

Suitability Analysis

There is no ‘perfect’ area for Eugene to grow into. All areas have trade-offs. The purpose of the suitability analysis is to consider and balance a list of state-directed factors, then dismiss land that would be unsuitable for urban reserves.

After completing the technical analysis, we developed suitability criteria to further evaluate our study area. These suitability criteria were based on the state-directed outline of analysis and reflect the City’s Triple Bottom Line Framework. We subdivided the study area into **18 subareas** and structured the analysis to explicitly address the suitability criteria.

What type of land are we looking for?

Ideally, Urban Reserves will be designated in areas that could efficiently develop as **complete neighborhoods**—places that could include different housing types, stores and commercial areas, schools, and parks, all within close proximity to each other. This is also called a 20-minute neighborhood.

Process

Each subarea was analyzed based on the criteria below. For each subarea, there is a written analysis and a recommendation on which areas within it are suitable for urban reserves. The analysis went through multiple rounds of review by City and County staff, the Envision Eugene Technical Advisory Committee, and service providers, and is available on the project web page.

The suitability analysis evaluates all the developable land in each subarea by considering it in terms of the following four factors (dictated by state rules), then dismisses land that, on balance, would be unsuitable for Urban Reserves based on this evaluation:

1. Efficient accommodation of identified land needs

- *Will this area be able to efficiently meet our future land need? Is there topography, steep slopes or other characteristics that would make efficient urbanization difficult?*

2. Orderly and economic provision of public facilities and services

- *Can city services, such as utilities and fire protection, be efficiently extended to this area?*

3. Comparative economic, energy, social, and environmental impacts

- *How would urbanization impact natural resources like open space, wildlife habitat, and wetlands? Would urbanization increase the risk of landslides, wildfire, or flooding?*
- *How much economic activity would urbanization of this area bring?*
- *To what extent would urbanization generate energy or climate burdens?*
- *How would current residents be impacted?*
- *How might urbanization in this area impact the most vulnerable and underserved groups?*

4. Compatibility with nearby agricultural and forest activities outside the UGB

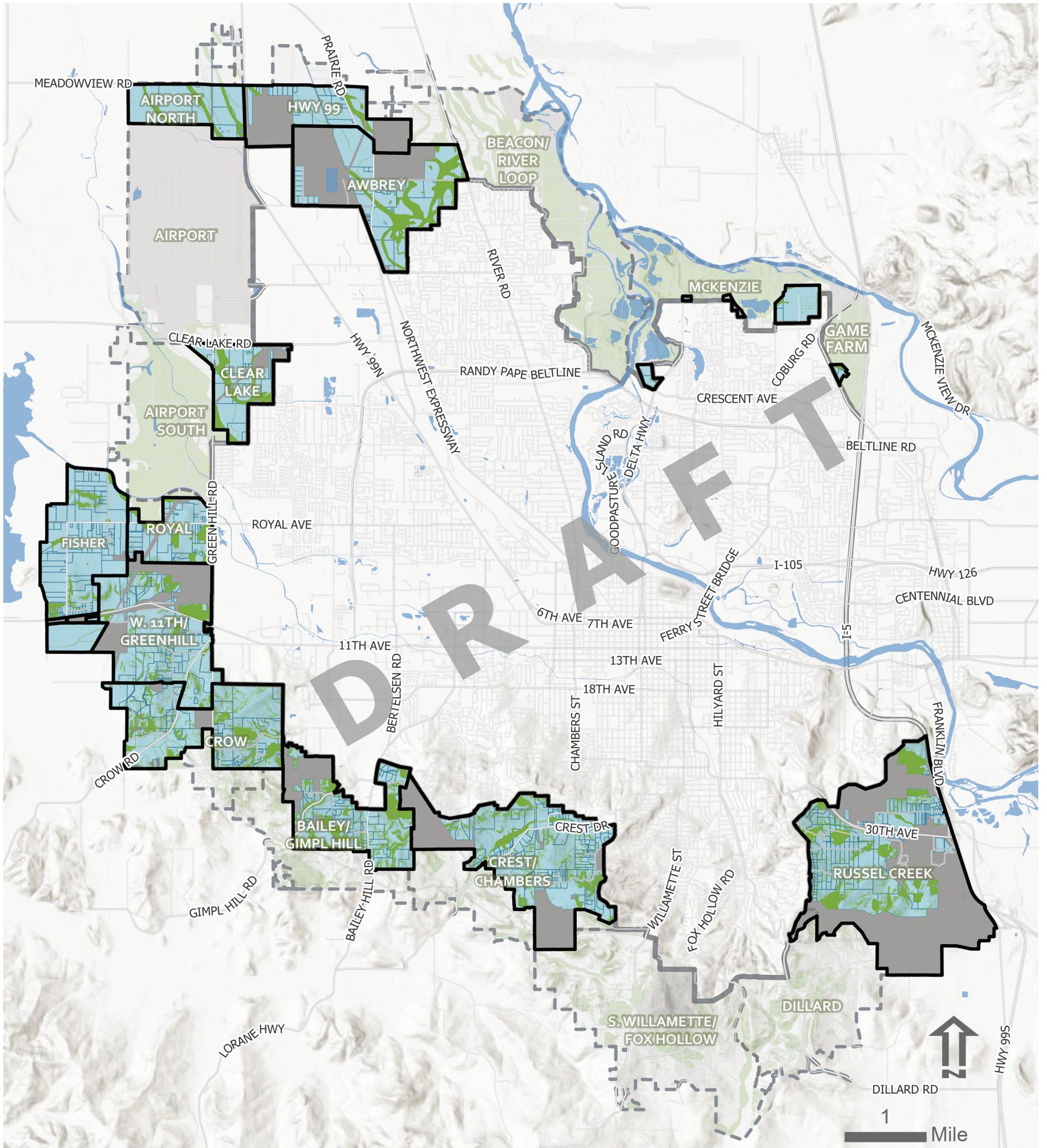
- *Would urbanization be compatible with surrounding forest and agricultural uses?*

Results

The Urban Reserves Draft Suitability Map shows the draft results of our suitability analysis. This is an iterative process and our results may change as we refine the analysis. Of the almost 11,000 acres of developable land that were studied, **over 6,000 acres** are considered suitable for Urban Reserves – this is a little more than we would need for a 30-year Urban Reserve.

Land that is ‘suitable’ moves forward for further consideration; it will not necessarily become Urban Reserves. Since the amount of suitable land in the study area is slightly more than the amount of land needed for a **30-year Urban Reserve** option, additional land will be removed from consideration in the next phase of analysis.

Urban Reserves Suitability Analysis Results



- 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.

Map created November 2019 by City of Eugene Planning Division.

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

