

Urban Reserves Planning

Eugene City Council

June 24, 2019



Presentation Outline:

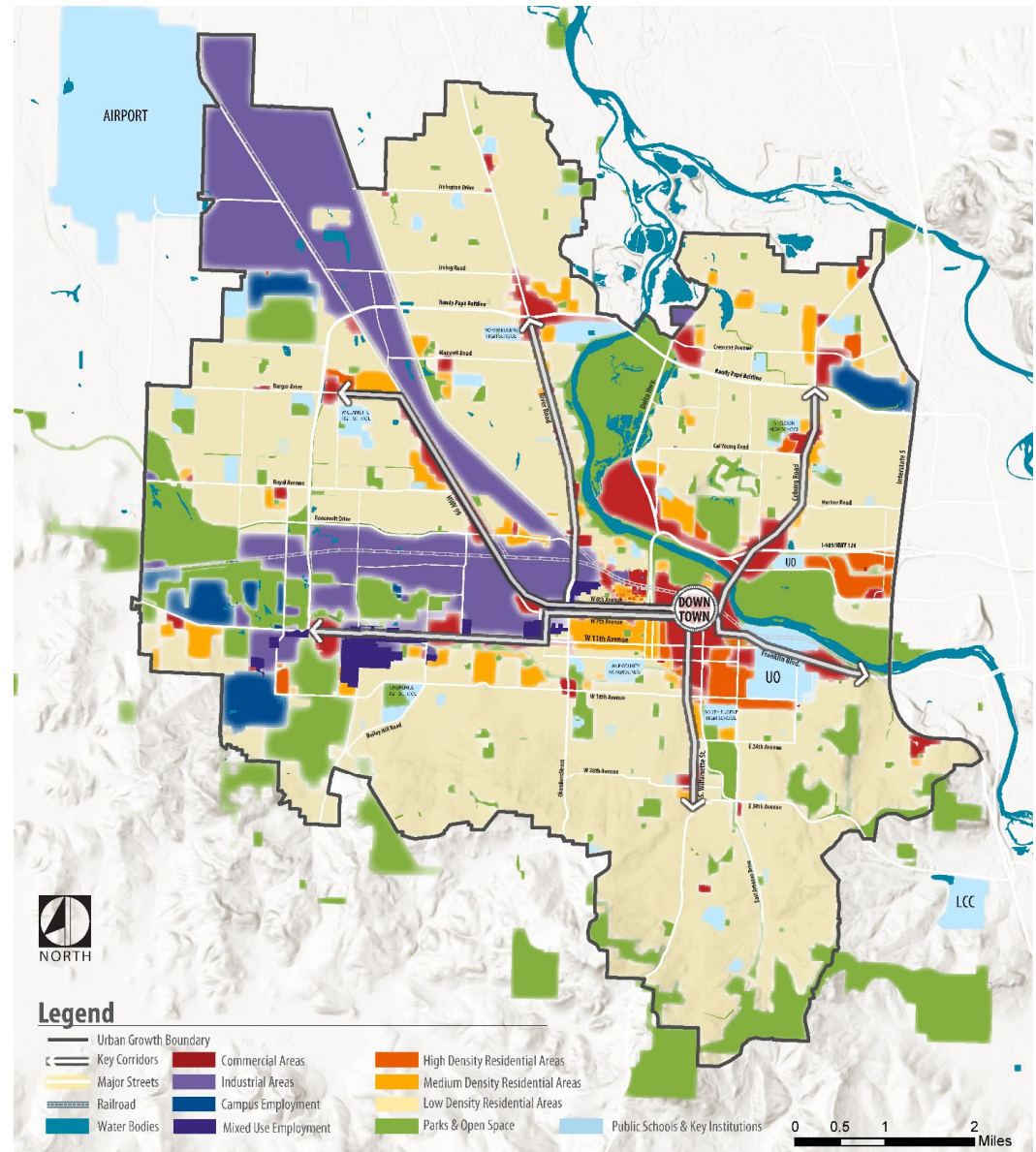


- How We Got Here
- Urban Reserves Background
- Technical Analysis
- Next Steps, Questions & Input



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**



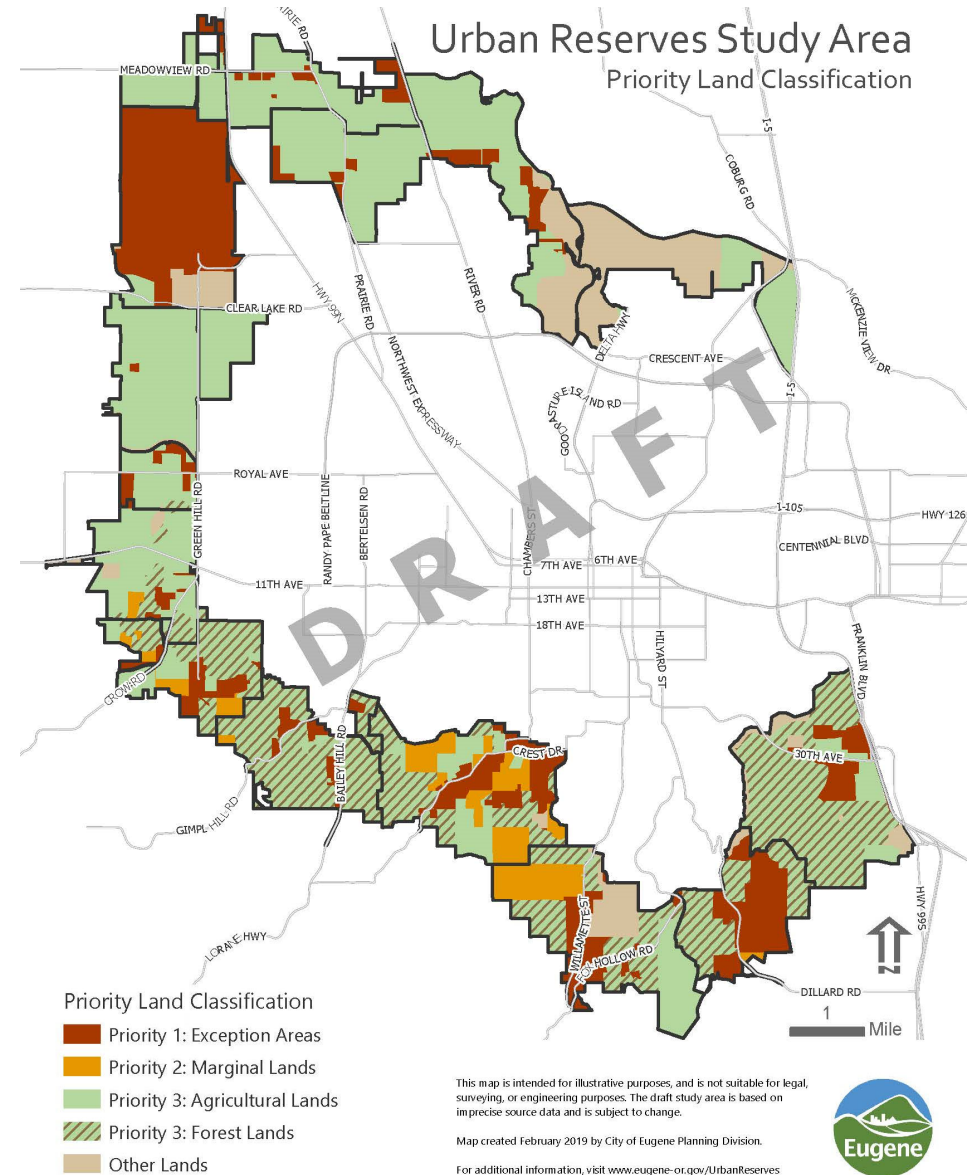
Urban Reserves

Designates land that can be considered a first priority if Eugene needs to expand beyond its urban growth boundary to meet the needs of a growing population.



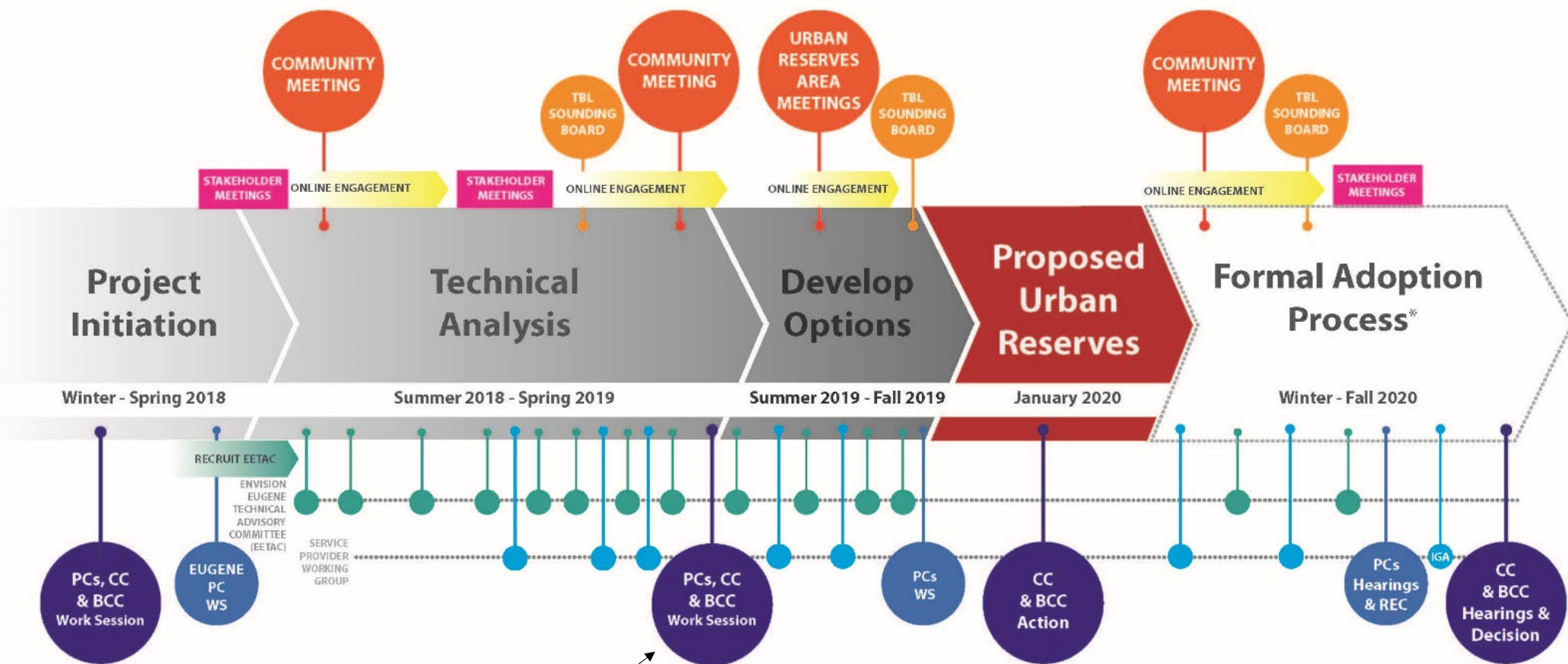
Why now?

- 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
- Not limited to exception areas and non-resource lands—more/better options



EUGENE'S PROJECTED POPULATION





We are
here!

Envision Eugene Technical Advisory Committee

- Advises staff on Urban Reserves and Growth Monitoring
- Reviews technical information used to inform policy decisions
- Appointed by City manager
- 13 members – including Councilor Yeh
- Met 10 times since October 2018



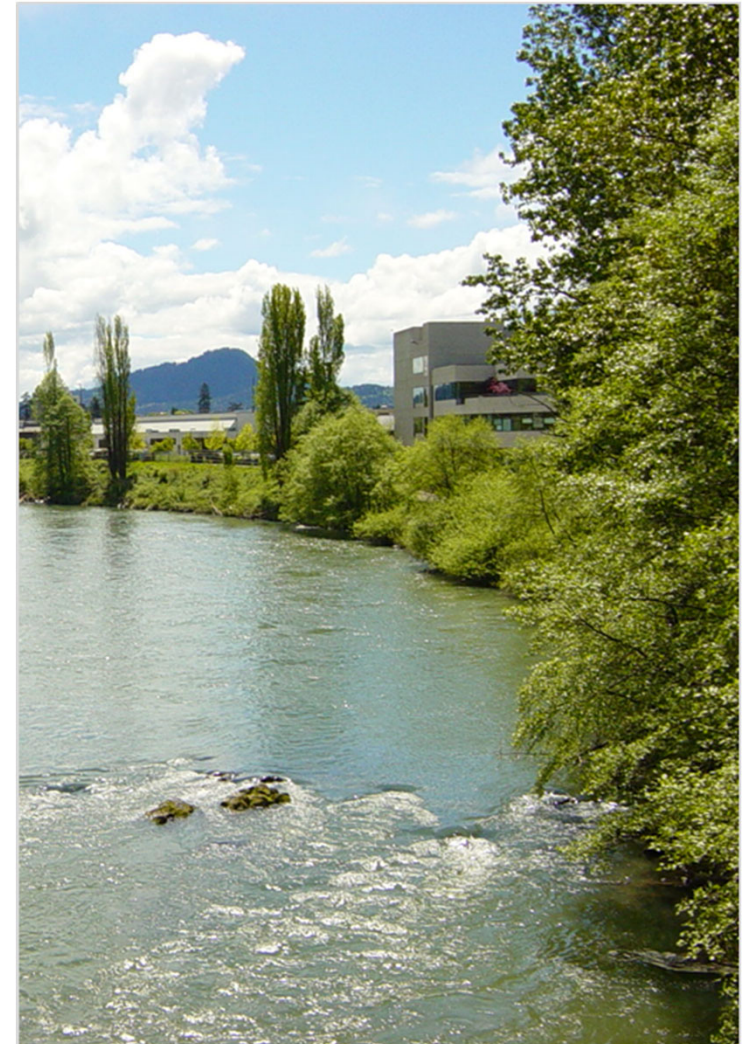
Service Provider Working Group

- Includes Service providers from inside UGB & those serving study area
- Wastewater, water, electric, parks, transportation, stormwater and fire protection service providers
- Evaluating service provision & high-level cost estimates
- Met 3 times since February 2019



Triple Bottom Line Sounding Board

- Provides project advice and feedback through the lens of City's **TBL sustainability framework**:
 - Social equity
 - Environmental stewardship
 - Economic prosperity
- First meeting on May 9, 2019



1. Establish Study Area

2. Land Need Model

3. Land Supply Model

4. Capacity Analysis

5. Evaluate land by suitability and priority

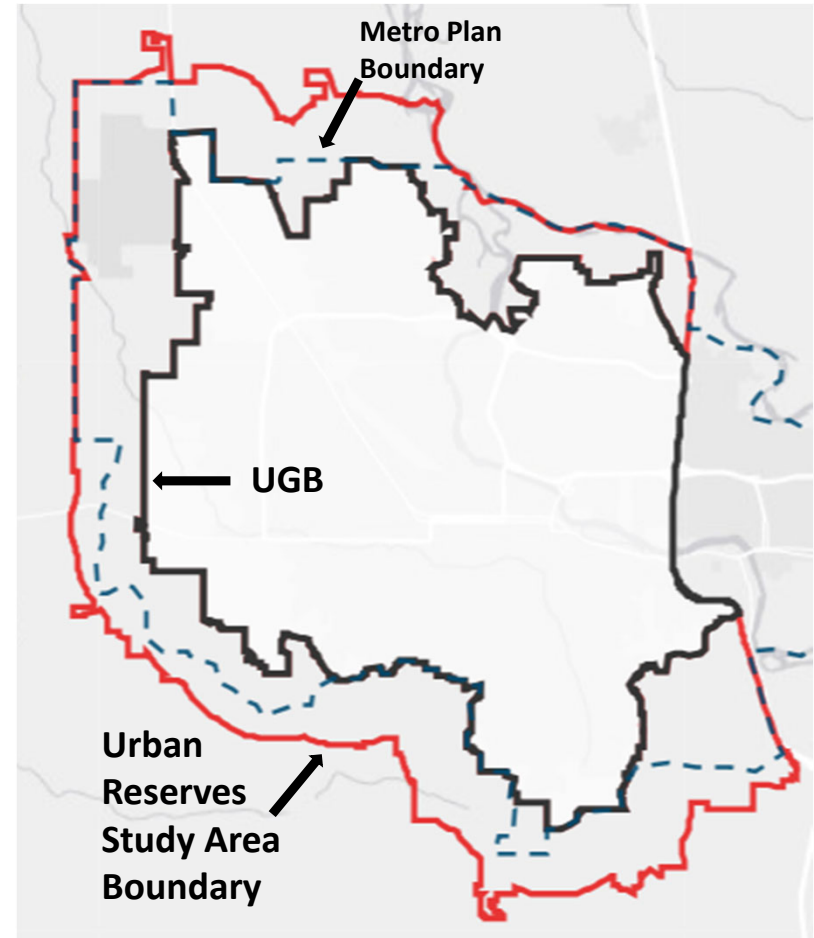
6. Develop Urban Reserves Alternatives



URBAN RESERVES

1. 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



2. Land *Need* Model

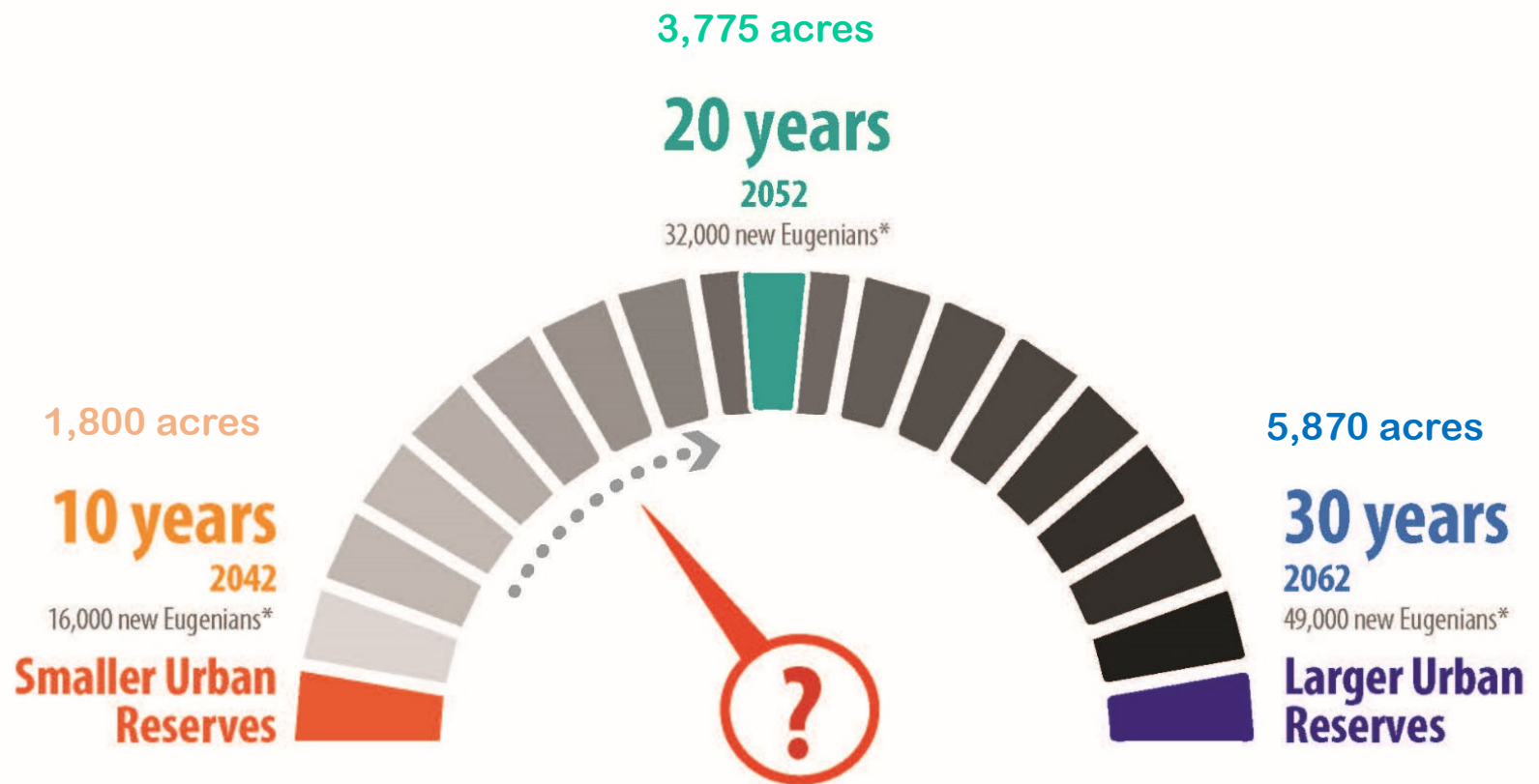


- Developed land need projections for Urban Reserves
- Accommodating 10- to 30-years of growth
- Based on newest population & employment forecasts
- Carrying forward policy assumptions

Land Use	2032-2042	2032-2052	2032-2062
Residential	1,203	2,528	3,904
Employment	525	1,113	1,769
Other	75	134	195
Total (acres)	1,803	3,775	5,868

Land Needed for Urban Reserves by Planning Period

Land Need Model, cont'd



*Population change since 2032

3. Land *Supply* Model

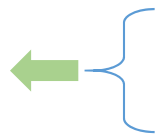
Identify Protected and Committed Land

(Not Developable)



Categorize Study Area Land:

Assign zero
development
potential to
this land



- Protected
- Committed
- Developed

- Partially Vacant
- Undeveloped



Capacity Analysis
on this land



URBAN RESERVES



Protected land:

1. Lane County Goal 5 adopted riparian corridors
2. National Wetlands Inventory & West Eugene Wetlands
3. Critical habitat (federal and state-listed threatened and endangered species)
4. Historic and cultural resources
5. Natural Resources plan designations
6. Floodway and 100-year flood plain (FEMA)
7. Prohibitively steep slopes (>30%)
8. High risk landslide areas (DOGAMI)





Committed land:

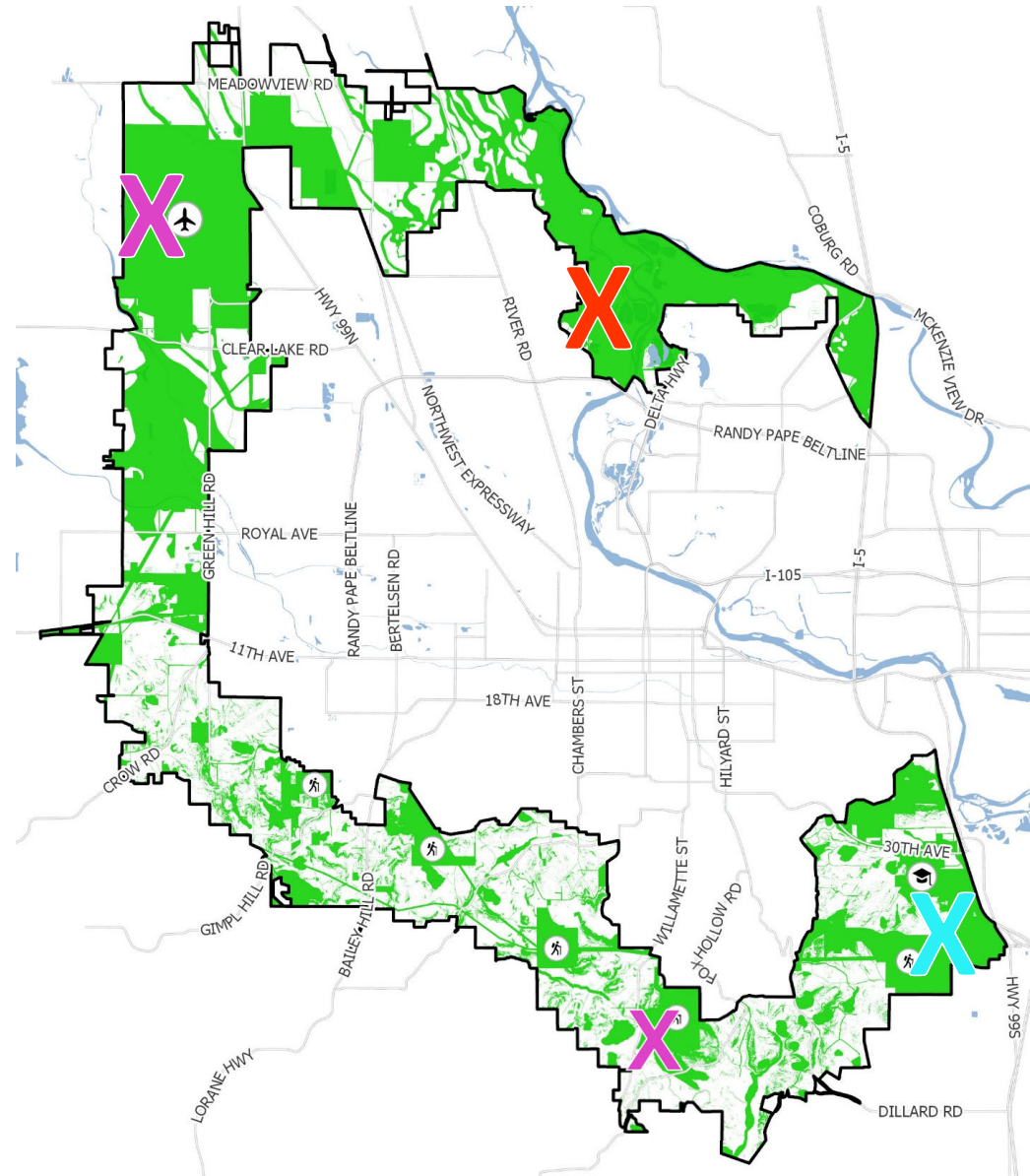
1. Public Parks and Open Spaces
2. School District Property
3. Utility Property
4. Airport Property
5. Other Government Property
6. Cemeteries
7. Transportation Rights-of-Way
8. Bonneville Power Administration Rights-of-Way





URBAN RESERVES

Exclude
Protected and
Committed land
from further analysis



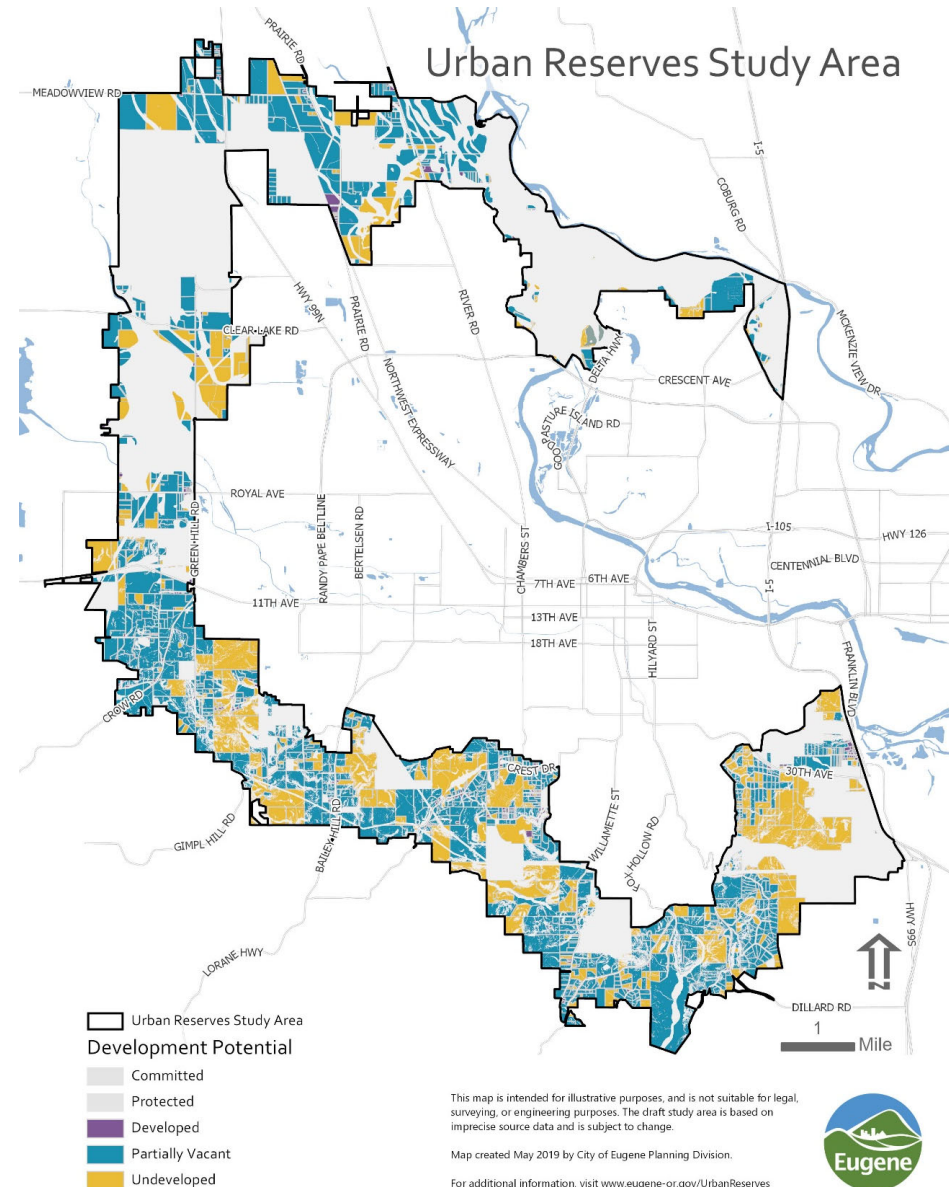


42 percent of the study area has development potential -- on partially vacant and undeveloped taxlots

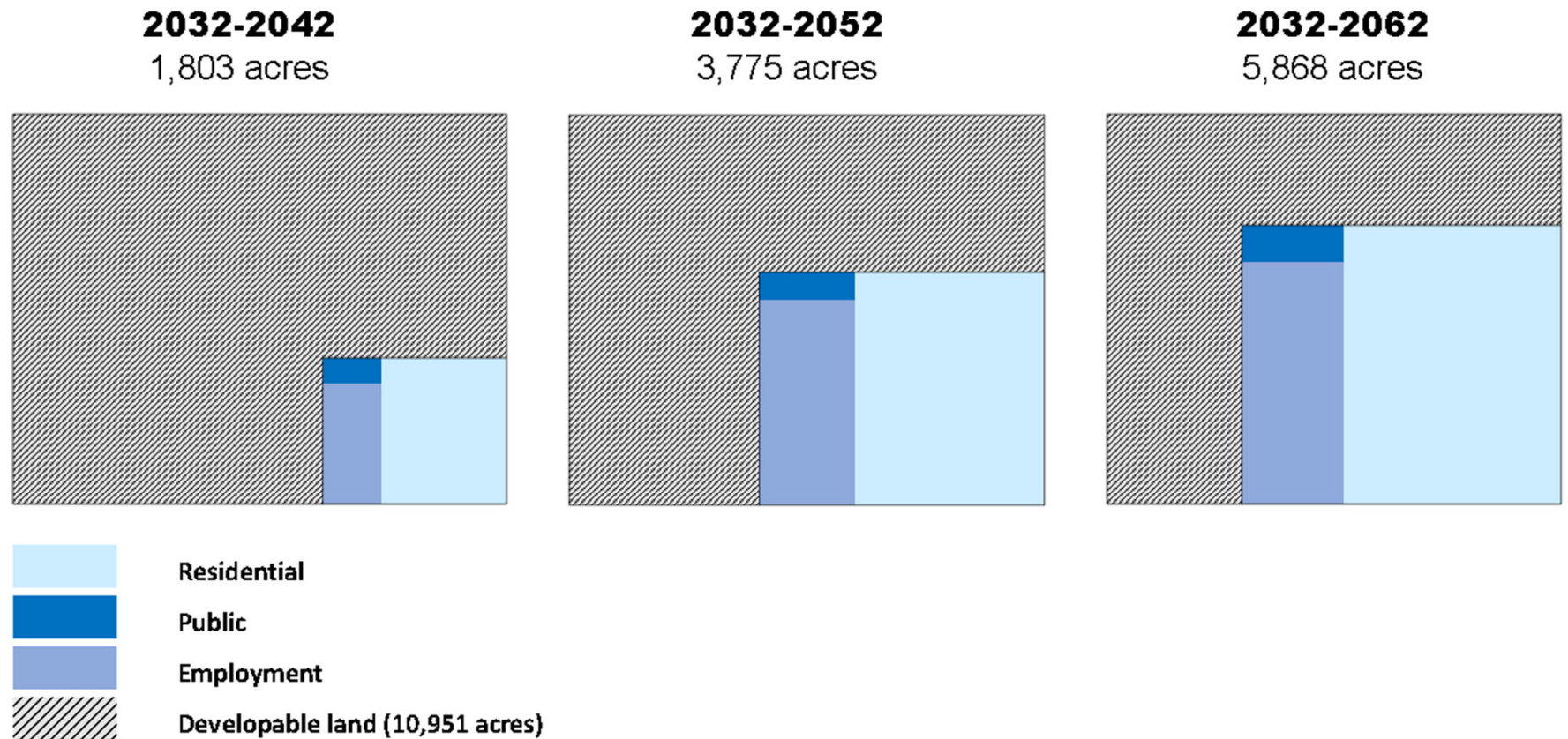
Study Area Acreage by Land Category

Committed	7,528
Protected	6,321
Developed	1,056
Partially Vacant	6,884
Undeveloped	4,067
Total Study Area	25,856

Acreage is approximate



Comparison of Study Area Developable Land and Projected Land Need



4. Capacity Analysis

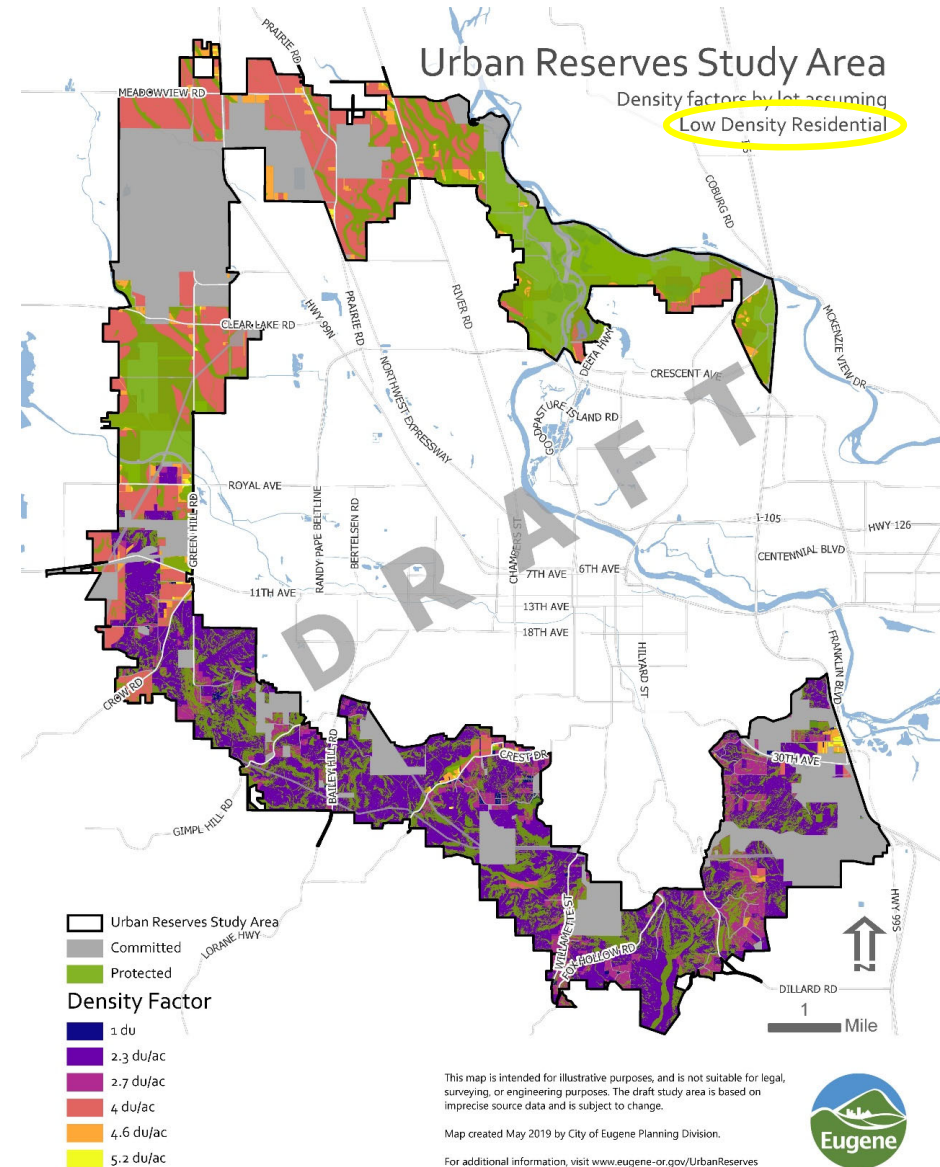
Identifies how many homes or jobs can be accommodated on the developable land

Based on factors such as:

- Slope
- Elevation
- Lot size

And future land use assumptions:

- Residential
- Employment

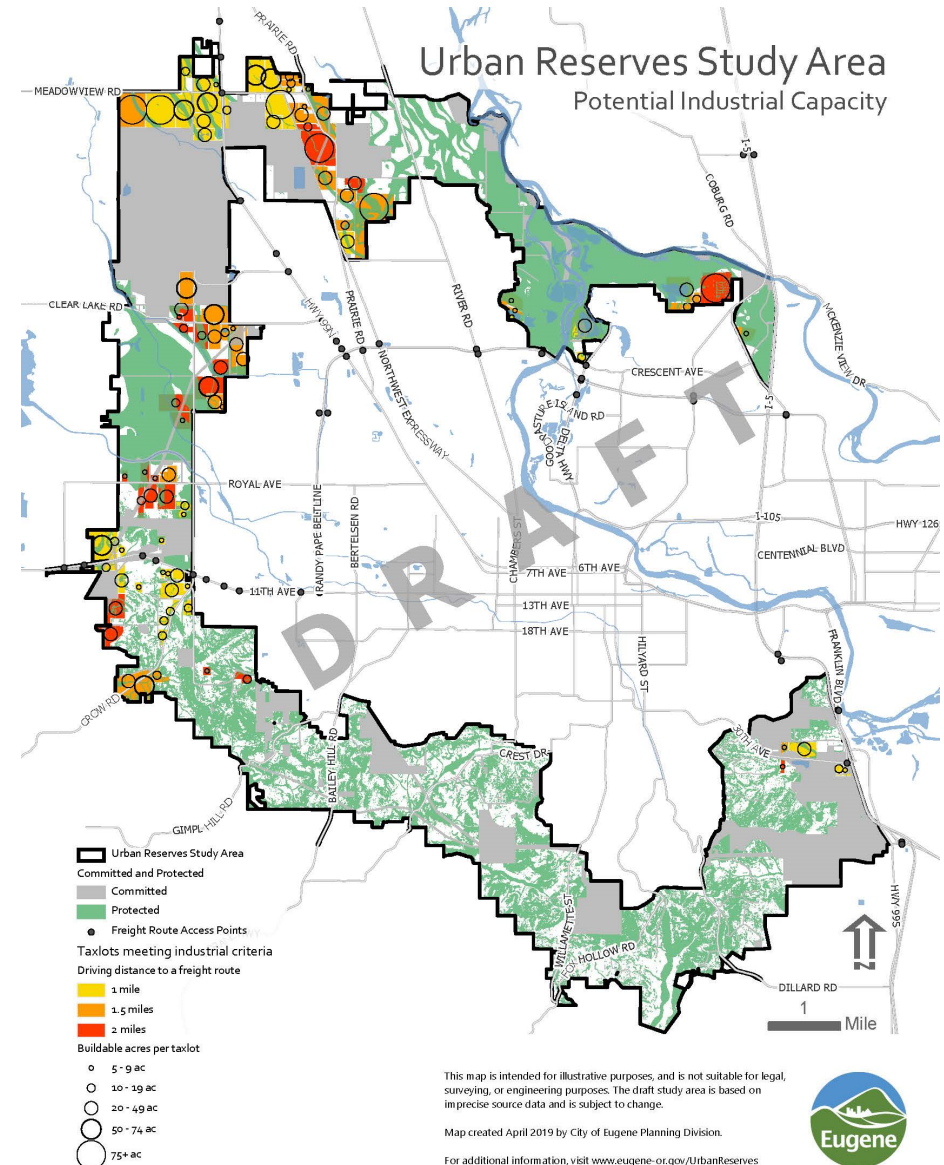




Capacity Analysis, cont'd

Potential Industrial capacity is shown on taxlots with:

- Less than 10% slope
- Undeveloped or Partially Vacant
- Greater than 5 acres in buildable land
- Within 1, 1.5 and 2 miles of an access point to a freight route
- No residential plan designation

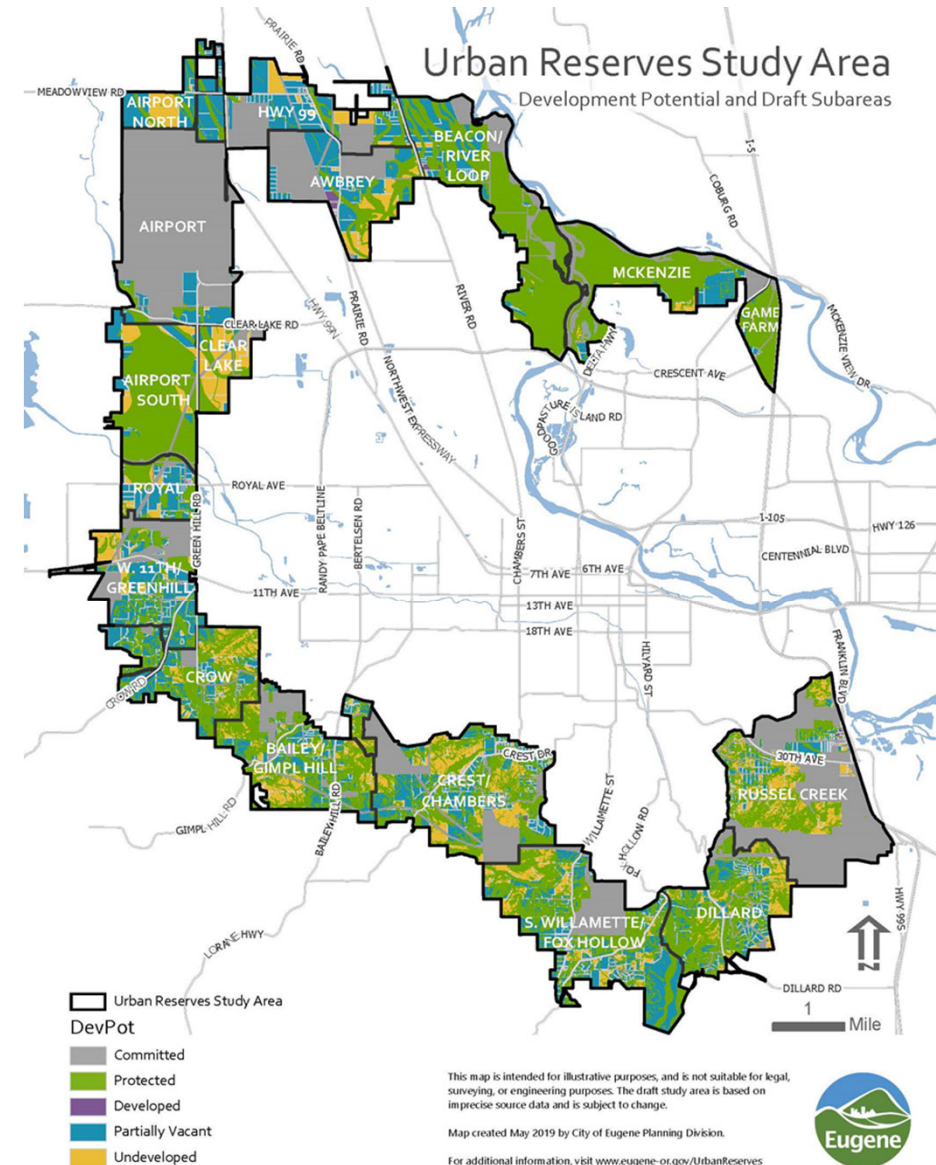


5. Suitability Analysis

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:

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



6. Identify Urban Reserves Options

A range of options – showing different urban reserves alternatives – will be brought to decisions makers in the Fall.

Land found suitable for an urban reserve may be included within an urban reserve only according to the following priorities:

Priority 1: Exception Areas/Non-Resource land

Priority 2: Marginal Lands

Priority 3: Farm and Forest Lands (poorest soils first)

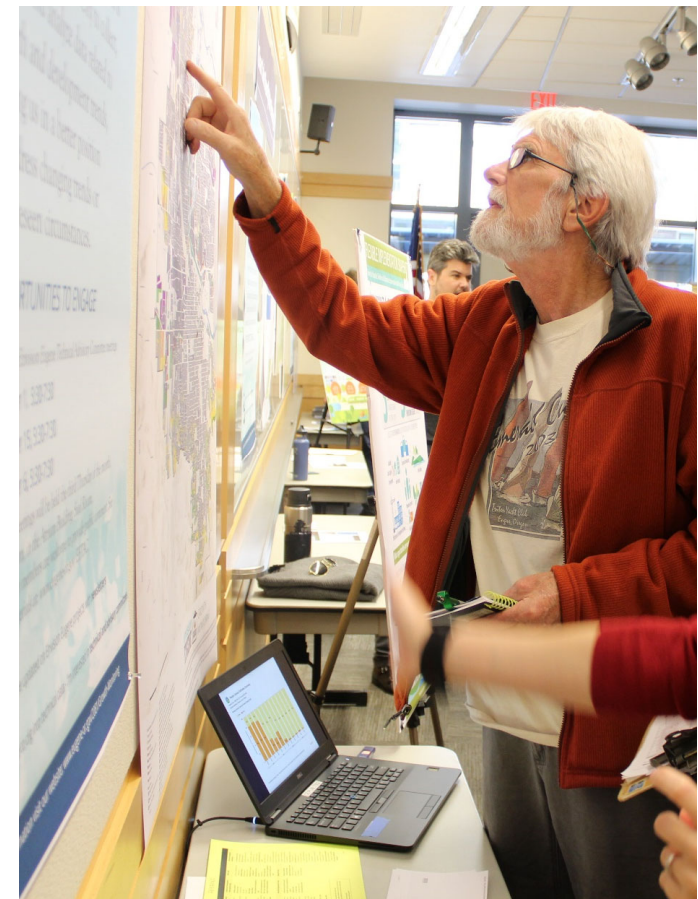
Priority Land Classification	Total Buildable Acres
Priority 1: Exception Areas	1,705
Priority 2: Marginal Lands	761
Priority 3: Agricultural Lands	4,203
Priority 3: Forest Lands	3,976
Other Lands	304
Total	10,950



How are we doing it?

Collaborative effort!

- Technical Advisory Committee (EETAC)
- Service Providers
- TBL Sounding Board
- Property owners
- Stakeholder groups
- Community members
- City staff & leadership
- County staff & leadership
- Nearby Cities





Thank you!
Questions?



Comparison of the 2015 Population Forecast and 2019 Preliminary Population Forecast (Eugene OR, 2032-2062)

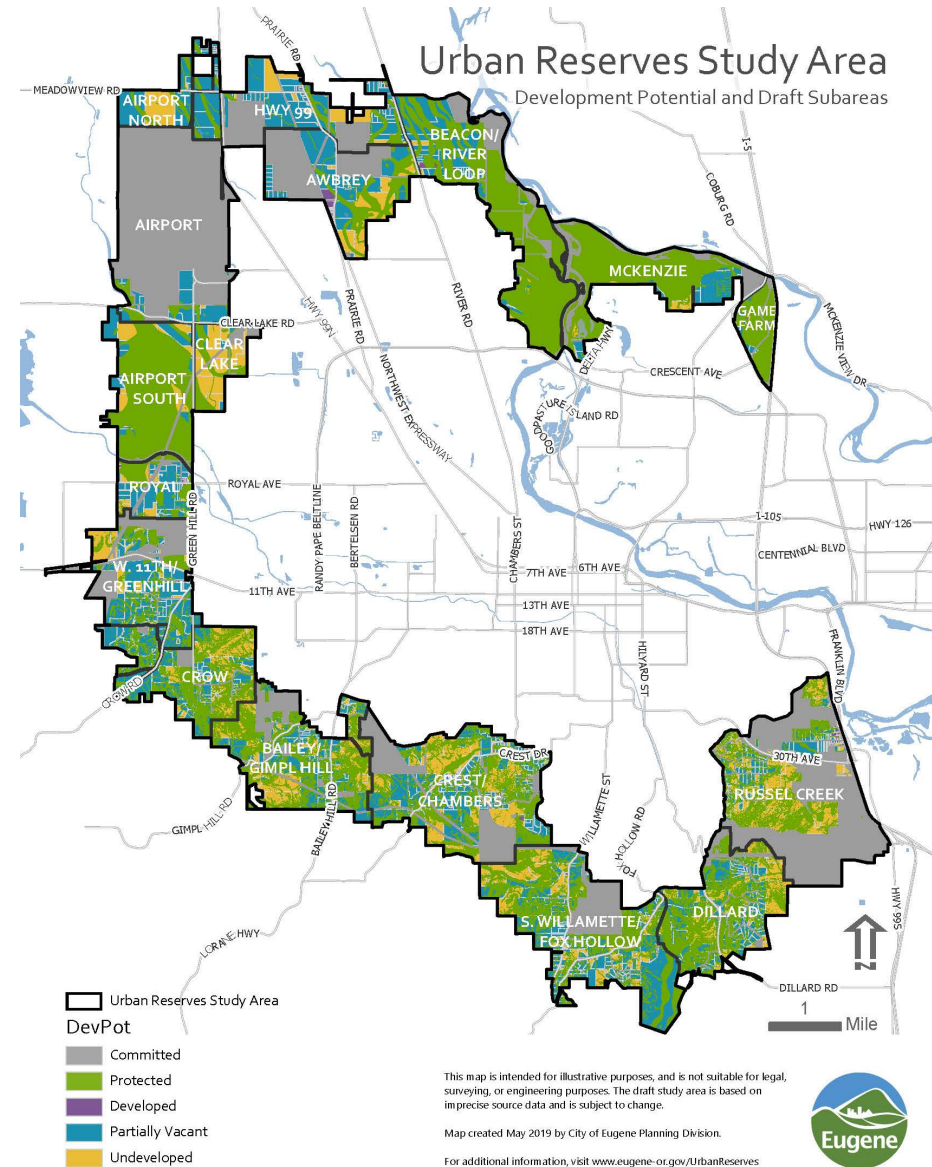
	2015 Population Forecast	2019 Preliminary Population Forecast
2032	219,319	213,619
2042	235,611	229,067
2052	251,199	245,432
2062	267,947	262,412
Change in Population		
2032-2042	16,293	15,448
2032-2052	31,881	31,813
2032-2062	48,628	48,792
Average Annual Growth Rate		
2032-2042	0.72%	0.70%
2032-2052	0.68%	0.70%
2032-2062	0.67%	0.69%

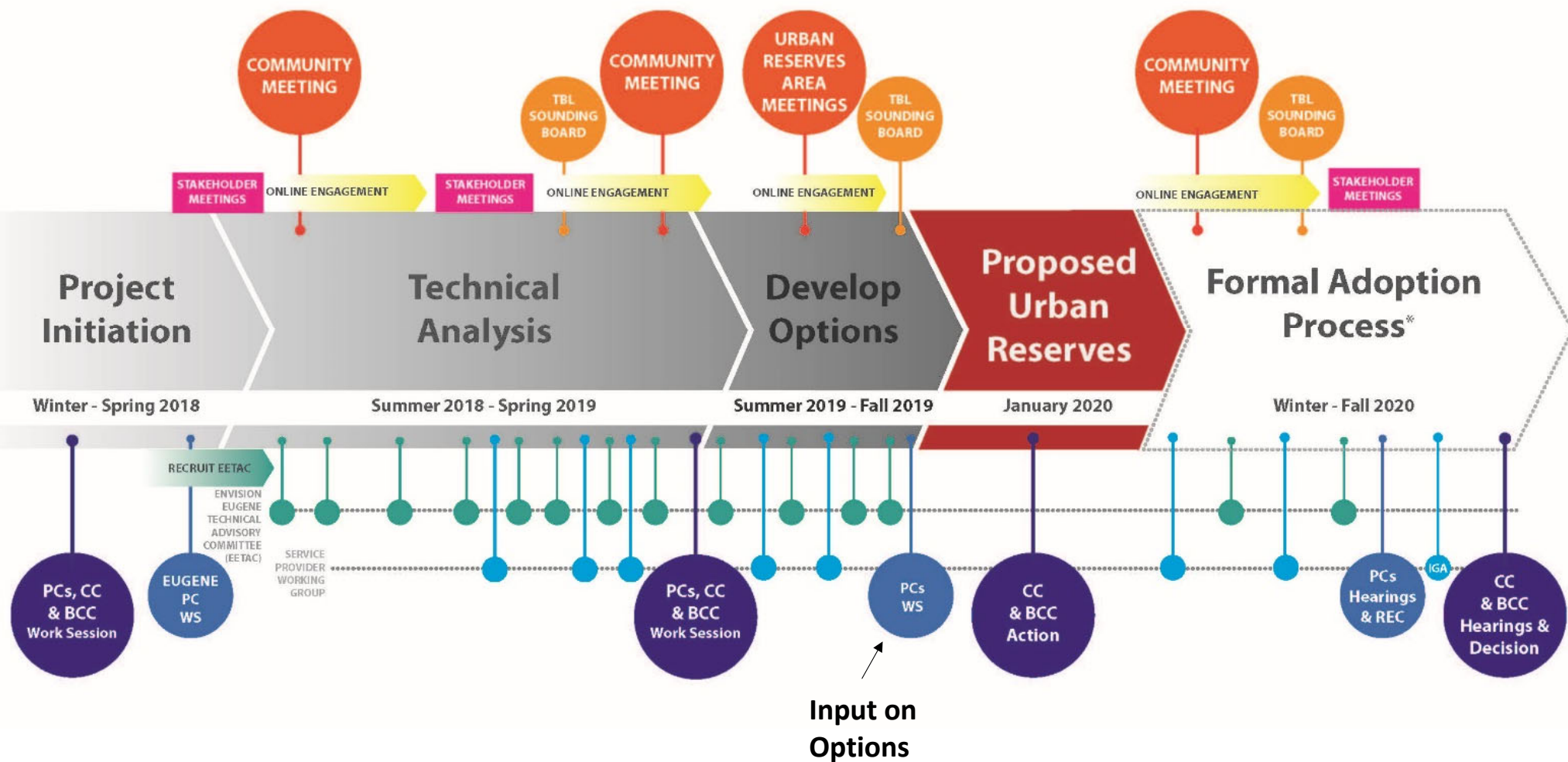
Source: Portland State University 2015 Forecast of Population Growth for Lane County,
2019 Preliminary Forecast of Population Growth for Lane County; Analysis by
ECONorthwest

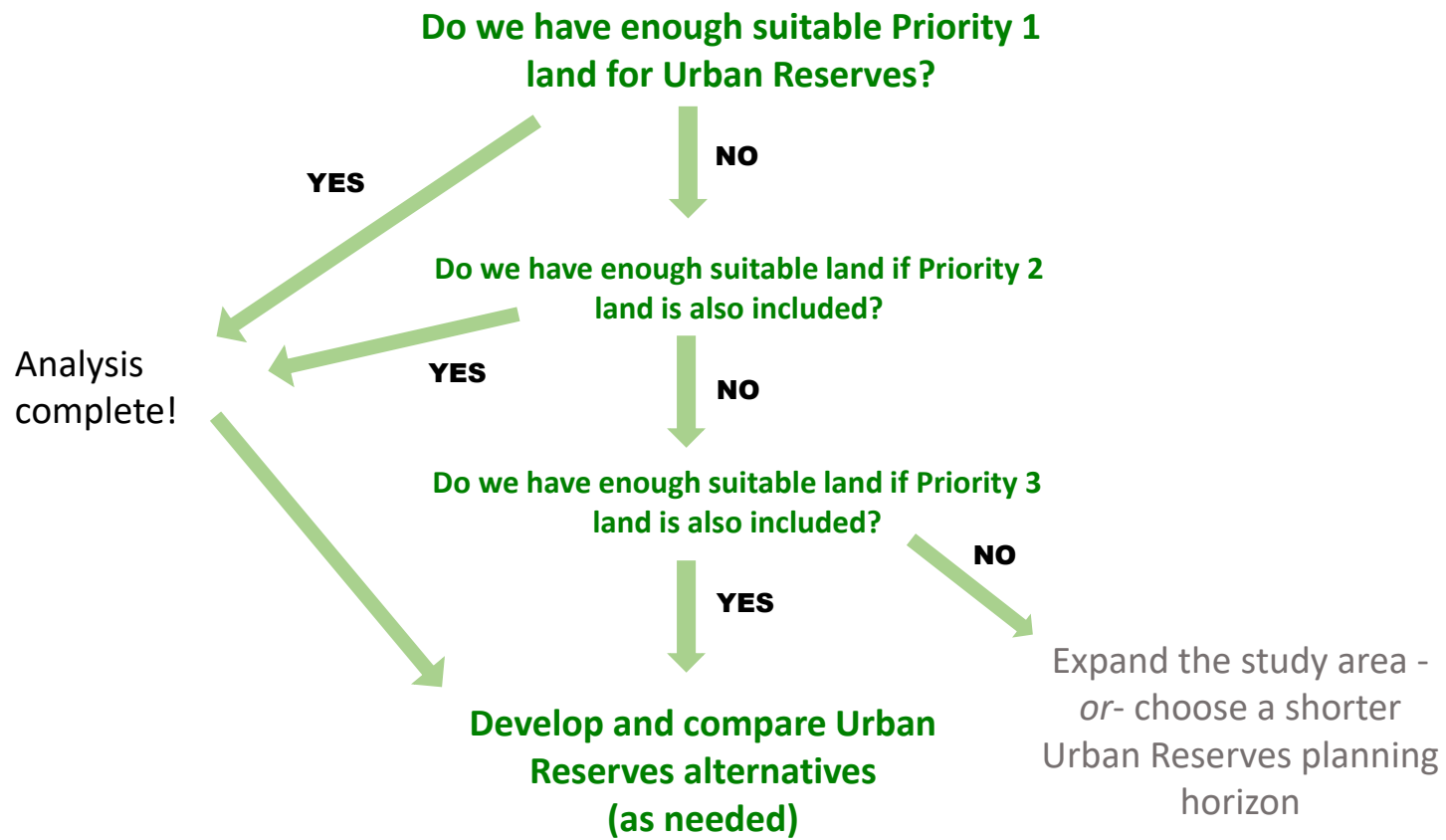
Land Supply Model, cont'd



Development Potential Detail







URBAN RESERVES