



## **COMMERCIAL AND INDUSTRIAL BUILDABLE LANDS PROJECT DESCRIPTION**

The City of Springfield is studying the City's residential, commercial, and industrial land needs, which will guide future growth in Springfield. In October 2006, the City of Springfield began work on the Residential Lands Study, which includes both an inventory and needs analysis of residential land within Springfield's portion of the Urban Growth Boundary. In 2007, the Oregon Legislature passed House Bill (HB) 3337 which requires Springfield to establish a separate Urban Growth Boundary with sufficient buildable lands.

In addition to the Residential Land Study, the City of Springfield is now conducting a Commercial and Industrial Buildable Lands project. The residential, commercial and industrial inventories will all be compiled together to determine if there is a shortfall of buildable land in the urban growth boundary. If necessary, an analysis of alternative Urban Growth Boundary expansion areas will be conducted to study which lands are appropriate for any potential UGB expansion which may be deemed necessary after completion of the needs analyses and related inventories. Work on the commercial and industrial needs analysis began in February 2008 and will continue into 2009.

The study will include extensive technical analysis. The technical analysis will include: (1) an inventory of buildable land, (2) an assessment of residential land need to accommodate 20-years of population growth, (3) an assessment of community economic development potential to accommodate 20-years of employment growth, (4) a determination of whether there is enough land within the urban growth boundary to accommodate expected residential and employment growth, and (5) (if Springfield does not have enough land for 20-years growth) an analysis of alternative expansion areas for the urban growth boundary.

The study also includes opportunities for public input throughout the process. Policy choices in the study will be reviewed by a committee of informed stakeholders (e.g., local businesses people, developers, representatives from land-use advocacy and watershed groups, elected officials, and residents of Springfield) and the Planning Commission. In addition, the City will be conducting a public survey of community development issues and will hold several public workshops to discuss key issues for the study. When complete, the study will be taken through an adoption process that will include review by the Springfield City Council, Lane County Commissioners, and the Department of Land Conservation and Development (DLCD).

If you are interested in getting more involved in this project or have questions, you may contact David Reesor, Senior Planner, at 541-726-3783.