



PLANNING & DEVELOPMENT SERVICES

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Springfield Planning Commission
225 Fifth Street
Springfield, OR 97477

RE: URBAN TRANSITIONS, LLC REBUTTAL COMMENTS

Please accept this letter as the applicant's rebuttal comments regarding the request for a Metro Plan Diagram amendment and Zone Change (811-19-000065-TYP4 and 811-19-000066-TYP3).

During the public hearing process, extensive testimony was presented based on the assumption that approval would accelerate redevelopment of the mobile home park. There was also testimony provided requesting that the city impose conditions on the property owner such as increasing the compensation to home owners when the park is closed.

City Approval will NOT Speed Up Redevelopment

Urban Transitions, LLC purchased the 13.6 acre site over ten years ago with the clear intent to redevelop the property. The property owner's goal has not changed. The property owner has successful development experience including new single-family subdivisions, apartments, and commercial projects. The policy choice for the city is whether the land should be developed as a new single-family subdivision or a mixed use commercial area.

Approval of the pending applications will substantially increase the scope of work required to prepare a site master plan and the amount of financial investment required to redevelop the site. In general, it is significantly easier and faster to develop a new single-family subdivision versus a mixed use commercial area. It is far more reasonable to predict that denial of the applications will speed up redevelopment of the site.

To reiterate, when the site is redeveloped, does the city want to see new low-density residential uses or a mix of uses that will stimulate job growth, support the hospitality industry, and provide new diverse housing options?

The city's decision regarding the pending applications – whether to approve or deny - will not alter the property owner's decision to redevelop the site within ten years. The city's decision only impacts the type of new development that will occur.

Approval Conditions Could Influence the Stability of Other Mobile Home Parks

Testimony was presented requesting the city impose conditions on any approval to change the plan designation or rezoning. The Planning Commission has the authority to recommend conditions only as determined necessary for the request to comply with the approval criteria. Going outside this legally permissible framework, such as requiring the property owner to pay a sum of money to residents, would be contrary to local and state planning requirements. It would also trigger alarm bells for other mobile home park owners and could create instability for other park residents.

In closing, we believe there is compelling evidence to support approval of the pending applications.

Sincerely,

Teresa Bishow

Teresa Bishow, AICP