

Urban Reserves Planning

Joint Elected Officials Work Session

September 21, 2020



www.eugene-or.gov/urbanreserves



Why we're here:

1. Tonight—Work session on Urban Reserve Options
2. October—Council & Board of Commissioners direction on Urban Reserve area
3. Following direction, formal adoption process begins



What are Urban Reserves?

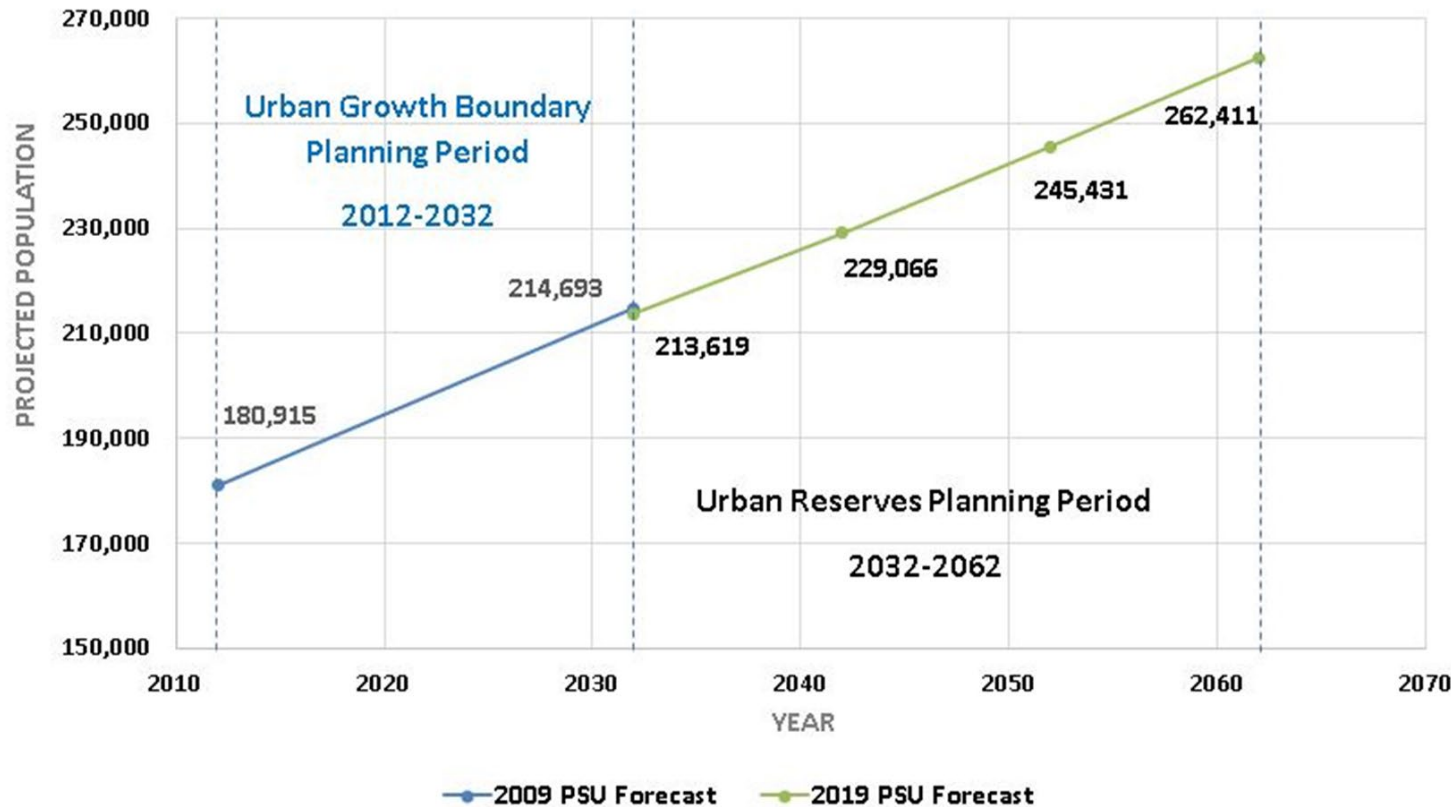


- Joint project—City and County
- Planning for the next two generations—as far out as 2062
- Areas for Eugene to grow into if/when needed
- Enough land for housing, jobs, parks, schools and utilities/services
- Remain rural unless brought into Eugene's urban growth boundary through a formal process

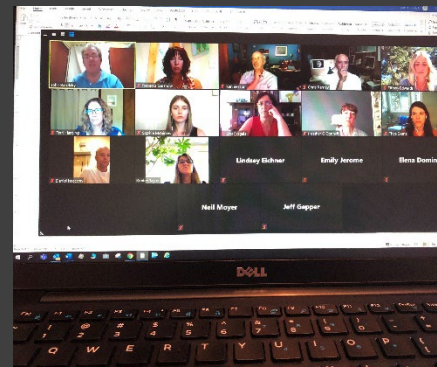


Why now?

EUGENE'S PROJECTED POPULATION



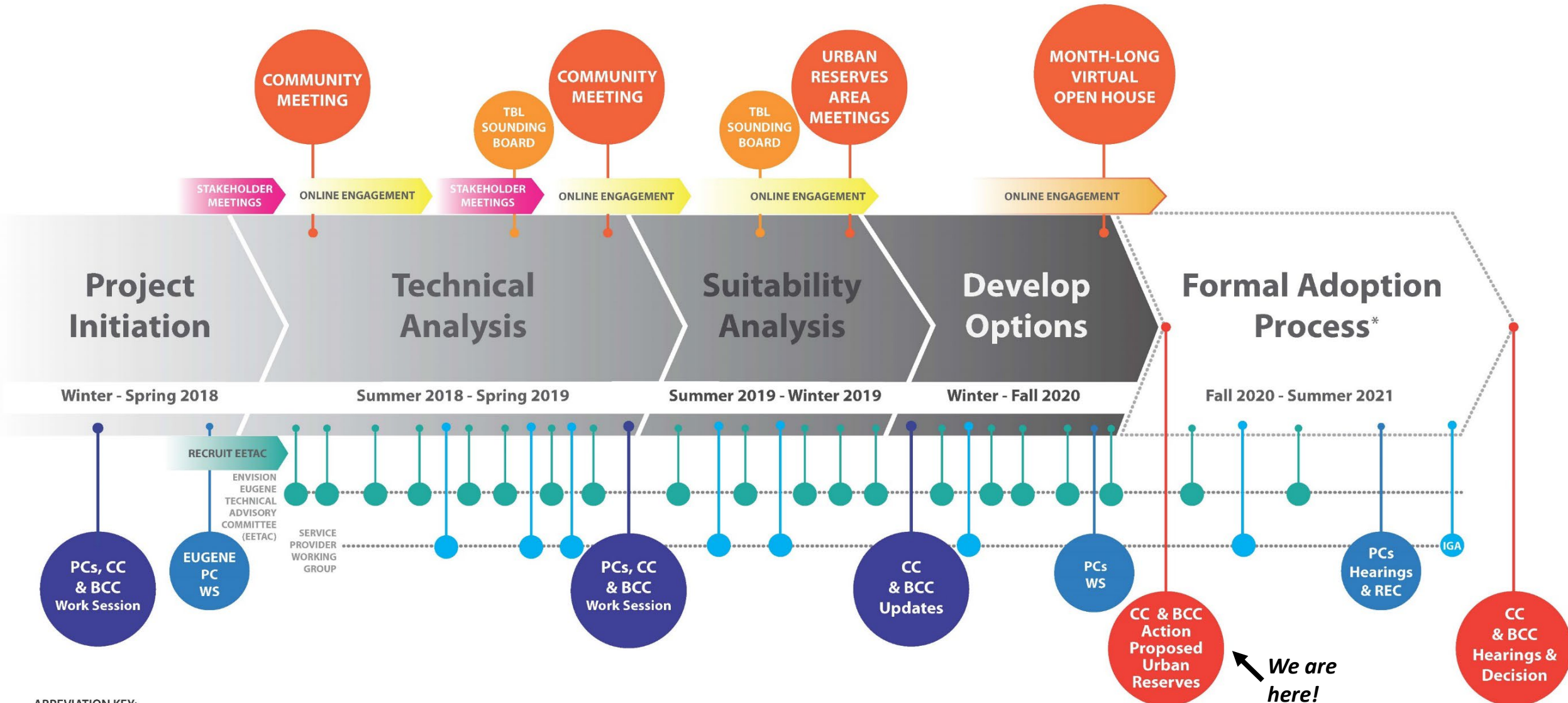
- Housing supply and affordability
- Direction from City Council supported by County Board of Commissioners
- Coordinating with Growth Monitoring Program and work inside UGB



Collaborative Effort

- Study area (county) residents
- Community stakeholders
- Lane County
- Nearby Cities
- Utility and Service Providers
- TBL Sounding Board volunteers
- Technical Advisory Committee (EETAC)

URBAN RESERVES OUTREACH PROCESS



ABBREVIATION KEY:

- TBL = Triple Bottom Line
- PCs = Lane County and City of Eugene Planning Commissions
- CC = City of Eugene City Council

- BCC = Lane County Board of Commissioners
- EETAC = Envision Eugene Technical Advisory Committee
- IGA = Intergovernmental Agreements

- WS = Work Session
- REC = Recommendation

* Outreach as needed, depending on direction.

July 2020 update

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graph LR; A[Project Initiation] --> B[Technical Analysis]; B --> C[Suitability Analysis]; C --> D[Develop Options]; D --> E[Formal Adoption Process];
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**Project
Initiation**

**Technical
Analysis**

**Suitability
Analysis**

**Develop
Options**

**Formal Adoption
Process**

- **Establish the urban reserve study area**
- **Identify land that is “developable” – land supply analysis**
- **Identify land need**

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graph LR; A[Project Initiation] --> B[Technical Analysis]; B --> C[Suitability Analysis]; C --> D[Develop Options]; D --> E[Formal Adoption Process];
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**Project
Initiation**

**Technical
Analysis**

**Suitability
Analysis**

**Develop
Options**

**Formal Adoption
Process**

- **Develop
Suitability
Criteria, per state
rules**
- **Split study area
into 18 subareas**
- **Evaluate and
remove land
unsuitable for
Urban Reserves**

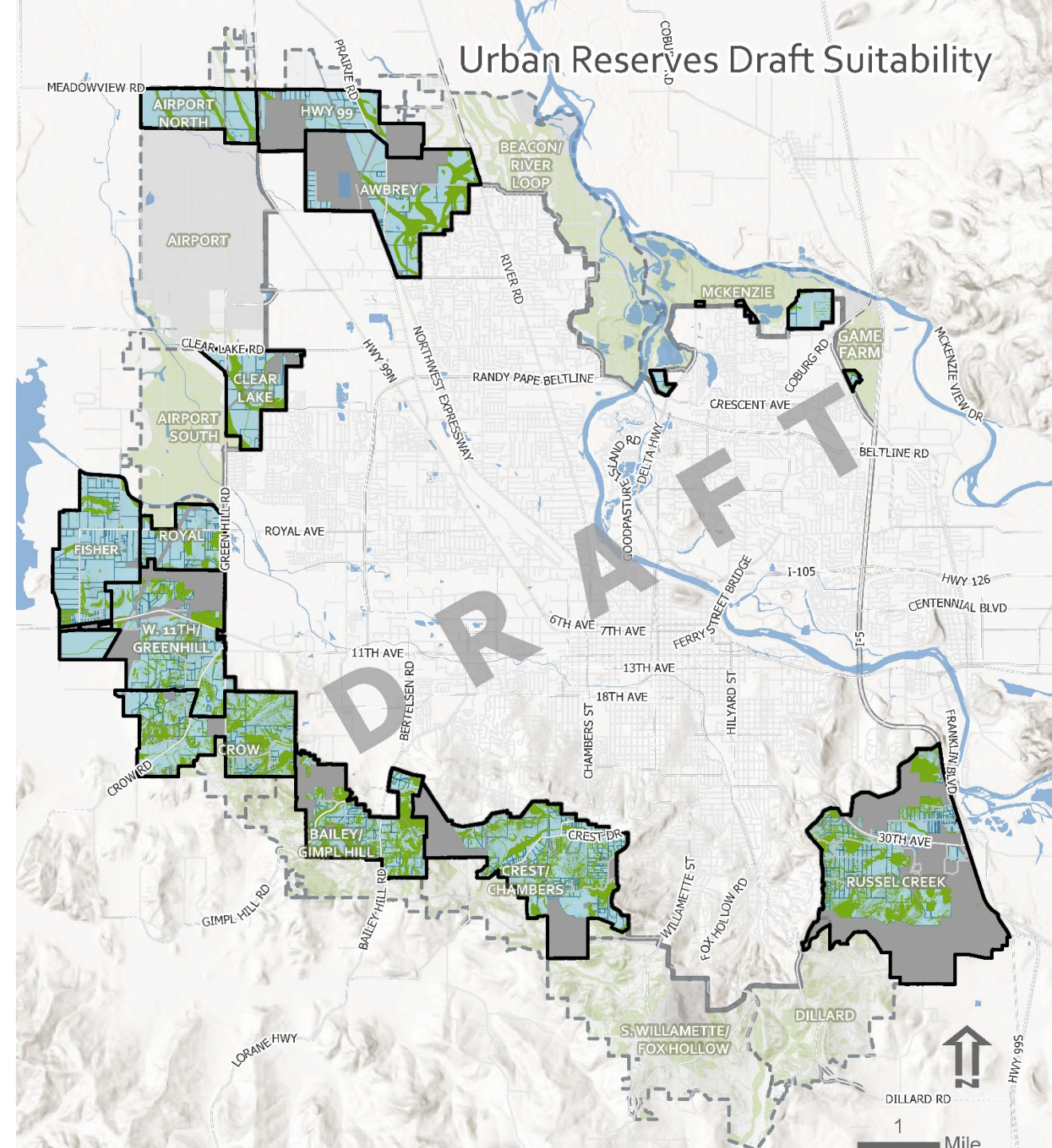
Suitability Analysis

- Analyzed 18 subareas
- Removed over half the developable land
- Not enough for 30-year Urban Reserve
- Added in Fisher Rd subarea

Results:

≈ 6,700 acres of suitable land

≈ 350 acres more than needed





January 2020 Study Area Open Houses

Meadowview School, Kennedy Middle School, Irving Grange
Over 125 participants



- **Select from suitable land--range of options based on state's priority system**
- **Start with 30-year option**
- **Eight options refined to four for public review**

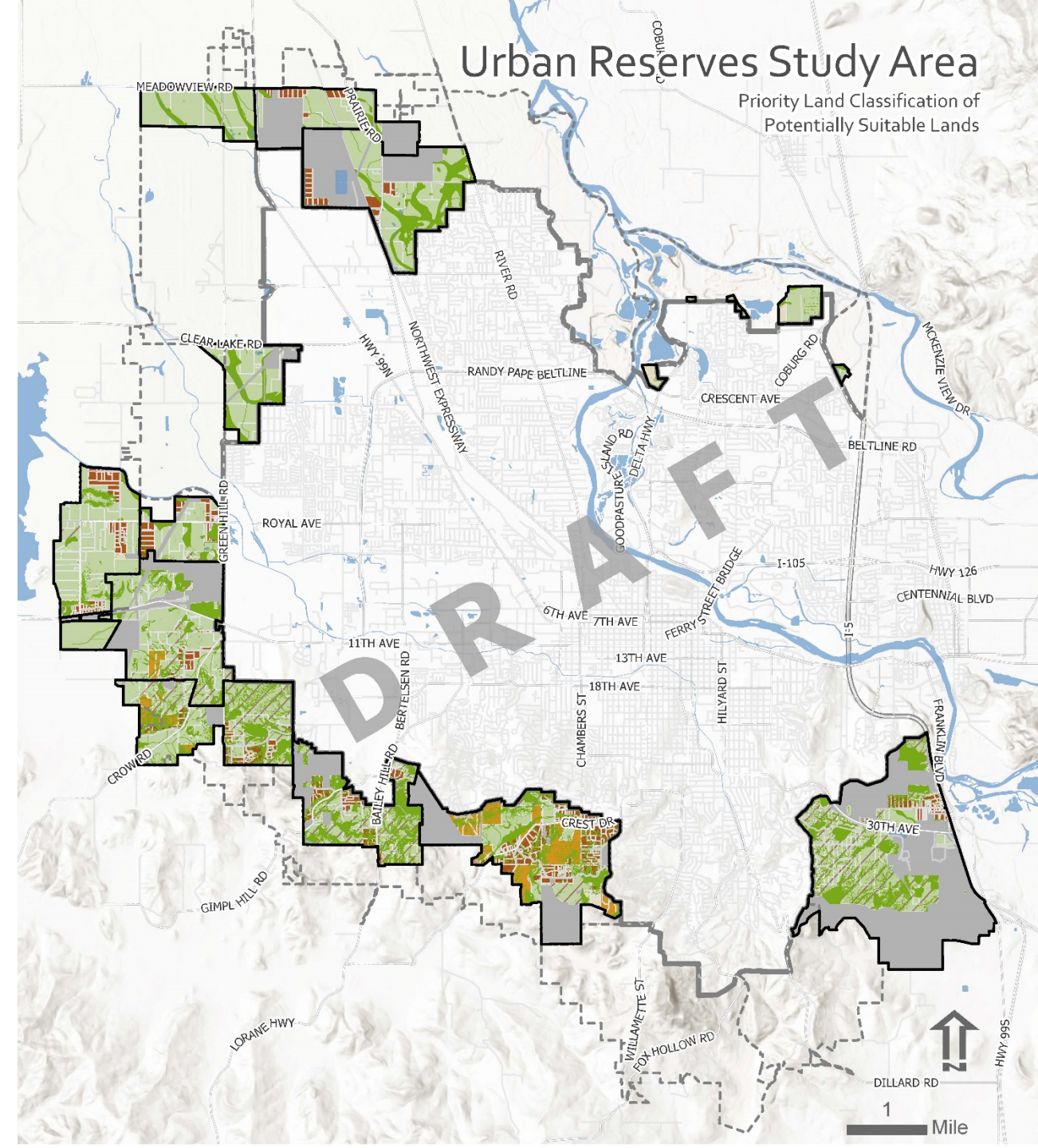
Develop Urban Reserve Options

Order in which we select suitable land for urban reserves:

First, rural residential, commercial or industrial land (i.e., **exception areas**)

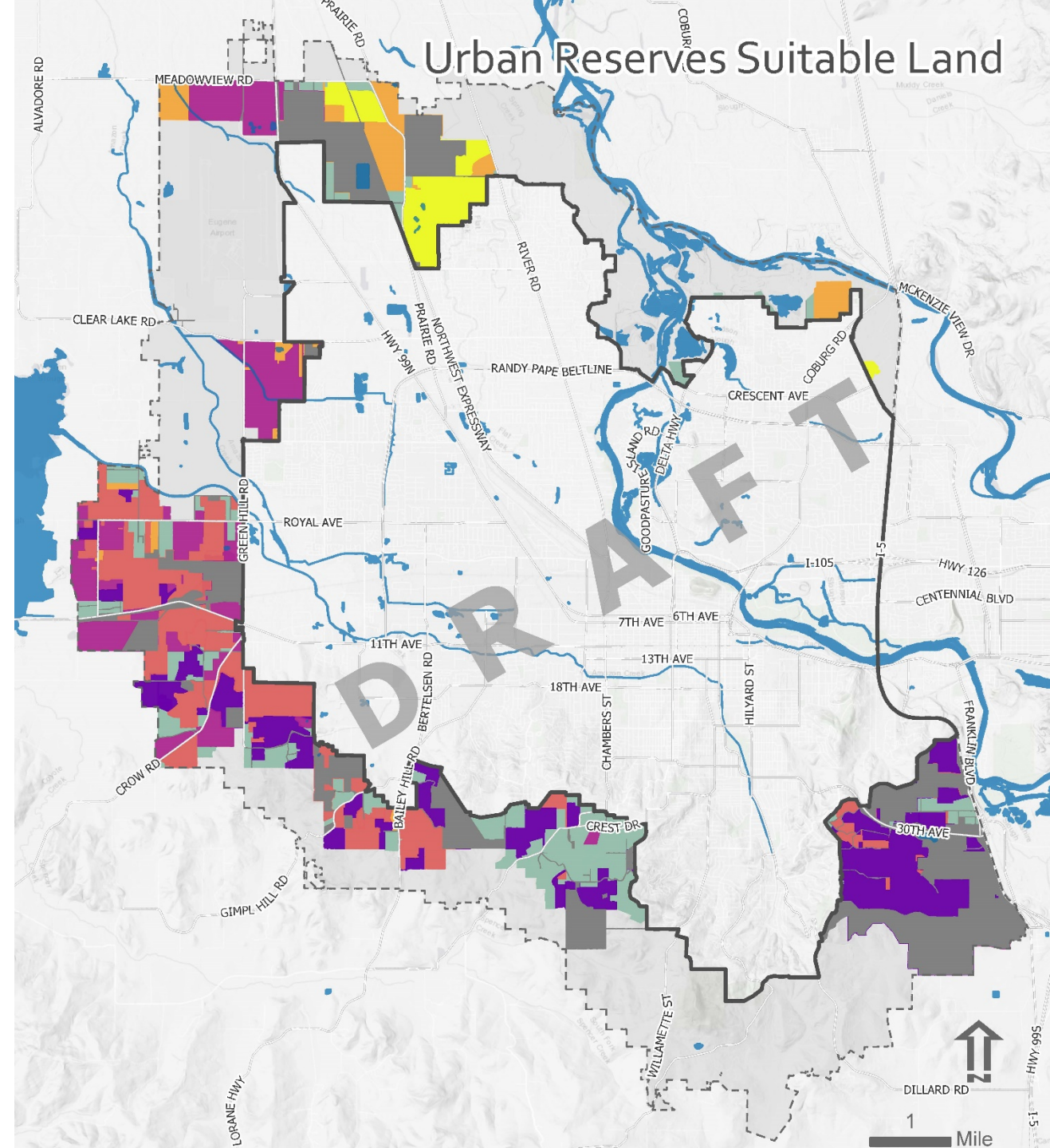
Second, land with marginal value for farming or forestry (i.e., **marginal lands**)

Third, farm and forest lands, with highest quality soils last

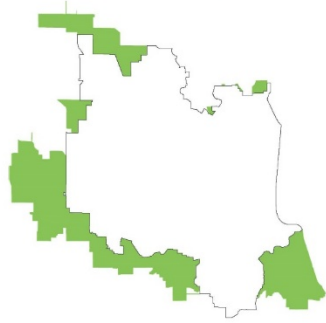
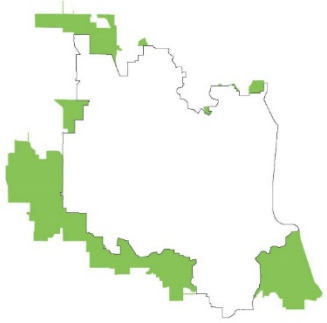
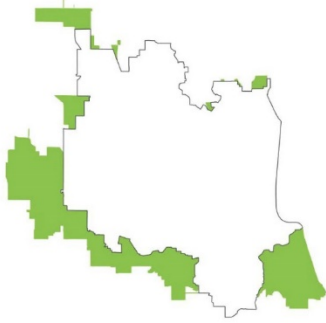
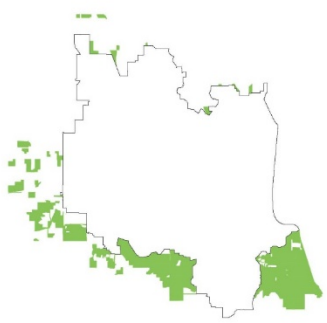


Selecting suitable farm and forest land

- Land classification system for farm and forest land
- Lower soil capability/less productive land selected first
- Developed range of Urban Reserve options



Option Comparison

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
				
How many years of growth will this option accommodate, beyond 2032?	30 years	29 years	27 years	10 years
How much developable land is included?	6,365 acres	6,220 acres	5,940 acres	2,670 acres
What type of developable land is included in this option?	Exception areas/non-resource land:	789	808	782
	Marginal land:	407	407	387
	Farm and Forest land:	5,063	4,899	4,646
	Other land:	106	106	106
Which farm and forest lands are included in this option? (Class 1 is highest value, Class 6 is lowest value)	Properties with predominant Class 1 to 6 land	Properties with predominant Class 2 to 6 land	Properties with predominant Class 2 to 6 land	Properties with predominant Class 6 land
Which farm and forest lands in the study area are excluded from this option?	Some farm and forest properties with predominant Class 1 and 2 land, constrained with flood plain, or difficult to serve	All farm and forest properties with predominant Class 1 land	All farm and forest properties with predominant Class 1 land and directly adjacent properties with predominant Class 2 land	All farm and forest properties with predominant Class 1-4 land
What is the average estimated residential capacity of this option, in number of dwelling units per developable acre?	5.1	5.02	4.85	3.65

30-Year Option

Option 1-Largest

Includes enough land to meet 30 years of growth beyond 2032; maximum size allowed by law

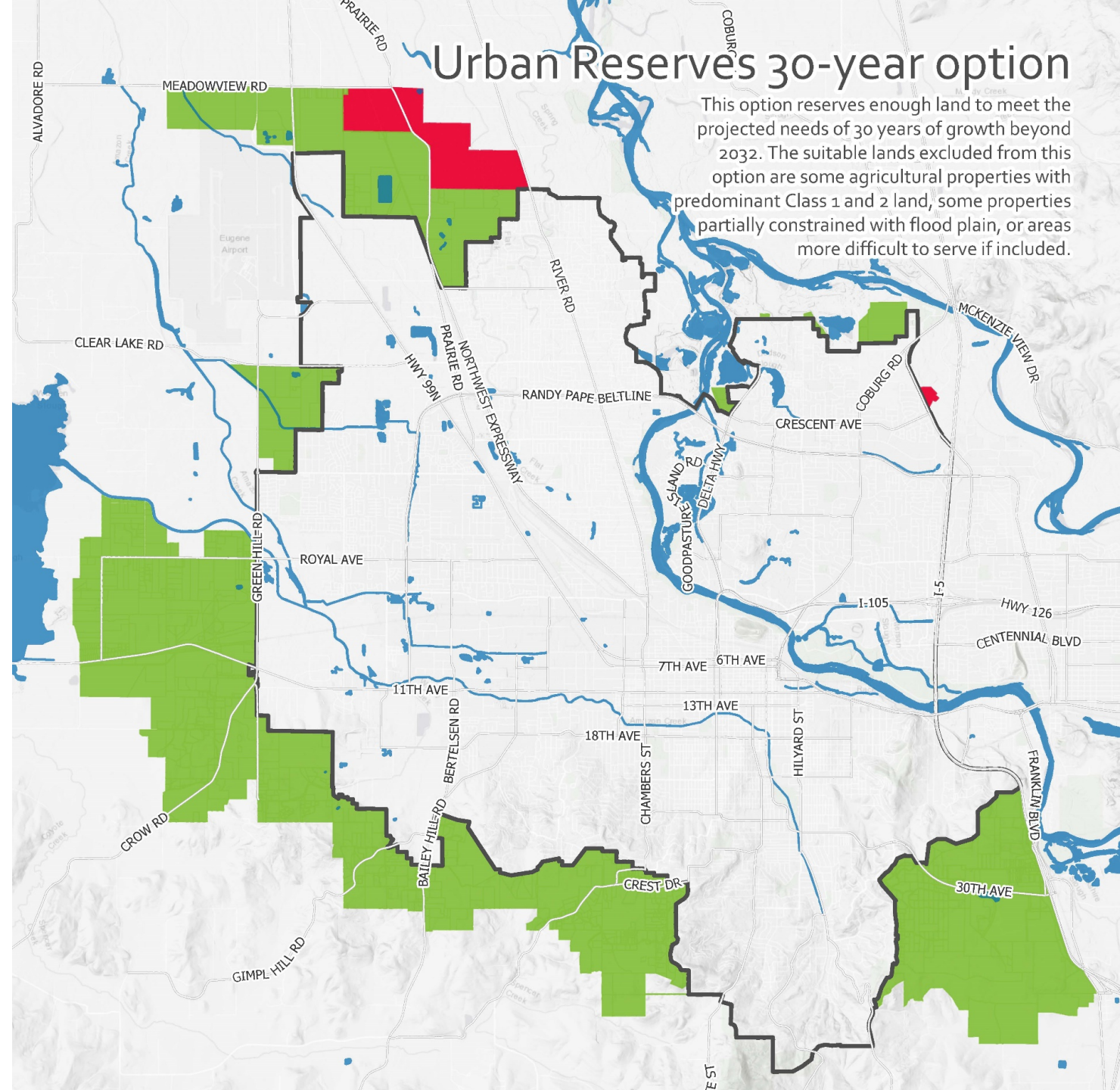
Excludes some Class 1 & 2 agricultural properties, flood hazard areas, and areas difficult to serve

Pros:

- Meets growth needs for longest time
- Highest av. residential capacity

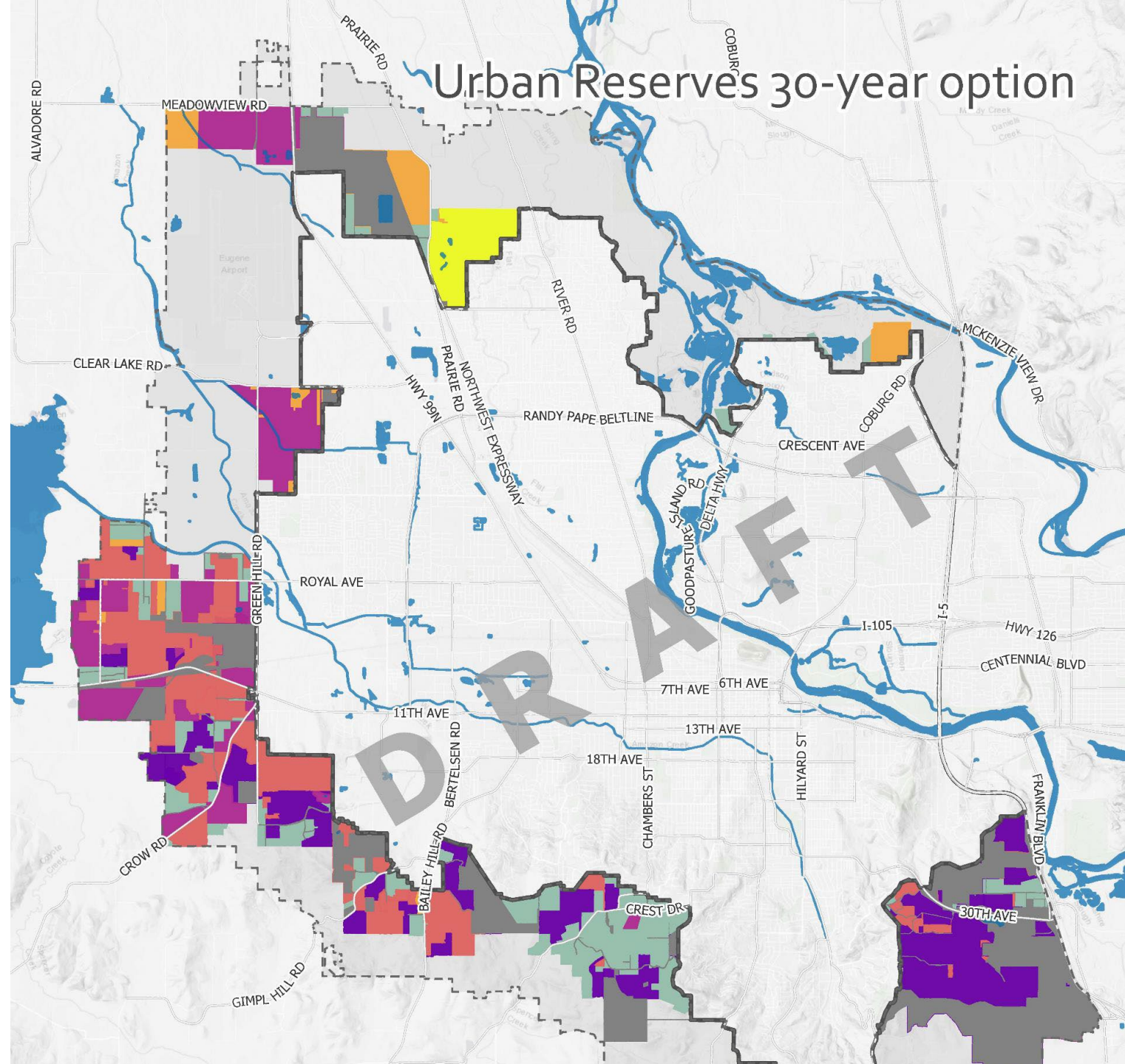
Cons:

- Most resource (farm and forest) land



30-Year Option (largest):

Farm and Forest Land Classification



29-Year Option

Option 2-preserves Class 1 land

Includes enough land to meet 29 years of growth beyond 2032

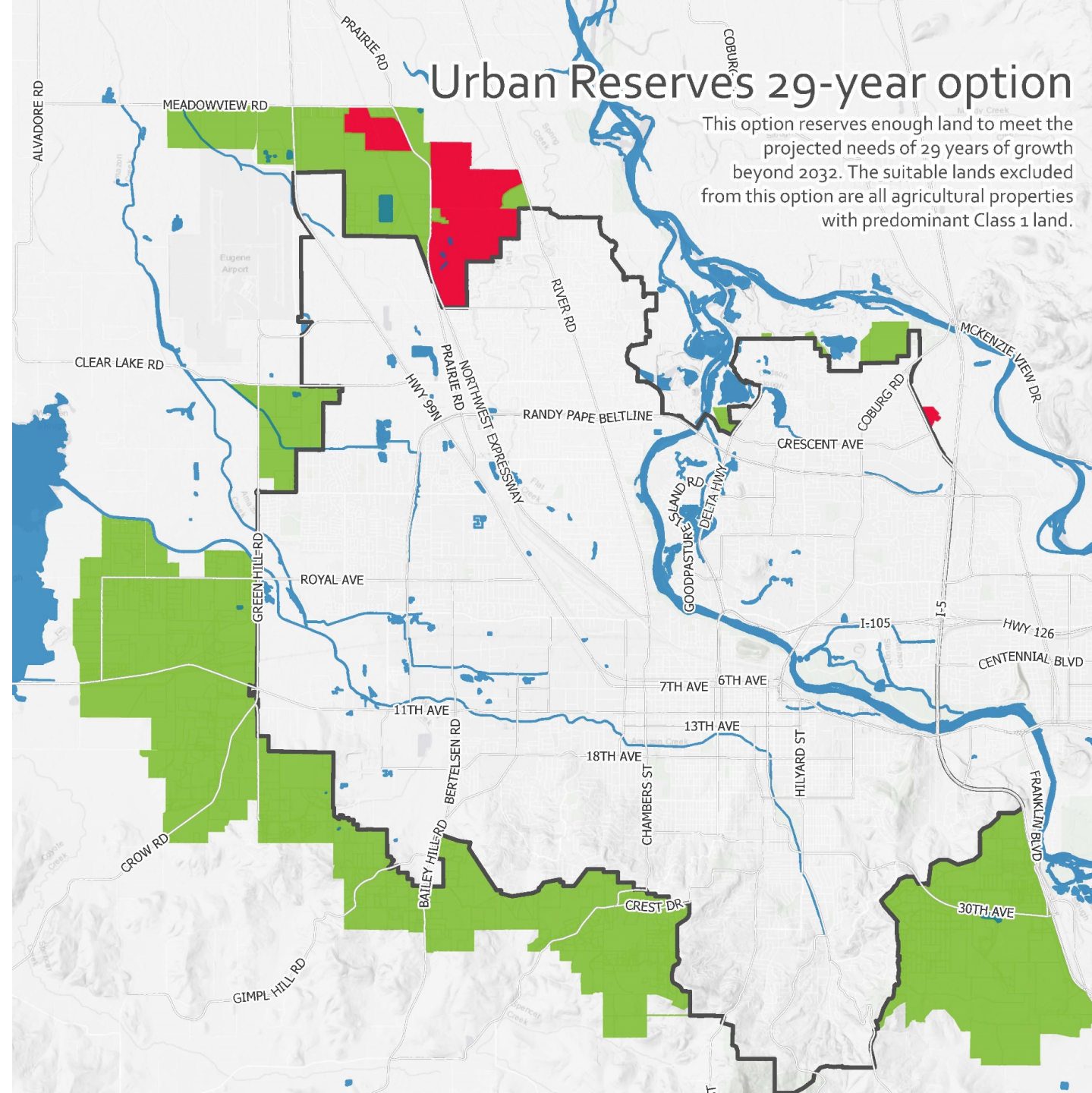
Excludes agricultural properties with predominant Class 1 (highest value) soils

Pros:

- Removes highest value farmland
- Second highest av. residential capacity

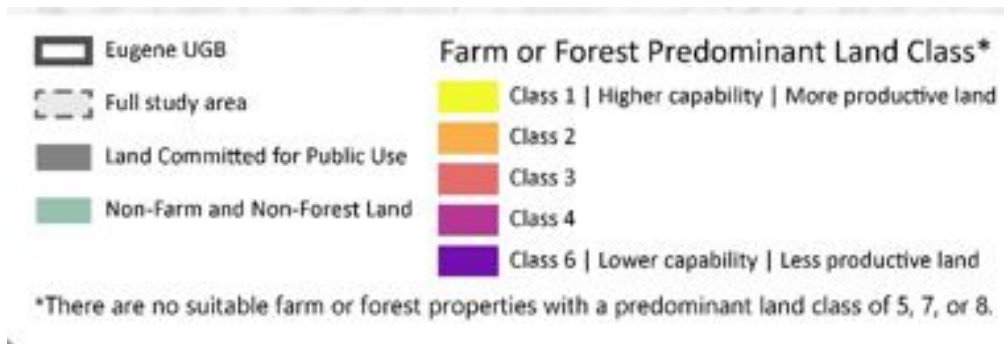
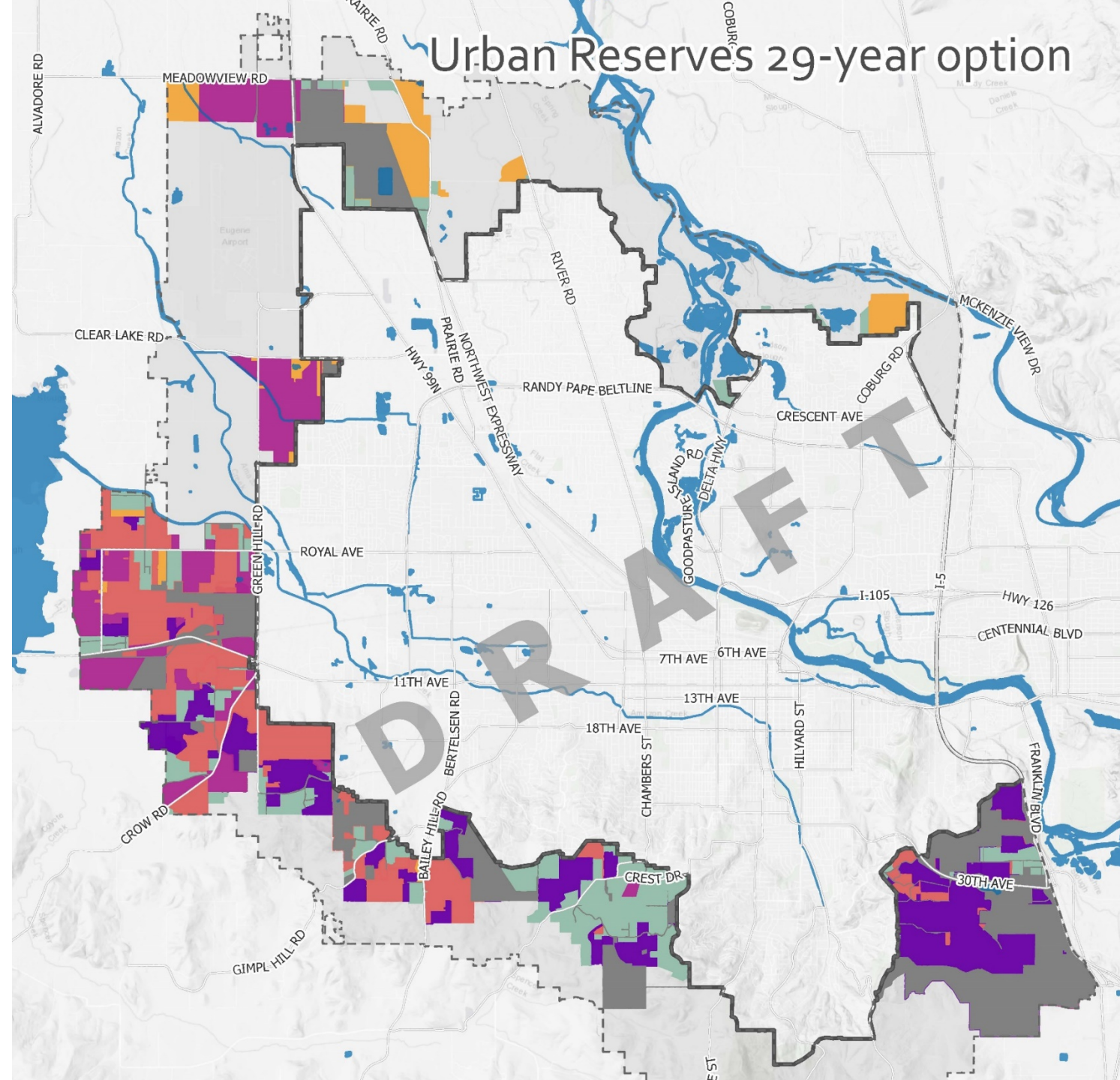
Cons:

- Includes second most resource land
- Removes easy to serve land from consideration
- Inefficient development pattern for future serviceability



29-Year Option (No Class 1 Land):

Farm and Forest Land Classification



27-Year Option

Option 3-preserves Class 1 and adjacent Class 2 land

Includes enough land to meet 27 years of growth beyond 2032

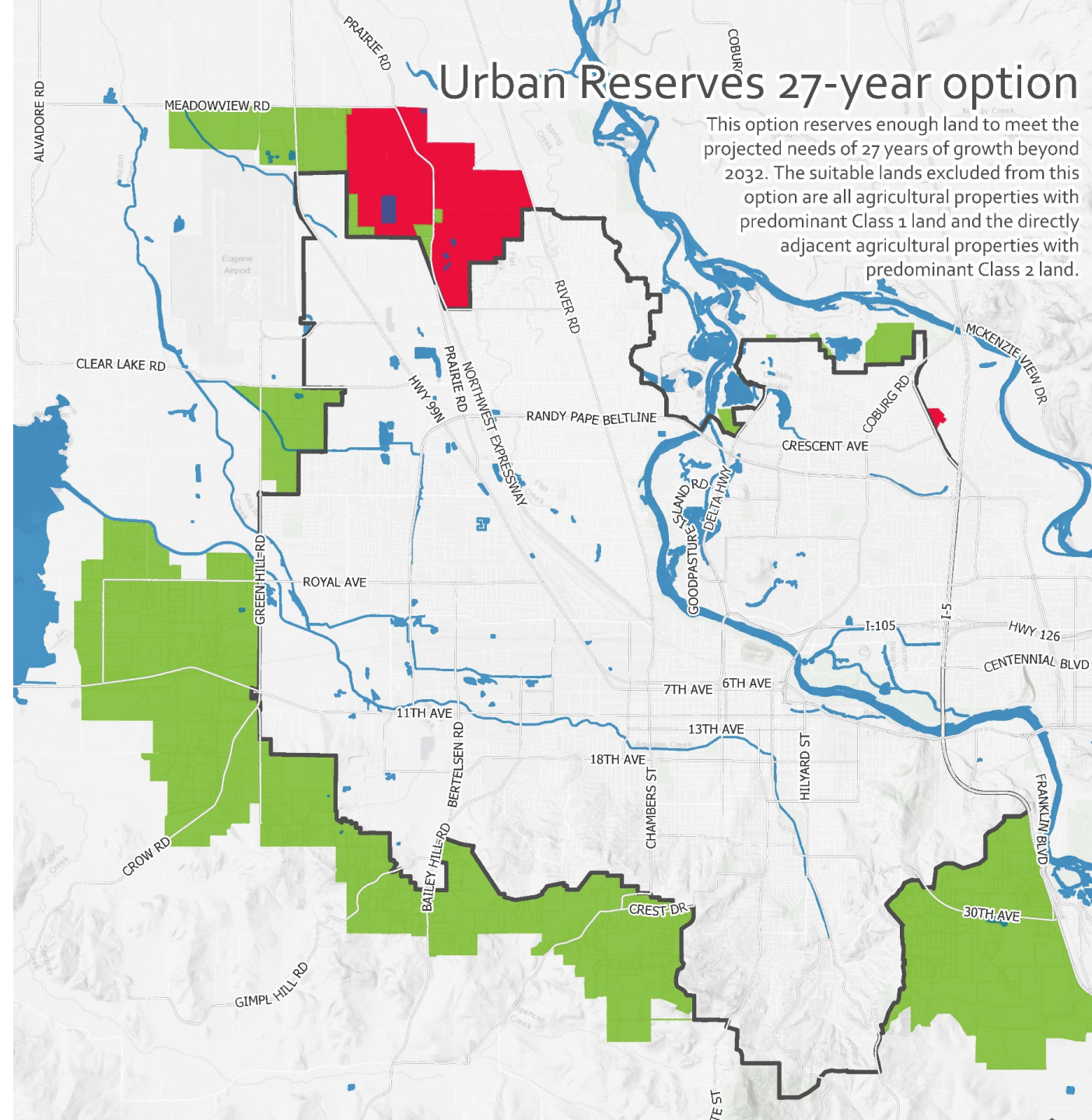
Excludes agricultural properties with Class 1 land and adjacent Class 2 land

Pros:

- Protects more Class 2 ag land than previous options
- Has a more logical future development pattern than the 29-year option

Cons:

- Removes additional land in areas relatively easy to serve
- Average residential capacity drops further

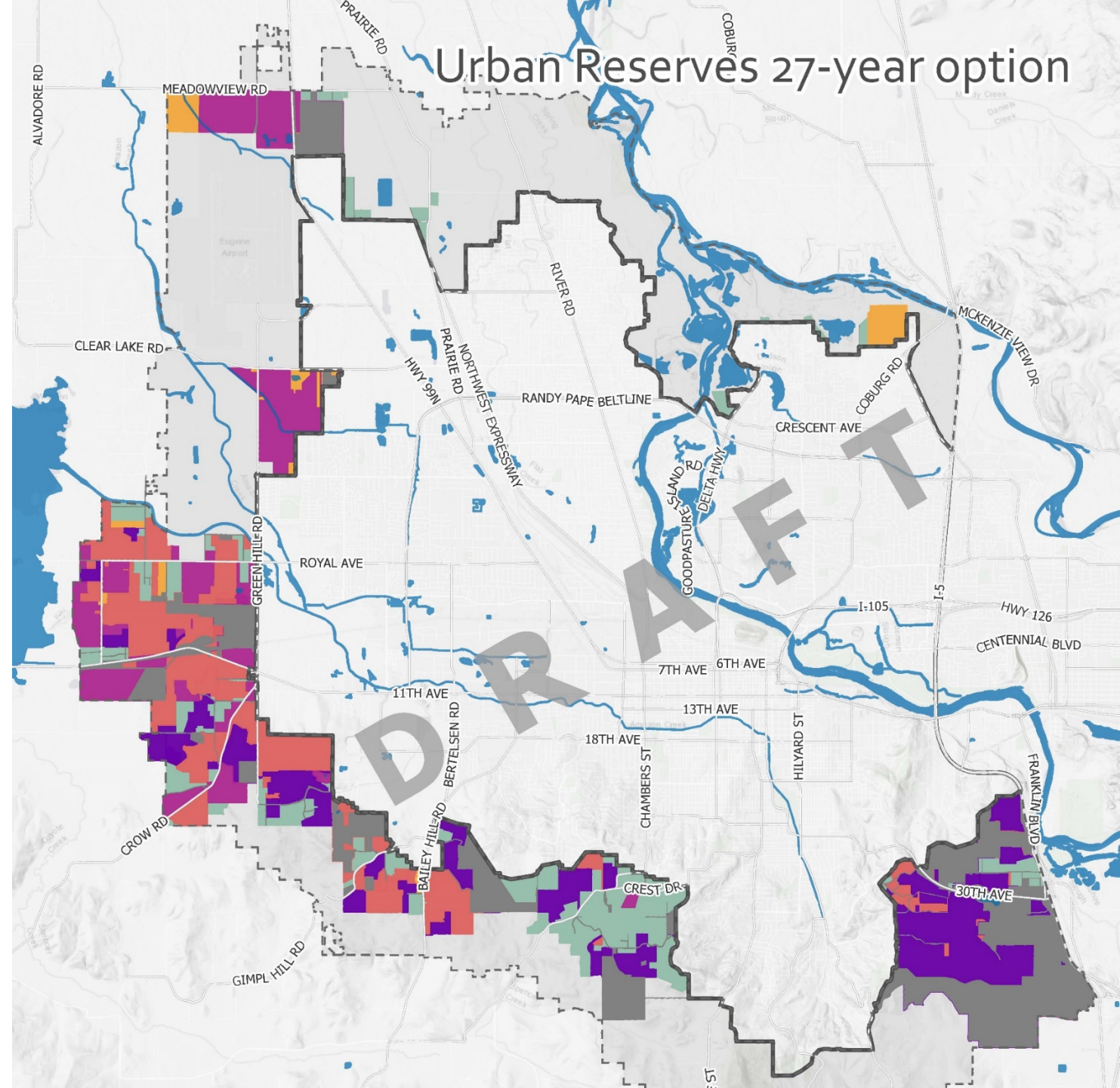


27-Year Option
(No Class 1 or Adjacent
Class 2 Land):

Farm and Forest Land Classification



*There are no suitable farm or forest properties with a predominant land class of 5, 7, or 8.



10-Year Option

Option 4-Smallest

Includes enough land to meet 10 years of growth beyond 2032; smallest size allowed by law

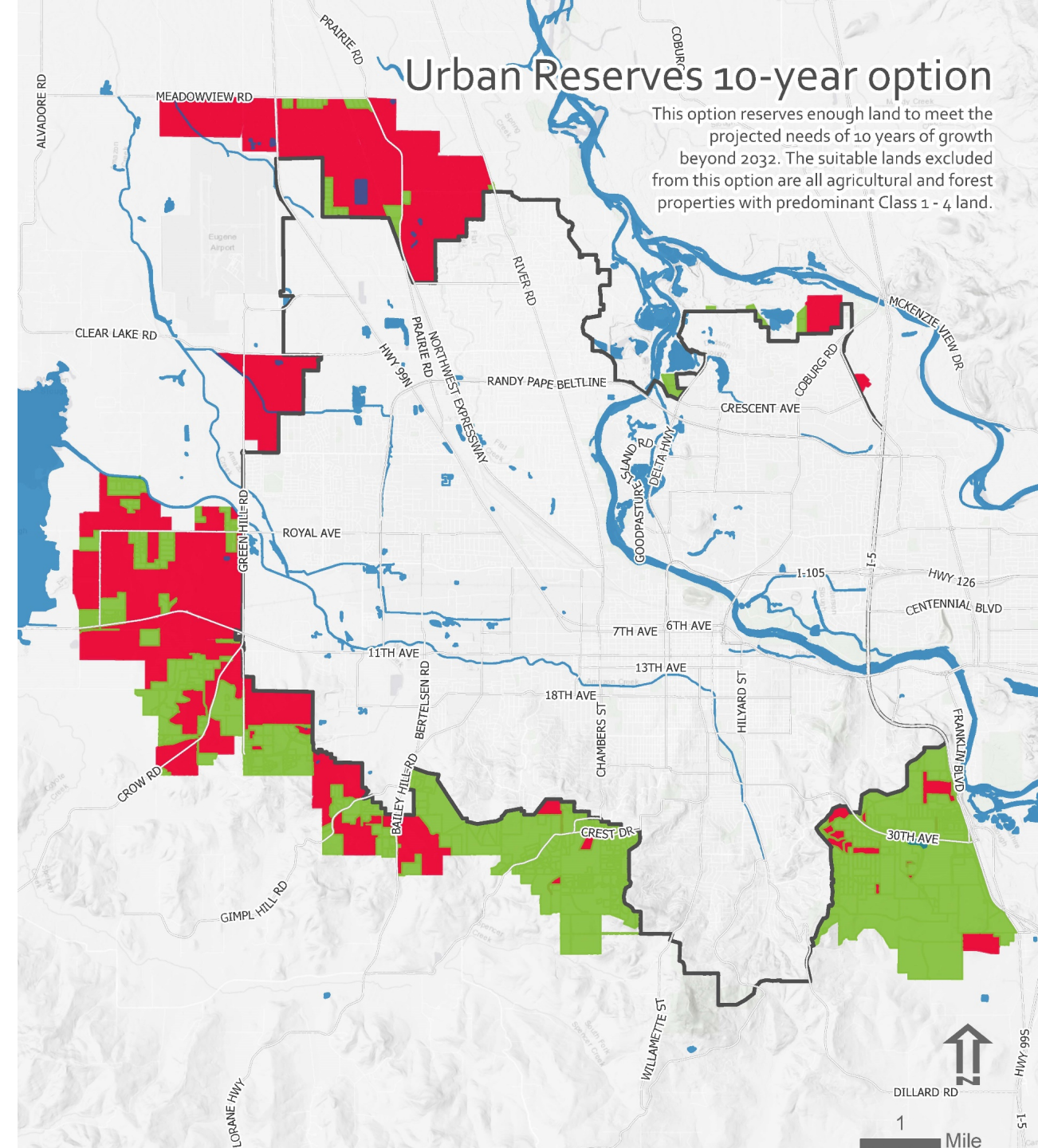
Suitable lands **excluded** are all agricultural and forest properties with predominant Class 1, 2, 3, or 4 land

Pros:

- Excludes the most resource land of all options
- Only includes lowest value farm and forest land

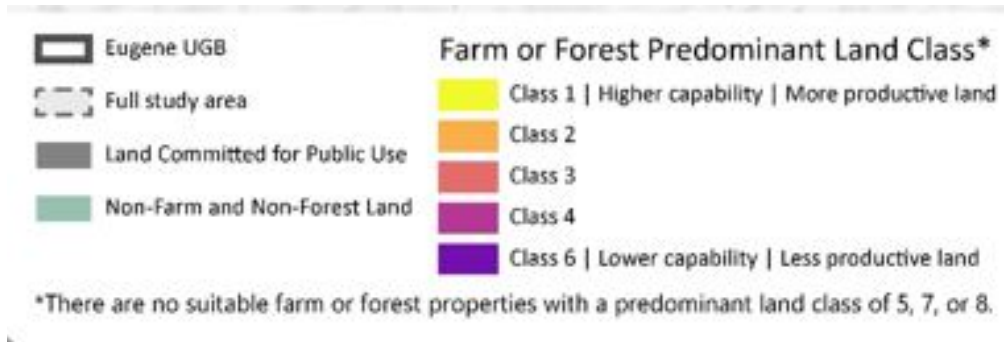
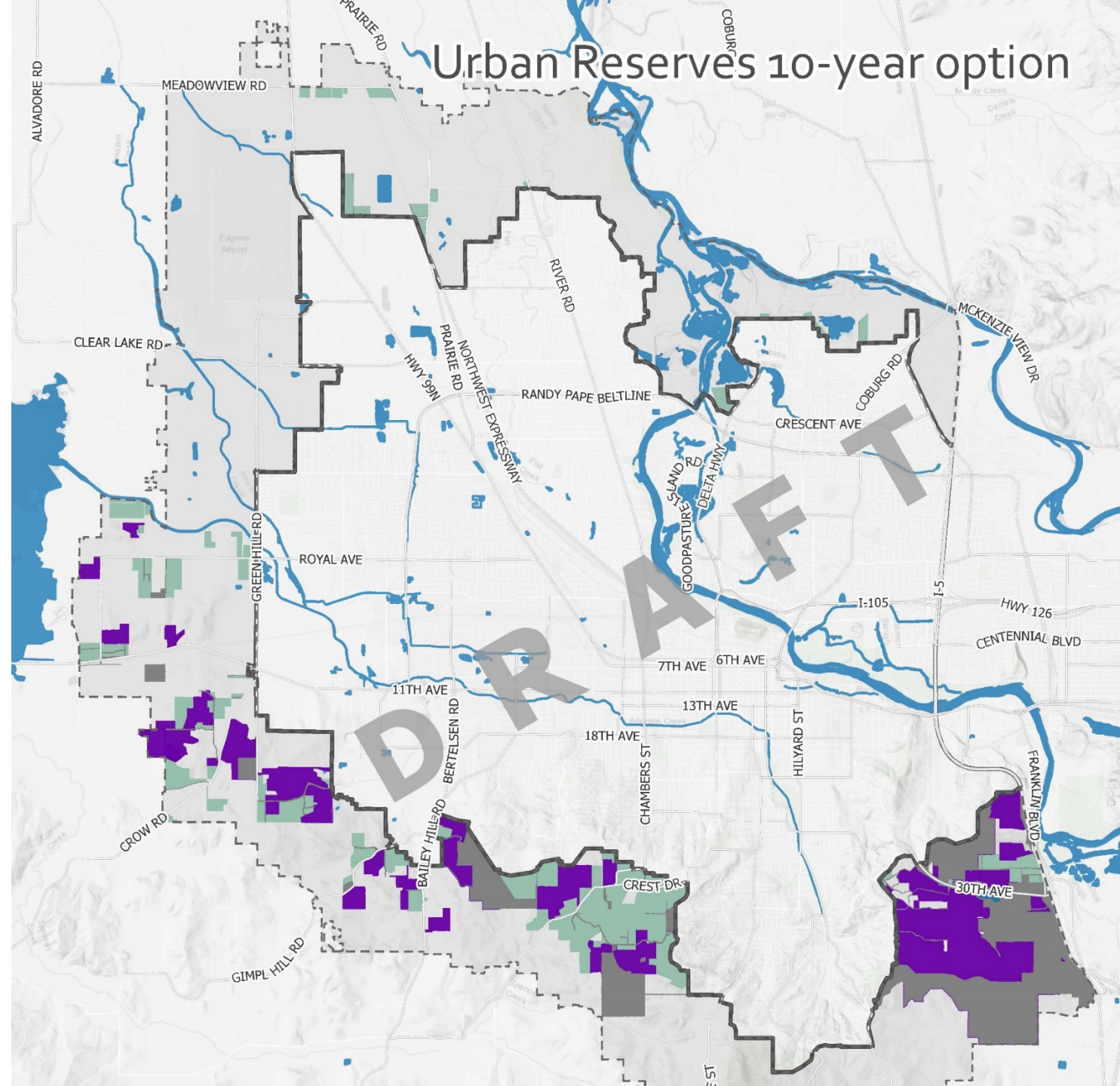
Cons:

- Scattered pattern limits opportunities for efficient future neighborhoods
- Has the lowest av. residential capacity due to hilly, smaller parcels



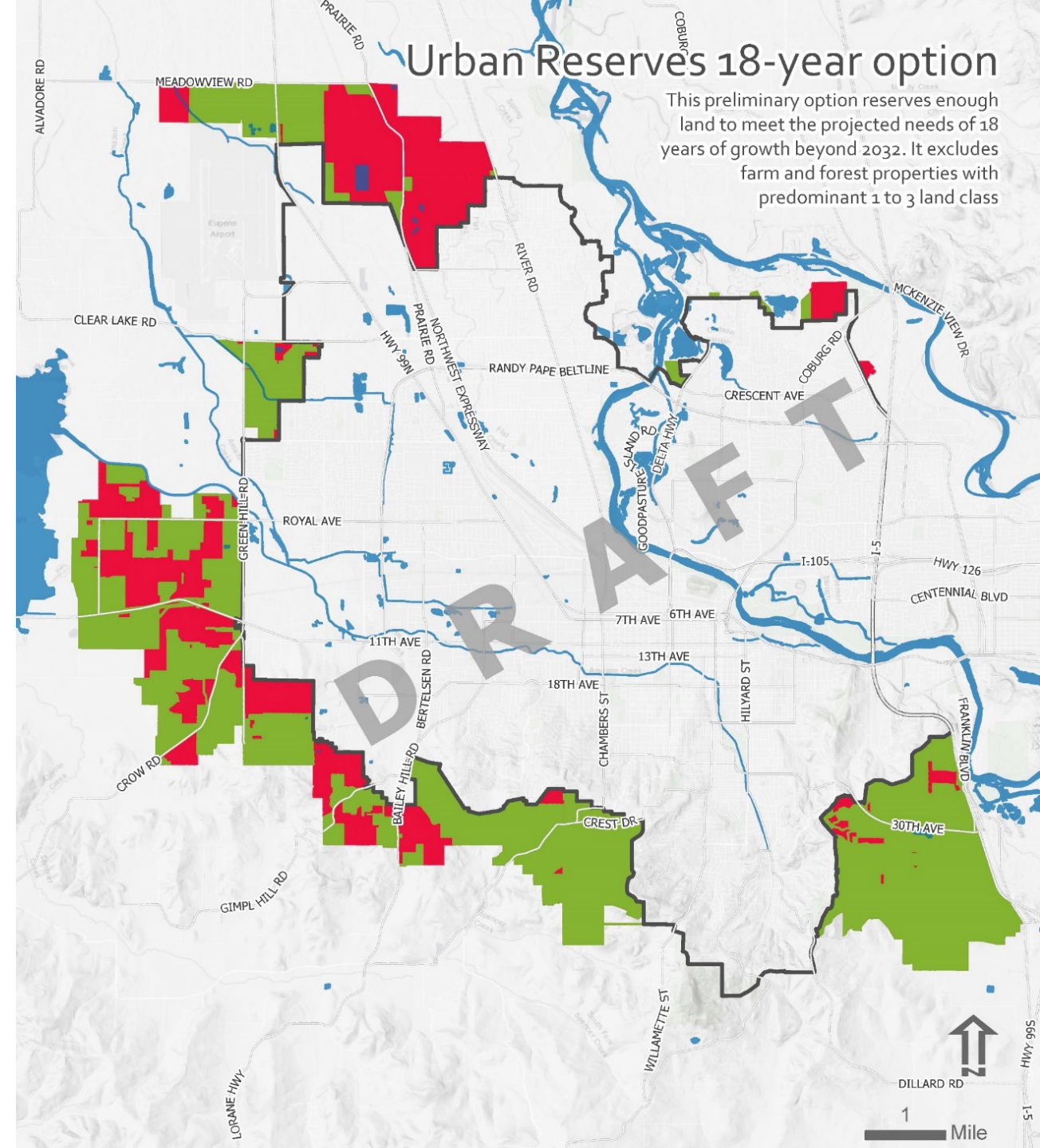
10-Year Option
(smallest):

Farm and Forest Land Classification



18-Year Preliminary Option (not moved forward)

- “middle” option
- Includes farm and forest properties with two lowest land classifications (class 4 & 6)
- “Islands” of Urban Reserves
- Difficult for future serviceability
- Similar pattern to 10-year option

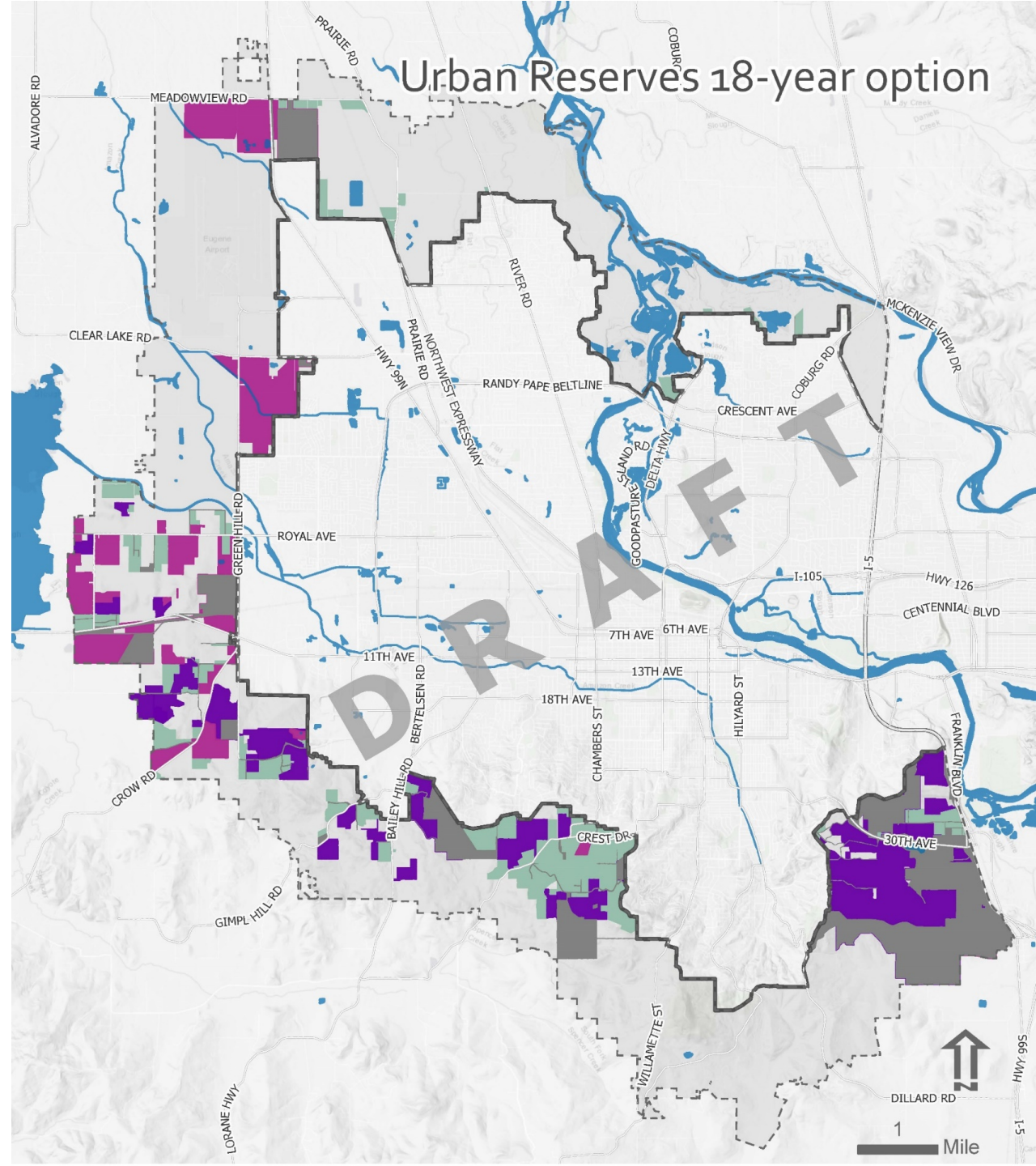


18-Year Preliminary Option
(not moved forward):

Farm and Forest Land Classification



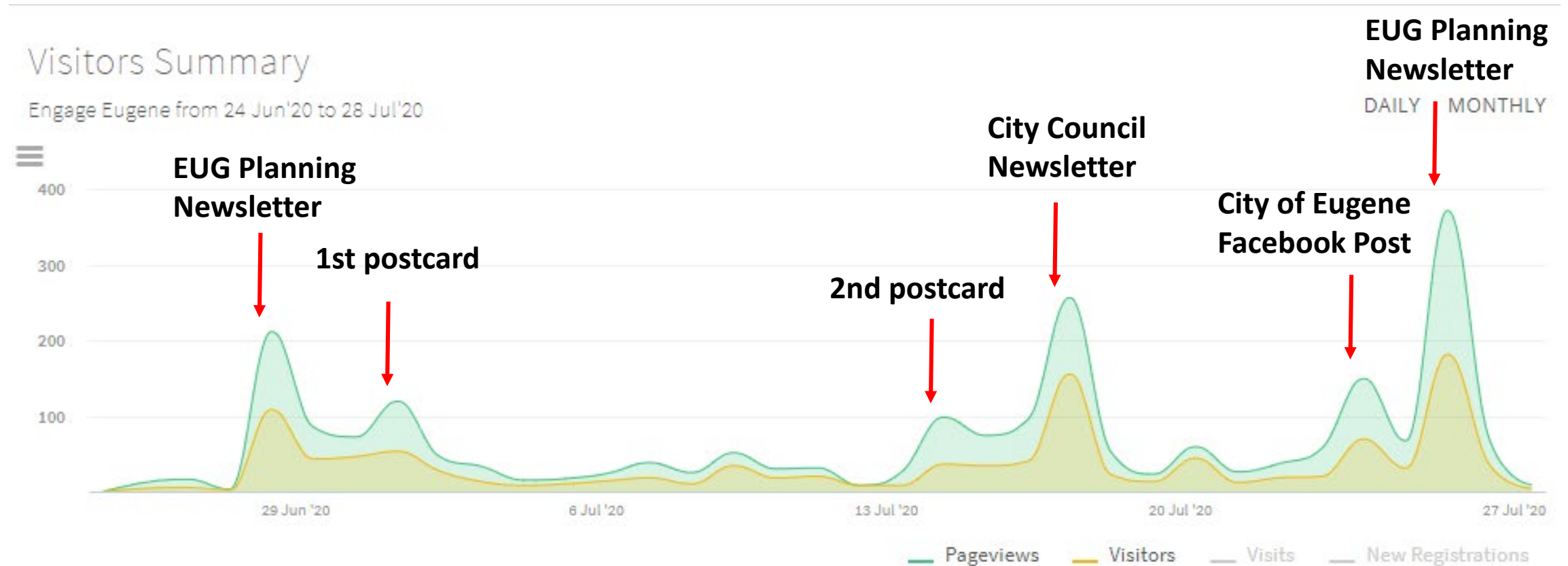
*There are no suitable farm or forest properties with a predominant land class of 5, 7, or 8.



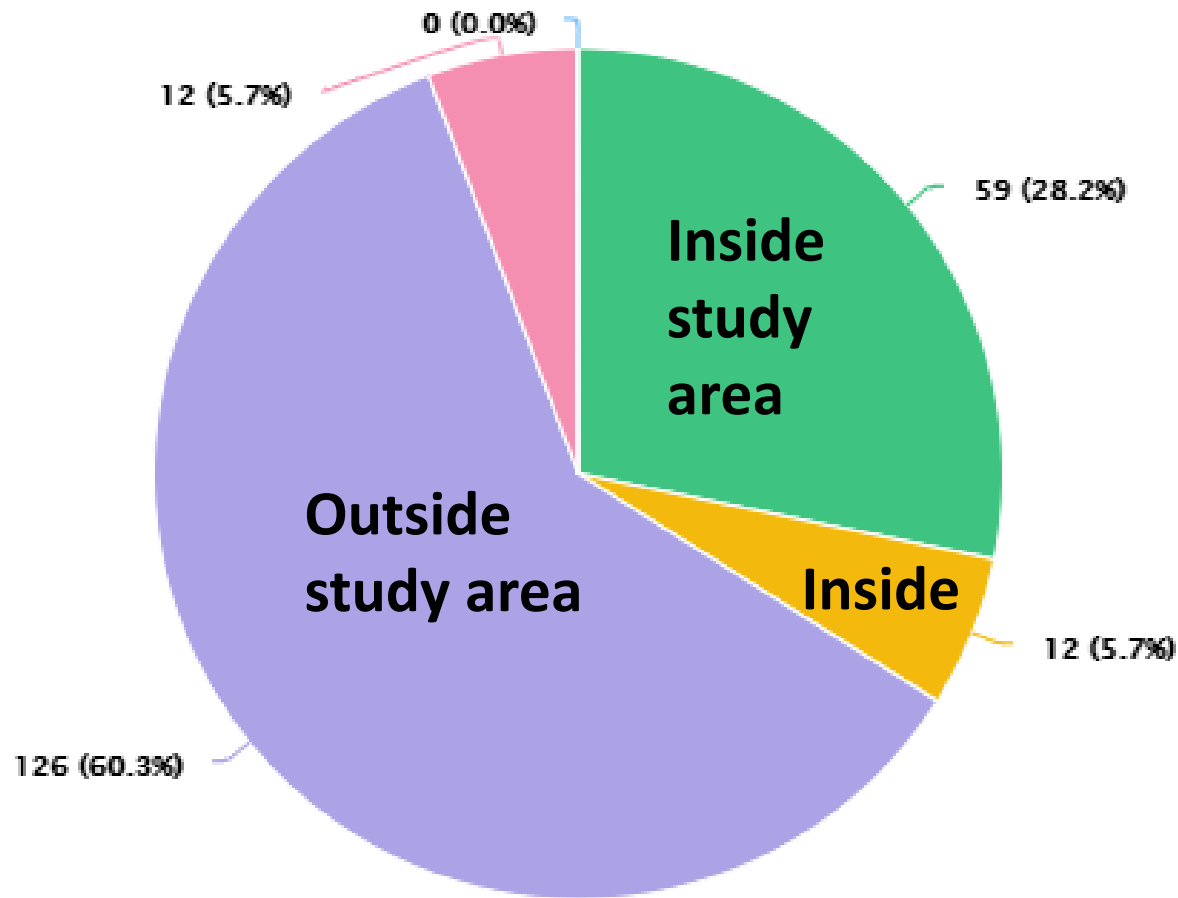
Virtual Open House July 2020

<https://engage.eugene-or.gov/urbanreserves>

- **1,300** visits to the Virtual Open House
- Over **870** story map visits
- **210** surveys completed



Who Have We Heard From?

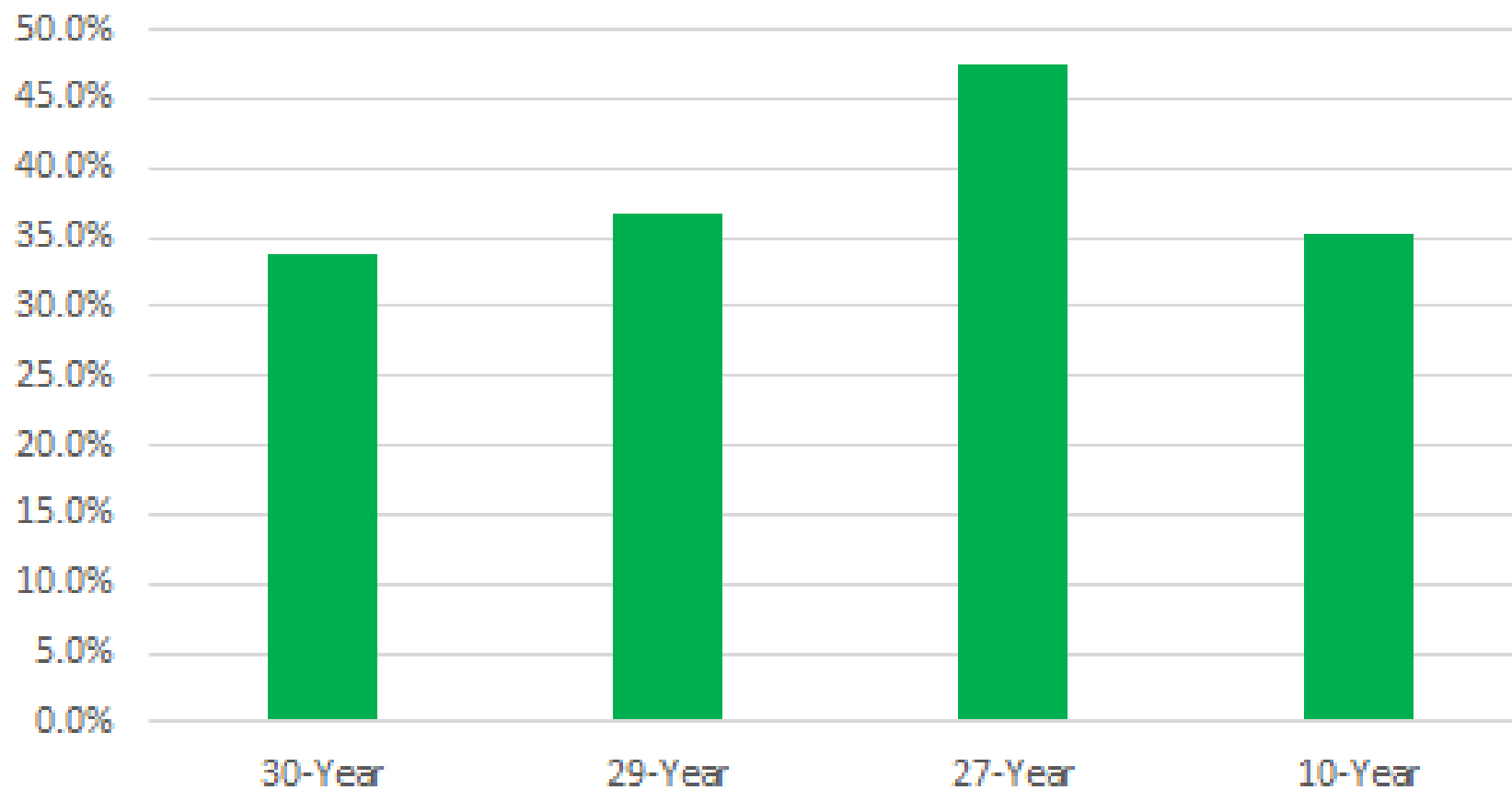


- I live in the study area
- I own property in the study area but don't live there
- No (*I do not live or own property in the study area*)
- I'm not sure
- None of the above

~ 34 % **inside** Study Area (County)

~ 60 % **outside** Study Area

Survey Results – Support for Urban Reserves Options



Envision Eugene Technical Advisory Committee (EETAC)

1. Supports the Urban Reserves analysis as technically sound
2. Recommends Urban Reserve Option 3, **the 27-year option** that preserves Class 1 and adjacent Class 2 land, with the acknowledgement that the year-range is an estimate based on current population forecasts and existing land use code

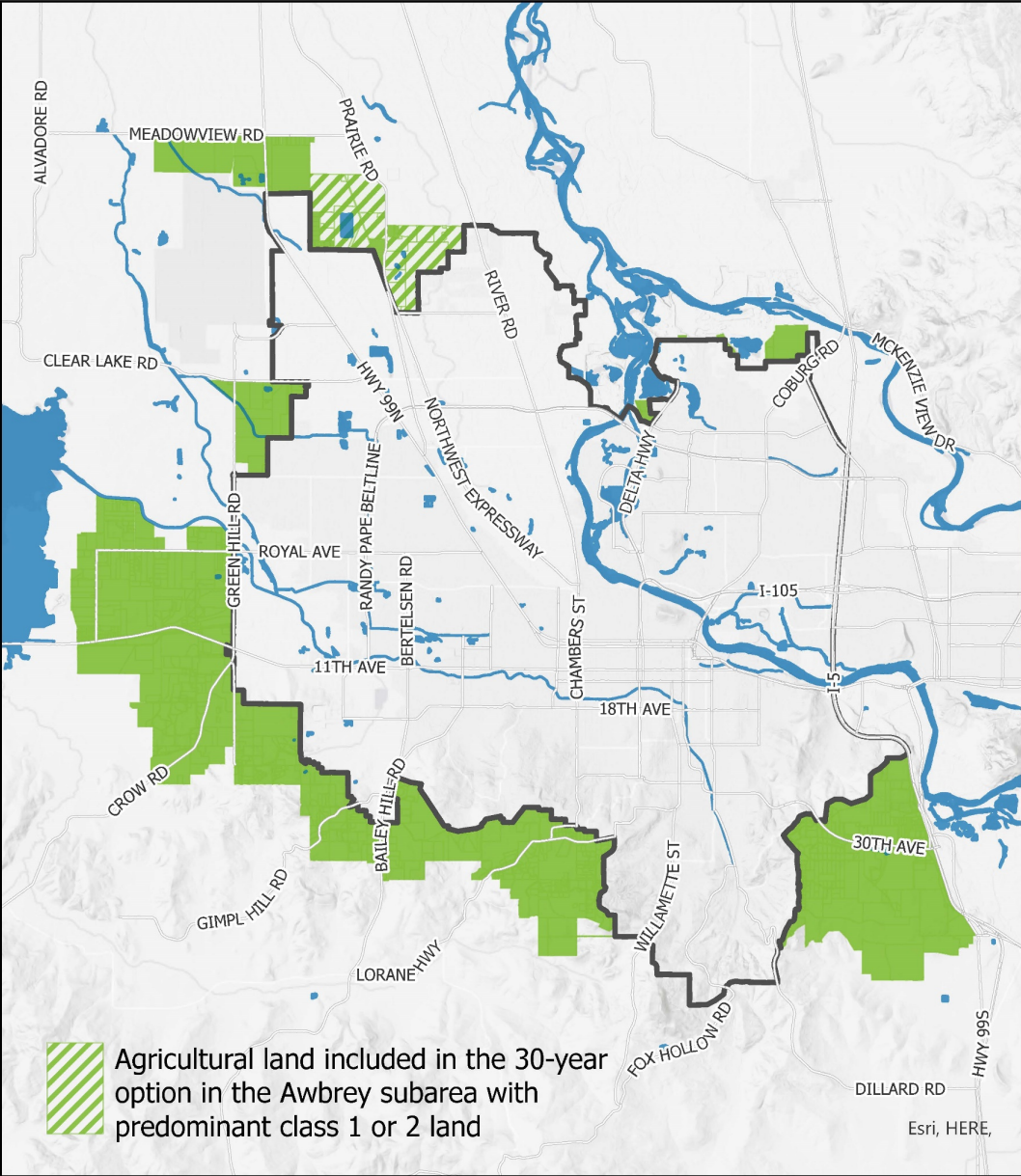


July 16, 2020 EETAC meeting

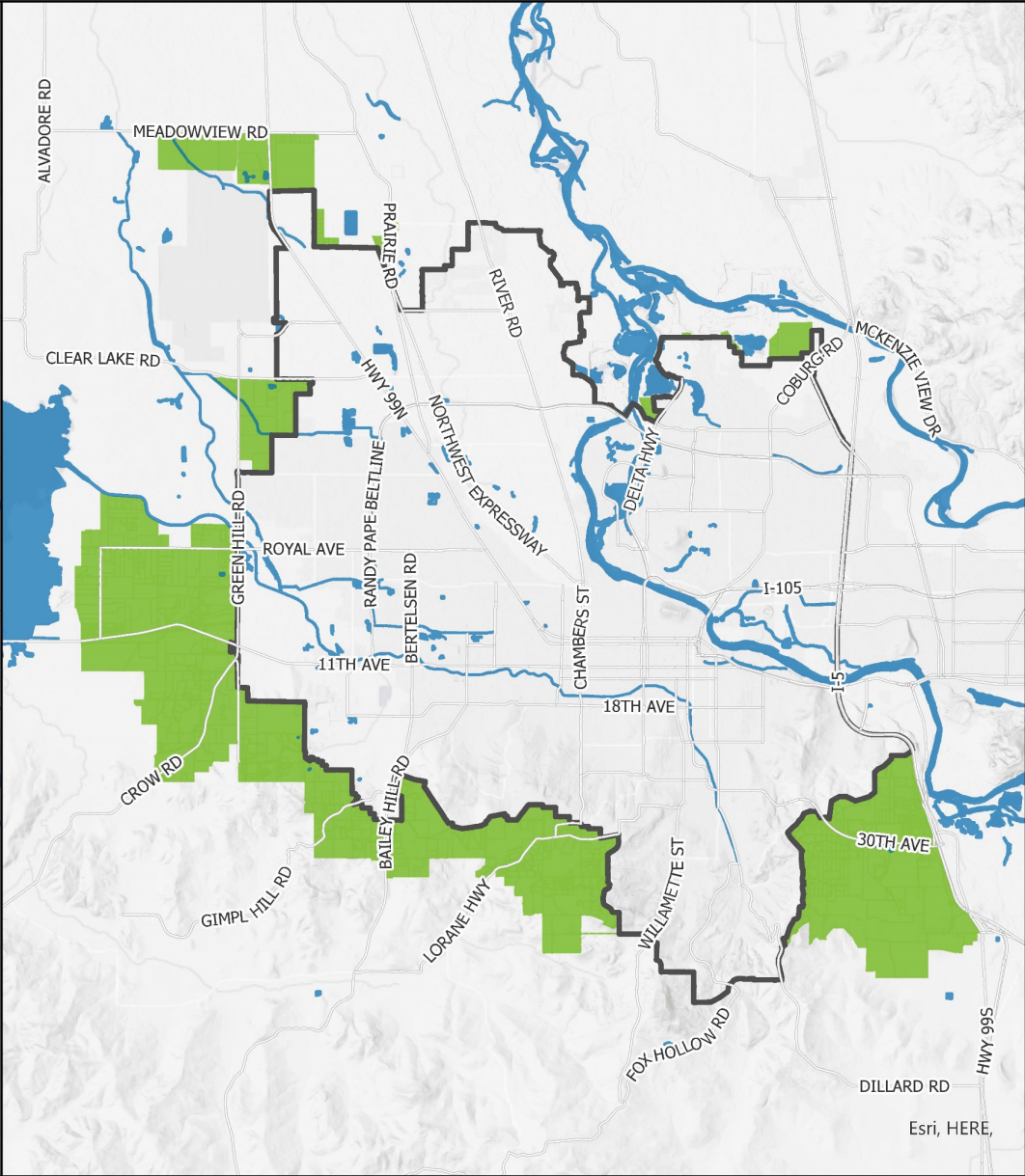
Planning Commission Recommendations

- **Eugene Planning Commission** – recommends to the City Council the 27-year option
 - **Lane County Planning Commission** – recommends to the Board of Commissioners the 30-Year option, but only with a plan policy requiring that the Class 1 and 2 farm land in the Awbrey subarea be the last of the Urban Reserve land to be considered for expansion of Eugene's urban growth boundary
- 

**Lane County Planning Commission
Recommendation (30-Year Option, Qualified)**



**Eugene Planning Commission
Recommendation (27-Year Option)**





Next Steps

- ✓ **October 12:** City Council direction on preferred Urban Reserves Option
- ✓ **October 20:** Board of Commissioners direction on preferred Urban Reserves Option
- ✓ After direction, formal adoption process begins



URBAN
RESERVES

Thank you!

Eugene-or.gov/UrbanReserves

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