

Urban Reserves Planning City Council Work Session

October 12, 2020

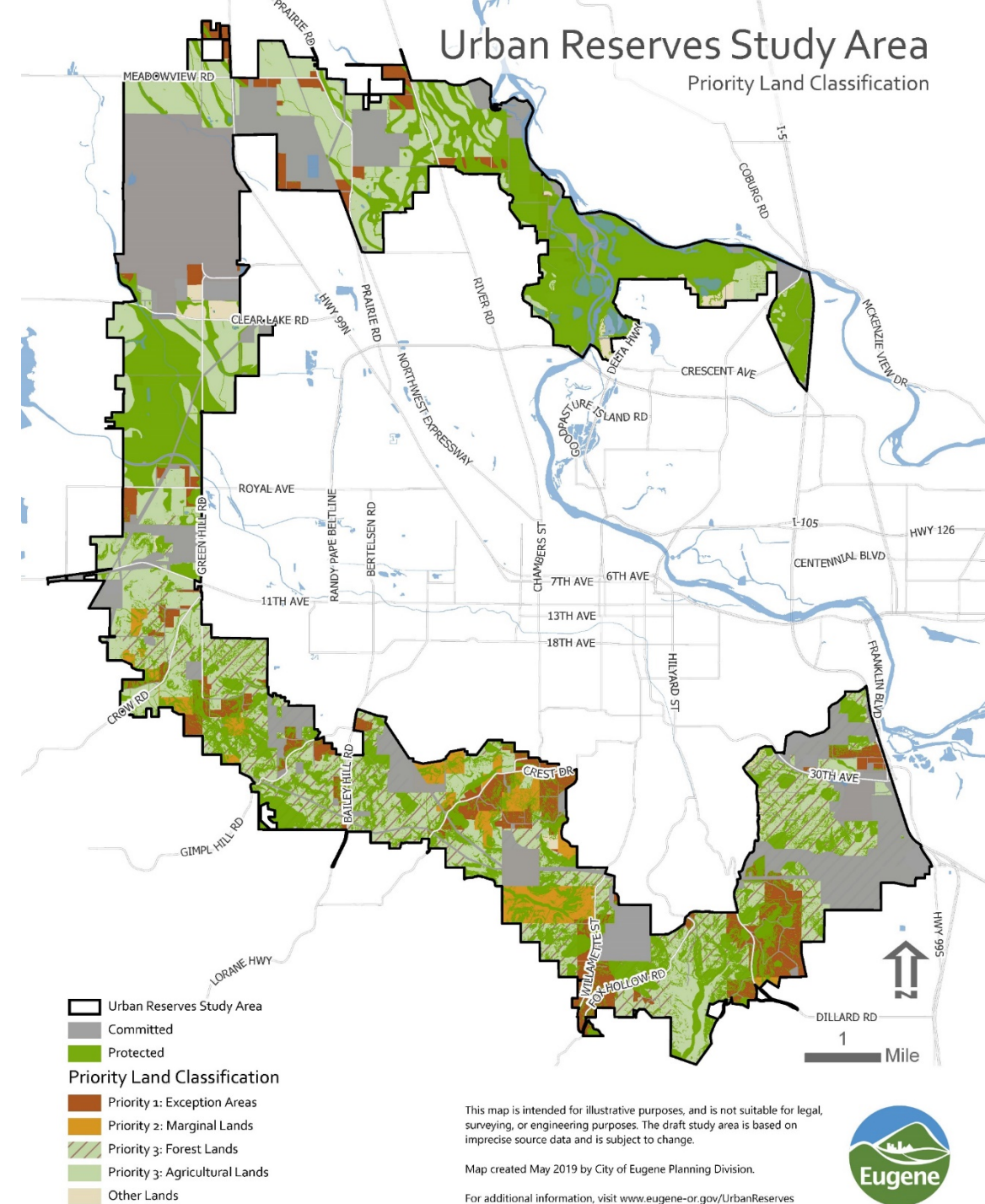


www.eugene-or.gov/urbanreserves

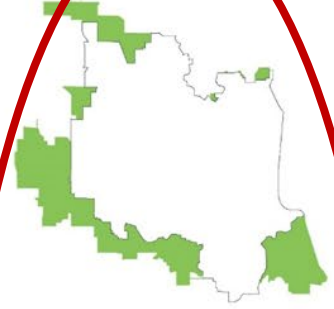
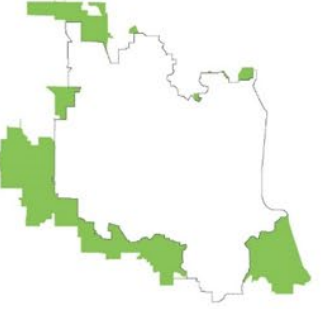
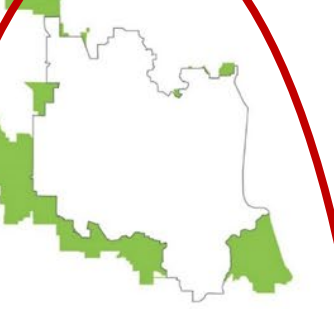
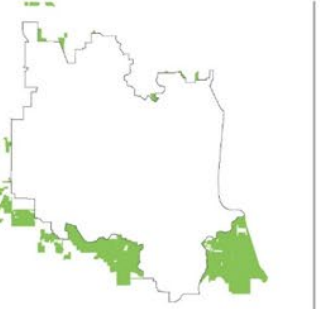


Why Urban Reserves?

- Not limited to exception areas (brown)
- More/better options
- In place before there is a need to expand the UGB
- Can revisit when directed



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	407
	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

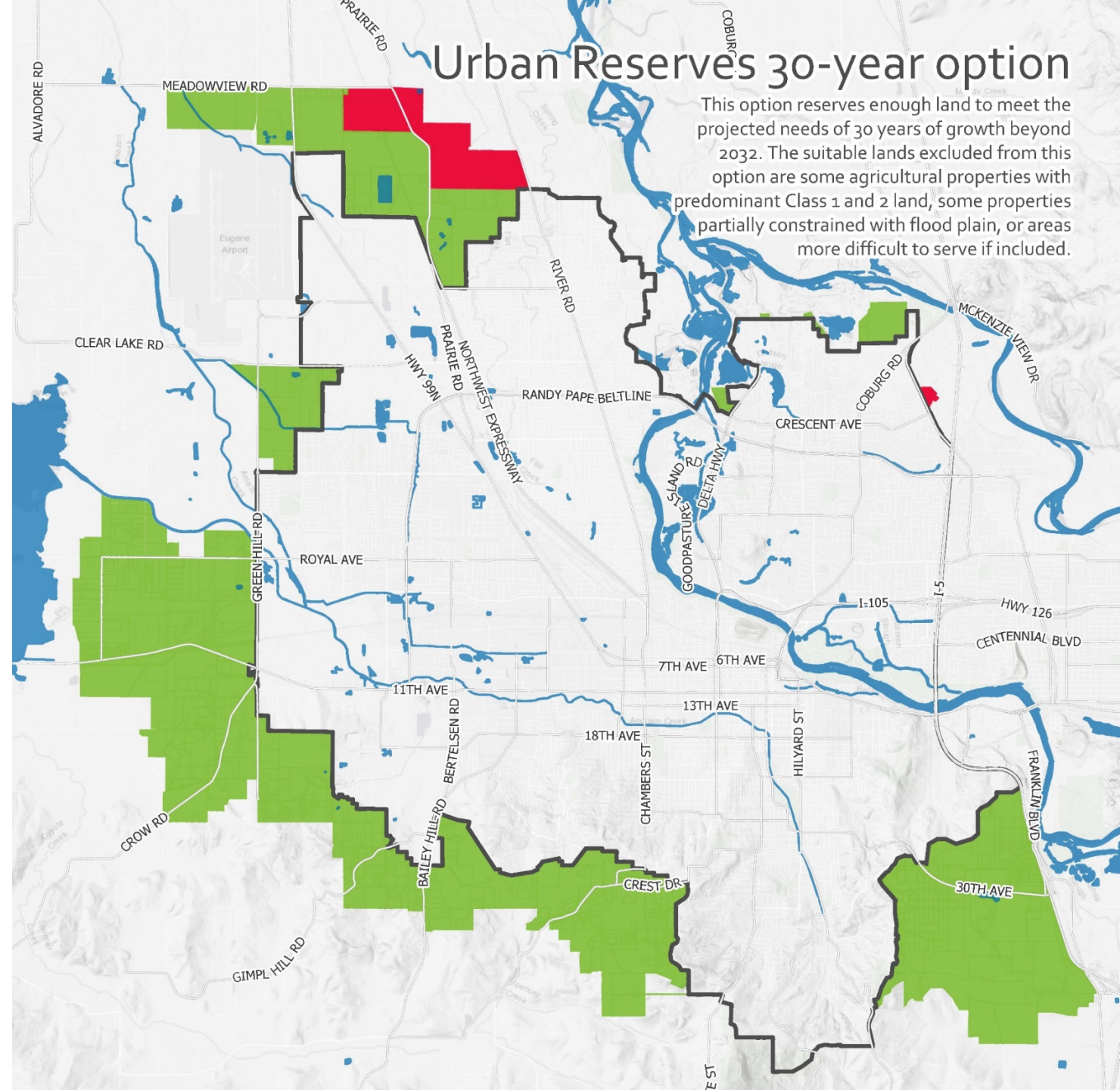
Excludes some Class 1 & 2 agricultural properties, flood hazard areas, and areas difficult to serve

Pros:

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

Cons:

- Most resource (farm and forest) land



29-Year Option

Option 2-preserves Class 1 land

Includes enough land to meet 29 years of growth beyond 2032

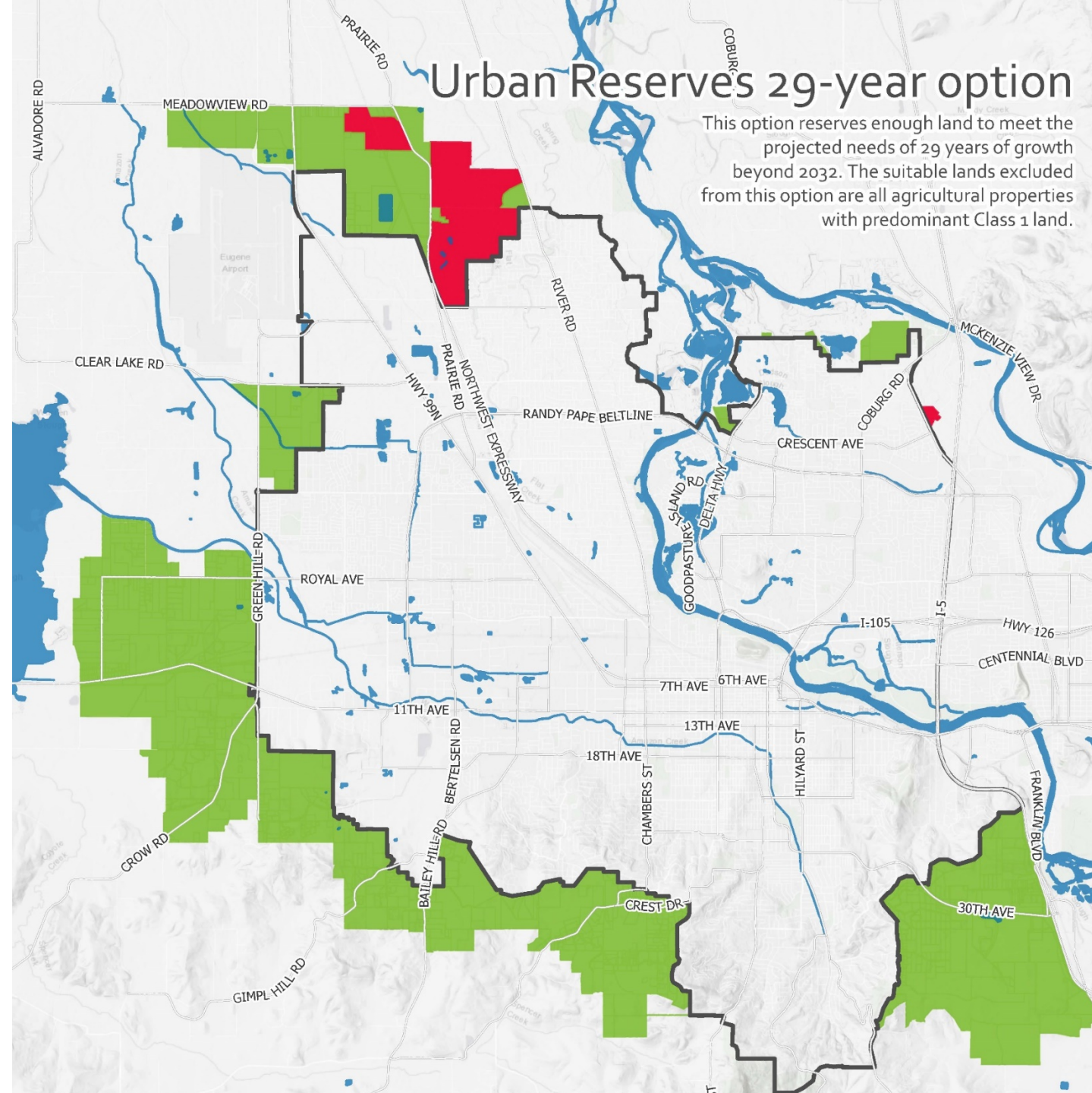
Excludes agricultural properties with predominant Class 1 (highest value) soils

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



27-Year Option

Option 3-preserves Class 1 and adjacent Class 2 land

Includes enough land to meet 27 years of growth beyond 2032

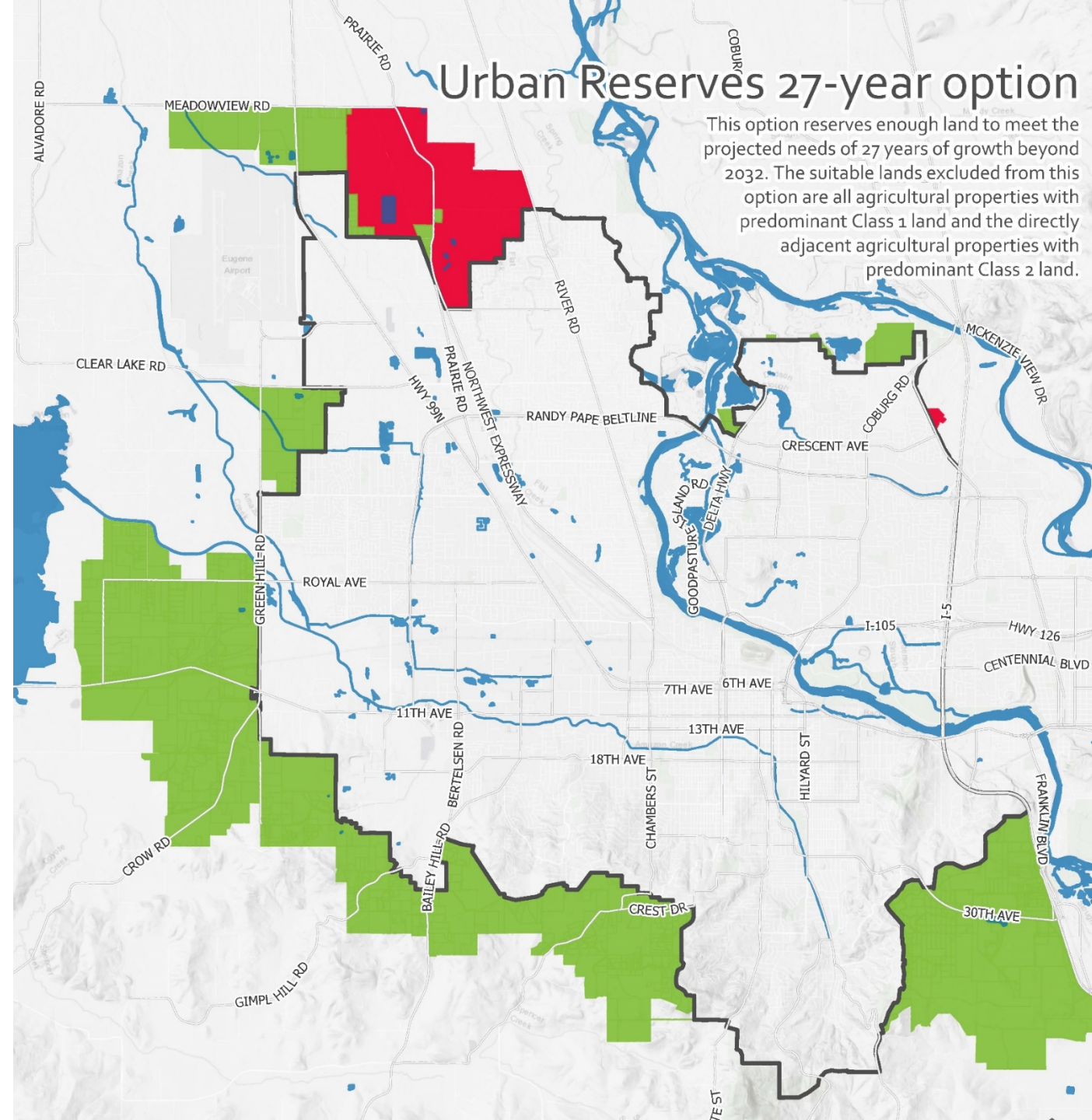
Excludes agricultural properties with Class 1 land and adjacent Class 2 land

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



10-Year Option

Option 4-Smallest

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

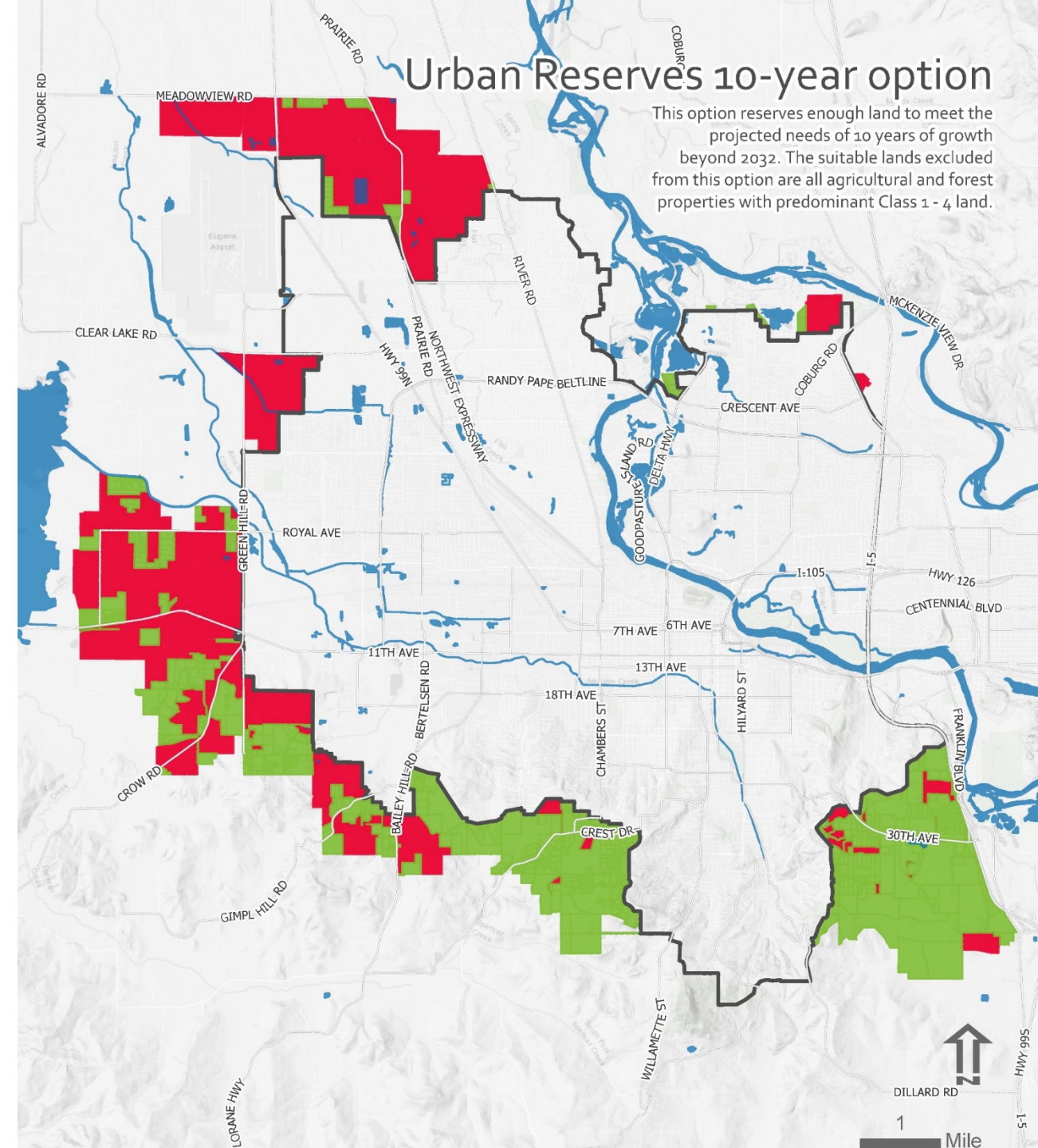
Suitable lands **excluded** are all agricultural and forest properties with predominant Class 1, 2, 3, or 4 land

Pros:

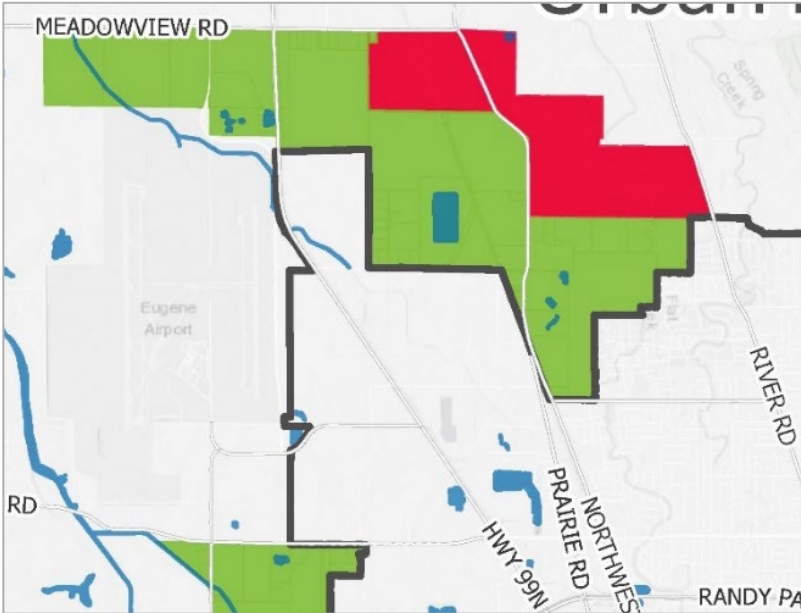
- Excludes the most resource land of all options
- Only includes lowest value farm and forest land

Cons:

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



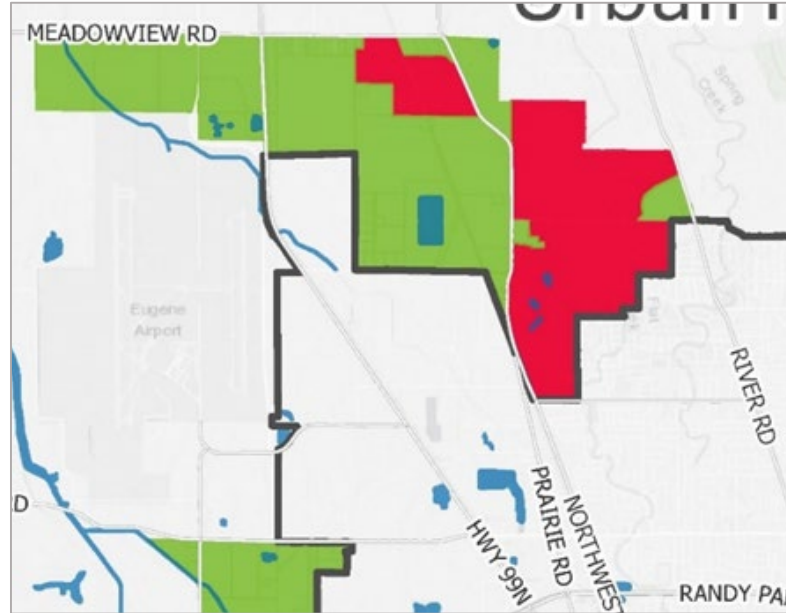
Options Detail—Land Excluded



Option 1: 30-Year

Excluded: Some Class 1, 2 & Exception areas

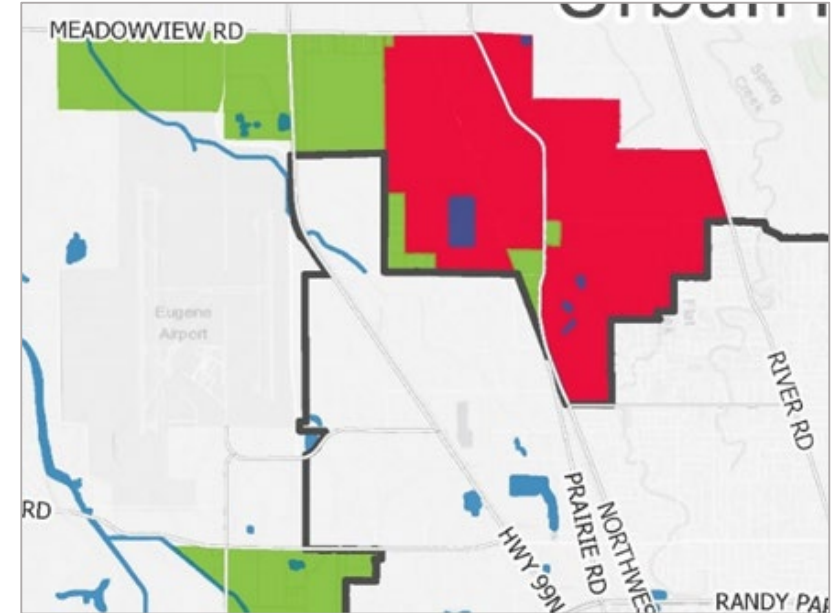
Urban Reserve = 6,365 ac



Option 2: 29-Year
145 ac < Option 1

Excluded: All Class 1 land

Urban Reserve = 6,220 ac



Option 3: 27-Year
425 ac < Option 1

Excluded: All Class 1 & adjacent Class 2 land

Urban Reserve = 5,940 ac

Cost analysis

- Analyzed the costs of serving future development—very high level
- Wastewater, water, fire, transportation, and stormwater services
- “Efficient accommodation”
- Factors in removing—and adding—areas for further consideration





Next Steps

- ✓ **October 21:** City Council direction on preferred Urban Reserves Option
- ✓ **November:** Board of Commissioners direction on preferred Urban Reserves Option
- ✓ After direction, formal adoption process begins

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RESERVES

Thank you!

Eugene-or.gov/UrbanReserves

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