

0609 Marcola Meadows

March 28, 2007

WHY MARCOLA MEADOWS IS NOT LIKE HOME DEPOT

Selected denial findings for Home Depot Metro Plan Amendment 00-12-254 and responses

regarding current application:

Home Depot Finding 3:4 cites *Economic Element Policy #B.16:*

Utilize processes and local controls, which encourage retention of large parcels... of industrially

or commercially zoned land to facilitate their use or reuse in a comprehensive rather than

piecemeal fashion.

Marcola Meadows Application: The Marcola Meadows Master Plan will replace the existing

Conceptual Development Plan whereas the Home Depot application simply asked to break off a

piece without addressing the whole. The Home Depot proposal was to remove approximately 8

acres from an approved 56-acre Conceptual Development Plan. That plan was created, in part, to

implement Policy #B.16. By contrast, the current proposal will bring 100 acres under a Master

Plan.

Home Depot Finding 5 cites *Economic Element Policy #B.6:*

Increase the amount of undeveloped land zoned for light industrial and commercial uses correlating the effective supply in terms of suitability and availability with the projections of

demand.

Marcola Meadows Application: The findings submitted with the Marcola Meadows proposal

establish a quantified correlation between the supplies of industrial, commercial, and residential

land based on the adopted and acknowledged projections of demand. These findings also discuss

thoroughly the suitability of the site relative to other CI properties in the inventory. The proposal

will be an important implementation of Policy #B.16.

Home Depot Finding 7: “The Council finds that there are other industrial zones suitable for

building supply uses. Warehouse Commercial / Retail uses, especially building materials, are

permitted in Light/Medium Industrial and Heavy Industrial zones (Springfield Development

Code 20.020(6)).”

Marcola Meadows Application: The City of Springfield Planning Commission approved ZON

2006-024, which formalized the assertion made in Metro Plan amendment 00-12-254
Finding 7
that Home Improvement Centers are permitted in LMI and HI zoning districts. However,
the
Oregon Department of Land Conservation and Development ruled that this action did not
comply with state and local requirements for such amendments. Therefore , Finding 7 is
no
longer valid.

Home Depot Findings 10 and 11

10: “There is nothing in the record to suggest that Springfield has an excess inventory of
Campus
Industrial property. The Metro Plan as it stands is intended as a coordinated,
comprehensive
action that supports a variety of policies. These policies are derived from compliance
with
statewide land use goals, administrative rules, and what is in the best interests of the
community
for a balanced economic, social and environmentally responsible future.”

11: “There is nothing in the record to warrant the conversion of this Campus Industrially
zoned
property to commercially zoned property.”

Marcola Meadows Application: The *Metropolitan Industrial Lands Policy Report* did
not
project demand specifically for Campus Industrial land. The nearly 1,000 acres of land
recommended for CI designation in the adopted and acknowledged *Metropolitan
Industrial
Lands Policy Report* was deemed sufficient till at least the end of the planning period.
Since the
inventory was completed, the net result of designation changes has increased the supply
of CI
land by over 160 acres. This is documented in the application and supplemental
materials. The
table below documents these changes.
The application also documents the imbalance of land inventories and presents sound
economic
reasons for reapportioning industrial, commercial and residential land supplies as
proposed. A
coordinated and comprehensive effort to implement the policies of the Metro Plan cannot
fail to
acknowledge the importance of balancing land supplies. Maintaining equilibrium
between the
various land supplies is in the best interest of the community.

Current and 1993 MILPR Proposed CI Inventory

Region Site 1993 Recommended acres Current acres File #

1 29 LMI CI 67.2 LDR -67.2 MA 92-002

2 37 P&O, SLI' CI 180 CI

47 LMI CI 48.8 LMI -48.8 not converted

84 SLI CI 215 CI

4 2 UR UR" 46.2 UR

5 1 SLI CI 76.3 CI

2 SLI CI 30.3 CI, C''' -10 MA 02-009

3 SLI CI 2.8 CI

7 5 SLI CI 86.1 CI

25 SLI CI 243 CI

MILPR recommended CI inventory 995.7

MILPR sites not recommended for CI inventory

2 29 LMI, SLI, NR LMI, NR CI 44.8

43 SLI N/A CI 103

51 LMI, NR LMI, NR CI, NR* 63.2

5 N/A** Non-Industrial N/A CI 77 MA 91-001

Adjustments to CI inventory 162

Current Adjusted Metro CI inventory 1158

' The *MILPR* estimated only 180 of 326 acres were developable

" University Research is thought synonymous with CI

''' Approximately 10 acres of original 30.3 designated Commercial

* 11 acres of the original 74.3 are designated NR

** Approximately 75 acres of CI were added adjacent to Site 1, Region 5 *WAP* adoption

The 1993 study was based on 1989 inventory. The *Metro Plan* SLI description became CI via MA 92-001 (adpt 10/9

***MILPR* Designations 2004 *MetroPlan* Designations**