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March 15, 2010

City of Springfield
Planning Commission
c/o Gregory Mott
225 5th Street
Springfield, OR 97477

VIA EMAIL AND REGULAR FIRST CLASS MAIL

Re: **Springfield School District No. 19 – Former Mt. Vernon School Property**
Our File No. 12585-16

Dear Planning Commissioners:

I am writing on behalf of Springfield School District No. 19 (School District) regarding the former Mt. Vernon school property located at 725 S. 42nd Street in Springfield, Oregon (The Property). The property is 3.63 acres and is improved with an existing 12,044 square-foot school building and an 8,000 square-foot gymnasium building. The school building is currently occupied and operated as an education center by Head Start of Lane County. The University of Oregon EC Cares Program also operates in a classroom within the school building. The land currently has a Public Land zoning designation. The School District requests that the property be designated High Density Residential under the Springfield 2030 Refinement Plan (Refinement Plan).

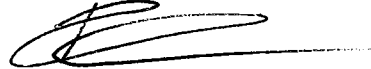
Under the Refinement Plan it is noted that the High Density Residential designation has a *deficit* of approximately 34 gross acres. Designation of this property as High Density Residential would be beneficial in that it would address some of that deficit.

Further, designation of the property as High Density Residential could facilitate the possibility of high density affordable housing on a portion of the property adjacent to Head Start, which operates in the school building. The entire site is not necessarily needed to serve the occupying programs. This would allow for flexibility for multiple uses of the site. Such a designation would be consistent with the adjacent property designations, which are Medium Density Residential and Commercial.

By designating the property High Density Residential in the Refinement Plan, the City will be addressing its deficit of property with that designation and will promote the viability of the potential development integrating Head Start with high density affordable housing. Such public-private partnerships have been successful in other communities. This would keep Springfield on the cutting edge of models that serve some of the neediest students and families. On behalf of the School District, thank you for your thoughtful consideration of making this designation a part of the Refinement Plan.

Sincerely yours,

THORP, PURDY, JEWETT,
URNESS & WILKINSON, P.C.



Brian J. Millington

BJM:kdh
cc: Nancy Golden, Superintendent
Jeff DeFranco
(doc #202637)