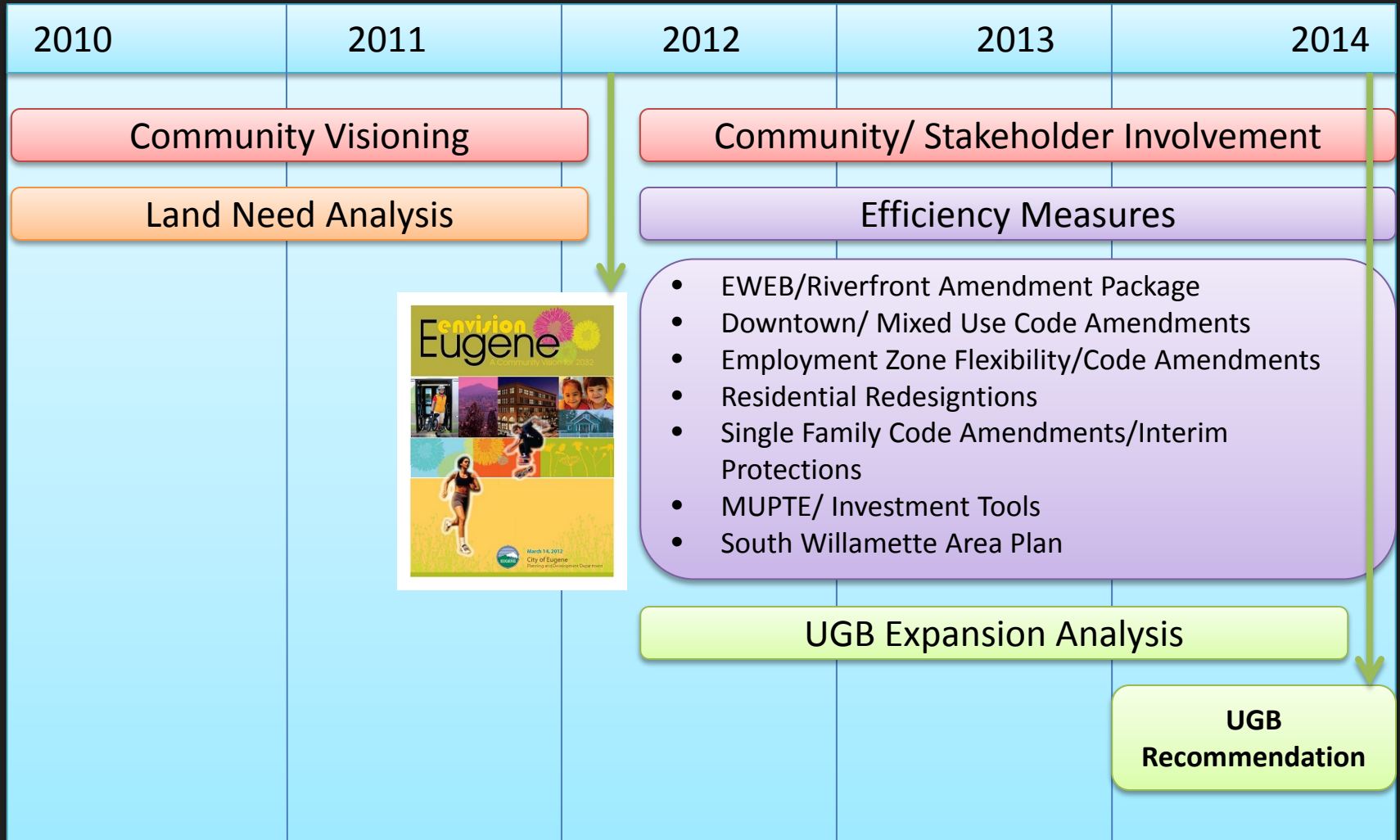




Envision Eugene UGB Recommendation

City Council Work Session
December 10, 2014

Timeline



Community Involvement



Next Steps

2015

Preliminary Recommendation

On-line Open House:
 envisioneugene.org

In-person Open House:
 January 13,
 4-6pm
 Atrium Lobby

City Council Public Forum:
 January 20,
 7:30 pm
 Harris Hall

City Council Work Session:
 January 28,
 noon
 Harris Hall

Formal Adoption Process

Eugene & Lane County Planning Commissions:

- Public Hearing
- Deliberations
- Recommendation

Eugene City Council & Lane County Board of Commissioners:

- Public Hearing
- Deliberations
- Adoption

Oregon Department of Land Conservation & Development:

- Acknowledgement

Presentation Outline

- Jobs, Parks and Schools
 - Discussion
- Single Family Homes
 - Discussion





JOBS, PARKS AND SCHOOLS



Santa Clara
Community Park

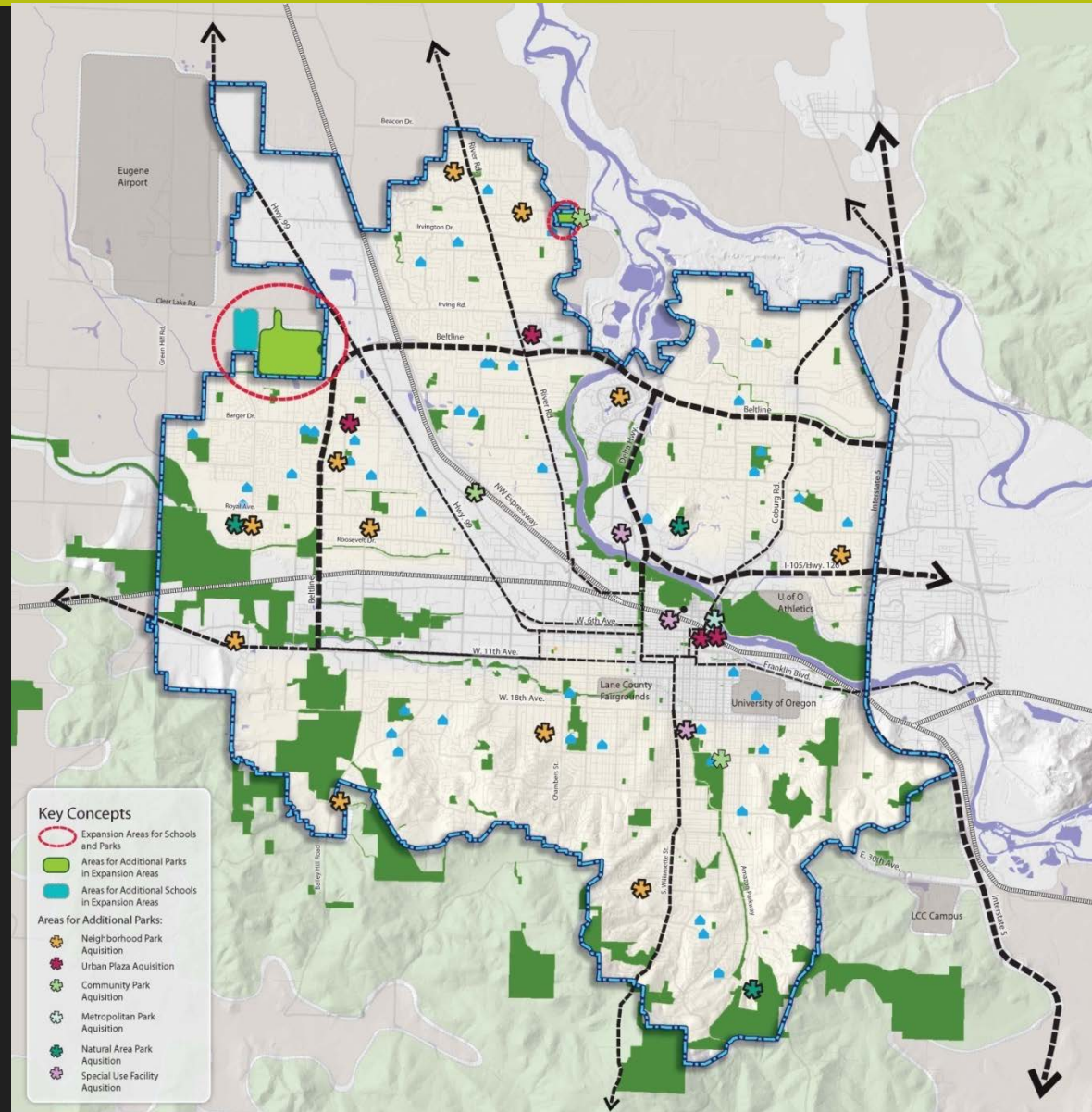


PARKS AND SCHOOLS

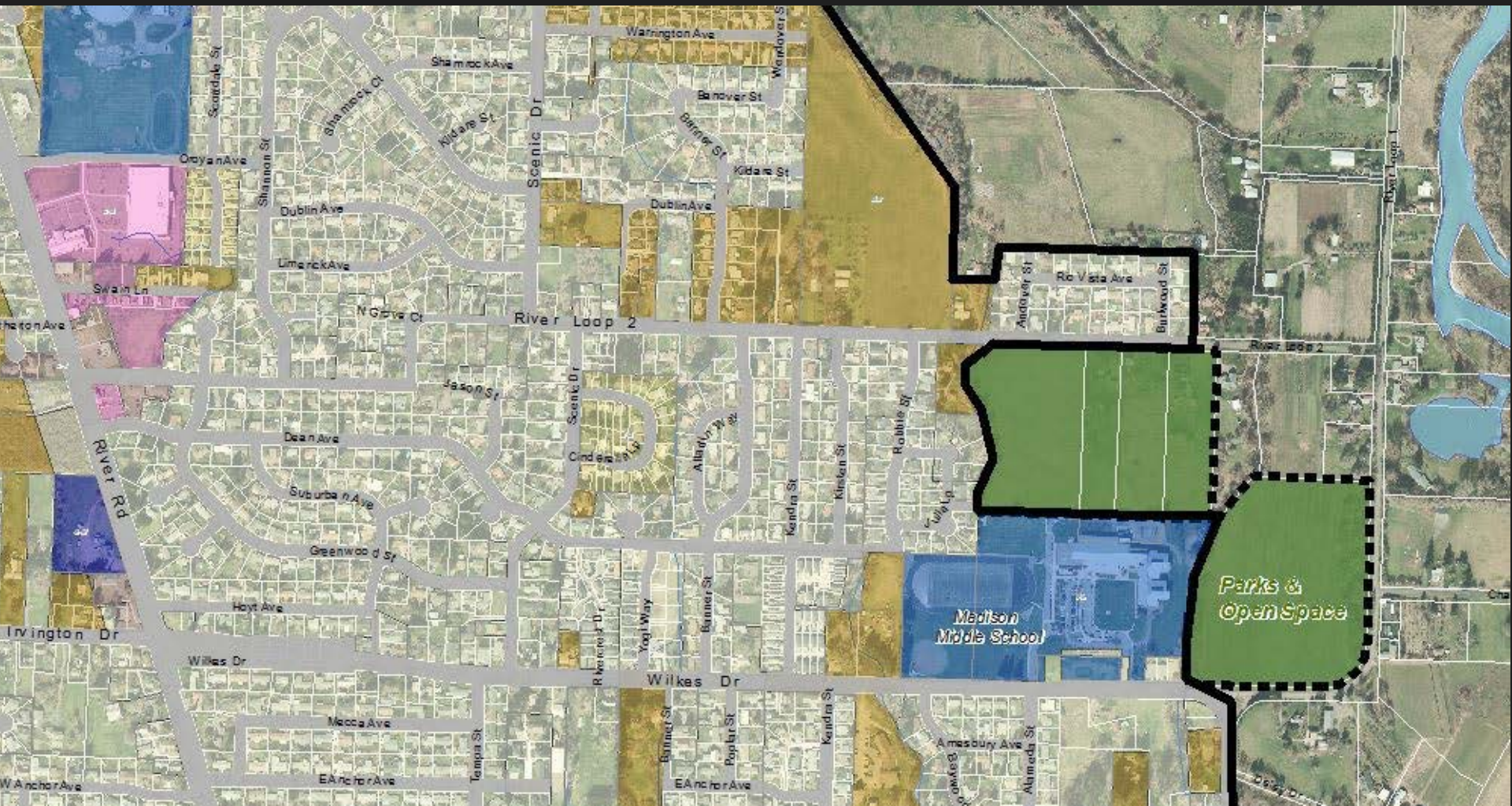


PARKS AND SCHOOLS

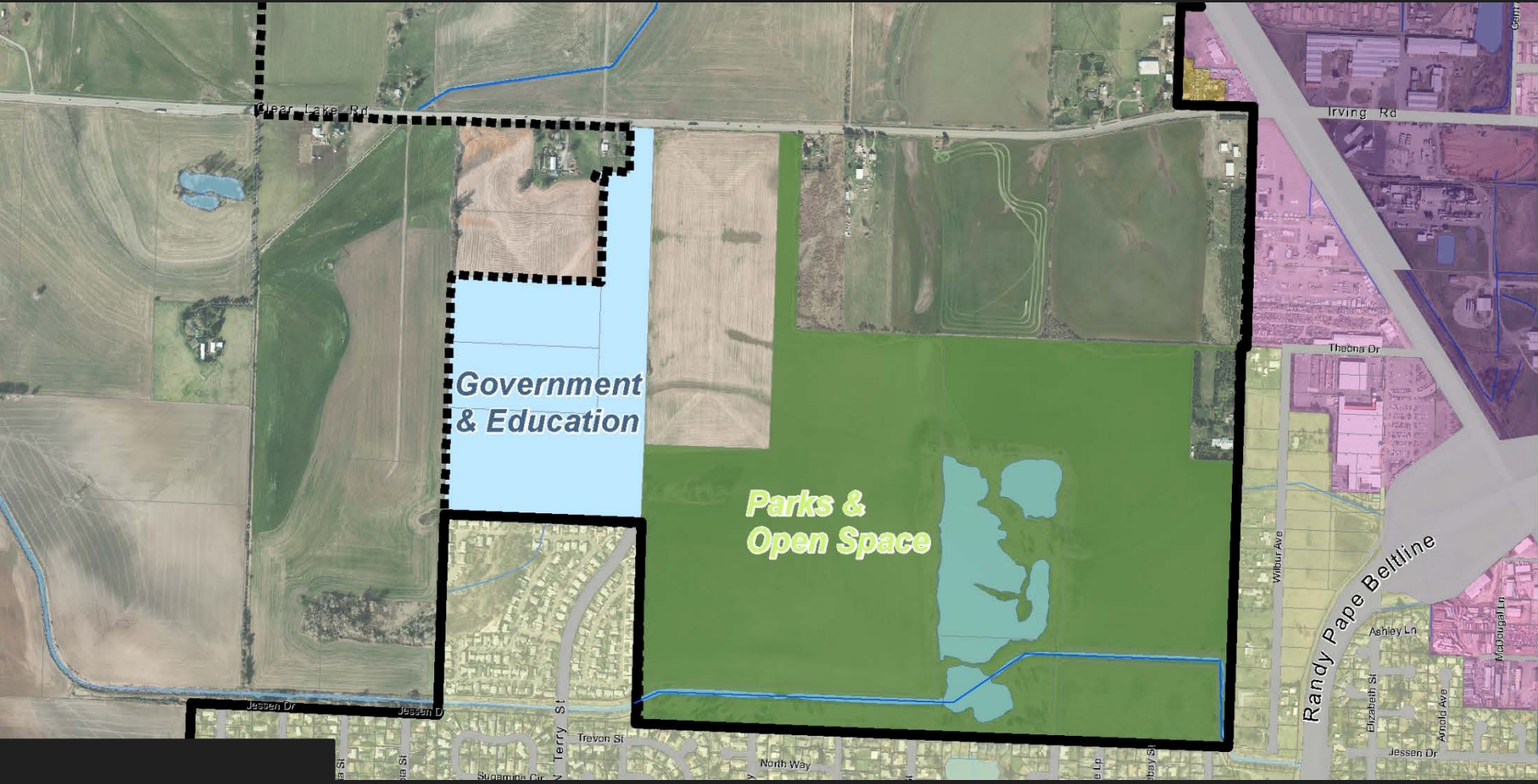
2012 Envision Eugene Recommendation



Santa Clara Community Park



Golden Gardens Park & Bethel School Site





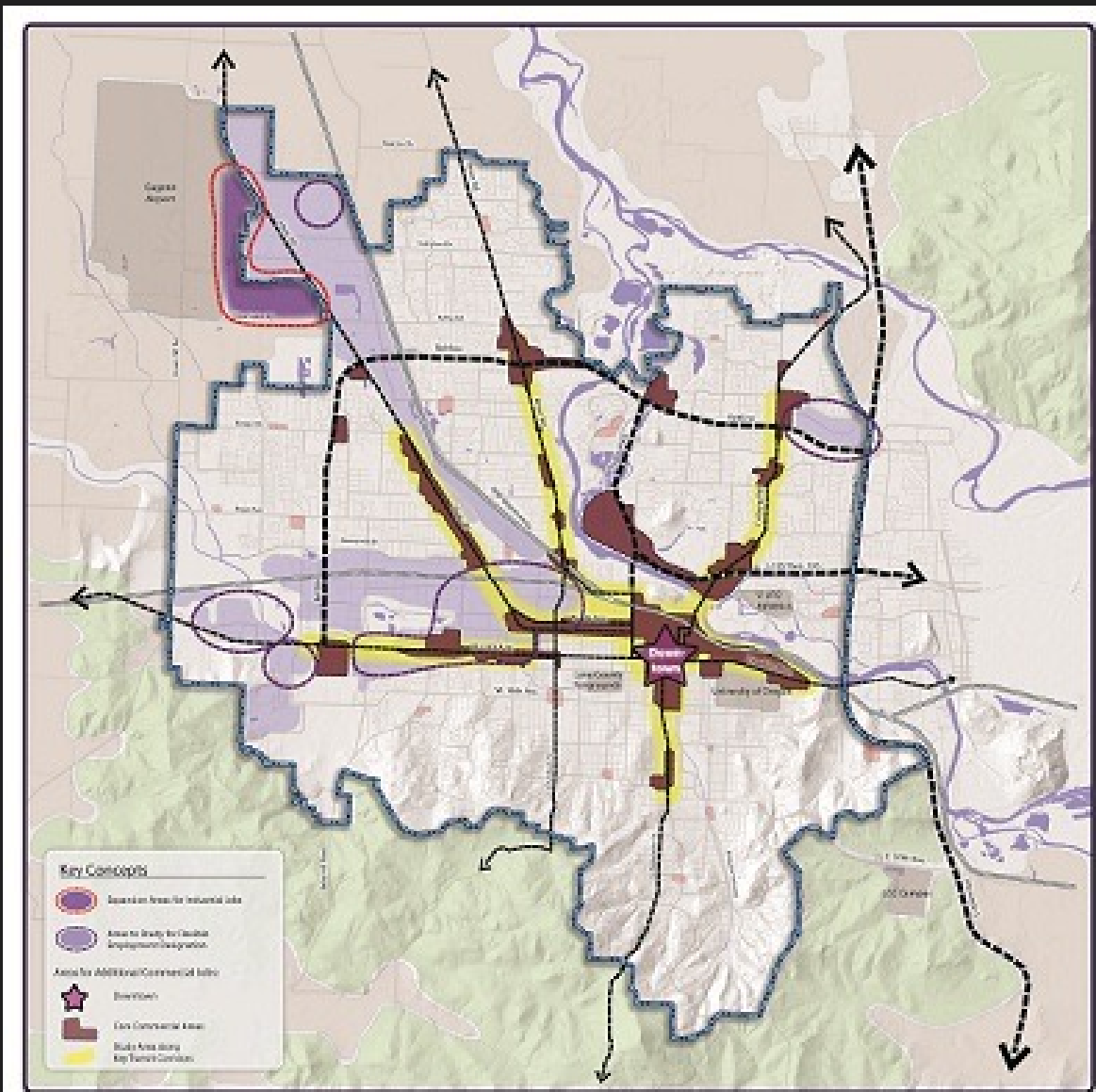
LAND FOR JOBS





JOBS

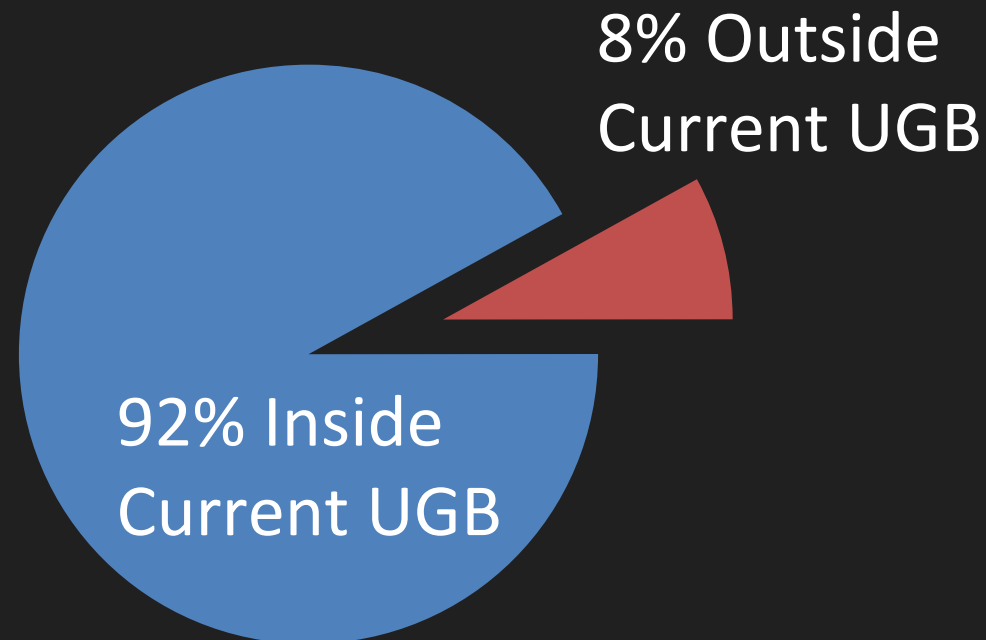
2012 Envision Eugene Recommendation



JOBS

2014 Employment Land Need Update

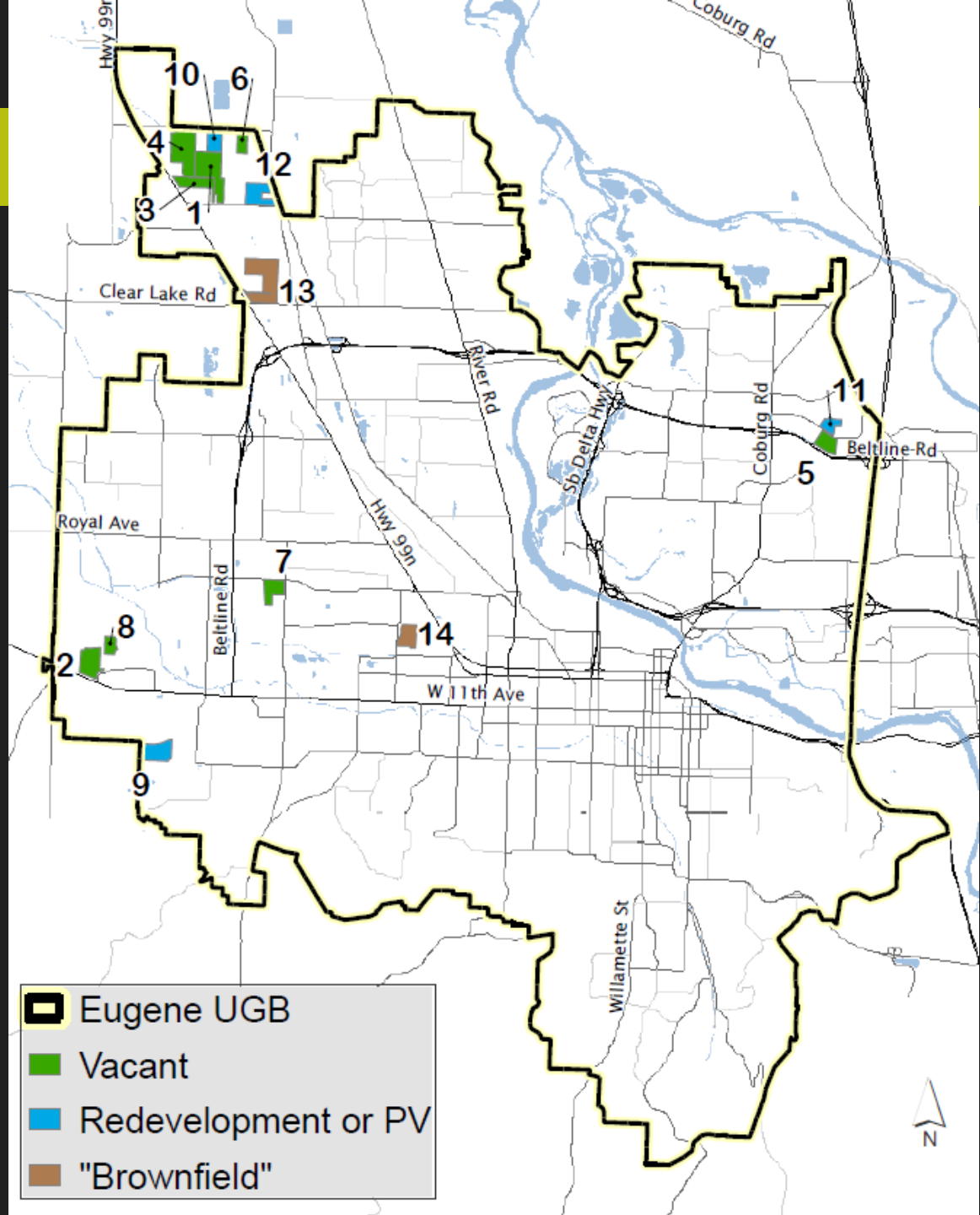
- Employment Growth Rate of 1.4 %
- 35,800 Jobs over 20 years



JOBS

Existing Capacity

- Vacant Land
- Partially Vacant
- Brownfields Program



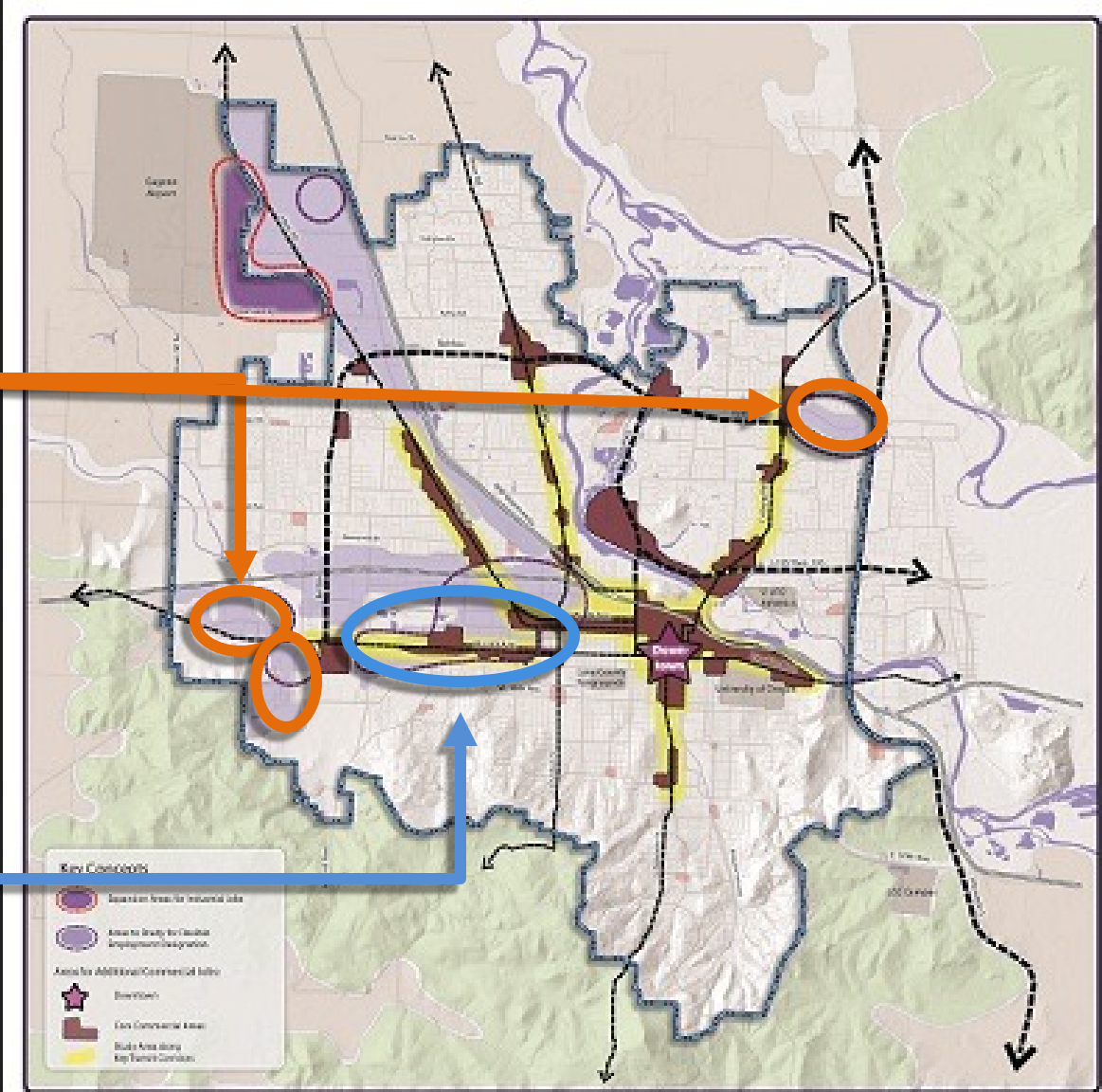


JOBS

2014
Efficiency
Measures

**E-1 Campus
Employment
Zoning**

**E-2
Mixed Use
Employment
Zoning**





JOBS

Remaining Land Need Outside UGB

- 11 sites over 10 acres in size
- Targeted Industries

Manufacturing (Advanced, Wood Products,
Food and Beverage)

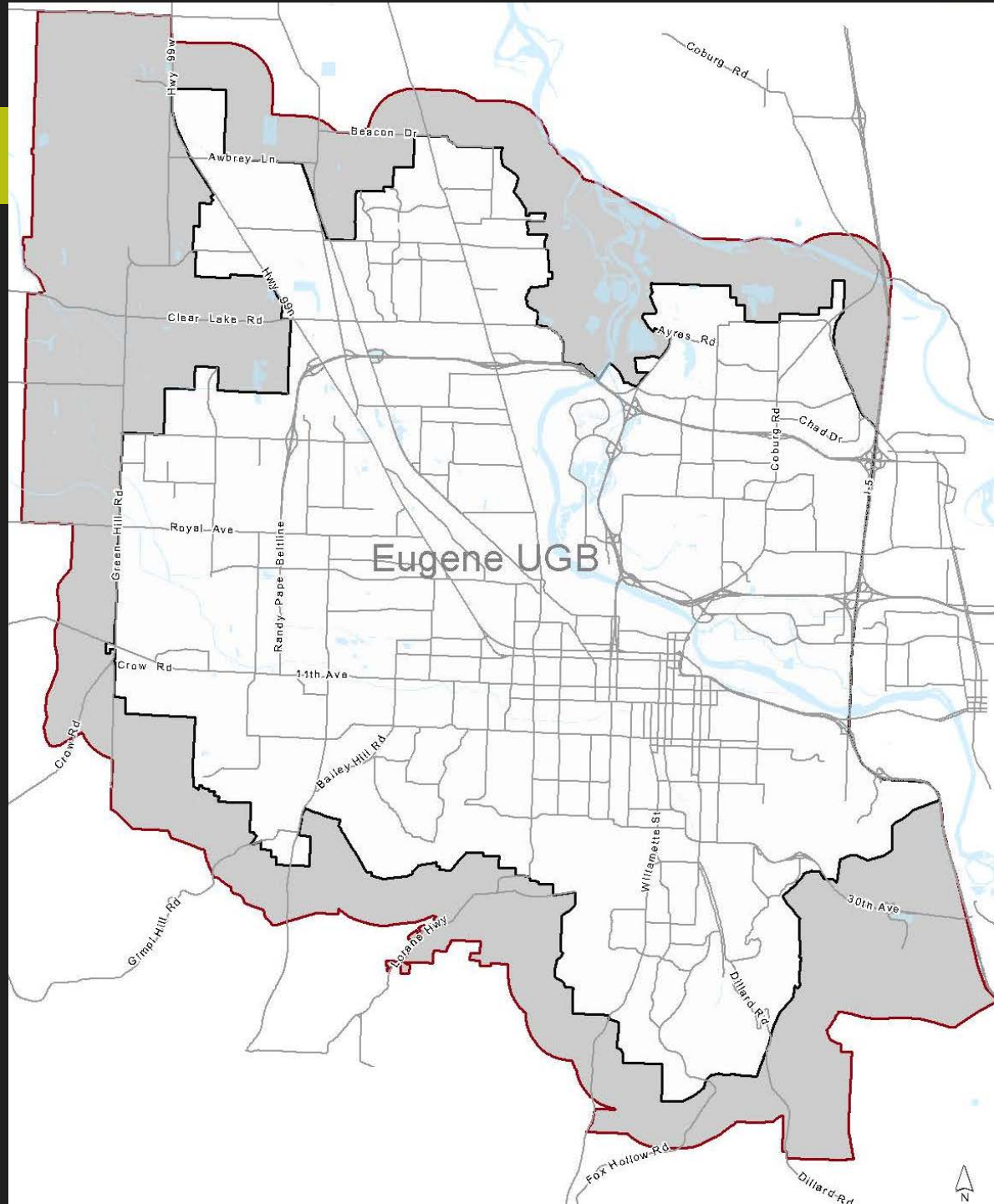
Biomedical & Environmental Services

Health and Wellness

Software & Educational Technology

JOBS

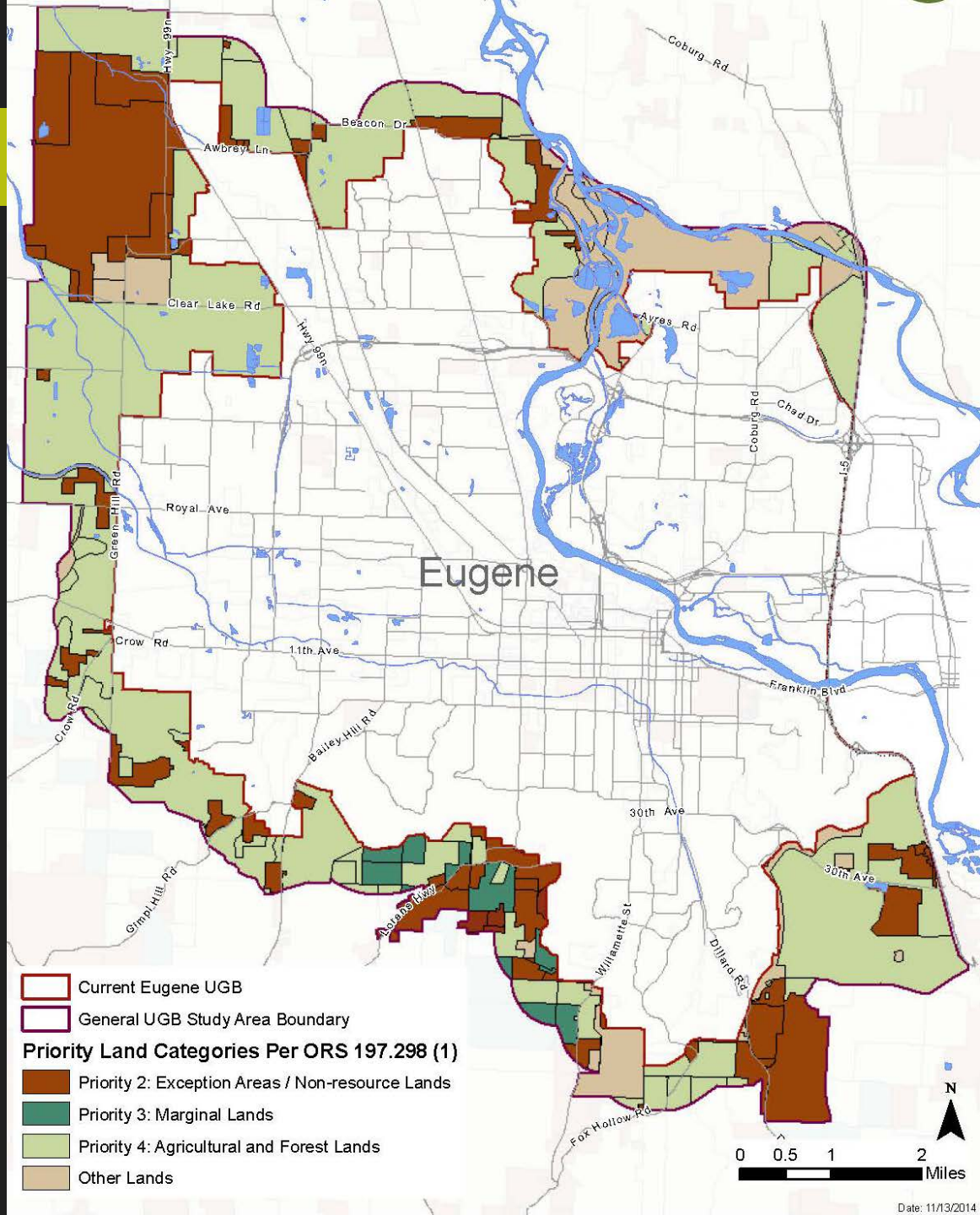
UGB Expansion Study Area





JOBS

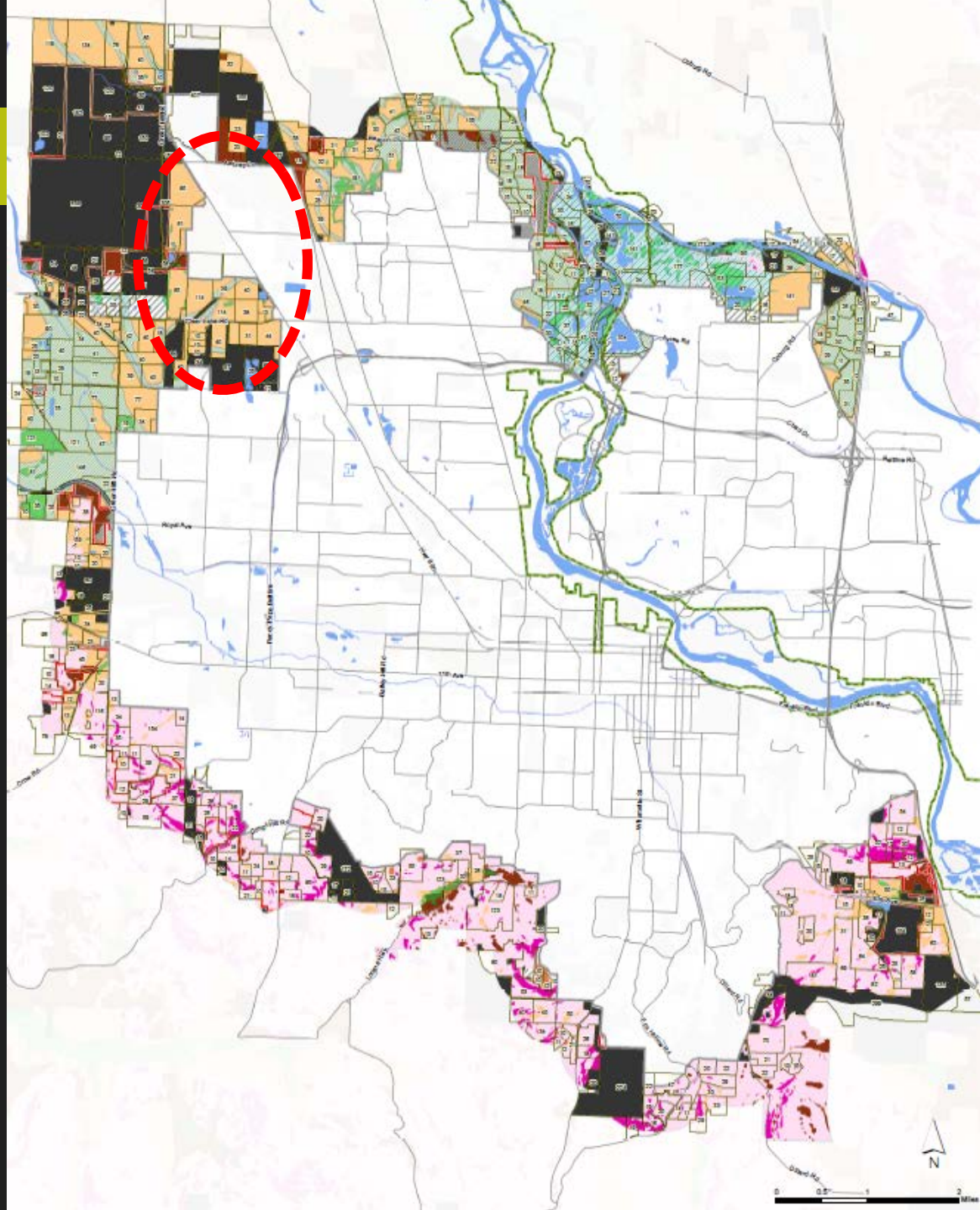
UGB Expansion Study Area: Priority Lands



JOBS

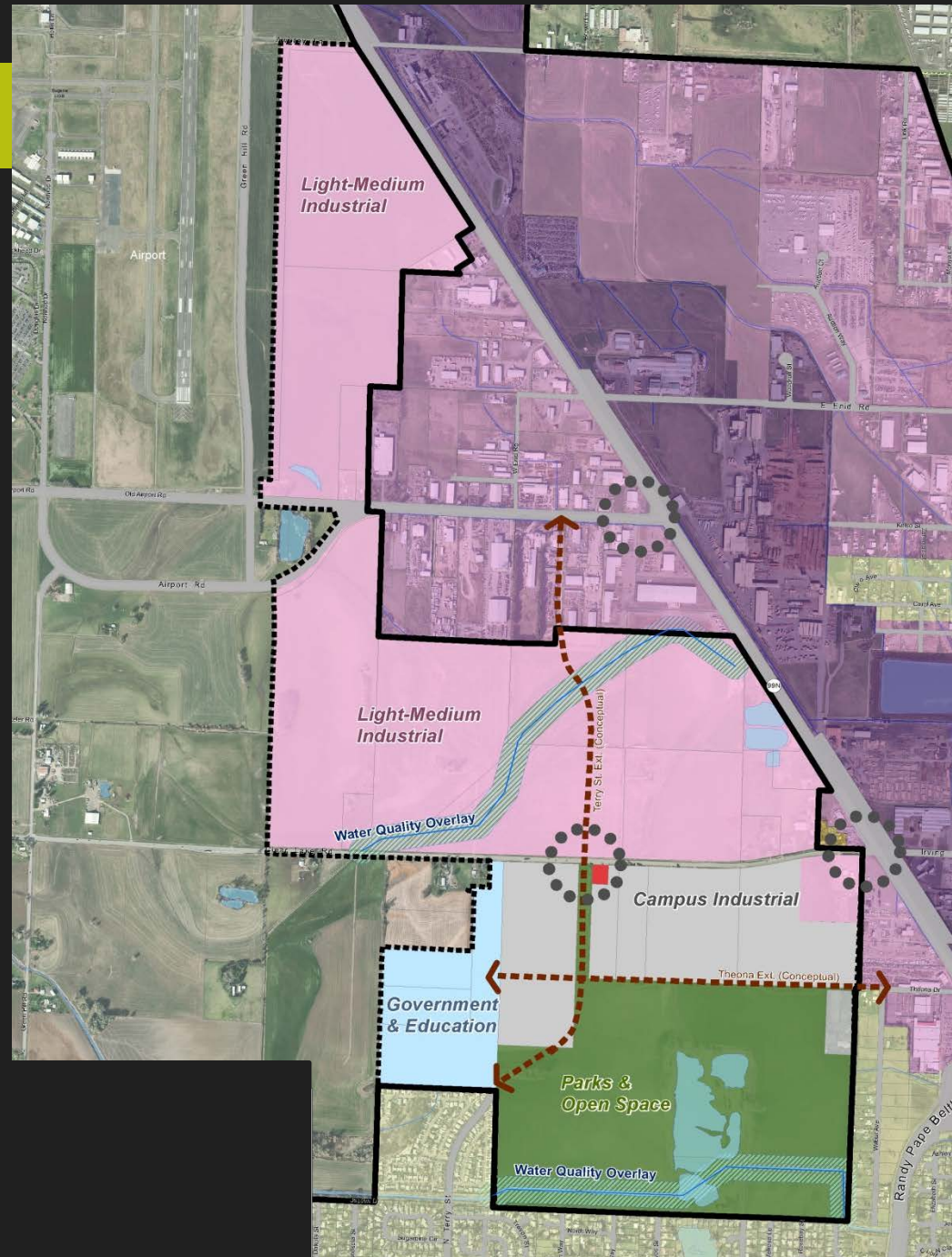
UGB Study Area Analysis

- Public Land
- Parcel Size
- Slope
- Flood Plain
- Cost to Serve



JOBS

Add 924 acres to the UGB for over 3,000 Jobs, a Community Park, and a future school site in the Bethel neighborhood



JOBS

Large Site Portfolio

Color Code Sites Needed Size Range

Black

4

10-20 ac

Green

2

20-50 ac

Blue

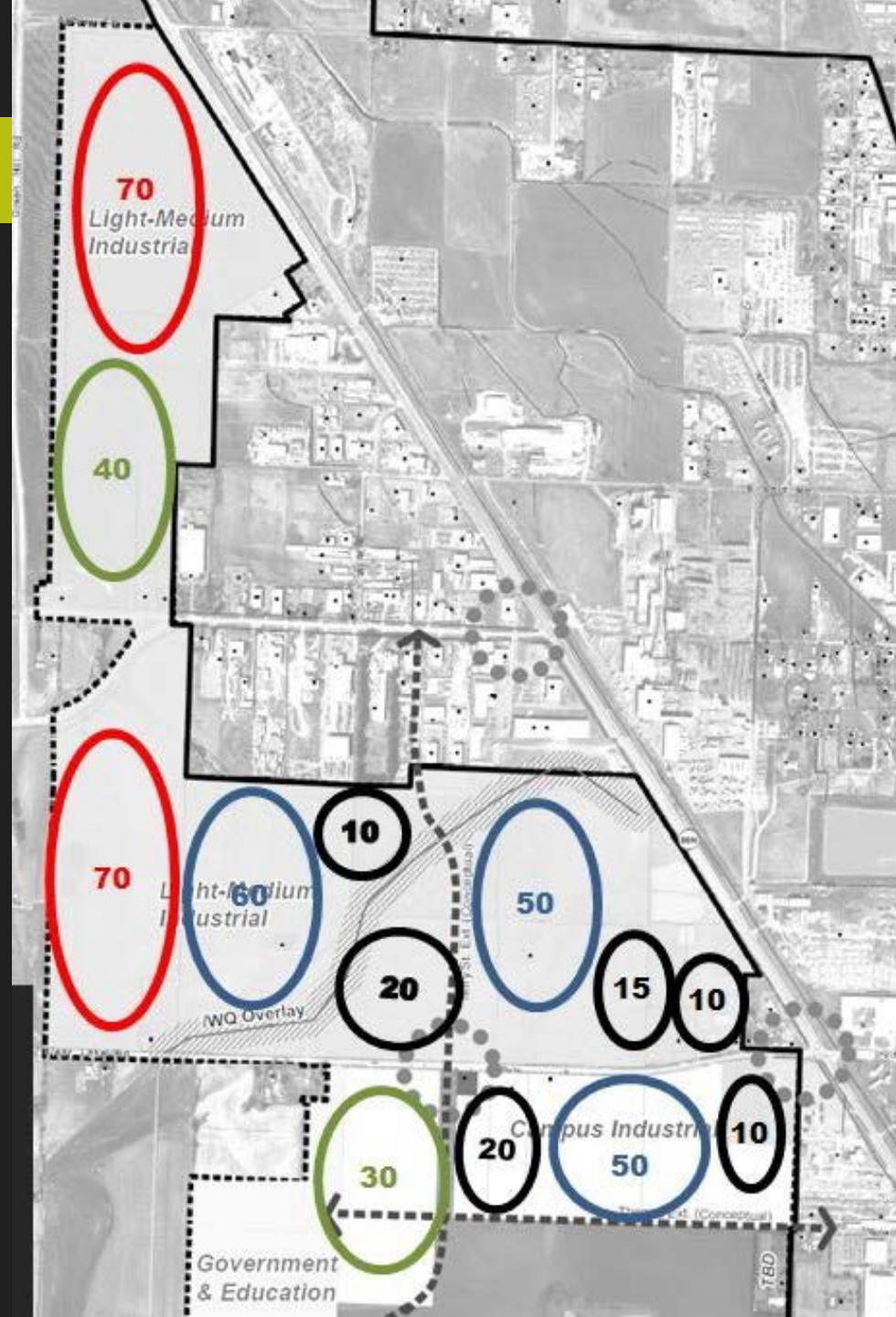
3

50-75 ac

Red

2

75+ ac





JOBS

UGB Package Components:

- UGB Location & 11 Job Sites 10-70 Acres
- Comprehensive Plan Designations & Policies
- Urban Transition Zoning, Clear Lake Overlay
- Public Facilities Plan & Transportation Plan Amendments



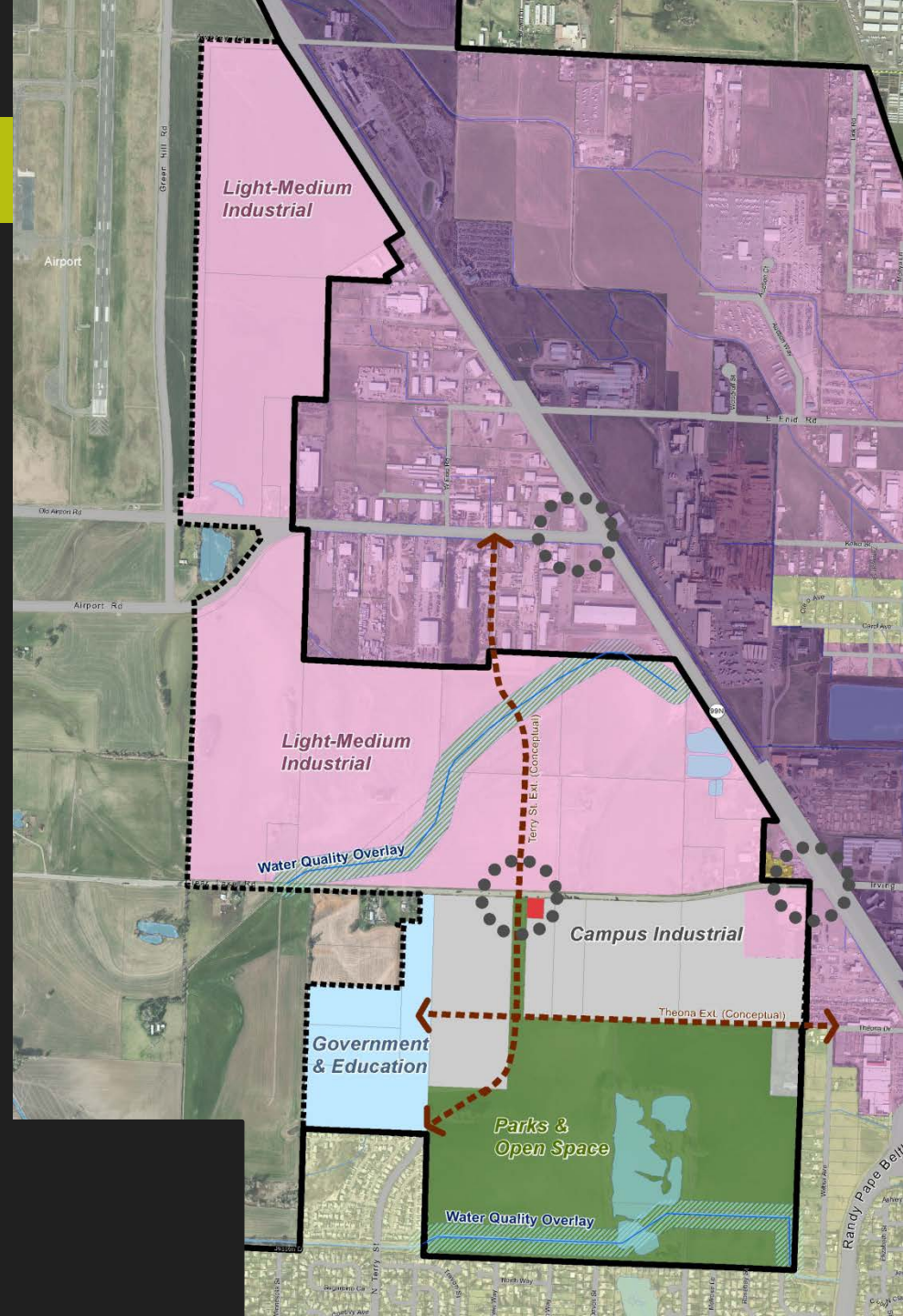
JOBS

Post UGB Adoption Planning

- Economic Development Plan
Wetlands & Storm Water Master Plan
- Annexation & Zone Changes
- Capital Improvements
- Partner on Health Impact Analyses,
Marketing Plan

Recommendation

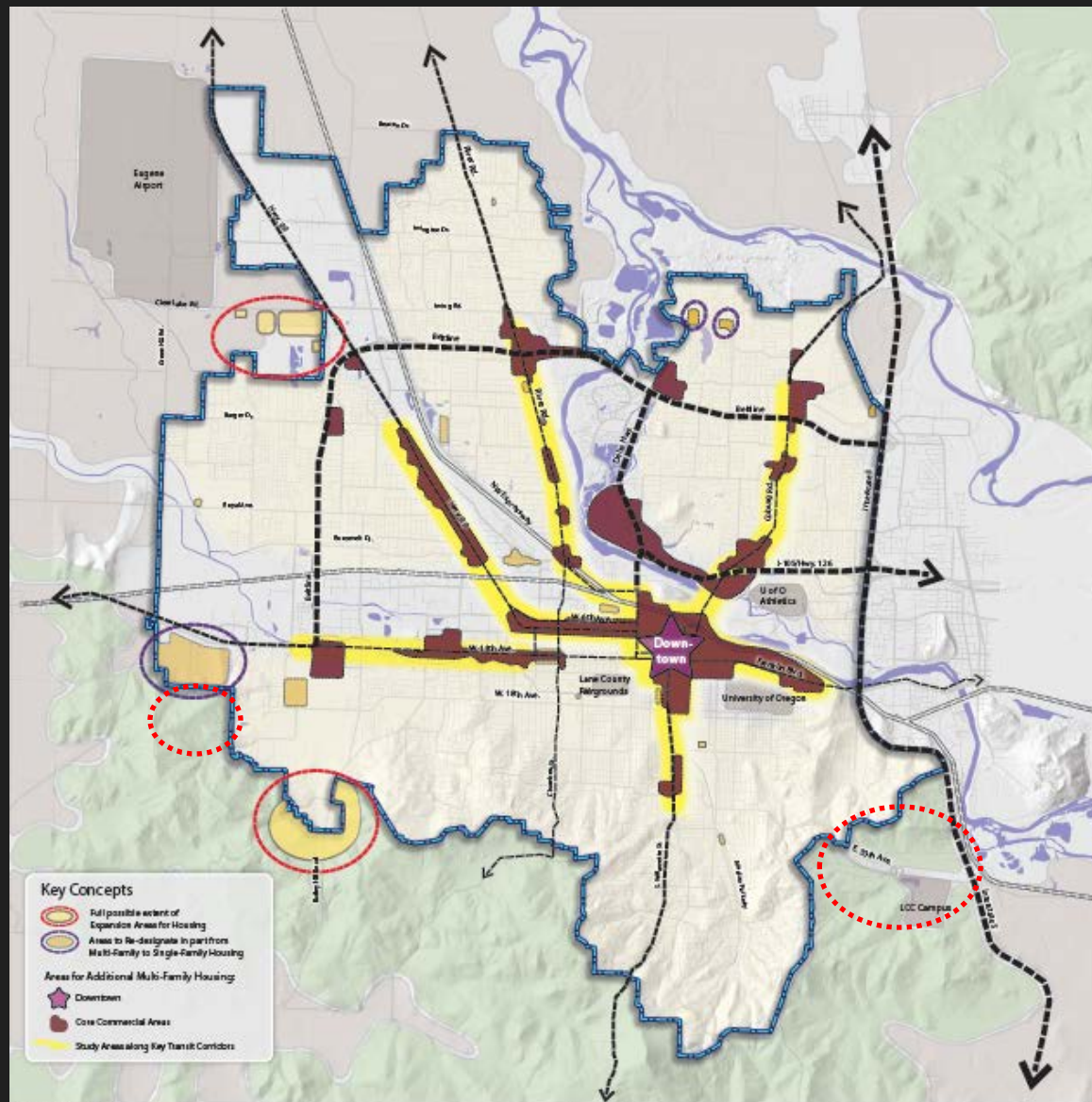
Jobs,
Parks
and
Schools



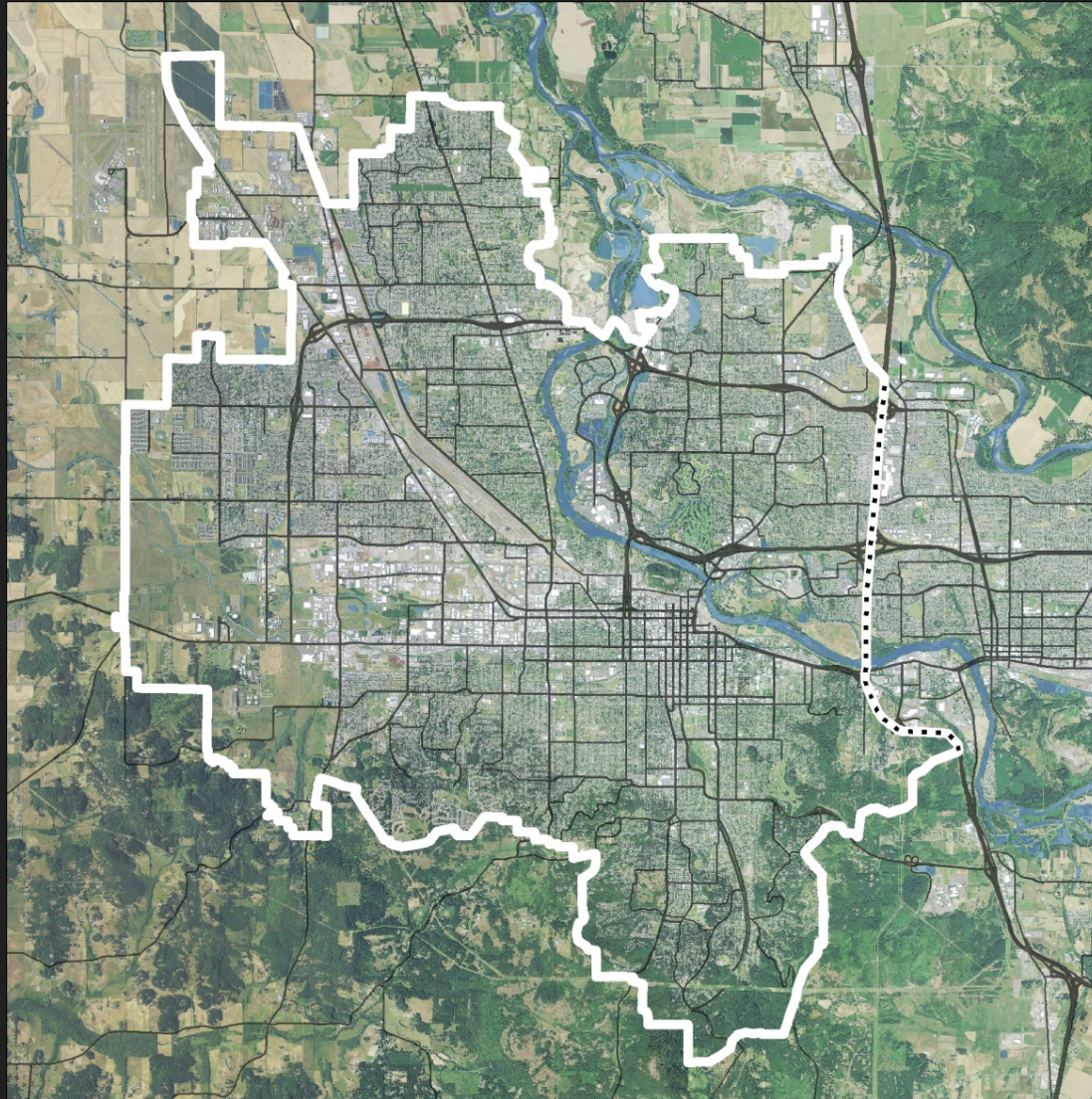
SINGLE FAMILY HOMES



2012 Recommendation for Homes

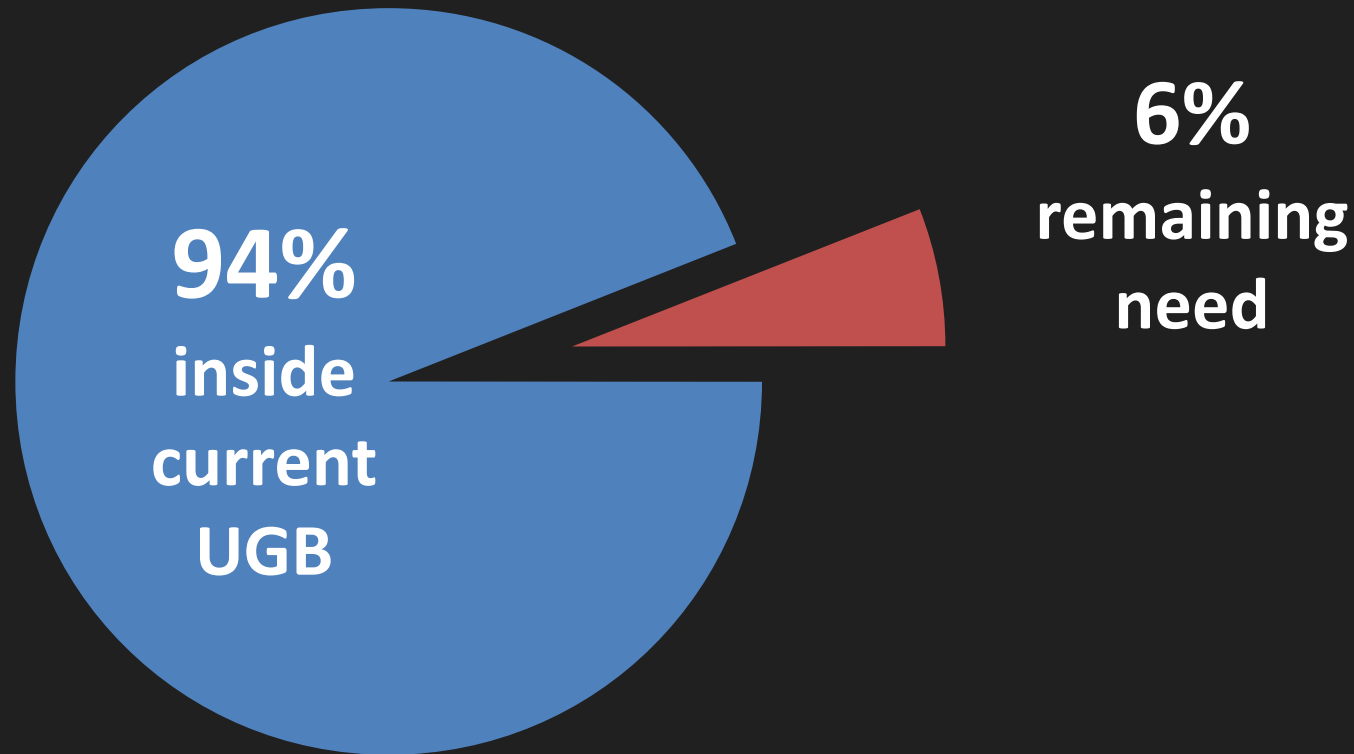


UGB Expansion Analysis



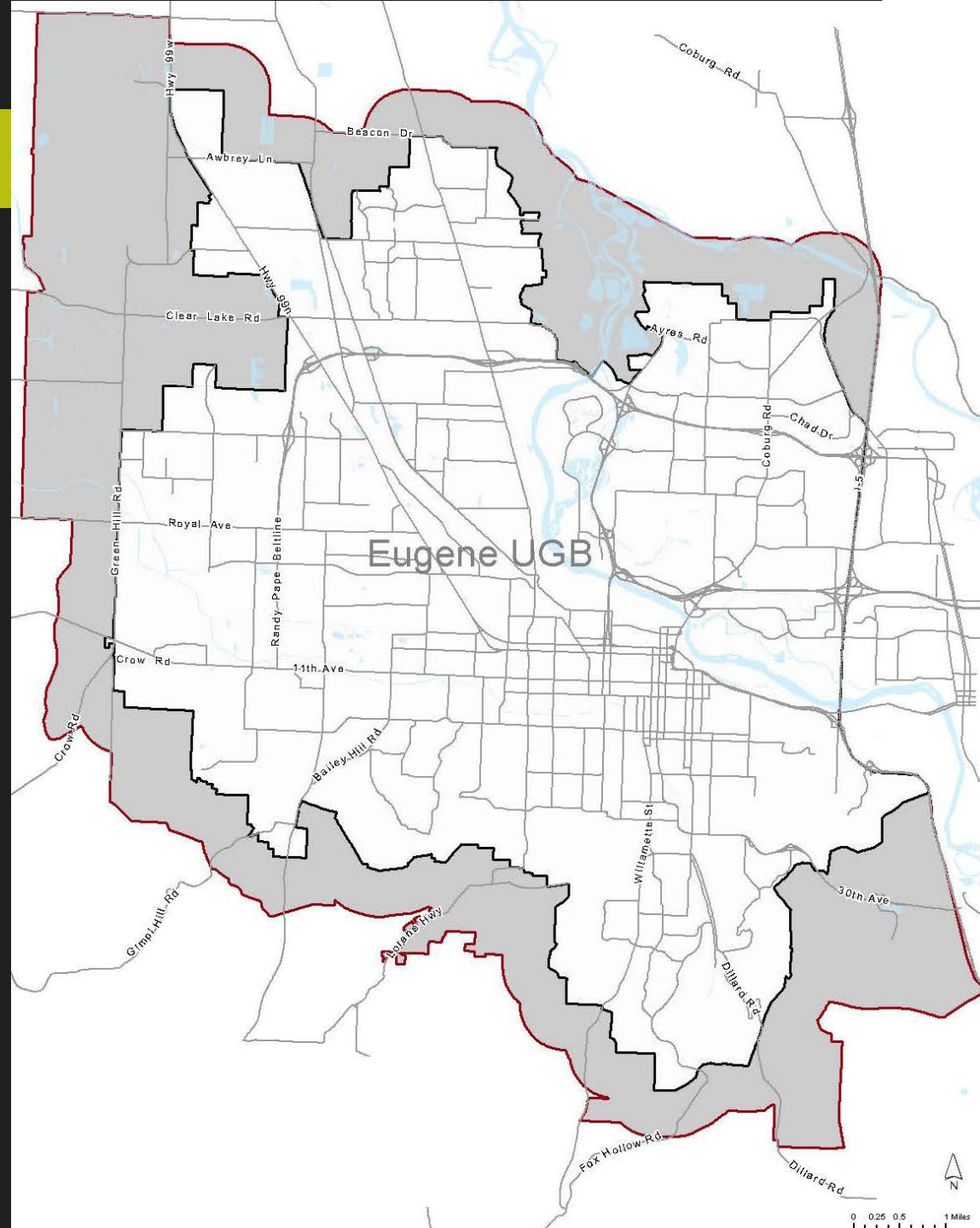
UGB Expansion Analysis

Step 1: Determine Need for Single Family Homes



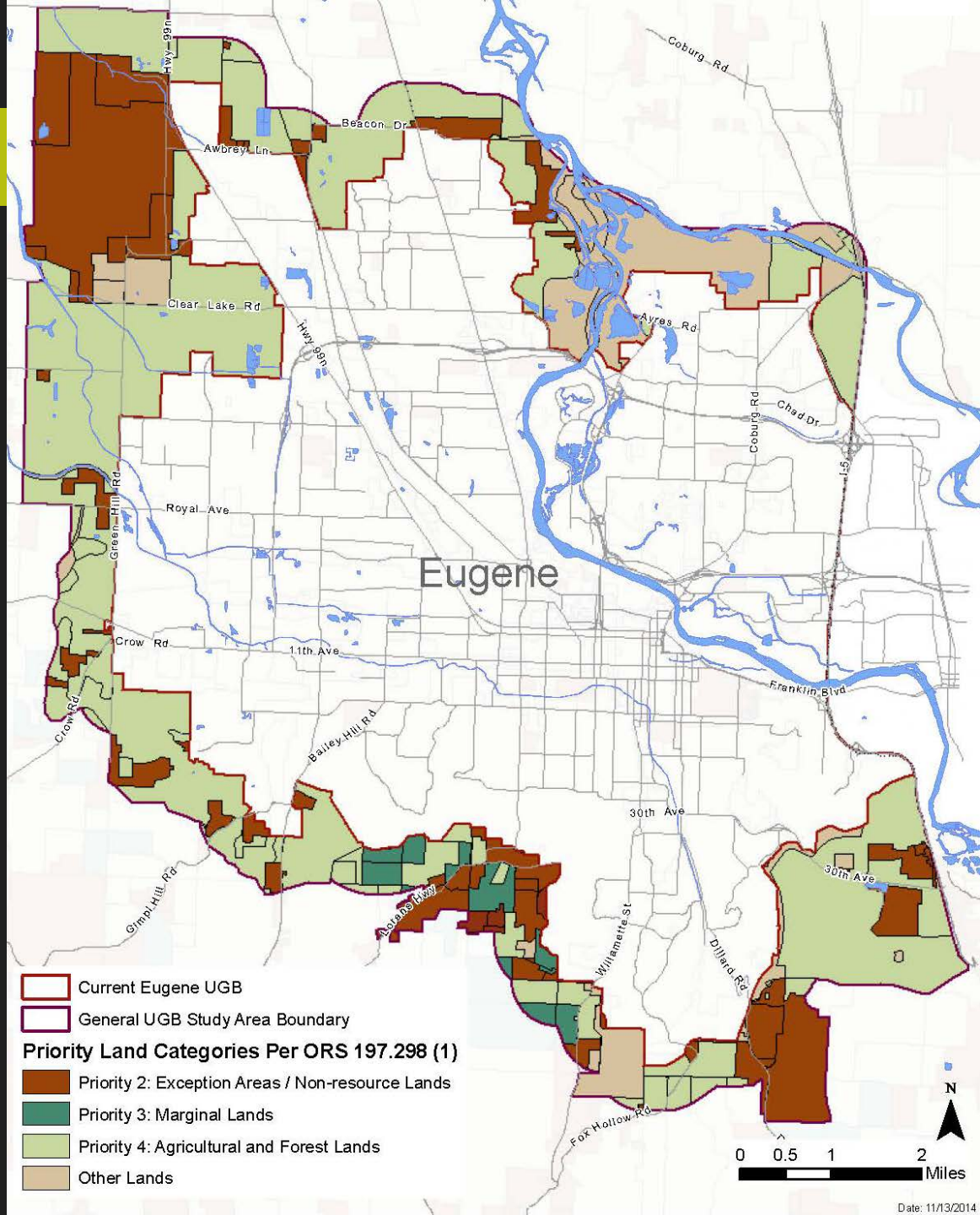
UGB Analysis

Step 2: Establish Study Area



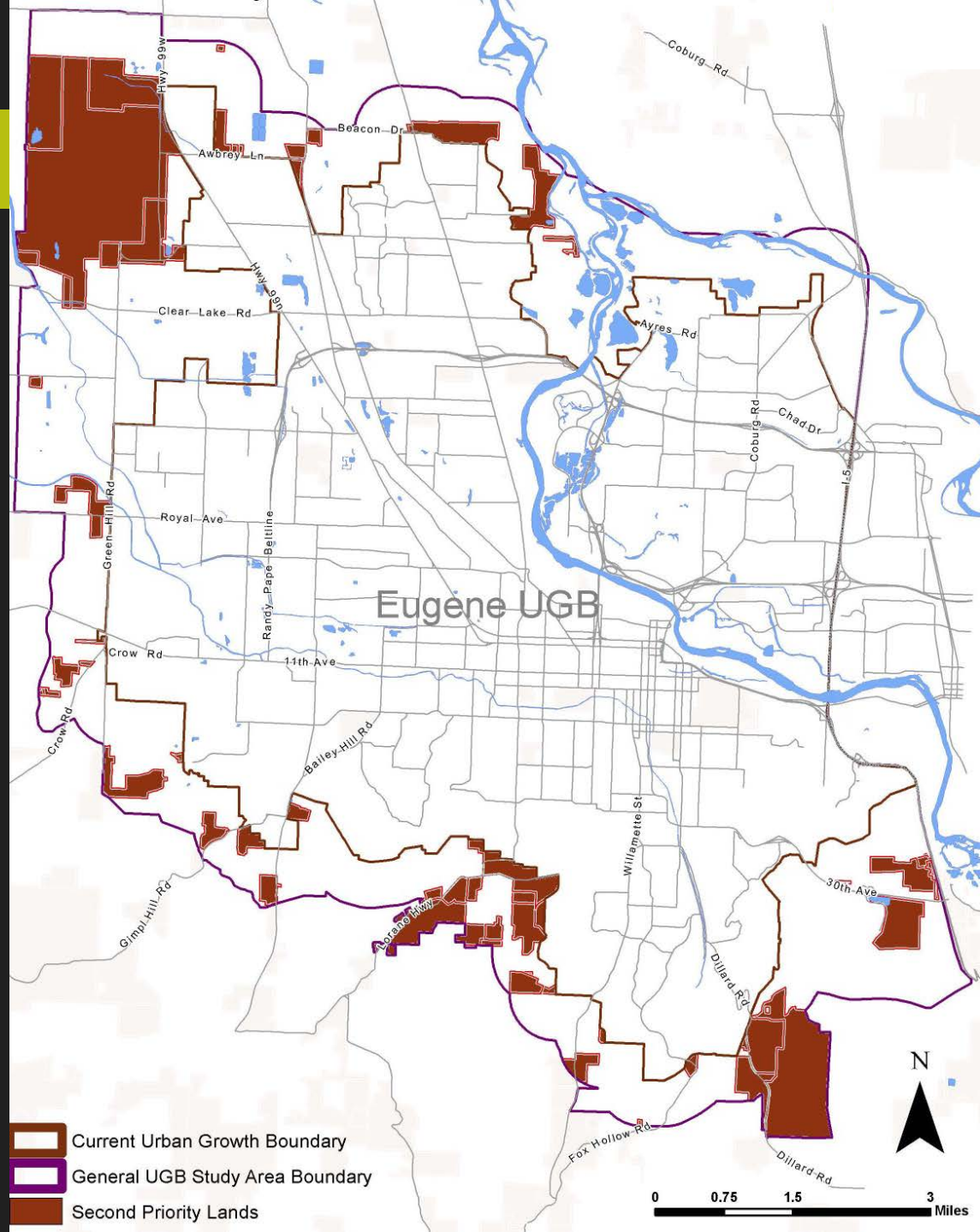
UGB Analysis

Step 3: Identify Priority Lands



UGB Analysis

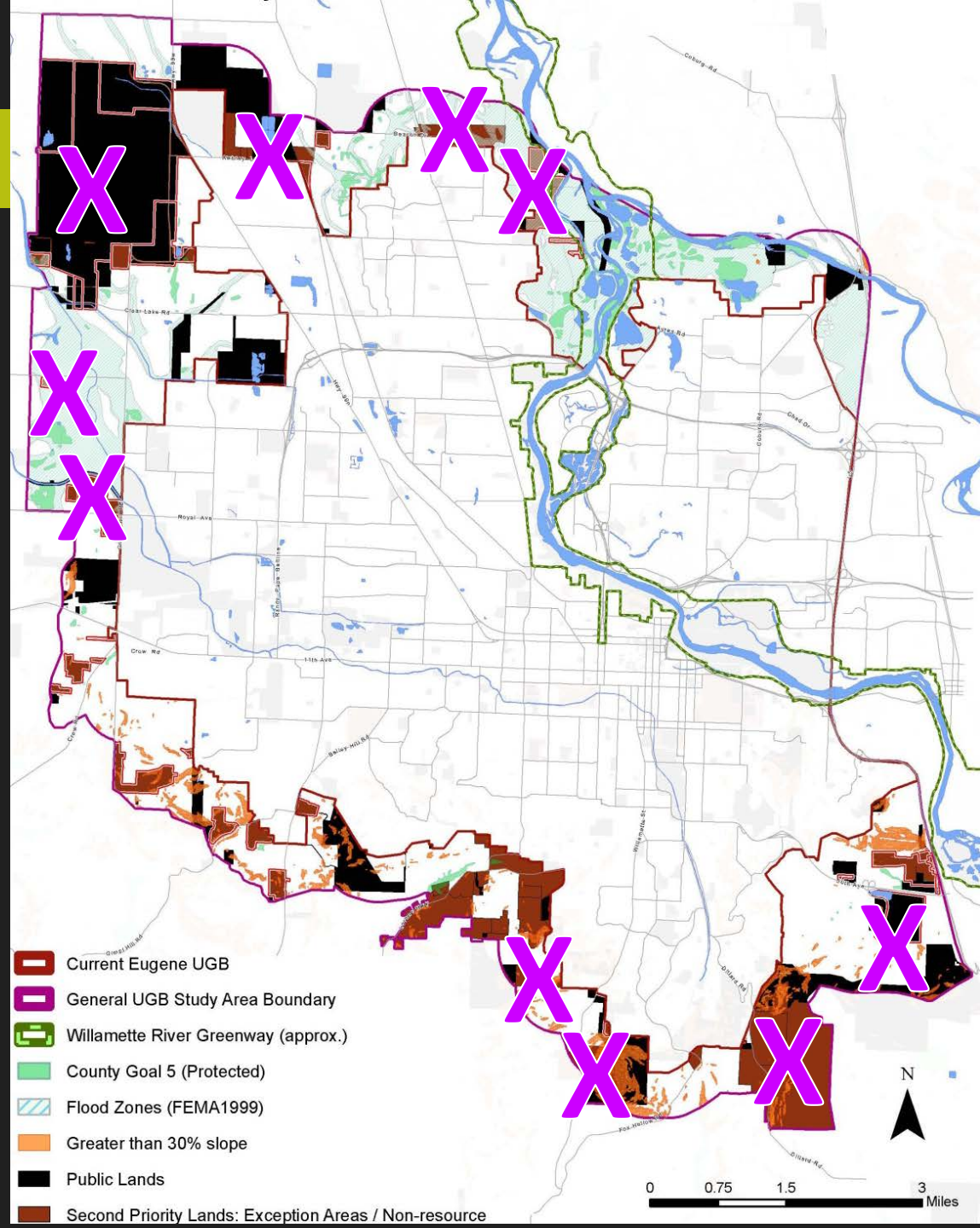
Step 3: Identify Priority Lands



UGB Analysis

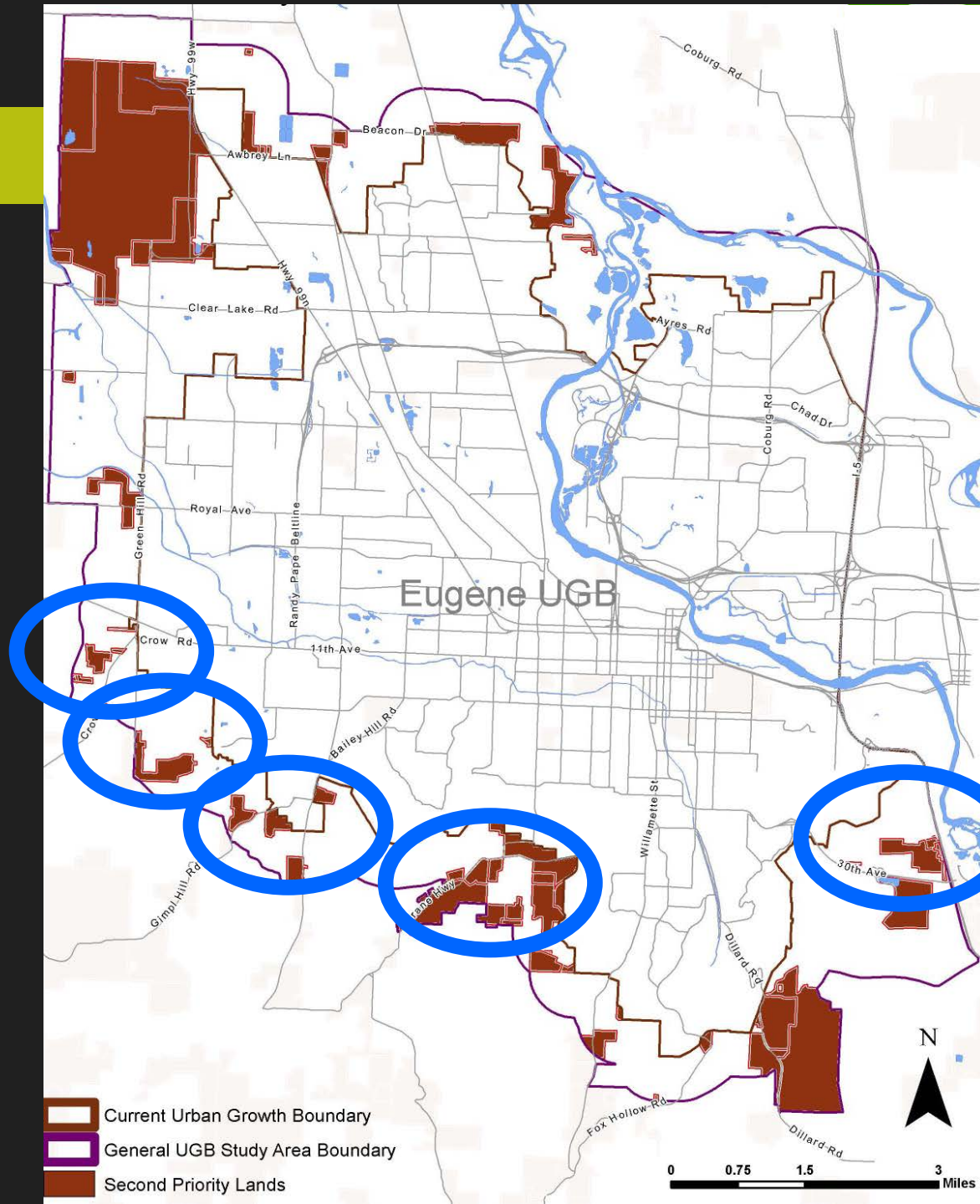
Step 4:
Exclude lands that
are not buildable or
not suitable:

- Public Lands
- Floodplain
- Steep Slopes
- Compatibility
- Services



UGB Analysis

Step 5: Comparison of Areas



UGB Expansion Analysis

Step 5: Comparison of Areas

- Efficient accommodation of land need
- Provision of public facilities and services
- Environmental, energy, economic and social consequences
- Compatibility with nearby agricultural and forest activities





UGB Expansion Analysis

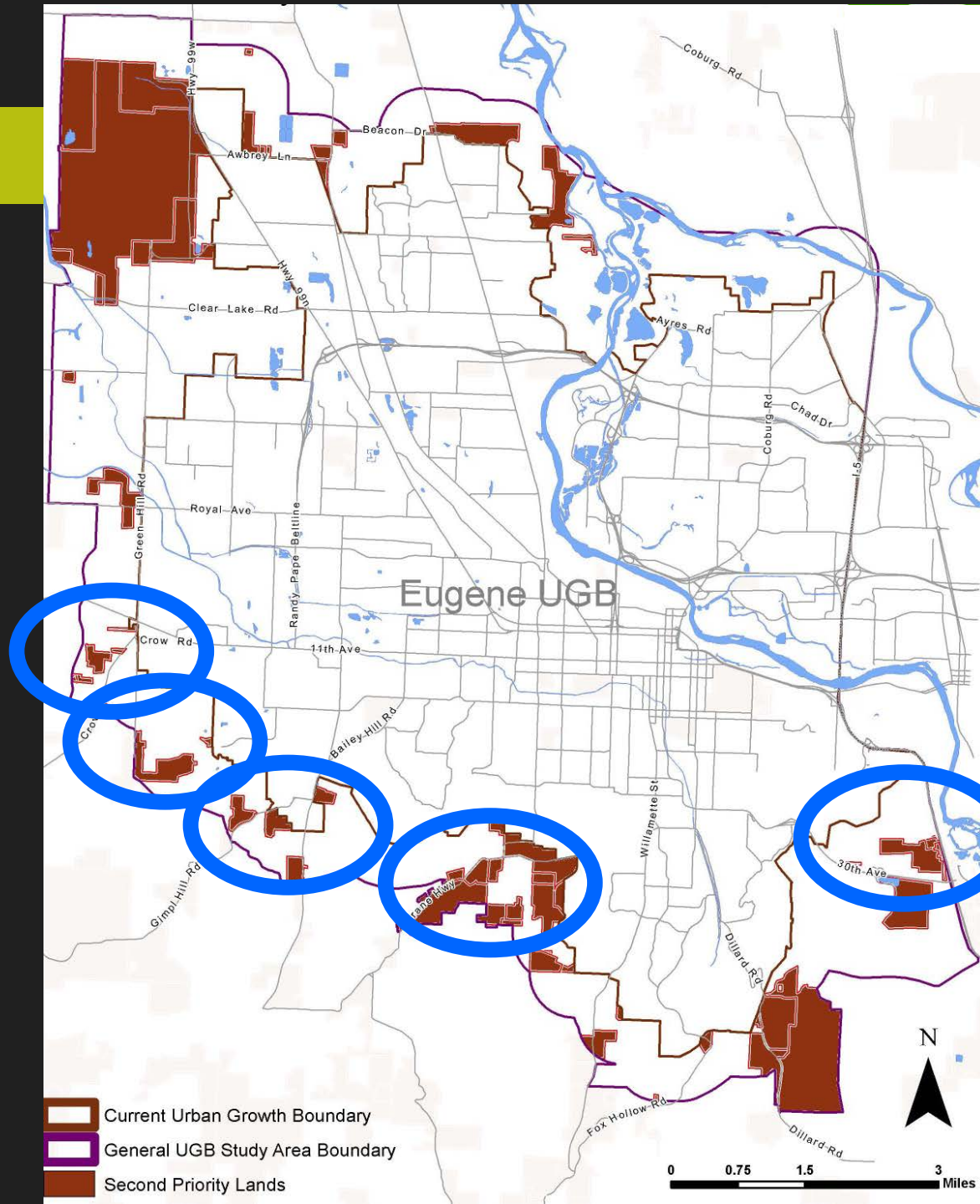
Step 5: Comparison of Areas

Site Analysis

- Natural resources
- Slopes/topography
- Parcel configurations
- Development patterns
- Soils
- Housing capacity
- Uses on surrounding farm and forest lands
- Public facilities/services

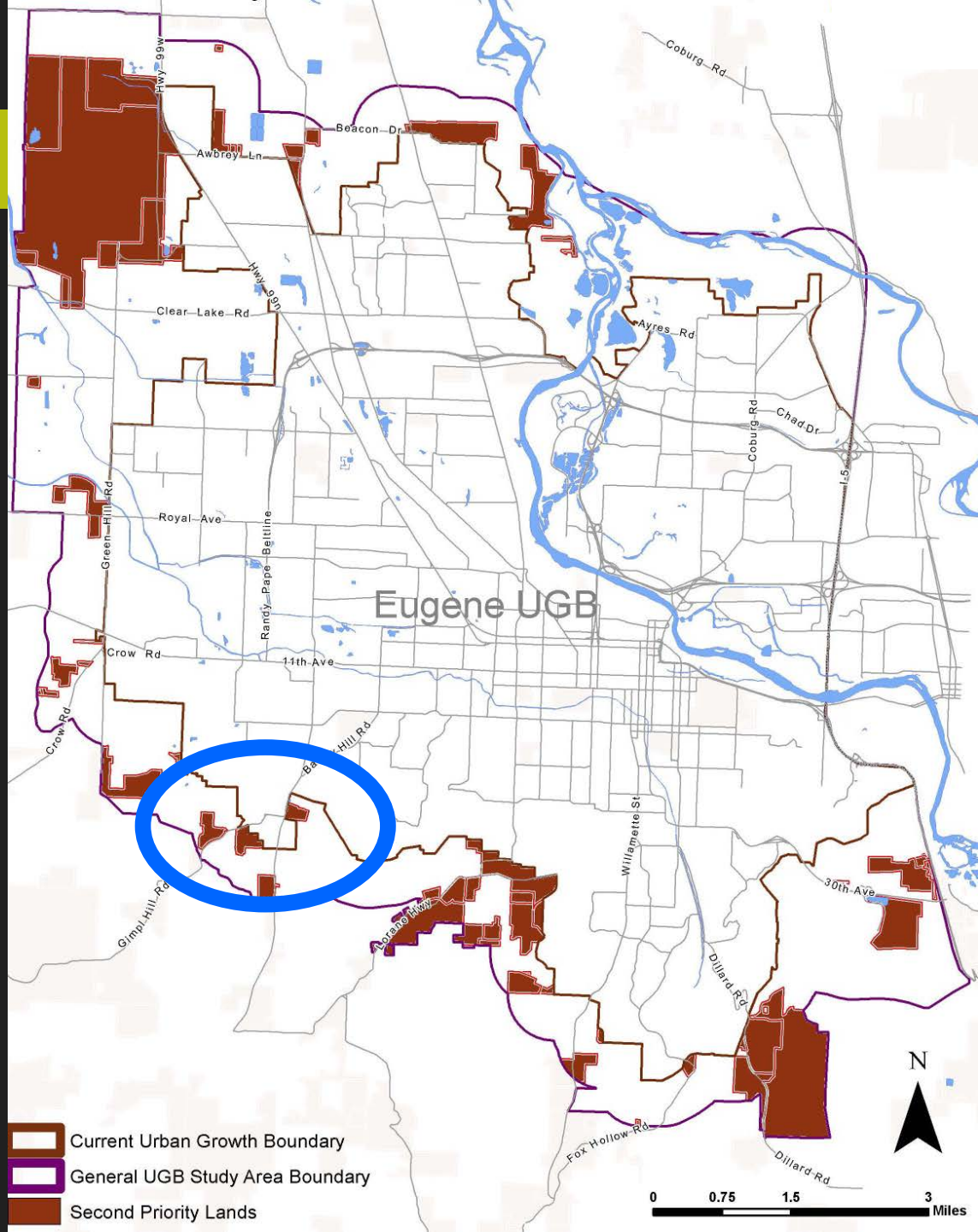
UGB Analysis

Step 5: Comparison of Areas



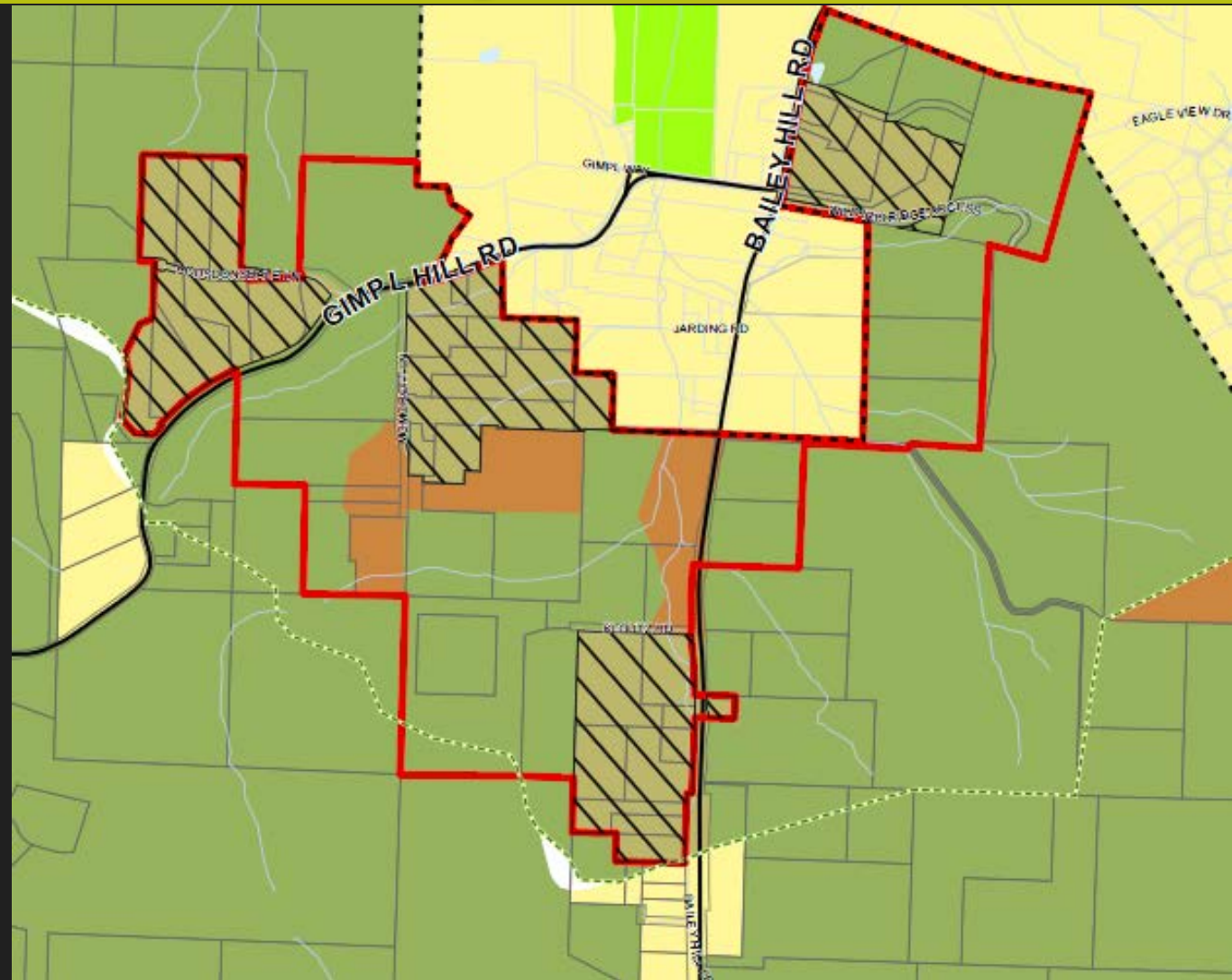
UGB Analysis

Bailey Hill/ Gimpl Hill



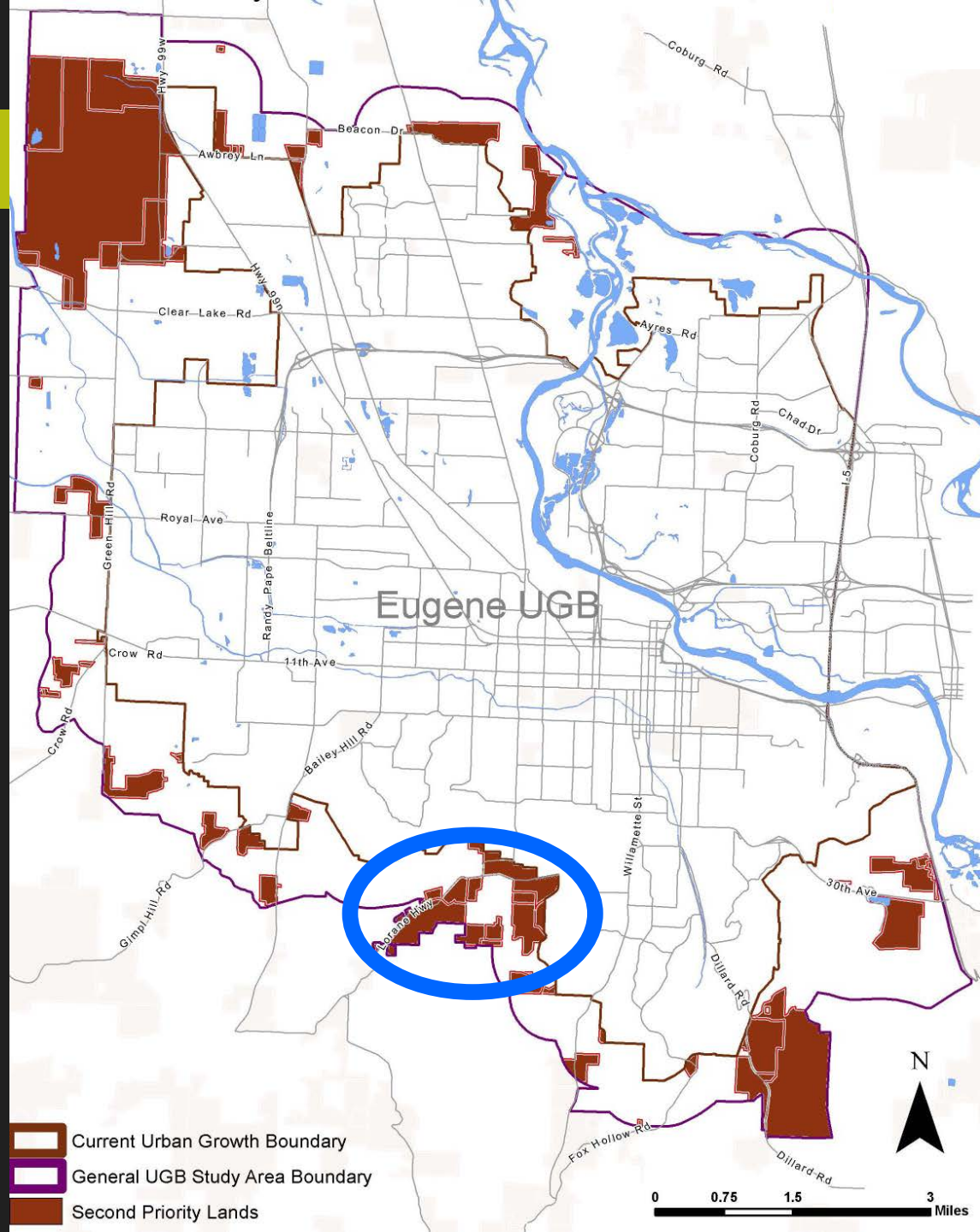
UGB Expansion Analysis

Bailey Hill/
Gimpl Hill



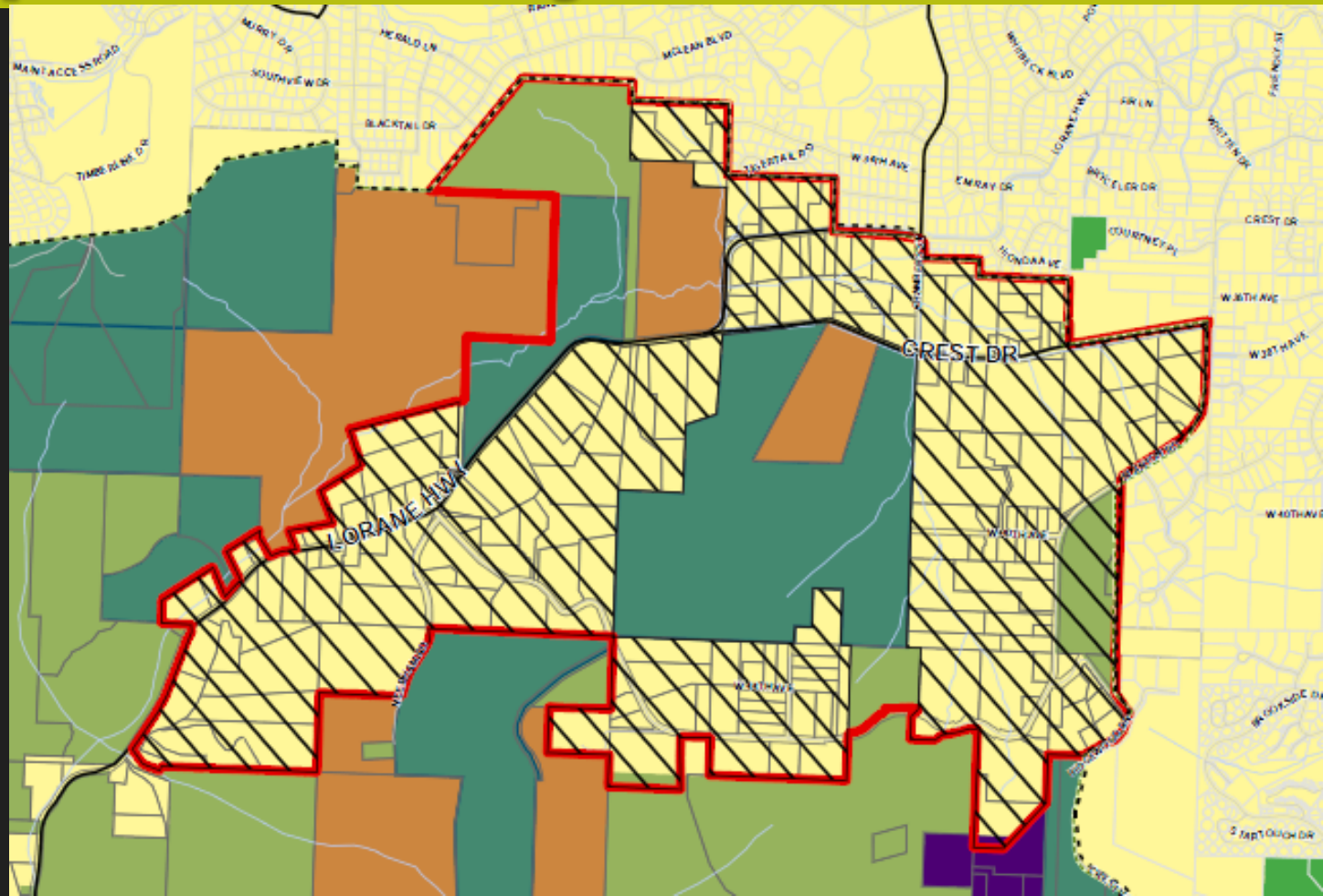
UGB Analysis

Crest/ Chambers



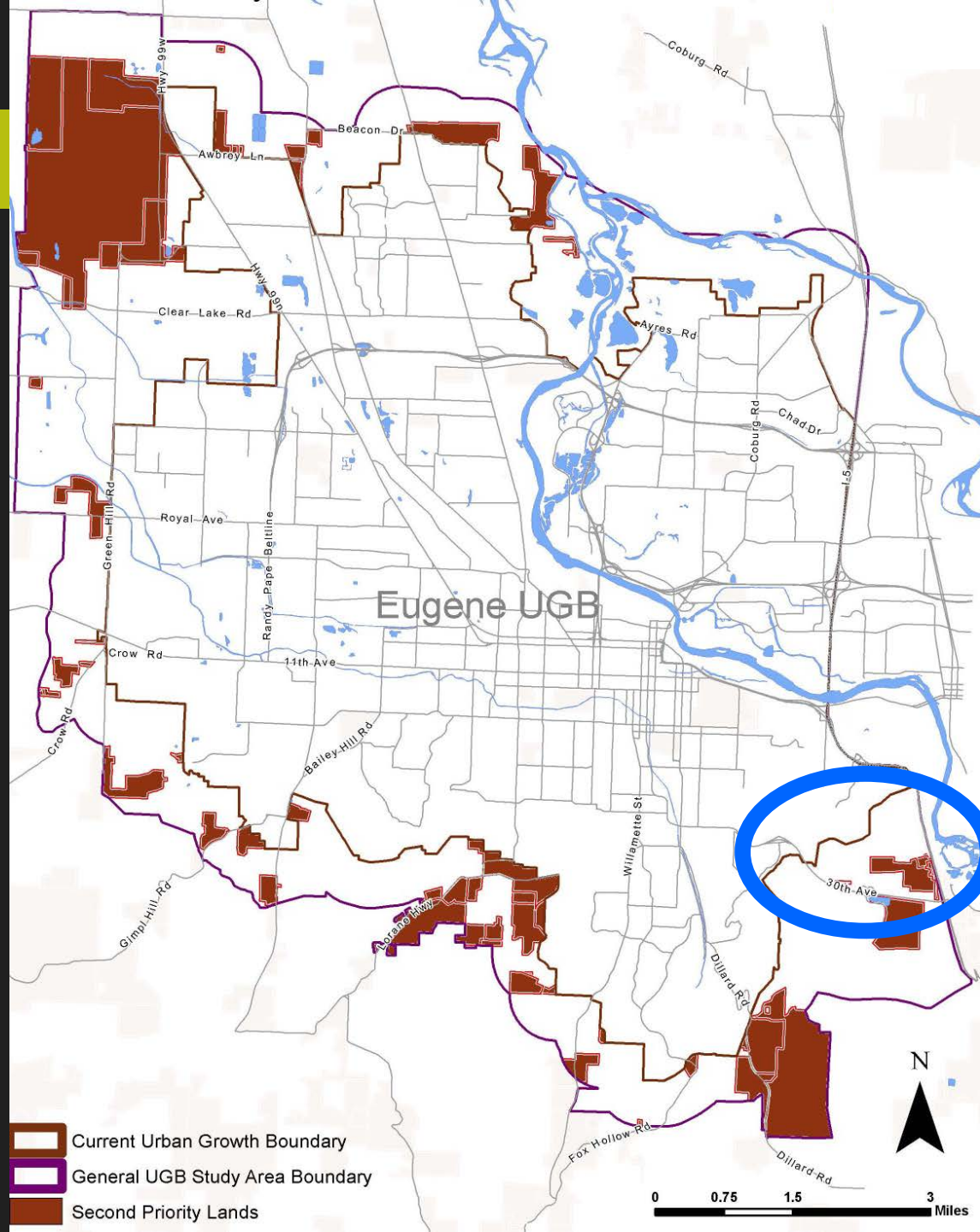
UGB Expansion Analysis

Crest/
Chambers



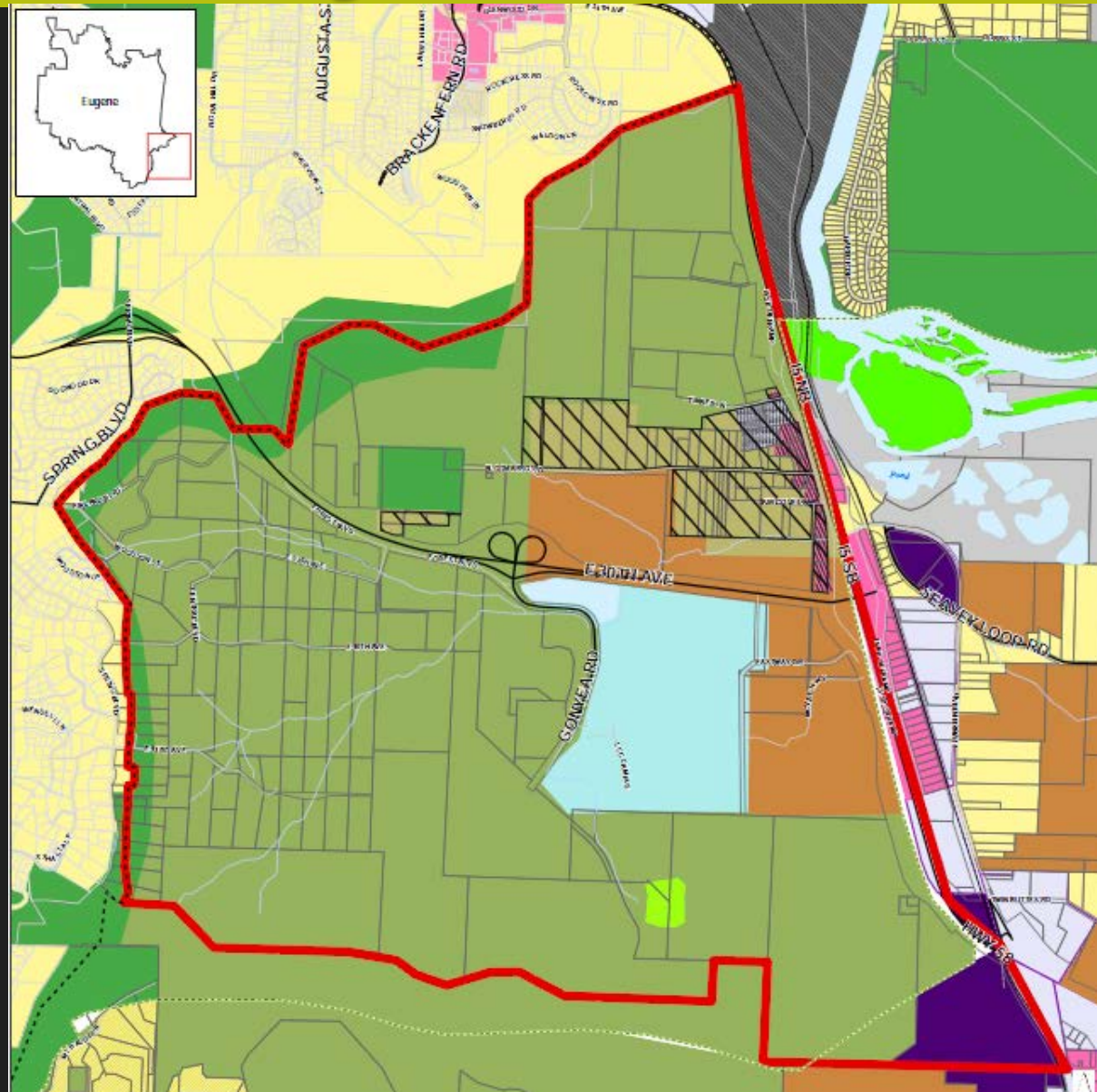
UGB Analysis

Bloomberg/
McVay



UGB Expansion Analysis

Bloomberg/
McVay



UGB Expansion Analysis

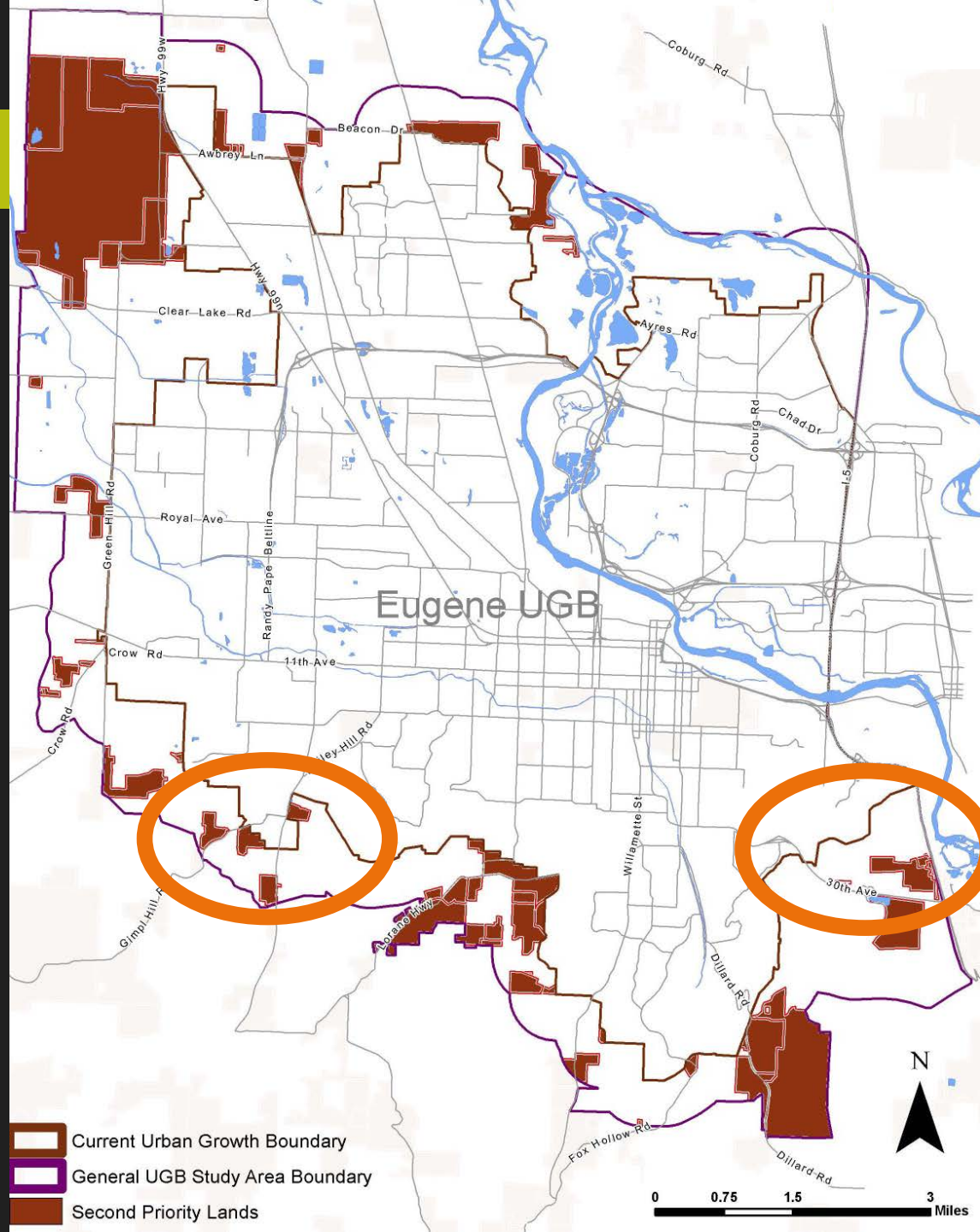
- ❑ Technical Resource Group
- ❑ Planning Commission
- ❑ Triple Bottom Line Analysis
- ❑ Property Owners



Recommendation

Bailey Hill/
Gimpl Hill

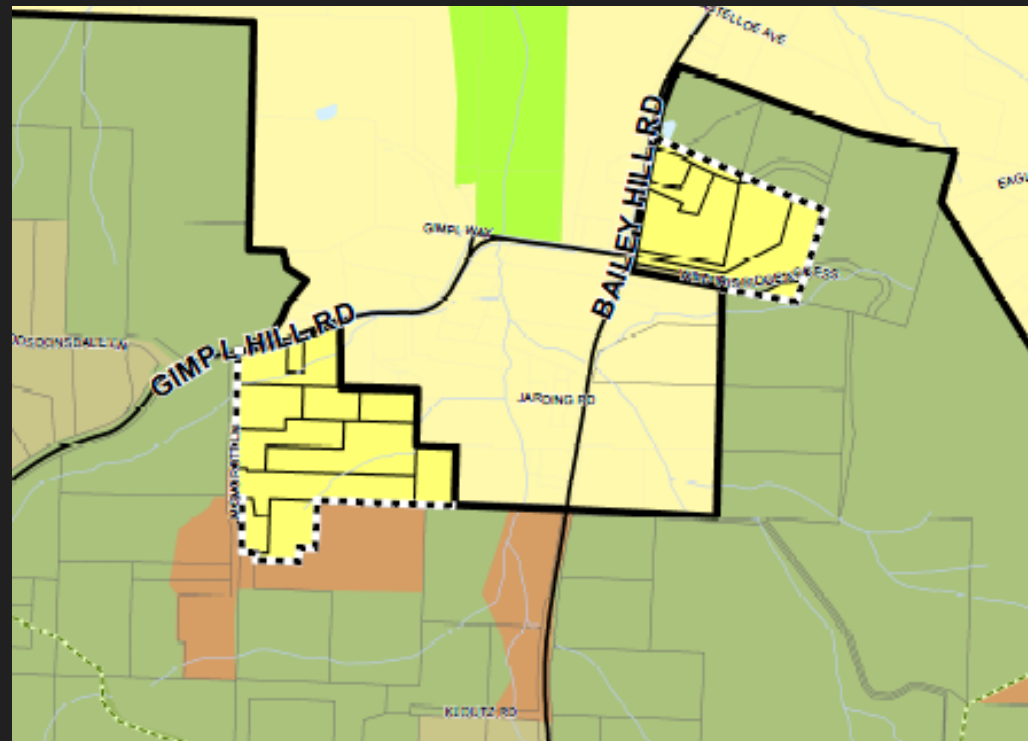
Bloomberg/
McVay



Preliminary Recommendation

Bailey Hill/
Gimpl Hill

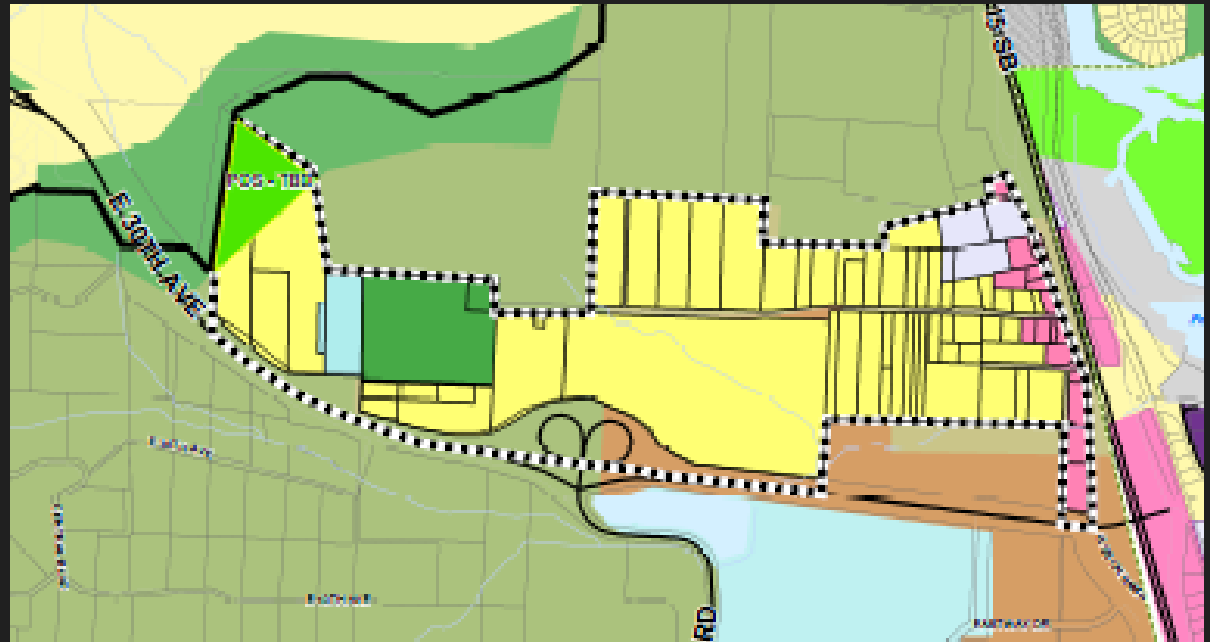
60 Acres
135 Homes



Preliminary Recommendation

Bloomberg/
McVay

230 Acres
400 Homes



Preliminary Recommendation

- Urban Reserve Planning
- Land Use
- Natural Resource Protections
- Transportation



