



Springfield and Lane County Planning Commissions

May 4, 2010

Metro Plan Amendment
Springfield 2030 Refinement Plan
[LRP 2009-00014/PA 09-6018](#)

Springfield Development Code Amendments
[LRP 2009-00015/PA 09-6018](#)



ACTION REQUESTED:

The Planning Commissions are asked to consider the evidence in the record and forward recommendations to their respective elected officials regarding *two issues*:

1. co-adoption of the proposed Metro Plan Amendment - **Springfield 2030 Refinement Plan** (SRP)
2. co-adoption of the proposed **Springfield Development Code Amendments**

DISCUSSION:

- On February 17th and March 16th, 2010 the Joint Planning Commissions conducted a public hearing on the proposed Metro Plan Amendments.
- The hearing was closed on March 26th, 2010.
- At the April 20th meeting the Joint Planning Commissions began their deliberations of the proposals.
- The commissioners reviewed three UGB concepts. They requested detailed maps of four study areas to inform their discussion of a fourth concept.

Area 1: North Gateway

Area 3: N. of 52nd Street

Area 8: South of Mill Race

Area 9: Seavey Loop.

PROCESS AGREEMENTS

- **Time Management**
- **Round Table Discussion Format**

Tools to Facilitate Discussion

Attachment 1: Decision Matrix

- Two Issues
- Five **Action Items**
- Set of questions for each Action Item

Attachment 3: Decision Trees

DECISION POINTS

ISSUE 1: PLAN & POLICIES Springfield 2030 Refinement Plan


- **Action Item 1:** Residential Land and Housing Element
- **Action Item 2:** Economic Element
- **Action Item 3:** Urbanization Element & Springfield Urban Growth Boundary
- **Action Item 4:** Land Use & Urban Design Element











ISSUE 2: IMPLEMENTATION

- **Action Item 1:** Springfield Development Code Amendments

ISSUE 1:

co-adoption of the proposed Springfield 2030 Refinement Plan


DRAFT SPRINGFIELD 2030 REFINEMENT PLAN
*How can the City grow within its limits? How would neighborhoods change?
What pattern should new growth take? How can growth enhance neighborhoods?*

Existing Land Use Patterns	Future Land Use Patterns?
Single Family Subdivisions	 
Multi Family Subdivisions	 
Shopping Centers & Strips	 
Business Parks & Campuses	 
Malls	 

ISSUE 2:

co-adoption of the proposed

Springfield Development Code

Amendments: Land Use Efficiency

Measures Implementation – Phase One

LRP 2009-00015/PA 09-6018

- Creates a Small Lot Residential District
- Establishes a minimum density of 6 dwelling units per net acre in the LDR District
- Requirement a mix of housing types in SLR developments

Action Item 1: Residential Land and Housing Element

- *Recommend/not recommend adoption of Springfield 2030 Refinement Plan (SRP) Residential Land and Housing Element, (incorporating Residential Land and Housing Needs Analysis) with policies to address deficiencies.*

Residential Land and Housing Element

Q1. Do the proposed plan diagram and policies provide sufficient buildable lands within an urban growth boundary to accommodate estimated housing needs for 20 years?

Residential Land and Housing Element

Q2. Do the proposed policies address housing needs?

Q3. Do the proposed Implementation Actions address housing needs?

Action Item 2: Economic Element

- *Recommend/not recommend adoption of Springfield 2030 Refinement Plan (SRP) Economic Element, (incorporating Commercial and Industrial Lands Inventory and Economic Opportunities Analysis) with policies to address deficiencies.*

Springfield 2030 Refinement Plan

Economic Element

- Articulates Springfield's economic development goals, objectives, and implementation actions to support Springfield's development/redevelopment strategy.
- Outlines Goals, Objectives and Implementation Actions to provide land for job growth 2010-2030
- Designates sufficient land to meet Springfield's commercial and industrial needs for the period 2010-2030.
- Identifies a need to expand the UGB (640 acres) to address a shortage of employment sites larger than 20 acres

Economic Element

Q4. Do the proposed economic objectives and strategies affirm Statewide Planning Goal 9 and the Metro Plan Goal with an appropriate emphasis on maintaining and enhancing Springfield's role, responsibility, and identity within the regional and state economies of which it is a part?

Economic Element

Q5. Do Springfield's Economic Opportunities Analysis and local community development objectives and strategies identify an unmet need for employment land with sites characteristics that cannot be found within the existing UGB?

Economic Element

Q6. Are the conclusions of the CIBL Study supportable?

Note no Q7 - error in packet

Q8. Is the proposal to expand the UGB by 640 acres adequate to address a shortage of employment sites larger than 20 acres?

Economic Element

Q9. If conclusions of the CIBL Study are not supportable, which assumptions should be reassessed?

Economic Element

Q10. Does the proposed action (640 acres UGB expansion for employment land and plan policies) establish an inventory of land within an urban growth boundary to provide for at least a 20-year supply of commercial and industrial sites consistent with Springfield's local community development objectives?

Action Item 3: Urbanization Element & Springfield Urban Growth Boundary Element

Recommend/not recommend adoption of Urbanization Element with policies to address deficiencies and Springfield's Urban Growth Boundary.

- Establish separate baseline Springfield UGB split by Interstate 5 with UGB as shown in 2030 Plan Diagram
- Add 640 acres to UGB to respond to provide land for employment pursuant to CIBL
- Select preferred alternative for UGB expansion

Urbanization Element/UGB

Q11. Does the SRP include policies that demonstrate Springfield's use of existing and supplemental efficiency measures help meet needs for housing and other urban needs efficiently?

Q12. Are SRP policies that demonstrate Springfield's emphasis on focused district specific plans (e.g. Downtown and Glenwood plans) to facilitate efficiency of land use and urbanization through redevelopment supportable?

Urbanization Element/UGB

Q13. Should “newly urbanizable” lands be added to Springfield’s UGB?

Q14. Have the proposed “newly urbanizable” lands shown in the three UGB Concepts been selected in accordance with ORS 197.298, LCDC Goal 14, and LCDC's Urban Growth Boundary Rule, OAR Chapter 660, Division 24?

Urbanization Element/UGB

Q15. Does the preferred UGB concept add “newly urbanizable” areas to the Urban Growth Boundary of sufficient size and location to provide land that meets specific employment site needs identified in the Springfield Economic Opportunities Analysis consistent with the Springfield Economic Development Objectives and Implementation Strategies?

Q16. Does the preferred UGB concept add “newly urbanizable” areas to the Urban Growth Boundary of sufficient size and scale to be integrated efficiently into the urban area as complete neighborhoods or major employment centers rather than as isolated individual parcels?

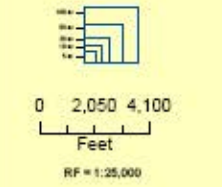
Urbanization Element/UGB

- Q17.** Does/should the preferred UGB concept provide an adequate supply of sites of varying locations, configurations, and size, to accommodate industrial and other employment uses over the planning period?
- Q18.** Does/should the preferred UGB concept provide an adequate supply of land to allow for choice of sites and to allow for sufficient market competition between sites?

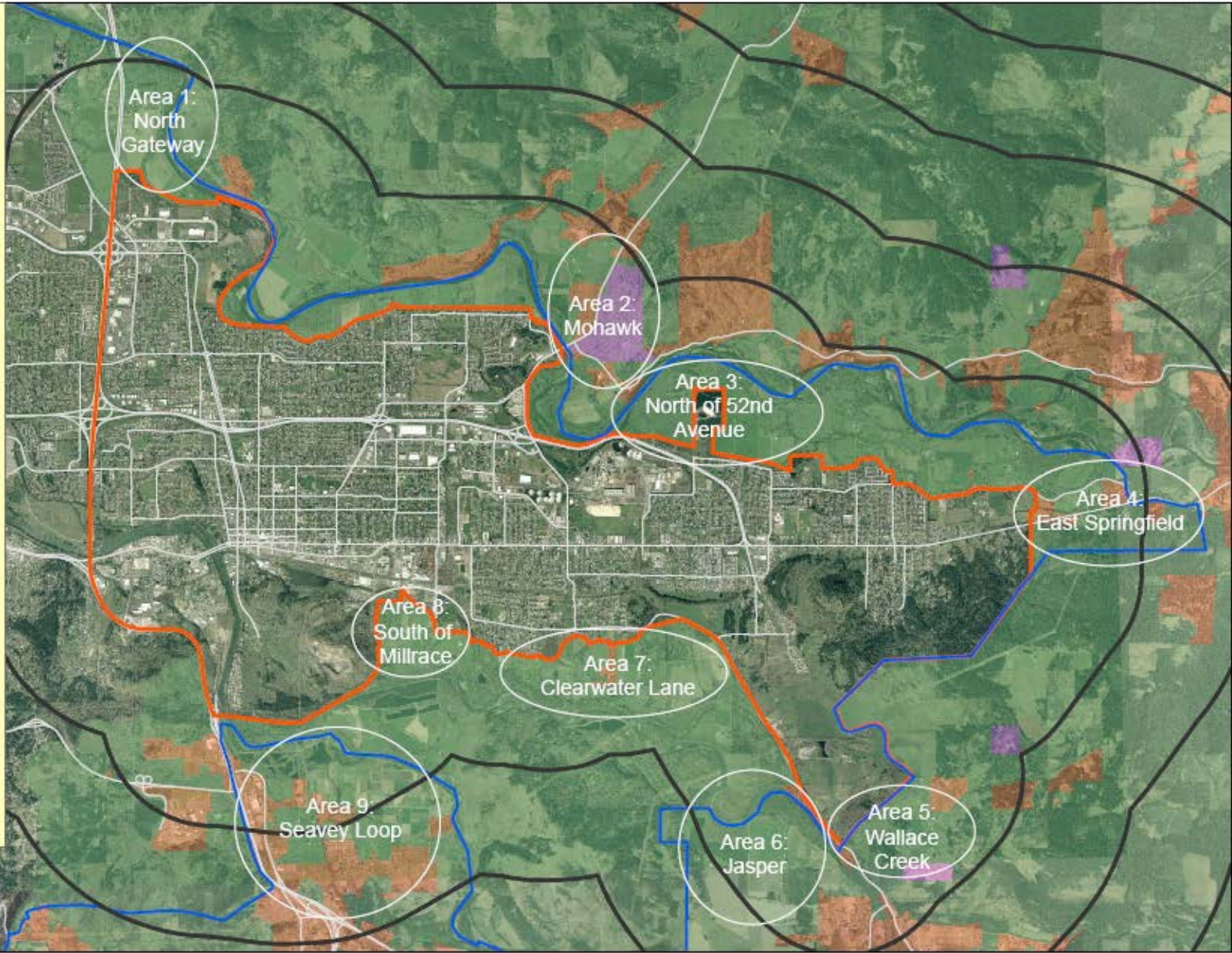
Map 6: Employment Opportunity Sites
City of Springfield, Oregon

- Legend**
- Road
 - Interstate - 5 Mile Boundary
 - Clear Street Boundary
 - Metro Plan Boundary

- Zone**
- COMMERCIAL
 - NEIGHBORHOOD-COMMERCIAL
 - LIGHT INDUSTRIAL
 - NON-RESOURCE (2.5 ACRES MINIMUM)
 - NON-RESOURCE (5 ACRES MINIMUM)
 - PUBLIC FACILITY
 - RURAL COMMERCIAL
 - RURAL PUBLIC FACILITY
 - RURAL INDUSTRIAL
 - RURAL RESIDENTIAL (1 ACRE MINIMUM)
 - RURAL RESIDENTIAL (2 ACRE MINIMUM)
 - RURAL RESIDENTIAL (3 ACRE MINIMUM)
 - RURAL RESIDENTIAL (5 ACRE MINIMUM)
 - IMMOBIL LAMES
 - EXCLUSIVE FARM USE (20 ACRES MINIMUM)
 - EXCLUSIVE FARM USE (20 ACRES MINIMUM)
 - EXCLUSIVE FARM USE (20 ACRES MINIMUM)
 - QUARRY/AGGREGATE OPERATIONS
 - EXCLUSIVE FARM USE (20 ACRES MINIMUM)
 - IMPACTED FOREST
 - MUNICIPAL RESOURCE
 - NON-IMPACTED FOREST
 - PARK AND RECREATION
 - SAND AND GRAVEL CONTROLLED PROCESSING
 - SAND, GRAVEL AND ROCK PRODUCTS



ECONorthwest, July 2009.



Urbanization Element/UGB

Q19. Select preferred concept for a 640 acre UGB expansion

Concept 1 Concept 2 Concept 3 Other

Note error in the numbering of questions in PC packet

Map 7: Priority 1 Exceptions Areas

City of Springfield, Oregon

Area	Suitable Acres by Zoning					Total
	Rural Residential	Rural Commercial	Rural Industrial	Rural Public Facility	Rural Residential	
4. East Springfield	65	0	0	0	0	65
5. Wallace Creek	30	0	0	0	0	30
7. Clearwater Lane	20	0	0	0	0	20
9. Seavey Loop	94	15	40	1	1	150

Legend

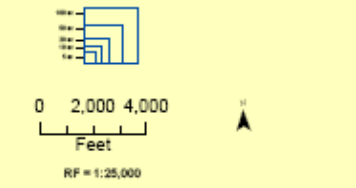
- Field
- UGB Study - 1 Mile Boundary
- Other Growth Boundary
- Main Plan Boundary

Zone

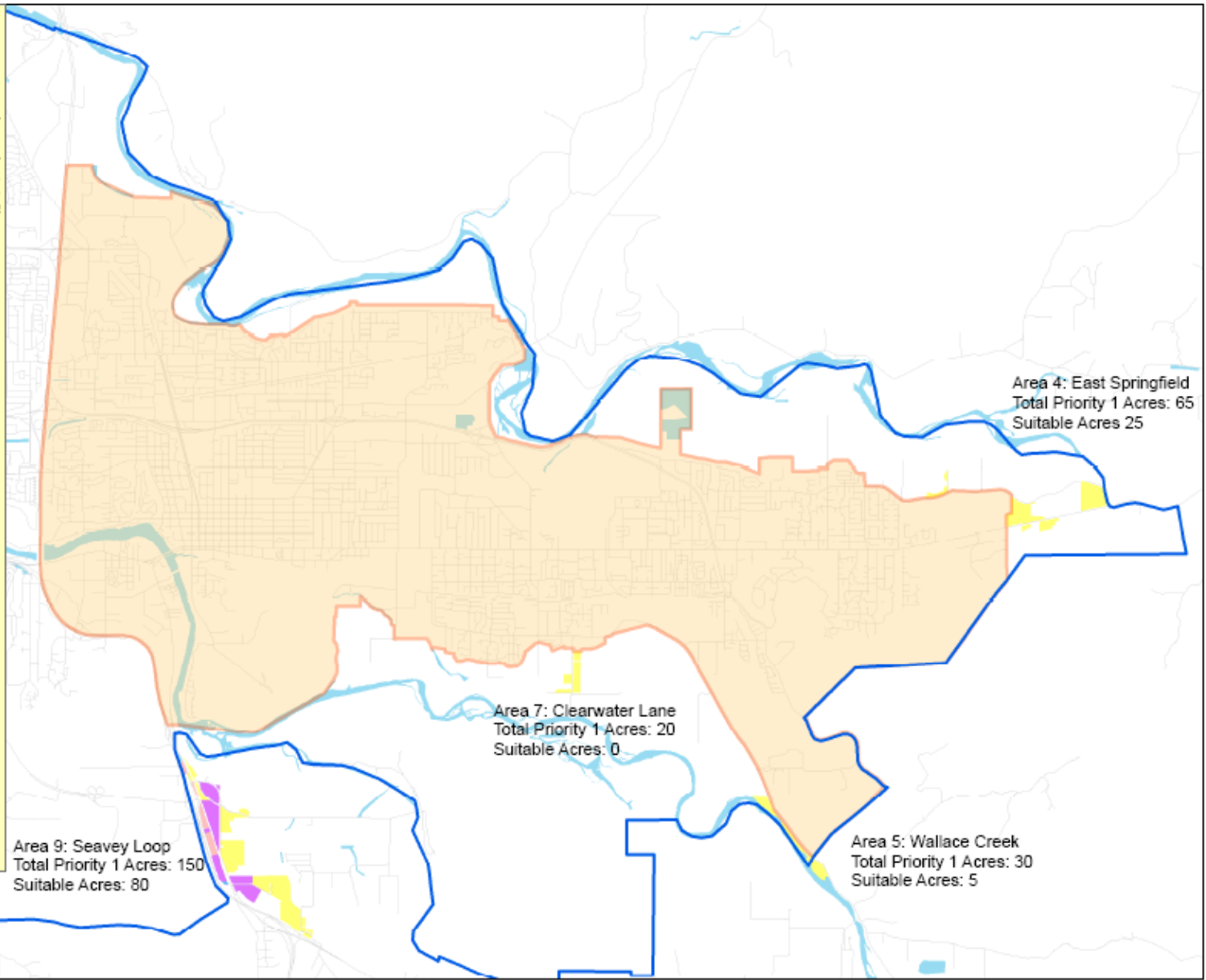
- COMMERCIAL
- RURAL INDUSTRIAL
- RURAL PUBLIC FACILITY
- RURAL RESIDENTIAL

Note: State law requires exceptions lands to be included in any UGB expansion before resource lands. Exceptions lands are lands that have pre-existing development and are "excepted" from the farm and forest land goals.

Suitable acres are acres that are suitable for development, e.g., they do not have existing development or constraints that preclude development.



ECONorthwest, July 2009.



Area 4: East Springfield
Total Priority 1 Acres: 65
Suitable Acres 25

Area 7: Clearwater Lane
Total Priority 1 Acres: 20
Suitable Acres: 0

Area 5: Wallace Creek
Total Priority 1 Acres: 30
Suitable Acres: 5

Area 9: Seavey Loop
Total Priority 1 Acres: 150
Suitable Acres: 80

Map 8: Concept 1

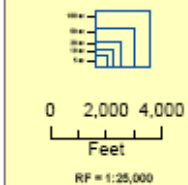
City of Springfield, Oregon

Area	Primary Use	Total Acres	Suitable Acres
1. North Gateway	Employment	350	275
3. N. of 52nd Ave.	NA	0	0
4. East Springfield	Residential	140	75
5. Wallace Creek	Residential	30	5
7. Clearwater Lane	Residential	350	320
8. S. of Millrace	Employment	140	130
9. Seavey Loop	Employment	420	235
Total Employment		910	640
Total Residential		520	400

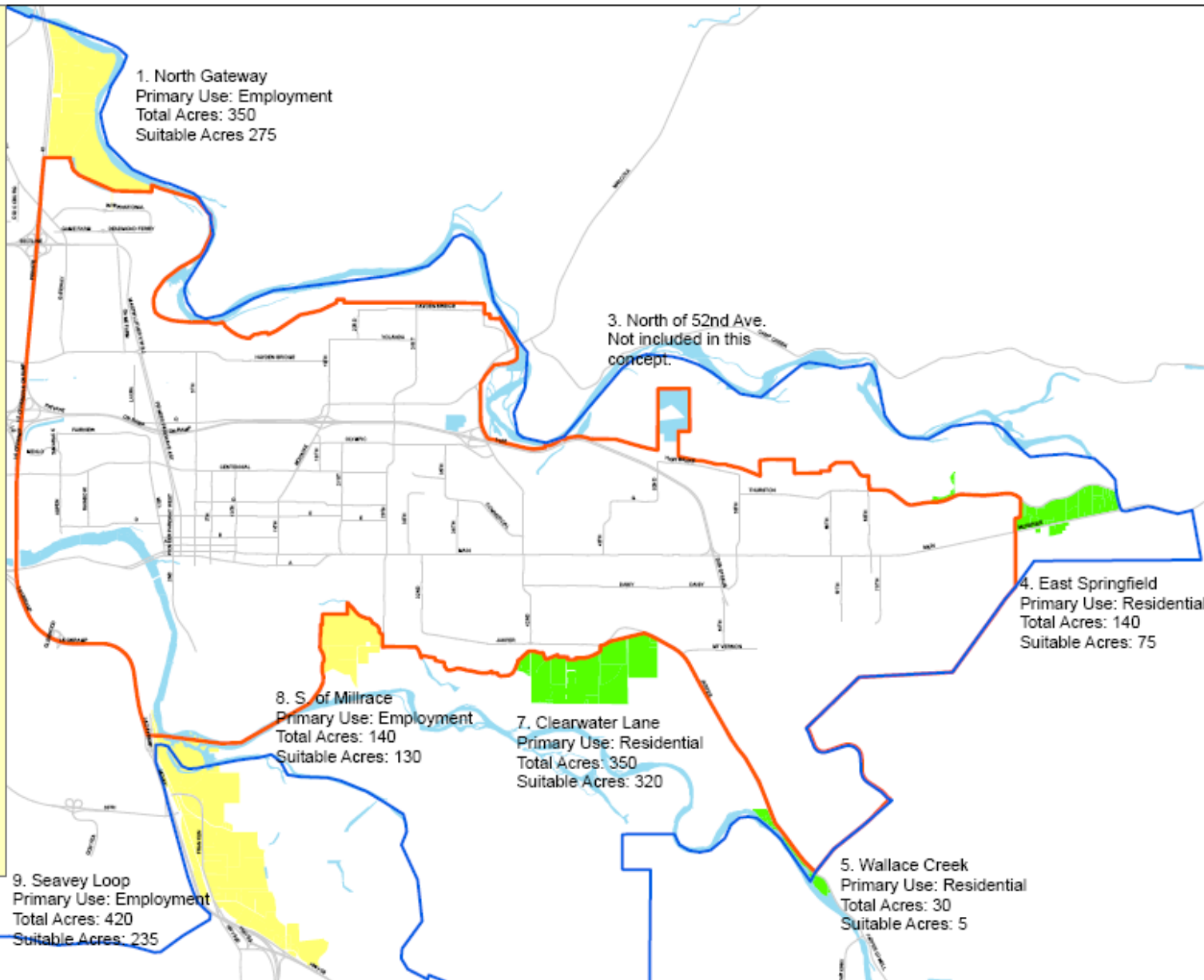
Legend

- Roads
- Urban Growth Boundary
- Metro Plan Boundary
- Employment
- Residential

Note: This is an urban growth boundary (UGB) expansion concept map. The boundary locations and acreages are approximate. The maps are subject to change. The inclusion of any properties in study areas shown on this map does not imply a policy choice by the City of Springfield to include that land in the UGB.



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Map 10: Concept 2

City of Springfield, Oregon

Area	Primary Use	Total Acres	Suitable Acres
1. North Gateway	NA	0	0
3. N. of 52nd Ave.	Employment	540	300
4. East Springfield	Residential	60	35
5. Wallace Creek	Residential	30	5
7. Clearwater Lane	Residential	390	360
8. S. of Millrace	Employment	350	250
9. Seavey Loop	Employment	260	90
Total Employment		1,150	640
Total Residential		480	400

Legend

-  Roads
-  Urban Growth Boundary
-  Metro Plan Boundary
-  Employment
-  Residential

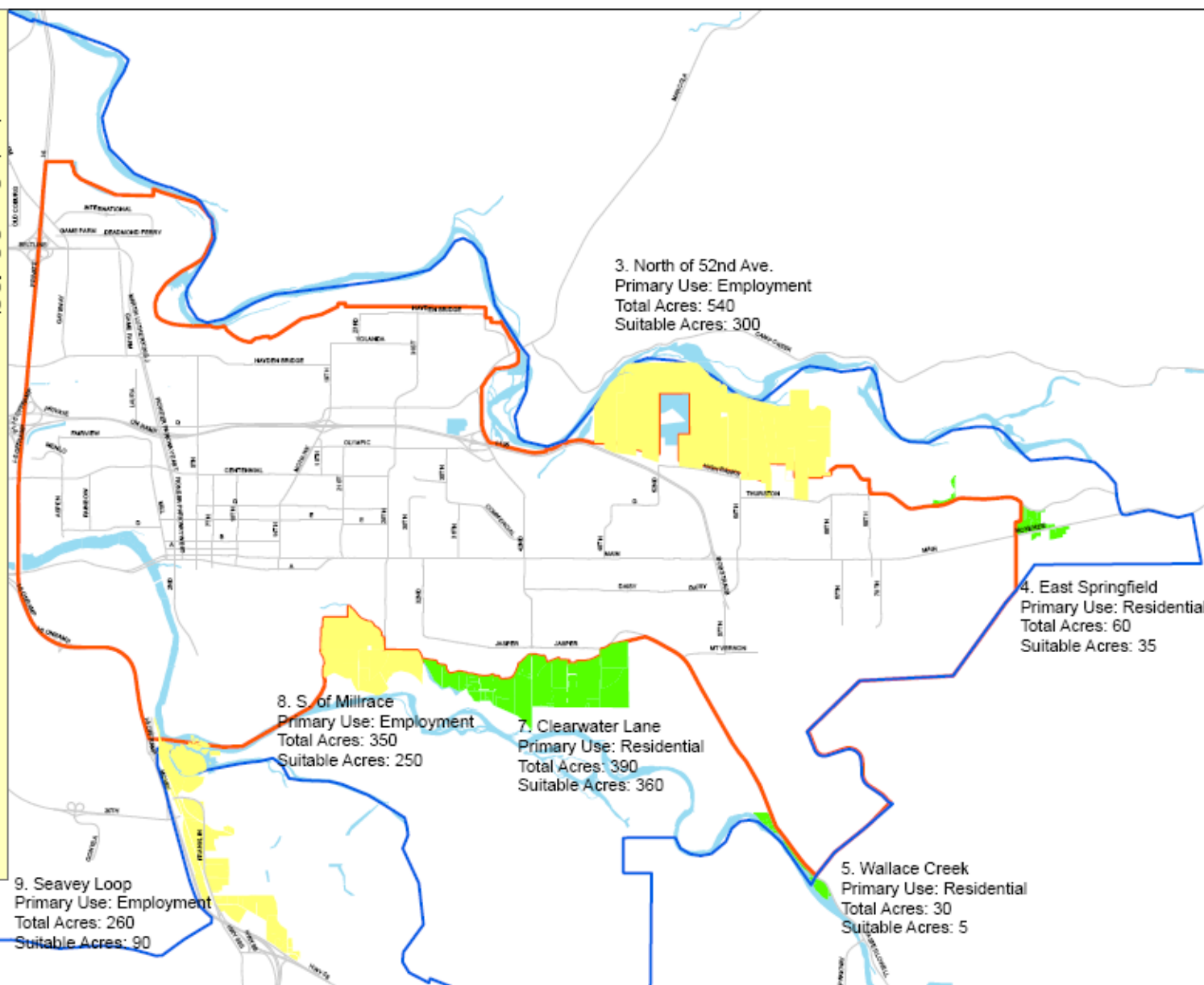
Note: This is an urban growth boundary (UGB) expansion concept map. The boundary locations and acreages are approximate. The maps are subject to change. The inclusion of any properties in study areas shown on this map does not imply a policy choice by the City of Springfield to include that land in the UGB.



0 1,950 3,900
Feet

RF = 1:25,000

ECONorthwest, July 2009.



Map 12: Concept 3

City of Springfield, Oregon

Area	Primary Use	Total Acres	Suitable Acres
1. North Gateway	Employment	350	275
3. N. of 52nd Ave.	Employment	500	275
4. East Springfield	Residential	60	35
5. Wallace Creek	Residential	310	250
7. Clearwater Lane	Residential	140	115
8. S. of Millrace	NA	0	0
9. Seavey Loop	Employment	260	90
Total Employment		1,110	640
Total Residential		510	400

Legend

-  Roads
-  Urban Growth Boundary
-  Main Plan Boundary
-  EMPLOYMENT
-  RESIDENTIAL

Note: This is an urban growth boundary (UGB) expansion concept map. The boundary locations and acreages are approximate. The maps are subject to change. The inclusion of any properties in study areas shown on this map does not imply a policy choice by the City of Springfield to include that land in the UGB.



0 1,900 3,800

Feet

RF = 1:25,000

ECONorthwest July 2009.

1. North Gateway
Primary Use: Employment
Total Acres: 350
Suitable Acres: 275

3. North of 52nd Ave.
Primary Use: Employment
Total Acres: 500
Suitable Acres: 275

4. East Springfield
Primary Use: Residential
Total Acres: 60
Suitable Acres: 35

7. Clearwater Lane
Primary Use: Residential
Total Acres: 140
Suitable Acres: 115

5. Wallace Creek
Primary Use: Residential
Total Acres: 310
Suitable Acres: 250

9. Seavey Loop
Primary Use: Employment
Total Acres: 260
Suitable Acres: 90

DETAILED EVALUATION OF STUDY AREAS 1, 3, 8 AND 9

The 640-acre deficit. Identified in the Economic Opportunities Analysis identified the commercial and industrial land deficit as follows:

- 450 acres on 6 **industrial sites**
- 190 acres on 11 **commercial and mixed-use sites**
- All land need is for sites of **20 acres and larger**

Table 1. Study Area Summary

Study Area/Zoning	Resource/ Exception	Tax Lots	Acres	Avg Lot Size (ac)
1. North Gateway				
E30 - Farm 30 ac	Resource	16	340.8	21.3
PR - Parks & Rec	Exception	1	4.3	4.3
Area 1 Total		17	345.1	20.3
3. North of 52nd Ave				
E30 - Farm 30 ac	Resource	21	786.8	37.5
Area 3 Total		21	786.8	37.5
8. South of Millrace				
E25 - Farm 25 ac	Resource	18	197.8	11.0
Area 8 Total		18	197.8	11.0
9. Seavey Loop				
E25 - Farm 25 ac	Resource	15	197.8	13.2
RC - Rural Commercial	Exception	27	15.9	0.6
RI - Rural Industrial	Exception	23	68.1	3.0
RPF - Rural Public Facility	Exception	1	0.8	0.8
RR5 - Rural Residential - 5 ac	Exception	48	151.1	3.1
SG - Sand and Gravel	Exception	7	221.6	31.7
Area 9 Total		121	655.3	5.4

Source: City of Springfield GIS data; analysis by ECONorthwest

Table 2. Study Area Constraints

Study Area/Zoning	Tax Lots	Acres	Const. Ac	% Const	Unconst Ac.	% Unconst	Flood Ac	% Flood
1. North Gateway								
E30 - Farm 30 ac	16	340.8	105.3	31%	235.5	69%	249.5	73%
PR - Parks & Rec	1	4.3	3.1	72%	1.2	28%	1.5	36%
Area 1 Total	17	345.1	108.4	31%	236.7	69%	251.0	73%
3. North of 52nd Ave								
E30 - Farm 30 ac	21	786.8	314.3	40%	472.5	60%	268.0	34%
Area 3 Total	21	786.8	314.3	40%	472.5	60%	268.0	34%
8. South of Millrace								
E25 - Farm 25 ac	18	197.8	9.2	5%	188.7	95%	51.2	26%
Area 8 Total	18	197.8	9.2	5%	188.7	95%	51.2	26%
9. Seavey Loop								
E25 - Farm 25 ac	15	197.8	60.5	31%	137.3	69%	98.9	50%
RC - Rural Commercial	27	15.9	0.0	0%	15.9	100%	0.0	0%
RI - Rural Industrial	23	68.1	8.1	12%	59.9	88%	6.6	10%
RPF - Rural Public Facility	1	0.8	0.0	0%	0.8	100%	0.0	0%
RR5 - Rural Residential - 5 ac	48	151.1	51.1	34%	100.0	66%	59.0	39%
SG - Sand and Gravel	7	221.6	204.1	92%	17.5	8%	206.0	93%
Area 9 Total	121	655.3	323.8	49%	331.5	51%	370.6	57%

Source: City of Springfield GIS data; analysis by ECONorthwest

Table 3 summarizes soils by productivity class for the four study areas. Soils in Classes 1-4 are considered prime agricultural soils. Note that the table only includes soils summaries for areas within resource zones; soils are not a priority factor for exceptions areas.

Table 3. Study Area Soils

Study Area/Zoning	Total Acres	Class 1/2		Class 3/4		Class 5-8	
		Acres	Percent	Acres	Percent	Acres	Percent
1. North Gateway							
E30 - Farm 30 ac	340.8	211.0	62%	41.4	12%	88.5	26%
3. North of 52nd Ave							
E30 - Farm 30 ac	786.8	494.5	63%	164.7	21%	127.6	16%
8. South of Millrace							
E25 - Farm 25 ac	197.8	161.8	82%	34.8	18%	1.2	1%
9. Seavey Loop							
E25 - Farm 25 ac	197.8	89.2	45%	84.5	43%	24.2	12%

Source: City of Springfield GIS data; NRCS Soils data; analysis by ECONorthwest

Table 4 summarizes the suitability analysis. Lands with the following characteristics were considered unsuitable in the context of the site characteristics described in Appendix A:

- Lots under 20 acres that could not be combined with other lots to create 20+ acre sites
- Lots that are committed to public uses (parks or public facilities)
- Lands zoned for rural residential uses that have existing dwellings and cannot be combined to create 20+ acre sites
- Lots with pre-existing industrial or commercial uses that cannot be combined into 20+ acre sites

Based on these criteria and the additional criteria described in Appendix A, no lots were deemed unsuitable in Study Areas 1, 3 and 8. These study areas are primarily composed of larger lots with minimal development.

Area 9 has considerable development, particularly fronting on Interstate 5. All of the lots fronting on I-5 are smaller than 5 acres, and many are less than one acre.

Table 4. Study Area Suitability Summary

Study Area/Zoning	Tax Lots	Acres	Const. Ac	% Const	Unconst Ac.	% Unconst	Suitable Acres
1. North Gateway							
E30 - Farm 30 ac	16	340.8	105.3	31%	235.5	69%	235.5
PR - Parks & Rec	1	4.3	3.1	72%	1.2	28%	
Area 1 Total	17	345.1	108.4	31%	236.7	69%	235.5
3. North of 52nd Ave							
E30 - Farm 30 ac	21	786.8	314.3	40%	472.5	60%	472.5
Area 3 Total	21	786.8	314.3	40%	472.5	60%	472.5
8. South of Millrace							
E25 - Farm 25 ac	18	197.8	9.2	5%	188.7	95%	188.7
Area 8 Total	18	197.8	9.2	5%	188.7	95%	188.7
9. Seavey Loop							
Suitable Acres							
E25 - Farm 25 ac	15	197.8	60.5	31%	137.3	69%	137.3
RI - Rural Industrial	1	13.4	7.0	53%	6.3	47%	6.3
RR5 - Rural Residential - 5 ac	39	143.3	50.0	35%	93.3	65%	93.3
Subtotal	55	354.5	117.5	33%	237.0	67%	237.0
Unsuitable Acres							
RC - Rural Commercial	27	15.9	0.0	0%	15.9	100%	
RI - Rural Industrial	22	54.7	1.1	2%	53.6	98%	
RPF - Rural Public Facility	1	0.8	0.0	0%	0.8	100%	
RR5 - Rural Residential - 5 ac	9	7.8	1.1	14%	6.7	86%	
SG - Sand and Gravel	7	221.6	204.1	92%	17.5	8%	
Subtotal	66	300.8	206.3	69%	94.5	31%	
Area 9 Total	121	655.3	323.8	49%	331.5	51%	

Source: City of Springfield GIS data; analysis by ECONorthwest

Employment Opportunity Area 9
Seavy Loop / Goshen Area
City of Springfield, Oregon
Potential Study Area Evaluation

- Area 9 Tract
- Area 9 Tract
- 2008
- City Limits
- Metrolin Plan Boundary

ECONorthwest, April 2010

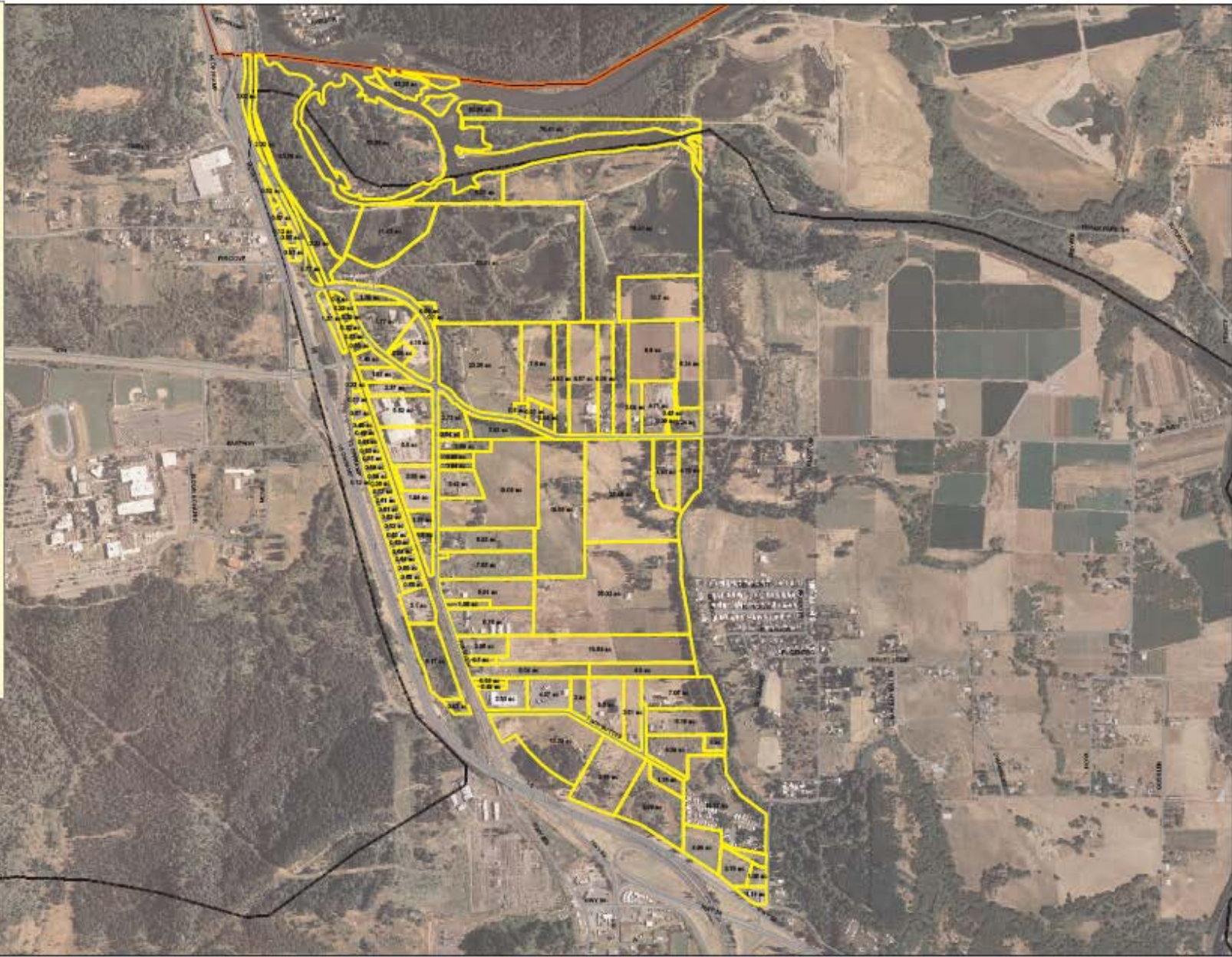


Table B-2. Employment Opportunity Areas: Site Characteristics and Suitability (From ECONorthwest Memorandum to the CIBL TAC, January 5, 2009)

Area	Suitability by Building Type					Site Characteristics that make the site suitable	Comments
	W &D	GI	Off	Ret.	OS		
1. North Gateway	●	●	●	○	●	Potentially 50+ acre site(s) Located near I-5 interchange Relatively flat Surrounding uses compatible with warehousing and industrial uses Visible from I-5 or arterial streets	Potential demand for land in the North Gateway area (according to Jack Roberts) Willing multiple owners (according to Jack Roberts)
3. North Springfield Highway	⊖	⊖	●	○	○	Sites 5+ acres Type of street access Slopes less than 15% Surrounding uses are compatible with office, retail, and other service uses	

Area	Suitability by Building Type					Site Characteristics that make the site suitable	Comments
	W &D	GI	Off	Ret.	OS		
8. South of Mill Race	⊖	⊖	○	○	○	Sites 5+ acres Access to collector and neighborhood streets Slopes less than 15% Surrounding uses are compatible with office, retail, and other service uses	
9. Seavey Loop	●	●	○	⊖	○	Potentially 50+ acre site(s) Located near I-5 interchange Relatively flat Surrounding uses compatible with warehousing, industrial, office, and other service uses Rail access	Opportunity for denser industrial development Commercial firms have expressed interest in this area (according to Jack Roberts)

Note: ● Highly suitable ○ Somewhat suitable ⊖ Unsuitable

Public Services Comparison

Service providers were asked to perform a high-level comparative analysis of the study areas to determine ease/difficulty of providing service. The service providers submitted matrices that assigned values 1-5 with 1 = EASY 3= MEDIUM DIFFICULT 5= DIFFICULT

Staff compiled the matrices into one matrix.

Green = 1 EASIER
Light Green = 2 MODERATE
Yellow = 3 MEDIUM HIGH
Orange = 4 MEDIUM - HIGH DIFFICULTY
Red = 5 MOST DIFFICULT

Study Area	Willamalane Parks & Recreation	Willamalane Comments	Fire and Life Safety Ranking	Fire and Life Safety Comments	Transportation Systems	Stormwater Systems	Wastewater Systems	Water Systems
1. North Gateway Area (Flood Plain Only - Flood Way Removed)		Relatively far from Park Services Center and Community Recreation Center, but good access.		Southernmost area can be served only if direct road network connecting from International, Maple Island or Sportsway is built. Actual Travel time study will be necessary to verify model				
2. Hayden Bridge Area		Relatively far from Park Services Center and Community Recreation Center. Relatively close to existing and planned parks.		A portion of this site can be served under current deployment. A full adoption of this site will require relocation or addition of a fire station				
3. North Springfield Highway Area		Relatively close to Park Services Center and Community Recreation Center. Somewhat distant from existing parks. Good access.		This site can be served by current deployment. The proposed relocation of FS 14 to 57th and Bob Straub parkway will not negatively impact level of service.				

8. South of Mill Race Area	Willamalane Ranking	Willamalane Comments	Fire and Life Safety Ranking	Fire and Life Safety Comments	Transportation Systems	Stormwater Systems	Wastewater Systems	Water Systems
9. I-5 South /Seavey Loop Area – Concept 1		Relatively close to Park Services Center and Community Recreation Center, existing and planned parks. Already within District boundaries.		Northernmost areas can be served by existing Fire department deployment. Southern areas may be served at level 1 depending on street configuration			North (Gravity Flow)	
9. I-5 South /Seavey Loop Area – Concepts 2 & 3		Far from Park Services Center and Community Recreation Center, existing and planned parks (although close to Buford). Large amount of wetlands and floodplain, limiting opportunities for active park development.		This site is significantly removed from Fire Department ability to serve and will require a fire station to be built and staffed.			South (Pump Station)	

Urbanization Element/UGB

Q20. Is the City's proposal to designate "newly urbanizable" areas added to the UGB as Urban Holding Areas that require a plan amendment (PAPA) process required to remove UHA and allow designation for urban development supportable? The Springfield Refinement Plan diagram assigns the Urban Holding Area designation to the newly urbanizable lands as an interim plan designation that does not allow development that would generate more vehicle trips than development allowed by the zoning assigned prior to inclusion in the boundary.

Urbanization Element/UGB

Q21. Shall all master plans for urban development on “newly urbanizable” lands require that development of such lands is consistent with the Urban Holding Area designations for such lands and with the site needs criteria for their inclusion in the UGB as expressed in the applicable Economic Opportunities Analysis, Residential Lands Analysis, UGB Alternatives Analysis, and related findings adopted in support of their inclusion?

Urbanization Element/UGB

Q22. Is the City's proposal to preserve large "newly urbanizable" sites supportable?

- The proposal would place limits on land division on employment land parcels 20 acres and larger to preserve sites over 20-acres in areas identified as EMPLOYMENT OPPORTUNITY - URBAN HOLDING AREA (E- UHA) for special developments and industries that require large sites, as identified in Springfield's Economic Development Objectives and Implementation Strategies.

Action Item 4: Land Use and Urban Design Element

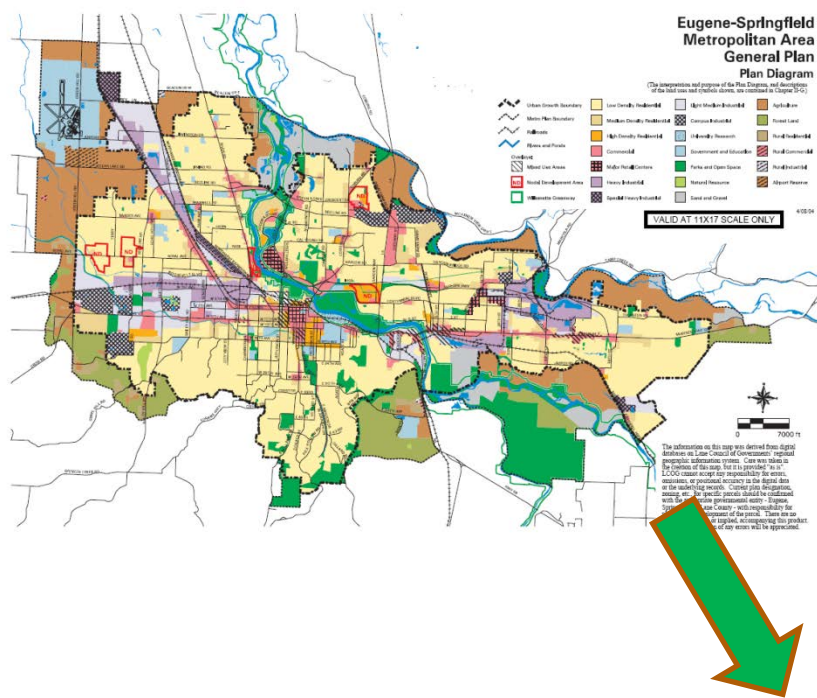
Recommend/not recommend adoption of Land Use & Urban Design Element

- Includes an accurate, up-to-date plan map of Springfield land use designations and a detailed description of plan designations to guide future changes in land use over the plan period
- Parcel specific Plan Diagram

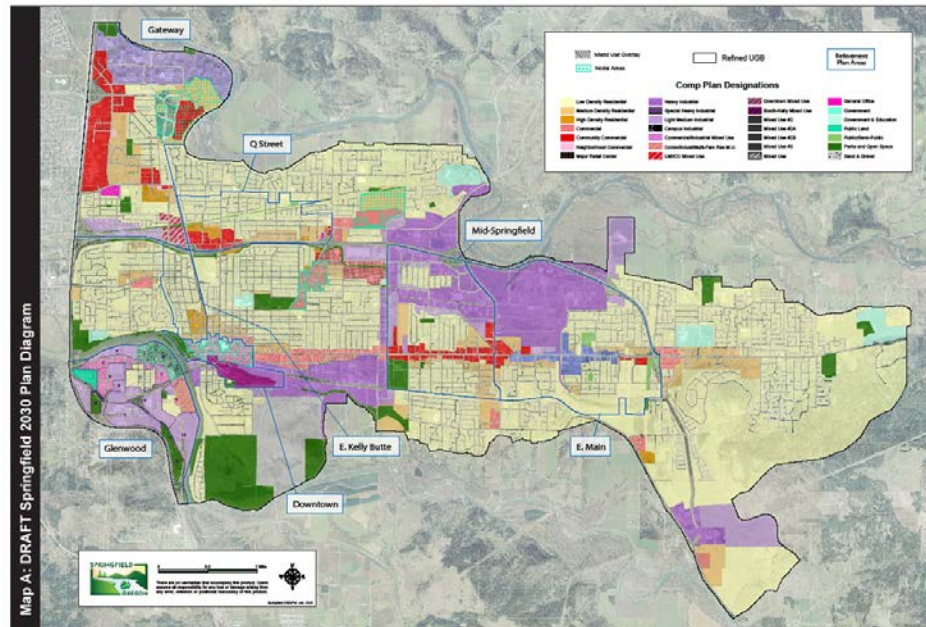
Land Use & Urban Design Element

Q23. Establish parcel-specific diagram?

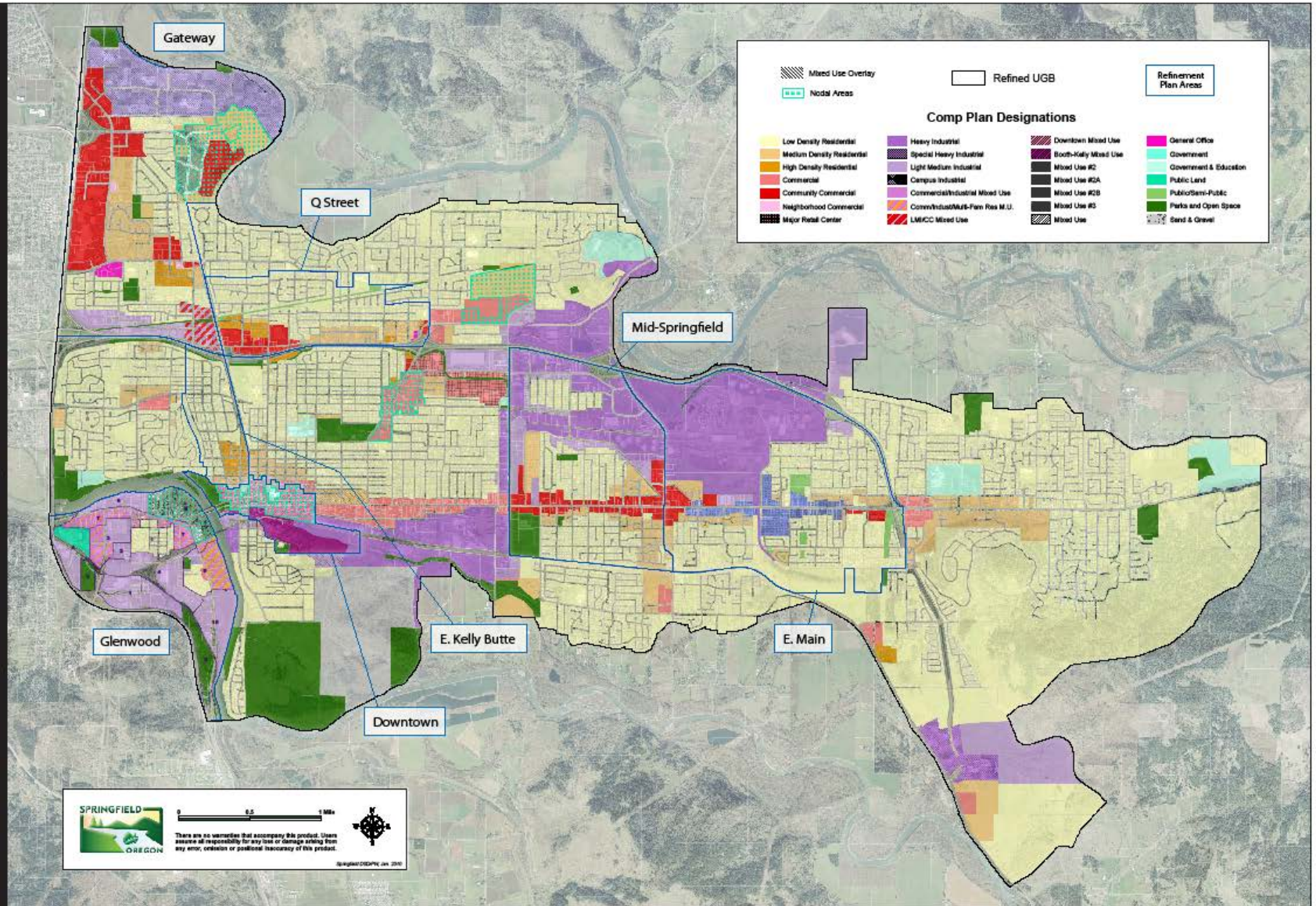
Q24. Prepare findings to support and incorporate redesignations to resolve plan-zone conflicts where feasible?



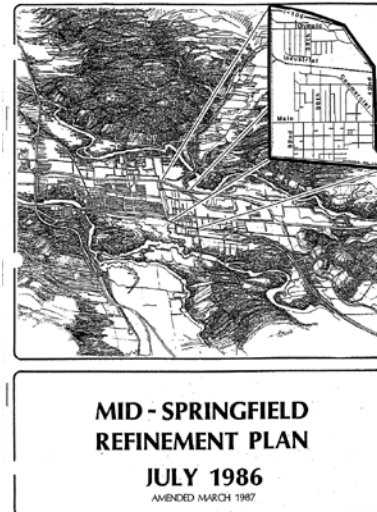
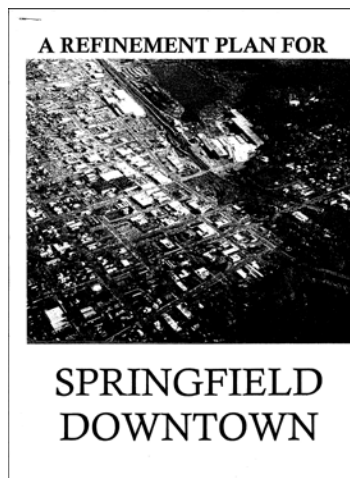
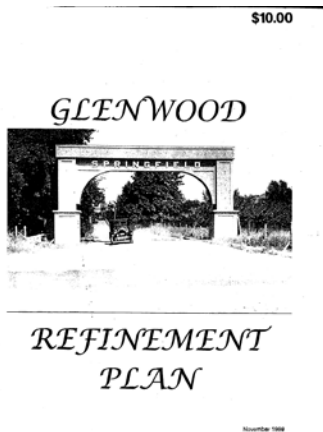
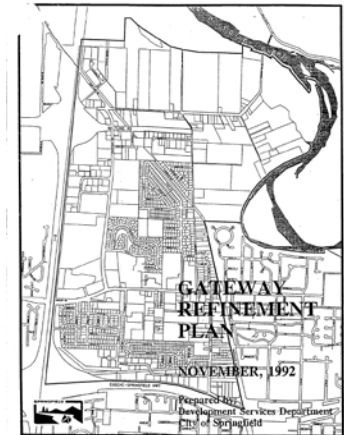
The Springfield 2030 Refinement Plan Diagram will compile Springfield's existing Metro plan designations but with a greater degree of specificity



Map A: DRAFT Springfield 2030 Plan Diagram



The Springfield 2030 Refinement Plan Diagram will compile the existing neighborhood refinement plan designations

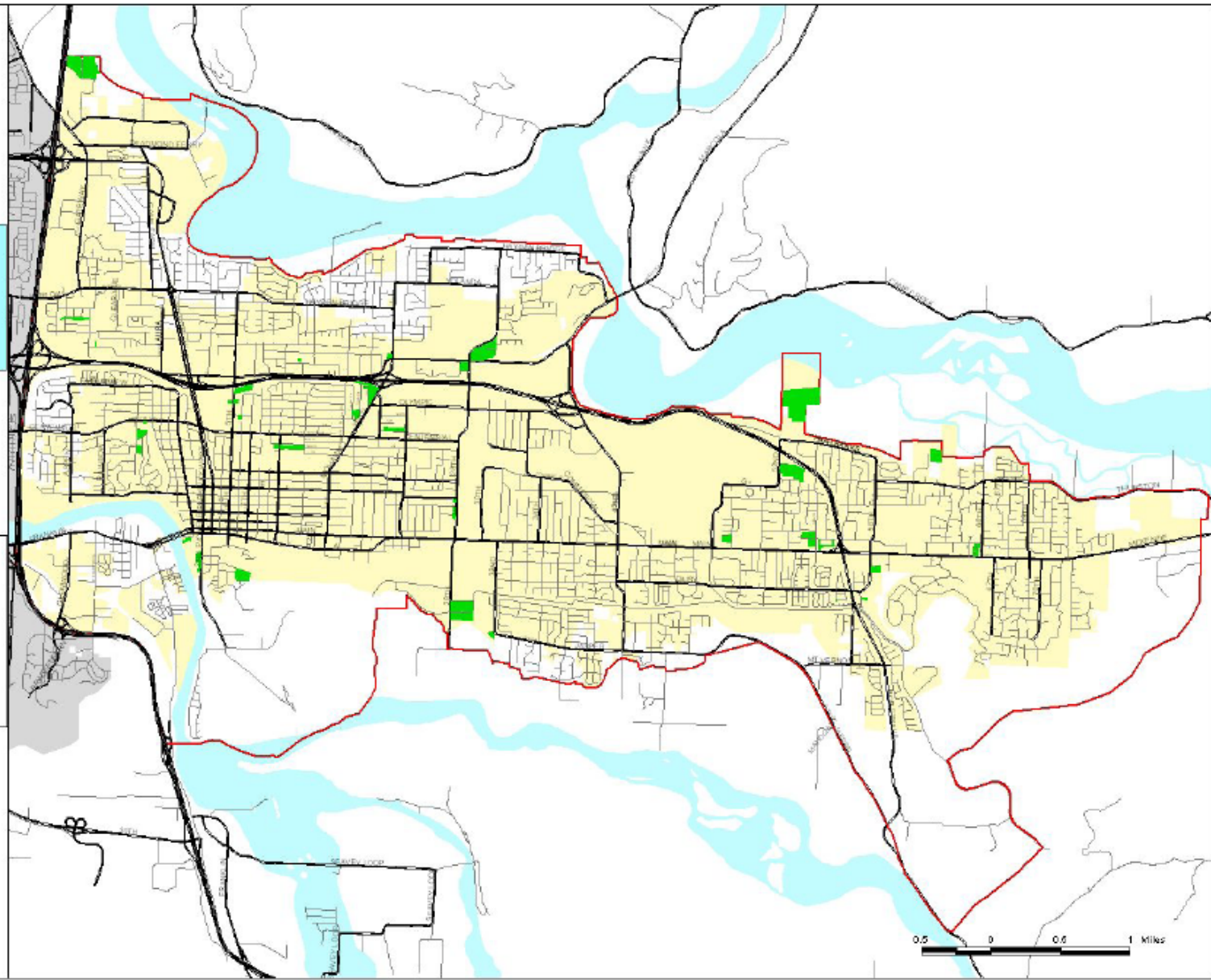


Springfield 2030 Plan

Map D Plan/Zone Conflicts

-  Conflict
-  Refined UGB
-  floodway
- City Limits
-  Springfield
-  Eugene

February 2010



ISSUE 2:

co-adoption of the proposed

Springfield Development Code

Amendments: Land Use Efficiency

Measures Implementation – Phase One

LRP 2009-00015/PA 09-6018

- Creates a Small Lot Residential District
- Establishes a minimum density of 6 dwelling units per net acre in the LDR District
- Requirement a mix of housing types in SLR developments

Issue 2 Action Item:

***Recommend/not recommend adoption of
Springfield Development Code Amendments:
Land Use Efficiency Measures Phase One
Implementation***



Springfield and Lane County Planning Commissions

Conclusion

The Planning Commissions may
continue their discussion on May 4th



Springfield Urban Growth Boundary Location Alternatives Analysis

Goal 14 Boundary Location Factor 2:

Orderly and economic provision of public facilities and services

OAR 660-024-0060 requires cities conduct an “Alternatives Analysis” when considering a UGB amendment. The alternatives analysis (the part of the UGB review process that we are now moving into) requires all lands adjacent to the existing UGB be reviewed (e.g., a ring around the UGB). Relevant sections of OAR 660-024-0060 specify the following:

(1) When considering a UGB amendment, a local government must determine which land to add by evaluating alternative boundary locations. This determination must be consistent with the priority of land specified in ORS 197.298 and the boundary location factors of Goal 14, as follows:

(a) Beginning with the highest priority of land available, a local government must determine which land in that priority is suitable to accommodate the need deficiency determined under 660-024-0050.

(b) If the amount of suitable land in the first priority category exceeds the amount necessary to satisfy the need deficiency, a local government must apply the location factors of Goal 14 to choose which land in that priority to include in the UGB.

(c) If the amount of suitable land in the first priority category is not adequate to satisfy the identified need deficiency, a local government must determine which land in the next priority is suitable to accommodate the remaining need, and proceed using the same method specified in subsections (a) and (b) of this section until the land need is accommodated.

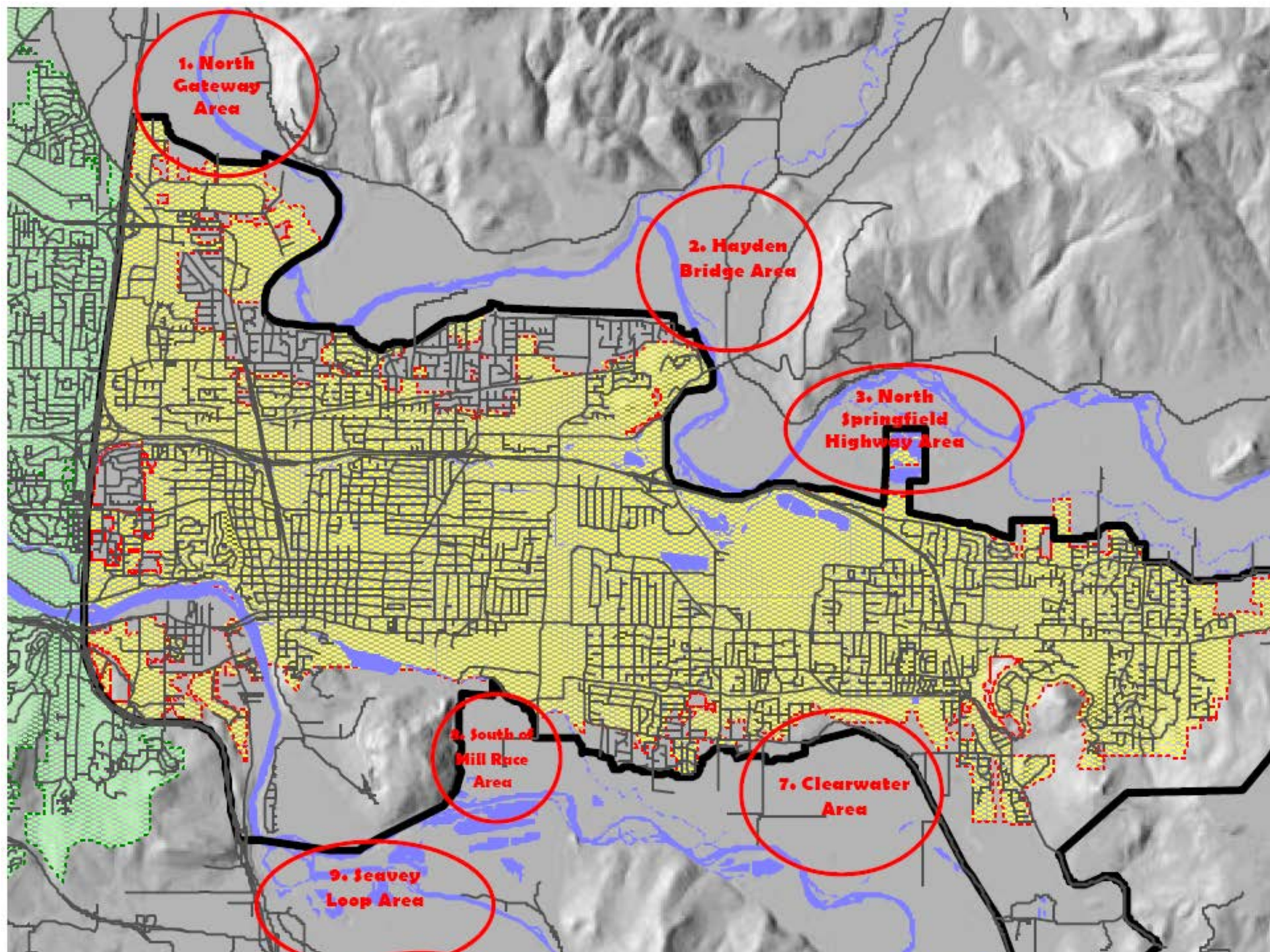
(5) If a local government has specified characteristics such as parcel size, topography, or proximity that are necessary for land to be suitable for an identified need, the local government may limit its consideration to land that has the specified characteristics when it conducts the boundary location alternatives analysis and applies ORS 197.298.

(6) The adopted findings for UGB adoption or amendment must describe or map all of the alternative areas evaluated in the boundary location alternatives analysis. If the analysis involves more than one parcel or area within a particular priority category in ORS 197.298 for which circumstances are the same, these parcels or areas may be considered and evaluated as a single group.

(7) For purposes of Goal 14 Boundary Location Factor 2, "public facilities and services" means water, sanitary sewer, storm water management, and transportation facilities.

UGB Alternatives Analysis

- The Springfield Economic Opportunities Analysis (EOA) concludes the City will need to add employment sites to the UGB to meet its economic development objectives. Chapter 5 of the EOA identifies a need for larger sites (>5 acres), and
 - some very large sites (three sites >50 acres). Chapter 5 of the EOA also identifies site characteristics that are specific to different industries. Because of the need for larger sites, and the more specific siting characteristics, planners often start
 - the alternatives analysis by identifying potential employment sites. In late 2008 and early 2009 the CIBL CAC and TAC identified and potential employment opportunity areas for further study.
1. North Gateway Area
 2. Hayden Bridge Area
 3. North Springfield Highway Area
 4. Far East Springfield Area
 5. Wallis Creek Road Area
 6. West Jasper/Jasper Bridge Area
 7. Clearwater Area
 8. South of Mill Race Area
 - 9/10 I-5 Corridor South - Seavey Loop Area to Goshen Area



1. North Gateway Area

2. Hayden Bridge Area

3. North Springfield Highway Area

4. South of Mill Race Area

7. Clearwater Area

9. Seavey Loop Area

Table 2. Employment Opportunity Areas: Site Characteristics and Suitability

The following table summarizes the suitability for development by building type in each of the employment opportunity areas. The table presents the site characteristics (identified in the economic opportunities analysis (EOA)) that make the opportunity area suitable. The building types identified in the EOA are: Warehousing and Distribution (W&D), General Industrial (GI), Office (Off.), Retail (Ret.), and Other Services (OS). The EOA identified need for sites 5 acres and larger in each of these building types.

Area	Suitability by Building Type					Site Characteristics that make the site suitable	Comments
	W & D	GI	Off.	Ret.	OS		
1. North Gateway	●	●	●	○	●	Potentially 50+ acre site(s) Located near I-5 interchange Relatively flat Surrounding uses compatible with warehousing and industrial uses Visible from I-5 or arterial streets	Potential demand in the North Gateway area (according to Jack). Willing multiple opportunities (according to Jack).
2. Hayden Bridge	⊘	⊘	●	○	●	Sites 5+ acres Access to arterial streets Slopes less than 15% Surrounding uses are compatible with office, retail, and other service uses Visible from arterial or collector streets	High amenity area with opportunities for office head quarters or other commercial
3. North Springfield Highway	⊘	⊘	●	○	○	Sites 5+ acres Type of street access Slopes less than 15% Surrounding uses are compatible with office, retail, and other service uses	
4. Far East Springfield	⊘	⊘	●	○	○	Sites 5+ acres Access to arterial streets Areas with slopes less than 15% Surrounding uses are compatible with office, retail, and other service uses Visible from arterial or collector streets	

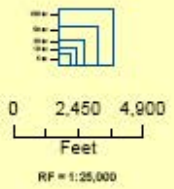
Area	Suitability by Building Type					Site Characteristics that make the site suitable	Comments
	W & D	GI	Off .	Ret.	OS		
5. Wallis Creek Road	⊘	●	●	⊘	⊘	Potentially 50+ acre site(s) Type of street access Slopes less than 15% Surrounding uses are compatible with industrial, office, retail, and other service uses	
6. West Jasper/ Jasper Bridge	⊘	●	●	⊘	⊘	Potentially 50+ acre site(s) Type of street access Slopes less than 15% Surrounding uses are compatible with industrial, office, retail, and other service uses	
7. Clearwater	⊘	⊘	●	●	●	Sites 5+ acres Access to collector and neighborhood streets Slopes less than 15%	
8. South of Mill Race	⊘	⊘	●	●	●	Sites 5+ acres Access to collector and neighborhood streets Slopes less than 15% Surrounding uses are compatible with office, retail, and other service uses	
9. Seavey Loop	●	●	●	⊘	●	Potentially 50+ acre site(s) Located near I-5 interchange Relatively flat Surrounding uses compatible with warehousing, industrial, office, and other service uses Rail access	Opportunity for denser industrial development Commercial firms have expressed interest in this area (according to Jack Roberts)

Area	Suitability by Building Type					Site Characteristics that make the site suitable	Comments
	W &D	GI	Off .	Ret.	OS		
10. Goshen	●	●	⊘	⊘	⊘	Potentially 50+ acre site(s) Located near I-5 interchange Relatively flat Surrounding uses compatible with warehousing, industrial, office, and other service uses	May meet regional industrial land need

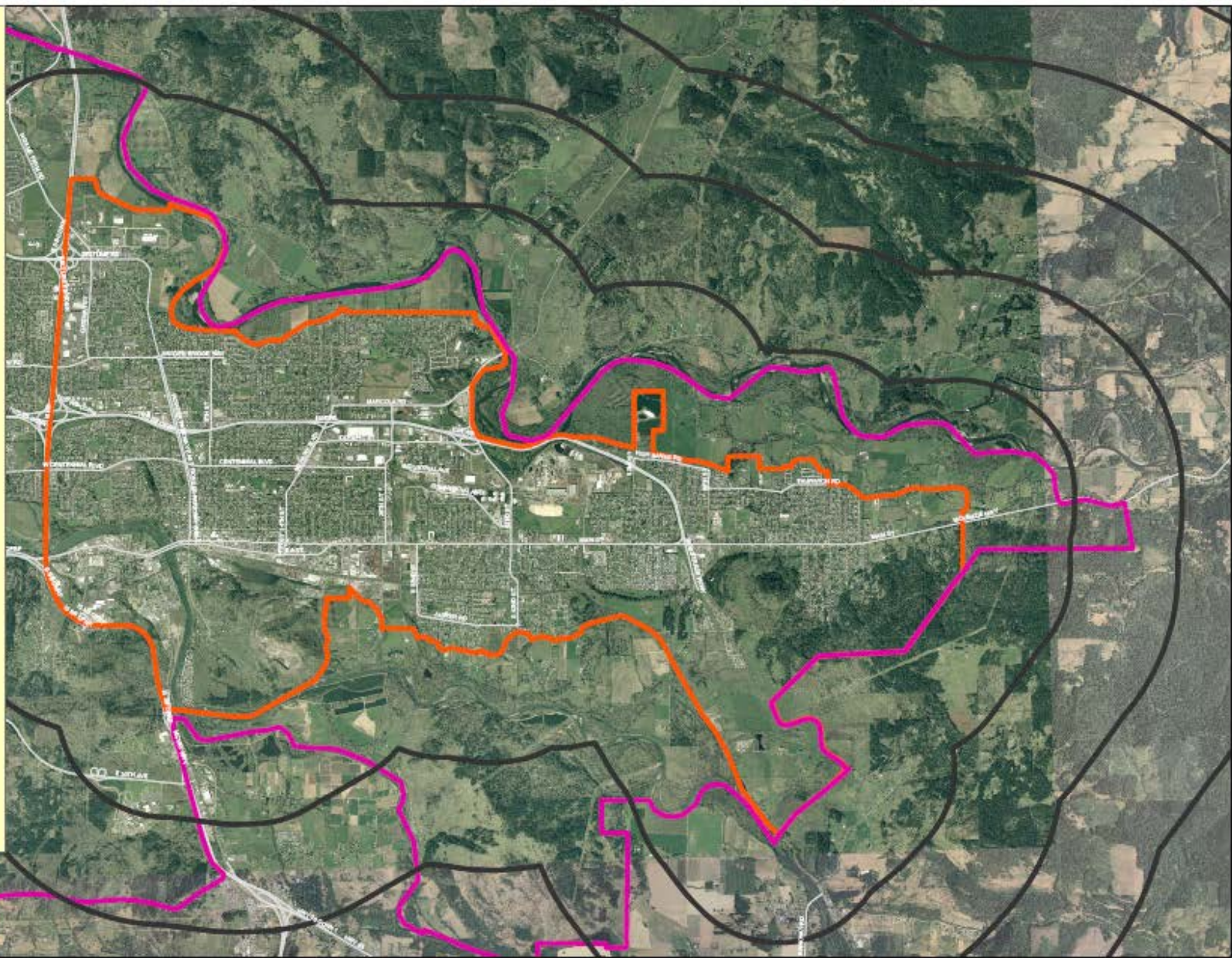
Note: ● Highly suitable ● Somewhat suitable ⊘ Unsuitable

Map 1: Aerial Photo
City of Springfield, Oregon

- Legend**
- 2010 Urban 1 Mile Overlay
 - 2010 Plan Boundary
 - 2010 Urban Boundary
 - SPR_4FT.JPG
 - ROB
 - Fed. Road_1
 - State Road_2
 - Loc. Road_3



ECONorthwest, July 2009.




























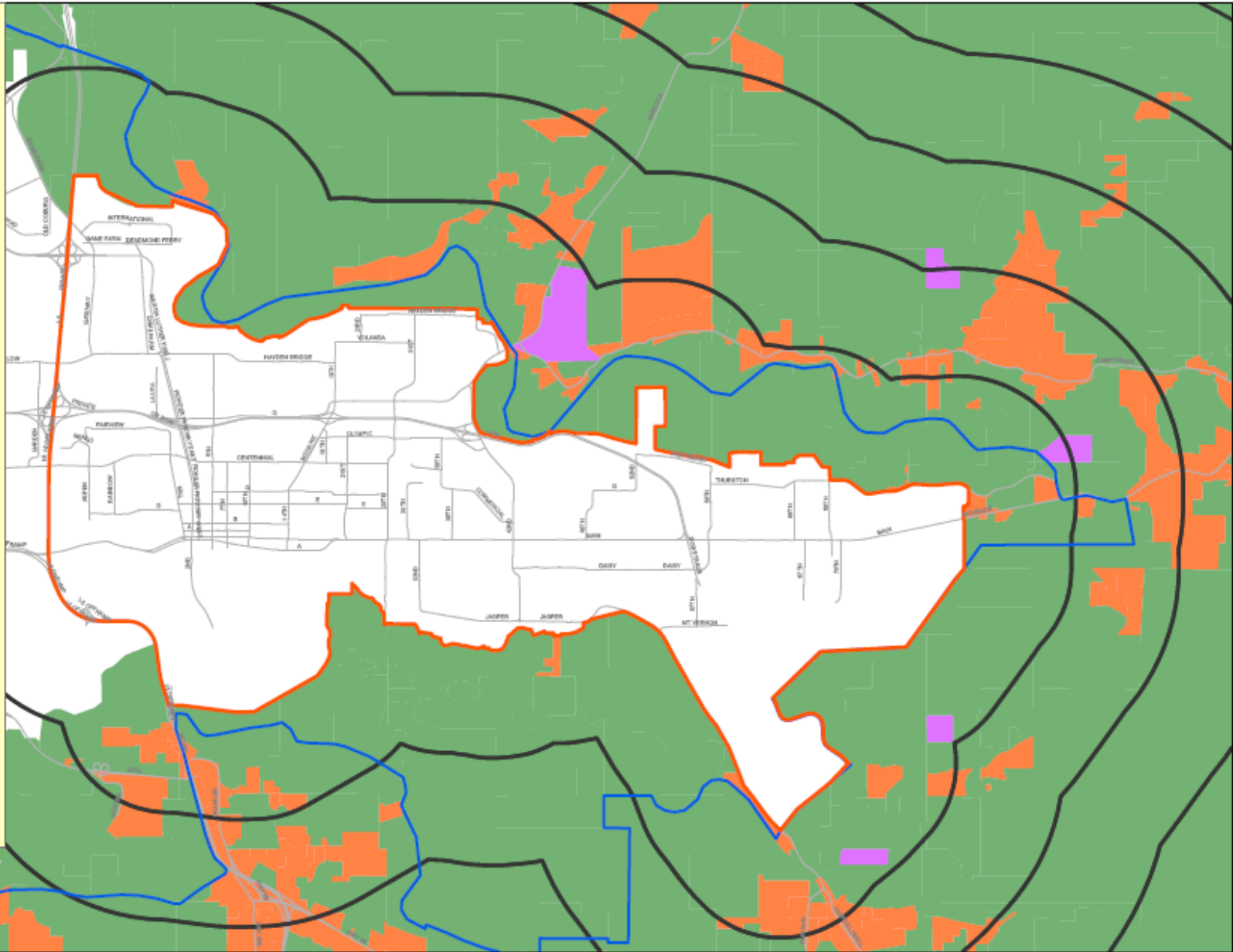
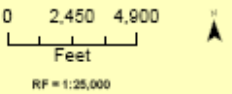
**Map 2: Study Area Zoning
(exceptions, marginal land,
and resource land)**

City of Springfield, Oregon

Legend

-  Parks
-  Utility: 1 mile/300meters
-  Urban Growth Boundary
-  Metro Plan Boundary

- Zone**
-  COMMERCIAL
 -  NEIGHBORHOOD-COMMERCIAL
 -  LIGHT INDUSTRIAL
 -  NON-RESOURCE (10 ACRE MINIMUM)
 -  NON-RESOURCE (25 ACRE MINIMUM)
 -  PUBLIC FACILITY
 -  RURAL COMMERCIAL
 -  RURAL PUBLIC FACILITY
 -  RURAL INDUSTRIAL
 -  RURAL RESIDENTIAL (1 ACRE MINIMUM)
 -  RURAL RESIDENTIAL (2 ACRE MINIMUM)
 -  RURAL RESIDENTIAL (3 ACRE MINIMUM)
 -  RURAL RESIDENTIAL (5 ACRE MINIMUM)
 -  MARGINAL LANDS
 -  EXCLUSIVE FARM USE (10 ACRE MINIMUM)
 -  EXCLUSIVE FARM USE (20 ACRE MINIMUM)
 -  EXCLUSIVE FARM USE (50 ACRE MINIMUM)
 -  QUARTY AMBASSADOR OPERATIONS
 -  EXCLUSIVE FARM USE (25 ACRE MINIMUM)
 -  IMPACTED FOREST
 -  NATURAL RESOURCE
 -  NON-IMPACTED FOREST
 -  PARK AND RECREATION
 -  SAND AND GRAVEL CONTROLLED PROCESSING
 -  SAND, GRAVEL AND ROCK PRODUCTS

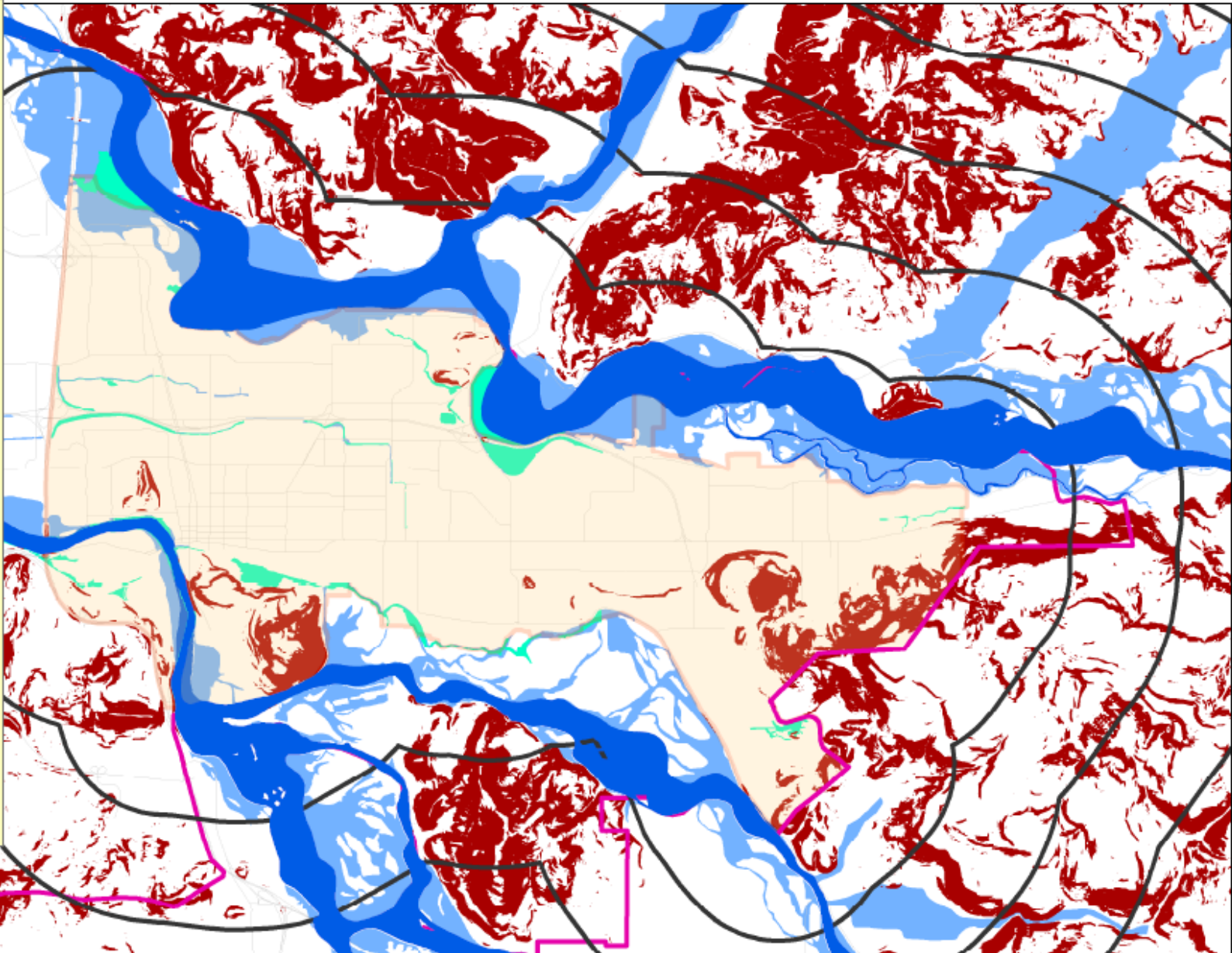


Map 3: Study Area Constraints
City of Springfield, Oregon

Legend

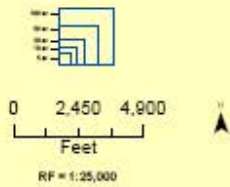
- Roads
- 100-Buffer - 1 Mile Circumference
- Water Growth Boundary
- Water Plan Boundary
- Land Slopes 27% and greater
- Fragile Resource Areas
- Floodway
- Floodplain

0 2,450 4,900
Feet
RF = 1:25,000

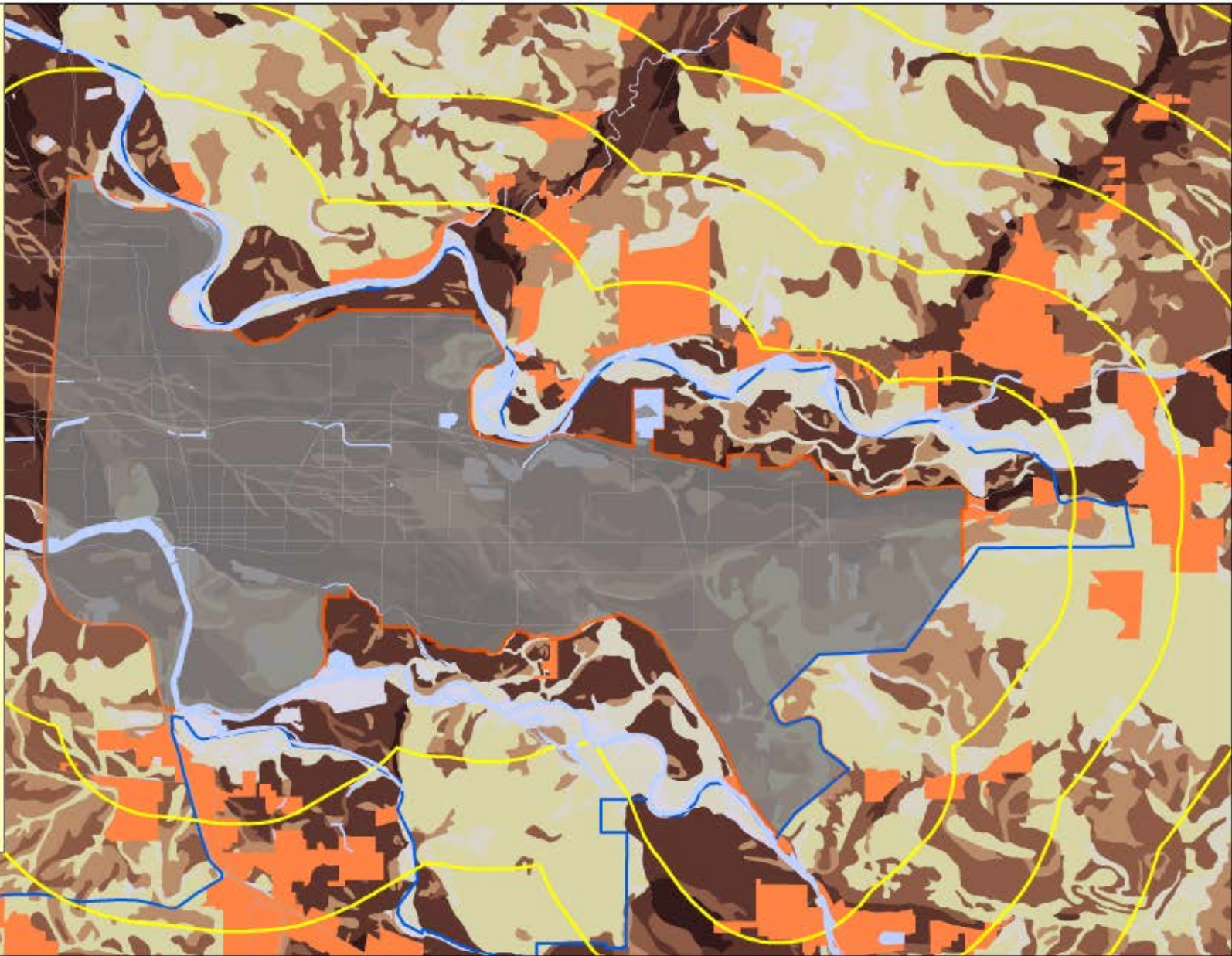


Map 4: Study Area Soil Class
City of Springfield, Oregon

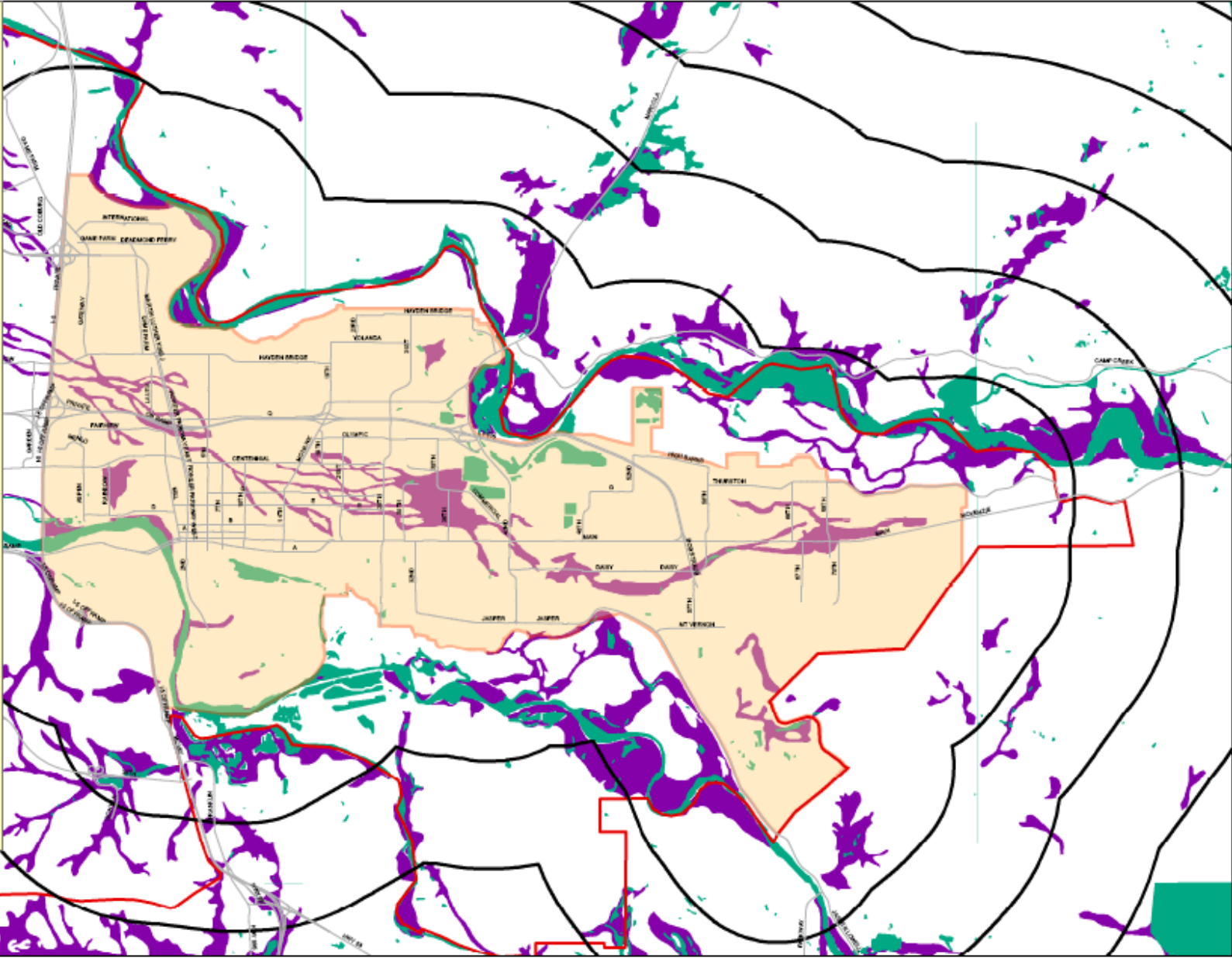
- Legend**
- USF Sub-1 Sub-100000
 - Metropolitan Boundary
 - Urban Growth Boundary
 - Escarpment Area
 - Water
 - Soil Capability Class
- | Soil Capability Class |
|-----------------------|
| Class 1 |
| Class 2 |
| Class 3 |
| Class 4 |
| Class 5 |
| Class 6 |
| Class 7 |
| Class 8 |



ECONorthwest, July 2009



Map 5: Study Area National Wetland Inventory and Hydric Soils
 City of Springfield, Oregon



Legend

- Road
- Lake County SW
- Lake County NW
- Urban Growth Boundary
- Metro Plan Boundary
- Lake County NW
- Hydric Soils

0 2,460 4,900
 Feet
 RF = 1:25,000

ECONorthwest, July 2009.

Public Services Comparison

Service providers were asked to perform a high-level comparative analysis of the study areas to determine ease/difficulty of providing service. The service providers submitted matrices that assigned values 1-5 with 1 = EASY 3= MEDIUM DIFFICULT 5= DIFFICULT

Staff compiled the matrices into one matrix.



<i>Study Area</i>	<i>Willamalane Parks & Recreation</i>	<i>Willamalane Comments</i>	<i>Fire and Life Safety Ranking</i>	<i>Fire and Life Safety Comments</i>	<i>Transportation Systems</i>	<i>Stormwater Systems</i>	<i>Wastewater Systems</i>	<i>Water Systems</i>
1. North Gateway Area (Flood Plain Only - Flood Way Removed)		Relatively far from Park Services Center and Community Recreation Center, but good access.		Southernmost area can be served only if direct road network connecting from International, Maple Island or Sportsway is built. Actual Travel time study will be necessary to verify model				
2. Hayden Bridge Area		Relatively far from Park Services Center and Community Recreation Center. Relatively close to existing and planned parks.			A portion of this site can be served under current deployment. A full adoption of this site will require relocation or addition of a fire station			
3. North Springfield Highway Area		Relatively close to Park Services Center and Community Recreation Center. Somewhat distant from existing parks. Good access.		This site can be served by current deployment. The proposed relocation of FS 14 to 57th and Bob Straub parkway will not negatively impact level of service.				

4. Far East Springfield Area	Willamalane Ranking	Willamalane Comments	Fire and Life Safety Ranking	Fire and Life Safety Comments	Transportation Systems	Stormwater Systems	Wastewater Systems	Water Systems
		Far from Park Services Center and Community Recreation Center. Concern re. availability of land suitable for park development.		At edge of coverage area, service depends on street config				
5. Wallis Creek Road Area Concept 1 & 2		Concepts 1 & 2 Far from Park Services Center, Community Recreation Center, and existing parks. Too small.		Will require an additional fire station depending on the street configuration.				
5. Wallis Creek Road Area Concept 3		Far from Park Services Center, Community Recreation Center, and existing parks, but good access.						
6. West Jasper/Jasper Bridge Area		Far from Park Services Center, Community Recreation Center, and existing parks. Poor access.	Did not rank					
7. Clearwater Area		Close to Park Services Center, Community Recreation Center, and existing parks. Please include Clearwater Park.		Northernmost areas can be served by existing Fire department deployment. Southern areas may be served at level 1 depending on street configuration and verified by actual drive time study.		North 500 acres South 500 acres	North South	

8. South of Mill Race Area	Willamalane Ranking	Willamalane Comments	Fire and Life Safety Ranking	Fire and Life Safety Comments	Transportation Systems	Stormwater Systems	Wastewater Systems	Water Systems
9. I-5 South /Seavey Loop Area – Concept 1		Relatively close to Park Services Center and Community Recreation Center, existing and planned parks. Already within District boundaries.		Northernmost areas can be served by existing Fire department deployment. Southern areas may be served at level 1 depending on street configuration			North (Gravity Flow)	
9. I-5 South /Seavey Loop Area – Concepts 2 & 3		Far from Park Services Center and Community Recreation Center, existing and planned parks (although close to Buford). Large amount of wetlands and floodplain, limiting opportunities for active park development.		This site is significantly removed from Fire Department ability to serve and will require a fire station to be built and staffed.			South (Pump Station)	

Project Manager: Linda Pauly, Planning Supervisor
Planning Manager: Greg Mott
Development Services Director: Bill Grile

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(541) 726-4608*