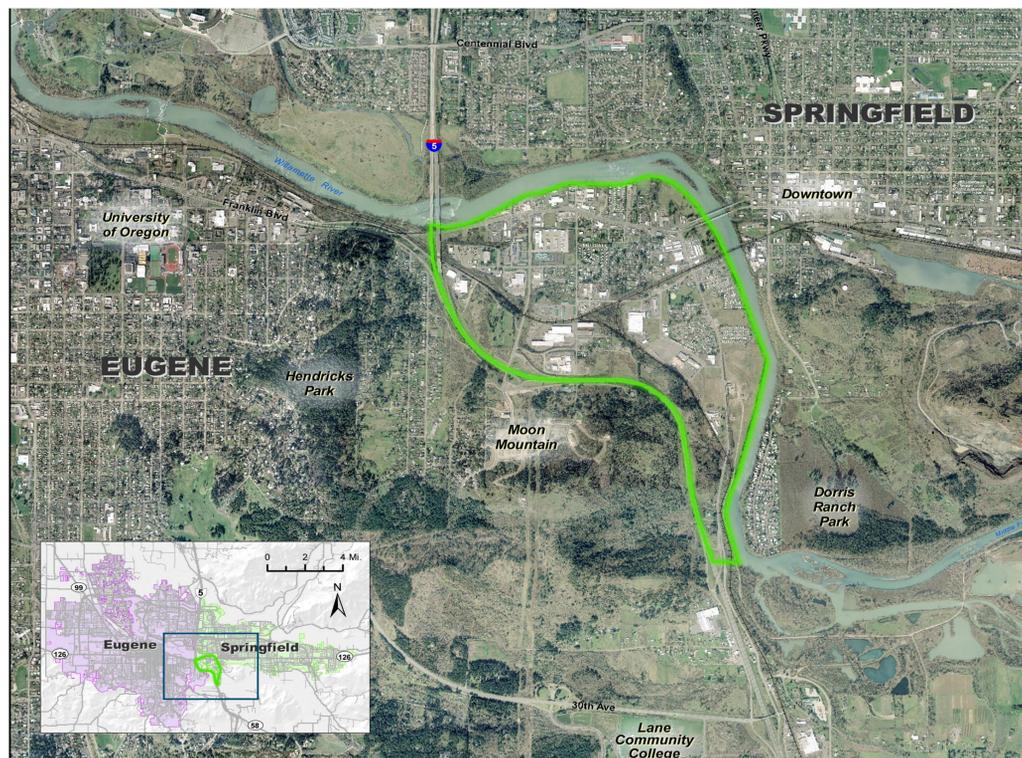


What is the Glenwood Refinement Plan (GRP)?



The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the overarching land use policy document that guides all land use decision making in Springfield, Eugene, and Lane County.

Following the passage of House Bill 3337 in 2007 directing Eugene and Springfield to establish separate Urban Growth Boundaries, each city developed community-specific refinement plans to provide more specific application of Metro Plan policies and to provide site-specific determination of Metro Plan land use designations.

- The Glenwood Refinement Plan (GRP) is one of several neighborhood-specific refinement plans that further refine and augment the Metro Plan and the community-specific refinement plans.
- Refinement plans provide the opportunity to examine, in greater detail, neighborhood specific geographic area's future housing and economic development opportunities; open space, cultural resource protection, public facilities, and transportation needs; and to resolve potential conflicts between adjoining land uses.
- The GRP is intended to provide background information and policy direction for public and private decisions affecting the growth and development of the Glenwood area.
- The GRP guides the provision of public services; serves as a basis for evaluating private development proposals; and provides a common framework for those engaged in the conservation, development, and redevelopment of Glenwood.
- Implementation of GRP policies is enabled through Springfield Development Code ordinances and other municipal rules and regulations, such as those detailed in Springfield's Engineering Design Standards and Procedures Manual, Springfield Standard Specifications, and Springfield's Conceptual Local Street Map.

Why is the GRP being updated?

1982 — Metro Plan adopted by Eugene, Springfield, and Lane County

1984 — Eugene given comprehensive land use jurisdiction over Glenwood

1985 — Eugene begins planning process for Glenwood

1986 — Original Phase I GRP adopted by Eugene

1990 — Original Phase II GRP adopted by Eugene

1994 — Glenwood residents submit petition requesting jurisdictional transfer to the Springfield City Council

1998 — Springfield given comprehensive land use jurisdiction over Glenwood

1999 — Springfield adopts GRP as part of the jurisdictional transfer process

Springfield City Council directs staff to undertake a riverfront development plan that would showcase the Willamette River and establish a mixed-use node in an approximately 48-acre area in the northwest bend of the river in Glenwood

2004 — Glenwood established as Urban Renewal District

2005 — Glenwood Specific Area Plan completed

2006 — Springfield issues Request for Qualifications for a private partner to work with the City and the Springfield Economic Development Agency to lead the redevelopment of the riverfront area.

Springfield receives several responses. Developers articulate that two major barriers to development of the 48-acre area are Franklin Boulevard and uncertainty regarding surrounding land uses, and the proposed projects are never ultimately developed.

2007 — Southwest Oregon Chapter of the American Institute of Architects hosts design workshops bringing together design professionals, university students, and community residents in an effort to re-envision the Franklin Corridor in Springfield and Eugene.

The same year, Springfield initiated a project to study the improvements needed along Franklin Boulevard to support redevelopment and new investment in Glenwood.

2008 — Springfield City Council endorses a hybrid multi-way boulevard concept for Franklin Boulevard, supported by a series of roundabouts at major intersections.

While momentum and consensus was building for ambitious, forward-thinking visionary projects to revitalize Glenwood's riverfront district and major transportation corridors, existing conditions and outdated development and annexation policies outlined in the original GRP were constraining the likelihood that Glenwood would develop in a way that is consistent with a more modern vision for the area held by both the community and its elected officials. Recognizing this reality, the Springfield City Council directed staff to comprehensively update the GRP as expeditiously as possible to:

- ⇒ **Implement a contemporary and forward-thinking community vision for Glenwood;**
- ⇒ **Attract and facilitate appropriate land uses which will be supported by the community;**
- ⇒ **Demonstrate the City's commitment to high quality development and thus provide certainty and risk reduction to redevelopment interests and new market pioneers;**
- ⇒ **Protect the City's investments in new infrastructure; and**
- ⇒ **Provide responsible stewardship of the Willamette River corridor and Springfield's natural resources.**