Meeting Outline:

1. Welcome and Introductions
2. Triple Bottom Line Framework
3. Urban Reserves planning update
4. Input on suitability analysis
5. Next Steps
Triple Bottom Line Sounding Board

• Provide project advice and feedback through the lens of City’s TBL framework
• Provide input on how to best reach topic-specific constituencies
• Act as liaisons to groups they represent
• Input to project management team; no formal recommendations
Triple Bottom Line Sounding Board—Role, cont’d

• Receive updates and provide input at 2-3 key milestones throughout the process

May—
• Get up to speed on role & project. Discuss draft prompts for suitability analysis

Fall/Today—
• Update on work to date. Review/provide input on draft suitability analysis

Next meeting TBD
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 provides:

• a 10- to 30-year supply of land for possible future expansion outside of an urban growth boundary

• the cost-effective provision of public facilities and services when land is brought into the UGB

• more certainty ... for landowners, service providers, local jurisdictions
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
• More/better options!

From 2012 Residential Expansion Analysis
Urban Reserves & Growth Monitoring Project Timelines

**Urban Reserves Planning**
- 2018: Project Initiation
- 2019: Technical Analysis
- 2020: Develop & Refine Options
- 2021: Council Consideration
- 2020: Formal Adoption Process

**Growth Monitoring Program**
- Build Monitoring System
- Collect and Analyze Data
- Evaluate Results
- Council Consideration of First Report
- Act on Council Direction

*UGB Acknowledged*
How many people are we planning for?

- 1,800 acres
- 20 years (2052) 
  - 32,000 new Eugenians
- 3,800 acres
- 10 years (2042)
  - 16,000 new Eugenians

Smaller Urban Reserves

- 5,800 acres
- 30 years (2062)
  - 49,000 new Eugenians

Larger Urban Reserves

*Population change since 2032
How are we doing it?

Collaborative effort!

• Technical Advisory Committee
• Community members
• Property owners
• Stakeholder groups
• Eugene
• Lane County
• Nearby Cities
• Utility and Service Providers
• TBL Sounding Board
Envision Eugene Technical Advisory Committee

- Advises staff on City-wide growth management initiatives
- Reviews technical information used to inform policy decisions
- Appointed by City manager
- 13 members including City Councilor, Planning Commissioner, Sustainability Commissioner, interest groups, citizens
Service Provider Working Group

• Includes wastewater, water, parks, transportation, stormwater and fire protection
• Inside UGB & those serving study area
• Evaluates service provision & high-level cost estimates – key to informing decision
• Develops intergovernmental agreements (IGAs)
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
Land Supply Model

Identify “developable land” by removing protected, committed and fully developed land.

- **Protected** land is land reserved to protect natural resources or prevent the impact of natural hazards, and therefore is assigned no development capacity.
- **Committed** land includes public and other land that has no development potential for housing or jobs because they are committed to other uses for the foreseeable future.
Protected land in Urban Reserves Study Area:

- Lane County Goal 5 adopted riparian corridors
- Lane County Goal 5 adopted wetlands, including West Eugene Wetlands
- Critical habitat (federal and state-listed threatened and endangered species)
- Historic and cultural resources
- Natural Resources plan designations
- Floodway and 100-year flood plain (FEMA)
- Prohibitively steep slopes (>30%)
- High risk landslide areas (DOGAMI)
Committed land in Urban Reserves Study Area:

- Public Parks and Open Spaces
- School District Property
- Utility Property
- Airport Property
- Other Government Property
- Cemeteries
- Transportation Rights-of-Way
- Bonneville Power Administration Rights-of-Way
- Private property with conservation easements that prohibit urban development
Exclude Protected, Committed and Developed Land from further analysis

### Study Area Acreage by Land Category

<table>
<thead>
<tr>
<th>Land Category</th>
<th>Acreage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Committed</td>
<td>7,528</td>
</tr>
<tr>
<td>Protected</td>
<td>6,321</td>
</tr>
<tr>
<td>Developed</td>
<td>1,056</td>
</tr>
<tr>
<td>Partially Vacant</td>
<td>6,884</td>
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<tr>
<td>Undeveloped</td>
<td>4,067</td>
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<tr>
<td><strong>Total Study Area</strong></td>
<td><strong>25,856</strong></td>
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</tbody>
</table>
Land Classification/Capacity Analysis

Based on factors such as:

- Density
- Slope
- Elevation
- Height

And future land use assumptions:

- Residential
- Employment

How many homes or jobs can be accommodated on the developable land?
Evaluate lands based on suitability

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 based on this evaluation:

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
Version 1

Not enough suitable land for a 30-year Urban Reserve
Study area expansion
Version 2

Added 928 acres of suitable land in the new Fisher Rd subarea

And approximately 350 acres of suitable land elsewhere within the existing study area
## Draft List of Potentially Suitable Acreage by Subarea for EETAC Discussion on 11.7.19

<table>
<thead>
<tr>
<th>Subarea</th>
<th>Potentially Suitable (acres)</th>
<th>Potential Residential Capacity (du's)</th>
<th>Potential Industrial Capacity (acres)</th>
<th>Potentially Unsuitable (acres)</th>
<th>Total Developable (acres)</th>
<th>Average Residential Capacity (du/acre)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Clear Lake + Airport South¹</td>
<td>335</td>
<td>2,812</td>
<td>264</td>
<td>236</td>
<td>571</td>
<td>8.39</td>
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<tr>
<td>McKenzie</td>
<td>158</td>
<td>1,325</td>
<td>134</td>
<td>87</td>
<td>245</td>
<td>8.39</td>
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<tr>
<td>Royal</td>
<td>277</td>
<td>1,897</td>
<td>171</td>
<td>8</td>
<td>285</td>
<td>6.85</td>
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<td>Awbrey</td>
<td>524</td>
<td>4,387</td>
<td>359</td>
<td>0</td>
<td>524</td>
<td>8.37</td>
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<tr>
<td>West 11th/Greenhill</td>
<td>748</td>
<td>3,791</td>
<td>320</td>
<td>0</td>
<td>748</td>
<td>5.07</td>
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<tr>
<td>Crow</td>
<td>828</td>
<td>3,140</td>
<td>193</td>
<td>128</td>
<td>956</td>
<td>3.79</td>
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<tr>
<td>Russel Creek</td>
<td>804</td>
<td>2,456</td>
<td>77</td>
<td>0</td>
<td>804</td>
<td>3.05</td>
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<td>Airport North</td>
<td>413</td>
<td>0</td>
<td>413</td>
<td>54</td>
<td>467</td>
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<td>Highway 99</td>
<td>281</td>
<td>2,351</td>
<td>237</td>
<td>388</td>
<td>669</td>
<td>8.37</td>
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<tr>
<td>Crest/Chambers</td>
<td>865</td>
<td>2,521</td>
<td>0</td>
<td>437</td>
<td>1,302</td>
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<tr>
<td>Bailey Hill/Gimpl Hill</td>
<td>507</td>
<td>1,394</td>
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<td>395</td>
<td>902</td>
<td>2.75</td>
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<tr>
<td>Beacon-River Loop</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>332</td>
<td>332</td>
<td>0</td>
</tr>
<tr>
<td>Dillard</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>893</td>
<td>893</td>
<td>0</td>
</tr>
<tr>
<td>S Willamette/Fox Hollow</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>1,341</td>
<td>1,341</td>
<td>0</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>5,740</strong></td>
<td><strong>26,074</strong></td>
<td><strong>2,168</strong></td>
<td><strong>4,299</strong></td>
<td><strong>10,039</strong></td>
<td><strong>4.89</strong></td>
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<tr>
<td>Fisher Rd</td>
<td>928</td>
<td>6,848</td>
<td>639</td>
<td>0</td>
<td>928</td>
<td>7.38</td>
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<tr>
<td><strong>New Total:</strong></td>
<td><strong>6,668</strong></td>
<td><strong>32,922</strong></td>
<td><strong>2,807</strong></td>
<td><strong>4,299</strong></td>
<td><strong>10,967</strong></td>
<td><strong>5.26</strong></td>
</tr>
</tbody>
</table>

¹ Includes the Airport Subarea. ² Includes a separate calculation for Fisher Rd and S Willamette/Fox Hollow subareas.
Framing the TBL Discussion

• Draft suitability criteria
• Suitability analysis of 17 subareas
• Dillard Rd and West 11th/Greenhill Rd provided as examples of types of issues we are considering in all subareas

Evaluating developable land based on the following criteria, and removing land that is on balance not suitable for urbanization:

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
Focusing tonight on #3, the **comparative environmental, energy, economic and social consequences of urbanization**

Within the context that Urban Reserves planning is high-level and long-range (through 2062):

- Are the criteria applied the way you thought they would be?
- Are there any holes in the analysis?
- Is there something missing that should be included?
Dillard Rd
Subarea
base map
Dillard Rd Subarea
development potential
Dillard Rd
Subarea

priority land classification
Dillard Rd Subarea

residential capacity
Dillard Rd Subarea

contours and hillshade
West 11th/ Greenhill Rd Subarea

base map
West 11th/
Greenhill Rd
Subarea
development
potential
West 11\textsuperscript{th}/
Greenhill Rd
Subarea

priority land
classification
West 11\textsuperscript{th}/Greenhill Rd Subarea residential capacity
West 11\textsuperscript{th}/Greenhill Rd Subarea

industrial capacity
West 11th/
Greenhill Rd
Subarea

dcontours and
hillshade
Royal, Fisher Road & West 11th/Greenhill Rd
S. Willamette & Dillard
Next Step: Select lands based on priority ranking

Land found suitable for an urban reserve may be included within an urban reserve only according to the following priorities (OAR 660-021-0030(3):

- Priority 1. Exception Areas/Non-resource land
- Priority 2. Marginal Lands
- Priority 3. Farm and Forest Lands (poorest soils first)

The state allows lower priority land to be included if land of higher priority is inadequate to accommodate the land need, based on topographical or physical constraints and service provision needs.