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MICHEAL M. REEDER

March 16, 2010

Springfield Planning Commission  
c/o Springfield Development Services  
225 Fifth Street  
Springfield, Oregon 97477

Lane County Planning Commission  
c/o Lane County Land Management Division  
125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

Re: Springfield 2030 Refinement Plan - LRP2009-00014 & PA09-6018  
Testimony of Amigos III, LLC

Ladies and Gentlemen:

This firm represents Amigos III, LLC, the owner of a 1.19-acre parcel located east of 58<sup>th</sup> Street and north of Main Street, Assessor's Map 17-02-34-32, Tax Lot 202 (see Exhibit A). The purpose of this letter is to respectfully request that you recommend to the Springfield City Council and the Lane County Board of Commissioners that Tax Lot 202 (the "Subject Property") be designated as Commercial rather than Medium Density Residential ("MDR") as has been proposed by City staff.

Staff are proposing to designate the Subject Property MDR rather than Commercial in the draft Springfield 2030 Refinement Plan (the "SRP") (see Exhibit B). In speaking with City staff, staff indicated that the reason the Subject Property is recommended for MDR rather than Commercial is because the current *Metro Plan* Diagram seems to indicate that the Subject Property is already MDR and the draft RFP designation of MDR would therefore be consistent with the current *Metro Plan* designation. Specifically, staff indicated that when interpreting the *Metro Plan* Diagram, 58<sup>th</sup> Street is an identifying marker that separates Commercial-designated property from MDR-designated property. However, this is in error.

Although the *Metro Plan* Diagram may appear to divide Commercial properties from MDR properties at 58<sup>th</sup> Street, land use decisions since the creation of the *Metro Plan* Diagram

(aka "blob map") have interpreted properties on the east side of 58<sup>th</sup> Street, north of Main Street and south of the School District property (i.e. Thurston High School) as Commercial.

**The Metro Plan Designation for the Subject Property is Commercial**

At least a significant portion of the Subject Property has already been identified as Commercial. Exhibit C to this letter is an April 17, 2001 Planning Commission decision (Jo. No. 2001-03-0052) to approve a zone change from General Office Commercial to Community Commercial for the property directly to the south of the Subject Property, known as 5846 Main Street, Tax Lot 300 (the "Hageman Decision"). Not only does the Hageman Decision conclude that Tax Lot 300 is Commercial, but the first page of "Exhibit A" of the Hageman Decision also identifies former Tax Lot 200, which is the property directly to the north of Tax Lot 300, as being designated Commercial by the *Metro Plan*: "The parcel north of the subject site [former Tax Lot 200] is classified [i.e. zoned] Medium Density Residential but the Metro Plan designation is Commercial." (Emphasis added). Former Tax Lot 200 is now part of the Subject Property. Since the primary purpose of the *SRP* is to create a parcel specific diagram, the Subject Property should be designated Commercial in its entirety.

**The Commercial Designation Appropriate for this Site**

The Commercial designation is the appropriate designation for the Subject Property. Not only should the Subject Property remain Commercial because such an action would be most consistent with the current *Metro Plan*, but such a designation will provide the owner of the Subject Property with greater ability to market or develop the Subject Property at a higher intensity than would be allowed under staff's proposal, MDR, thereby inducing infill development.

The Subject Property is located at the convergence of Commercial-designated property and a possible future nodal area. The Subject Property is bounded by Commercial on the west and the south. A fully-improved North A Street abuts the Subject Property directly to the north. A small, vacant General Office (GO) zoned parcel and Thurston High School are located to the north of North A Street. Parcels zoned GO provide a transitional buffer for the MDR-designated and -zoned property to the east (see Exhibit D). The Subject Property is surrounded by properties that are occupied with commercial retail uses. LibertyBank has a bank to the southeast, and the property to the south is occupied by a Dutch Bros. drive-up coffee stand. A carwash is located to the west of the Subject Property. A strip retail development occupied by a tanning salon, restaurant and other retail shops is located to the immediate southwest of the Subject Property. A 7-11 Store is located at the northeast corner of 58<sup>th</sup> Street and Main Street. Directly across Main Street to the south is a Burger King and a Walgreens drug store. Designating the Subject Property as Commercial would be consistent with the Commercial-designated and retail uses of the property to the west and south and would be buffered by GO to the east and north. Specifically, Tax Lot 201, Tax Lot 500, Tax Lot 501, Tax Lot 510, Tax Lot 400 and Tax Lot 511

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are all zoned GO and are an adequate buffer between Commercial property to the west and MDR property to the east from the Subject Property.

The Subject Property is currently zoned for commercial activity. GO is a commercial zone. The owner of the Subject Property invested heavily in the construction of North A Street in order to facilitate the development of the Subject Property for commercial uses. The Subject Property, as well as the community, is better served by a Commercial designation and zoning.

**Conclusion**

The owner of the Subject Property respectfully requests that you recommend that the draft SRP be amended to designate the Subject Property as Commercial rather than MDR. Thank you for your consideration in this important matter.

Very truly yours,



Micheal M. Reeder  
Attorney for Amigos III, LLC

MMR:jgh

*Attachments:* Exhibits A – D

cc: Client

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