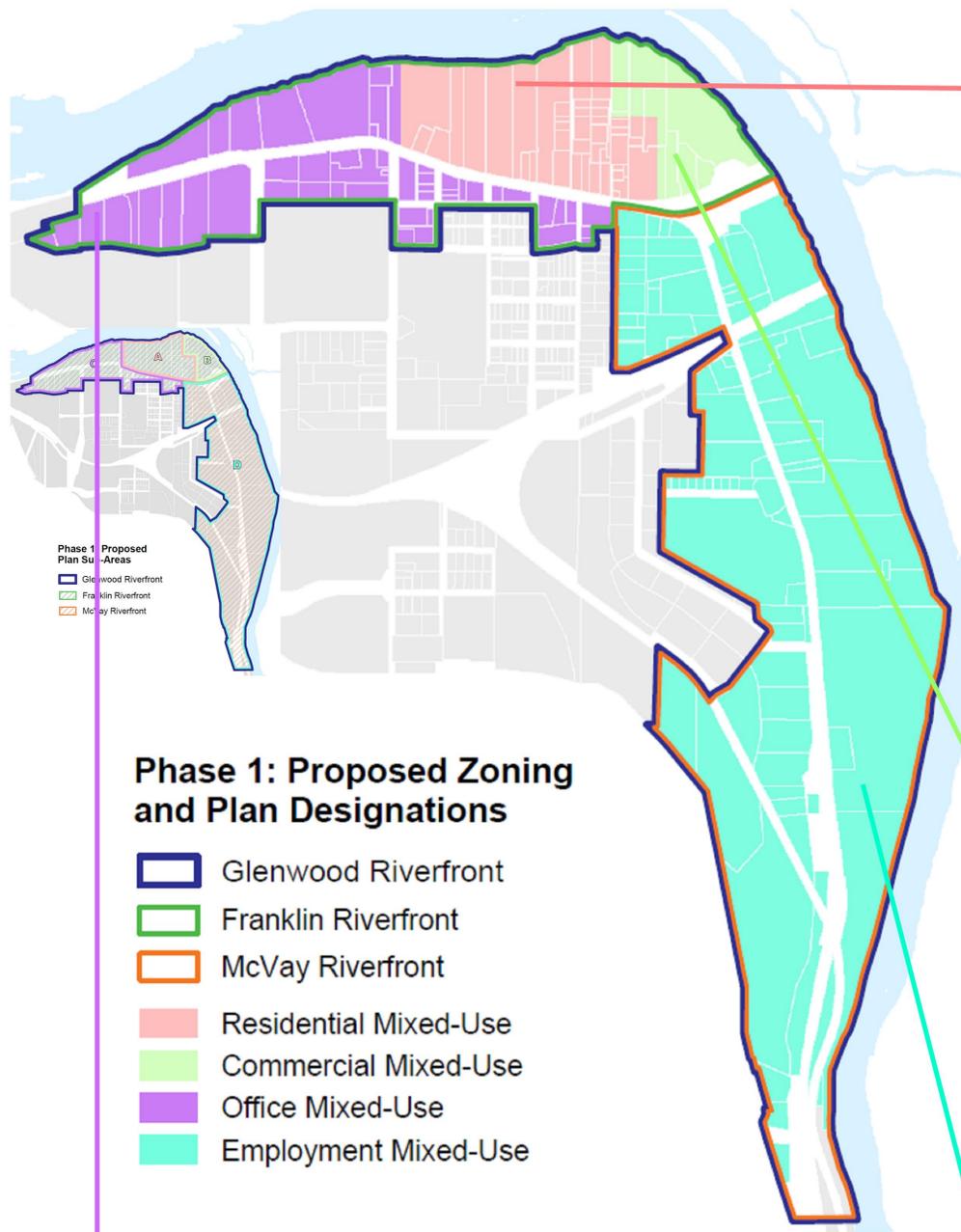


# LAND USE



## Subarea A: Residential Mixed-Use (33.3 gross acres)

Intended for the development of an urban high-density residential mixed-use neighborhood to:

- capitalize on the proximity of transit stations serving a high frequency transit corridor and existing and future job centers;
- take advantage of riverfront views and unique development opportunities;
- provide additional housing choices for area residents;
- support the high level of public investment in infrastructure that has occurred or is planned in the Franklin Riverfront; and
- help meet an identified deficiency in high density residential land in Springfield.

*Primary Use* = High Density Residential—minimum 50 net du/acre (up to 100% of any floor)

*Secondary Use* = Retail sales & services; eating & drinking establishments; personal service uses; professional, scientific & technical services; public & private educational facilities for primary or secondary education (up to 100% of ground floor and permitted on upper stories of buildings fronting Franklin Boulevard)

*Common Occupancy* = Multi-family apartments, condominiums, senior/congregate care, other attached dwelling types

Minimum of 1, 125 new dwelling units at full build out

## Subarea B: Commercial Mixed-Use (14.5 gross acres)

Subarea B provides for flexible commercial and/or high-density residential development opportunities in response to developer interest in and market demand for hotels, conference, entertainment, and other complementary commercial uses with riverfront views and access that complement the adjacent urban high-density residential mixed-use neighborhood to the west.

*Primary Use* = Hospitality services; retail sales & services; eating & drinking establishments; personal services; professional, scientific & technical services (stand alone or as part of a building with a mix of uses)

*Secondary Use* = High Density Residential—minimum 50 net du/acre (stand alone or as part of a building with a mix of uses); public/private educational facilities for higher education, business, professional, and vocational schools and job training and vocational rehabilitation services.

## Subarea C: Office Mixed-Use (46.3 gross acres)

Emphasizes office employment uses, allowing businesses to locate in a variety of spaces and provides for the creation of employment opportunities typically associated with jobs that allow individuals to support themselves and their household. Subarea C supports uses that are in very close proximity to a future urban high-density residential neighborhood (Subarea A) and is intended to:

- take advantage of the proximity of the University of Oregon and frequent high-speed transit service with connections to the Downtown Eugene and Downtown Springfield transit stations;
- capitalize on the riverfront and good visibility from/access to major transportation corridors; and
- help meet an identified need for employment land in Springfield.

*Primary Use* = Office employment; professional, scientific, & technical services

*Secondary Use* = Retail sales & services; eating & drinking establishments; personal service uses (limited to ground floor)

= Hospitality services located southwest of the intersection of Franklin and Glenwood Boulevards or fronting the proposed roundabout at the northwest side of the intersection of Franklin and Glenwood Boulevards

= public/private educational facilities for higher education, business, professional, and vocational schools and job training and vocational rehabilitation services.

= Metropolitan-oriented civic uses, such as a fire station, south of Franklin Boulevard and west of Glenwood Boulevard

## Subarea D: Employment Mixed-Use (173.6 gross acres)

Serves as an employment center for office employment and light medium industrial employment uses whose external impacts are less than or equal to office uses and that typically promote the creation of a wide range of jobs that allow individuals to support themselves and their households, serve the region, and complement the future urban high-density residential neighborhood in Subarea A. Subarea D:

- is in very close proximity to existing industrial uses and a heavily used freight rail corridor;
- capitalizes on the riverfront and easy access to major transportation corridors, including I-5;
- is relatively flat and contains large parcel sizes;
- is in the heart of the metropolitan area; and
- helps meet an identified need for employment land in Springfield.

*Primary Use* = Office employment; professional, technical, and scientific services; production, assembly, testing, warehousing, distribution functions associated with light industry and technology.

*Secondary Use* = Retail sales & services; eating & drinking establishments; personal service uses; professional, scientific & technical services; public/private educational facilities for higher education, business, professional, and vocational schools and job training and vocational rehabilitation services (limited to ground floor)