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03-16-10 A03:12 IN

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March 15, 2010

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*Brian J. Millington*

MARVIN O. SANDERS (1912-1977)  
JACK B. LIVELY (1923-1979)  
JILL E. GOLDEN (1951-1991)

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

**VIA EMAIL AND REGULAR FIRST CLASS MAIL**

Re: **Springfield School District No. 19 – Rainbow Property**  
Our File No. 12585-8

Dear Planning Commissioners:

I am writing on behalf of Springfield School District No. 19 (School District) regarding its vacant surplus property located at Rainbow Drive and Island Street. This property currently has a Public Land designation by the City of Springfield but is designated Low Density Residential in the Eugene-Springfield Metropolitan Area General Plan. It consists of 13.54 acres and has been declared surplus property by the School District because of declining enrollment on the west side of the school district.

In February of 2009 this firm was in contact with Bill Grile, City of Springfield Development Services Director, regarding the possibility of having this property designated Medium Density Residential legislatively. Making this designation under the Springfield 2030 Refinement Plan offers such an opportunity.

Currently the School District is experiencing a decline in student enrollment at nearby Centennial Elementary and Hamlin Middle School. In the 1996-1997 school year, Centennial Elementary's student population peaked at 586 students but its current enrollment is now down to 406 students in the 2009-2010 school year. In the 1996-1997 school year, the Hamlin Middle School student population peaked at 825 students and its current enrollment is all the way down to 442 students during this 2009-2010 school year. Reversing this decline in student enrollment is necessary in order to maintain the viability of those schools. The School District believes that a Medium Density Residential designation for this surplus property will lead to increased enrollment at Centennial Elementary and Hamlin Middle School, thereby insuring their continuing viability.

Additionally the School District believes that designating this surplus property as Medium Density Residential will be beneficial to the City due to the property's close proximity to the Centennial Commercial Center. Increasing the population density near that commercial area will promote business within the Centennial Commercial Center. Furthermore, the property is within walking distance of the Centennial Commercial Center and is on an LTD bus line, thereby promoting alternative transportation options.

Finally by changing the designation to Medium Density Residential a balancing of inventory will occur. According to the Springfield 2030 Refinement Plan there is a surplus of approximately 72 gross acres of Low Density Residential property. Medium Density Residential property has a significantly lower surplus of approximately 18 gross acres. By changing this property's Low Density Residential designation that existed under the Eugene-Springfield Metropolitan Area General Plan to a Medium Density Residential designation, there will be a more balanced inventory of the different zoning designations.

In Summary, designating this property as Medium Density Residential will be beneficial because it could reverse the trend of declining enrollment at the nearby schools which are currently below capacity. It will also benefit the City as it will result in increased density, promote commercial activity at nearby Centennial Commercial Center, promote alternative transportation and lead to a better balance of inventory of the zoning designations. On behalf of the School District, thank you for your thoughtful consideration of designating the School District's Rainbow property Medium Density Residential with the Springfield 2030 Refinement Plan.

Sincerely yours,

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



Brian J. Millington

BJM:kdh  
Enclosure  
cc: Nancy Golden, Superintendent  
Jeff DeFranco  
(doc #202584)

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Dwight G. Purdy

February 27, 2009

Bill Grile  
Development Services Director  
255 5<sup>th</sup> Street  
Springfield, OR 97477

VIA Email: [bgrile@ci.springfield.or.us](mailto:bgrile@ci.springfield.or.us) AND  
REGULAR U.S. MAIL

RE: Springfield Public Schools

Dear Bill:

This letter will confirm our conversation of February 26, 2009.

The Springfield Public Schools have declared their property west of Rainbow Drive and south of Island Street as surplus property. It is Tax Lot 1400 on Map 17-03-34-21 and consists of 13.54 acres. It is currently zoned Public Land and is designated Low Density Residential in the Metro Plan. We discussed that it might be possible to have the property zoned as Medium Density Residential (MDR) legislatively. If that is possible and appropriate, we would appreciate the City's assistance in having this property re-zoned MDR.

On behalf of the school board, thank you for your help.

Sincerely yours,

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

  
Dwight G. Purdy

DGP/kdh  
Enclosures  
cc: Nancy Golden, Superintendent  
Jeff DeFranco  
(doc. # 182600)