

Downtown Springfield



The Gerlach building on
Springfield's Main Street.

Resources

City of Springfield
Springfield Renaissance Development Corporation
State of Oregon Community Solutions Team

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Partners

City of Springfield

Springfield Renaissance Development Corporation

State of Oregon Community Solutions Team

Office of the Governor

Economic and Community Development Department

Department of Environmental Quality

Department of Housing and Community Services

Department of Land Conservation and Development

Department of Transportation

Emerald Empire Arts Association

Lane Transit District

Other Community Partners

Springfield School District #19

Springfield Utility Board

Willamalane Park and Recreation District

Springfield Chamber of Commerce

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Gov. Kitzhaber meets with City officials and civic leaders on a tour of the historic Gerlach Building



RESOURCES

Projects identified for downtown Springfield in the Business Prospectus, and other development spin-offs may be assisted by a number of sources. For example, private foundation grants can assist with capital improvements (site and facility acquisition and renovation) and programming of cultural district properties.

Public resources can provide grants, loans, or credit enhancement for a wide range of public or private improvements and development projects.

Funding Sources

Sources include, but are not limited to:

- The Community Incentive Fund, a component of the state's Livability Fund, provides financial assistance for capital improvements on a wide range of projects intended to improve town center. Projects may include infill mixed-use development, rehabilitation of historic structures, and site acquisition and development that enables business location in or near a town center. The fund is administered through the Oregon Housing and Community Services Department.
- The Special Public Works Fund, a revolving fund extending loans and grants to local governments for infrastructure projects that support new industry and jobs. This fund is administered through the Oregon Community and Economic Development Department.
- ODOT's Immediate Opportunity Fund supports road and access improvement projects that provide manufacturing sector employment (e.g., needed transportation capital-improvements to support expansion at the Booth-Kelly Center area).
- "Type B" projects in the ODOT Immediate Opportunity Fund target downtown development projects and they need not be connected to manufacturing employment.
- Bonneville Power Administration provides ecosystem restoration grants to mitigate natural resource impacts on waterways.
- State-administered housing programs (e.g., Oregon Affordable Housing Tax Credit, Residential Loan Program).

Oregon Livability Initiative

Proposed by Governor John Kitzhaber and approved in 1999 by the State Legislature, the Oregon Livability Initiative is a set of tools designed to achieve five goals:

- Create more jobs in distressed communities that want economic growth;
- Increase the supply of affordable housing;
- Reduce traffic congestion and urban sprawl;
- Revitalize urban centers, downtowns, and main streets; and
- Form response teams that can quickly and effectively solve development problems, rather than simply administer agency programs.

To these ends, the Livability Initiative is comprised of two main elements:

- The Community Solutions Team (CST). This inter-agency team works with local government and community leaders on collaborative planning and problem solving, and provides coordinated state services rapidly and effectively.
- The Community Incentive Fund (CIF). With revenues from the Oregon Lottery and transportation funds, the fund provides limited grants, loans for income producing projects and projects in urban renewal districts with

- The Oregon Watershed Enhancement Board (OWEB) also administers grant funding for a variety of watershed restoration and enhancement projects.
- HOME funds administered by the City of Springfield to assist in developing affordable housing.
- Community Development Block Grants, which are administered by the City and may be eligible for certain types of housing projects (such as those targeting elderly or low-income populations, or blighted areas) and community facilities-type development.
- Technical programming assistance through a series of grant sources administered locally by the Lane Arts Council for arts and culturally-related facilities (either public or private).
- The Transient Room Tax Fund administered by Lane County and the City to support tourism-related facilities, programs, events, and ventures.

Incentives

Some incentives for downtown development are policy based. One example would be the City infrastructure policies that limit expansion of the commercial land base, and therefore place a premium on redevelopment. Other resources may be employed to further entice investment downtown. These include:

- “Attitude counts” and Team Springfield and CST partners are ready to provide support and technical assistance on issues ranging from right-of-way and transportation access, to development permitting and redevelopment options. The city’s leadership is actively seeking and supporting partnerships with the private sector to facilitate new development opportunities;
- Downtown is fully cabled for high-speed internet access, as a result of Springfield Utility Board’s 30-mile grid of fiber optic infrastructure serving the city;
- Creation of a downtown urban renewal district;
- Waivers for plan review or building permit fees for certain types of infill development and building renovation (e.g., those that promote mixed use and/or high density residential development);
- Discounts on systems development charges to give a locational advantage to certain types of downtown development.

Team Springfield, the Springfield Renaissance Development Corporation, and the Community Solutions Team invite private and non-profit sector investors to discover downtown Springfield and join us in creating renewed economic vitality in the city center.

available tax increment financing, and credit enhancement or partial loan guarantees for commercial banks or other private funders to mitigate repayment or collateral risk.

CIF projects may be used for publicly or privately sponsored and owned improvement projects. Funds must be used for capitalized project costs and cannot be used for planning, technical assistance, or other operating costs. A sample of eligible projects include:

- Rehabilitation of historic, under-utilized buildings in a downtown district providing ground-level commercial space and upper-story residential units.
- Infill mixed-use development providing affordable housing (either on a rental or ownership basis).
- Site acquisition or development enabling an employer to locate in or near a town center.
- Development of public open space as part of a community revitalization effort.
- Publicly owned improvements as part of a Main Street project improving the economic vitality of a downtown area.
- Development of a housing or commercial project near a transit line when the project has a clear link to community revitalization plans.