

**THORP  
PURDY  
JEWETT  
&  
URNES &  
WILKINSON, P.C.**  
ATTORNEYS AT LAW

03-16-10 A03:12 IN

1011 Harlow Road, Suite 300  
Springfield, Oregon 97477  
(541) 747-3354  
Fax: (541) 747-3367  
dpurdy@thorp-purdy.com

Dwight G. Purdy

February 27, 2009

Bill Grile  
Development Services Director  
255 5<sup>th</sup> Street  
Springfield, OR 97477

VIA Email: [bgrile@ci.springfield.or.us](mailto:bgrile@ci.springfield.or.us) AND  
REGULAR U.S. MAIL

RE: Springfield Public Schools

Dear Bill:


This letter will confirm our conversation of February 26, 2009.

The Springfield Public Schools have declared their property west of Rainbow Drive and south of Island Street as surplus property. It is Tax Lot 1400 on Map 17-03-34-21 and consists of 13.54 acres. It is currently zoned Public Land and is designated Low Density Residential in the Metro Plan. We discussed that it might be possible to have the property zoned as Medium Density Residential (MDR) legislatively. If that is possible and appropriate, we would appreciate the City's assistance in having this property re-zoned MDR.

On behalf of the school board, thank you for your help.

Sincerely yours,

THORP, PURDY, JEWETT  
URNES & WILKINSON, P.C.

  
Dwight G. Purdy

DGP/kdh  
Enclosures  
cc: Nancy Golden, Superintendent  
Jeff DeFranco  
(doc. # 182600)

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SPRINGFIELD, OREGON 97477  
PHONE: (541) 747-3354  
FAX: (541) 747-3367

March 15, 2010

E-MAIL ADDRESS:  
BMILLINGTON@THORP-PURDY.COM

*Brian J. Millington*

MARVIN O. SANDERS (1912-1977)  
JACK B. LIVELY (1923-1979)  
JILL E. GOLDEN (1951-1991)

City of Springfield  
Planning Commission  
c/o Gregory Mott  
225 5<sup>th</sup> Street  
Springfield, OR 97477

**VIA EMAIL AND REGULAR FIRST CLASS MAIL**

Re: **Springfield School District No. 19 – Rainbow Property**  
Our File No. 12585-8

Dear Planning Commissioners:

I am writing on behalf of Springfield School District No. 19 (School District) regarding its vacant surplus property located at Rainbow Drive and Island Street. This property currently has a Public Land designation by the City of Springfield but is designated Low Density Residential in the Eugene-Springfield Metropolitan Area General Plan. It consists of 13.54 acres and has been declared surplus property by the School District because of declining enrollment on the west side of the school district.

In February of 2009 this firm was in contact with Bill Grile, City of Springfield Development Services Director, regarding the possibility of having this property designated Medium Density Residential legislatively. Making this designation under the Springfield 2030 Refinement Plan offers such an opportunity.

Currently the School District is experiencing a decline in student enrollment at nearby Centennial Elementary and Hamlin Middle School. In the 1996-1997 school year, Centennial Elementary's student population peaked at 586 students but its current enrollment is now down to 406 students in the 2009-2010 school year. In the 1996-1997 school year, the Hamlin Middle School student population peaked at 825 students and its current enrollment is all the way down to 442 students during this 2090-2010 school year. Reversing this decline in student enrollment is necessary in order to maintain the viability of those schools. The School District believes that a Medium Density Residential designation for this surplus property will lead to increased enrollment at Centennial Elementary and Hamlin Middle School, thereby insuring their continuing viability.

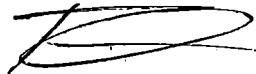
Additionally the School District believes that designating this surplus property as Medium Density Residential will be beneficial to the City due to the property's close proximity to the Centennial Commercial Center. Increasing the population density near that commercial area will promote business within the Centennial Commercial Center. Furthermore, the property is within walking distance of the Centennial Commercial Center and is on an LTD bus line, thereby promoting alternative transportation options.

Finally by changing the designation to Medium Density Residential a balancing of inventory will occur. According to the Springfield 2030 Refinement Plan there is a surplus of approximately 72 gross acres of Low Density Residential property. Medium Density Residential property has a significantly lower surplus of approximately 18 gross acres. By changing this property's Low Density Residential designation that existed under the Eugene-Springfield Metropolitan Area General Plan to a Medium Density Residential designation, there will be a more balanced inventory of the different zoning designations.

In Summary, designating this property as Medium Density Residential will be beneficial because it could reverse the trend of declining enrollment at the nearby schools which are currently below capacity. It will also benefit the City as it will result in increased density, promote commercial activity at nearby Centennial Commercial Center, promote alternative transportation and lead to a better balance of inventory of the zoning designations. On behalf of the School District, thank you for your thoughtful consideration of designating the School District's Rainbow property Medium Density Residential with the Springfield 2030 Refinement Plan.

Sincerely yours,

THORP, PURDY, JEWETT,  
URNES & WILKINSON, P.C.



Brian J. Millington

BJM:kdh  
Enclosure  
cc: Nancy Golden, Superintendent  
Jeff DeFranco  
(doc #202584)

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**VIA EMAIL AND REGULAR FIRST CLASS MAIL**

Re: **Springfield School District No. 19 – Former Mt. Vernon School Property**  
Our File No. 12585-16

Dear Planning Commissioners:

I am writing on behalf of Springfield School District No. 19 (School District) regarding the former Mt. Vernon school property located at 725 S. 42<sup>nd</sup> Street in Springfield, Oregon (The Property). The property is 3.63 acres and is improved with an existing 12,044 square-foot school building and an 8,000 square-foot gymnasium building. The school building is currently occupied and operated as an education center by Head Start of Lane County. The University of Oregon EC Cares Program also operates in a classroom within the school building. The land currently has a Public Land zoning designation. The School District requests that the property be designated High Density Residential under the Springfield 2030 Refinement Plan (Refinement Plan).

Under the Refinement Plan it is noted that the High Density Residential designation has a *deficit* of approximately 34 gross acres. Designation of this property as High Density Residential would be beneficial in that it would address some of that deficit.

Further, designation of the property as High Density Residential could facilitate the possibility of high density affordable housing on a portion of the property adjacent to Head Start, which operates in the school building. The entire site is not necessarily needed to serve the occupying programs. This would allow for flexibility for multiple uses of the site. Such a designation would be consistent with the adjacent property designations, which are Medium Density Residential and Commercial.

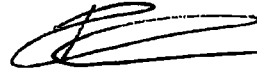
City of Springfield  
Planning Commission  
March 15, 2010  
Page 2

03-16-10 A03:12 IN

By designating the property High Density Residential in the Refinement Plan, the City will be addressing its deficit of property with that designation and will promote the viability of the potential development integrating Head Start with high density affordable housing. Such public-private partnerships have been successful in other communities. This would keep Springfield on the cutting edge of models that serve some of the neediest students and families. On behalf of the School District, thank you for your thoughtful consideration of making this designation a part of the Refinement Plan.

Sincerely yours,

THORP, PURDY, JEWETT,  
URNESS & WILKINSON, P.C.



Brian J. Millington

BJM:kdh  
cc: Nancy Golden, Superintendent  
Jeff DeFranco  
(doc #202637)

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**VIA EMAIL AND REGULAR FIRST CLASS MAIL**

Re: **Springfield School District No. 19- Clearwater Property**  
Our File No. 12585-22

Dear Planning Commissioners:

I am writing on behalf of the Springfield School District No. 19 (School District) regarding inclusion of the School District's Clearwater property within the Urban Growth Boundary as part of the Springfield 2030 Refinement Plan (Refinement Plan).

As you know, southeast Springfield (especially the Jasper-Natron area) is experiencing growth. The School District has identified a need for a future school site of 15-20 acres to accommodate this growth. The future school site will address the projected student population shift from the west side of Springfield to the east. The School District is looking at acquiring such a site within the Urban Growth Boundary. However, it may not be financially feasible to acquire such a site or a site may not be available.

If a site within the Urban Growth Boundary can not be obtained, the School District likely would address it need by building a school on the District's Clearwater property. The Clearwater property is a 19-acre site on Clearwater Lane (Tax Lot 1802-050-1909). The Clearwater property is contiguous to but outside the Urban Growth Boundary as proposed in the Refinement Plan. The School District cannot use the Clearwater property for the construction of a new school until it is within the Urban Growth Boundary. Accordingly, the School District requests that the Clearwater property be included within the Urban Growth Boundary as part of the final Refinement Plan.

Oregon Revised Statute 195.110(6) provides:

“If a large school district determines that there is an inadequate supply of suitable land for school facilities for the 10-year period covered by the school facilities plan, the city or county, or both, and the large school district shall cooperate . . . to add one or more sites designated for school facilities to an urban growth boundary pursuant to applicable law.”

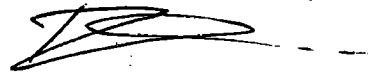
As stated in the Executive Summary of the School District’s updated facilities plan, which is included with this letter, if the Urban Growth Boundary is moved south and there is additional development and population growth in that area, the Clearwater property would be a likely elementary or K-8 school site to address future growth.

As you know, expanding the Urban Growth Boundary after the Refinement Plan has been finalized would be a complex and uncertain process. By addressing this anticipated need now, the School District and Planning Commission can avoid having to readdress this issue in the future.

On behalf of the School District, thank you for your thoughtful consideration of this issue. By bringing the Clearwater property within the Urban Growth Boundary at this juncture, the Planning Commission can avoid having to revisit this issue at a future date and the School District can have certainty that the Clearwater property will be a viable option to address the growing population within the Jasper-Natron area.

Sincerely yours,

THORP, PURDY, JEWETT,  
URNESS & WILKINSON, P.C.



Brian J. Millington

BJM:kdh  
Enclosure  
cc: Nancy Golden, Superintendent  
Jeff DeFranco  
(doc #202589)