

MPC 4.f - Attachment 1 - Summary of Land Use Allocation Model Scenario

Memorandum

REVISED: March 21, 2007

TO: RTP/TSP Horizon Issues Working Group

FROM: Bud Reiff, LCOG

RE: Land Use Allocation Model Update and RTP Modeling Assumptions

LCOG has updated the LUAM, including the following features;

- Base Year has been updated from 2002 to 2004
- Vacant buildable lands within Eugene-Springfield and Coburg UGB's have been updated
- Known post-2004 development has been accounted for in growth allocations and land use, including:
 - All 2004-2006 residential growth
 - Major 2004-2006 employment growth
 - Major planned post-2006 growth in the "pipeline"
- Assumptions for development of mixed use nodes have been updated following consultation with Eugene and Springfield planning staff
- Distribution of dwelling and employment types by Metro Plan designation have been updated
- Assumed Residential Densities have been increased to reflect more recent development trends

LCOG has projected the number of dwellings and jobs needed by the RTP horizon year, 2031, based upon the Coordinated Population Projections for Lane County and information from the Oregon Department of Employment, and assessed the "fit" between the projected growth and buildable lands.* Based upon that preliminary assessment, we can conclude the following:

1. If we do not significantly change the assumed densities and distributions or expand the UGB, we could theoretically accommodate an E-S UGB population of about 304,800, which we expect to reach in 2027.
2. If we do not change the assumed densities and distributions or expand the UGB, we would need about 1,130 additional "flat acres" (<15% slope) for residential development to accommodate the expected 2031 E-S UGB population of 318,300. If the UGB is expanded into hilly areas, additional acres will be required due to reduced densities on slopes greater than 15%.
3. We can accommodate the 2031 population within the existing UGB boundaries by assuming significantly increased residential densities that exceed both existing overall densities and the somewhat higher densities associated with more recent development, but that are still within the residential density ranges specified in Metro Plan.

* It is important to note that the LUAM is not a buildable lands inventory or analysis. While it accounts for environmental constraints, it does not evaluate the suitability of land use parcels for development under local codes, nor the economic feasibility under local market conditions. It assumes theoretical rather than practical capacity of vacant lands. On the other hand, while the LUAM does account for most infill potential, assumed redevelopment of built parcels is limited to only a few mixed-use nodal areas. To sum up, the LUAM is only for the purpose of developing travel forecasts, and not for assessing development capacity and land needs.

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Tests of Updated LUAM
rev. 3/21/07

Scenario	Experiment	Acres LDR	Acres MDR	Acres HDR	Total	Comment
Base	Base Model	(1087)	(47)	5	(1129)	Overall LDR Gross Residential Density of 5.5. This is essentially a net density for infill development and small partitions, and a gross density for greenfield development.
1A	Increase Residential Densities Within MetroPlan Bounds.	0	0	7	7	Overall Gross Densities / (allowable) for array of structure types: LDR:6.92/(10.0) MDR:12.02/(20.0) HDR:29.75/(No Limit) (Also, increased LDR sloped densities to 4 (>15%) and 2 (>25%), and shifted DUPLEX and MF DU distributions from LDR to MDR and HDR to balance utilization by PD)
2A	Reduce number of dwellings to be allocated, retaining original structure mix, until all DU's accommodated on existing land. Total DU's reduced from 142,200 to about 136,170	0	5	10	15	This corresponds to a Eugene-Springfield UGB Population of approx 304,800, which is anticipated in 2027. Also required shifting of some SF DU's from LDR to MDR, and some Duplex and Multi-Family DU's from LDR to MDR and HDR in order to balance utilization.
3A	Expand UGB Southeast of Thurston. Retain original structure mix, DU distributions to land, and density assumptions	1351	48	0	1399	Assumes adding 1351 acres LDR: 615 (<15%), 257 (15%-25%) and 439 (>25%)