

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Envision Eugene - Land Need for Single-Family Homes and Public Uses

Meeting Date: November 9, 2011
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Lisa Gardner
Contact Telephone Number: 541-682-5208

ISSUE STATEMENT

This work session provides an opportunity to update the City Council on analysis of Eugene's future land need for single-family housing and public lands. The legal steps and current status of identifying potential Urban Growth Boundary expansion areas will also be addressed.

BACKGROUND

This work session is part of an ongoing conversation about Eugene's 20-year land need for all land types, including:

- Public and semi-public
- Single-family housing
- Multi-family housing
- Commercial
- Industrial

This work session will focus on land need related to public and semi-public uses and single-family housing.

Public and Semi-Public Lands

Public and semi-public lands include uses such as parks, schools, public facilities and religious institutions. Some of the land need for these uses is planned to be included inside the current Urban Growth Boundary (UGB), while other uses specifically require a UGB expansion to address the need. Those uses requiring a specific UGB expansion include Golden Gardens Community Park, Santa Clara Community Park, and Bethel School District. Attachment A provides additional information on the amount and locations of these uses.

Those public and semi-public uses that are planned to be included inside the current UGB may still trigger a UGB expansion to off-set the use of land that is needed inside the current UGB and currently planned for other uses. Attachment A also identifies the types of public uses that are planned to be included inside the current UGB.

For semi-public uses, the Eugene Comprehensive Lands Assessment initially projected a future need of an additional 45 acres for religious institutions. However, as a result of the partially vacant lands analysis, it has been determined that there is enough partially vacant land that is currently owned by churches to accommodate future growth.

The Technical Resource Group of the Community Resource Group and the Planning Commission have reviewed the work on public and semi-public land need, and have concurred with the results.

Single-Family Housing

There are several factors that determine the future land need for single-family homes. An important first step is identifying how many homes can be accommodated inside the current UGB. There are five different ways to accommodate new single-family homes inside the current UGB:

- On lands that are currently vacant
- On lands that are currently partially vacant
- Through redevelopment of existing developed land
- Through code changes that allow or promote alternative dwelling types (efficiency strategies)
- Through re-designation of parcels to low-density residential lands.

The work around partially vacant land and redevelopment has recently been completed and is further explained below. The identification of lands that are appropriate to re-designate to low-density residential is underway and summarized below.

Partially Vacant Lands

State statute requires that local jurisdictions identify partially vacant lands within the urban growth boundary (UGB) and attribute future development to those lands. Partially vacant lands are those that have some level of development, but also have a vacant portion of the property with potential for additional development without demolishing the existing dwelling. In general, partially vacant lands occur on lots that are one acre in size or larger. Lots smaller than one acre in size are addressed under the “Redevelopment” category below. Staff worked closely with the Technical Resource Group (TRG) and a sub-committee of the TRG that was dedicated to this task. The resulting analysis goes beyond what is required by the state and provides a thoughtful and reasonable approach to predicting future development activity on these lands.

Redevelopment

Redevelopable lands are those that are less than one acre in size and have some level of development that may or may not be removed to add new housing. It is not feasible to identify specific properties that will redevelop over the next 20 years because the factors that go into the decision to redevelop are highly unpredictable. The City also has limited data to help understand the historic redevelopment rate for single-family homes. However, by reviewing the amount of new dwellings on lots less than one acre in size that have occurred historically, a reasonable prediction of the future amount of new dwellings can be made. Based on this review, it is assumed that approximately 600 single-family dwelling units will be produced through redevelopment over the next 20 years. The TRG and its sub-committee worked closely with staff to develop the methodology and analysis.

Re-Designation of Parcels to Low-Density Residential

Staff have identified and sent letters to a group of landowners to explore their interest in changing their property’s current land use designation from Medium Density Residential (MDR) to Low Density Residential (LDR). This will make development of single-family homes more feasible on certain properties, thus helping to address the need for additional land for single-family home development.

The decision to re-designate properties will be made based on:

- Willingness of property owner
- Resulting land use pattern
- Impact on accommodating multi-family housing need

Based on these criteria, staff currently recommends re-designating two areas in north Eugene (see Attachment B). Approximately 80 additional single-family dwelling units can be accommodated through this action. An area in west Eugene is still under review, but is large enough to accommodate up to 950 additional single-family dwelling units, see Attachment C.

Urban Growth Boundary Expansion

In the event of a UGB expansion, the state requires specific steps to identify priority areas for expansion. Property owners who live outside the current UGB and have a Lane County land use designation that makes them a priority for consideration have been notified of this process. In addition to a letter sent on October 5, 2011, two drop-in information sessions have been held, and a phone line has been established to answer questions from property owners. Attachment D is a copy of the letter and a map of the properties that received these letters.

Next Steps

A council public hearing on the topics discussed in this agenda item summary is scheduled for November 21. An online open house began on November 1 to provide access to this information as well as on-line survey tools to collect feedback. A physical open house is scheduled for November 14, 2011.

Attachment E is a full calendar of Envision Eugene events and work sessions through February.

RELATED CITY POLICIES

- Growth Management Policies

COUNCIL OPTIONS

No formal action is required at this time.

CITY MANAGER'S RECOMMENDATION

No action is required on this item. Therefore, no recommendations are offered by the City Manager.

SUGGESTED MOTIONS

No action is required on this item. Therefore, no motions are suggested.

ATTACHMENTS

- A. Public Land Need Summary
- B. Re-Designation Study Area - North Eugene
- C. Re-Designation Study Area - West Eugene
- D. Letter Sent to Property Owners in Expansion Study Area (including map of area)
- E. Envision Eugene Calendar

FOR MORE INFORMATION

Staff Contact: Lisa Gardner, 541-682-5208

Staff E-Mail: lisa.a.gardner@ci.eugene.or.us

Project Website: www.envisioneugene.org

Envision Eugene

Public Land Need Summary

Public and semi-public lands include uses such as parks, schools, public facilities and religious institutions. Some of the land need for these uses is planned to be included inside the current Urban Growth Boundary (UGB), while other uses specifically require a UGB expansion to address the need (see attached map). The uses that require a specific UGB expansion include:

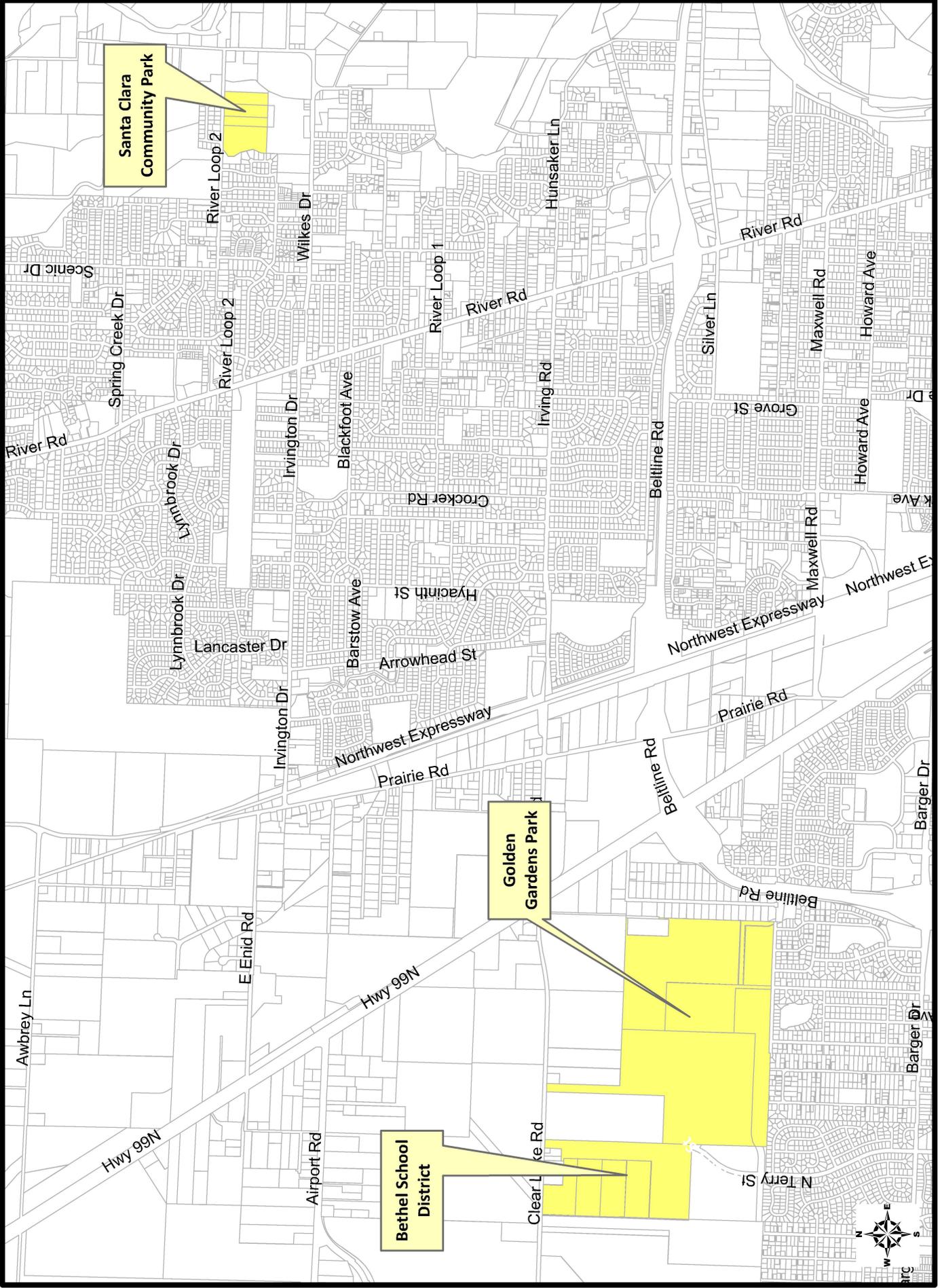
Public Agency	Expansion Need	Expansion amount
Bethel School District	New School- to address increasing enrollment projections	80 acres
City of Eugene	Golden Gardens Community Park- to develop to urban standards	223 acres
City of Eugene	Santa Clara Community Park- to develop to urban standards	19 acres
TOTAL		259 acres

Those public and semi-public uses that are planned to be included inside the current UGB may still trigger a UGB expansion to off-set the use of land that is needed inside the current UGB and currently planned for other uses. For instance, based on the Parks, Recreation and Open Space Project and Priority Plan, an additional 160 acres of parkland is planned for inside the current UGB. Much of the 160 acres of future parkland, about 154 acres, will occur on land that is currently designated for single-family homes (see table below). Thus, when planning for our future land need for single-family homes, we must include in our analysis the assumption that approximately 154 acres of existing land for single-family homes may actually be utilized for the purposes of parks. The uses that require land inside the current UGB include:

Public Agency	Existing Land Need	Amount	Allocation to Metro Plan Designations
City of Eugene	Parks, Recreation and Open Space projects	160 acres	LDR: 154 acres MDR: 2 acres Commercial: 4 acres
City of Eugene	Infrastructure facility needs	20 acres	Industrial: 14 acres LDR: 6 acres
University of Oregon	Acquisition plans	30 acres	Commercial: 15 acres LDR: 9 acres MDR: 3 acres HDR: 3 acres
TOTAL		210 acres	



DRAFT Public Lands UGB Expansion Areas



Envision Eugene

October 5, 2011

Dear Property Owner,

Envision Eugene is the City of Eugene's long-range planning effort to determine how the city will accommodate population growth over the next 20 years. The goals of *Envision Eugene* are to:

- 1) Determine how much land will be needed for residential, commercial and industrial uses, as required by state law, and
- 2) Describe how we want to use our existing and new land as we grow, to shape what our community will look like and feel like in the future.

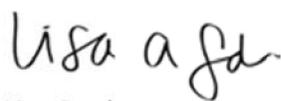
Oregon law and community values require that the city grow as efficiently as possible. That means using land inside the current urban growth boundary to the greatest extent possible, before looking to expand the city's urban growth boundary. Technical analysis is underway to determine how many jobs and homes we can fit inside the existing urban growth boundary while still maintaining the high quality of life we currently experience in our community. Although our analysis is not complete, it is possible that Eugene may need to add additional land to its urban growth boundary for single-family homes.

To help protect farm and forest land, state law has specific requirements about where a city can expand its urban growth boundary. The first or highest priority type of land the city must consider for expansion is land that is planned for residential, commercial, or industrial uses or currently has those uses on it, or is completely surrounded by those uses. The identification of first priority lands is based on the planning designation assigned to each property by Lane County. Once this first priority land is identified, the city must check to see if it meets the city's land need (i.e. does it provide suitable or appropriate land for single-family residential housing). A map of first priority areas around Eugene is on the back of this letter.

It is important for you to know that your property is located in a first priority area. The City is required to consider all of these lands first if the urban growth boundary is expanded. This does not mean that the urban growth boundary will expand, or that your property would be included if an expansion is necessary. It does mean that your property is included in the current study area. There may be obvious reasons why your property is not suitable to include for residential land. Over the next few months, the City will be determining if expansion is necessary for single-family residential housing and if so, where it would occur.

If you have questions or would like additional information about *Envision Eugene*, there are several ways to get in touch with us (see the information provided in the grey box at right).

Thank you for your time. The planning team and I look forward to discussing our community's future with you.



Lisa Gardner
Planning Director
City of Eugene Planning Division

For More Information

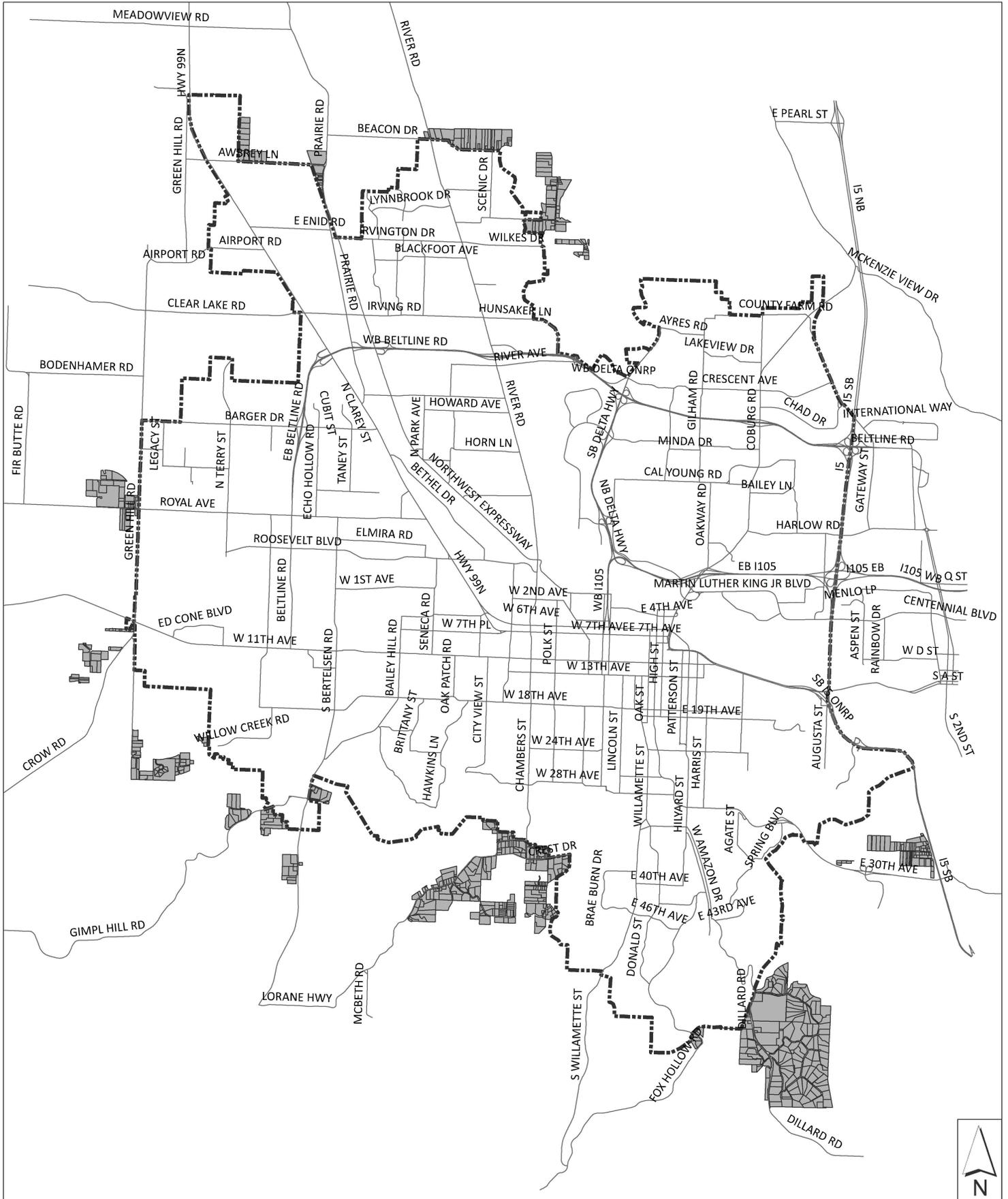
Visit our website: www.envisioneugene.org
Click on "Expansion Analysis" on left side

Attend a Drop-In Info Session:
Tuesday October 18
Drop in between 12pm and 2pm
or between 4pm and 6pm
99 W. 10th Avenue (10th & Olive)

Send an email:
envisioneugene@ci.eugene.or.us

Call our property owner phone message line:
541-682-5686

First Priority Land Surrounding Eugene



- Study Areas
- Eugene Urban Growth Boundary

Caution:
This map is based on imprecise
source data, subject to change, and
for general reference only.



November 2011						
SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
	Envision Eugene	1 On-Line Open House Single-family Housing & Public Land envisioneugene.org	2 E-Newsletter	3	4	5
6	7 PLANNING COMMISSION Commercial/ Multi-family Strategies	8	9 CITY COUNCIL WORK SESSION Single Family Housing Land Need Public Land Need	10	11 Veterans Day Holiday	12
13	14 PLANNING COMMISSION Industrial Land Need Public Open House S.F. Housing & Public Lands	15	16	17	18	19
20	21 CITY COUNCIL HEARING Single Family Housing Land Need Public Land Need	22 On-line Open House Industrial Land & Commercial/Multi- family Strategies envisioneugene.org	23 CITY COUNCIL WORK SESSION Industrial Land Need Commercial/Multi- family Strategies	24 Thanksgiving Holiday	25 Thanksgiving Holiday	26
27	28	29	30	Technical Resource Group meetings occur on Mondays, 3-5 pm as needed. Confirmation posted at www.envisioneugene.org the Friday before each meeting.		

December 2011

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
<p>Technical Resource Group meetings occur on Mondays, 3-5 pm as needed. Confirmation posted at www.envisioneugene.org the Friday before each meeting.</p>						
4	<p>5 PLANNING COMMISSION City Manager's Recommendation</p> <p>Public Open House Industrial/Commercial Multi-family Strategies</p>	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31
	Christmas Holiday					

January 2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
1	2 New Year's Holiday	3	4	5 E-newsletter	6 City Manager's Recommendation – Road Show and On-line Survey	7
8	9	10	11	12	13	14
15	16 MLK Holiday	17 CITY COUNCIL HEARING City Manager's Recommendation	18	19	20	21
22	23	24	25	26	27	28
29	30	31				

February 2012

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
			1 City Manager's Recommendation – Road Show and On-line Survey	2 E-newsletter	3	4
8	9	10 On-line Survey Closes www.envisioneugene.org	11	12	13	14
15	16	17	18 CITY COUNCIL WORK SESSION UGB Adoption Package	19	20	21
22	23 Presidents' Day Holiday	24	25	26	27	28
29	30	31				