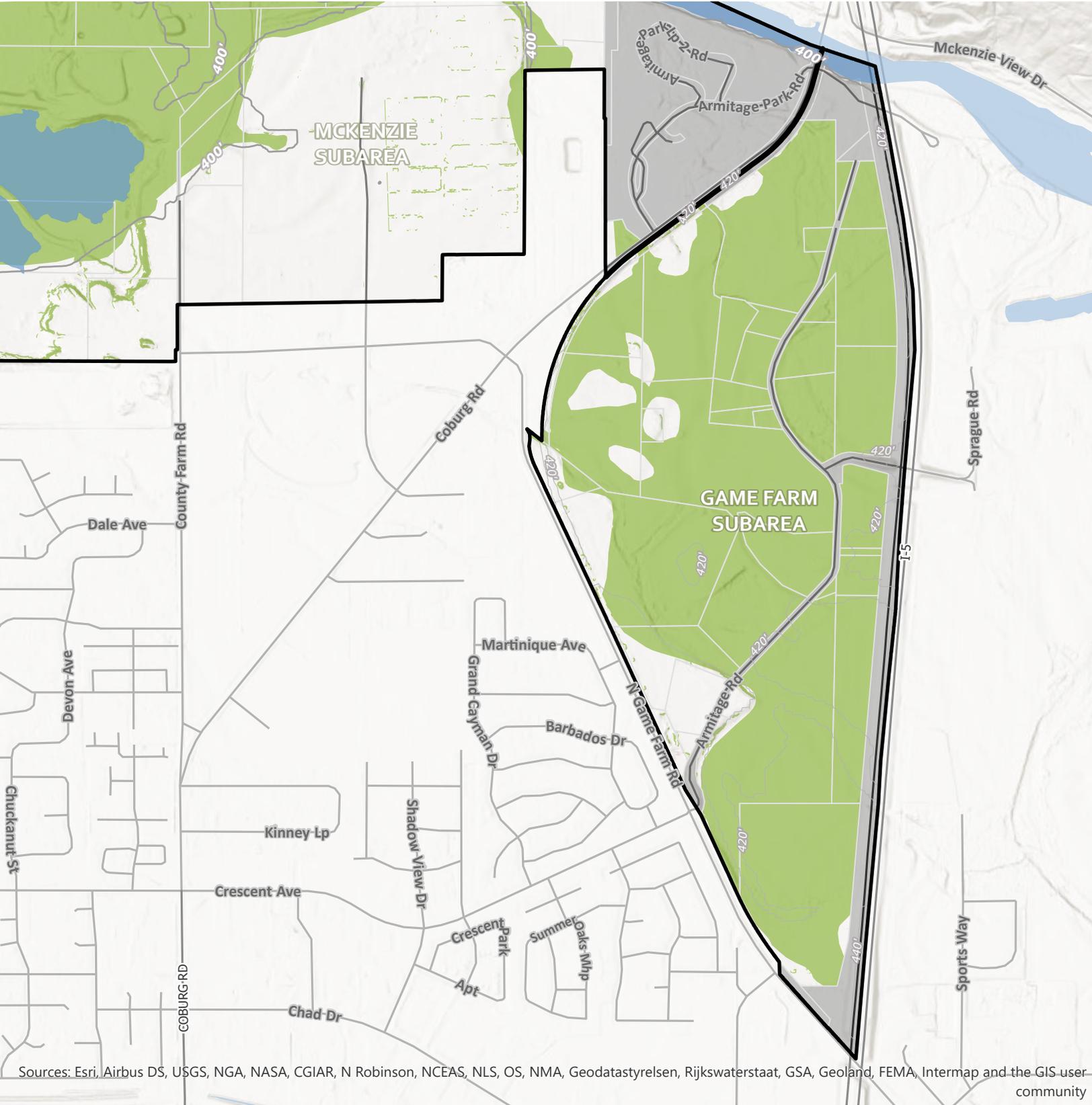
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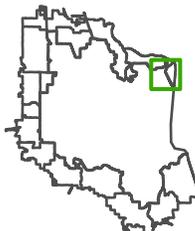
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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

-  Committed Lands
-  Protected Lands



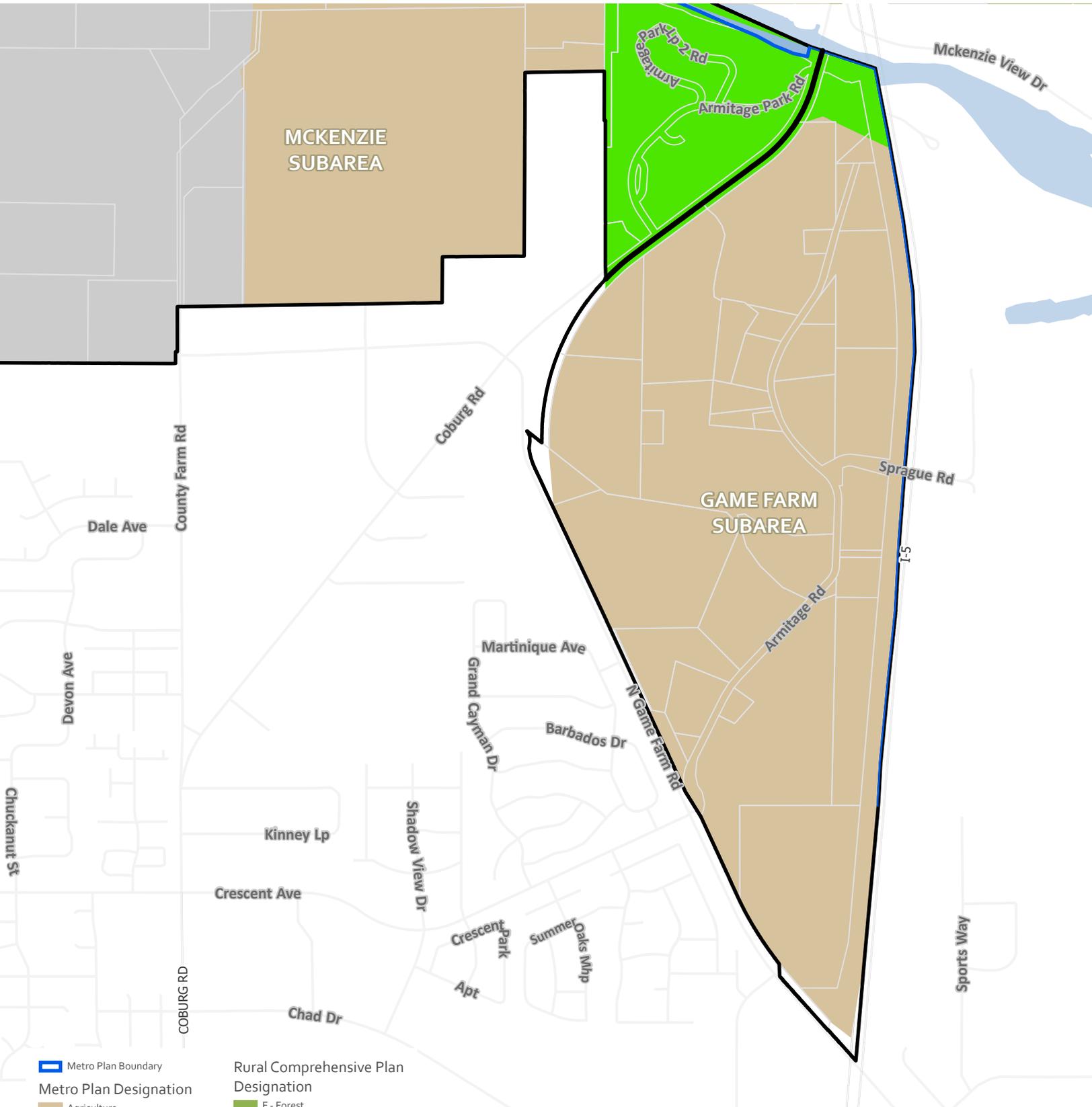
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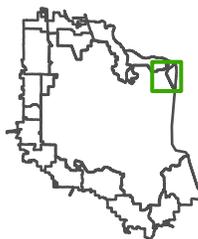
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- Metro Plan Boundary**
- Metro Plan Designation**
- Agriculture
 - Airport Reserve
 - Forest Land
 - Government & Education
 - Natural Resource
 - Parks and Open Space
 - Rural Residential
 - Sand and Gravel
 - Rural Commercial
 - Rural Industrial

- Rural Comprehensive Plan Designation**
- F - Forest
 - A - Agricultural
 - ML - Marginal
 - C - Commercial
 - I - Industrial
 - R - Residential
 - NRES - Non Resource
 - P - Parks
 - AIR - Airport
 - NR:M - Natural Resource : Mineral
 - PF - Public Facility



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