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**MEMORANDUM****CITY OF SPRINGFIELD**

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**DATE OF TRANSMITTAL:** March 18<sup>th</sup>, 2008**TO:** Springfield Planning Commission**PLANNING COMMISSION  
TRANSMITTAL  
MEMORANDUM****FROM:** David Reesor, Planner III **SUBJECT:** Land Use Efficiency Measures - Stakeholder Committee Recommendation

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**ISSUE:** City Staff and ECONorthwest (consultant) will present the Housing Stakeholder Committee recommendation regarding appropriate land use efficiency measures for Planning Commission review. Tonight's meeting will allow additional group discussion of the efficiency measures; followed by a consensus building process which will result in a Planning Commission recommendation of appropriate efficiency measures to be sent to the City Council for review.

**DISCUSSION:** On January 7th, 2008, the Planning Commission and Housing Stakeholder Committee received a packet of information regarding land use efficiency measures. Planning Commissioners and Stakeholders were asked to complete an online survey which allowed each Planning Commissioner/ Stakeholder to individually express his/her thought of the level of appropriateness of each efficiency measure.

Survey results were shared with the Planning Commission on February 20<sup>th</sup>, 2008, and with the Housing Stakeholder Committee on February 28<sup>th</sup>, 2008. A final Stakeholder Committee recommendation was formed at the February 28<sup>th</sup>, 2008 Stakeholder meeting, which is now being presented to the Planning Commission. The Stakeholder Committee went through a consensus building process on February 28<sup>th</sup>, 2008, which resulted in categorizing each land use efficiency measure in one of three categories: (1) high priority (2) medium priority (3) low priority. Some of the low priority measures are policies that are already implemented in Springfield. Existing measures that were classified as either "high priority" or "medium priority" are recommended for increased use. Likewise, new measures (not yet used in Springfield) that are classified as "high or medium priority" are recommended for use in Springfield.

**RECOMMENDATION:** On behalf of the Housing Stakeholder Committee, Staff asks the Planning Commission to consider the Stakeholder Committee's recommendation regarding efficiency measures.

**ACTION REQUESTED:** Planning Commission is requested to review the attached Stakeholder Committee recommendation; formulate consensus; and make a recommendation to the City Council regarding the Efficiency Measures.

**ATTACHMENTS:** Housing Stakeholder Recommendation

## **Land Use Efficiency Measures Housing Stakeholder Recommendation**

Below is a summary of the Stakeholder Committee's recommendations regarding land-use efficiency measures:

### **High-priority measures**

The Committee recommends that the Planning Commission consider implementing these measures or consider changing existing policies to increase the land-use efficiency derived from these measures.

- **Maximum lot size**
- **Minimum density in LDR**
- **Reduce street width standards**
- **Allow small lots**
- **Cluster development.** The Committee recommends that the Planning Commission examine barriers that discourage the use of cluster development.
- **Increase allowable densities.** The Committee recommends that the Planning Commission consider increasing (or eliminating) density maximums in high density zones.
- **Allow duplexes, etc.** The Committee recommends that the Planning Commission consider expanding where duplexes, tri-plexes, or quad-plexes are allowed, including allowing more of these housing types in LDR if appropriate. This includes considering elimination of the restriction that allows duplexes on corner lots only in LDR to allow more duplexes in subdivisions.

### **Medium-priority measures**

The Committee recommends that the Planning Commission give some priority to considering changing existing policies to increase the land-use efficiency derived from these measures.

- **Nodal development.** The Committee recommends that the Planning Commission consider additional areas for nodal development.
- **Allow mixed-use development.** The Committee recommends that the Planning Commission consider additional areas to allow mixed-use in conjunction with the Commercial and Industrial Buildable Lands project.
- **Transit Oriented Development.** The Committee recommends that the Planning Commission consider increasing densities allowed along corridors.
- **Allow Co-Housing.** The Committee recommends that the Planning Commission explore barriers to allowing co-housing development in LDR.

**Low-priority measures**

The Committee recommends that the Planning Commission give low-priority to these measures.

- Density bonus
- Transfer of Development Rights
- Expedited Project Review
- Accessory Dwelling Units. The Committee recommends that the Planning Commission consider modifying the code to give more flexibility for accessory dwelling units.
- Multifamily Tax Credit