

IN THE BOARD OF COUNTY COMMISSIONERS OF LANE COUNTY, OREGON

) IN THE MATTER OF AMENDING THE
) EUGENE-SPRINGFIELD METROPOLITAN
) AREA GENERAL PLAN DIAGRAM FOR
) CONSISTENCY WITH THE RECENTLY
) REVISED 'Q' STREET REFINEMENT PLAN,
) THE REVISED MID-SPRINGFIELD
) REFINEMENT PLAN, AND THIRTY-TWO
) ACRES NORTH OF THURSTON ROAD
) AT NORTH 62ND STREET FROM LOW
) DENSITY RESIDENTIAL TO PARKS AND
) OPEN SPACE, AND ADOPTING A SAVINGS
) AND SEVERABILITY CLAUSE.
)

ORDINANCE NO. PA 932

FILED

AT _____ O'CLOCK _____ M

MAY 07 1987

BY *[Signature]*
 County Clerk
 for Lane County, Oregon
 DEPUTY

WHEREAS, Chapter 12 Lane Code and Chapter IV, Eugene-Springfield Metropolitan Area General Plan establish procedures for amending the Metropolitan Plan; and

WHEREAS, the Eugene-Springfield Metropolitan Area General Plan was adopted by the Lane County Board of Commissioners on August 27, 1980, by Ordinance 9-80, and amendments thereto by Ordinance Nos. 9-80A; 856; 885; 893; 895; 901; 904; 907; and 924; and

WHEREAS, on March 16, 1987, the Springfield City Council adopted amendments to the Metropolitan Plan Diagram within the 'Q' Street Refinement Plan area, the Mid-Springfield Refinement Plan area, and replaced the Low Density Residential Designation with Parks and Open Space Designation for an area west of Thurston Middle School, north of 62nd Street, and has referred the Plan Diagram Amendments to the Board of County Commissioners for their consideration; and

WHEREAS, the Springfield Planning Commission, which has legislative planning authority within the Springfield Urban Growth Boundary, held a public hearing on the proposals, and recommends approval of the proposed Plan Diagram amendments; and

WHEREAS, the Lane County Board of Commissioners has held a public hearing to consider the proposals; NOW

THEREFORE, the Lane County Board of Commissioners Ordains as follows:

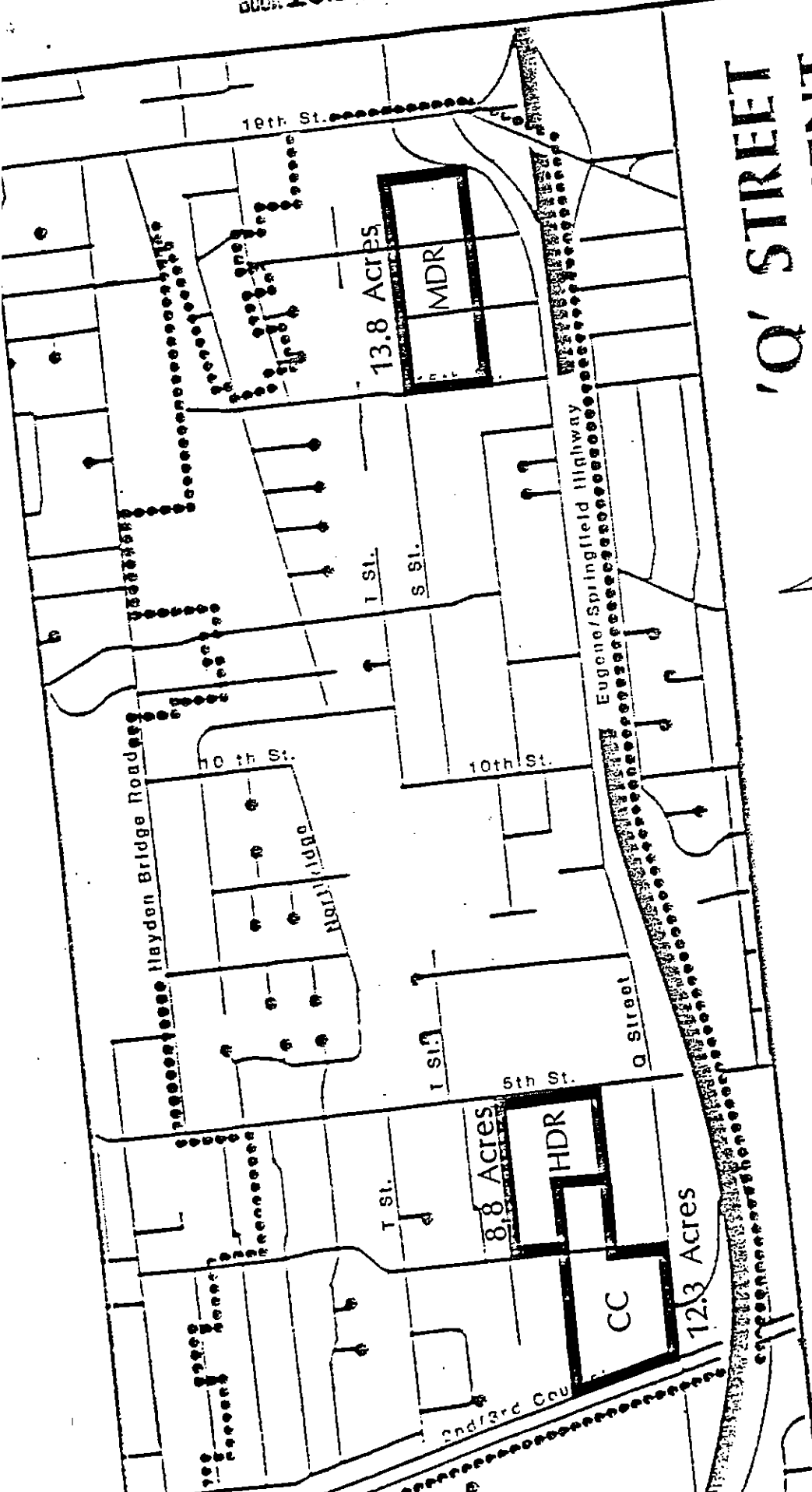
1. The Plan Diagram of the Eugene-Springfield Metropolitan Area General Plan is hereby amended to incorporate the plan designations shown in Attachment A, B, and C, attached hereto and incorporated herein by reference.
2. If any section, subsection, sentence, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not effect the validity of the remaining portions hereof.

While not part of the Ordinance, the Board of County Commissioners adopt the findings set forth in attached Exhibits 'A', 'B', and 'C' in support of this action.

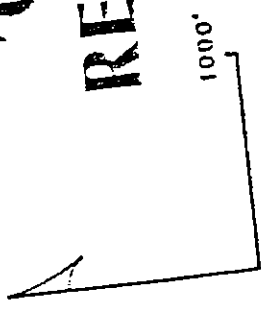
ENACTED this 6th day of May, 1987.

Bill Rogers
Chairperson, Lane County Board of Commissioners

APPROVED AS TO FORM
Date 3-31-87 lane county
Stephen Z. Vaker
OFFICE OF LEGAL COUNSEL



**'Q' STREET
REFINEMENT
PLAN
METRO PLAN
AMENDMENTS**



METRO DESIGNATION

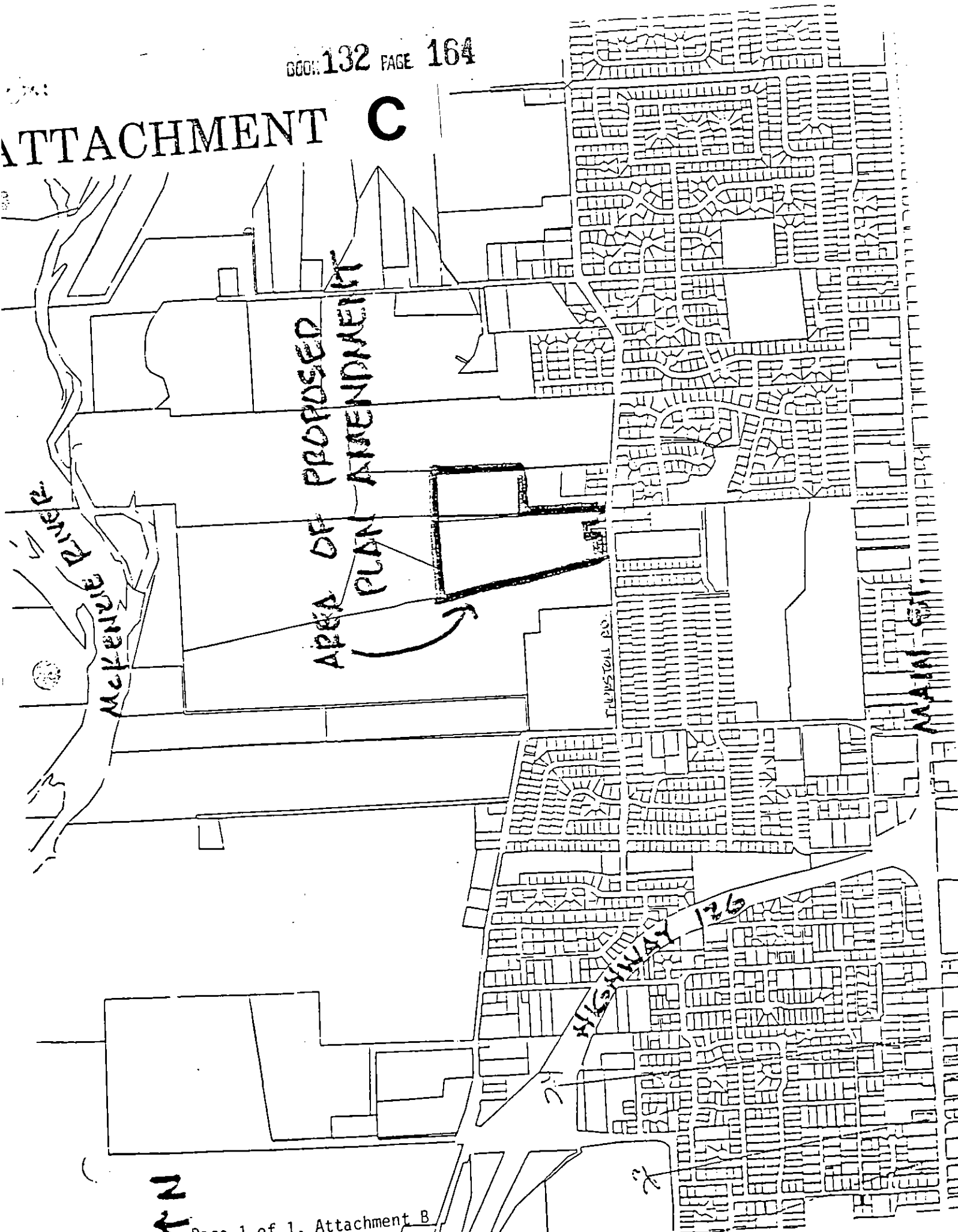
FROM	TO
12.3 Acres	HDR CC
8.8 Acres	MDR HDR
13.8 Acres	LDR MDR

1a	FROM MU	TO LDR
1b	MU	LMI
2	LDR	LMI
3	LMI	CC
4	LMI	HI
5	LDR	MDR
6	MU	CC
7	LMI	HI



MID-SPRINGFIELD REFINEMENT PLAN
METRO PLAN AMENDMENTS
ATTACHMENT B

ATTACHMENT C



AREA OF PROPOSED
PLAN AMENDMENT

McKENNEN RIVER

TRUSTEES RD

HIGHWAY 126

MAIN ST

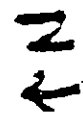


Exhibit A
Ordinance No. PA 932

FINDINGS: METRO PLAN DIAGRAM AMENDMENT CONSISTENCY WITH STATE-
WIDE PLANNING GOALS AND GUIDELINES, METROPOLITAN AREA
GENERAL PLAN TEXT AND Q STREET REFINEMENT PLAN TEXT

STATEWIDE GOALS

The following Statewide Goals are applicable to the Q Street area Metropolitan Area General Plan diagram amendments.

Goal 1) Citizen Involvement

Goal 1 is intended to insure that citizens are involved in all stages of the planning process. It directs planning bodies to: provide information to the public, involve citizens in all stages of the planning process at a level appropriate to the scale of the effort, route proposals through the official "citizen advisory committee" (the Planning Commission in Springfield's case), make the technical information available and understandable, ensure that two way communication occurs between the citizen and planning agencies, and ensure that policy makers respond to the citizens with the reasons for their decisions.

FINDINGS

- 1) In August of 1986 the Q Street Refinement Plan Review Group, composed of area residents, Park and Utility agency representatives, and Planning Commissioners was formed to develop a draft refinement plan for the area.
- 2) Over 600 letters were sent out in early October of 1986, notifying all property owners of the neighborhood meeting to be held on October 27, the December 3rd Planning Commission public hearing, and the City Council public hearing to follow. The letter contained the proposed Plan Diagram and information on where recipients could obtain a draft copy of the Refinement Plan.
- 3) Approximately 40 people attended the neighborhood meeting on October 27.
- 4) Legal notice was printed in the Springfield News on November 26 for the first Planning Commission public hearing.
- 5) At least 5 feature articles were printed in the local papers discussing the Q Street Refinement Plan.
- 6) Six people testified at the Planning Commission Public Hearing regarding the Q Street Refinement Plan.
- 7) Based on public testimony received at the first public hearing, the

Planning Commission decided to hold a second hearing on the Plan 60 days later to allow a group of concerned citizens to work with staff on revising a section of the Plan. (The revision of this section is not a Metro Plan diagram amendment.)

- 8) Public notice was printed in the Springfield News on 24 January 1987 announcing the second Planning Commission public hearing on 4 February.

Goal 2) Land Use Planning

Goal 2 mandates the establishment of a land use planning process and policy framework to be used as a basis for all land use decisions. It requires special district plans to conform to the adopted comprehensive plan.

FINDINGS

- 1) Land use, natural resources, and public facilities were inventoried during the Q Street planning process.
- 2) Criteria and policies for determination of land use designations were developed and systematically applied in making legislative land use decisions as part of the planning process.
- 3) Citizen involvement was an integral part of every phase of the planning process (see findings for Goal 1 above).
- 4) The diagram amendments are consistent with the remainder of the Q Street Refinement Plan and the Metro Plan text (see following findings in this Attachment).

Goal 5) Open Spaces, Scenic and Historic Areas, and Natural Resources

Goal 5 is intended to "conserve open space and protect natural and scenic resources."

FINDINGS

- 1) No "Goal 5" resources are identified on Metro Plan inventories in the diagram amendment areas.

Goal 9) Economy

This Goal addresses the need to diversify and improve the variety, type, scale and location of business and commercial activities.

FINDINGS

- 1) The commercial diagram amendment will result in a net increase of 9.9 acres of vacant Community Commercial land, thereby increasing the

amount of commercial land available for development in Springfield.

2) The redesignation of a large, single-ownership parcel to commercial will present a unique development option found (under different circumstances) in only 3 other locations in Springfield.

3) An independent market survey (by a large commercial developer) determined that this site was the most desirable in Springfield for a large community commercial type use.

Goal 10) Housing

This Goal provides for the housing needs of the citizens of the State. It allows for flexibility in location, type, and density of housing for both rental and owner occupied units.

FINDINGS

1) Medium and high density housing options are preserved in the proposed amendment areas: 12.9 vacant acres of High Density and 14.5 vacant acres of Medium Density Residential are available for development.

Goal 12) Transportation

Goal 12 provides for safe, convenient, and economic transportation systems and the consideration of all modes of transportation.

FINDINGS

1) The location of commercial uses and medium and high density housing on and near transit lines promotes transit usage.

Goal 13) Energy Conservation

Land uses shall be managed and controlled so as to maximize energy conservation. This goal encourages land use patterns which allow people to live, work and shop in the same area.

FINDINGS

1) The commercial and residential land use allocations in the Q Street area accommodate residences and businesses in the same area.

2) The clustering of commercial uses and high and medium density housing along transit lines promotes energy conservation through the use of transit services.

METROPOLITAN AREA GENERAL PLAN

The Metropolitan Area General Plan (Metro Plan) is the controlling land use document in the Eugene/Springfield Metropolitan Area. There are no alterations of Metro Plan text included in the proposed amendments; only diagram amendments. In order to demonstrate consistency with Metro Plan text, relevant policies have been extracted from the Metro Plan followed by findings of how the diagram amendments comply.

III-A-4 (Metro Plan page number)

8) Continue to encourage the dispersal of housing for all income groups.

FINDINGS

- 1) The provision for continuing low, medium, and high density residential uses in the amendment areas assures a continuing variety of housing types for a variety of income groups in the neighborhood.
- 11) Encourage retention of large parcels or consolidation of small parcels of residentially zoned land to facilitate their use or reuse for projects requiring such parcels.

FINDINGS

- 1) Development Area Plan requirements 9 and 10 (page 12 of the Plan) and Plan Implementation Policy 4 (page 11) contain standards for minimum Development Area and lot size, which will assure retention of larger parcels (1 1/2 acres in High Density Residential, and 30,000 sq. ft. in Medium Density Residential). These apply in residential portions of the Metro Plan amendments.
- 12) Promote compatibility between residentially zoned land and adjacent areas.

FINDINGS

- 1) High Density Residential is allocated as a buffer (a transition in intensity of land use) between Community Commercial and lower density residential designations in the amendment areas.
- 2) Medium Density Residential has been allocated as a buffer between Community Commercial or higher density residential designations and Low Density Residential designations in the amendment areas.
- 21) Encourage a mixture of dwelling unit types in appropriate areas.

FINDINGS

- 1) Medium and High Density residential allocations constitute the residential portions of the amendment areas. These designations provide for a variety of types of dwelling units to be available in the planning area.

30) Encourage higher density residential development near industrial and commercial centers throughout the metro area.

FINDINGS

1) High and Medium Density residential designations which abut the Q Street commercial areas have been retained.

Economic Element: Policies

6) Increase the amount of undeveloped land zoned for light industrial and commercial uses correlating the effective supply in terms of suitability and availability with the projections of demand.

FINDINGS

1) A net increase of 9.9 acres of vacant commercial land will occur as a result of the Plan amendment.

2) The commercial amendment at the corner of the 2nd/3rd couplet (minor arterial) and Q street (a collector) is also highly visible from a State Highway (a major arterial).

3) An independent market survey concluded that the site was superior to others in Springfield for community commercial development.

14) Utilize processes and local controls which encourage retention of large parcels or consolidation of small parcels of industrially or commercially zoned land to facilitate their use or re-use in a comprehensive rather than piecemeal fashion.

FINDINGS

1) The Development Area Plan requirements for the commercial areas of the diagram amendments contain standards for minimum size of development areas. This will prevent piecemeal development of large parcels, and produce coordinated development of smaller parcels.

Environmental Resources Element: Policies

4) Local governments shall require site-specific soil surveys and geologic studies where potential problems exist. When problems are identified, local governments shall require special design considerations and construction measures be taken to offset the soil and geologic constraints present, to protect life and property, and to protect environmentally-sensitive areas.

FINDINGS

1) Potential soil problems in the amendment areas must be addressed in Development Area Plans (see Development Area Plan Requirements, Policy 36).

- 2) Potential soil problems in the amendment areas will also be addressed through the site plan review process. (The Springfield Development Code requires soils and geologic studies where identified potential problems exist as a part of the site plan review process.)

Environmental Design Element: Policies

- 1) In order to promote the greatest possible degree of diversity, a broad variety of commercial, residential, and recreational land uses shall be encouraged when consistent with other planning policies.

FINDINGS

- 1) The diagram amendment areas promote a broad range of residential development types, by increasing the amount of Medium and High Density residential development, and through the use of the Development Area concept.

Transportation Element: Policies

- 2) The following recommendations are, from a transportation standpoint, geared toward reducing transportation energy demand and improving opportunities for using alternative modes, such as urban public transit, bicycle, pedestrian, and paratransit. These recommendations stress the need to increase residential densities and to locate places of employment and residences in proximity to one another.

b. Medium and high density residential development shall be encouraged within one mile of downtown Eugene and Springfield.

c. Medium and high density residential development shall be encouraged within one half mile of transit transfer stations.

d. Existing employment centers shall be encouraged to grow and diversify by allowing and concentrating new commercial, governmental, and light industrial uses, where appropriate, in those centers.

e. Medium and high density residential development shall be encouraged within one-half mile of existing and future employment centers. Where appropriate, such centers shall include urban public transit transfer stations.

f. Development and redevelopment shall be encouraged in designated areas which are relatively well served by the existing or planned urban public transit system.

FINDINGS

- 1) Medium and high density residential designations in the amendment areas are within one mile of Downtown Springfield.

- 2) Medium and high density residential designations in the amendment areas are within one-half mile of a transit station.
- 3) New commercial areas contained in the amendment areas are adjacent to existing commercial designations and development.
- 4) Medium and high density residential designations in the amendment areas are in proximity to commercial employment centers.
- 5) High density residential and commercial designations in the amendment areas are within one half mile of a transit transfer station.
- 6) High density residential and commercial designations in the amendment areas are all adjacent to transit routes.
- 7) Medium density residential designations in the diagram amendment areas are within one quarter mile of a transit route.

Energy Element: Policies

7) Encourage medium and high density residential uses when balanced with other planning policies in order to maximize the efficient utilization of all forms of energy. The greatest energy savings can be made in the areas of space heating and cooling and transportation. For example, the highest relative densities of residential development shall be concentrated to the greatest extent possible in areas that are or can be well served by mass transit, paratransit, and foot and bicycle paths.

FINDINGS

- 1) Medium and high density residential uses comprise the majority of the diagram amendment areas.
- 8) Commercial, residential, and recreational land uses shall be integrated to the greatest extent possible, balanced with all planning policies to reduce travel distances, optimize reuse of waste heat, and optimize potential on-site energy generation.

FINDINGS

- 1) Commercial designations, and high and medium density residential designations are all integrated within the diagram amendment areas.

TRANSPLAN

Land Use and Development Patterns: Policies

LU1) Encourage land development patterns which minimize direct access onto collector and arterial roads.

FINDINGS

- 1) Access onto collector and arterial roads in the amendment areas will be limited by Q Street Refinement Plan policies (Commercial and Development Area Plan sections) and the Springfield Development Code (Articles 31 and 32).

Q STREET REFINEMENT PLAN

FINDINGS

- 1) The Metro Plan diagram amendment areas implement the diagram and policies of the Q Street Refinement Plan.
- 2) The Q Street Refinement Plan complies with the Metro Plan (see Attachment A).

**FINDINGS
METRO PLAN DIAGRAM AMENDMENT****CONSISTENCY WITH DEVELOPMENT CODE**

Section 8 of the Springfield Development Code states that in reaching a decision on an amendment to the Metro Plan text or diagram, that the "Planning Commission and the City Council shall adopt findings which demonstrate conformance to the following: 1) the Metro Plan, 2) applicable State Statutes, and 3) applicable Statewide Planning Goals and Administrative Rules."

- 1) The consistency with the Metro Plan and Statewide Goals and Administrative Rules is addressed below.
- 2) There are no State Statutes which apply to this diagram amendment.

CONSISTENCY WITH STATEWIDE PLANNING GOALS AND GUIDELINES

The following Statewide Goals apply to the Metro Plan Diagram amendment.

Goal 1) Citizen Involvement

Goal 1 is intended to insure that citizens are involved in all stages of the planning process. It directs planning bodies to: provide information to the public, involve citizens in all stages of the planning process at a level appropriate to the scale of the effort, route proposals through the official "citizen advisory committee" (in Springfield the Planning Commission), make the technical information available and understandable, ensure that two way communication occurs between the citizen and planning agencies, and ensure that policy makers respond to the citizens with the reasons for their decisions.

Findings

- 1) In May of 1986 the Mid-Springfield Refinement Plan Review Group, composed of three Planning Commissioners and two City Councilors, was formed to develop a draft refinement plan for the area.
- 2) Over 400 letters were sent out on June 1, 1986, notifying property owners and residents who might be affected of the public meetings to be held on June 10 and 12, and notifying them of the July 2 Planning Commission public hearing and the July 21 City Council public hearing. The letter contained the proposed Plan Diagram and information on where the citizens could pick up refinement plan drafts.
- 3) Approximately 50 people showed up at the first neighborhood meeting and 12-15 at the second.
- 4) Legal notice was printed in the Springfield News on June 25 for the Planning Commission public hearing and on July 12 for the City Council public hearing.

- 5) There were five separate articles printed in the local papers discussing the Mid-Springfield Refinement Plan.
- 6) Public notice was printed in the Springfield News on January 24, 1987 announcing the Planning Commission public hearing on the proposed Metro Plan amendment.
- 7) Eugene and Lane County will hold public hearings prior to adoption of the proposed Metro Plan amendment.
- 8) Throughout the process of development and adoption of the Mid-Springfield Refinement Plan and the related Metro Plan amendment, the public have had opportunities to be involved in all stages of the process.

Goal 2 Land Use Planning

This goal mandates the establishment of a land use planning process and policy framework to be used as a basis for all land use decisions. It requires special district plans to conform to the adopted comprehensive plan.

Findings

- 9) Criteria were developed for determining land use designations and systematically applied in making legislative land use decisions as part of the planning process.
- 10) Citizen involvement was an integral part of every phase of the planning process (see findings for Goal 1 above).
- 11) The Metro Plan Diagram amendments are consistent with the remainder of the Mid-Springfield Refinement Plan and the Metro Plan Text.

Goal 5) Open Spaces, Scenic and Historic Areas, and Natural Resources

Goal 5 is intended to "conserve open space and protect natural and scenic resources."

Findings

- 12) A wetland area is identified on the Metro Plan Working Papers "Significant Vegetation and Wildlife Areas" map.
- 13) Plan Implementation Policy # 6, page 13, in the Mid-Springfield Refinement Plan requires that a Goal 5 ESEE study of the site be completed prior to construction of the proposed 30th Street extension.
- 14) Plan Implementation Policy #6 also states that the Goal 5 ESEE study shall be completed during the next update of the Metro Plan.
- 15) The policies listed above ensure that Goal 5 will be addressed before the site is developed.

Goal 9) Economy

This Statewide Goal addresses the need to diversify and improve the variety, type, scale, and location of business and commercial activities.

Findings

16) The redesignation of parcels in the Mid-Springfield area has resulted in a net increase in vacant commercial land of 4.2 acres and a net decrease in vacant industrial land of 3.5 acres. These figures represent a switch in designation from Light-Medium Industrial to Community Commercial along 42nd Street (see Attachment D, area # 3), the existing uses in this area are commercial.

17) With the redesignation of the proposed Refinement Plan Diagram amendments there will be a net decrease of 3.5 acres of vacant industrial land. This is due to a new designation of Community Commercial for the area on 42nd Street north of Main Street (see Order # 87-01-04, Attachment D, Area #3); this area has commercial uses on its northern and southern extremities with vacant land between.

18) In the Metro Plan allocation process, LMI and HI were over-allocated, to provide locational variety for LMI and room for existing Heavy Industrial uses to expand.

Metro Allocations

Plan Designation	Projected Need (Year 2000) Acres	Metro Allocations Acres	Difference
a) Heavy Industrial	0	309	+309
b) LMI	520	1,474	+954
c) Commercial	750	600	-150
d) High Density Residential	192	208	+16
e) Medium Density Residential	947	1,505	+558
f) Residential			
g) Low Density Residential	8,255	9,386	+1,131

19) The industrial designations in Mid-Springfield allow for the expansion of existing industrial uses.

20) The Heavy Industrial zoning district in the Springfield Development Code, which implements the Heavy Industrial plan designation, allows all permitted uses of Light-Medium Industrial.

Goal 10) Housing

This Goal provides for the housing needs for the citizens of the state. It allows for flexibility in location, type, and density of housing for both rental and owner occupied units.

Findings

- 21) The Mid-Springfield Refinement Plan encourages the placement of medium density housing, single family homes, and mobile homes within its boundaries.
- 22) Site specific land use designations were employed in the Mid-Springfield area to ensure the maintainance of the City's housing stock.
- 23) The Refinement Plan encourages the continued support of the City's rental and owner occupied housing rehabilitation programs.
- 24) The Mid-Springfield Refinement Plan allows for greater housing densities than provided for in previous plans for the area (see discussion under Metro Plan Consistency III-A-4 policy #3).

Goal 13) Energy Conservation

Land uses shall be managed and controlled so as to maximize energy conservation. This goal encourages land use pattern which allow people to live, work and shop in the same area.

Findings

- 25) Land uses were inventoried as a first step in the refinement planning process.
- 26) Prior to the designation of land in the Mid-Springfield area criteria were established for the designation of land uses.
- 27) The criteria for designating Medium Density Residential encourages the location of these uses near minor arterial streets and adjacent to commercial development.

CONSISTENCY WITH METRO PLAN

The Metropolitan Area General Plan (Metro Plan) is the controlling land use document in the Eugene/Springfield Metropolitan Area. There are no alterations of Metro Plan policies proposed by the Mid-Springfield Refinement Plan. In order to demonstrate consistency with Metro Plan policies, particularly relevant policies have been extracted from the Metro Plan followed by discussion of the Mid-Springfield Refinement Plan's compliance with the policy. The Metro Plan policies are in bold face italic print with the Findings following.

III-A-4 (Metro Plan page number)

3. **Increase the supply of land zoned for low, medium, and high density residential uses correlating the amount zoned with the projections of demand. Periodically monitor and analyze the population and dwelling unit projections to provide a reliable basis for land use decisions and to assure sufficient residential land to maintain a balance between supply and demand.**

28) The figures shown in the table "Net Gain or Loss of Vacant Acres By Plan Designation" below show that there has been a loss of 9.2 acres of Low Density Residential Land and an increase of 6.4 acres of Medium Density Residential in the planning area. Assuming a net density of 4.55 units/acre for LDR and 14.0 units/acre for MDR the result is a net gain of 48 residential units in the Mid-Springfield area. (Density assumptions were compiled from Metro Plan allocation figures and residential density figures contained in the Metro Plan Background Report, 1979.)

MID-SPRINGFIELD METRO PLAN AMENDMENTS

<u>Location</u>	<u>From</u>	<u>To</u>	<u>Approx. Acres</u>	<u>Vacant Acres</u>
1a & b) Adams Plat	LDR/MU	LDR & LMI	61.6	LMI=0.6 LDR=1.5
2) LMI area south of Commercial Ave.	LDR	LMI	16.2	1.46
3) Commercial area on 42nd Street, north of Main Street	LMI	CC	11.4	1.9
4) Heavy industrial area adjacent to 42nd St. at Industrial Ave.	LMI	HI	19.5	2.9
5) Medium Density around Theater	LDR	MDR	21.9	9.2
6) Main Street Commercial	MDR/MU	CC	22.4	2.8
7) HI south of Main at 28th Street	LMI	HI	32.1	32.1

NET GAIN OR LOSS OF VACANT ACRES BY PLAN DESIGNATION

Heavy Industrial	+31.3 acres
Light Medium Industrial	-34.84
Community Commercial	+4.7
Medium Density Residential	+6.4
Low Density Residential	-9.2

29) In the area labeled #2 on the attached Metro Plan Amendments map, approximately 75% of the parcels previously designated for LDR are currently in LMI use. Therefore, the redesignation of these parcels to LMI will not result in a loss of low density residential land.

III-A-5

6. *Review residential land development regulations to ensure that they encourage a variety of housing densities and types.*
21. *Encourage a mixture of dwelling unit types in appropriate areas.*

III-A-7

27. *Provide for mobile homes as an outright use in at least one of the following situations in Eugene, Springfield, and Lane County: mobile home subdivisions, mobile home parks, or on individual residential lots.*

30) The Mid-Springfield Refinement Plan encourages the placement of medium density housing, single family homes, and mobile homes within its boundaries. The Refinement Plan allows for the placement of manufactured homes on single-family residential lots in the Adams Plat area.

12. *Promote compatibility between residentially zoned land and adjacent areas.*

31) Areas previously designated Mixed Use have been given specific land use designations in order to increase compatibility of adjacent uses.

32) In areas where residential land abutts Heavy Industrial land a Light Medium Industrial buffer zone has been designated.

III-A-6

20. *Conserve the metropolitan area's existing supply of sound housing in stable neighborhoods in residentially planned areas through code enforcement, appropriate zoning, rehabilitation programs, and by discouraging conversions to nonresidential use.*

33) The criteria used to designate residential land in the Mid-Springfield Refinement Plan encourages the conservation of residential housing stock in the area.

30. *Encourage higher density residential development near industrial and commercial centers throughout the metropolitan area.*

34) The Mid-Springfield Refinement Plan encourages the placement of medium density residential uses near commercially or industrially designated areas through the implementation of the "Criteria for Designating Residential Land" on page 12 of the Plan.

B. Economic Element Policies

III-B-5

13. *Encourage compatibility between industrially zoned lands and adjacent areas in local planning programs.*

35) The Mid-Springfield Refinement Plan addresses this policy in the following ways:

a) through the criteria for designating industrial and residential land;

b) through Industrial Development Policies # 1, 5, 7, and 10, which resolve land use conflicts, recognize the integrity of residential areas and the need to screen them from the effects of industrial activity, eliminate the mixing of industrial and residential uses in the Adams Plat area, and provide for the screening and landscaping of industrial storage areas along Main Street, Commercial Avenue, and 42nd Street; and

c) through Residential Development Policies # 2, 3, and 8 which eliminate the incursion of industrial uses into residential areas; employ the Springfield Development Code, Site Plan Review, to minimize the conflicts between residential and industrial uses; and discourage through truck traffic in residential areas.

14. *Utilize processes and local controls which encourage retention of large parcels or consolidation of small parcels of industrially or commercially zoned land to facilitate their use or reuse in a comprehensive rather than piecemeal fashion.*

36) Retention of large industrial parcels is encouraged through the "Criteria for Designating Industrial Land" on page 8.

37) The consolidation of small commercial lots is encouraged through Commercial Development Policies # 2 and 7, which encourage nodal commercial development at the intersection of minor arterial streets, and encourages consolidated small-scale commercial uses along Main Street as opposed to isolated commercial development. (See also Findings 16, 17, & 18 above.)

30. *Encourage higher density residential development near industrial and commercial centers throughout the metropolitan area.*

34) The Mid-Springfield Refinement Plan encourages the placement of medium density residential uses near commercially or industrially designated areas through the implementation of the "Criteria for Designating Residential Land" on page 12 of the Plan.

B. Economic Element Policies

III-B-5

13. *Encourage compatibility between industrially zoned lands and adjacent areas in local planning programs.*

35) The Mid-Springfield Refinement Plan addresses this policy in the following ways:

a) through the criteria for designating industrial and residential land;

b) through Industrial Development Policies # 1, 5, 7, and 10, which resolve land use conflicts, recognize the integrity of residential areas and the need to screen them from the effects of industrial activity, eliminate the mixing of industrial and residential uses in the Adams Plat area, and provide for the screening and landscaping of industrial storage areas along Main Street, Commercial Avenue, and 42nd Street; and

c) through Residential Development Policies # 2, 3, and 8 which eliminate the incursion of industrial uses into residential areas; employ the Springfield Development Code, Site Plan Review, to minimize the conflicts between residential and industrial uses; and discourage through truck traffic in residential areas.

14. *Utilize processes and local controls which encourage retention of large parcels or consolidation of small parcels of industrially or commercially zoned land to facilitate their use or reuse in a comprehensive rather than piecemeal fashion.*

36) Retention of large industrial parcels is encouraged through the "Criteria for Designating Industrial Land" on page 8.

37) The consolidation of small commercial lots is encouraged through Commercial Development Policies # 2 and 7, which encourage nodal commercial development at the intersection of minor arterial streets, and encourages consolidated small-scale commercial uses along Main Street as opposed to isolated commercial development. (See also Findings 16, 17, & 18 above.)

E. Environmental Design Element Policies

9* *Refinement Plans shall be developed to address compatibility of land uses, safety, crime prevention, and visual impact along arterial and collector streets, within mixed-use areas. During the interim period before the adoption of a refinement plan, these considerations shall be addressed by cities in approving land use applications in mixed-use areas by requiring conditions of approval where necessary.*

38) The Mid-Springfield Refinement Plan was first proposed in order to address the compatibility of land uses in the two mixed use areas within its boundaries (Adams Plat and Main Street mixed use areas). The Mid-Springfield Refinement Plan Diagram in conjunction with the Industrial Development Policies # 1, 5, and 7; Commercial Development Policies # 3, 4, and 6; and Residential Development Policies # 1, 2, 3, and 7, resolve the compatibility problems which exists prior to the Refinement Plan in the following ways:

- a) establishing site-specific land use designations;
- b) eliminating mixed use designations;
- c) encouraging screening of incompatible, adjacent uses through the site plan review process; and
- d) eliminating the incursion of uses not permitted in the designation.

EXHIBIT 'C'

Ordinance No. PA 932

FINDINGS: Metro Plan Diagram Amendment to Redesignate approximately 32 acres North of Thurston Road at North 62nd Street from Low Density Residential to Parks and Open Space.

Consistency with Plan Amendment criteria (Chapter IV of the Metro Plan).

The proposal is consistent with procedural criteria IV(B) in that this action is an "Amendment to the Plan text and its diagram; "and because each local governing body may initiate an amendment to the General Plan."

1. If the Metropolitan Area General Plan is to maintain its effectiveness as a policy guide, it must be adaptable to the changing needs and circumstances of the community.
2. In between major five-year updates, changes to the Plan may occur through periodic review and amendment or amendments initiated by the governing bodies.
3. Certain geographical and special purpose or functional refinements to the Plan are necessary.

The proposal is consistent with the goal of Section IV(D) of the Metro Plan:

Ensure that the Metropolitan Area General Plan is responsive to the changing conditions, needs, and attitudes of the community and is fully integrated with surrounding subarea plans.

The proposal is consistent with the Metropolitan Goals of Section IIA of the Metro Plan:

Provide a variety of parks and recreation facilities to serve the diverse needs of the community's citizens.

The proposal is consistent with the objectives and policies of the Environmental Design Element of IIIE of the Metro Plan:

Provide the facilities and services needed to maintain our quality of life. Examples include educational, housing, medical, public transportation, and recreation facilities.

In order to promote the greatest possible degree of diversity, a broad variety of commercial, residential, and recreational land uses shall be encouraged when consistent with other planning policies.

The proposal is consistent with the findings, goals, objectives, and policies of the Parks and Recreation Facilities Element and Statewide Planning Goal 8, Recreational Needs:

Community parks serve surrounding metropolitan residents with a variety of specialized recreational facilities and programs, such as swimming pools, tennis courts, and community centers.

Based on NRPA standards, the supply for community park land is less than what is currently needed.

Based on NRPA standards, the metropolitan area currently lacks an adequate number of swimming pools, tennis courts, golf courses, and other recreational facilities (such as ball fields, all-purpose courts, etc.).

A determination of [park] adequacy must be based, not only on total acres or facilities, but also on the values of the residents, the location of park and recreation facilities in relation to the residents each is intended to serve and the specific function each park is intended to serve.

Provide a variety of parks and recreation facilities to serve the diverse needs of the community.

Develop park sites and recreation facilities in the manner best suited to serve the diverse interests of local residents and in areas of greatest need. Close the gap between the current supply of park and recreation facilities and the projected demand.

All metropolitan area park and recreation programs and districts shall cooperate to the greatest possible extent in the acquisition of public and private funds to support their operations.