



# City of Springfield

## Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis For the Planning Period 2010-2030

Summary Report  
August 2015

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# Summary

Springfield's Commercial and Industrial Buildable Lands Inventory (CIBL) and Economic Opportunities Analysis (EOA) concludes that Springfield's employment base will grow by more than 13,000 employees between 2010 and 2030. Springfield can accommodate 46% of new employment on commercial and industrial land with existing development and in non-employment land. The remaining employment growth can be accommodated within Springfield's urban growth boundary (UGB) (31% of employment growth) and on UGB Expansion (23% of employment growth).

## SUMMARY OF LOCATION OF EMPLOYMENT GROWTH BY TYPE OF LAND, SPRINGFIELD UGB, 2010-2030

Where new employment needs will be met:



The key conclusions of the EOA are that:

- Springfield needs a wide range of sites of different sizes, locations, and types to provide suitable sites to support employment growth in Springfield.
- Springfield will have substantial redevelopment over the 2010-2030 planning period. Twenty-two percent of Springfield's employment growth will be met on potentially redevelopable land.
- Springfield will be able to meet all employment land needs on sites five acres and smaller within the existing UGB through redevelopment, infill development, and employment uses on non-employment land.
- Springfield has only one potentially redevelopable industrial site that is 20 acres or larger in its buildable lands inventory. Springfield has no vacant sites that are 20 acres or larger in its buildable lands inventory.
- Springfield does not have enough sites 5 acres and larger. Springfield has a deficit of four sites between 5 and 20 acres in size and three sites larger than 20 acres. Availability of these larger sites, especially sites 20 acres and larger, is important for attracting or growing large businesses. If the City does not have these large sites, there is little chance that the City will attract these types of businesses.
- Springfield's need for large sites cannot be met within the UGB. Meeting the need for large sites for large employers requires the City to expand its UGB into areas with suitable sites. These areas will have relatively large, flat sites with little parcelization and few owners, with access to I-5 or a State highway.

**Springfield's vision for economic development is to sustain existing businesses and help them to expand and embrace a variety of new opportunities for growth.**

**The analysis of potentially redevelopable land assumes that the employment capacity of redeveloped areas will increase, not simply that a new building will replace an old building.**

# Introduction



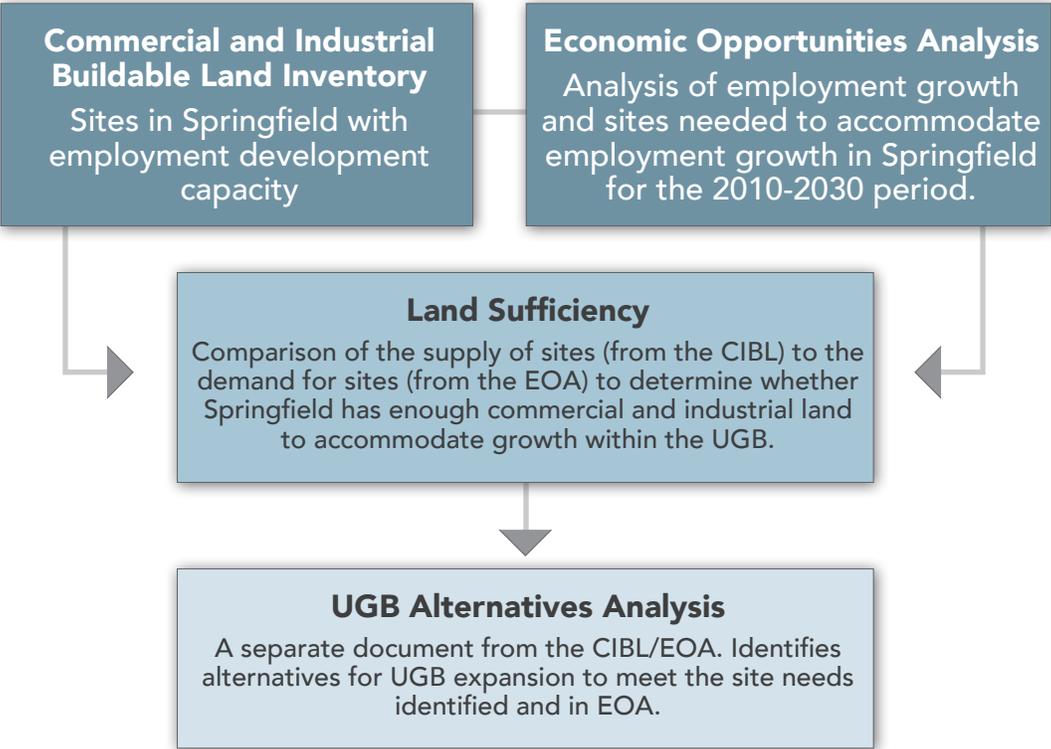
Springfield's CIBL and EOA provide information to support economic development planning and management of Springfield's commercial and industrial land. They provide the City with information about Springfield's economy and the city's role as an employment center in the Southern Willamette Valley.

Planning Goal 9 directs cities to plan for economic growth. Within the context of Goal 9, Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis Final Report is an analysis of the community's economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends. It focuses on the comparative advantage of the city when planning for major commercial and industrial development. The Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis Final Report includes extensive analysis of Springfield's commercial and industrial land base to determine how much land is vacant, partially vacant, or potentially redevelopable. This analysis is consistent with the requirements of statewide planning Goal 9 and the Goal 9 administrative rule (OAR 660-009).

The result of the Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis Final Report is an estimate of land needed to accommodate employment growth for the 2010 to 2030 period.

**The Springfield Commercial and Buildable Lands Inventory and Economic Opportunities Analysis Final Report includes revisions to the 2009 Draft CIBL and EOA.**

**The Springfield Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis is one document with two parts: a buildable lands inventory and an economic opportunities analysis.**



# Springfield's Vision for Economic Development

Springfield is a business-oriented city. The City is undergoing revitalization, with ongoing redevelopment efforts in Downtown and Glenwood and growth in the Gateway area, including the opening of the hospital at RiverBend in 2008. The City's vision for economic growth over the 2010 to 2030 period includes sustaining existing businesses and helping those businesses expand, and embracing a variety of new opportunities for growth.

The economic development strategy for Springfield can be summarized as follows:

1. Facilitate the redevelopment of Downtown Springfield and Glenwood through strategic infrastructure and other investments from programs such as urban renewal and planning for redevelopment.
2. Provide sites with a variety of site characteristics to meet both commercial and industrial economic opportunities, including sites that are available for relatively fast development. This includes large sites for major employers.
3. Use land within the existing urban growth boundary efficiently through promoting redevelopment, infill development, and dense development in nodal areas. The study assumes that 46% of new employment will not require vacant land.
4. Provide infrastructure efficiently by coordinating capital improvement planning with economic development planning.
5. Support and assist existing businesses within Springfield by assessing what kind of assistance businesses need and developing programs to meet that need.
6. Attract and develop new businesses, especially those related to regional business clusters. The City would like to build on the developing health care cluster, promote development of high-tech businesses, and attract sustainable businesses.
7. Maintain flexibility in planning through providing efficient planning services and developing flexible planning policies to respond to the changing needs of businesses.



# Springfield Comparative Advantages

**Springfield's primary comparative advantages are its location on I-5, proximity to Eugene, access to skilled labor, cost of labor, and high quality of life.**

Economic development opportunities in Springfield will be affected by local conditions as well as national and state economic conditions. Economic conditions in Springfield relative to these conditions in other portions of the Lane County and southern Oregon form Springfield's comparative advantage for economic development. Springfield's primary comparative advantages are its location on I-5, proximity to Eugene, access to skilled labor, cost of labor, and high quality of life. These factors make Springfield attractive to residents and businesses that want a high quality of life where they live and work.

- **Location.** Springfield's location, access to I-5 and Highway 126, and proximity to Eugene are primary comparative advantages for economic development in Springfield and attracting businesses considering locating in the Southern Willamette Valley.
- **Transportation.** Businesses and residents in Springfield have access to a variety of modes of transportation: automotive, rail, transit, and air. Springfield's access to multiple modes of transportation provides Springfield with advantages in attracting businesses that need easy access to I-5 for automotive or some types of freight movement. Springfield currently has disadvantages in attracting businesses that need large lots and easy access to I-5 because of the lack of buildable land along I-5 near highway interchanges.
- **Public Infrastructure.** Businesses growing or locating in Springfield need access to municipal infrastructure. The City has sufficient water and wastewater capacity to meet expected employment growth.
- **Labor Market.** The availability of labor is critical for economic development. Availability of labor depends not only on the number of workers available, but the quality, skills, and experience of available workers as well. Businesses in Springfield can attract educated workers from the Eugene-Springfield region and surrounding areas in Lane County.
- **Buying Power of Markets.** The buying power of Springfield and the Eugene-Springfield area forms part of Springfield's comparative advantage by providing a market for goods and services. Access to households in the Eugene-Springfield Region provides businesses in Springfield with greater sales potential than other, smaller cities in the Southern Willamette Valley.
- **Public Policy.** Springfield's decision makers articulated their support for provision of employment land through the economic development strategy and in other policy choices, such as promoting growth and redevelopment in Downtown and Glenwood. Springfield's policy choices support economic development and economic growth.



# Springfield's Target Industries

The analysis of target industries in Springfield address two main questions: (1) Which industries are most likely to be attracted to the Eugene-Springfield area? and (2) Which industries best meet Springfield's economic objectives? The types of industries Springfield wants to attract to meet economic development objectives are those that will provide high wage, stable jobs with benefits; jobs requiring skilled and unskilled labor; jobs within a range of industries that will contribute to a diverse economy and be compatible with Springfield's community values. These industries include:

## Target Industries:

Businesses that are consistent with Springfield's vision for economic development with potential for growth in Springfield.

Target Industry	Types of Firms	Attraction to Springfield
Medical Services	Medical firms, medical research firms, and other professional services	Development of a medical cluster at RiverBend
Manufacturing	Manufacturers of: food processing, high-tech electronics, recreational equipment, medical equipment manufacturing, furniture manufacturing, specialty apparel, cottage industries, plastics and wood products manufacturing	Labor force, existing businesses, land availability, proximity to natural resources, access and proximity to Interstate 5, and access to comparatively inexpensive electricity
Specialty Food Processing	Food processing firms, such as those that specialize in organic or natural foods, brewing and wine industry	Proximity to agricultural resources, natural foods innovation cluster, access and proximity to Interstate 5, and access to comparatively inexpensive electricity
High-Tech	The types of firms range from high-tech manufacturing to data centers to software development	Access to highly educated labor, access to comparatively inexpensive electricity, access and proximity to Interstate 5, and high quality of life
Professional and Technical Services	Engineering, research, medical-related professionals, and other professional services that are attracted to high-quality settings	Access to highly educated labor and high quality of life
Call Centers	Call centers	Existing call center cluster and trained labor force
Back-Office Functions	Back-office functions, including administrative functions such as accounting or information technology	High quality of life, available and trained labor force, and relatively low wages
Corporate Headquarters	Corporate headquarters	High quality of life, location along I-5, and availability of educated workers
Tourism	Industries that serve tourists, such as food services and accommodations	Proximity to University of Oregon, outdoor recreational opportunities and regional events such as the Olympic Track and Field trials, NCAA sporting events, or the Oregon Country Fair
Green businesses	Green construction firms, organic food processing, sustainable logging and/or lumber products manufacturing, or alternative energy production	Access to highly educated labor, access to natural resources, and high quality of life
Services for Residents	Retail and government services, especially education	Growing population
Services for seniors	Health services that provide services to older people, such as assisted living facilities or retirement centers	Aging population and presence of RiverBend Hospital and McKenzie Willamette Hospital

# Identification of Springfield's Employment Land Site Needs

**Springfield's forecast shows that employment will grow by 13,400 employees between 2010 and 2030.**

Demand for commercial and industrial land will be driven by the growth of new businesses, expansion of existing businesses, and relocation of businesses to Springfield. The level of this business expansion activity can be measured by employment growth in Springfield. Springfield's employment base is forecast to grow from 42,284 employees in 2010 to 55,724 employees in 2030, adding 13,440 employees at a 1.4% average annual growth rate.

## FORECAST EMPLOYMENT GROWTH, BY BUILDING TYPE, 2010-2030

1 square represents 100 jobs.



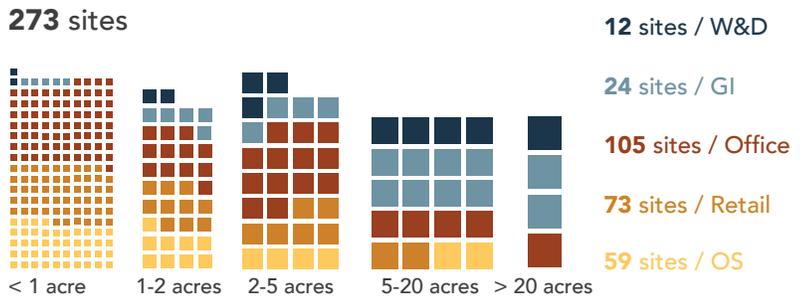
**New employment in Springfield will need 273 employment sites, most of which will be on sites smaller than 5 acres.**

Springfield is required to identify the number of sites, by type, reasonably expected to be needed to accommodate employment growth for the 20-year planning period. This estimate is based on the existing distribution of employment in Springfield by building type and site size.

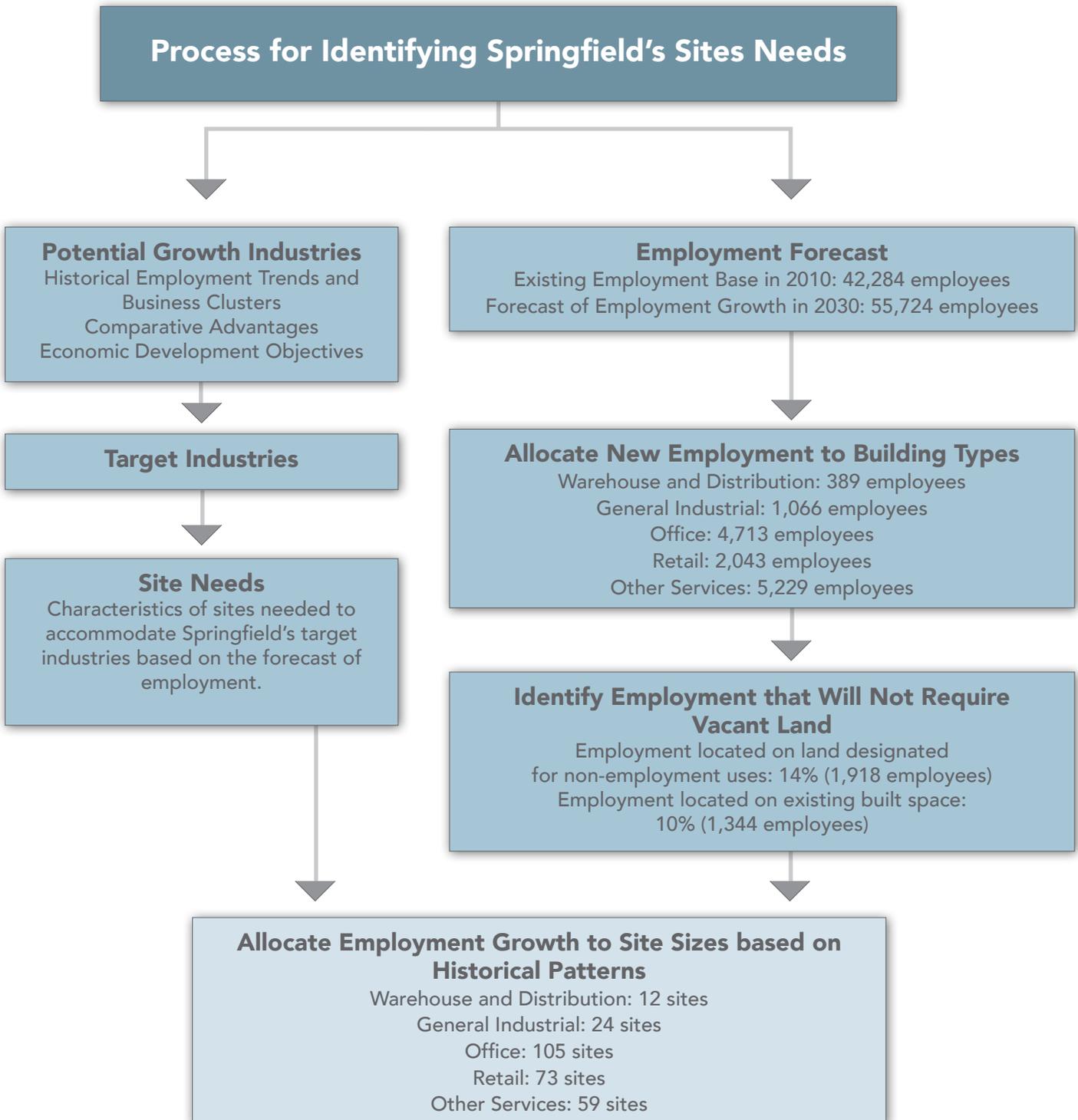
Based on this forecast, Springfield will require 273 sites to accommodate expected employment growth, 80% of which will be on sites smaller than two acres.

## ESTIMATED NEEDED SITES BY SITE SIZE AND BUILDING TYPE, 2010-2030

1 square represents 1 site.



Identifying Springfield’s site needs (i.e., need for land by sites) involves two steps: (1) identifying target industries for Springfield and understanding the characteristics of sites needed by businesses in those industries and (2) a forecast of employment growth and allocation of employment growth to sites based on historical development patterns. The graphic below describes that process and the results (in terms of employees and sites) for Springfield.



# Buildable Lands Inventory

## **Potentially redevelopable land**

was identified based on an evaluation of the characteristics of developed land. Land with a low improvement to land value ratio (land with relatively low building values and high land value) and with a building that covers a relatively small percentage of the site was identified as having potential for redevelopment. Redevelopment potential for sites larger than 5 acres was evaluated on a site-by-site basis.

## **Suitable land.**

Serviceable land that is designated for industrial or other employment use that provides, or can be expected to provide, the appropriate site characteristics for the proposed use.

The Springfield Commercial and Industrial Buildable Lands (CIBL) inventory identifies lands within the Springfield UGB that are suitable for development and can accommodate employment growth. The CIBL assigns each tax lot within the Springfield UGB into one of the following categories:

- **Vacant land.** Tax lots that have no structures or have buildings with improvement values under \$10,000 were considered vacant (not including lands that are identified as having mobile homes).
- **Developed land.** Land that is developed at densities consistent with current zoning/plan designation and improvements that make it unlikely to redevelop during the analysis period. Lands not classified as vacant, potentially redevelopable, or public are considered developed.
- **Potentially Redevelopable land.** Land on which development has already occurred but on which, due to present or expected market forces, there exists the potential that existing development will be converted to more intensive uses during the planning period. While Springfield expects many buildings and sites of all types to be re-used, re-purposed, revitalized, and renovated throughout the city over the planning period, only redevelopment that increases capacity for accommodating additional employment is a factor in this analysis.

The CIBL identified the following types of constraints, which are factors that preclude land development or affect the desirability of land for development

- **Absolute development constraints.** Factors that limit or prevent the use of land for economic development. Absolute development constraints that make employment land unsuitable for development are: wetlands, floodway, slopes over 15%, and riparian resource areas.
- **Partial development constraints.** Factors that may create difficulties in development, but do not preclude development. Development can occur on “partially constrained” land and these lands were considered buildable for development. They include: floodplain, Willamette River Greenway, and BPA Easements.

**All Land in the Springfield UGB**  
14,603 acres

**Land in Employment Plan Designations**  
Industrial: 2,203 acres    Commercial: 716 acres    Mixed-Use: 495 acres

**Vacant Land**  
Developed: 0 acres  
Absolute Constraints: 189 acres  
Suitable Land: 355 acres

**Developed Land**  
Developed: 1,711 acres  
Absolute Constraints: 329 acres  
Suitable Land: N/A acres

**Master Plan**  
Developed: 0 acres  
Absolute Constraints: 2 acres  
Suitable Land: 161 Acres

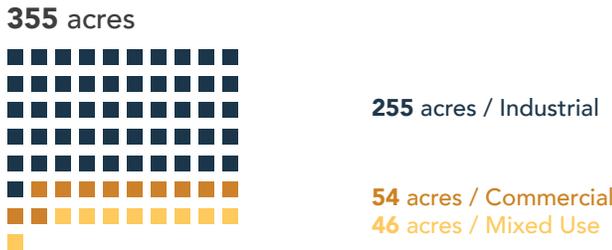
**Suitable Land**  
Industrial: 255 acres  
Commercial: 54 acres  
Mixed-Use: 46 acres

**Potentially Redevelopable Land**  
Developed: N/A  
Absolute Constraints: 88 acres  
Suitable Land: 581 Acres

**CIBL only inventoried the portion of these sites approved for employment uses**

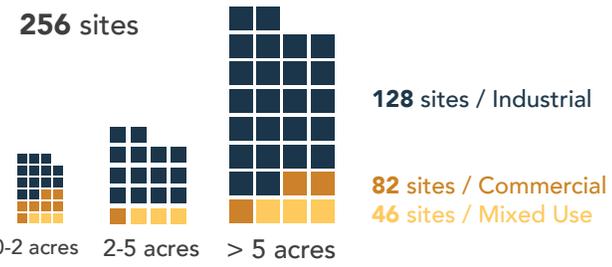
**Identification of Sites 5 acres and Larger Likely to Redevelop by 2030**  
Six sites 5 to 20 acres in size  
One site larger than 20 acres

**SUITABLE SITES IN VACANT TAX LOTS BY PLAN DESIGNATION, SPRINGFIELD UGB, 2008**  
1 square represents 5 acres.

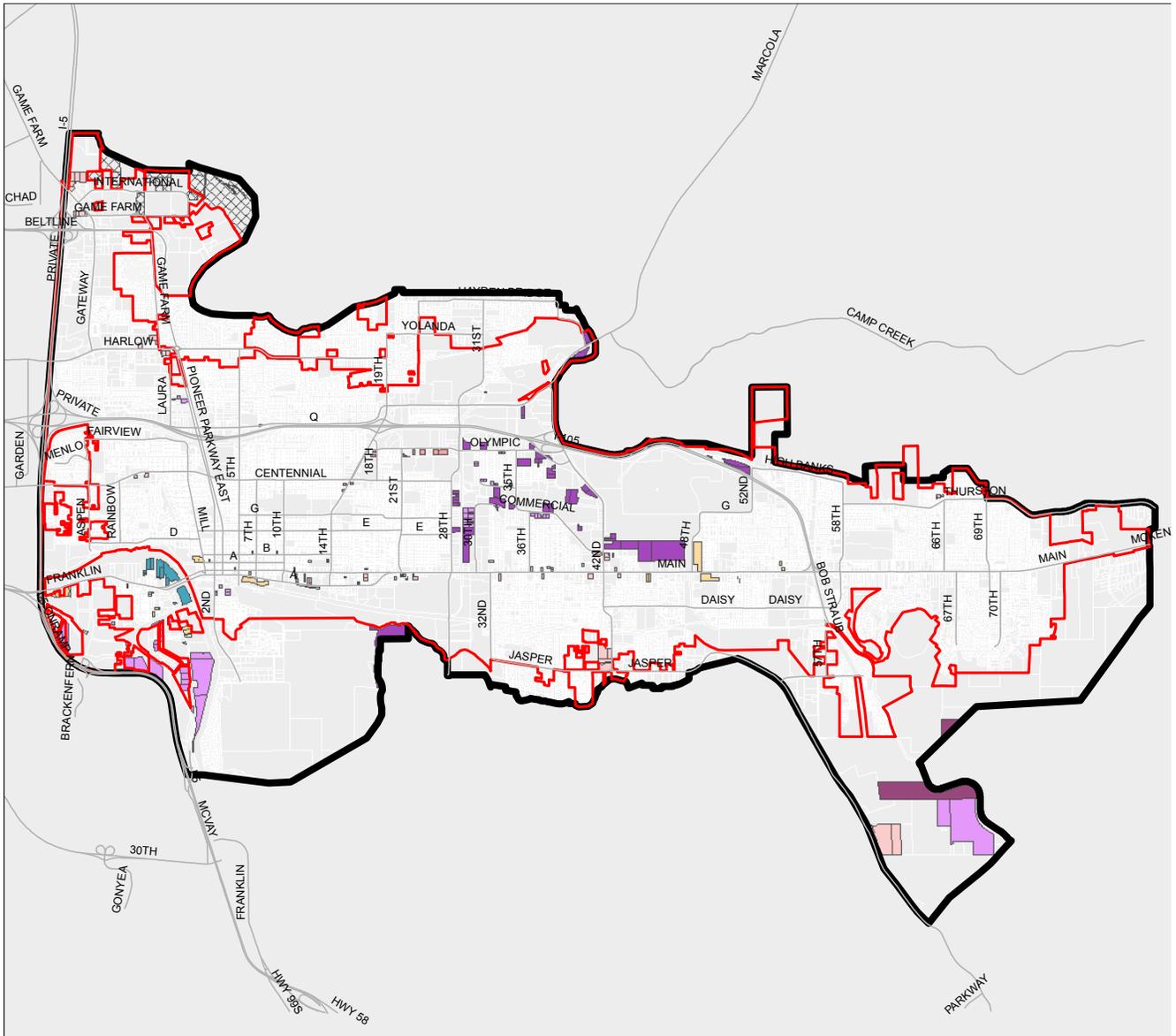


Springfield has 355 acres of vacant suitable land for commercial and industrial development.

**LOT SIZE BY PLAN DESIGNATION, SUITABLE ACRES, SPRINGFIELD UGB, 2008**  
1 square represents 5 sites.



Springfield's employment land is in 256 sites, ranging in size from many sites smaller than 1 acre to five sites between 10 and 20 acres.



## Vacant Commercial and Industrial Land

### City of Springfield Oregon

#### Legend

- City Limits
- Urban Growth Boundary
- Tax Lots

#### Plan Designation

- Campus Industrial
- Commercial
- Commercial Mixed Use
- Heavy Industrial
- LIGHT MED IND MIXED USE
- Light Medium Industrial
- Major Retail Center
- Medium Density Res Mixed
- Mixed Use
- Special Heavy Industrial

Note: Does not include master planned sites



# Potentially Redevelopable Land

Land with redevelopment potential is land that is classified as “developed” that may redevelop during the planning period, consistent with the Goal 9 definition of redevelopment.

Redevelopment potential can be thought of as a continuum—from more redevelopment potential to less redevelopment potential. The factors that affect redevelopment are varied and include location, surrounding uses, current use, land and improvement values, and other factors.

The CIBL identified 588 acres of land of potentially redevelopable land in 163 sites throughout Springfield. Of these, 14 sites were five acres or larger. ECONorthwest and City staff evaluated redevelopment potential for each of these sites on a site-by-site basis. The following sites larger than five acres were identified as potentially redevelopable over the 20-year period.

- **36-acre site in the Jasper-Natron Special Heavy Industrial District.** This site has 47-acres of land, of which 36-acres are unconstrained. Development on this site will be affected by the lack of contiguous areas for development, with wetland constraints and the BPA easement.
- **12-acre site in the Jasper-Natron Special Heavy Industrial District.** This site has 21-acres of land, of which 12-acres are unconstrained. The site has wetlands interleaved within the site, making redevelopment of a contiguous area more challenging.
- **10-acre site on 28th Street in Heavy Industrial.** This site has 10-acres of unconstrained land.
- **8-acre site on 42nd Street in Heavy Industrial.** This site has 8-acres of unconstrained land.
- **7-acre site at 28th and Marcola Road in Heavy Industrial.** This site has 7-acres of unconstrained land. This site only has one access point for heavy trucks, which may constrain the types of uses on this site
- **6.5-acre site on 28th Street in Heavy Industrial.** This site has 6.5-acres of unconstrained land.
- **6-acre site on Highbanks Road in Heavy Industrial.** This site has 6-acres of unconstrained land. The site has developed since 2008, into Hyland Business Park.

The evaluation of the remaining seven potentially redevelopable sites were determined unlikely to redevelop over the 20-year planning period. Reasons for this evaluation include: presence of existing businesses on the site that are expected to continue to use the site for the planning period, constraints that diminish the amount of potentially redevelopable area, and site configurations that result in potentially redevelopable areas smaller than five acres.

## **Potentially redevelopable land is redevelopment that increases employment capacity in Springfield.**

While Springfield expected many buildings and sites to be re-used or revitalized throughout the planning period, for the purpose of the CIBL, only redevelopment that increases capacity for accommodating additional employment is a factor in this analysis.

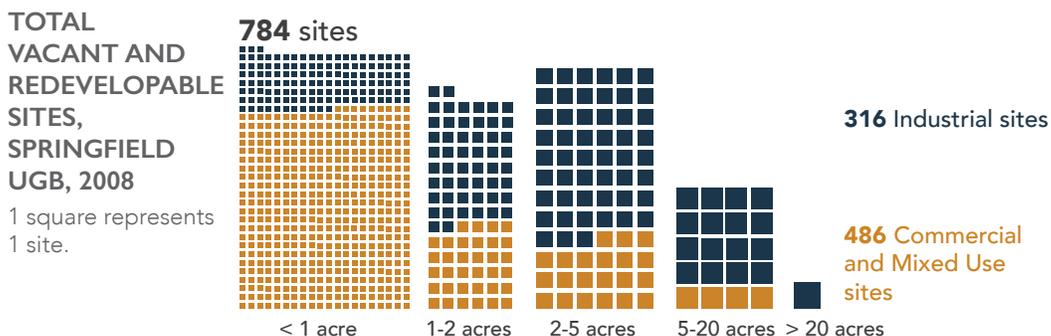


# How Springfield is Meeting Employment Land Needs

Springfield's ability to accommodate employment growth is based on the supply of commercial and industrial buildable land. The CIBL shows that Springfield has the following vacant and potentially redevelopable land within its UGB:

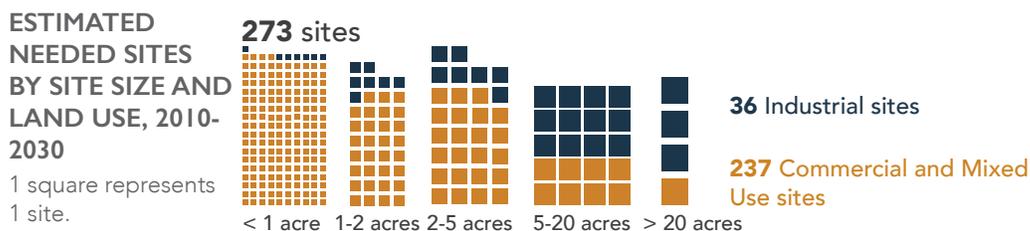
## Potential Land Supply

Springfield has 784 vacant and potentially redevelopable sites. 316 are Industrial sites and 486 sites are Commercial and Mixed Use. Most of these sites are smaller than 1 acre, with one site larger than 20 acres.



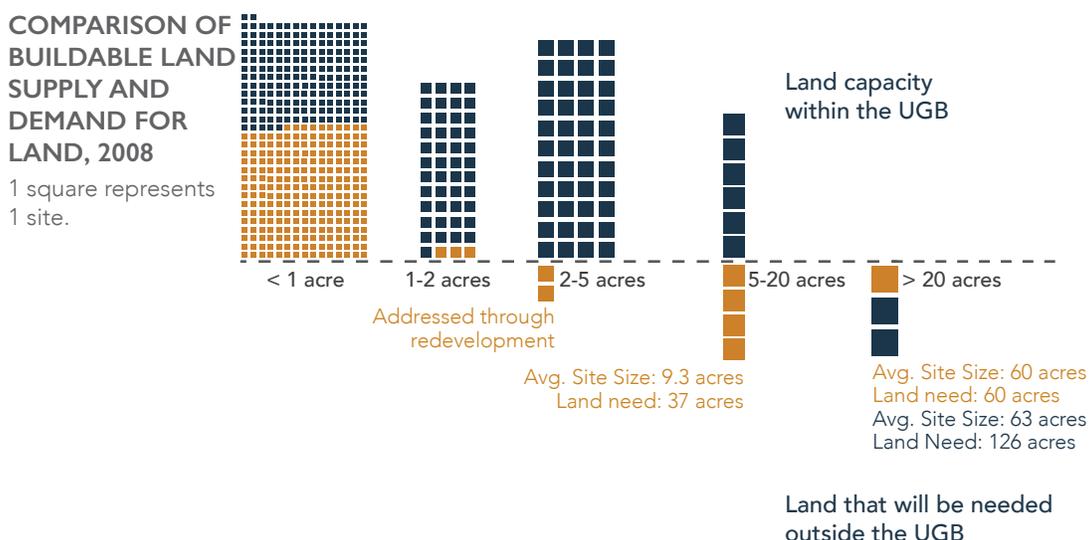
## Employment Land Demand

Springfield needs 273 sites to accommodate the forecast of employment growth over the 2010 and 2030 period. Springfield needs 36 industrial sites and 237 Commercial and Mixed Use sites.



## Land Supply and Demand

Springfield can meet most of the need for commercial and industrial land within the UGB. Springfield can meet the demand for land needed for sites smaller than 2 acres within the UGB. Springfield will meet the need for sites 2-5 acres through redevelopment of sites within the UGB. Springfield will need to expand its UGB for 4 sites 5-20 acres and three sites larger than 20 acres.



# Site Needs for Large Sites Outside the UGB

One of the City's economic development strategies is to encourage redevelopment, especially in Downtown and Glenwood. In addition to the other assumptions about redevelopment capacity in the analysis, Springfield concludes that all land needs on sites smaller than five acres will be accommodated within the existing UGB.

Springfield has the need for sites larger than five acres: two Industrial sites on a total of 126 acres and five Commercial and Mixed Use sites on a total of 97 acres. These sites cannot be accommodated within the existing UGB.

In summary, Springfield will accommodate the forecast of employment growth of 13,440 new employees over the planning period in the following ways:

- 14% of new employment (1,918 employees) will locate on **land not designated for employment use**, mostly residential land.
- 10% of new employment (1,344 employees) will locate in **existing commercial or industrial built space**, such as vacant buildings or office spaces.
- 22% of new employment (about 2,921 employees) will locate on **potentially redevelopable sites**, where redevelopment results in an increase in the amount of employment accommodated on the site.
- 54% of new employment (about 7,256 employees) will locate on **land that is currently vacant**, including land within the UGB and sites that Springfield does not currently have within the UGB.

## SUMMARY OF LOCATION OF EMPLOYMENT GROWTH BY TYPE OF LAND, SPRINGFIELD UGB, 2010-2030

Where new employment needs will be met:



**Springfield will accommodate 46% of employment on developed commercial or industrial land or on residential land within the UGB.**

# Characteristics of Large Site Needs

## Site Size

Businesses must have a site that meets the minimum site size to meet their operational needs. Manufacturers that have considered locating in Springfield over the last few years needed sites ranging from 10 acres to more than 100 acres. Commercial office employers that considered locating in Oregon, including in Springfield, needed sites ranging in size from 10 acres to 100 acres.

## Transportation Access

Businesses that have considered locating in Springfield over the past several years have identified access to I-5 as an essential site characteristic. Most large office employers that have located in Springfield over the last decade have located in the Gateway area, which has access to I-5. These businesses include RiverBend Hospital, Symantec, Pacific Source, or Royal Caribbean Cruise Lines.

Springfield also has a deficit of two Industrial sites 20 acres and larger, four Commercial and Mixed Use sites 5 to 20 acres in size, and one Commercial and Mixed Use site 20 acres and larger. The characteristics of sites needed to address these needs are:

Type of site and target industries	Site Size	Topography	Transportation Access	Access to City Services
<p><b>Target Industries:</b> Medical Equipment High-tech Electronics and Manufacturing Recreational Equipment Furniture Manufacturing Specialty Food Processing</p> <p><b>Building Type:</b> General Industrial</p> <p><b>Site Needs for:</b> Manufacturing</p>	<p>Manufacturers similar to the target industries that needed sites larger than 5 acres who considered locating in Oregon or in the Eugene-Springfield area needed sites ranging in size from 10 acres to more than 100 acres.</p> <p>The size of sites needed by Springfield's target industries will vary by the size of building from 9-12 acre sites for 100,000 square foot buildings to 45-60 acre sites for 500,000 square foot buildings.</p> <p>The average size of existing sites with employment in Springfield is: 20+ acre site: 63 acres</p>	<p>The slope for manufacturing sites should be 5% or less. High-tech and Campus manufacturing can have a slope of 7% or less.</p>	<p>At the furthest, sites should be located within 15 miles or less of I-5 or a principal arterial road that is designated as a freight route. Most businesses in Springfield typically locate within one-mile of I-5 or within about one-half a mile of a state highway.</p>	<p>Access to Springfield's municipal water and wastewater system, with a minimum pipeline size of 8 to 10 inches (varies by target industry).</p>
<p><b>Target Industries:</b> High Tech Services Corporate Headquarters Biotech Professional and Technical Services Back office Medical Services</p> <p><b>Building Type:</b> Commercial and Other</p> <p><b>Site Needs for:</b> Large Office Employers</p>	<p>Commercial office employers that needed sites larger than 5 acres who considered locating in Oregon needed sites ranging in size from 10 acres to 100 acres.</p> <p>The size of sites needed by Springfield's target industries will vary by the size of building from 4-6 acre sites for 50,000 square foot buildings to 16-24 acre sites for 200,000 square foot buildings.</p> <p>If a business park is developed to meet the site needs of these businesses, typical business park sizes in the Portland region are between about 30 and 75 acres.</p> <p>The average size of existing sites with employment in Springfield is:</p> <ul style="list-style-type: none"> <li>• 5-20 acre site: 9.3 acres</li> <li>• 20+ acre site: 60 acres</li> </ul>	<p>The slope for manufacturing sites should be 5% or less. High-tech and Campus manufacturing can have a slope of 7% or less.</p>	<p>At the furthest, sites should be located within 15 miles or less of I-5 or a principal arterial road. Most businesses in Springfield typically locate within one-mile of I-5 or within about one-half a mile of a state highway.</p> <p>Sites should have access to mass transit within one-half mile.</p>	<p>Access to Springfield's municipal water and wastewater system, with a minimum pipeline size of 8 to 10 inches (varies by target industry).</p>

# Springfield's Commercial and Industrial Land Needs

The analysis presented in the CIBL and EOA has implications for Springfield's commercial and industrial land needs.

- **Economic growth.** Decision makers and community members that participated in the EOA agreed that economic growth is desirable over the planning period. The economic opportunities analysis concludes that Springfield will have employment growth in a wide variety of businesses, from services and retail for residents to industrial development to medical services. The City wants to diversify its economy and attract higher wage and professional jobs.
- **Need for large sites.** Springfield will be able to meet all employment land needs on sites five acres and smaller within the existing UGB, through redevelopment, infill development, and employment uses on non-employment land. The employment land needs that may not be met within the UGB are for sites five acres and larger. The City has only one suitable site 20 acres or larger. Availability of sites 20 acres and larger is important for attracting or growing large businesses, which are often traded-sector businesses. If the City does not have these large sites, there is little chance that the City will attract these types of businesses.
- **Redevelopment potential.** The EOA assumes that Springfield will have substantial redevelopment over the planning period. The analysis of potentially redevelopable land assumes that the employment capacity of redeveloped areas will increase, not simply that a new building will replace an old building.
- **Redesignation or site assembly or smaller sites.** Springfield's land deficit cannot be met through redesignating or assembling small industrial- and commercial-designated sites, most of which are smaller than 2 acres and scattered throughout the City, generally along Main Street or in Mid-Springfield. Developers attempting land assembly often have difficulty assembling a site at a cost that makes development economically viable.
- **Need to expand the UGB to accommodate need for large sites.** Springfield's need for large sites cannot be met within the UGB. Meeting this need for large sites for large employers requires the City to expand its UGB into areas with suitable sites. These areas will have relatively large, flat sites with little parcelization and few owners, where businesses will have access to I-5 or a State highway.

## **The City will need to make strategic investments that continue supporting redevelopment.**

Redevelopment in the City's targeted Downtown and Glenwood areas will require substantial investments in public infrastructure to provide public facilities and to overcome the existing impediments to development, including parcel assembly issues.

## **The city needs to replenish its supply of large sites.**

Twenty-years ago, the Gateway area had large, desirable, serviceable land available. Much of the development of large sites in the city have occurred in the Gateway area. In 2013, employment in the Gateway area accounted for 40% of employment in Springfield and 43% of payroll in the City.

# Acknowledgments

Numerous people contributed to the completion of the Springfield economic opportunities analysis. We would like to acknowledge the hard work of the project Steering Committee, Technical Advisory Committee, and City of Springfield Staff.

## Commercial and Industrial Lands Stakeholder Committee 2008-2009

The CIBL Stakeholder Committee provided community and business input in the economic opportunities analysis. The Committee provided guidance on developing Springfield's economic development strategy and provided input on assumptions used in the economic opportunities analysis. Committee members included: City of Springfield elected or appointed officials, local business owners and business people, land-use advocacy groups, and residents of Springfield.

**Lee Beyer**, Planning Commissioner, Committee Co-Chair

**Dan Egan**, Executive Director, Springfield Chamber of Commerce, Committee Co-Chair

**Naomi Campollo**, Springfield High School Student

**Philip Farrington**, Director, Land Use Planning & Development, PeaceHealth

**George Grier**, Board Member, Lane County Farm Bureau

**Brianna Huber**, Thurston High School Student

**Mike Kelly**, Springfield citizen

**Johnny Kirschenmann**, Planning Commissioner

**Mayor Sid Leiken**

**Donna Lentz**, Springfield citizen

**Dave Marra**, DC Real Estate

**Doug McKay**, McKay Commercial Properties LLC

**Eve Montanaro**, Watershed Coordinator, Middle Fork Willamette Watershed Council

**Don Oldenburg**, Symantec

**Lauri Segel**, Planner, Goal 1 Coalition

**Tim Stokes**, Local business owner

**Guy Weese**, Board Member Emerald Empire Art Association

**Kari Westlund**, Executive Director, Convention Visitors Association of Lane County

**Steven Yett**, Paramount Center, LLC.

**Richard Boyles**, as alternate to Kari Westlund

**Jim Welsh**, JD Welsh Company as alternate to Dave Mara

## Technical Advisory Committee 2008-2009

The Technical Advisory Committee (TAC) provided technical input in the economic opportunities analysis. The TAC included representatives from the City of Springfield Public Works Department, local service agencies, and State agencies.

**Mary Bridget Smith**, Attorney, City of Springfield Attorney's Office

**Ken Vogeney**, City Engineer, City of Springfield Engineering

**Matt Stouder**, Engineering Supervisor, City of Springfield Engineering

**Len Goodwin**, Assistant Public Works Director, City of Springfield Public Works



**Brian Conlon**, Maintenance Division Manager, City of Springfield Public Works Maintenance

**Greg Ferschweiler**, Maintenance Supervisor, City of Springfield Public Works Maintenance

**Tom Boyatt**, Transportation Division Manager, City of Springfield Transportation

**Jon Driscoll**, Transportation Engineer in Training, City of Springfield Transportation

**John Tamulonis**, Community Development Manager, Springfield Economic Development Agency

**Courtney Griesel**, Planner, Springfield Economic Development Agency

**Ed Moore**, Field Representative, Department of Land Conservation and Development

**Jason Dedrick**, Associate Planner, Eugene Planning Department

**Stephanie Shultz**, Planner, Lane County Planning Department

**Jack Roberts**, Executive Director, Lane Metro Partnership

**Chuck Gottfried**, Assistant Manager, Metropolitan Wastewater Commission

**George Walker**, Stormwater Facilities Planner, Metropolitan Wastewater Commission,

**David Helton**, Transportation/Land Use Planner, Oregon Department of Transportation

**Bob Warren**, Business Development Officer, Oregon Economic & Community Development Department

**Jeff DeFranco**, Director of Communications and Facilities, Springfield School District

**Will Lewis**, Springfield School District Robert Linahan, General Manager, Springfield Utility Board

**Greg Hyde**, Planning and Development Manager, Willamalane Parks and Recreation District



## City of Springfield Staff 2008-2009

**David Reesor**, Senior Planner

**Bill Grile**, Development Services Director

**Greg Mott**, Planning Manager

**Linda Pauly**, Planning Supervisor

**Mark Metzger**, Senior Planner

**Susie Smith**, Public Works Director;

**Brandt Melick**, GIS Program Supervisor;

**Michael Engelmann**, GIS Analyst

## City of Springfield Project Team 2013-2015

**Anette Spickard**, Development and Public Works Director (2014-2015)

**Len Goodwin**, Development and Public Works Director (2013-2014)

**Linda Pauly**, Principal Planner

**Greg Mott**, Current Development Manager

**Michael Engelmann**, GIS Analyst

**Tom Boyatt**, Community Development Manager

**Lauren King**, City Attorney

**Mary Bridget Smith**, City Attorney