

1. North Gateway Area

<u>Opportunities</u>	<u>Constraints</u>
<p>Wastewater:</p> <p>Existing sewer is near</p> <p>Transportation:</p> <p>Access from farm roads Access around 1-5 from under/over pass</p> <p>Characteristics:</p> <p>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</p>	<p>Wastewater:</p> <p>May require wastewater pump station and may cost more than other areas</p> <p>Stormwater:</p> <p>No stormwater system; presence of wetlands, riparian areas, and natural resources</p> <p>Transportation:</p> <p>No internal road network</p> <p>Other:</p> <p>Portions of the site are in the floodplain and floodway</p>

2. Hayden Bridge Area

<u>Opportunities</u>	<u>Constraints</u>
<p>Transportation:</p> <ul style="list-style-type: none">Access from Marcola RoadExisting bridge in place <p>Characteristics:</p> <ul style="list-style-type: none">Sites 5+ acresAccess to arterial streetsSlopes less than 15%Surrounding uses are compatible with office, retail, and other service usesVisible from arterial or collector streets	<p>Wastewater:</p> <ul style="list-style-type: none">May require pumping across river, then potential gravity flow and may cost more than other areas <p>Stormwater:</p> <ul style="list-style-type: none">No developed system <p>Other:</p> <ul style="list-style-type: none">Some floodplain / floodway and steep slopes

3. North Springfield Highway Area

<u>Opportunities</u>	<u>Constraints</u>
<p>Transportation:</p> <p>Potential access to I-105 and High Banks Road</p> <p>Characteristics:</p> <p>Sites 5+ acres</p> <p>Type of street access</p> <p>Slopes less than 15%</p> <p>Surrounding uses are compatible with office, retail, and other service uses</p>	<p>Wastewater:</p> <p>May require a pump station for some areas – mostly gravity flow</p> <p>Stormwater:</p> <p>Presence of wetlands, riparian areas and natural resources areas.</p> <p>Other:</p> <p>Some floodplain / floodway</p>

4. Far East Springfield Area

Opportunities

Transportation:

Access from E. Main Street

Characteristics:

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

Constraints

Wastewater:

May require pumping station

Stormwater:

Needs planning and infrastructure

Other:

Some steep slopes

5. Wallis Creek Road Area

Opportunities

Wastewater:

Potential for gravity flow

Transportation:

Access from Jasper Rd.

Other:

Not a lot of floodplain

Characteristics:

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

Constraints

Stormwater:

Needs planning and infrastructure

Transportation:

Existing bridge would likely need upgrade

6. West Jasper/Jasper Bridge Area

<u>Opportunities</u>	<u>Constraints</u>
<p>Transportation:</p> <p>Access from Jasper Rd.</p>	<p>Wastewater:</p> <p>May require pump station</p>
<p>Other:</p> <p>Large portion of rural residential / commercial land</p>	<p>Stormwater:</p> <p>Needs planning and infrastructure</p>
<p>Characteristics:</p> <p>Potentially 50+ acre site(s)</p> <p>Type of street access</p> <p>Slopes less than 15%</p> <p>Surrounding uses are compatible with industrial, office, retail, and other service uses</p>	<p>Other:</p> <p>Large portion of rural residential / commercial land</p>

7. Clearwater Area

<u>Opportunities</u>	<u>Constraints</u>
Wastewater: Potential gravity flow; existing sewer is close; planned sewer extension along Jasper Rd	Stormwater: Need flood study; need planning and infrastructure
Transportation: Access from Jasper Rd.	Other: Some land in the floodplain
Other: Large amount of land not in floodplain	
Characteristics: Sites 5+ acres Access to collector and neighborhood streets Slopes less than 15%	

8. South of Mill Race Area

Opportunities

Wastewater:

Potential gravity flow; existing sewer is close

Other:

Existing SUB well fields in place
Mostly publicly owned land

Characteristics:

Sites 5+ acres
Access to collector and neighborhood streets
Slopes less than 15%
Surrounding uses are compatible with office, retail, and other service uses

Constraints

Stormwater:

Need flood study; need planning and infrastructure

Limited discharge opportunities

Transportation:

Access to S. 28th St. & S. M St.

9. Seavey Loop Area

<u>Opportunities</u>	<u>Constraints</u>
<p>Wastewater:</p> <ul style="list-style-type: none">Glenwood has sewerPotential gravity flow area <p>Transportation:</p> <ul style="list-style-type: none">Opportunities for rail access <p>Characteristics:</p> <ul style="list-style-type: none">Potentially 50+ acre site(s)Located near I-5 interchangeRelatively flatSurrounding uses compatible with warehousing, industrial, office, and other service uses <p>Other:</p> <ul style="list-style-type: none">Opportunities for parkland at river confluence areaOpportunity for denser industrial developmentCommercial firms have expressed interest in this area	<p>Wastewater:</p> <ul style="list-style-type: none">Need sewer extension from GlenwoodUpgrades to existing pump station <p>Stormwater:</p> <ul style="list-style-type: none">Needs flood studyNeeds planning and infrastructureLimited discharge opportunities <p>Transportation:</p> <ul style="list-style-type: none">Limited capacity at I-5/30th Street interchangeNeed for rail and river crossings <p>Water:</p> <ul style="list-style-type: none">No existing water service <p>Other:</p> <ul style="list-style-type: none">School capacity may be limited

10. Goshen Area

Opportunities

Wastewater:

Potential gravity flow area

Characteristics:

Potentially 50+ acre site(s)

Located near I-5 interchange

Relatively flat

Surrounding uses compatible with warehousing, industrial, office, and other service uses

Other:

May meet regional industrial land need

Constraints

Wastewater:

Potential higher cost than other areas

Stormwater:

Needs planning and infrastructure