

ARNOLD GALLAGHER PERCELL
ROBERTS & POTTER

A Professional Corporation

ATTORNEYS AT LAW

800 U.S. Bank Center
800 Willamette Street
Eugene, OR 97401

Telephone: (541) 484-0188
Facsimile: (541) 484-0536
E-Mail: mreeder@agsprp.com
www.arnoldgallagher.com

Correspondence:
P.O. Box 1758
Eugene, OR 97440-1758

MICHAEL M. REEDER

March 26, 2010

VIA E-MAIL ONLY

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

VIA E-MAIL ONLY

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

Re: Springfield 2030 Refinement Plan – LRP2009-00014 & PA09-6018
Post-Hearing Testimony of Rosboro, LLC

Dear Planning Commissioners:

You may remember that I represent Rosboro, LLC (“Rosboro”) and testified at the March 16, 2010 joint-planning commission hearing regarding Rosboro’s property located at 28th and F Streets (Map 18-02-06, Tax Lots 1003, 1004 and 1200) (the “Subject Property”). I ask that this letter, with its attachments, be placed into the record for LRP2009-00014 & PA09-6018. The purpose of this letter is to provide you with additional testimony in response to the questions and issues raised at the March 16, 2010 hearing. Below is Rosboro’s additional testimony:

Aerial Photo of Subject Property

At the hearing, some of the planning commissioners were interested in seeing an aerial photo of the Subject Property. Please see the attached plan/zone conflicts aerial map that shows the Subject Property in bold, black outlines. Please note the underutilization of the Subject Property. The Subject Property is well-positioned to be utilized in a manner to generate revenue for the City and jobs for the community - satisfying the goals of infill redevelopment as articulated in the draft *Springfield 2030 Refinement Plan* (the “SRP”).

School District

At the hearing, one of the planning commissioners was interested in seeing a written statement from Springfield School District No. 19 (the “School District”) regarding the School District’s

position on our request. At the hearing I had mistakenly believed that I had received an email from School District's Director of Facilities, Jeff Defranco, that would substantiate my oral testimony. However, after reviewing my files, I find that I do not have an email so stating as I originally believed. Although I do not have any written documentation regarding the School District's position, Rosboro has reached out to the School District and explained its position and provided an opportunity for the School District to voice any support or concerns that it may have. See the attached March 3, 2010 email from me to School District officials. Additionally, Rosboro initiated a conference call with Mr. Defranco to go over Rosboro's position and to find out the School District's position on the matter. From this conference call, it is my understanding that the School District does not have an objection to Rosboro's request. Additionally, I am sending this letter to Brian Millington of the Thorp Purdy law firm, who represents the School District.

Parcel Specific Designations

City staff have proposed that both Tax Lot 1003 and Tax Lot 1200 be split-designated (Heavy Industrial on the western portions of both tax lots and Light Medium Industrial for the eastern portions). Please see the attached draft *SRP* Diagram showing the proposed designation of that split between Heavy Industrial and Light Medium Industrial. However, one of the primary purposes of the proposed *SRP* package is to provide a parcel-specific plan diagram for Springfield (as opposed to the current "blob" *Metro Plan* Diagram). Splitting the designation on both of these two tax lots defeats this goal. Therefore, Tax Lot 1003 and Tax Lot 1200 should both be designated Heavy Industrial in their entirety.

Conclusion

For the reasons stated above and those addressed in my March 16th letter and oral testimony, Rosboro respectfully requests that you recommend to the City Council and Board of Commissioners that the Subject Property be designated Heavy Industrial, consistent with the Subject Property's current zoning classification. Thank you for your consideration on this important matter.

Very truly yours,



Micheal M. Reeder
Attorney for Rosboro, LLC

MMR:jgh

Attachments

Email only cc: Brian Millington (w/attachments)
Bill Grile (w/attachments)
Kent Howe (w/attachments)
Greg Mott (w/attachments)
Linda Pauly (w/attachments)
Client (w/attachments)