

Proposed RiverBend Master Plan Amendments and Zone Change/Plan Amendment

1. Relocate Building D to be integral with the medical center east of RiverBend Drive.
2. Construct two separate above-grade parking structures, rather than one, and update project phasing to allow for construction of the parking structures with Phase 1 (i.e., available upon opening of the medical center).
3. Remove the Maple Way right-of-way along the north edge of the original Master Plan boundary to accommodate structured parking and proposed medical buildings at the north end of the campus.
4. Realign utility connections within the site.
5. Extend St. Joseph Place and RiverBend Drive to where they intersect and revise the access driveway to connect to the eastern end of the St. Joseph/RiverBend intersection.
6. Modify internal site circulation to improve access, circulation and wayfinding.
7. Rezone 3.5 acres to Medical Services (with corresponding change to Plan diagrams) to support the above changes proposed and incorporate this area and associated right-of-way extensions into the Master Plan.
8. Include existing Medium Density Residential-zoned areas south of St. Joseph Place and west of the Springfield Utility Board electric substation in the Master Plan boundaries.
9. Include the existing structure at the end of Baldy View Lane for continued use accessory to the medical center.