

Land for Future Growth

- How can the Lane Metro region accommodate future growth while enhancing the environment and our overall quality of life?
- Where should these new residents live and work?
- Depending upon where new housing or employment centers are planned, how will transportation and government services need to change?

These questions are all part of the planning processes that are being undertaken by the cities of Eugene, Springfield, and Lane County to develop regional and local growth strategies (see reverse for Eugene and Springfield detail). Studies of future land needs and available land play a key role in these processes, allowing communities to evaluate different growth scenarios and determine how best to distribute forecasted growth.

House Bill 3337

By law, Eugene and Springfield are each required to establish separate Urban Growth Boundaries (UGBs). The new law also requires that the cities of Eugene and Springfield complete a study of the sufficiency of residential buildable land within their respective UGBs by December 31, 2009.

In establishing separate UGBs, each City must make estimates of its residential and employment land inventory and needs. This work also addresses a desire for agreement on how to manage growth (e.g., whether the UGB should be expanded and, if so, where). Such agreement has been elusive, in part because there has not been agreement on the amount or location of vacant land available for development or the amount of land that future growth is likely to consume.

Further Information

On the web:

- Oregon Administrative Rules (OAR) Sections 660-007, 660-008, 660-009, 660-024
- Oregon Revised Statutes (ORS) Section 196.296
- Eugene Comprehensive Lands Assessment: www.eugene-or.gov/ECLA
- Springfield Residential Lands and Commercial & Industrial Lands Studies: www.ci.springfield.or.us/dsd/Planning/index
- Coordinated Regional Planning: www.lcog.org/coordination

If you have questions, please contact one of the agency representatives below:

City of Eugene, Neil Björklund, Principal Planner, AIC, 541-682-5507

City of Springfield, Greg Mott, Community Planning Manager, 541-726-3774



Springfield

In October 2006, Springfield began work on the Residential Lands Study, which includes a buildable lands inventory and a needs analysis of residential land within Springfield's portion of the UGB. In February 2008, the City began a Commercial and Industrial Buildable Lands Study. The purpose of the needs analyses and related inventories is to determine whether there is sufficient buildable land within the Urban Growth Boundary to provide for needed housing, employment and other public facilities, streets and roads, schools, parks and open space over the 20-year planning period.

The technical analyses conducted for these studies will include: (1) inventories of buildable land, (2) assessment of residential land need to accommodate 20 years of population growth, (3) assessment of community economic development potential to accommodate 20 years of employment growth, (4) assessment of the potential for redevelopment to meet future land demand. If the analyses conclude that the projected demand and site needs exceed available land supply, an analysis of alternative Urban Growth Boundary expansion areas will be conducted to study which lands are appropriate for any potential UGB expansion. These studies will be completed by February 2009.

The Springfield studies have included and will continue to include opportunities for public input throughout the process. Policy choices in the study will be reviewed by a diverse committee of informed stakeholders (e.g. Springfield residents, local business people, developers, representatives from land-use advocacy and watershed groups, elected officials, and high school students) and the Planning Commission. In addition, the City is conducting an on-line public community development survey and several public workshops to discuss key issues for the study.

When complete, the studies in both cities will be taken through an adoption process that will include public hearings, review by the applicable Planning Commission and City Council, Lane County Commissioners, and the Department of Land Conservation and Development (DLCD).

Eugene

In January 2008, the Eugene City Council directed staff to conduct an assessment of residential, industrial and commercial lands, as well as non-employment lands (e.g., parks, open space). The study will include an inventory of buildable lands within the City's UGB, an estimate of need for land for residential uses, an estimate of need for land for non-residential uses (primarily commercial and industrial, but also public), and a determination of whether the City has sufficient land within the UGB to meet the estimated residential and non-residential needs.

In May 2008, Eugene hired consultant ECONorthwest to conduct the land study within the Eugene UGB, which is called the Eugene Comprehensive Lands Assessment (ECLA). The project began in June 2008 and will be completed by December 2009.

The comprehensive lands assessment has six primary technical tasks: (1) buildable lands inventory, (2) inventory of non-economic lands, (3) economic opportunities analysis, (4) housing needs analysis, (5) analysis of needs for non-economic lands, and (6) determination of the sufficiency of land within Eugene's UGB. Community engagement is an essential part of the lands assessment. A community engagement plan will be prepared for ECLA to ensure that community involvement will address the issues and assumptions necessary to conduct the land needs assessment. The community engagement plan will address key community organizations and interests, appointed and elected officials and the public at large.

The policy discussion and decisions about how to respond to the results of these studies, (e.g. if a UGB expansion is necessary, and if so, where it should occur) will follow this process, beginning in 2010.