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March 15, 2010

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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.

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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,
URNES & WILKINSON, P.C.



Brian J. Millington

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

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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.

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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,
URNES & WILKINSON, P.C.



Brian J. Millington

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

**THORP
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Dwight G. Purdy

February 27, 2009

Bill Grile
Development Services Director
255 5th Street
Springfield, OR 97477

VIA Email: 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 Del-ranco
dgc 2/18/09

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VIA EMAIL AND REGULAR FIRST CLASS MAIL

Re: **Springfield School District No. 19- Clearwater Property**
Our File No. 12585-22

Dear Planning Commissioners:

I am writing on behalf of the Springfield School District No. 19 (School District) regarding inclusion of the School District's Clearwater property within the Urban Growth Boundary as part of the Springfield 2030 Refinement Plan (Refinement Plan).

As you know, southeast Springfield (especially the Jasper-Natron area) is experiencing growth. The School District has identified a need for a future school site of 15-20 acres to accommodate this growth. The future school site will address the projected student population shift from the west side of Springfield to the east. The School District is looking at acquiring such a site within the Urban Growth Boundary. However, it may not be financially feasible to acquire such a site or a site may not be available.

If a site within the Urban Growth Boundary can not be obtained, the School District likely would address it need by building a school on the District's Clearwater property. The Clearwater property is a 19-acre site on Clearwater Lane (Tax Lot 1802-050-1909). The Clearwater property is contiguous to but outside the Urban Growth Boundary as proposed in the Refinement Plan. The School District cannot use the Clearwater property for the construction of a new school until it is within the Urban Growth Boundary. Accordingly, the School District requests that the Clearwater property be included within the Urban Growth Boundary as part of the final Refinement Plan.

Oregon Revised Statute 195.110(6) provides:

“If a large school district determines that there is an inadequate supply of suitable land for school facilities for the 10-year period covered by the school facilities plan, the city or county, or both, and the large school district shall cooperate . . . to add one or more sites designated for school facilities to an urban growth boundary pursuant to applicable law.”

As stated in the Executive Summary of the School District's updated facilities plan, which is included with this letter, if the Urban Growth Boundary is moved south and there is additional development and population growth in that area, the Clearwater property would be a likely elementary or K-8 school site to address future growth.

As you know, expanding the Urban Growth Boundary after the Refinement Plan has been finalized would be a complex and uncertain process. By addressing this anticipated need now, the School District and Planning Commission can avoid having to readdress this issue in the future.

On behalf of the School District, thank you for your thoughtful consideration of this issue. By bringing the Clearwater property within the Urban Growth Boundary at this juncture, the Planning Commission can avoid having to revisit this issue at a future date and the School District can have certainty that the Clearwater property will be a viable option to address the growing population within the Jasper-Natron area.

Sincerely yours,

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



Brian J. Millington

BJM:kdh
Enclosure
cc: Nancy Golden, Superintendent
Jeff DeFranco
(doc #202589)

Executive Summary

This Executive Summary is part of the administrative update of our working Administrative Facilities Plan. It provides up-to-date data related to school district facilities, sites and enrollment and provides updated information to supplement our 2006 Facilities Plan. This report addresses the items laid out in ORS 195.110 requiring school facilities plans for large school districts.

Population Projection by School Age Group.

The actual enrollment for the 2009-2010 school year (using the September 30, 2009 count) is 10,847, down slightly from the previous year. Information tracking enrollment over the last 10 years is attached in *Appendix 1*.

Springfield Public Schools student enrollment peaked in 2004 at 11,138 students. Since 2004 the district has experienced slight declines every year until 2008 when the district started to experience more dramatic declines. We attribute the current trend to lower birth rates in Lane County as well as job loss in our local community due to the sustained recessionary economic environment. The district believes the current trend will continue for the next two to three years as countywide birth rates and employment constraints continue to weigh on school level enrollment. Looking at future student enrollment over the next 10 years, we are projecting flat enrollment at or around 11,000 students district-wide, but a shift in student population from the west side of Springfield to the east.

Enrollment related to functional capacity is attached in *Appendix 2*. Note that schools on the west side of the district have lower student to capacity ratios, reflecting declining student population in that area. *Appendix 2* also includes the following additional materials: a list of all district schools with locations, and district boundary maps for elementary and secondary schools.

Identification of Desirable School Sites. Springfield Public Schools has identified a need for a future school site of 15-20 acres in southeast Springfield, specifically in the Jasper-Natron area to address anticipated development and student enrollment shift. The school could be designed as a K-5 or K-8 school, dependent on enrollment needs and population growth. The district is actively working to identify and explore the possibility of purchasing such a site.

Other site-related issues include:

- *Clearwater Site.* The district currently owns a 19-acre site on Clearwater Lane. This site is contiguous to but outside the Urban Growth Boundary. If the UGB is moved south and there is additional development and population growth in that area, the Clearwater site would be a likely elementary or K-8 school site to address future growth.
- *East Thurston.* The school district owns a 65-acre site in east Thurston, next to 11 acres where Willamalane Park and Recreation District located the Bob Artz softball fields. This site could be used for a potential middle school in east Springfield. This school would not be

- an additional middle school but a potential replacement site for Thurston Middle School. This is currently not a feasible option due to lack of public utility service, specifically sewer service. Growth in the east Thurston area could result in additional utility service to the area.
- *High School Needs.* The District has a long-standing recommendation from past citizen advisory committees to acquire sites adjacent to the high schools, particularly landlocked Springfield High School.
 - *Rainbow Site.* The District has declared the Rainbow site surplus because of declining enrollment on the west side of the district. The school district will not need to site an elementary school in this area.

Physical Improvements Needed in Existing Schools. Facilities staff regularly assesses school facilities related to maintenance and security needs. See the building-by-building assessments in *Appendix 3.* *Appendix 4* includes a spreadsheet of all major capital improvement projects completed since 2006, providing an update on progress made since the 2006 Facilities Plan. *Appendix 5* is an updated spreadsheet of anticipated priority of projects for the next 10 years. Of course, the potential exists for having failed systems that raise new physical improvement priorities.

Financial Plans to Meet School Facility Needs.

Sites and Facilities Committee Recommendation. The last three Sites and Facilities Committees have repeated a recommendation to the school district that any proceeds from the sale of land or facilities should be placed in a separate fund dedicated to land purchases (see below). We think this is sound practice and encourage the Board to continue to provide this funding for necessary land acquisitions needed as Springfield expands.

- 2006 – *“The committee strongly recommends that any proceeds from selling or developing sites continue to be dedicated for future land needs versus other District operational budget needs.”*
- 2002 – *“The District should reuse any monies or value created from the sale or trade of real estate and/or real properties to be used in advance the goals of these recommendations, especially site acquisition or land exchanges. The District should maintain the discipline of trading or selling property for property (capital fund) and not using the proceeds from the sale of property for General Fund purposes.”*
- 1991 – *“The District should reuse any monies created from the sale or trade of properties to help advance the basic recommendations of this report, especially the site acquisition and capital improvement projects for facilities.”*

Potential Funding Strategies. Potential funding strategies include:

- The school district will be looking at a potential future bonding for the following: to purchase of additional school site(s), new school construction to replace outdated facilities that are no longer cost-efficient to repair, and to fund major capital improvements for existing facilities with the goal of extending the life of the facility and protecting the

community's investment in schools. Currently, the anticipated time line is 2012 at the earliest and 2016 at the outside for local bonding for facilities.

- The district will continue to look at innovative bonding strategies (e.g., Qualified Zone Academy Bonds (QZAB), Qualified School Construction Bonds (QSCB) to provide ongoing funding for construction while minimizing the borrowing rate.
- The district will continue to advocate for federal funding for facilities needs and to search out federal funding.
- The district has received funds through American Recovery and Reinvestment Act (ARRA) funded state energy programs and will continue to pursue funding opportunities.
- We will look to continue to partner with the City on the EECBG (Energy Efficient Conservation Block Grants) to improve district facilities and make them more energy efficient.
- The school district will continue to provide funding within the General Fund for repairs and maintenance of district facilities in our efforts to be proactive through ongoing maintenance to protect the public investment in school facilities. The school district will continue to fund minor and major capital improvements.
- Excise Tax. A citizens committee will meet to explore the option of generating tax revenue from assessing a tax on new construction, as allowed by SB 1036 (2007). Funds generated from an excise tax must be dedicated to a capital construction fund. No decision has been made at this time, and the school board will review any citizens committee recommendation for future action.

Alternatives to New School Construction and Major Renovation. Springfield Public Schools is committed to evaluating costs of maintenance over time in making facility decisions. This process was used to inform the recommendation to construct replacement schools for Thurston and Maple elementary schools. At this time, the district has not identified another building for replacement, but a facility assessment would be required prior to making a decision to replace a facility.

- **Multistory Schools.** The district has been moving toward multiple story schools over the last 15 years, including Agnes Stewart Middle School which opened in 1997 and the replacement Maple and Thurston elementaries which opened in September 2009. Since limited acreage is available in Springfield, the school district will continue to look at constructing multistory schools in future.
- **Partnership with Willamalane.** The school district has made a conscious decision to partner with Willamalane related to facilities. At several of our sites (e.g., Guy Lee, Page, Douglas Gardens, Springfield High School, the east Thurston-Bob Artz site, and the Reed site) school district property adjoins Willamalane property, providing opportunities for sharing public space. As the school district is looking for a new site in southeast Springfield, one goal will be to find a way to seek to find a site that presents the opportunity to share with other public agencies.

Ten-Year Capital Improvement Plans. The school district hired the architectural firm of Dull Olson Weekes to review school facilities and make recommendations on high, medium and low

January 1, 2010

priority needs for each facility. This information is located behind the "Sites and Facilities Review Process" in the 2006 facilities plan process.

- The district's Facilities Department maintains an ongoing list of facility needs. *Appendix 5* is an updated spreadsheet of anticipated priority of projects for the next 10 years. Of course, the potential exists for having failed systems that raise new physical improvement priorities.

Site Acquisition Schedules and Programs. At this time, the discussion about land acquisition by the school district relates to the recommendation to purchase 15-20 acres site in southeast Springfield. The plan would be for that to occur in the next one to five years. The school district's Clearwater Lane site is contiguous to the UGB. Development in that area may require use of that site or similar site for a future elementary of K-8 school.