
AGENDA ITEM SUMMARY

Meeting Date: 1/23/2012
Meeting Type: Work Session
Staff Contact/Dept.: Gary M. Karp, DSD
Staff Phone No: 541.726.3777
Estimated Time: 90 minutes
Council Goals: Community and Economic
Development and Revitalization

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: GLENWOOD REFINEMENT PLAN UPDATE PROJECT, PHASE 1 (GLENWOOD PHASE 1).

ACTION REQUESTED: Conduct a joint work session with the Lane County Board of Commissioners to provide an introduction to the proposed Glenwood Phase I amendment package in preparation for the subsequent joint public hearing scheduled for February 21, 2012.

ISSUE STATEMENT: Glenwood Phase 1 proposes to:

- Amend the Eugene-Springfield Metropolitan Plan (Metro Plan) diagram to designate 122.99 acres of land to Mixed Use/Nodal Development and 144.28 acres of land to Mixed Use (TYP411-00006/PA 11-5489);
- Amend the Glenwood Refinement text and Plan Diagram to designate 33.26 acres of land to Residential Mixed Use, 14.58 acres of land to Commercial Mixed Use, 46.33 acres of land to Office Mixed Use, and 173.60 acres of land to Employment Mixed Use, and amend plan text (TYP411-00005/PA 11-5489);
- Amend the Springfield Zoning Map to zone 33.26 acres of land to Residential Mixed Use, 14.58 acres of land to Commercial Mixed Use, 46.33 acres of land to Office Mixed Use, and 173.60 acres of land to Employment Mixed Use (TYP311-00001/PA 11-5489); and
- Amend Springfield Development Code (SDC) Sections 3.4-200-280, 4.3-110, 4.3-115, Table 5.4-1, Sections 5.6-100-115, 5.12-160, 6.1-110, and Appendix 3 (TYP411-00007/PA 11-5489).

ATTACHMENTS: 1. Glenwood Phase 1 Maps
2. Glenwood Phase 1 Project Highlights
3. Summary of Citizen Advisory Committee Recommendations
4. Proposed Updated Glenwood Refinement Plan
5. Proposed SDC amendments

**DISCUSSION/
FINANCIAL
IMPACT:** The Springfield City Council has placed a high priority on the redevelopment of Glenwood and in 2008 directed staff to pursue a phased update of the Glenwood Refinement Plan with the following goals:

- Implement a contemporary and forward-thinking community vision for Glenwood based on a broad range of citizen input and Council guidance;
- Attract and facilitate appropriate land uses;
- Demonstrate Springfield's commitment to high quality development and thus provide certainty and risk reduction for development and/or redevelopment;
- Protect Springfield's investments in new infrastructure; and
- Provide responsible stewardship of the Willamette River corridor and Springfield's natural and cultural resources.

Approval of Glenwood Phase 1 will implement these goals by establishing a 20-year comprehensive plan for the Glenwood Riverfront. Collectively, Glenwood Phase 1 will ensure that new development is coordinated to create an attractive destination for living, working, and recreating that will be unique to the Eugene-Springfield area.

At the work session staff will present an overview of Glenwood Phase I, to include discussion of:

- the purpose of Glenwood Phase 1;
 - the relationship to other Citywide, Downtown, and prior Glenwood planning efforts;
 - the citizen involvement process;
 - the documentation of existing conditions;
 - the involvement of specialized consultants;
 - the key components of the Plan; and
 - how proposed Development Code Amendments will implement the Plan.
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