



Planning Commission Agenda

Community Development Director:

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Comprehensive Planning Manager:

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Management Specialist:

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City Attorney's Office:

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Online at www.springfield-or.gov

Planning Commissioners:

Sophie McGinley, Chair

Andrew Landen, Vice Chair

Kuri Gill

Grace Bergen

Michael Koivula

Matthew Salazar

Open Position

Due to State-wide orders regarding social distancing and large gatherings, this meeting will be available via phone and internet using Zoom Meeting. Members of the public wishing to attend this meeting electronically can call in or attend virtually by following the directions below. This information can also be found on the City's website.

From your computer, tablet or smartphone

<https://zoom.us/j/92014521651?pwd=UW1eGdpVzBISUkrZDdXcnVjdDFIZz09>

Meeting ID: 920 1452 1651; Passcode: 154185

Dial by your location

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All proceedings before the Planning Commission/CCI are recorded.

To view agenda packet materials or view a recording after the meeting, go to SpringfieldOregonSpeaks.org

June 15, 2021

5:30 p.m. CCI Session

CALL TO ORDER

ATTENDANCE: Chair McGinley____, Vice Chair Landen____, Koivula____, Gill____,
Bergen____ and Salazar____.

CCI SESSION ITEM(S)**1. Development Code Update Project**

Staff: Mark Rust
90 Minutes

ADJOURNMENT

**Tuesday
June 15, 2021**

**7:00 p.m. Regular Session
Virtual**

CONVENE AND CALL TO ORDER THE REGULAR SESSION OF THE SPRINGFIELD PLANNING COMMISSION

ATTENDANCE: Chair McGinley _____, Vice Chair Landen _____, Gill _____, Koivula _____, Bergen _____ and Salazar _____.

PLEDGE OF ALLEGIANCE

ADJUSTMENTS TO THE REGULAR SESSION AGENDA

In response to a request by a member of the Planning Commission, Staff or Applicant; by consensus

BUSINESS FROM THE AUDIENCE

Testimony is limited to 3 minutes; testimony may not discuss or otherwise address public hearings appearing on this Regular Session Agenda

APPROVAL OF MINUTES

- February 4, 2020 Work Session
- March 17, 2020 Committee for Citizen Involvement
- March 17, 2020 Work Session
- November 17, 2020 Committee for Citizen Involvement
- May 18, 2021 Work and Regular Session

QUASI-JUDICIAL PUBLIC HEARINGS

1. Metro Plan Diagram Amendment (811-21-000096-TYP3) and Zone Change (811-21-000097-TYP4)

**Staff: Andy Limbird, Senior Planner
30 Minutes**

CONDUCT OF QUASI-JUDICIAL PUBLIC HEARING BEFORE THE PLANNING COMMISSION

- ☐ Staff explanation of quasi-judicial hearing process (ORS 197.763 and Springfield Development Code 5.2-120 through 5.2-150)
- ☐ Chair opens the public hearing
- ☐ Commission members declaration of potential conflicts of interest; disclosure of "ex-parte" contact
- ☐ Any challenges to the impartiality of the Commissioners or objection to the jurisdiction of the Commission to hear the matter
- ☐ Staff report
- ☐ Testimony from the applicant
- ☐ Testimony in support of the application
- ☐ Testimony neither in support of nor opposed to the application
- ☐ Testimony opposed to the application

- ☐ Summation by staff
- ☐ Rebuttal from the applicant
- ☐ Planning Commission questions to staff or public
- ☐ Close or continue public hearing; close or extend written record (continuance or extension by motion)
- ☐ Planning Commission Deliberations – discussion of the proposal including testimony and evidence addressing the applicable approval criteria
- ☐ Motion to approve as presented, approve with modifications, or deny the application based on the findings of fact contained in the staff report, oral and written testimony, and all other evidence submitted into the record

REPORT OF COUNCIL ACTION

BUSINESS FROM THE PLANNING COMMISSION

BUSINESS FROM THE DEVELOPMENT AND PUBLIC WORKS DEPARTMENT

ADJOURNMENT

Minutes Approved: _____

Attest By: *Brenda Jones*

City of Springfield
Work Session Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD PLANNING COMMISSION HELD
TUESDAY, February 4, 2020

The City of Springfield Planning Commission met in a work session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon, on Tuesday, February 4, 2020 at 6:00 p.m., with Commissioner Koivula presiding.

ATTENDANCE

Present were Chair Sherwood by Cell Phone, Vice-Chair Gill, Commissioners Vohs, Landen, Koivula and McGinley. Also present were: Comprehensive Planning Manager Sandy Belson, Assistant City Attorney Kristina Kraaz and Management Specialist Brenda Jones.

ABSENT

- None

CITY ATTORNEY'S OFFICE

Kristina Kraaz Assistant City Attorney presented a Memorandum to the Springfield Planning Commission regarding Simon Investment Properties, LLC v. City of Eugene, LUBA 2019-068 (Oct. 25, 2019).

Commissioner Koivula had requested information regarding the Eugene land use appeal that was discussed in an attached news article and potential impacts to the Springfield Code Update Project. The case out of the Oregon Land Use Board of Appeals (LUBA) is Simon Investment Properties, LLC v. City of Eugene, LUBA 2019-068 (Oct. 25, 2019)

WORK SESSION-

Item: DEVELOPMENT CODE UPDATE PROJECT- PUBLIC REVIEW DRAFT

No formal action is needed or requested. This meeting is an opportunity for staff to report to the Planning Commission on the City Council direction received at the February 3, 2020 meeting on releasing the public review draft of the code and for the Planning Commission to provide input and feedback on the Development Code Update.

Staff last presented to the Planning Commission on this project on January 21, 2020. At this meeting staff updated the Planning Commission on the Development Code Update Project progress and upcoming steps.

PowerPoint Presentation presented: Springfield Development Code Update Project; Public Review Draft dated February 4, 2020.

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Springfield Planning Commission
Committee for Citizen Involvement
Tuesday, March 17, 2020

Committee for Citizen Involvement: Commissioner Sherwood (By Cell Phone), Kuri Gill, Grace Bergen (By Cell Phone), Tim Vohs, Andrew Landen, Michael Koivula.

Absent: Commissioner Sophie McGinley

Staff: Sandy Belson, Comprehensive Planning Manager; Brenda Jones, Planning Commission Assistant; Kristina Kraaz, Assistant City Attorney; Mark Rust, Senior Planner.

ITEM 1: DEVELOPMENT CODE UPDATE PROJECT- TECHNICAL ADVISORY COMMITTEE

Mark is requesting appointment to the Employment Technical Advisory Committee (TAC). Mark presented the background for the Community Engagement Plan, which started with Residential development, we are now moving into the Employment Technical Advisory Committee. He listed the eight (8) categories he is looking for: Springfield Chamber of Commerce; Commercial Industrial Developer; Commercial/Industrial Contractor; Business Owner; Consultant (Land use, engineering, architect, etc.); Commercial Realtor; Commercial Appraiser, and Springfield Consumer. Mark has met with the City Council and they encouraged Mark to keep the recruitment process open since he did not receive an application for the Commercial Appraiser.

On February 25, 2020 recruitment of TAC members started and included a media release, E-Update to interested parties, social media post, posting on City webpage, and direct appeals to prior participants code related projects and organizations/individuals with connections to desired interest groups. There have been 9 applications received.

Mark believes that with nine people having applied for the TAC is an appropriate size for the group, being manageable and efficient given the tight timeline for this project.

1. Brue Berg (Business Owner and Springfield Consumer)
2. Philip Farrington (Springfield Chamber of Commerce Representative, Business owner representative)
3. Matthew Hilton (Commercial realtor)
4. Tim Hilton (Consultant, Springfield consumer)
5. Richard Hunsaker (Commercial/Industrial developer, Business Owner, Springfield consumer)
6. James McLaughlin (Consultant)
7. Tony Rodriguez (Commercial/Industrial Contractor)
8. Richard Satre (Consultant)
9. Dan Skotte (Commercial/ Industrial Contractor)

Mark is requesting and recommending that the CCI appoint all those that applied for this TAC and to also to keep the recruitment open until the last position Commercial Appraiser has been filled.

The CCI discussed the pros and cons of appointing now v. waiting until they receive additional applications.

Motion 1: Commissioner Koivula motioned to approve the 9 applications and seconded by Commissioner Vohs with the addition to leave the application process open to get additional applications for the Springfield Consumer and Appraiser.

Commissioner Sherwood agrees with Commissioner Bergen to keep all the categories open so we don't run the risk of losing good applicants for this TAC.

Commissioner Koivula withdrew his motion.

Motion 2: Commissioner Vohs moved to leave the recruitment open for all categories, option 3.

Commissioner Kuri read aloud Option 3. Approve all of the TAC members that have applied and extend the recruitment to fill the commercial appraiser category.

Commissioner Kuri asked for a second, seeing none. Motion died.

Motion 3: Commissioner Bergen moves to approve all applicants leaving the recruitment for all categories open

Seconded by Commissioner Sherwood.

Motion approved 6:0:1 (absent McGinley)

City of Springfield
Work Session Meeting

MINUTES OF THE WORK SESSION MEETING OF
THE SPRINGFIELD PLANNING COMMISSION HELD
TUESDAY, March 17, 2020

The City of Springfield Planning Commission met in a work session in the Jesse Maine Meeting Room, 225 Fifth Street, Springfield, Oregon, on Tuesday, March 17, 2020 at 6:30 p.m., with Commissioner Koivula presiding.

ATTENDANCE

Present were Chair Sherwood and Commissioner Bergen by Cell Phone, Vice-Chair Gill, Commissioners Vohs, Landen, and Koivula. Also present were: Comprehensive Planning Manager Sandy Belson, Assistant City Attorney Kristina Kraaz and Management Specialist Brenda Jones, Senior Planner Mark Rust.

ABSENT

- Commissioner McGinley- Excused

WORK SESSION-

ITEM: DEVELOPMENT CODE UPDATE PROJECT- QUARTERLY UPDATE

No formal action is needed or requested. This meeting is an opportunity for the Planning Commission to provide input and feedback on the Development Code Update Project process.

Staff is working on public outreach efforts to engage the community to receive feedback and input on the draft housing code sections. Staff will review some of the housing code sections with the Planning Commission at the work session. A community open house event is being planned within the next couple of months.

Recruitment for the Phase 2 Technical Advisory Committee closes on March 4, 2020. Staff will present the applications received to the Committee for Citizen Involvement on March 17th with a request for appointments.

Mark went through the Questions and Answers for the Middle Housing Legislation- Oregon House Bill 2001

- What is Middle Housing?
- What is the new Middle Housing Legislation?
- Do the new middle housing laws ban single unit homes?
- Will development standards for middle housing change?
- When will new middle housing development be allowed?
- What about single unit home conversions?
- What changes to Accessory Dwelling Units (ADU) standards are needed?
- What is the process for adopting new land use regulations?

- How do I get involved or stay informed?

ADJOURNMENT

The meeting was adjourned at 7:00 p.m.

Minutes Approved: _____

Attest By: *Brenda Jones*

Springfield Planning Commission
Committee for Citizen Involvement
Tuesday, November 17, 2020

Committee for Citizen Involvement: Troy Sherwood, Kuri Gill, Grace Bergen, Tim VoHS, Andrew Landen, Michael Koivula. Absent: Commissioner Sophie McGinley

Staff: Sandy Belson, Comprehensive Planning Manager; Brenda Jones, Planning Commission Assistant; Kristina Kraaz, Assistant City Attorney; Mark Rust, Senior Planner; Molly Markarian, Senior Planner; Monica Sather, Senior Planner; Melissa Carino, Senior Planner; Loralyn Spiro, Lead Communication Coordinator.

Audience: Greg James, Springfield Resident

ADJUSTMENT TO CCI AGENDA

Chair Sherwood moved item "Outreach in Eugene during COVID", to a later Planning Commission Meeting.

Item 1: General Public Comment

Greg James congratulate Commissioner Troy Sherwood for a great 4 years of service to the Planning Commission. He also showed appreciation to Commissioner VoHS for his 8 years of service to the Citizen of Springfield.

Item 2: Using SpringfieldOregonSpeaks

This is the Commissioner opportunity to become familiar with the new platform created by People Speaks that allows for asynchronous meetings in a virtual environment.

Sandy explained that since the public meetings have gone to on-line format, staff started exploring various tools that would facilitate citizen involvement in planning projects and meetings. Staff identified People Speaks as a platform designed as a public/private partnership by planners and software engineers to meet the needs of Planning Commission and other city committees. Use of SpringfieldOregonSpeaks will facilitate the opportunity for the public to participate outside the traditional single-evening timeframe.

Sandy provided an overview of SpringfieldOregonSpeaks. Commissioners who had a chance to fully explore the site liked what they saw and thought it would be useful to the general public. Commissioners asked the following questions for which staff will find out the answers:

1. How long meetings would be archived on the platform?
2. Can there be links to past meetings on the same agenda topic?
3. How does the voting work? In particular, there should be no "Pre-voting".

Minutes Approved: _____

Attest By: *Brenda Jones*

Item 3: Wetland Riparian Corridors Explained: What are they, and why do they matter?

Monica is interested in using this opportunity to test the SpringfieldOregonSpeaks platform by providing an overview of what wetlands and riparian corridors and what they offer. From there, staff would like to hear from the CCI about these two items:

1. Identify the functions of wetlands and riparian corridors that appear relevant to the Urban Growth Boundary (UGB) expansion areas
2. Sharing examples of favorite places with water resources (such as wetlands and riparian corridors) and why these places are considered CCI Members' favorites.

Some of the comments from the CCI were that they loved the accessibility of the packet through SpringfieldOregonSpeaks and how easy the video was to load and view.

As Monica went into the packet, the Commissioners had additional questions regarding the Wetlands and Riparian areas in Springfield:

1. Are there plans to do anything on the Mill Race from 28th Street through those areas with the Auto wrecking yards? Monica will need to get back to the CCI.

The CCI had a great conversation on "What is the CCI's favorite wetland and/or Riparian area".

COMMISSION UPDATES

Commissioners shared updates on past Council meetings and requested that this be a regular item on future CCI meetings.

Adjournment: 7:15 p.m.

Springfield Planning Commission
Work & Regular Session
Tuesday, May 18, 2021

Planning Commissioner: Chair Sophie McGinley, Michael Koivula, Kuri Gill, Grace Bergen, and Andy Landen.

Absent: Commissioner Salazar

Council Liaison: Absent

Staff: Sandy Belson Comprehensive Planning Manager; Brenda Jones, Planning Commission Assistant; Kristina Kraaz, Assistant City Attorney; Mark Rust, Senior Planner.

Item: **Development Code Update Project – Housing Amendments**
Mark Rust, Senior

Potential Conflicts of Interest:

- Commissioner McGinley- Does not own property in Springfield therefore has no potential conflict of interest.
- Commissioner Landen- Owns Property in Springfield therefore has a potential conflict of interest.
- Commissioner Koivula- Owns Property in Springfield therefore has a potential conflict of interest.
- Commissioner Gill- Owns Property in Springfield therefore has a potential conflict of interest.
- Commissioner Bergen- Owns Property in Springfield and works in Real Estate in Springfield therefore has a potential conflict of interest.

Mark Rust Senior Planner presented the Development Code and Update Project staff report to the Planning Commission.

Discussion Questions:

1. Should the City allow duplexes, triplexes, and fourplexes by only meeting the minimum state standards and required the units to be attached, or should the City incentivize more duplex, triplex, and fourplex units by allowing the units to be detached units on a lot to provide more flexibility?
2. Should the City allow cottages on individual lots? The state rules allow a city to define cottage clusters as multiple cottage units on one lot or parcel, or allow the individual cottage units to be on their own individual lots?
3. Should the City allow triplex and fourplex dwellings lots smaller than 5,000 and 7,000 square foot?
4. What height limit should the City require triplex, fourplex units to meet?
5. What building new middle housing, how much of the lot should be allowed to be covered?
6. When new middle housing units are built, how much space should be dedicated to parking?
7. What level of design standards should the City use for middle housing?
8. In general, what direction do you feel is the best for your Springfield community?

REGULAR SESSION- 7:30 p.m.

Planning Commissioner: Chair Sophie McGinley, Michael Koivula, Kuri Gill, Grace Bergen, and Andy Landen.

Absent: Commissioner Salazar

Council Liaison: Absent

Staff: Sandy Belson Comprehensive Planning Manager; Brenda Jones, Planning Commission Assistant; Kristina Kraaz, Assistant City Attorney; Mark Rust, Senior Planner.

- Business from the Public – None.
- Approval of Minutes
 - November 5, 2019 Work Session (Main Street Safety Project) Consensus vote
 - March 2, 2021 Work and Regular Session
 - April 6, 2021 Work and Regular Session
 - April 20, 2021 Work Session

Commissioner Bergen motioned to approve November 5, 2019 Work Session (Main Street Safety Project); March 2, 2021 Work and Regular Session; April 6, 2021 Work and Regular Session and April 20, 2021 Work Session, seconded by Commissioner Landen. 5:0:1 absent.

- Report of Council Action- Commissioner Landen and Commissioner McGinley gave respective reports
- Business from the Planning Commission- None
- Business from the Development and Public Works Department- Sandy Belson gave a brief update.
- Adjourned: 7:55 p.m.

AGENDA ITEM SUMMARY

Meeting Date: 6/15/2021
Meeting Type: Work Session
Staff Contact/Dept.: Mark Rust/DPW
Staff Phone No: 541-726-3654
Estimated Time: 60-90 minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

**SPRINGFIELD
COMMITTEE FOR CITIZEN INVOLVEMENT**

ITEM TITLE:	DEVELOPMENT CODE UPDATE PROJECT – COMMUNITY ENGAGEMENT
ACTION REQUESTED:	At this meeting staff is asking the Committee for Citizen Involvement to provide input on the community engagement steps and products for Phases 1 and 2 of the Development Code Update Project.
ISSUE STATEMENT:	<p>The Purpose of the Development Code Update Project is to change the Springfield Development Code to support efficient, timely, and clear development review. The updated Development Code will support Springfield’s economic development priorities and will honor Springfield’s hometown feel now and in the future.</p> <p>At this meeting staff will provide the Committee for Citizen Involvement a preview of the draft Virtual Open House that is envisioned to be one of the primary means of community engagement for the Development Code Update Project and introduce other draft community engagement materials. This will be an opportunity for the Committee to provide input and feedback.</p>
ATTACHMENTS:	Attachment 1: Communication Memo Attachment 2: List of Significant Code Changes Attachment 3: Development Code Update Project Schedule (3/16/21)
DISCUSSION:	<p>Background Staff last presented to the Committee for Citizen Involvement on this project on March 16, 2021. Staff also presented to the Planning Commission on May 18, 2021.</p> <p>Discussion Staff is getting ready to launch into broad community engagement for Phases 1 and 2 of the Development Code Update Project. Draft code sections together with community engagement materials are being finalized. A primary means of performing community engagement will be through a virtual open house story map presentation. Since more traditional avenues of conducting community engagement are limited, such as holding in person open house events, the virtual open house will provide an interactive opportunity for the community to learn about the project and provide valuable input.</p> <p>Next Steps Staff is planning to launch into the community outreach phase of the project at the end of June.</p>

COMMUNICATION MEMORANDUM**SPRINGFIELD
COMMITTEE FOR CITIZEN INVOLVEMENT**

Meeting Date: 6/15/2021 6/15/2021
Meeting Type: Work Session Work Session
Staff Contact/Dept.: Mark Rust/DPW
Staff Phone No: 541-726-3654
Estimated Time: 60-90 Minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships Encourage Economic Development and Revitalization through Community Partnership

ITEM TITLE DEVELOPMENT CODE UPDATE PROJECT – COMMUNITY ENGAGEMENT

BACKGROUND Staff last presented to the Committee for Citizen Involvement on this project on March 16, 2021. At this meeting staff presented a revised project schedule for approval.

Staff also presented to the Planning Commission on May 18, 2021.

DISCUSSION

Staff is getting ready to launch into the broad community engagement phase for Phase 1 and 2 of the Development Code Update Project. Draft code sections together with community engagement materials are being finalized. A primary means of performing community engagement will be through a virtual open house story map presentation. Since more traditional avenues of conducting community engagement are limited, such as holding in person open house events, the virtual open house will provide an interactive opportunity for the community to learn about the project and provide valuable input. Staff will provide Committee a preview of the draft virtual open house during the work session. The draft virtual open house can be viewed at the following link:

<https://storymaps.arcgis.com/stories/0480ab8e0793469cbac2ac09a794083>

This link does not work in Microsoft Edge and some other browsers. Google Chrome, Firefox, Safari are a few that it does work in. Please understand that this is an unfinished draft and will be undergoing changes.

The main focus of the community engagement will be on housing. The original intent of the Development Code Update Project was to remain neutral in relation to the existing Springfield Comprehensive Plan policies. However, with the need to incorporate middle housing due to the new state legislation (House Bill 2001), the housing changes are beyond the scope of the original intent of the code update project. New middle housing changes were not anticipated by existing comprehensive plan policies, so there will likely be more interest and input based on the proposed housing changes.

The community engagement will include a survey focused on housing regulation as part of the virtual open house. Staff will also be conducting focus group meetings with targeted sections of the community to engage with traditionally underserved populations within the community such as low-income families, communities of color, and Spanish speaking residents. We are working to partner with local groups to assist us with this focus group engagement. We have reached out to the following agencies to start coordinating on these engagement efforts.

1. Downtown Languages
 2. Homes for Good
 3. St. Vincent De Paul
-

-
4. Catholic Community Services of Lane County
 5. Willamalane Parks and Recreation District

Phase 2 of the code update, focused on employment lands, will be part of the community engagement as well, just to a lesser extent since there are fewer substantive changes to these sections of code. The changes to the code sections in Phase 2 are more in line with existing policy and practice.

Staff presented the package of draft code amendments and community engagement materials to the City Council on June 7, 2021. The City Council packet, including the draft code sections, is linked here:

<http://www.springfield-or.gov/wp-content/uploads/2021/06/2021-06-07-Council-Agenda-Packet.pdf>

The city has received a Technical Assistance grant through AARP Oregon to assist us with our community engagement. The grant will provide resources to work with Transportation for America (T4A), a program of Smart Growth America (SGA) to effectively communicate the purpose and nature of the code update so that the city can help residents understand the choices the city faces and gather informed input from the community to shape the update. This community engagement assistance is limited but will provide the city with key assistance to focus community engagement.

Other community engagement efforts include making presentations to local organizations. Many presentations and outreach have taken place over the last few years. Staff has presented to and will continue making presentations to local organizations as opportunities present themselves. The following list of organizations have been presented to about the project.

1. Springfield Chamber of Commerce
2. Springfield Board of Realtors
3. Springfield City Club
4. Land Council of Governments (LCOG) Board
5. CID Lane County (Commercial Investment Division)
6. Better Housing Together

Staff is continuing to finalize additional community engagement materials. These materials include a summary of significant changes (draft, Attachment 2), Frequently Asked Questions (FAQ's), and Fact Sheets. These will be living documents that will be updated throughout the community engagement process to highlight areas of the code that are identified as needing further explanation.

NEXT STEPS

Project Schedule

According to the overall project schedule as revised (Attachment 3) staff is on track with the project phases. Staff is scheduled to begin Phase 3 in the fall of 2021. Phases 1 and 2 are on schedule to begin the public hearings process in the fall 2021 after the community engagement steps conclude this summer.

Staff anticipates releasing public review drafts of the code sections for Phase 1 and Phase 2 and associated community engagement materials at the end of June 2021. As part of the public outreach staff is planning a virtual open house that will provide information and receive input from the community. Additionally, staff is

working on other public outreach efforts such as focus groups, presentations to community groups, and media.

Staff will continue to meet with the Planning Commission over the summer, throughout the community engagement steps, to keep the Planning Commission apprised of the community input and review the draft code materials.

RECOMMENDED ACTION	Staff is asking the Committee for Citizen Involvement to provide input on the community engagement steps and products for Phase 1 and 2 of the Development Code Update Project.
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Springfield Development Code Update Project

Significant Code Change Summary



Terminology Changes

	Existing	Proposed new
Number format change	3.2-100.A.1.a	3.2.100(A)(1)(a)
Change in code terms	Zoning	Land Use District
	Single-family detached dwelling	Single unit dwelling-detached
	Single-family attached dwelling/zero lot line	Townhomes
	Duplex	Defined to include any two units on a lot or parcel. Can be either attached or detached.
	Triplex	Defined to include any three units on a lot or parcel. Can be either attached or detached.
	Fourplex	Defined to include any four units on a lot or parcel. Can be either attached or detached.
	Middle Housing	This is a new term that includes Duplex, Triplex, Fourplex, Townhomes, and Cottage Clusters. Added definitions for all of these housing types based on new state law for middle housing.
	Multi-family dwelling	Multiple unit housing
	Low Density Residential (LDR) district	R-1 land use district
	Medium Density Residential (MDR) district	R-2 land use district
	Hight Density Residential (HDR) district	R-3 land use district
	Development Issues Meeting	Development Initiation Meeting
	Pre-application report	Pre-application meeting

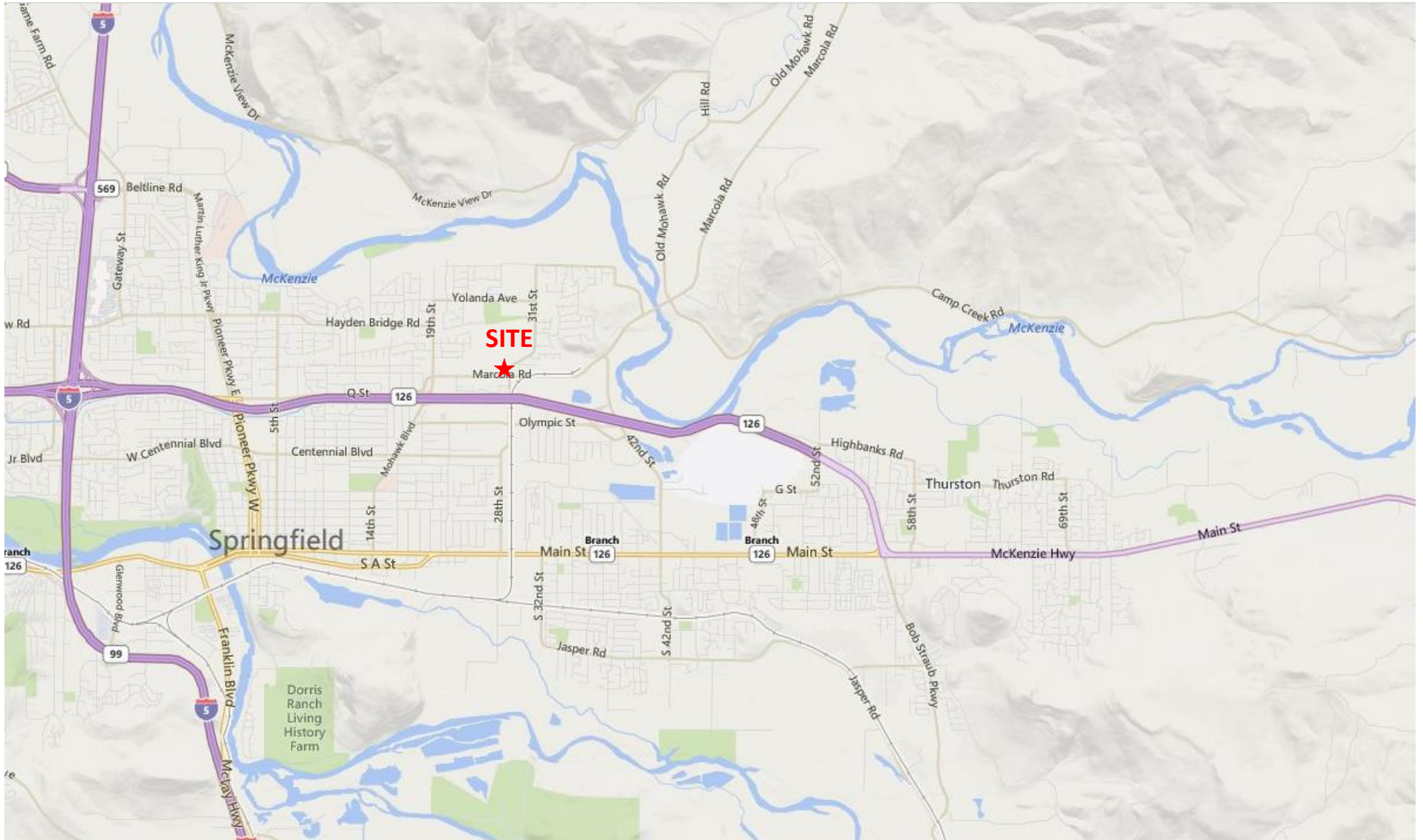
General code changes

	Standard	Proposed Revision
Phase 1 - Residential changes	Middle Housing ¹	Allowed in LDR/R-1 district to be consistent with new middle housing state laws.
	Lot size Low Density Residential (LDR)/R-1 land use district	Reduce minimum lot size from 4,500 square feet to 3,000 square feet to allow for the full range of density allowed by the Low Density Residential plan designation.
	Small Lot Residential (SLR) district	With changes to allow middle housing in the R-1 district, this zoning district (which has not been applied anywhere) is no longer needed, nor does it comply with clear and objective standards for housing.
	Single unit dwellings, detached (formally Single-family homes (SFD's)).	No longer allowed in MDR/R-2, or HDR/R-3 land use districts. Changes in response to middle housing requirements and density standards.
	Duplex dwellings	No longer allowed in HDR/R-3 district. Changes in response to middle housing requirements and density standards.
	Manufactured home parks	Allowed in the R-2 district in addition to the R-1 district. Standards minimized.
	Solar setback standards (existing code section 3.2-225)	Proposed to be removed. Identified by Housing Code Audit as a barrier to development and recommended by the Housing Technical Advisory Committee to be removed.
	Single room occupancy use	Allowed in R-1, R-2, and R-3 districts
	Clear and objective standards, in conformance with state law	Housing approval path provided through clear and objective approval path, Type 1 approval process.
	Specific Development Standards (existing code section 4.7-100)	Special Standards and Regulations for Certain Uses in Residential Districts (new code section 4.7.200-4.7.300). Updated for clear and objective standards, to meet state law, and to simplify code.
Phase 2 – Employment	Uses allowed by zoning district	Move away from specific list of uses to broad categories of uses

¹ See Middle Housing term in table above. Middle Housing includes duplex, triplex, fourplex, townhomes, and cottage clusters.

Lands changes	Site Plan Review	Clarify approval standards
	Minimum Development Standards (MDS)	Reduce from two types, minor and major, to one type.
	Minimum Development Standards (MDS)	Make clear and objective, Type 1 process.
Phase 2 – Development Standards changes	On-site lighting standards	Require clear standards for full cut off light fixtures to reduce light pollution. Limit lighting types.
	Landscape standards	Provide clear and objective standards.
	Parking standards	On-site parking requirements reduced to reflect middle housing and accessory dwelling unit requirements.
Phase 2 – Procedures changes	Development Review Process and Applications (existing code sections 5.1-100 - 5.4.100)	Development Review and Procedures (new code section 5.1.100). Changed to provide clarity and specificity. Updated to conform with state law.
	Type 1 review process	Clarified clear and objective process. Established Type 1 process for all housing as required by state law.

LOCATION OF PROPERTY SUBJECT TO METRO PLAN AMENDMENT AND ZONE CHANGE



AGENDA ITEM SUMMARY

Meeting Date: 6/15/2021
Meeting Type: Regular Meeting
Staff Contact/Dept.: Andy Limbird, DPW
Staff Phone No: 541-726-3784
Estimated Time: 30 Minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

**SPRINGFIELD
PLANNING COMMISSION**

ITEM TITLE: REQUEST FOR METRO PLAN DIAGRAM AMENDMENT AND ZONE CHANGE FOR 1.14 ACRES OF PROPERTY AT THE NORTHWEST CORNER OF MARCOLA ROAD AND 28TH STREET, CASES 811-21-000096-TYP3 AND 811-21-000097-TYP4

ACTION REQUESTED: Conduct a public hearing, and forward a recommendation to the City Council regarding a proposal to amend the adopted *Metro Plan* diagram and Springfield Zoning Map.

ISSUE STATEMENT: The applicant has submitted concurrent *Metro Plan* diagram and Zoning Map amendment applications for approximately 1.14 acres at the southeast corner of the Marcola Meadows development area. The subject parcel was part of a comprehensive Metro Plan diagram and Zoning Map amendment for the neighborhood approved on November 2, 2020 by adoption of Ordinance 6422, which redesignated and rezoned the subject property to Medium Density Residential (MDR). The applicant is now proposing to again change the comprehensive plan designation for 1.14 acres of this newly-created MDR area to Commercial (C) and change the zoning for the same 1.14 acres from MDR to Community Commercial (CC).

ATTACHMENTS:

1. Staff Report for Metro Plan Amendment
2. Staff Report for Zoning Map Amendment
3. Site maps for Metro Plan Amendment & Zone Change
4. Application and Exhibits – Metro Plan Amendment
5. Application and Exhibits – Zone Change
6. PC Order & Recommendation – Metro Plan Amendment Application 811-21-000097-TYP4
7. PC Order & Recommendation – Zoning Map Amendment Application 811-21-000096-TYP3

DISCUSSION: The subject site is a vacant, 1.17-acre parcel that was created through a property line adjustment of two adjoining parcels in March 2021. The extreme western edge of the property overlaps existing Commercial zoning and designation, so the request applies to 1.14 acres of the site. The subject parcel is currently vacant and is not assigned a street address (Assessor's Map 17-02-30-00, Portion of Tax Lot 1802). The applicant is requesting the *Metro Plan* diagram amendment and zone change for the parcel to facilitate future construction of a medical clinic facing the intersection of Marcola Road and 28th Street.

Currently, residential construction is underway for the first two subdivision phases in the northeast quadrant of the property. The applicant recently completed a Metro Plan amendment and zone change for the neighborhood pursuant to Cases 811-20-000117-TYP3 and 811-20-000118-TYP4. The applicant subsequently modified the Master Plan for the neighborhood to implement the changes to the zoning and comprehensive plan designation (Case 811-20-000225-TYP3). Similar to the process initiated in 2020, approval of the current *Metro Plan* amendment and zone change applications would require an accompanying modification to the approved Final Master Plan to reflect the requested change in plan designation and zoning on the site.

The Planning Commission is requested to conduct a public hearing on the proposal to amend the *Metro Plan* diagram and Springfield Zoning Map at the regular meeting on June 15, 2021. The Planning Commission is requested to use this opportunity to review all materials submitted into the record and to accept testimony from the applicant and public in written, oral and electronic forms. Public meetings will conform to State of Oregon COVID19 health directives and there will be no provision for in-person attendance. After accepting all testimony, staff recommends that the Planning Commission reviews, deliberates, and issues a recommendation based on the totality of the information.

**Staff Report and Findings
Springfield Planning Commission
Type I Amendment to the Metro Plan Diagram**

Meeting Date: June 15, 2021

Case Number: 811-21-000097-TYP4

Applicant: AKS Engineering & Forestry LLC on behalf of Marcola Meadows Neighborhood LLC

Project Location: Northwest corner of the intersection of Marcola Road and 28th Street (Assessor's Map 17-02-30-00, Portion of Tax Lot 1802).

Request

The City has received applications for a Type I *Metro Plan* diagram amendment and a concurrent Zoning Map amendment from a property owner. In accordance with Springfield Development Code (SDC) 5.14-115.A.1, proposals for redesignating land inside the City limits are classified as a Type I *Metro Plan* diagram amendment requiring approval by Springfield only. In accordance with SDC Section 5.14-125.A, an amendment to the *Metro Plan* diagram can be initiated by a property owner at any time. In accordance with SDC 5.14-130, the property-owner initiated amendment to the *Metro Plan* diagram is processed as a Type IV land use action that requires public hearings before the Springfield Planning Commission and City Council.

The proposed *Metro Plan* diagram amendment would change the plan designation for approximately 1.14 acres of the subject property from Medium Density Residential (MDR) to Commercial, thereby increasing the overall Commercial designation within the Marcola Meadows neighborhood to approximately 10.2 acres. Concurrent with this *Metro Plan* diagram amendment, an amendment to the Springfield Zoning Map (Case 811-21-000096-TYP3) would change the zoning of the same 1.14 acres of the subject property from MDR to Community Commercial.

The proposed *Metro Plan* diagram and zoning map amendments would allow for creation of a 1.17-acre site with CC zoning at the southeast corner of the Marcola Meadows neighborhood, which the applicant intends to develop as a medical clinic. The property subject to the proposed redesignation and rezoning actions is immediately to the east of and abuts an existing 0.92-acre site with CC zoning just west of the intersection of Marcola Road and 28th Street. The 0.92-acre site was previously created upon adoption of Ordinance 6422 on November 2, 2020 and is intended to accommodate a future neighborhood convenience store or similar commercial use. The proposed *Metro Plan* diagram amendment and zoning map amendment would increase the size of the CC-zoned area to a total of 2.09 acres at the intersection of Marcola Road and 28th Street. The *Metro Plan* diagram amendment and Zoning Map amendment will require City approval of further modification to the Marcola Meadows Master Plan applicable to the site. The applicant has depicted the conceptual modified Master Plan configuration on Sheet PO-07 of the submitted plans (Attachment 4, Page 30).

The application was submitted on April 30, 2021 and the initial Planning Commission public hearing on the proposed *Metro Plan* diagram and Zoning Map amendments is scheduled for June 15, 2021.

Background

Through the *Metro Plan* amendment and zone change process, the subject property was zoned and designated for commercial land use in 2007 via Ordinances 6195 and 6196. Ordinance 6196 required

approval of a Master Plan for the site as a condition of approval of the zoning map amendments. The first Marcola Meadows Master Plan approved in 2008 (“2008 Master Plan”) provided for a warehouse commercial development (i.e. home improvement center) and retail village that included the subject property. This configuration was changed to redesignate and rezone the subject site to MDR by adoption of Ordinance 6422 in November 2020, leaving a single commercial site of 8.14 acres (intended for a church use), and a second commercial site less than one acre immediately adjacent to the subject property.

Notification and Written Comments

In accordance with the Oregon Administrative Rules (OARs) 660-018-0020, prior to adopting a change to an acknowledged comprehensive plan or land use regulation, local governments are required to notify the state Department of Land Conservation and Development (DLCD) at least 35 days prior to the first evidentiary hearing. A Notice of Proposed Amendment was transmitted to the DLCD on May 10, 2021, which is 36 days prior to the initial public hearing on the matter.

In accordance with SDC 5.2-115, Type IV land use decisions require mailed notification as well as notice in a newspaper of general circulation. Notification of the June 15, 2021 Planning Commission public hearing was mailed to property owners and residents within 300 feet of the subject property on May 25, 2021 and published in the legal notices section of *The Register Guard* on June 7, 2021. Staff also posted notices of the June 15, 2021 Planning Commission public hearing at two locations along the Marcola Road and 28th Street frontages of the subject property, on the Development & Public Works office digital display, and on the City’s webpage. A second round of notifications will be issued in August 2021 for the public hearing before the City Council planned for September 7, 2021.

On April 16, 2020, the Governor issued Executive Order 20-16, which requires governing bodies to hold public meetings and hearings by telephone, video, or through other electronic or virtual means whenever possible. On June 30, 2020, Oregon Legislature enacted House Bill 4212 (HB 4212), which waives requirements under the Oregon Public Meetings Law and other statutes to facilitate public meetings online or by phone. Under HB 4212, the governing body must make available a method by which the public can listen to or virtually attend the public meeting or hearing at the time it occurs. House Bill 4212 allows governing bodies to accept public testimony by telephone or video conferencing technology, or to provide a means to submit written testimony (including email or other electronic methods) that the governing body can consider in a timely manner. House Bill 4212 overrides conflicting requirements for quasi-judicial public hearings in state law or in the Springfield Development Code or Metro Plan.

The June 15, 2021 Planning Commission public hearing is being conducted as an online meeting via Zoom which allows members of the public to observe and listen to the meeting online using the following link: <https://zoom.us/j/92014521651?pwd=UWl1eGdpVzBISUkrZDdXcnVjdDFlZz09> or by calling in to the meeting at 1-971-247-1195 (Portland); 1-206-337-9723 (Seattle); or 1-877-853-5247 (US Toll-free) using meeting I.D. 920 1452 1651. Members of the public may provide testimony to the Planning Commission prior to the meeting by using the <http://springfieldoregonspeaks.org> web portal or by joining the online meeting remotely. The public may also provide testimony by phone to the Planning Commission. Details regarding how to join the online meeting were provided in the notification letter mailed to adjacent residents and property owners, in the posted public hearing notices, in the Planning Commission meeting agenda, and posted on the City’s website.

Criteria of Approval

Section 5.14-135 of the SDC contains the criteria of approval for the decision maker to utilize during review of *Metro Plan* diagram amendments. The Criteria of approval are:

SDC 5.14-135 CRITERIA

A Metro Plan amendment may be approved only if the Springfield City Council and other applicable governing body or bodies find that the proposal conforms to the following criteria:

A. The amendment shall be consistent with applicable Statewide Planning Goals; and

B. Plan inconsistency:

1. In those cases where the Metro Plan applies, adoption of the amendment shall not make the Metro Plan internally inconsistent.
2. In cases where Springfield Comprehensive Plan applies, the amendment shall be consistent with the Springfield Comprehensive Plan.

A. Consistency with Applicable State-Wide Planning Goals

Applicant's Narrative: "As described in this written document, the Metro Plan Diagram amendment to change the designation from Medium Density Residential to Commercial is in compliance with the applicable Oregon Statewide Planning Goals. Please see the narrative response above regarding specific findings. The criterion is met."

Finding 1: Of the 19 statewide goals, 13 are as "urban" goals applicable to any comprehensive plan map amendments in the city; however, it is the proposal and its effect on the purpose of these goals that will determine whether or not the proposed amendment is "consistent with" the applicable goals. The goals that are to be evaluated are: Goal 1 – Citizen Involvement; Goal 2 – Land Use Planning; Goal 5 - Natural Resources, Scenic and Historic Areas, and Open Spaces; Goal 6 - Air, Water and Land Resources Quality; Goal 7 – Areas Subject to Natural Hazards; Goal 8 - Recreational Needs; Goal 9 – Economic Development; Goal 10 – Housing; Goal 11 - Public Facilities and Services; Goal 12 - Transportation; Goal 13 - Energy Conservation; Goal 14 – Urbanization; and Goal 15 - Willamette River Greenway. All of the statewide goals are listed below; the narrative that accompanies each is more expositive when the discussion applies to one of the 13 goals identified above.

Goal 1 – Citizen Involvement

Applicant's Narrative: "Goal 1 calls for the opportunity for citizens to be involved in all phases of the planning process. The City of Springfield has an established citizen involvement program. The application will be processed according to Chapter 5 of the SDC, which involves the development review process, public notification, public hearings, and decision appeal procedures as established in SDC Section 5.14-100, Metro Plan Amendments."

Finding 2: Goal 1 – Citizen Involvement calls for "the opportunity for citizens to be involved in all phases of the planning process." The proposed property owner-initiated amendment to the adopted Metro Plan diagram is subject to the City's acknowledged plan amendment process – SDC Section 5.14-100 Metro Plan Amendments and the City's public notice standards – SDC Section 5.2-115 which requires a public hearing before the Springfield Planning Commission and a public hearing before the Springfield City Council, and includes specifications for the content, timing and dispersal of mailed notice (see description following). The Planning Commission public hearing to consider the proposed amendments has been scheduled for June 15, 2021. Mailed notification of the Planning Commission public hearing was provided to all property owners and residents within 300 feet of the

subject property on May 25, 2021. The Planning Commission public hearing was advertised in the legal notices section of the *Register-Guard* on June 7, 2021. Staff also posted notices of the scheduled public hearing at two locations along the subject property frontages on Marcola Road and 28th Street. The recommendations of the Planning Commission to the Springfield City Council will be included with the AIS for consideration at the public hearing meeting that has been scheduled for September 7, 2021. Because of the nearly three-month delay between the two scheduled public hearing meetings, staff will be completing another round of public notifications in August 2021 for the City Council public hearing planned for September 7, 2021. The notice for this proposed *Metro Plan* diagram amendment complies with SDC 5.2-115 and is consistent with Goal 1 requirements. Additional information was provided to the public for how to attend the meeting via online meeting platform or by phone, as described above. The public hearing on June 15, 2021 is being conducted in compliance with Executive Order 20-16 and HB 4212.

Goal 2 – Land Use Planning

Applicant's Narrative: "This application will be processed by the City in accordance with SDC Chapter 5.14-100, Metro Plan Amendments. The City and County have acknowledged comprehensive plans and land use development (zoning) codes that implement their respective comprehensive plans. The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the long-range public policy document that establishes the broad framework upon which Springfield, Eugene, and Lane County make coordinated land use decisions. The City and other applicable governing bodies will review and process this application consistent with the procedures detailed in the SDC. This application provides an adequate factual basis for the City and County to approve the application because it describes the current and planned future site characteristics and applies the relevant approval criteria to those characteristics. Therefore, following the application process will ensure consistency with Statewide Planning Goal 2."

Finding 3: Goal 2 – Land Use Planning outlines the basic procedures for Oregon's statewide planning program. In accordance with Goal 2, land use decisions are to be made in accordance with a comprehensive plan, and jurisdictions are to adopt suitable implementation ordinances that put the plan's policies into force and effect. Consistent with the City's coordination responsibilities and obligations to provide affected local agencies with an opportunity to comment, the City sent a copy of the application submittals to the following agencies: Willamalane Park & Recreation District; Springfield Utility Board (water, ground water protection, electricity and energy conservation); Lane 911; United States Postal Service; Northwest Natural Gas; Emerald People's Utility District; Rainbow Water District; Eugene Water and Electric Board – Water and Electric Departments; Springfield School District #19 Maintenance, Safe Routes to School and Financial Services; Lane County Transportation, County Sanitarian; Lane Regional Air Pollution Authority; Comcast Cable; CenturyLink; Lane Transit District; and ODOT Planning and Development, State Highway Division. Additionally, notice was provided electronically to DLCD on May 10, 2021.

Finding 4: The *Metro Plan* and *Springfield 2030 Comprehensive Plan* together make up the acknowledged comprehensive plan for guiding land use planning in Springfield. The City has adopted other neighborhood- or area-specific plans (such as Refinement Plans) that provide more detailed direction for land use planning under the umbrella of the *Metro Plan* and *Springfield 2030 Comprehensive Plan*. However, the subject property is not within an adopted neighborhood refinement plan area.

Finding 5: The *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* provides supplemental policy and expands upon – but does not replace – the applicable residential *Metro Plan* policies.

Finding 6: The City also adopted the *Springfield 2030 Comprehensive Plan – Economic Element* upon adoption of Ordinance 6361 in December 2016. The *Economic Element* replaces the applicable sections of the *Metro Plan* pertaining to maintaining an adequate supply of land for economic development and employment growth.

Finding 7: The public hearing process used for amendment of the *Metro Plan* is specified in Chapter IV *Metro Plan* Review, Amendments, and Refinements. The findings under Criteria B (below) demonstrate that the proposed amendment will not make the adopted *Metro Plan* internally inconsistent.

Finding 8: The *Springfield Development Code* is a key mechanism used to implement the goals and policies of the City’s adopted comprehensive plans, particularly the *Metro Plan*. The proposal is classified as a Type I amendment to the adopted *Metro Plan* diagram that is approved by Springfield only in accordance with SDC 5.14-115.A. Type I *Metro Plan* amendments within City limits are not approved or adopted by Lane County, contrary to the applicant’s narrative statement. The proposed *Metro Plan* diagram amendment is processed as a Type IV land use action as described in SDC 5.1-140 and 5.14-130. The process observed for the proposed *Metro Plan* diagram amendment is consistent with the policies pertaining to Review, Amendments and Refinements. Additionally, the proposed *Metro Plan* diagram amendment has been initiated in accordance with the provisions of the City’s acknowledged comprehensive plan and development code. The proposed *Metro Plan* diagram amendment is consistent with City ordinances, policies, plans, and studies adopted to comply with Goal 2 requirements. Notice and coordination requirements “with those local governments, state and federal agencies and special districts which have programs, land ownerships, or responsibilities within the area” that includes this proposal have been provided consistent with Goal 2.

Goal 3 – Agricultural Land

Applicant’s Narrative: “Goal 3 (Agricultural Lands) [is] not applicable to lands within the City’s acknowledged Urban Growth Boundary (UGB) and has been omitted for brevity.”

Finding 9: As noted by the applicant in their narrative, Goal 3 – Agricultural Land applies to areas subject to farm zoning that are outside acknowledged urban growth boundaries (UGBs): “Agricultural land does not include land within acknowledged urban growth boundaries or land within acknowledged exceptions to Goals 3 or 4.” (Text of Goal 3). The City has an acknowledged UGB and therefore consistent with the express language of the Goal, does not have farm land zoning within its jurisdictional boundary. Furthermore, the site of the proposed *Metro Plan* diagram amendment is inside the City’s acknowledged UGB and within the City limits. Consequently, and as expressed in the text of the Goal, Goal 3 is not applicable.

Goal 4 – Forest Land

Applicant’s Narrative: “Goal 4 (Forest Lands) [is] not applicable to lands within the City’s acknowledged Urban Growth Boundary (UGB) and has been omitted for brevity.”

Finding 10: Goal 4 – Forest Land applies to timber lands zoned for that use that are outside acknowledged UGBs with the intent to conserve forest lands for forest uses: “Oregon Administrative Rule 660-006-0020: Plan Designation Within an Urban Growth Boundary. Goal 4 does not apply within urban growth boundaries and therefore, the designation of forest lands is not required.” The City has an acknowledged UGB and does not have forest zoning within its incorporated area. Furthermore, the site of the proposed *Metro Plan* diagram amendment is inside the City’s UGB and City limits. Consequently, and as expressed in the text of the Goal, Goal 4 is not applicable.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces

Applicant’s Narrative: “Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) is not applicable because there are no identified Goal 5 resources on the property and has been omitted for brevity.”

Finding 11: Goal 5 – Open Spaces, Scenic and Historic Areas, and Natural Resources applies to more than a dozen natural and cultural resources such as wildlife habitats and wetlands, and establishes a process for each resource to be inventoried and evaluated. The subject site has not been identified as a historic resource in the City’s Register of Historic Sites, nor as an open space resource in the Willamalane Park & Recreation District Comprehensive Plan. There are no features within the subject property that are identified in the City’s acknowledged Local Wetlands Inventory. As noted in the applicant’s narrative, there are no identified or inventoried Goal 5 resources located within the subject site. Therefore, this action does not alter the City’s acknowledged compliance with Goal 5.

Goal 6 – Air, Water and Land Resources Quality

Applicant’s Narrative: “Goal 6 is implemented by Comprehensive Plan policies to protect air, land, and water resources. Generally, these policies rely on coordination with the Oregon Department of Environmental Quality (DEQ) for their implementation. Specific standards related to the project include requirements for addressing stormwater runoff, grading, and erosion control standards that apply to site planning for specific project elements (e.g. professional medical office). This project does not involve alterations to the site or the construction of improvements; therefore, after the amendments are approved, the site’s physical appearance will remain the same. The portion of the property that is the subject of the Metro Plan Diagram Amendment from Medium Density Residential to Commercial Designation is within the City’s limit and is designated with existing zoning until otherwise approved in the future. Thus, the application is consistent with Goal 6.”

Finding 12: Goal 6 – Air, Water and Land Resources Quality applies to local comprehensive plans and the implementation of measures consistent with state and Federal regulations on matters such as clean air, clean water, and preventing groundwater pollution. The proposed *Metro Plan* diagram amendment does not affect City ordinances, policies, plans, and studies adopted to comply with Goal 6 requirements. Therefore, this action does not alter the City’s acknowledged compliance with Goal 6.

Goal 7 – Areas Subject to Natural Hazards

Applicant’s Narrative: “Goal 7 (Areas Subject to Natural Hazards) is not applicable and has been omitted because the subject site does not contain mapped areas of steep slopes 25 percent or greater or other known hazard areas.”

Finding 13: Goal 7 – Areas Subject to Natural Hazards applies to development in areas such as floodplains and potential landslide areas. Local jurisdictions are required to apply “appropriate safeguards” when planning for development in hazard areas. The City has inventoried areas subject to natural hazards such as the McKenzie and Willamette River floodplains and potential landslide areas on steeply sloping hillsides. The subject site is on vacant, level ground that is not within the mapped 100-year flood hazard area of the McKenzie River. Current and future development of the Marcola Meadows neighborhood is subject to the provisions of the City’s Subdivision approval process (SDC 5.12-100) and, for certain sites, the Site Plan Review process as described in SDC 5.17-100.

Finding 14: The proposed *Metro Plan* diagram amendment has no effect on City ordinances, policies, plans, and studies adopted to comply with Goal 7 requirements and siting standards for development within hillside areas or the mapped flood hazard area of the McKenzie and Willamette Rivers. Therefore, this action has no effect on the City’s acknowledged compliance with Goal 7.

Goal 8 – Recreational Needs

Applicant’s Narrative: “Goal 8 is facilitated by the 2012 Willamalane Park and Recreation Comprehensive Plan. Together with the Metro Plan, its provisions identify future needs for parks, a natural area, and recreation facilities. The amendments will not negatively affect the City’s Comprehensive Plan with respect to Goal 8 and its development regulations governing recreational needs (e.g. open space, park dedication, fee in-lieu-of requirements, etc.). Removing the MDR designation from approximately 1 acre of the site will not impact Springfield’s current recreational needs or future inventory of land for meeting these needs because there was not a recreational facility planned or required to be sited at this location. An increase in commercial land supply will expand the local amenities available to residents and visitors. Therefore, this application is consistent with Goal 8.”

Finding 15: Goal 8 – Recreational Needs requires communities to evaluate their recreation areas and facilities and to develop plans to address current and projected demand. The provision of recreation services within Springfield is the responsibility of Willamalane Park & Recreation District. As stated in the applicant’s narrative, Willamalane has an adopted 20-Year Comprehensive Plan for the provision of park, open space and recreation services for Springfield.

Finding 16: The 2012 *Willamalane Comprehensive Plan* identifies a potential collaborative recreational project with the developer of the Marcola Meadows neighborhood. Project 1.2 of the adopted Comprehensive Plan is the development of Pierce Park, an undeveloped linear property located north of the EWEB recreational pathway (operated and maintained by Willamalane) and roughly parallel with the northern boundary of the Marcola Meadows neighborhood. Conceptual planning for this park is already underway, but it does not impact the subject request to redesignate approximately 1.14 acres of MDR to Commercial. The proposed *Metro Plan* diagram amendment would not affect Willamalane’s adopted Comprehensive Plan or other ordinances, policies, plans, and studies adopted to comply with Goal 8 requirements. Therefore, this action is consistent with the City’s acknowledged compliance with Goal 8.

Goal 9 – Economic Development

Applicant’s Narrative: “This application involves a Metro Plan Diagram Amendment from MDR to Commercial Designation on a portion of the Adjusted Tax Lot 1802 (e.g. ±1.138 acres).

Subsequently, a concurrent Zone Map Amendment is envisioned to change the anticipated use of the subject site from MDR to Community Commercial (CC) District, with the intent of establishing a professional and medical office building.

The City's acknowledged Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis (CIBL-EOA) identified a 104-acre deficit of commercial and mixed-use employment land, including a need for 31 sites 1 to 2 acres in size. As explained in the CIBL-EOA, Springfield suggests that all land needs on sites smaller than five acres would be accommodated through redevelopment. However, Table 4-4, Forecast of Employment Growth in Building Type (Springfield UGB 2010-2030), suggests the commercial office building sector will increase by 1.3 percent by the year 2030. Additionally, the table note states 'we expect that medical employment will grow faster than government employment, based on historical trends that show the growing medical cluster in Springfield.' This information suggests a site with these characteristics, and ultimately the envisioned use of the site, will be in high demand.

Further, the CIBL-EOA details the types of businesses that may be attractive to Springfield. CIBL-EOA Table 4-1, Existing and Potential Business Clusters in Springfield, lists Medical Services and Back-Office Functions as growing clusters based on employment trends, the types of firms that currently exist in Springfield, and forecasts from the Oregon Employment Department, etc. Therefore, this application will meet the demands of a locally-significant industry by providing a community commercial site that will not sit vacant.

The Metro Plan Diagram Amendment (and subsequent Zone Map Amendment) from Medium Density Residential to Commercial Designation will allow the envisioned use at similar intensities to those currently allowed in the subject area (e.g. ±1.138 acres). For example, pursuant to SDC Section 4.7-190, professional offices are an allowed use subject to special development standards in the MDR District. In addition, while the Commercial Metro Designation is intended for a wide range of business and services to serve nearby residents, the Community Commercial (CC) Springfield Zoning District allows for a slightly refined variety of commercial uses intended to meet neighborhood needs. As such, an increase in the CC District area will not curtail potential uses and is anticipated to enhance the economic development opportunities in the Marcola Meadows area. Therefore, this application is consistent with Goal 9."

Finding 17: Goal 9 – Economic Development findings must demonstrate that the proposed plan amendment is consistent with the Economic Element and the City's acknowledged Commercial and Industrial Buildable Lands Inventory (CIBL). The CIBL identifies the City's needed sites for employment uses based on use categories and site size ranges, rather than by cumulative area needed within the UGB.

Finding 18: The plan designation proposed for this property would result in a commercial retail/office site of roughly 2.09 acres when combined with the adjoining property to the west.

Finding 19: The recent *Metro Plan* diagram amendment and zone change adopted in Ordinance 6422 removed one commercial site in the 2-5 acre category from the City's Commercial and Industrial Buildable Lands Inventory (CIBL) and added a commercial site in the less than 1 acre category. Table 5-1 of the CIBL concluded that there was a surplus of 235 commercial sites less than one (1) acre, and a deficit of two (2) commercial sites 2-5 acres, but a surplus of forty-four (44) industrial sites of that size. The proposed *Metro Plan* diagram amendment would reverse part of the effect of Ordinance 6422 on the City's inventory of commercial sites that are less than five (5) acres. Since adoption of

the CIBL, there remains more than adequate surplus of commercial sites that are less than one (1) acre. There also remains more than adequate surplus of redevelopable industrial sites that are 2-5 acres to accommodate the deficit in commercial sites that size. Therefore, this proposal is consistent with Goal 9.

Goal 10 - Housing

Applicant's Narrative: "The Springfield 2030 Refinement Plan Residential Land Use and Housing Element addresses Statewide Planning Goal 10: Housing. This application involves a Metro Plan Diagram Amendment from Medium Density Residential (MDR) to Commercial Designation on a portion of the property (e.g. ±1.138 acres). It is assumed the redesignation of approximately 1 acre of land from the City's residential buildable land inventory under Goal 10 will not create a city-wide deficit, as the 2010-2030 residential growth needs were met without expanding the UGB. As such, Springfield's current UGB was acknowledged in 2011 to provide a buildable land inventory sufficient to meet the city's housing needs for the entire planning period.

Furthermore, while the MDR District is a residential district, in this instance it allows the envisioned commercial use in accordance with specific development standards (e.g. the lot is adjacent to a Community Commercial District, abuts an arterial roadway, the office building is limited to specific niche professionals, etc.). The planned Metro Plan Diagram Amendment from MDR to Commercial Designation will change the anticipated use of the property to commercial to allow the same envisioned use (e.g. professional and medical offices). A subsequent Zone Map Amendment is planned from MDR to CC. With that said, this application will seemingly allow commercial development at a similar intensity to what would be permitted currently without a zone change (i.e. pursuant to Section 4.7-190).

Ultimately, the redesignation of ±1.138 acres of MDR District will not create a deficit in the City's residential land. As discussed in the response to Goal 9, the medical sector is projected to grow in this planning period in Springfield. This application will provide economic activity, jobs, and additional system development charges (SDC) to a growing area. Therefore, this application is consistent with Goal 10."

Finding 20: Goal 10 – Housing applies to the planning for – and provision of – needed housing types, including multi-family and manufactured housing. Goal 10 requires the City to evaluate and maintain a sufficient buildable land base for projected housing needs over the forecast period. The City monitors and updates the calculated acreage of residential buildable lands when redesignation and rezoning actions affect the net acreage attributed to Low, Medium, and High-Density Residential uses.

Finding 21: The current MDR zoning district allows for a variety of housing forms, including single-unit detached, duplex, attached, four-plex, row house, and low-rise apartment dwelling units. Maintaining an adequate inventory of land for all forms of housing is consistent with Goal 10 requirements.

Finding 22: Finding 10 of the *Springfield 2030 Comprehensive Plan – Residential Land Use and Housing Element* identifies a surplus of approximately 76 gross acres of MDR designation, and a deficit of approximately 28 gross acres of HDR designation. The *Residential Land Use and Housing Element* (Residential Finding 11, Page 11) goes on to state that the 28-acre deficit of HDR designation will be met through redevelopment in Glenwood. The findings used in the *Springfield 2030*

Comprehensive Plan – Residential Land Use and Housing Element are based on the conclusions of the *Springfield Housing Needs Analysis* prepared by ECONorthwest in 2011.

Finding 23: The calculated surplus of 76 acres of MDR as determined by the 2011 *Springfield Housing Needs Analysis* (Table S-5) represents a point-in-time figure because, subsequently, a series of adopted *Metro Plan* amendments and zone changes have modified the surplus of MDR designated land. Specifically, with the adoption of Ordinances 6378, 6395, 6400, 6418 and 6422, the 76-acres of surplus MDR designation has increased by about 41 acres to approximately 117 acres. The proposed *Metro Plan* amendment and zone change for 1.14 acres of the Marcola Meadows property would reduce this calculated MDR surplus to a little less than 116 acres.

Finding 24: The MDR designation on the site is surplus to the City's needs based on the *Springfield 2030 Comprehensive Plan – Residential Land Use and Housing Element* and changes to the inventory of MDR designated land that have occurred in recent years (i.e. an increasing surplus of MDR land). Because the proposed comprehensive plan amendment and zone change would not adversely affect other City ordinances, policies, plans, and studies adopted to comply with Goal 10 requirements, this action has no adverse effect on the city's acknowledged compliance with Goal 10.

Goal 11 – Public Facilities and Services

Applicant's Narrative: "The Springfield Comprehensive Plan (2030 Refinement Plan) defines key urban facilities and services as 'those services and facilities that are necessary to serve planned urban uses and densities in accordance with applicable Statewide Planning Goals, statutes and administrative rules: wastewater services; stormwater services; transportation; solid waste management; water service; fire and emergency medical services; police protection; citywide park and recreation programs; electrical service; land use controls; communication facilities; and public schools on a district-wide basis.' Site improvements in conformance with an approved comprehensive plan, as is the case here, result in orderly and efficient arrangement of public facilities and services. Critical public facilities, including sanitary sewer, stormwater, potable water, and emergency services, were shown to be available to this site based on previous application approvals. The Metro Plan Diagram Amendment from MDR to Commercial Designation is consistent with this notion and does not impair provision of necessary public facilities throughout the site. Therefore, this application is consistent with Goal 11."

Finding 25: Goal 11 – Public Facilities and Services addresses the efficient planning and provision of public services such as sewer, water, law enforcement, and fire protection. In accordance with OAR 660-011-0005(5), public facilities include water, sewer and transportation facilities, but do not include buildings, structures or equipment incidental to the operation of those facilities. The proposed redesignation and rezoning cannot result in permitted uses that will have an adverse effect on the demand for public facilities and services provided to the subject property and adjacent properties. This area of Springfield is already planned for a variety of residential, commercial, industrial, and institutional development and the public facilities serving this area have been designed accordingly.

Finding 26: The existing and proposed public facilities specific to the Marcola Meadows site are detailed in the approved Master Plan for the neighborhood. Modifications to the Master Plan resulted in reduced demand on public services from what had been previously approved, particularly for the transportation system (see Goal 12 below). The Master Plan currently contemplates between 750 - 1050 dwelling units, a church site and school site, and a 0.92-acre commercial site west of the intersection of Marcola Road and 28th Street. Existing and planned public facilities and services

(including infrastructure to be constructed in conjunction with the development of the Marcola Meadows neighborhood) were evaluated with the Master Plan review and approval process, and deemed to be adequate to support buildout of the site under the current MDR, PLO and CC zoning. Under the current MDR designation, the subject property could be developed with 16 – 32 dwelling units – each of which require associated water, sanitary sewer, storm sewer, electricity and telecommunication service connections. The current proposal is to construct a medical clinic on the same property, which requires the building to have only single connections to the utility system. The proposed redesignation of 1.14 acres of MDR to Commercial will not have a significant impact on the overall land use characteristics and configuration for the Marcola Meadows neighborhood, which results in stable or slightly decreased demand on public facilities and services. Therefore, the changes to the type and distribution of land uses resulting from the proposed *Metro Plan* amendment will not have an adverse impact to the City’s sanitary or storm sewer systems, or other public infrastructure.

Goal 12 – Transportation

Applicant’s Narrative: “A Transportation Memorandum prepared by Lancaster Mobley, included herein as Exhibit E, demonstrates compliance with Goal 12 and applicable State, County, and City transportation-related requirements. Please refer to the Transportation Memorandum for further information. The intended street and connectivity improvements encourage a safe, convenient, and economic transportation system. Therefore, the application is consistent with Goal 12.

FINDINGS FOR TRANSPORTATION PLANNING RULE COMPLIANCE

OAR 660, Division 12, is the Oregon Transportation Planning Rule (the TPR) adopted by the Land Conservation and Development Commission (LCDC). The TPR implements Goal 12, Transportation, and is an independent approval standard in addition to Goal 12 for map amendments. OAR 660-012-0060(1) and (2) apply to amendments to acknowledged maps, as is the case with this application. The TPR requires a two-step analysis. First, under OAR 660-012-0060(1), the Applicant must determine if the application has a “significant effect,” as that term is defined in OAR 660-012-0060(1). The City may rely on transportation improvements found in Transportation System Plans (TSPs), as allowed by OAR 660-012-0060(3)(a), (b), and (c), to show that failing intersections will not be made worse or intersections not now failing will not fail. If there is a ‘significant effect,’ then the Applicant must demonstrate appropriate mitigation under OAR 660-012-0060(2), et seq. This section of the Transportation Planning Rule requires coordination with affected transportation service providers. The City provides the roads that serve the subject property; Marcola Road and 28th Street are designated as a Minor Arterial and a Major Collector, respectively, in the City TSP and are under City jurisdiction. The City has a duty to coordinate with transportation facility and service providers and other affected agencies, as applicable. Therefore, the criteria of OAR 660-012-0060 (4) are met.”

Finding 27: The Transportation Planning Rule (TPR), Oregon Administrative Rule OAR 660-12-0060, requires local governments to put in place mitigation measures as provided in the TPR whenever an amendment to a functional plan, an acknowledged comprehensive plan, or land use regulation (including a zone change) would “significantly affect” an existing or planned transportation facility.

Finding 28: Under the TPR, a plan amendment or zone change may result in a “significant affect” under OAR 660-012-0060(2)(a) and (b) by changing the functional classification of an existing or planned transportation facility or by changing the standards implementing a functional classification system. The subject application proposed to amend the *Metro Plan* diagram designation from Medium Density

Residential (MDR) to Commercial designation. The proposed amendments do not alter the functional classification of any facility or change any standards for implementing the functional classification system and therefore do not result in a “significant affect” under OAR 660-012-0060(2)(a) or (b).

Finding 29: Under the TPR, a plan amendment or zone change may also result in a “significant affect” if it would result in any of the effects listed under OAR 660-012-0060(2)(c) “based on projected conditions measured at the end of the planning period identified in the adopted TSP.”

Finding 30: Under the TPR, a “significant affect” occurs if the proposed amendment(s) would result in types or levels of travel or access that are inconsistent with the identified function classification of the existing or planned transportation facilities, that degrade the performance of an existing or planned transportation facility such that it would not meet performance standards identified in the TSP, or that degrade the performance of an existing or planned transportation facility that is otherwise not projected to meet the performance standards identified in the TSP.

Finding 31: As required by SDC 5.22-110, the applicant has submitted a memorandum addressing trip generation associated with the proposed zone change to show compliance with the TPR at OAR 660-012-0060.

Finding 32: The City’s Transportation Planning Engineer concurs with the applicant’s trip generation methodology and findings. The applicant’s memorandum provides Trip Generation scenarios for the existing and proposed plan designation(s) and zoning. The trips generated by the existing zoning were compared to the proposed zoning under “reasonable worst-case scenario” conditions.

Finding 33: The applicant used the reasonable worst-case trip generation scenario provided for the current plan designations adopted under Ordinance 6422 for the existing plan designation and zoning (see Finding 42 in Ordinance 6422, Exhibit F).

Finding 34: The applicant’s proposed zoning scenario is the reasonable most-traffic-generative uses for the subject property. Specifically, the applicant assumes that the subject property would develop as an approximately 10,000 square foot shopping center, which represents the reasonable most-traffic-generative use that could be constructed on this site.

Finding 35: Under the applicant’s reasonable worst-case scenario, the proposed *Metro Plan* diagram amendment and zone change would result in an increase of 41 peak hour trips and 380 daily trips as compared to the existing designation and zoning.

Finding 36: The applicant’s memorandum cites the Oregon Highway Plan threshold of 400 Average Daily Traffic (ADT) as deemed not to significantly affect an existing or planned transportation facility. This threshold only applies to state highway facilities that are subject to the Oregon Highway Plan and does not apply to local facilities.

Finding 37: SDC 4.2-105.B.1 requires a traffic impact analysis (TIA) when a proposed change in land use or intensification of an existing land use generates 100 or more trips during any peak hour, or 1000 or more trips per day. The scope of a TIA must include locations impacted by 20 or more peak hour trips associated with trip generation. Therefore, generation of new trips that fall below these thresholds is *de minimis* under the City’s acknowledged land use regulations.

Finding 38: Under the reasonable worst case scenario, the proposed *Metro Plan* diagram amendment and zone change would result in an increase of 41 peak hour trips and 380 daily trips as compared to the existing designation and zoning. This is far below the thresholds of 100 peak hour trips and 1000 trips per day for requiring traffic impact analysis according to the Springfield Development Code. There are only two potential connections to the public street system from this site: a shared driveway onto Marcola Road at the western boundary of the property, and (potentially) a shared driveway connection to the future extension of Pierce Parkway to the northeast of the subject property. When distributed, the trips generated from this proposed redesignation and rezoning would not create more than twenty (20) peak hour trips at an intersection and thus would not be considered as significantly degrading the performance of existing infrastructure. Therefore, the increase in trips proposed with this plan amendment and zone change is *de minimis* and will not result in any significant affect listed under OAR 660-012-0060(2)(c).

Finding 39: As stated in Finding 41 in Ordinance 6422, Exhibit F, the plan designations adopted in 2007 for the entire Marcola Meadows Master Plan area would have generated 22,095 trips per day under the reasonably most-traffic-generative development scenario under the then-existing plan designations. As stated in Finding 42 in Ordinance 6422, Exhibit F, the existing plan designations adopted in Ordinance 6422 would result in a total of 19,680 trips per day in the Master Plan area, which was a decrease of 2,415 trips per day. The proposed *Metro Plan* diagram amendment and zoning map amendment would add back only 380 trips per day. The traffic generated by the proposed designation and zoning would remain less than the reasonably most-traffic-generative uses under the 2007 plan designations.

Finding 40: Based on the above findings, the subject application proposed to amend the *Metro Plan* diagram designation with a slightly higher proportion of commercial to Medium Density Residential designation is *de minimis*. This proposed redesignation and zone change does not require analysis under Development Code thresholds, will not degrade the performance of an existing or planned transportation facility such that it would not meet performance standards identified in the TSP, or that degrade the performance of an existing or planned transportation facility that is otherwise not projected to meet the performance standards identified in the TSP. Therefore, the proposed amendments are consistent with OAR 660-012-0060 and SDC 5.22-115C.4.b, and no additional mitigation is required under the TPR.

Goal 13 – Energy Conservation

Applicant's Narrative: "Goal 13 (Energy Conservation) is not applicable because the amendment does not affect the City or County goals or policies governing energy conservation."

Finding 41: The Oregon Land Use Board of Appeals (LUBA) has established that Goal 13 does not require a specific energy analysis or other Goal 13 analysis for changes to a comprehensive plan diagram or zoning. See *Barnard Perkins Corp. v. City of Rivergrove*, 34 Or LUBA 660 (1998).

Finding 42: The proposed comprehensive plan amendment and rezoning does not affect the City's ordinances, policies, plans, or studies adopted to comply with Goal 13 requirements. Converting 1.14 acres of the property from MDR to Commercial should not have an appreciable impact to energy consumption. The developer will have an opportunity to incorporate suitable energy conservation measures when detailed construction plans are prepared for the commercial development phase of Marcola Meadows. The City's building codes comply with all Oregon State Building Codes Agency standards for energy efficiency in commercial building design. The City's conservation measures applicable to storm water management, temporary storage, filtration and discharge would apply to

any commercial uses developed on this site; therefore, this action has no effect on the City's acknowledged compliance with Goal 13.

Goal 14 - Urbanization

Applicant's Narrative: "Goal 14 (Urbanization) is not applicable because this application does not involve expansion of the Springfield UGB, and thus analysis of the transition of rural to urban land uses is not relevant."

Finding 43: Goal 14 – Urbanization requires cities to estimate future growth rates and patterns, and to incorporate, plan, and zone enough land to meet the projected demands. The City already planned for residential land use on the subject property when completing its residential buildable land inventory. As previously determined and stated above, a surplus of MDR land exists in the City's residential land inventory already. Consistent with provisions of Goal 14, the City is responding to a request from a property owner to redesignate and rezone 1.14 acres of the subject property from Medium Density Residential to Commercial use. Further, the proposed action affects property that had been previously redesignated from Commercial to MDR in 2020 and therefore represents a minor re-calibration of the commercial and residential land use mix in the neighborhood. The subject property is within the existing UGB and is already annexed to the City. The proposed redesignation and zone change does not affect the City's adopted ordinances, policies, plans, or studies adopted to satisfy the compliance requirements of Goal 14.

Goal 15 – Willamette River Greenway

Applicant's Narrative: "Goal 15 (Willamette River Greenway [is] not applicable because the subject site does not contain lands described in [that goal]. Thus, the approval criteria have been omitted for brevity."

Finding 44: Goal 15 – Willamette River Greenway establishes procedures for administering the 300 miles of greenway that borders the Willamette River, including portions that are inside the City limits and UGB of Springfield. The subject site is not within the adopted Willamette River Greenway Boundary area so this goal is not applicable; therefore, this action has no effect on the City's acknowledged compliance with Goal 15.

Goals 16-19 Estuarine Resources, Coastal Shorelands, Beaches and Dunes, and Ocean Resources

Applicant's Narrative: "Goals 16 (Estuarine Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), and 19 (Ocean Resources) are not applicable because the subject site does not contain lands described in those goals. Thus, the approval criteria have been omitted for brevity."

Finding 45: Goals 16-19 – Estuarine Resources; Coastal Shorelands; Beaches and Dunes; and Ocean Resources; these goals do not apply to land within the Willamette Valley, including Springfield. Therefore, in the same way that Goals 3 and 4 do not apply in Springfield, Goals 16-19 do not apply in Springfield or to land use regulations adopted in Springfield.

Conclusion: The proposed *Metro Plan* diagram land use designation amendment from Medium Density Residential to Commercial is consistent with all applicable statewide land use planning goals in accordance with SDC 5.14-135.A.

B. Plan Inconsistency

1. In those cases where the *Metro Plan* applies, adoption of the amendment shall not make the *Metro Plan* internally inconsistent.

Applicant's Narrative: "As shown on the Preliminary Plans, the planned Metro Plan Diagram amendment will impact and amend the designation of a single property in Springfield. The amendment will not create an internal inconsistency or conflict with the remainder of the Metro Plan. Therefore, this application provides the materials and analysis to support approval of the planned amendments consistent with the regional planning framework documents. The criterion is met."

Finding 46: The adopted *Metro Plan* and *Springfield 2030 Comprehensive Plan* are the principal policy documents that create the broad framework for land use planning within the City of Springfield. As explained herein, both are applicable to this application. The City's adopted Zoning Map implements the zoning designations of the *Metro Plan* diagram and localized Refinement Plans, which are adopted amendments to the *Metro Plan*. The subject property is not within an adopted neighborhood refinement plan area. The policies and implementation actions of the *Springfield 2030 Refinement Plan – Residential Land Use and Housing Element* are intended to refine and update (as opposed to replace) the goals, objectives and policies of the *Metro Plan*'s Residential Land Use and Housing Element. The *Springfield 2030 Comprehensive Plan – Economic Element* and *Urbanization Element* replace the applicable sections of the *Metro Plan* pertaining to employment lands and urbanizable lands. Because the subject property is within the existing UGB and annexed to the City limits, the *Urbanization Element* is not applicable to this application. The *Economic Element* is applicable.

Finding 47: The City has previously determined that a surplus of MDR land exists within the residential land inventory. The proposed redesignation and rezoning of this property from MDR to Commercial would not appreciably diminish the opportunity for development of needed housing to meet market demand and within multiple housing demographics – whether in the Marcola Meadows neighborhood or elsewhere within the City.

Finding 48: In accordance with Chapter IV – *Metro Plan* Review, Amendments, and Refinements, the City's Comprehensive Plan is not designed or intended to remain static and unyielding in its assignment of land use designations. To that end, provisions of Chapter IV, Policy 7.a, allow for property owners to initiate an amendment to the *Metro Plan* diagram to reflect a change in circumstances or need.

Finding 49: There are no conflicts created by this proposed diagram amendment based on needed residential land inventories or needed employment land inventories. The development of this land with commercial uses does not conflict with other land use elements in the *Metro Plan* including residential, industrial, park and open space, or government and education. Adoption of the amendment to the *Metro Plan* diagram will not result in an internal inconsistency.

Finding 50: Because the City has adopted the *Springfield 2030 Refinement Plan – Economic Element*, the Commercial Element of the *Metro Plan* no longer applies to this proposal. For the above reasons, Criteria B.1 is met.

2. In cases where Springfield Comprehensive Plan applies, the amendment shall be consistent with the Springfield Comprehensive Plan.

Applicant's Narrative: "This Metro Plan Diagram Amendment shifts an underutilized portion of the Marcola Meadows site designated with Medium Density Residential to a Commercial District. The envisioned Zoning Map Amendments associated with the site amend the MDR District to a new CC District, consistent with the Springfield 2030 Comprehensive Plan designation. The Metro Plan Diagram amendment is consistent with the Springfield 2030 Comprehensive Plan goals and policies, as demonstrated in this written document; please see the narrative component above regarding specific findings. Therefore, the Metro Plan Diagram Amendment is consistent with the approval criterion of Section 5.14-135 and should be approved."

Finding 51: The applicant is proposing to redesignate the southeast corner of the Marcola Meadows property from MDR to Commercial to facilitate construction of a medical clinic fronting onto the intersection of Marcola Road and 28th Street. The type of commercial use anticipated for this location (i.e. health care facility) is specifically identified as being desirable for commercial land use within the plan area.

Finding 52: The Economic Element policies and implementation actions of the *Springfield 2030 Refinement Plan – Economic Element* apply to the subject site. In accordance with Policy E.1, the proposed redesignation is consistent with the City's desire to ensure an adequate supply of land that is suitably planned and zoned to provide commercial sites of varying locations, configurations, size and characteristics.

Finding 53: The proposed *Metro Plan* diagram amendment and zone change is consistent with Policy E.5 whereby commercial sites are created as "short term supply" for near-term development, and in response to changing market conditions. Redesignating and rezoning the subject parcel to Commercial represents an opportunity site for a medical specialty clinic to potentially relocate into the Springfield market.

Finding 54: The redesignation and rezoning of the subject parcel will facilitate development of a commercial use that provides for the installation of shared access and parking facilities for the two adjoining commercial sites that can be developed in the near-term.

Finding 55: In accordance with Policy E.6, the applicant is proposing to reconfigure and modify the Master Plan for the Marcola Meadows neighborhood to create another commercial development site that meets current market demand. The intent is to provide a buildable commercial property for immediate transfer to a prospective buyer. To do so, redesignation and rezoning of the subject parcel is necessary.

Finding 56: In accordance with Policy E.7, the applicant is proposing changes to the land use composition of the neighborhood to focus new commercial development on the existing street frontages and at the major intersection where infrastructure is already in place to stimulate further development of the entire site.

Finding 57: Based on the foregoing, the proposal to redesignate and rezone the subject property from MDR to Commercial is consistent and compatible with the adopted policies of the *Metro Plan* and the *Springfield 2030 Refinement Plan – Economic Element*. The action also restores additional commercial land use to the neighborhood to meet current marking demand and in response to an

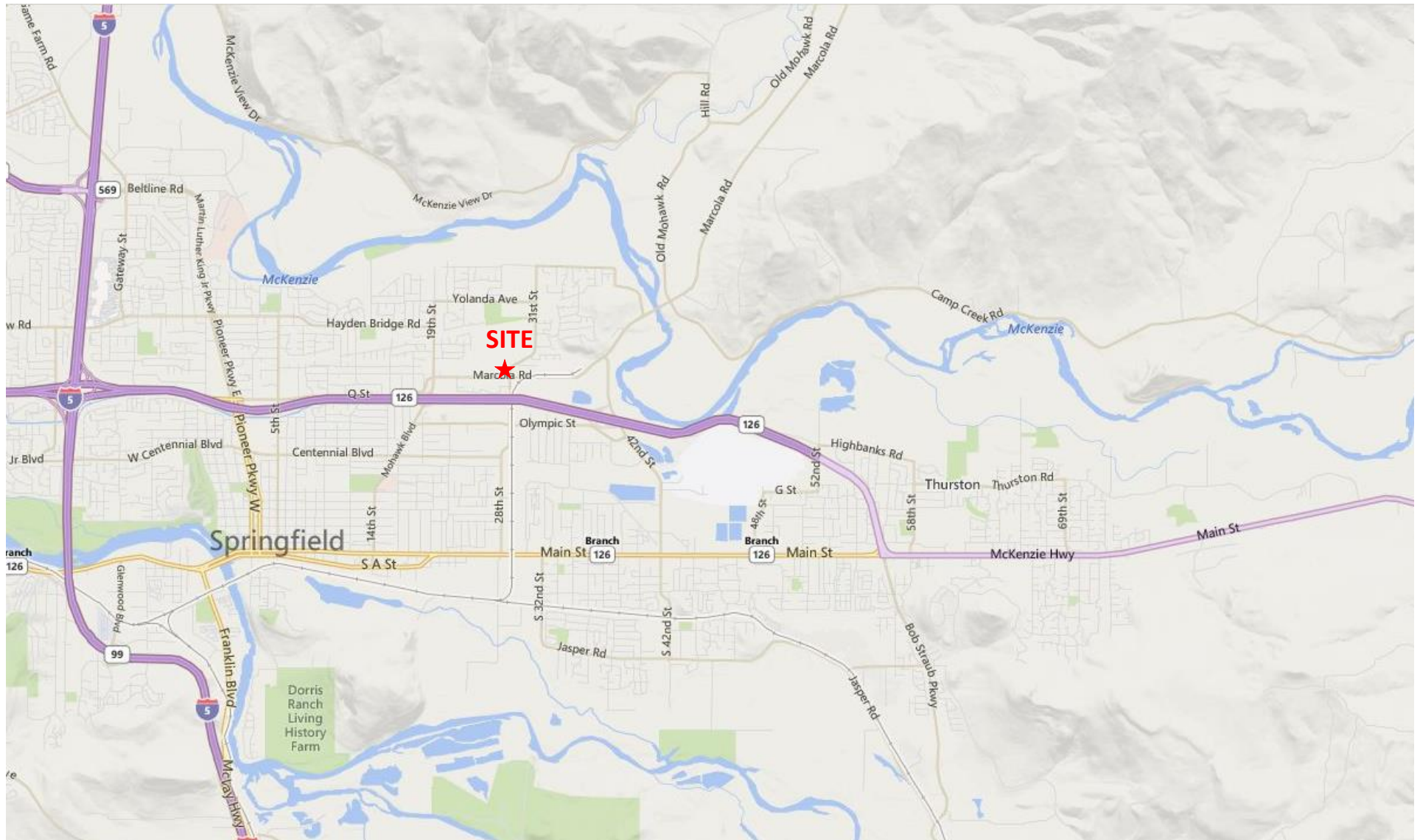
opportunity for securing a health care specialty clinic at the southeast corner of the Marcola Meadows neighborhood.

Conclusion and Recommendation

Based on the applicant's narrative, the findings herein, testimony submitted into the record, the criteria of SDC 5.14-135 for approving amendments to the *Metro Plan*, the proposed *Metro Plan* diagram amendment is consistent with the applicable criteria.

Staff has provided two orders and recommendations for consideration and action by the Planning Commission (Attachments 6 & 7): the first is to recommend support for the proposed *Metro Plan* amendment for 1.14 acres of Medium Density Residential designated land to Commercial; and the second is to recommend support for rezoning of the same 1.14 acres of property from MDR to Community Commercial (CC). The adopted orders and recommendations will be forwarded to the City Council for review and consideration at the public hearing meeting currently scheduled for September 7, 2021.

LOCATION OF PROPERTY SUBJECT TO METRO PLAN AMENDMENT AND ZONE CHANGE



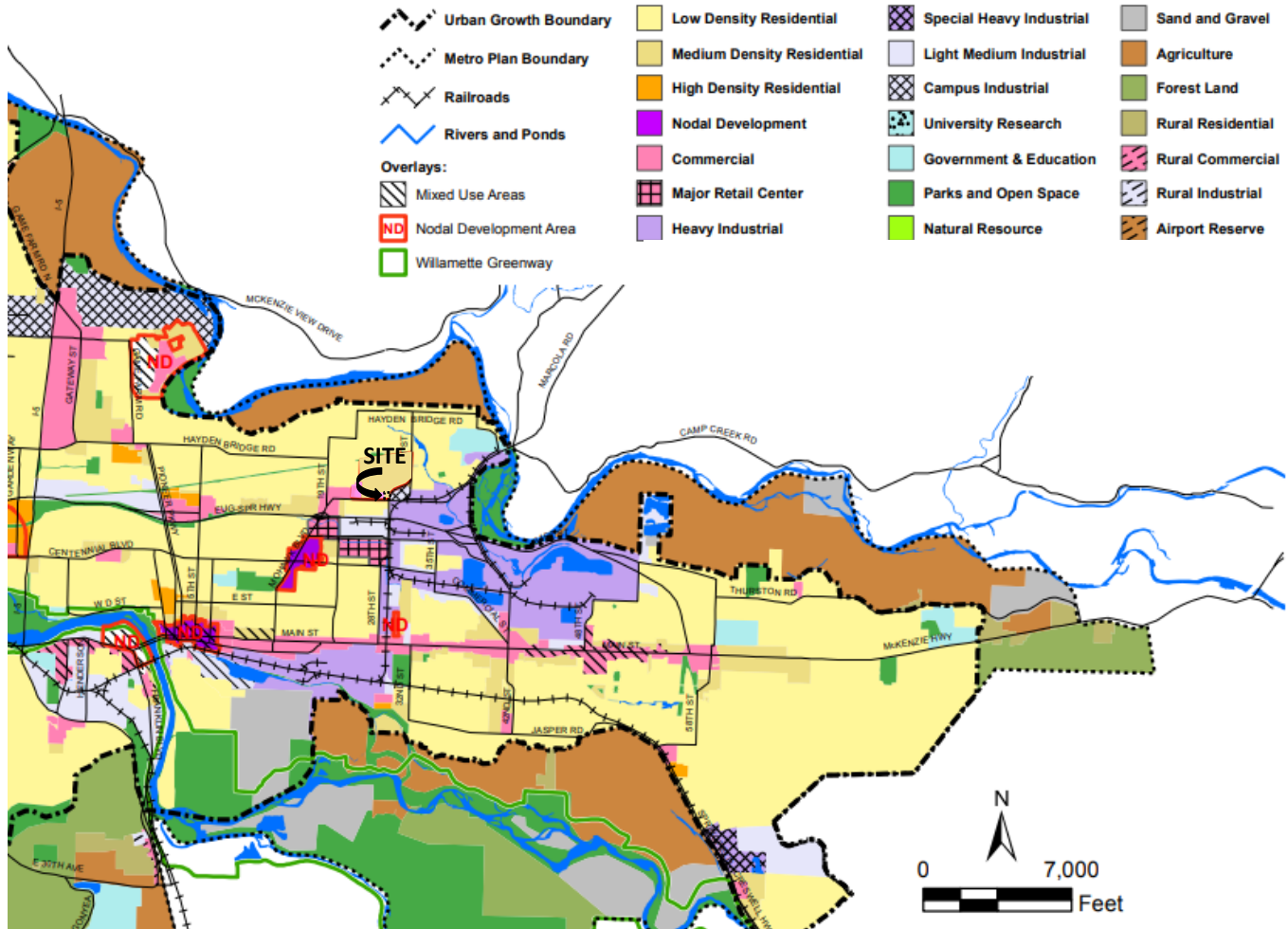
**811-21-000097-TYP4 – PROPOSED METRO PLAN DIAGRAM AMENDMENT
MARCOLA ROAD AT 28TH STREET (MAP 17-02-30-00, PORTION OF TL 1802)**



CURRENT METRO PLAN DESIGNATION

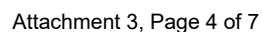
Eugene-Springfield Metropolitan Area General Plan Plan Diagram

(The interpretation and purpose of the Plan Diagram, and descriptions of the land uses and symbols shown, are contained in Chapter II-G.)

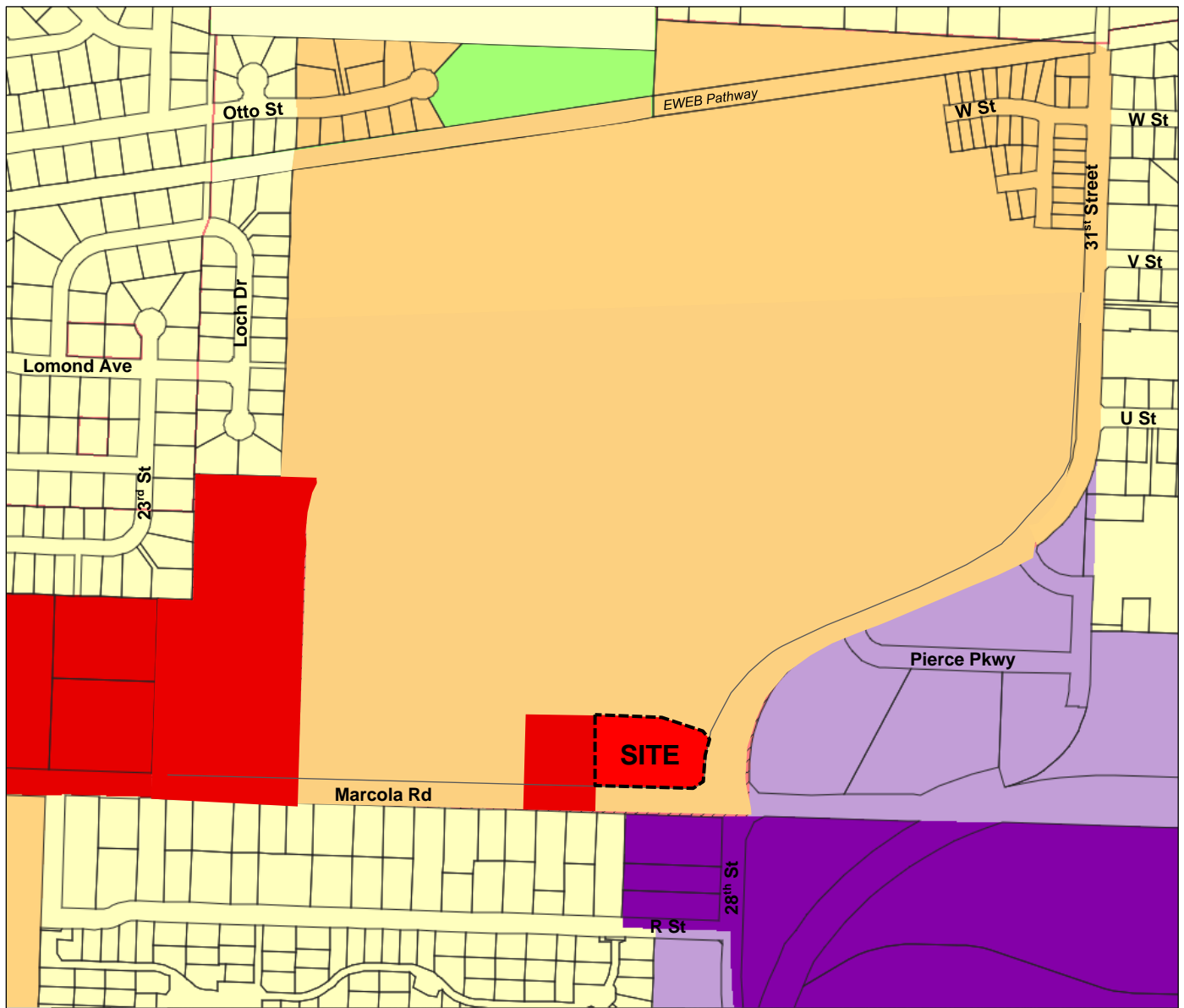


Eugene-Springfield Metropolitan Area General Plan Plan Diagram

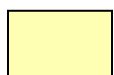
	Urban Growth Boundary		Low Density Residential		Special Heavy Industrial		Sand and Gravel
	Metro Plan Boundary		Medium Density Residential		Light Medium Industrial		Agriculture
	Railroads		High Density Residential		Campus Industrial		Forest Land
	Rivers and Ponds		Nodal Development		University Research		Rural Residential
Overlays:			Commercial		Government & Education		Rural Commercial
	Mixed Use Areas		Major Retail Center		Parks and Open Space		Rural Industrial
	Nodal Development Area		Heavy Industrial		Natural Resource		Airport Reserve
	Willamette Greenway						



**PROPOSED DESIGNATION FOR PROPERTY AT 28TH STREET AND MARCOLA ROAD
(ASSESSOR'S MAP 17-02-30-00, PORTION OF TAX LOT 1802)**



LEGEND



Low Density Residential (LDR)



Parks and Open Space



Medium Density Residential (MDR)



Commercial (C)

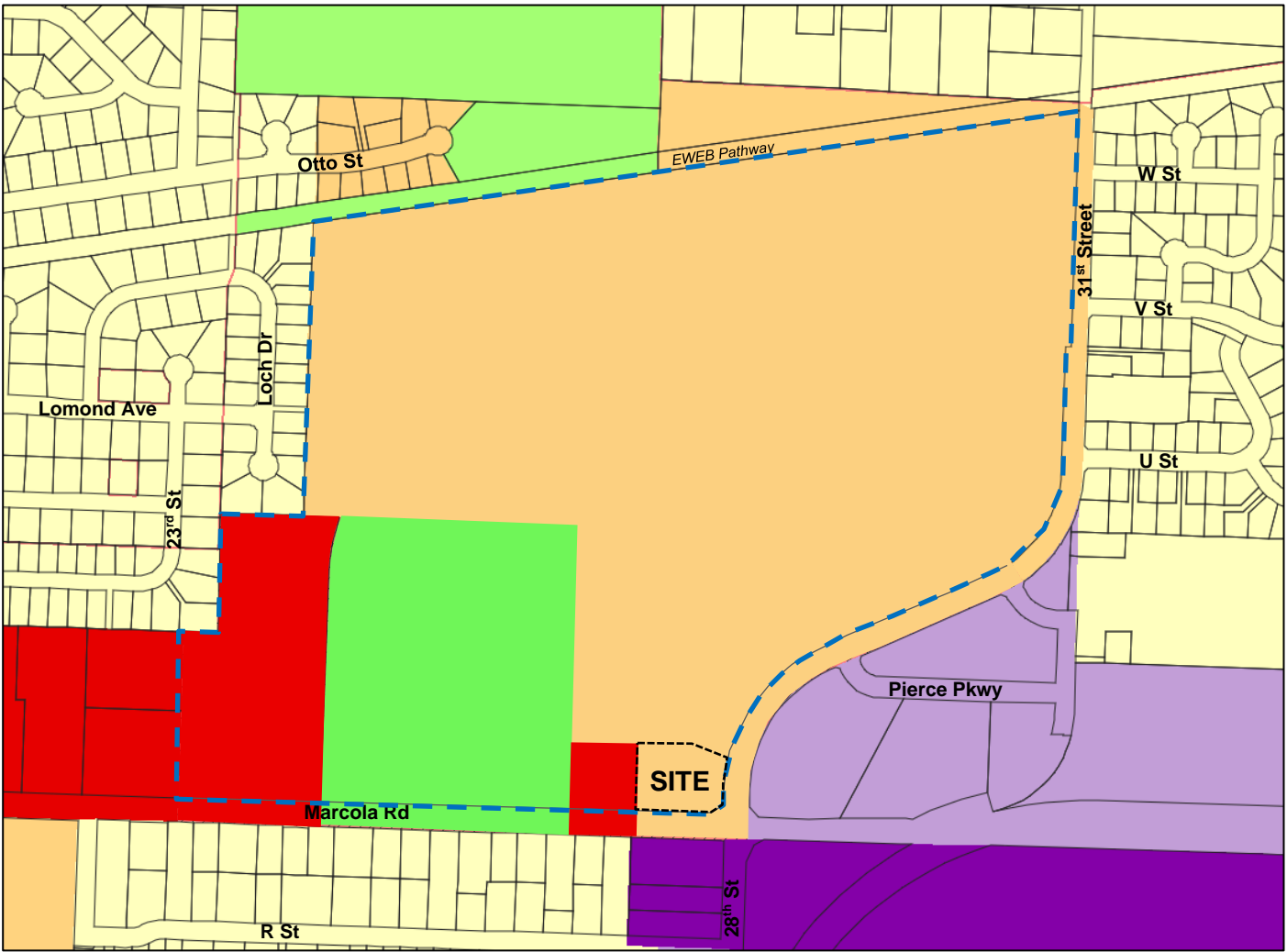


Light Medium Industrial (LMI)











Heavy Industrial (HI)

CURRENT ZONING FOR PROPERTY AT 28TH STREET AND MARCOLA ROAD (ASSESSOR'S MAP 17-02-30-00, PORTION OF TAX LOT 1802)

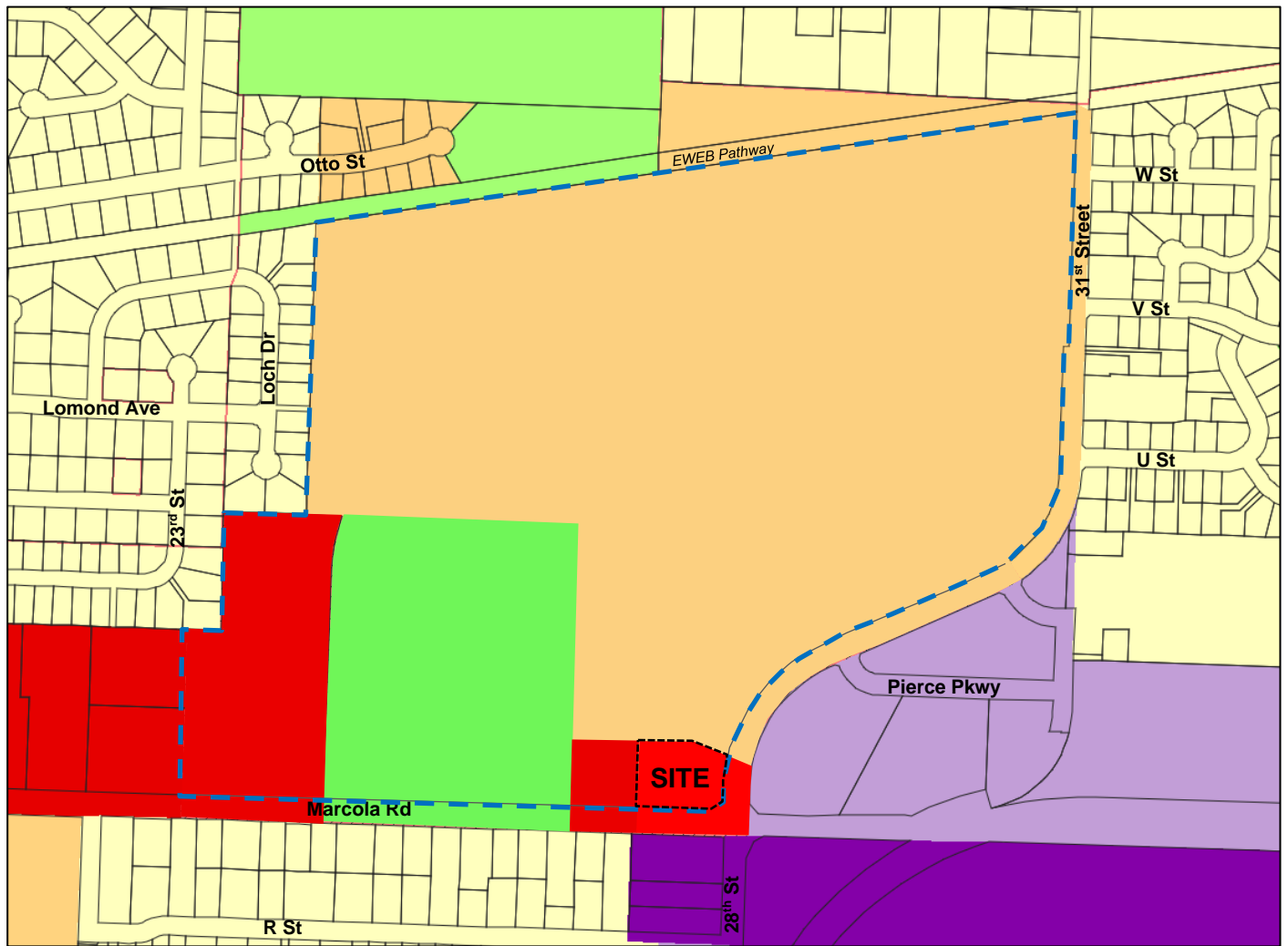


ZONING MAP LEGEND









	Low Density Residential (LDR)		Public Land and Open Space (PLO)
	Medium Density Residential (MDR)		Marcola Meadows Master Plan Boundary
	Community Commercial (CC)		
	Mixed Use Commercial (MUC)		
	Light Medium Industrial (LMI)		
	Heavy Industrial (HI)		



**PROPOSED ZONING FOR PROPERTY AT 28TH STREET AND MARCOLA ROAD
(ASSESSOR'S MAP 17-02-30-00, PORTION OF TAX LOT 1802)**



ZONING MAP LEGEND

	Low Density Residential (LDR)		Public Land and Open Space (PLO)
	Medium Density Residential (MDR)		Marcola Meadows Master Plan Boundary
	Community Commercial (CC)		
	Mixed Use Commercial (MUC)		
	Light Medium Industrial (LMI)		
	Heavy Industrial (HI)		



Marcola Meadows Metro Plan Diagram Amendment Application (Affecting a Portion of Tax Lot 1802)

Date: April 2021

Submitted to: City of Springfield
Development & Public Works
225 Fifth Street
Springfield, OR 97477

Owner/Applicant: Marcola Meadows Neighborhood, LLC
27375 SW Parkway Avenue
Wilsonville, OR 97020

AKS Job Number: 7736

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Exhibits

- Exhibit A:** City Application Forms and Checklists
- Exhibit B:** Preliminary Plans
- Exhibit C:** Property Ownership Information
- Exhibit D:** Lane County Assessor’s Map
- Exhibit E:** Transportation Memorandum
- Exhibit F:** Area Legal Description
- Exhibit G:** Property Line Adjustment/Record of Survey (CSF: 45334)

Tables

Table 1: Description of Surrounding Area 2

Marcola Meadows

Metro Plan Diagram Amendment Application

(Affecting a Portion of Tax Lot 1802)

Submitted to:	City of Springfield Development & Public Works 225 Fifth Street Springfield, OR 97477
Applicant/Property Owner:	Marcola Meadows Neighborhood, LLC 27375 SW Parkway Avenue Wilsonville, OR 97020
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 Contact: Chris Goodell, AICP, LEED ^{AP} Email: chrisg@aks-eng.com Phone: (503) 563-6151
Applicant's Transportation Engineer:	Lancaster Mobley 321 SW 4 th Avenue, Suite 400 Portland, OR 97204 Contact: Todd Mobley Email: todd@lancastermobley.com Phone: (503) 248-0313
Site Location:	North of Marcola Road and west of 28 th Street
Property Description:	A portion of Adjusted Tax Lot 1802 (Adjusted Tract 2 of Lane County Survey File No. 45334)
Site Size:	±1.138 acres
Springfield Land Use District:	Existing: Medium Density Residential (MDR) Future: Community Commercial (CC)
Metro Plan Diagram Designation:	Existing: Medium Density Residential Future: Commercial

I. Executive Summary

This application is necessitated by planned changes in land use for the southeastern portion of the Marcola Meadows Master Plan. A Metro Plan Diagram Amendment converting the site from Medium Density Residential (MDR) to Commercial Designation and a subsequent Zone Map Amendment are planned to provide additional land for a commercial phase of Marcola Meadows. The site is envisioned as a medical office space and establishing an efficient commercial layout will provide employment opportunities to a growing area.

The Marcola Meadows Master Plan, as illustrated on the updated Preliminary Plans, contains a variety of housing types and neighborhood amenities to serve diverse housing demands and accommodate residents. Through the recent public hearing process for the Master Plan update, the Springfield Planning Commission expressed a desire to retain some of the commercial/employment land along Marcola Road. Notions of retaining a strong commercial presence in the southern portion of the site were contemplated at that time by the property owner, however, due to unresolvable schedule constraints could not be accommodated at the time. This discussion resonated with the property owner/applicant who had the desire to address and incorporate the commission's comments. As a result, the Master Plan has been modified to incorporate additional commercial space along Marcola Road. This Metro Plan Diagram amendment application to update the use of land within the Master Plan is a direct result of the comments provided by City officials through the public hearing process.

In this instance, through amendment of ± 1.138 acres of MDR to Commercial Metro Designation, the site will have the opportunity to enhance an employment corridor on Marcola Road. As shown on the Conceptual Final Master Plan (Exhibit B), a church, school, and neighborhood market are approved site elements along Marcola Road. The approved commercial phase of the Master Plan is designated Commercial on the *Metro Plan* and is adjacent to the subject site of this application (a portion of Adjusted Tax Lot 1802). Therefore, the amendment of the subject site to Commercial Designation is an ideal location to attract visitors, residents, and businesses alike due to the ease of multi-modal connectivity and planned infrastructure elements within the Master Plan.

II. Site Description/Setting

The Marcola Meadows Master Plan site includes a total area of ± 100 acres. The subject site of this application (a portion of Adjusted Tax Lot 1802) includes a total area of ± 1.138 acres, and its configuration is based on a previously approved and recorded property line adjustment (PLA) (Lane County Survey File No. 45334, recorded March 8, 2021). The application includes a copy of the recorded final survey (Exhibit G).

The property is flat and currently exists as a grassy field. It is vacant and fronts on Marcola Road to the south and 28th Street to the east. The property is currently classified within Medium Density Residential Designation in the Metro Plan and is within MDR Springfield Zoning Districts. This application is accompanied by a concurrent Zone Map Amendment to Community Commercial (CC) Springfield Zoning District. The surrounding property characteristics are summarized in Table 1, below.

Table 1: Description of Surrounding Area

Area	Jurisdiction	Zoning	Land Uses
North (Marcola Meadows)	City of Springfield	Medium Density Residential (MDR)	Multi-Family Residential
South	City of Springfield	Low Density Residential (LDR)	Single-Family Residential
East	City of Springfield	Light Medium Industrial (LMI)	Industrial
West (Marcola Meadows)	City of Springfield	Community Commercial (CC)	Commercial Retail

III. Applicable Review Criteria

The Metro Plan Diagram Amendment is consistent with relevant goals and policies within the *Eugene-Springfield Metropolitan Area General Plan* (Metro Plan) and the City of Springfield's Comprehensive Plan and satisfies the Springfield Development Code's (SDC) applicable approval criteria for amendments. This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence supports the City's approval of the application.

OREGON STATEWIDE PLANNING GOALS AND GUIDELINES (The Goals)

The following Oregon Statewide Planning Goals are applicable to this action:

- Goal 1 – Citizen Involvement
- Goal 2 – Land Use Planning
- Goal 6 – Air, Land, and Water Resources Quality
- Goal 8 – Recreational Needs
- Goal 9 – Economic Development
- Goal 10 – Housing
- Goal 11 – Public Facilities and Services
- Goal 12 – Transportation

Goal 3 (Agricultural Lands) and Goal 4 (Forest Lands) are not applicable to lands within the City's acknowledged Urban Growth Boundary (UGB) and have been omitted for brevity.

Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) is not applicable because there are no identified Goal 5 resources on the property and has been omitted for brevity.

Goal 7 (Areas Subject to Natural Hazards) is not applicable and has been omitted because the subject site does not contain mapped areas of steep slopes 25 percent or greater or other known hazard areas.

Goal 13 (Energy Conservation) is not applicable because the amendment does not affect the City or County goals or policies governing energy conservation.

Goal 14 (Urbanization) is not applicable because this application does not involve expansion of the Springfield Urban Growth Boundary (UGB) and thus analysis of the transition of rural to urban land uses is not relevant.

Goals 15 (Willamette River Greenway), 16 (Estuarine Resources), 17 (Coastal Shorelands), 18 (Beaches and Dunes), and 19 (Ocean Resources) are not applicable because the subject site does not contain lands described in those goals. Thus, the approval criteria have been omitted for brevity.

Goal 1 (Citizen Involvement)

To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Response: Goal 1 calls for the opportunity for citizens to be involved in all phases of the planning process. The City of Springfield has an established citizen involvement program. The application will be processed according to Chapter 5 of the SDC, which involves the development review process, public notification, public hearings, and decision appeal procedures as established in SDC Section 5.14-100, Metro Plan Amendments.

Goal 2 (Land Use Planning)

To establish a land use planning process and policy framework as a basis for all decision and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Response: This application will be processed by the City in accordance with SDC Chapter 5.14-100, Metro Plan Amendments. The City and County have acknowledged comprehensive plans and land use development (zoning) codes that implement their respective comprehensive plans. The Eugene-Springfield Metropolitan Area General Plan (Metro Plan) is the long-range public policy document that establishes the broad framework upon which Springfield, Eugene, and Lane County make coordinated land use decisions. The City and other applicable governing bodies will review and process this application consistent with the procedures detailed in the SDC.

This application provides an adequate factual basis for the City and County to approve the application because it describes the current and planned future site characteristics and applies the relevant approval criteria to those characteristics. Therefore, following the application process will ensure consistency with Statewide Planning Goal 2.

Goal 6 (Air, Water and Land Resources Quality)

To maintain and improve the quality of the air, water and land resources of the state.

Response: Goal 6 is implemented by Comprehensive Plan policies to protect air, land, and water resources. Generally, these policies rely on coordination with the Oregon Department of Environmental Quality (DEQ) for their implementation. Specific standards related to the project include requirements for addressing stormwater runoff, grading, and erosion control standards that apply to site planning for specific project elements (e.g. professional medical office). This project does not involve alterations to the site or the construction of improvements; therefore, after the amendments are approved, the site's physical appearance will remain the same. The portion of the property that is the subject of the Metro Plan Diagram Amendment from Medium Density Residential to Commercial Designation is within the City's limit and is designated with existing zoning until otherwise approved in the future. Thus, the application is consistent with Goal 6.

Goal 8 (Recreational Needs)

To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: Goal 8 is facilitated by the 2012 Willamalane Park and Recreation Comprehensive Plan. Together with the Metro Plan, its provisions identify future needs for parks, a natural area, and recreation facilities. The amendments will not negatively affect the City's Comprehensive Plan with respect to Goal 8 and its development regulations governing recreational needs (e.g. open space, park dedication, fee in-lieu-of requirements, etc.). Removing the MDR designation from approximately 1 acre of the site will not impact Springfield's current recreational needs or future inventory of land for meeting these needs because there was not a recreational facility planned or required to be sited at this location. An increase in commercial land supply will expand the local amenities available to residents and visitors. Therefore, this application is consistent with Goal 8.

Goal 9 (Economic Development)

To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: This application involves a Metro Plan Diagram Amendment from MDR to Commercial Designation on a portion of the Adjusted Tax Lot 1802 (e.g. ±1.138 acres). Subsequently, a concurrent Zone Map Amendment is envisioned to change the anticipated use of the subject site from MDR to Community Commercial (CC) District, with the intent of establishing a professional and medical office building.

The City's acknowledged Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis (CIBL-EOA) identified a 104-acre deficit of commercial and mixed-use employment land, including a need for 31 sites 1 to 2 acres in size. As explained in the CIBL-EOA, Springfield suggests that all land needs on sites smaller than five acres would be accommodated through redevelopment. However, Table 4-4, *Forecast of Employment Growth in Building Type (Springfield UGB 2010-2030)*, suggests the commercial office building sector will increase by 1.3 percent by the year 2030. Additionally, the table note states "we expect that medical employment will grow faster than government employment, based on historical trends that show the growing medical cluster in Springfield." This information suggests a site with these characteristics, and ultimately the envisioned use of the site, will be in high demand.

Further, the CIBL-EOA details the types of businesses that may be attractive to Springfield. CIBL-EOA Table 4-1, *Existing and Potential Business Clusters in Springfield*, lists Medical Services and Back-Office Functions as growing clusters based on employment trends, the types of firms that currently exist in Springfield, and forecasts from the Oregon Employment Department, etc. Therefore, this application will meet the demands of a locally-significant industry by providing a community commercial site that will not sit vacant.

The Metro Plan Diagram Amendment (and subsequent Zone Map Amendment) from Medium Density Residential to Commercial Designation will allow the envisioned use at similar intensities to those currently allowed in the subject area (e.g. ±1.138 acres). For

example, pursuant to SDC Section 4.7-190, professional offices are an allowed use subject to special development standards in the MDR District. In addition, while the Commercial Metro Designation is intended for a wide range of business and services to serve nearby residents, the Community Commercial (CC) Springfield Zoning District allows for a slightly refined variety of commercial uses intended to meet neighborhood needs. As such, an increase in the CC District area will not curtail potential uses and is anticipated to enhance the economic development opportunities in the Marcola Meadows area. Therefore, this application is consistent with Goal 9.

Goal 10 (Housing)

To provide for the housing needs of citizens of the state.

Response: The Springfield 2030 Refinement Plan Residential Land Use and Housing Element addresses Statewide Planning Goal 10: Housing. This application involves a Metro Plan Diagram Amendment from Medium Density Residential (MDR) to Commercial Designation on a portion of the property (e.g. ±1.138 acres). It is assumed the redesignation of approximately 1 acre of land from the City's residential buildable land inventory under Goal 10 will not create a city-wide deficit, as the 2010-2030 residential growth needs were met without expanding the UGB. As such, Springfield's current UGB was acknowledged in 2011 to provide a buildable land inventory sufficient to meet the city's housing needs for the entire planning period.

Furthermore, while the MDR District is a residential district, in this instance it allows the envisioned commercial use in accordance with specific development standards (e.g. the lot is adjacent to a Community Commercial District, abuts an arterial roadway, the office building is limited to specific niche professionals, etc.) The planned Metro Plan Diagram Amendment from MDR to Commercial Designation will change the anticipated use of the property to commercial to allow the same envisioned use (e.g. professional and medical offices). A subsequent Zone Map Amendment is planned from MDR to CC. With that said, this application will seemingly allow commercial development at a similar intensity to what would be permitted currently without a zone change (i.e. pursuant to Section 4.7-190).

Ultimately, the redesignation of ±1.138 acres of MDR District will not create a deficit in the City's residential land. As discussed in the response to Goal 9, the medical sector is projected to grow in this planning period in Springfield. This application will provide economic activity, jobs, and additional system development charges (SDC) to a growing area. Therefore, this application is consistent with Goal 10.

Goal 11 (Public Facilities and Services)

To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: The Springfield Comprehensive Plan (2030 Refinement Plan) defines key urban facilities and services as "those services and facilities that are necessary to serve planned urban uses and densities in accordance with applicable Statewide Planning Goals, statutes and administrative rules: wastewater services; stormwater services; transportation; solid

waste management; water service; fire and emergency medical services; police protection; citywide park and recreation programs; electrical service; land use controls; communication facilities; and public schools on a district-wide basis.” Site improvements in conformance with an approved comprehensive plan, as is the case here, result in orderly and efficient arrangement of public facilities and services. Critical public facilities, including sanitary sewer, stormwater, potable water, and emergency services, were shown to be available to this site based on previous application approvals. The Metro Plan Diagram Amendment from MDR to Commercial Designation is consistent with this notion and does not impair provision of necessary public facilities throughout the site. Therefore, this application is consistent with Goal 11.

Goal 12 (Transportation)

To provide and encourage a safe, convenient and economic transportation system.

Response: A Transportation Memorandum prepared by Lancaster Mobley, included herein as Exhibit E, demonstrates compliance with Goal 12 and applicable State, County, and City transportation-related requirements. Please refer to the Transportation Memorandum for further information. The intended street and connectivity improvements encourage a safe, convenient, and economic transportation system. Therefore, the application is consistent with Goal 12.

FINDINGS FOR TRANSPORTATION PLANNING RULE COMPLIANCE

Response: OAR 660, Division 12, is the Oregon Transportation Planning Rule (the TPR) adopted by the Land Conservation and Development Commission (LCDC). The TPR implements Goal 12, Transportation, and is an independent approval standard in addition to Goal 12 for map amendments. OAR 660-012-0060(1) and (2) apply to amendments to acknowledged maps, as is the case with this application.

The TPR requires a two-step analysis. First, under OAR 660-012-0060(1), the Applicant must determine if the application has a “significant effect,” as that term is defined in OAR 660-012-0060(1). The City may rely on transportation improvements found in Transportation System Plans (TSPs), as allowed by OAR 660-012-0060(3)(a), (b), and (c), to show that failing intersections will not be made worse or intersections not now failing will not fail. If there is a “significant effect,” then the Applicant must demonstrate appropriate mitigation under OAR 660-012-0060(2), et seq.

OAR 660-012-0060 Plan and Land Use Regulation Amendments

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:
 - (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

- (b) Change standards implementing a functional classification system; or
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.
 - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

(...)

- (4) Determinations under sections (1)–(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.
 - (a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in subsections (b) and (c) below.
 - (b) Outside of interstate interchange areas, the following are considered planned facilities, improvements and services:
 - (A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.
 - (B) Transportation facilities, improvements or services that are authorized in a local transportation system plan and for which a funding plan or mechanism is in place or approved. These include, but are not limited to, transportation facilities, improvements or services for which: transportation systems development charge revenues are being collected; a local improvement district or reimbursement district has been established or will be established

prior to development; a development agreement has been adopted; or conditions of approval to fund the improvement have been adopted.

- (C) Transportation facilities, improvements or services in a metropolitan planning organization (MPO) area that are part of the area's federally-approved, financially constrained regional transportation system plan.
 - (D) Improvements to state highways that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when ODOT provides a written statement that the improvements are reasonably likely to be provided by the end of the planning period.
 - (E) Improvements to regional and local roads, streets or other transportation facilities or services that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when the local government(s) or transportation service provider(s) responsible for the facility, improvement or service provides a written statement that the facility, improvement or service is reasonably likely to be provided by the end of the planning period.
- (c) Within interstate interchange areas, the improvements included in (b)(A)–(C) are considered planned facilities, improvements and services, except where:
- (A) ODOT provides a written statement that the proposed funding and timing of mitigation measures are sufficient to avoid a significant adverse impact on the Interstate Highway system, then local governments may also rely on the improvements identified in paragraphs (b)(D) and (E) of this section; or
 - (B) There is an adopted interchange area management plan, then local governments may also rely on the improvements identified in that plan and which are also identified in paragraphs (b)(D) and (E) of this section.
- (d) As used in this section and section (3):
- (A) Planned interchange means new interchanges and relocation of existing interchanges that are authorized in an adopted transportation system plan or comprehensive plan;
 - (B) Interstate highway means Interstates 5, 82, 84, 105, 205 and 405; and
 - (C) Interstate interchange area means:
 - (i) Property within one-quarter mile of the ramp terminal intersection of an existing or planned interchange on an Interstate Highway; or

- (ii) The interchange area as defined in the Interchange Area Management Plan adopted as an amendment to the Oregon Highway Plan.
- (e) For purposes of this section, a written statement provided pursuant to paragraphs (b)(D), (b)(E) or (c)(A) provided by ODOT, a local government or transportation facility provider, as appropriate, shall be conclusive in determining whether a transportation facility, improvement or service is a planned transportation facility, improvement or service. In the absence of a written statement, a local government can only rely upon planned transportation facilities, improvements and services identified in paragraphs (b)(A)-(C) to determine whether there is a significant effect that requires application of the remedies in section (2).

Response: This section of the Transportation Planning Rule requires coordination with affected transportation service providers. The City provides the roads that serve the subject property; Marcola Road and 28th Street are designated as a Minor Arterial and a Major Collector, respectively, in the City TSP and are under City jurisdiction. The City has a duty to coordinate with transportation facility and service providers and other affected agencies, as applicable. Therefore, the criteria of OAR 660-012-0060 (4) are met.

EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN (METRO PLAN)

Chapter II – Fundamental Principles and Growth Management Policy Framework

...

G. Metro Plan Diagram

Land Use Designations

...

Commercial

Neighborhood Commercial Facilities

Oriented to the day-to-day needs of the neighborhood served, these facilities are usually centered on a supermarket as the principal tenant. They are also characterized by convenience goods outlets (small grocery, variety, and hardware stores); personal services (medical and dental offices, barber shops); laundromats, dry cleaners (not plants); and taverns and small restaurants. The determination of the appropriateness of specific sites and uses or additional standards is left to the local jurisdiction. Minimum location standards and site criteria include:

1. Within convenient walking or bicycling distance of an adequate support population. For a full-service neighborhood commercial center at the high end of the size criteria, an adequate support population would be about 4,000 persons (existing or anticipated) within an area conveniently accessible to the site. For smaller sites or more limited services, a smaller support population or service area may be sufficient.

Response: As shown on the Conceptual Final Master Plan (Exhibit B), the subject site is within a master planned area anticipated and planned to increase in residential population. The commercial lot will be conveniently accessible for nearby residents and support the local community.

2. Adequate area to accommodate off-street parking and loading needs and landscaping, particularly between the center and adjacent residential property, as well as along street frontages next door to outdoor parking areas.

Response: As shown on the Conceptual Final Master Plan (Exhibit B), the subject site is planned to be designed appropriately with adequate parking, landscaping, and other required elements.

3. Sufficient frontage to ensure safe and efficient automobile, pedestrian and bicycle access without conflict with moving traffic at intersections and along adjacent streets.

Response: This application involves property within the Marcola Meadows Master Plan. As such, access was previously designed, restricted, and approved for various site elements which take access on Marcola Road. With that said, sufficient frontage and shared, joint access with the approved Commercial, School, and Multi-Family Phases in the southeast corner of the site will provide safe and efficient transportation circulation on-and-off site.

4. The site shall be no more than five acres, including existing commercial development. The exact size shall depend on the numbers of establishments associated with the center and the population to be served.

Neighborhood commercial facilities may include community commercial centers when the latter meets applicable location and site criteria as listed above, even though community commercial centers are generally larger than five acres in size.

In certain circumstances, convenience grocery stores or similar retail operations play an important role in providing services to existing neighborhoods. These types of operations which currently exist can be recognized and allowed to continue through such actions as rezoning.

Response: As shown on the Preliminary Plans, the subject site is less than 5 acres in size, including the approved Commercial Phase, adjacent to the east property line of the subject site.

FINDINGS FOR METRO PLAN COMPLIANCE

Response: SDC 5.22-115 requires compliance with applicable provisions of the Metro Plan when the City amends its acknowledged comprehensive plan and land use regulations. This application envisions amending the City's acknowledged Zoning Map in a way that is inconsistent with the Metro Plan Diagram and therefore requires a concurrent Metro Plan Diagram Amendment. Please see responses to Section 5.14-115 in this narrative addressing the planned amendment to the Metro Plan Diagram. This application involves a concurrent amendment resulting in compliance with the Metro Plan and SDC.

SPRINGFIELD COMPREHENSIVE PLAN (2030 REFINEMENT PLAN)

ECONOMIC ELEMENT

SPRINGFIELD ECONOMIC DEVELOPMENT PLANNING GOALS

Response: The Metro Plan Diagram Amendment (from Medium Density Residential to Commercial Designation) is consistent with, but not limited to, the following Springfield Comprehensive Plan (2030 Refinement Plan) goals and policies.

Goal EG-1

Broaden, improve, and diversify the state and regional economy, and the Springfield economy in particular, while maintaining or enhancing environmental quality and Springfield's natural heritage.

Policy E.6

Where possible, concentrate development on sites with existing infrastructure on sites where infrastructure can be provided relatively easily and at a comparatively low cost.

Response: As shown on the Preliminary Plans, the Commercial Phase in the southern portion of the site will create economic opportunities and attract businesses in the community. This application provides support for a growing local industry (commercial office building sector) and is at an ideal location along the now-vacant Marcola Road corridor. As described in this written document, under Statewide Planning Goal 9, the CIBL-EOA concluded that land needs on sites smaller than 5 acres would be accommodated through redevelopment. However, the CIBL-EOA also suggests the commercial office building sector will increase 1.3 percent by the year 2030.

With that said, approval of this application will allow the subject site to concentrate commercial land use on a site with planned infrastructure. As illustrated on the Conceptual Final Master Plan (Exhibit B), the Marcola Meadows Master Plan has an approved Commercial Phase on site, envisioned as a local neighborhood market. As shown on the materials, shared driveway access, on-site circulation, parking, etc. is feasible for the subject site and will significantly aid in the design and cost of needed infrastructure improvements. Therefore, the amendment is consistent with the goal above.

Goal EG-3

Strengthen and maintain strong, connected employment centers and economic corridors to support small, medium, and large businesses.

Policy E.16

Consider the economic opportunities provided by transportation corridors and seek to maximize economic uses in corridors that provide the most optimal locations and best exposure for existing and future commercial and industrial uses.

Response: The Marcola Meadows Master Plan site has sat vacant for many years despite proximity to an optimal transportation corridor that provides exposure and visibility. The lack of interest in future mixed-use commercial activity, (prior to the preceding amendments of Local Case File No. 811-20-000225-TYP3), necessitated a broader consideration of uses for this area to maximize feasible economic opportunities. Through the public engagement and hearing process for the Master Plan, notions of strengthening a commercial presence in the southern portion of the site were discussed and considered. In this instance, through amendment of ±1.138 acres of MDR designated land to Commercial, the site will have the opportunity to strengthen an employment corridor on Marcola Road. The subject site is an ideal location to attract visitors, residents, and businesses alike due to the ease of multi-modal connectivity on Marcola Road.

Policy E.18

Coordinate transportation and land use corridor planning to include design elements that support Springfield's economic and community development policies and contribute to community diversity and inclusivity.

Implementation Strategy 18.7

Prioritize improvements that would complete local connections to local shopping and service opportunities.

Response: This area has been identified as appropriate for commercial and residential uses in the Metro Plan. The Metro Plan Diagram Amendment from MDR to Commercial Designation will change the anticipated use of the portion of the property from residential to commercial. While the MDR District is a residential district, in this instance it allows the envisioned commercial use in accordance with specific development standards (e.g. the lot is adjacent to a Community Commercial District, abuts an arterial roadway, the office building is limited to specific niche professionals, etc.) The planned Metro Plan Diagram Amendment from MDR to Commercial Designation will change the anticipated use of the property to commercial to allow the same envisioned use (e.g. professional and medical offices). A subsequent Zone Map Amendment is planned from MDR to CC.

With that said, this application will seemingly allow commercial development at a similar intensity to what would be permitted currently without a zone change (i.e. pursuant to Section 4.7-190). Site improvements in conformance with an approved comprehensive plan, as is the case here, result in orderly and efficient arrangement of public facilities and services, establishing consistency with the adjacent area. Therefore, this application supports Springfield's community development policies and provides an ideal employment site to the Marcola Road corridor.

Goal EG-4

Establish, strengthen and maintain viable commercial centers to improve the community's access to goods and services.

Policy E.23

Identify and target commercial activities that will generate living-wage employment opportunities and/or meet daily needs of local residents.

Response: The site is planned with a commercial phase to implement viable commercial activities that will serve local residents. As discussed in this written document, the commercial building office sector is proven to generate living-wage employment opportunities. Further, as stated in the CIBL-EOA, office spaces are in high demand in Springfield, with businesses currently searching for development opportunities. Therefore, the subject site is not anticipated to sit vacant. Due to adjacent elements of the Marcola Meadows Master Plan, an additional commercial property will establish and strengthen a sense of place for the community to access services and local employment opportunities.

Goal EG-5d

Be Prepared – Contribute to development of the region's physical, social, educational, and workforce infrastructure to meet the needs of tomorrow.

Policy E.39

Provide adequate infrastructure efficiently and distribute cost fairly.

Policy E.40

Provide the services, infrastructure, and land needed to attract the identified industry clusters, especially where they can increase economic connectivity among businesses.

Response: As illustrated on the Conceptual Final Master Plan (Exhibit B), the Marcola Meadows Master Plan intends to provide adequate infrastructure. With that said, approval of this application will allow the subject site to concentrate commercial land use on a site with planned commercial improvements. As shown on the Preliminary Plans (Exhibit B), the approved Commercial Phase on site, envisioned as a local neighborhood market, includes shared driveway access, on-site circulation, parking, etc. It is feasible for the subject site to be incorporated into this vision and the design and cost of needed infrastructure improvements will be significantly minimized. Further, a cluster of commercial businesses will attract more consumers and increase economic connectivity among businesses. Therefore, the amendment is consistent with the goal above.

CITY OF SPRINGFIELD DEVELOPMENT CODE

CHAPTER 5 THE DEVELOPMENT REVIEW PROCESS AND APPLICATIONS

Section 5.2-100 Public Hearings Process

5.2-110 Hearing Body Jurisdiction

A. The Planning Commission shall hear:

1. Type II review procedure administrative appeals within the city limits;
2. Type III review procedure quasi-judicial applications within the city limits;
3. Type IV review procedure legislative applications that require a recommendation to the City Council; and
4. Appeals as may be assigned by the City Council.

B. The Hearings Official shall hear:

1. Type II review procedure administrative appeals within the City's urbanizable area and appeals of all expedited land division actions as defined in ORS 197.360;
2. Type III review procedure quasi-judicial applications within the City's urbanizable area; and
3. Appeals as may be assigned by the City Council.

C. The City Council shall hear:

1. Type III review procedure quasi-judicial appeals within the city limits; and
2. Type IV review procedure legislative applications final decisions.

Response: This application involves a Metro Plan Diagram Amendment. It is understood the application will be processed through a Type IV review procedure.

Section 5.14-100 Metro Plan Amendments

...

5.14-110 Review

- A. A Development Issues Meeting is encouraged for citizen-initiated amendment applications.

Response: The Applicant has discussed this application with City Staff through email correspondence.

- B. Metro Plan amendments are reviewed under Type IV procedures as specified in Section 5.1-140.

Response: This application should be reviewed under Type IV procedure as specified in Section 5.1-140.

...

5.14-115 Metro Plan Amendment Classifications

A proposed amendment to the Metro Plan shall be classified as Type I, Type II or Type III depending upon the number of governing bodies (Springfield, Eugene and Lane County) required to approve the decision.

- A. A Type I amendment requires approval by Springfield only:

- 1. Type I Diagram amendments include amendments to the Metro Plan Diagram for land inside Springfield's city limits.

Response: The subject property is currently within Springfield's city limits. Therefore, this application is a Type I Diagram Amendment and requires approval by Springfield only.

...

5.14-135 Criteria

A Metro Plan amendment may be approved only if the Springfield City Council and other applicable governing body or bodies find that the proposal conforms to the following criteria:

- A. The amendment shall be consistent with applicable Statewide Planning Goals; and

Response: As described in this written document, the Metro Plan Diagram amendment to change the designation from Medium Density Residential to Commercial is in compliance with the applicable Oregon Statewide Planning Goals. Please see the narrative response above regarding specific findings. The criterion is met.

- B. Plan inconsistency:

- 1. In those cases where the Metro Plan applies, adoption of the amendment shall not make the Metro Plan internally inconsistent.

Response: As shown on the Preliminary Plans, the planned Metro Plan Diagram amendment will impact and amend the designation of a single property in Springfield. The amendment will not create an internal inconsistency or conflict with the remainder of the Metro Plan. Therefore, this application provides the materials and analysis to support approval of the planned amendments consistent with the regional planning framework documents. The criterion is met.

- 2. In cases where Springfield Comprehensive Plan applies, the amendment shall be consistent with the Springfield Comprehensive Plan.

Response: This Metro Plan Diagram Amendment shifts an underutilized portion of the Marcola Meadows site designated with Medium Density Residential to a Commercial District. The envisioned Zoning Map Amendments associated with the site amend the MDR District to a new CC District, consistent with the Springfield 2030 Comprehensive Plan designation. The Metro Plan Diagram amendment is consistent with the Springfield 2030 Comprehensive Plan goals and policies, as demonstrated in this written document; please see the narrative component above regarding specific findings. Therefore, the Metro Plan Diagram Amendment is consistent with the approval criterion of Section 5.14-135 and should be approved.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Springfield Development Code and Eugene-Springfield Metropolitan Area General Plan. The evidence in the record supports approval of the application and the City can rely upon it for its approval of the application.

Exhibit A: City Application Forms and Checklists

City of Springfield
Development & Public Works
225 Fifth Street
Springfield, OR 97477
Phone: (541) 726-3753
Fax: (541) 726-3689



Metro Plan Amendment Application, Type IV

Applicant's Consultant: Chris Goodell, AICP
AKS Engineering & Forestry, LLC
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
Phone: (503) 563-6151
Email: chrisg@aks-eng.com

Type of Plan Amendment (Check One)

☐ **Type I:** is a non-site specific amendment of the Plan.

☒ **Type II:** changes the Plan diagram; or is a site-specific Plan text amendment.

Property Subject to the Amendment (if applicable)

Tax Assessor Map 17023000 Tax Lot(s) 1800

Street Address No situs, northwest of Marcola Road and 28th Street Acres +/- 1.172 acres

Metro Plan Designation Medium Density Residential Refinement Plan Designation None

Description of Proposed Amendment (Attach additional sheets if needed)

Please see the narrative document within the application materials for detailed information. The project involves a Metro Plan Diagram Amendment from Medium Density Residential to Commercial designation on an approximately 1.172-acre portion of the Marcola Meadows Master Plan subject site.

Applicant/Owner Information

Applicant's Consultant: Chris Goodell; AKS Engineering & Forestry, LLC
Printed Name of Applicant Marcola Meadows Neighborhood, LLC Phone: (503) 563-6151

Applicant Signature  Date 6/10/2020

Mailing Address 12965 SW Herman Avenue, Suite 100, Tualatin, OR 97062

Property Owner Signature  Date 8-26-21

Mailing Address 27375 SW Parkway Avenue, Wilsonville, OR 97070

For Office Use Only:

Case No. _____ Received By _____

Date Accepted as Complete _____

THE APPLICATION PACKET

A COMPLETE APPLICATION CONSISTS OF:

- ✓ 1. **A complete application page** (all of the sections on the opposite side of this page must be filled out).
- ✓ 2. **A statement containing Findings of Fact addressing the Criteria of Approval found in Springfield Development Code (SDC) 5.14-135.** In order for the Planning Commission and the City Council to consider an amendment of a plan text and/or diagram, there must be Findings of Fact submitted by the applicant. The Findings of Fact must show reason for the request consistent with the Criteria of Approval (shown below). If insufficient or unclear information is submitted by the applicant, the request may be denied or delayed.

The application must include requirements for addressing specific statewide goals that the Oregon legislature has said must be part of the amendment analysis. In particular, Statewide Planning Goal 9 Economy and Goal 10 Housing must be addressed for impact on buildable lands inventories, and a Goal 12 Transportation analysis must address criteria contained in OAR 660-012-060(1) and (2) of the Transportation Planning Rule (TPR). Goals 9, 10 and 12 are three of several "Applicable State-Wide Planning Goals" that must be specifically addressed in criteria (A) of the Springfield Development Code (SDC) 5.14-135.A. These specific items must be included in the application submittal to be considered a complete application.

In reaching a decision on these actions, the Planning Commission and the City Council shall adopt findings which demonstrate conformance to the following Criteria of Approval (SDC 5.14-135.

A Metro Plan amendment may be approved only if the Springfield City Council And other applicable governing body or bodies find that the proposal conforms to the following criteria.

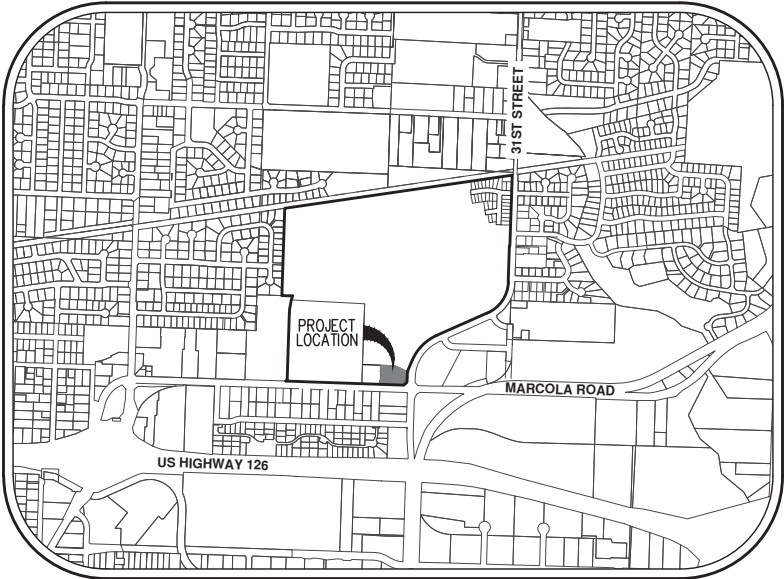
- A. The amendment shall be consistent with applicable Statewide Planning Goals; and
- B. Plan inconsistency:
 - 1. In those cases where the Metro Plan applies, adoption of the amendment shall not make a Metro Plan internally inconsistent.
 - 2. In cases where Springfield Comprehensive Plan applies, the amendment shall be consistent with the Springfield Comprehensive Plan. (6331)
- ✓ 3. **A map to scale depicting the existing and proposed diagram change.** (If applicable)
- ✓ 4. **The application fee.** Refer to the *Development Code Fee Schedule* for the appropriate fee. A copy of the Fee Schedule is available at the Development & Public Works Department.

Revised 1/2017

Exhibit B: Preliminary Plans

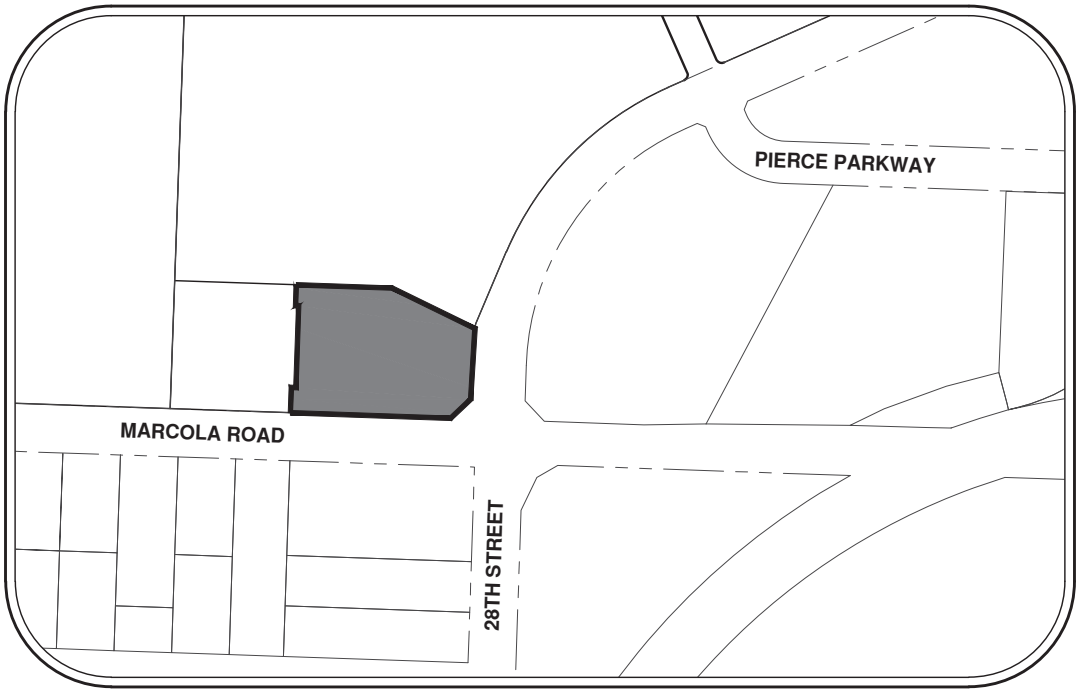
MARCOLA MEADOWS

AMENDMENTS TO THE METRO PLAN DIAGRAM AND SPRINGFIELD ZONING MAP



VICINITY MAP

1"=1000'



SITE MAP

1"=150'



**LAND USE PLANNING /
CIVIL ENGINEERING /
SURVEYING / LANDSCAPE
ARCHITECTURE:**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CHRIS GOODELL
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

VERTICAL DATUM

ELEVATIONS ARE BASED ON NGS BENCHMARK NO. QE1626, ALSO BEING LANE COUNTY BENCHMARK NO. 158 LOCATED IN SPRINGFIELD, AT THE JUNCTION OF MAIN STREET AND 33RD STREET, 205.1 FT NORTH OF THE CENTERLINE OF THE WESTBOUND LANES OF MAIN STREET, AND 46.3 FT SOUTHWEST OF THE SOUTHWEST CORNER OF THE BURGESS RESIDENCE AT 185 33RD STREET, 22.6 FT EAST OF THE CENTER OF 33RD STREET, 19.7 FT SOUTH OF THE CENTER OF A DRIVEWAY, AND 3.6 FT NORTH OF UTILITY POLE NUMBER 135, WITH AN ELEVATION OF 478.11 FEET (NAVD88).

SHEET INDEX

- PO-01 COVER SHEET WITH VICINITY MAP
- PO-02 EXISTING CONDITION PLAN
- PO-03 EXISTING METRO PLAN DIAGRAM
- PO-04 UPDATED METRO PLAN DIAGRAM
- PO-05 EXISTING ZONING DESIGNATION
- PO-06 UPDATED ZONING DESIGNATION
- PO-07 CONCEPTUAL FINAL MASTER PLAN

HORIZONTAL DATUM:

A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE SOUTH 3602 NAD83(2011) EPOCH 2010.0000. THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK

EXISTING LAND USE:

VACANT LAND

PROJECT LOCATION:

SPRINGFIELD OREGON, NORTH OF MARCOLA ROAD AND WEST OF 28TH STREET

OWNER / APPLICANT:

MARCOLA MEADOWS NEIGHBORHOOD, LLC
27375 SW PARKWAY AVENUE
WILSONVILLE, OR 97070

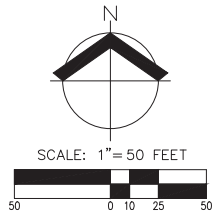
PROPERTY DESCRIPTION:

ASSESSOR'S MAP 17.02.30
TAX LOT 1802 (AS ADJUSTED BY LANE COUNTY SURVEYORS OFFICE CST NO. 45334)

PROJECT PURPOSE:

LAND USE APPLICATION TO MODIFY THE METRO PLAN DIAGRAM AND SPRINGFIELD ZONING MAP BOUNDARIES OF THE APPROVED MARCOLA MEADOWS MASTER PLAN.

LEGEND			
EXISTING		PROPOSED	
DECIDUOUS TREE			
CONIFEROUS TREE			
FIRE HYDRANT			
WATER BLOWOFF			
WATER METER			
WATER VALVE			
DOUBLE CHECK VALVE			
AIR RELEASE VALVE			
SANITARY SEWER CLEAN OUT			
SANITARY SEWER MANHOLE			
SIGN			
STREET LIGHT			
MAILBOX			
STORM DRAIN CLEAN OUT			
STORM DRAIN CATCH BASIN			
STORM DRAIN AREA DRAIN			
STORM DRAIN MANHOLE			
GAS METER			
GAS VALVE			
GUY WIRE ANCHOR			
UTILITY POLE			
POWER VAULT			
POWER JUNCTION BOX			
POWER PEDESTAL			
COMMUNICATIONS VAULT			
COMMUNICATIONS JUNCTION BOX			
COMMUNICATIONS RISER			
EXISTING		PROPOSED	
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM DRAIN LINE			
SANITARY SEWER LINE			
WATER LINE			



NOTES:

1. VERTICAL DATUM: ELEVATIONS ARE BASED ON NGS BENCHMARK NO. QE1626, ALSO BEING LANE COUNTY BENCHMARK NO. 158 LOCATED IN SPRINGFIELD, AT THE JUNCTION OF MAIN STREET AND 33RD STREET, 205.1 FT NORTH OF THE CENTERLINE OF THE WESTBOUND LANES OF MAIN STREET, 46.3 FT SOUTHWEST OF THE SOUTHWEST CORNER OF THE BURGESS RESIDENCE AT 185 33RD STREET, 22.6 FT EAST OF THE CENTER OF 33RD STREET, 19.7 FT SOUTH OF THE CENTER OF A DRIVEWAY, AND 3.6 FT NORTH OF UTILITY POLE NUMBER 135, WITH AN ELEVATION OF 478.11 FEET (NAVD 88).
2. HORIZONTAL DATUM: A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE SOUTH 3602 NAD83(2011) EPOCH 2010.0000. THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.
3. UTILITIES SHOWN ARE BASED ON UNDERGROUND UTILITY LOCATE MARKINGS AS PROVIDED BY OTHERS, AND PROVIDED PER UTILITY LOCATE TICKET NUMBERS 20017795, 20017797 AND 20017799. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND LOCATES REPRESENT THE ONLY UTILITIES IN THE AREA. CONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
4. THE TOPOGRAPHIC INFORMATION HEREON IS BASED ON AN EXISTING CONDITIONS PLAN PREPARED BY MULTI-TECH ENGINEERING DATED FEBRUARY 2019 AND MAPPED PER CAD FILES RECEIVED FROM SAID FIRM ON JANUARY 7, 2020. ADDITIONAL SUPPLEMENTAL TOPOGRAPHIC SURVEYING WAS PERFORMED BY AKS ENGINEERING & FORESTRY, LLC IN FEBRUARY 2020.
5. THIS IS NOT A BOUNDARY SURVEY TO BE RECORDED WITH THE COUNTY. BOUNDARIES MAY BE PRELIMINARY AND SHOULD BE CONFIRMED WITH THE STAMPING SURVEYOR PRIOR TO RELYING ON FOR DETAILED DESIGN OR CONSTRUCTION.
6. CONTOUR INTERVAL IS 1 FOOT.
7. TREES AS SHOWN ARE PER EXISTING CONDITIONS PLAN AND ACCOMPANYING CAD FILES BY MULTI-TECH ENGINEERING DATED FEBRUARY 2019 AND REVIEWED ON JANUARY 17, 2020. TREE DIAMETERS WERE NOT CONFIRMED BY AKS ENGINEERING & FORESTRY. TREE INFORMATION IS SUBJECT TO CHANGE UPON ARBORIST INSPECTION.
8. WETLAND BOUNDARIES SHOWN WERE DELINEATED BY AKS ENGINEERING & FORESTRY, LLC. ON FEBRUARY 6, 2020 AND WERE PROFESSIONALLY SURVEYED BY AKS ON FEBRUARY 10, 2020.
9. AN UPDATED ASSESSOR'S MAP SHOWING TAX LOT INFORMATION POST PARTITION PLAT NO. 2020-P2972 AND MARCOLA MEADOWS PHASE 1A PLAT IS NOT AVAILABLE ONLINE. TAX LOT INFORMATION PRIOR TO PLATTING IS SHOWN FOR REFERENCE.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	490.00'	43°07'09"	368.76'	S44°31'34"W 360.12'
C3	505.00'	70°41'2"	62.32'	S5°25'54"W 62.28'

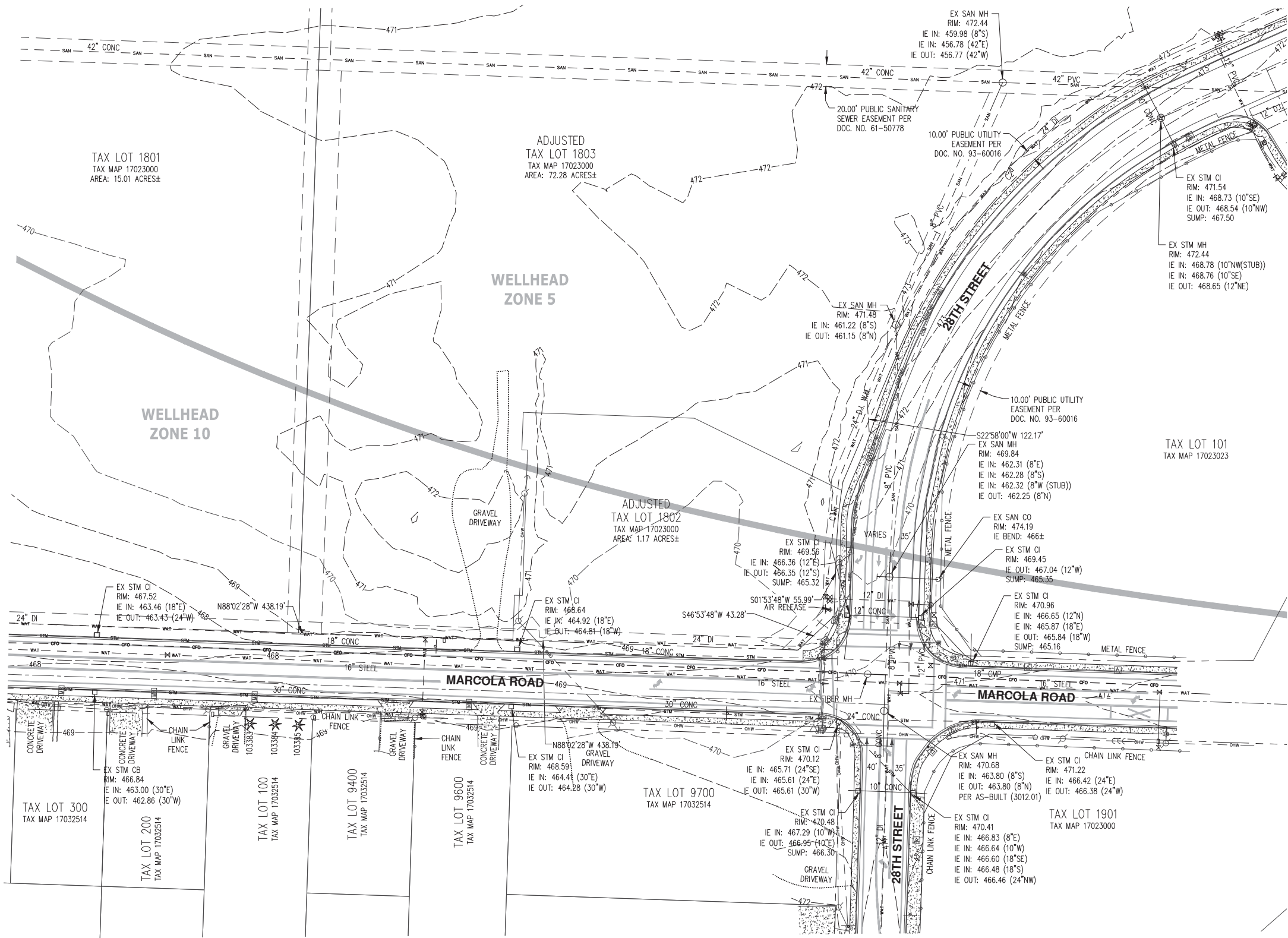
TREE TABLE		
TREE NUMBER	TYPE	DBH (N.)
103383	CONIFEROUS	16
103384	CONIFEROUS	16
103385	CONIFEROUS	16

EXISTING CONDITION PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON



JOB NUMBER: 7736
DATE: 04/20/2021
DESIGNED BY:
DRAWN BY: CC
CHECKED BY: MAD

PO-02



EXISTING METRO PLAN DIAGRAM

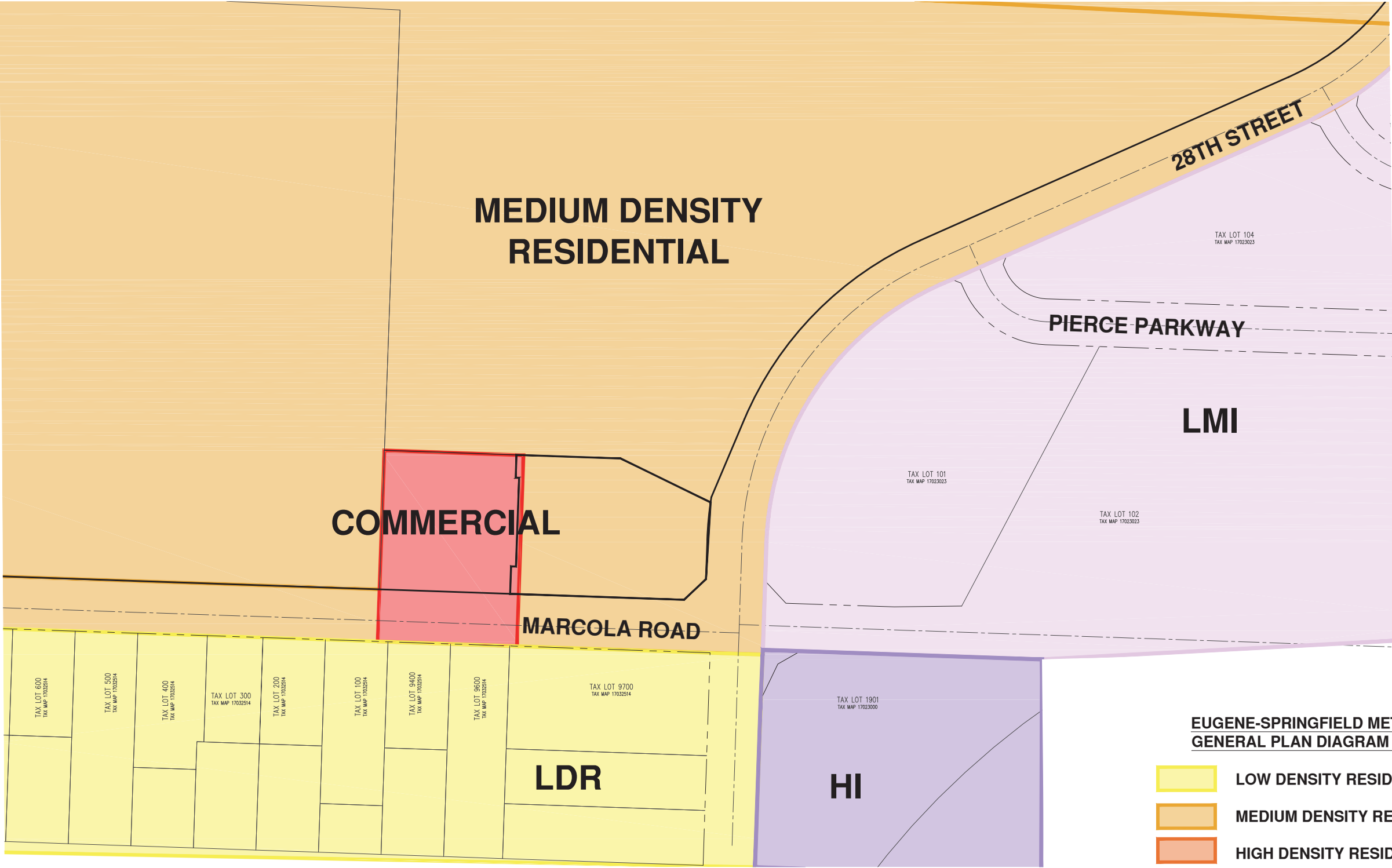
MARCOLA MEADOWS

SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
NOT FOR CONSTRUCTION
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/21

JOB NUMBER: 7736
DATE: 04/20/2021
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: LTP

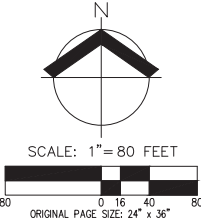
PO-03

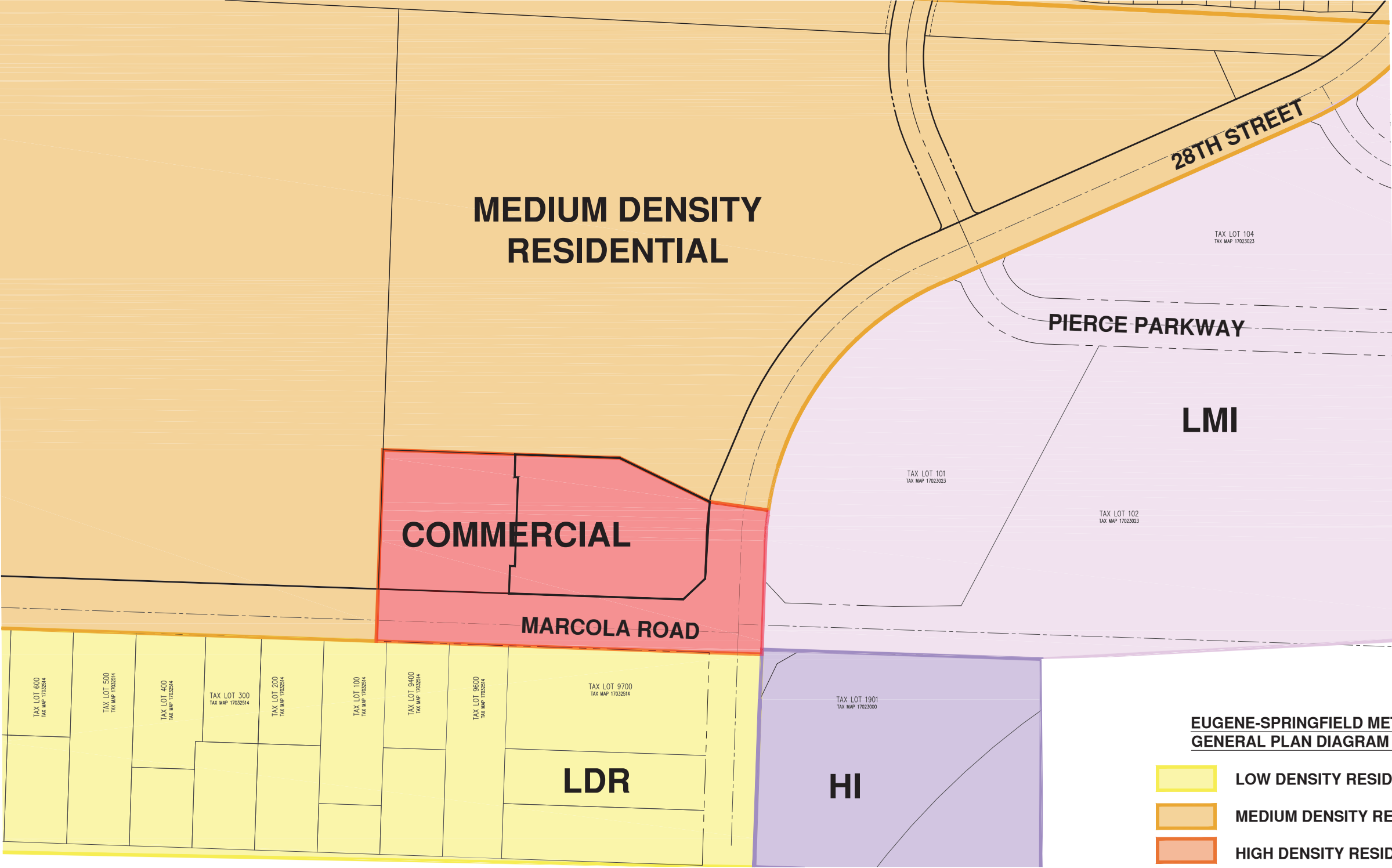


EUGENE-SPRINGFIELD METROPOLITAN AREA

GENERAL PLAN DIAGRAM DESIGNATIONS

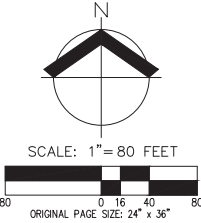
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL



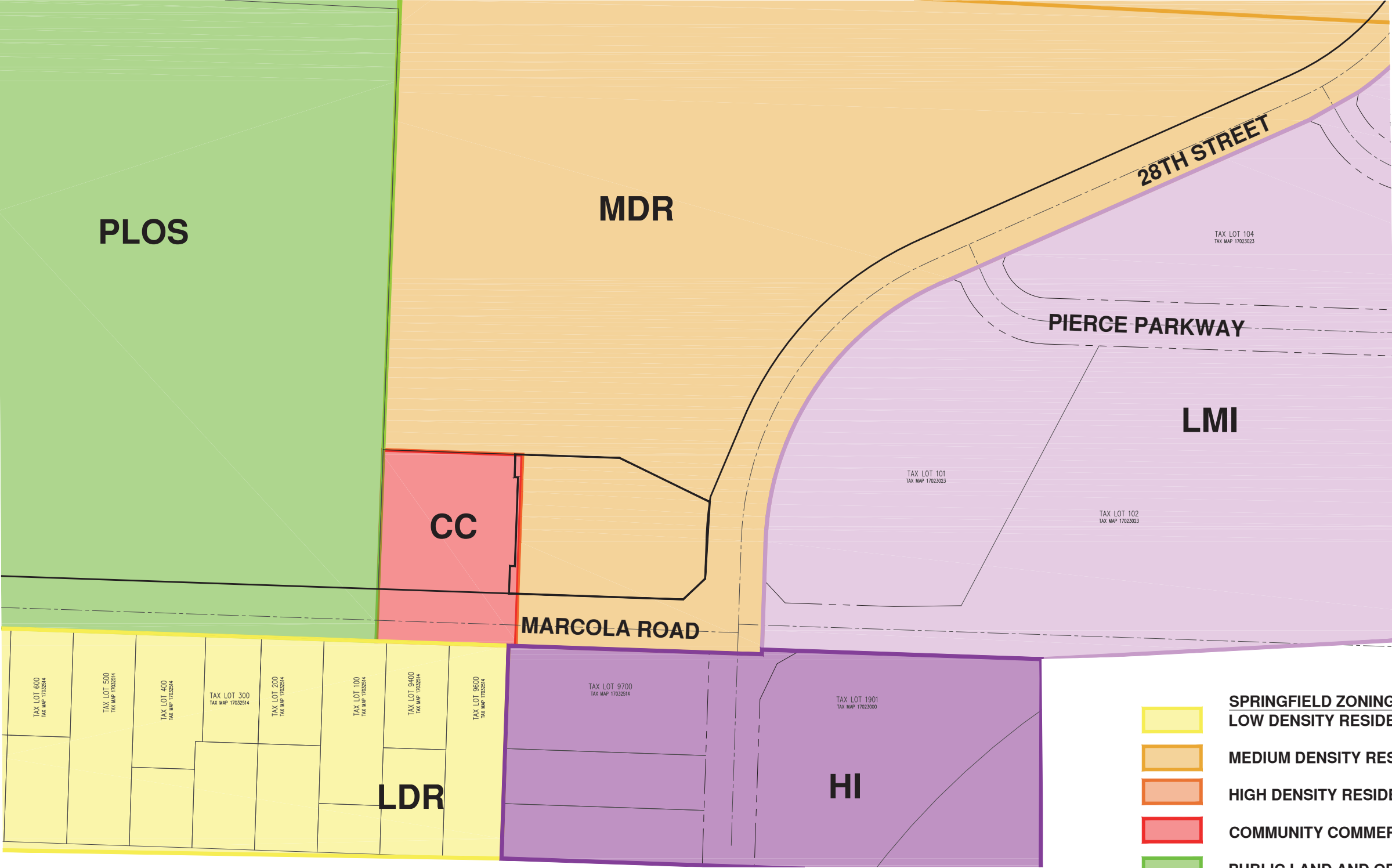


EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

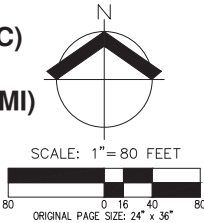
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL



AKS DRAWING FILE: 7736 EXISTING ZONING.DWG | LAYOUT: PO-05



- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



AKS
ENGINEERING & FORESTRY, LLC
12005 SW HERMAN RD, STE 100
TULALATN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

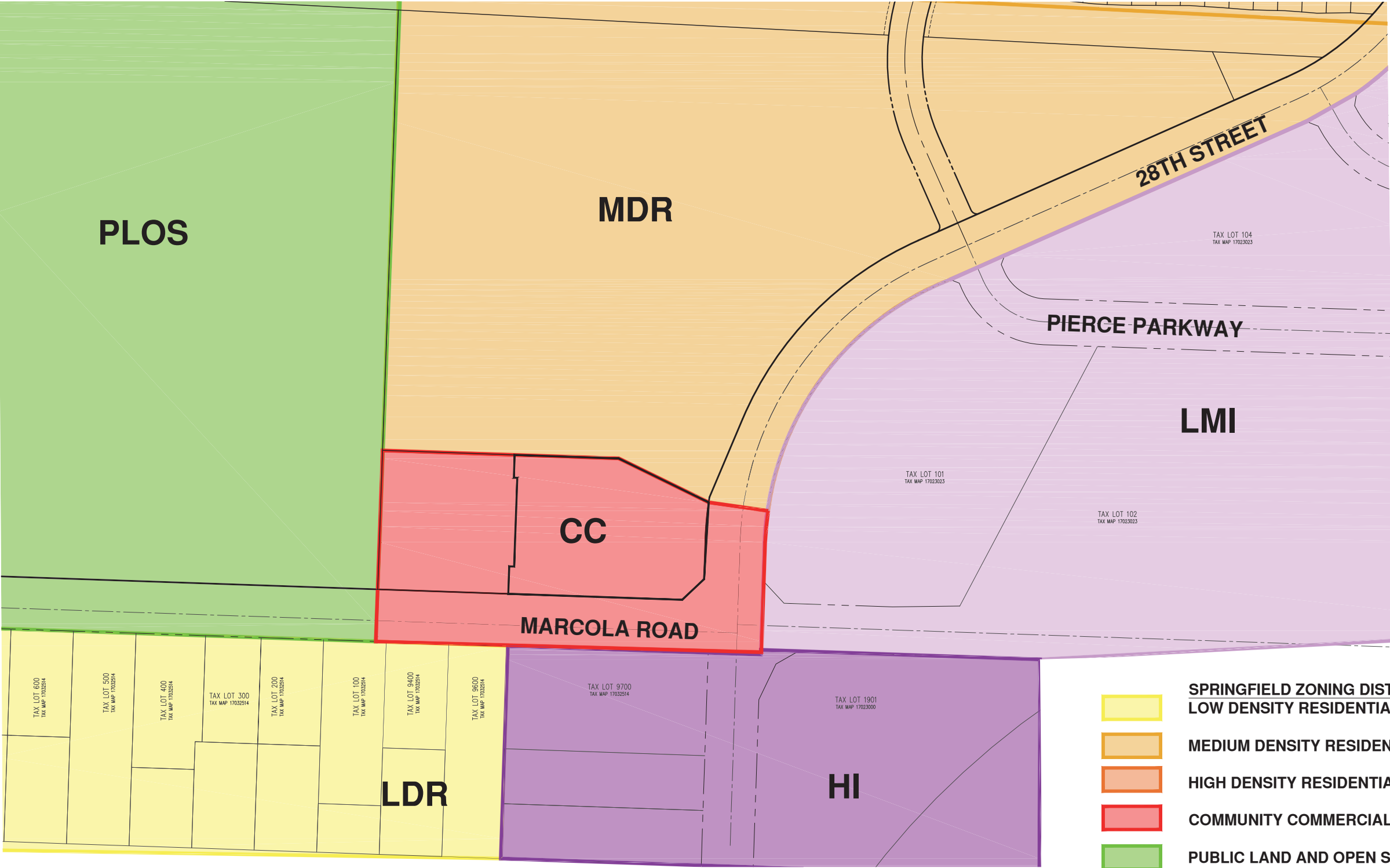
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

EXISTING ZONING DESIGNATION
MARCOLA MEADOWS
SPRINGFIELD, OREGON

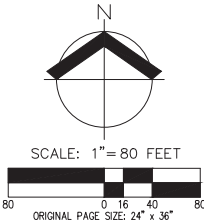
REGISTERED PROFESSIONAL LAND SURVEYOR
PRELIMINARY
NO FOR CONSTRUCTION
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/21

JOB NUMBER: 7736
DATE: 04/20/2021
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: LTP

PO-05



- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



**CONCEPTUAL FINAL MASTER PLAN
MARCOLA MEADOWS
SPRINGFIELD, OREGON**

JOB NUMBER:	7736
DATE:	11/03/2020
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH

PO-07



Exhibit C: Property Ownership Information

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25
TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19 AND
THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

Lane County Clerk
Lane County Deeds and Records 2020-051249



\$132.00

RPR-PART Cnt=1 Pgs=1 Stn=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020 C

SHEET 1 OF 6

RECORDED
DATE: 11-SEP-2020

COUNTY CLERK
BY: [Signature]

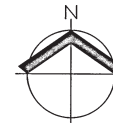
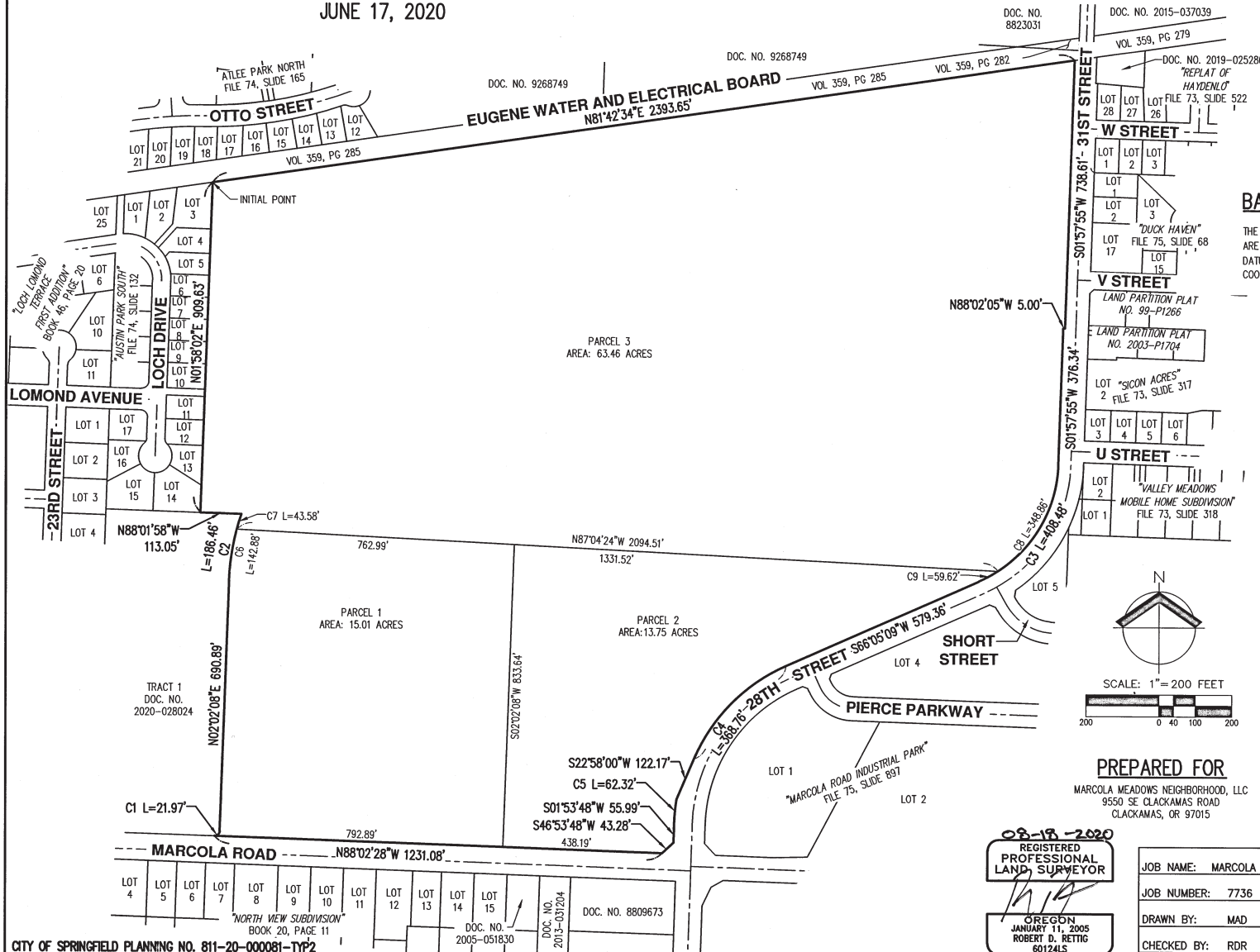
SHEET INDEX:

SHEET 01 - OVERALL SURVEY MAP, CURVE TABLE
SHEET 02 - SOUTHEASTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 03 - SOUTHWESTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 04 - NORTHWESTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 05 - NORTHEASTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 06 - APPROVALS AND ACCEPTANCES, SURVEYOR'S
CERTIFICATE, NARRATIVE, NOTES, DECLARATION,
ACKNOWLEDGMENT, CONSENT AFFIDAVITS

BASIS OF BEARINGS/HORIZONTAL DATUM

THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983. PROJECT COORDINATES
ARE ON A GROUND SURFACE NAD83(2011) EPOCH 2010.0000 BASED LOCAL
DATUM PLANE DERIVED FROM OREGON SOUTH ZONE (3602). STATE PLANE
COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00' (14.00')I	89°55'24" (89°55'24")I	21.97' (21.97')I	N46°59'50"E 19.79' (N46°59'50"E 19.79')I
C2	635.00' (635.00')I	16°49'28" (16°49'28")I	186.46' (186.46')I	N10°26'52"E 185.79' (N10°26'52"E 185.79')I
C3	365.00' (365.00')I	64°07'14" (64°07'14")I	408.48' (408.48')I	S34°01'32"W 387.49' (S34°01'32"W 387.49')I
C4	490.00' (490.00')I	43°07'09" (43°07'09")I	368.76' (368.76')I	S44°31'34"W 360.12' (S44°31'34"W 360.12')I
C5	505.00' (505.00')I	7°04'12" (7°04'12")I	62.32' (62.32')I	S5°25'54"W 62.28' (S5°25'54"W 62.28')I
C6	635.00'	12°53'32"	142.88'	S8°28'54"W 142.58'
C7	635.00'	3°55'56"	43.58'	S16°53'39"W 43.57'
C8	365.00'	54°45'40"	348.86'	N29°20'45"E 335.73'
C9	365.00'	9°21'34"	59.62'	N61°24'22"E 59.56'
C10	500.00'	9°22'51"	81.86'	S27°45'08"W 81.77'
C11	490.00'	35°10'33"	300.83'	S40°33'16"W 296.13'
C12	490.00'	4°28'20"	38.25'	S60°22'42"W 38.24'



SCALE: 1" = 200 FEET
200 0 40 100 200

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

08-18-2020
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
8012415
RENEW: 12/31/20

JOB NAME: MARCOLA MEADOWS
JOB NUMBER: 7736
DRAWN BY: MAD
CHECKED BY: RDR
DRAWING NO.: 7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25
TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19 AND
THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

Lane County Clerk
Lane County Deeds and Records 2020-051249



018836520200512490010013
RPR-PART Cnt=1 Pgs=1 Str=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

\$132.00

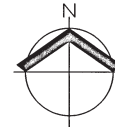
LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020

SHEET 2 OF 6

RECORDED
DATE: 11-SEP-2020

COUNTY CLERK

BY: [Signature]



SCALE: 1" = 100 FEET
0 20 40 60 80 100

SEE SHEET 5

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

PARCEL 2
AREA: 13.75 ACRES

PARCEL 3
AREA: 63.46 ACRES

10.00' PUBLIC UTILITY AND
SIDEWALK EASEMENT PER
DOC. NO. 93-60016

BEARS S89°04'59"E 0.26'

28TH STREET

SHORT STREET

SEE DETAIL B

PARCEL 1
AREA: 15.01 ACRES

20.00' PUBLIC PEDESTRIAN ACCESS
AND SANITARY SEWER EASEMENT PER
DOC. NO. 2020-51252

20.00' PUBLIC SANITARY
SEWER EASEMENT PER
DOC. NO. 61-50778

14.00' PUBLIC SANITARY SEWER
EASEMENT PER DOC. NO.
2020-51254

10.00' PUBLIC UTILITY AND
SIDEWALK EASEMENT PER
DOC. NO. 93-60016

30.00' PUBLIC ACCESS AND SANITARY
SEWER EASEMENT PER DOC. NO.
2020-51293

C5 L=62.32'

S01°53'48"W 55.99'
(S01°53'48"W 55.99')1

S46°53'48"W 43.28'
(S46°53'48"W 43.28')1

SEE DETAIL A

BEARS N86°05'02"W 0.14'

BEARS N70°27'48"W 0.18'

BENT IRON ROD, NO CAP,
BEARS N45°13'43"E 0.32'

PIERCE PARKWAY
MARCOLA ROAD INDUSTRIAL PARK
FILE 75, SLIDE 697

20.00' PUBLIC SANITARY
SEWER EASEMENT PER
DOC. NO. 61-50778

10.00' PUBLIC UTILITY AND
SIDEWALK EASEMENT PER
DOC. NO. 93-60016

14.00' PUBLIC SANITARY
SEWER EASEMENT PER
DOC. NO.

PARCEL 2
AREA: 13.75 ACRES

N01°28'23"E
22.10'

N62°16'54"W
10.03'

S88°05'01"E

C12 L=38.25'

S88°05'01"E 96.61'

S22°49'51"E 220.79'

S22°49'51"W 165.28'

C11 L=38.25'

C10 L=38.25'

C9 L=38.25'

C8 L=38.25'

C7 L=38.25'

C6 L=38.25'

C5 L=38.25'

C4 L=38.25'

C3 L=38.25'

C2 L=38.25'

C1 L=38.25'

LOT 4

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00' (14.00')1	89°55'24" (89°55'24")1	21.97' (21.97')1	N46°59'50"E 19.79' (N46°59'50"E 19.79')1
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C4	490.00' (490.00')1	43°07'09" (43°07'09")1	368.76' (368.76')1	S44°31'34"W 360.12' (S44°31'34"W 360.12')1
C5	505.00' (505.00')1	7°04'12" (7°04'12")1	62.32' (62.32')1	S5°25'54"W 62.28' (S5°25'54"W 62.28')1
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C8	365.00'	54°45'40"	348.86'	N29°20'45"E 335.73'
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C10	500.00'	9°22'51"	81.86'	S27°45'08"W 81.77'
C11	490.00'	35°10'33"	300.83'	S40°33'16"W 296.13'
C12	490.00'	4°28'20"	38.25'	S60°22'42"W 38.24'

REFERENCES

- (1) RECORD INFORMATION PER CS 45090
- (2) RECORD INFORMATION PER PLAT OF "AUSTIN PARK SOUTH" FILE 74, SLIDE 132

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: 06/03/2020

- ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER CS FILE NO. 45090; HELD UNLESS NOTED OTHERWISE

- FOUND 5/8" IRON ROD W/YPC INSCRIBED "D.W. BAKER PLS 1978" PER CS FILE NO. 33731 UNLESS OTHERWISE NOTED; HELD UNLESS NOTED OTHERWISE

- FOUND 5/8" IRON ROD W/YPC INSCRIBED "POAGE LS 1301"; PER PLAT OF "AUSTIN PARK SOUTH," FILE 74, SLIDE 132; HELD UNLESS NOTED OTHERWISE

- DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE

DOC. NO. DOCUMENT NUMBER PER LANE COUNTY DEED RECORDS
IP IRON PIPE
IR IRON ROD
W/YPC WITH A YELLOW PLASTIC CAP
PP NO. PARTITION PLAT NUMBER PER LANE COUNTY SURVEY RECORDS
CS COUNTY SURVEY NUMBER PER LANE COUNTY SURVEY RECORDS
ROW RIGHT-OF-WAY

NOTE

NO BUILDING, STRUCTURE, TREE, SHRUBBERY, OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
6012415
RENEWS: 12/31/20

JOB NAME: MARCOLA MEADOWS

JOB NUMBER: 7736

DRAWN BY: MAD

CHECKED BY: RDR

DRAWING NO.: 7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
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ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE
NORTHEAST 1/4 OF SECTION 25 TOWNSHIP
17 SOUTH, RANGE 3 WEST, THE SOUTHWEST
1/4 OF SECTION 19 AND THE NORTHWEST 1/4
OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE
2 WEST, WILLAMETTE MERIDIAN, CITY OF
SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00' (14.00') ¹	89°55'24" (89°55'24") ¹	21.97' (21.97') ¹	N46°59'50"E 19.79' (N46°59'50"E 19.79') ¹
C2	635.00' (635.00') ¹	16°49'28" (16°49'28") ¹	186.46' (186.46') ¹	N10°26'52"E 185.79' (N10°26'52"E 185.79') ¹
C3	365.00' (365.00') ¹	64°07'14" (64°07'14") ¹	408.48' (408.48') ¹	S34°01'32"W 387.49' (S34°01'32"W 387.49') ¹
C4	490.00' (490.00') ¹	43°07'09" (43°07'09") ¹	368.76' (368.76') ¹	S44°31'34"W 360.12' (S44°31'34"W 360.12') ¹
C5	505.00' (505.00') ¹	7°04'12" (7°04'12") ¹	62.32' (62.32') ¹	S5°25'54"W 62.28' (S5°25'54"W 62.28') ¹
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C7	635.00'	3°55'56"	43.58'	S16°53'39"W 43.57'
C8	365.00'	54°45'40"	348.86'	N29°20'45"E 335.73'
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C12	490.00'	4°28'20"	38.25'	S60°22'42"W 38.24'

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED
"AKS ENGR." ON: 06/03/2020
 - ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED
"AKS ENGR."; PER CS FILE NO. 45090; HELD
UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED
"D.W. BAKER PLS 1978" PER CS FILE NO.
33731 UNLESS OTHERWISE NOTED; HELD
UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED
"POAGE LS 1301"; PER PLAT OF "AUSTIN
PARK SOUTH," FILE 74, SLIDE 132; HELD
UNLESS NOTED OTHERWISE
 - ▣ DENOTES FOUND MONUMENT AS NOTED;
HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER LANE COUNTY DEED
RECORDS
IP IRON PIPE
IR IRON ROD
W/YPC WITH A YELLOW PLASTIC CAP
PP NO. PARTITION PLAT NUMBER PER LANE COUNTY
SURVEY RECORDS
CS COUNTY SURVEY NUMBER PER LANE COUNTY
SURVEY RECORDS
ROW RIGHT-OF-WAY

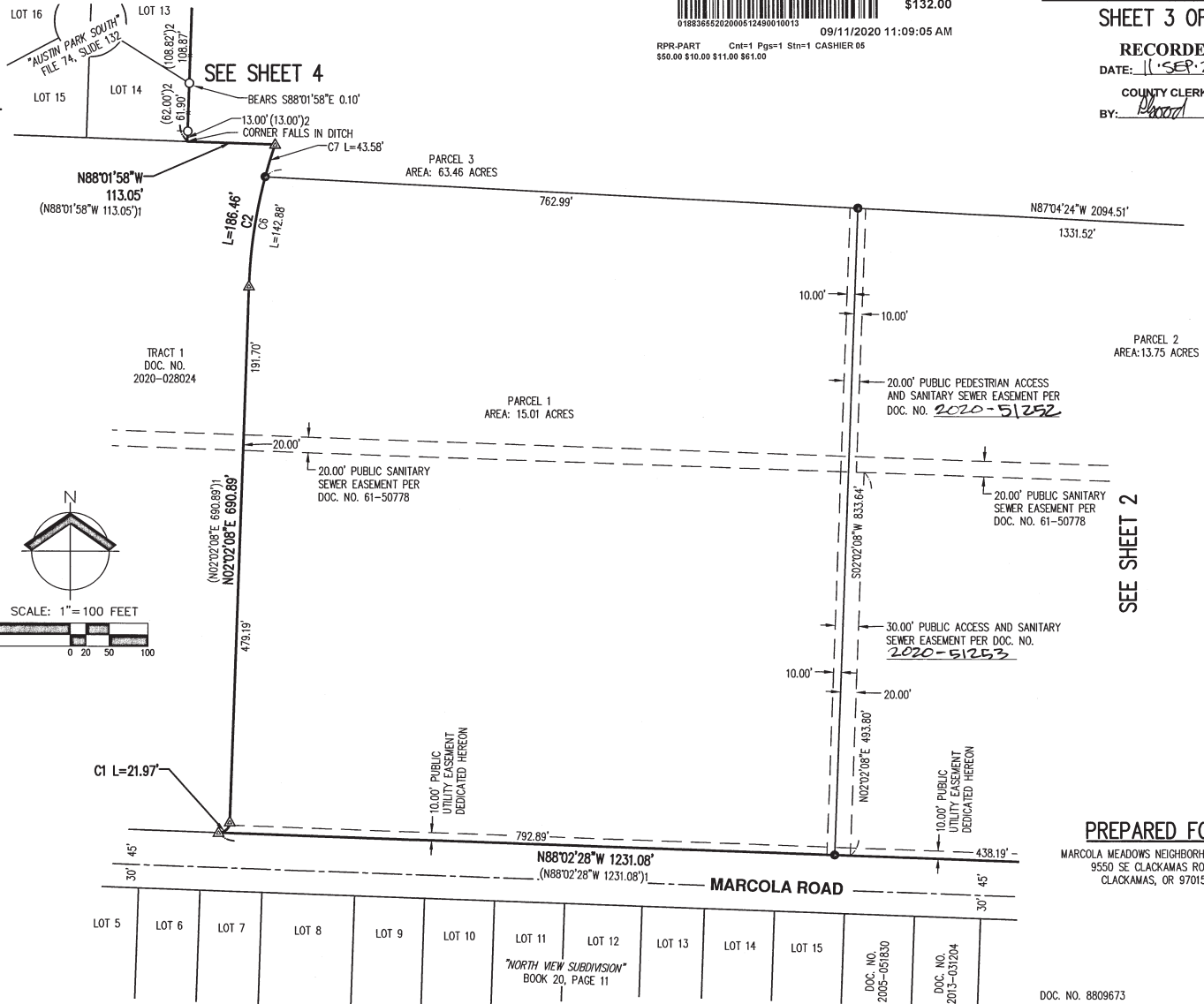
REFERENCES

- (1) RECORD INFORMATION PER CS 45090
- (2) RECORD INFORMATION PER PLAT OF "AUSTIN
PARK SOUTH" FILE 74, SLIDE 132

NOTE

NO BUILDING, STRUCTURE, TREE,
SHRUBBERY, OR OTHER OBSTRUCTION
SHALL BE PLACED ON OR IN A
PUBLIC UTILITY EASEMENT.

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800



Lane County Clerk
Lane County Deeds and Records 2020-051249



RPR-PART Cnt=1 Pgs=1 Str=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

\$132.00

09/11/2020 11:09:05 AM

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020 C

SHEET 3 OF 6

RECORDED

DATE: 11-SEP-2020

COUNTY CLERK

BY: [Signature]

SEE SHEET 2

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

DOC. NO. 8809673

08-18-2020
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS
RENEWS: 12/31/20

JOB NAME: MARCOLA MEADOWS
JOB NUMBER: 7736
DRAWN BY: MAD
CHECKED BY: RDR
DRAWING NO.: 7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE
NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 17
SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF
SECTION 19 AND THE NORTHWEST 1/4 OF SECTION
30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE
COUNTY, OREGON
JUNE 17, 2020

RECORDED

DATE: 11 SEP 2020

COUNTY CLERK

BY: [Signature]

DOC. NO. 9268749

SHEET 4 OF 6

LANE COUNTY SURVEYORS' OFFICE
CSF NO. 45180
FILE DATE 11 SEP 2020

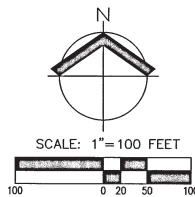
CURVE TABLE				
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"AKS ENGR.", PER CS FILE NO. 45090; HELD
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33731 UNLESS OTHERWISE NOTED; HELD
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PP NO. PARTITION PLAT NUMBER PER LANE COUNTY
SURVEY RECORDS
CS COUNTY SURVEY NUMBER PER LANE COUNTY
SURVEY RECORDS
ROW RIGHT-OF-WAY

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

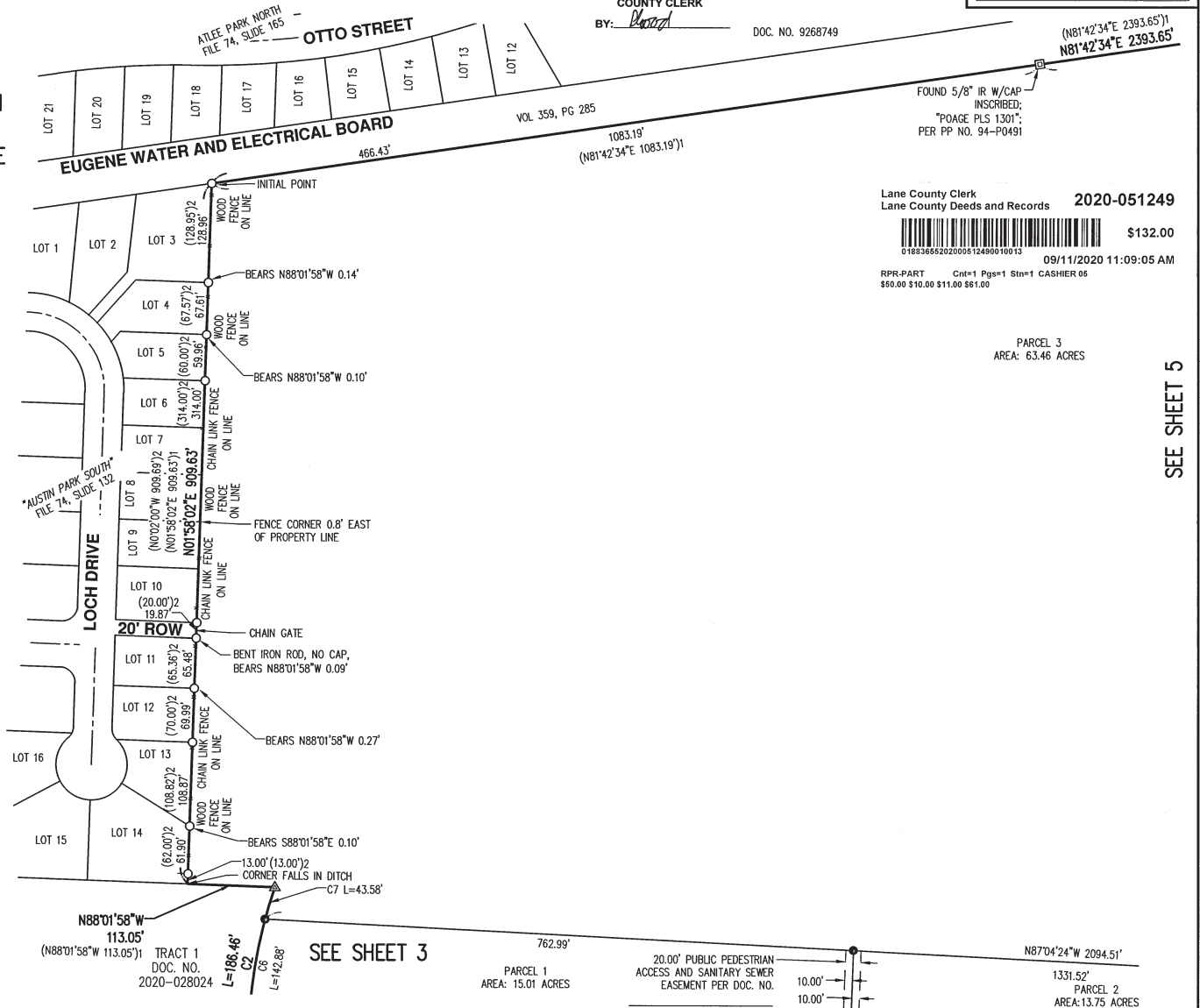


REFERENCES

- (1) RECORD INFORMATION PER CS 45090
- (2) RECORD INFORMATION PER PLAT OF "AUSTIN
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NOTE

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Lane County Clerk
Lane County Deeds and Records 2020-051249

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RPR-PART Cnt=1 Pgs=1 Str=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

PARCEL 3
AREA: 63.46 ACRES

SEE SHEET 5

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

08-19-2020
REGISTERED
PROFESSIONAL
LAND SURVEYOR

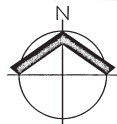
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60124LS
RENEWS: 12/31/20

JOB NAME: MARCOLA MEADOWS
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DRAWN BY: MAD
CHECKED BY: RDR
DRAWING NO.: 7736 PPLAT

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AKS

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

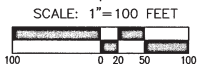


Lane County Clerk
Lane County Deeds and Records 2020-051249



\$132.00

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\$50.00 \$10.00 \$11.00 \$61.00



DOC. NO. 9268749

VOL. 359, PG. 285

EUGENE WATER AND ELECTRICAL BOARD
1310.46'

VOL. 359, PG. 282

15.00' PUBLIC
UTILITY EASEMENT
DEDICATED HEREON

DOC. NO. 2015-037039

VOL. 359, PG. 279

DOC. NO.
2019-025286

"REPLAT OF
HAYDEN/CIT
FILE 73, SLIDE 522

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020 C

SHEET 5 OF 6

RECORDED

DATE: 11-SEP-2020

COUNTY CLERK

BY: [Signature]

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

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08-18-2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
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JANUARY 11, 2005
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RENEWS: 12/31/20



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JOB NAME: MARCOLA MEADOWS

JOB NUMBER: 7736

DRAWN BY: MAD

CHECKED BY: RDR

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LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE
NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 17
SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF
SECTION 19 AND THE NORTHWEST 1/4 OF SECTION
30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD,
LANE COUNTY, OREGON
JUNE 17, 2020

PARCEL 3
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- IP IRON PIPE
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- PP NO. PARTITION PLAT NUMBER PER LANE COUNTY
SURVEY RECORDS
- CS COUNTY SURVEY NUMBER PER LANE COUNTY
SURVEY RECORDS
- ROW RIGHT-OF-WAY

SEE SHEET 4

SEE SHEET 2

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25
TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19 AND
THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

Lane County Clerk
Lane County Deeds and Records 2020-051249



01883659202000512490010013 \$132.00
09/11/2020 11:09:05 AM
RPR:PART Cnt=1 Pgs=1 Stn=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11 SEP 2020

SHEET 6 OF 6

RECORDED
DATE: 11 SEP 2020

COUNTY CLERK
BY: [Signature]

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARCOLA MEADOWS NEIGHBORHOOD LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED WITH EASEMENT IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, ALL PARCELS BEING OF THE DIMENSIONS SHOWN AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE THE 15 FOOT WIDE PUBLIC UTILITY EASEMENT AND 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON AND DOES ACKNOWLEDGE ALL EXISTING EASEMENTS AS SHOWN HEREON.

[Signature]
KIRIL IVANOV, AS MANAGER
MARCOLA MEADOWS NEIGHBORHOOD LLC

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Clackamas } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF August 2020 BY Kiril Ivanov AS Manager OF MARCOLA MEADOWS NEIGHBORHOOD LLC, AN OREGON LIMITED LIABILITY CORPORATION.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON

COMMISSION NO. 978142

MY COMMISSION EXPIRES September 6, 2022

APPROVALS AND ACCEPTANCES:

[Signature] Sept. 1, 2020
CITY OF SPRINGFIELD SURVEYOR DATE

[Signature] Sept. 1, 2020
CITY OF SPRINGFIELD PLANNING DIRECTOR DATE

[Signature] Sept. 11, 2020
LANE COUNTY ASSESSOR DATE

CONSENT AFFIDAVITS

A PARTITION PLAT CONSENT AFFIDAVIT BY BUILDERS CAPITAL OPPORTUNITY FUND, LLC, A TRUST DEED BENEFICIARY PER DOCUMENT NUMBER 2020-009040, HAS BEEN RECORDED IN DOCUMENT NUMBER 20 20-51250, LANE COUNTY DEEDS AND RECORDS.

A PARTITION PLAT CONSENT AFFIDAVIT BY D.R. HORTON, INC.-PORTLAND, A TRUST DEED BENEFICIARY PER DOCUMENT NUMBER 2020-031184, HAS BEEN RECORDED IN DOCUMENT NUMBER 20 20-51251, LANE COUNTY DEEDS AND RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION AND MONUMENT THE LANDS DESCRIBED AS ADJUSTED TRACT 2 DOCUMENT NUMBER 2020-028024, LANE COUNTY DEED RECORDS INTO 3 PARCELS. THE BOUNDARY DETERMINATION IS PER COUNTY SURVEY NUMBER 45090, LANE COUNTY SURVEY RECORDS.

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF SPRINGFIELD CASE FILE NO. 811-20-000081-TYP2.
2. THIS PLAT IS SUBJECT TO A 20.00 FOOT WIDE PUBLIC SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 61-50778 LANE COUNTY DEEDS AND RECORDS AND AMENDMENTS PER DOCUMENT NUMBERS 89-49056 AND 91-21700, LANE COUNTY DEEDS AND RECORDS.
3. THIS PLAT IS SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC SIDEWALK EASEMENT PER DOCUMENT NUMBER 93-60016, LANE COUNTY DEEDS AND RECORDS.
4. THIS PLAT IS SUBJECT TO A PERPETUAL RIGHT AND PRIVILEGE TO IMPROVE, CONSTRUCT, AND MAINTAIN A DITCH FOR THE PURPOSE OF CONVEYING WATER FOR THE BENEFIT OF BENHAM IRRIGATION COMPANY PER BOOK 119, PAGE 560, RECORDED MAY 1, 1919, AND BOOK 121, PAGE 66, RECORDED JULY 17, 1919, LANE COUNTY DEEDS AND RECORDS. LOCATION NOT PLOTTABLE.
5. THIS PLAT IS ZONED MEDIUM DENSITY RESIDENTIAL (MDR) AND MIXED USE COMMERCIAL (MUC).
6. THIS PLAT MAY BE SUBJECT TO A PERPETUAL RIGHT AND EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER BOOK 188, PAGE 452, RECORDED JULY 12, 1937, LANE COUNTY DEEDS AND RECORDS.
7. THIS PLAT IS SUBJECT TO ANY APPLICABLE DEED RESTRICTIONS PER DOCUMENT NUMBER 2007-071865, LANE COUNTY DEEDS AND RECORDS.
8. THIS PLAT IS SUBJECT TO ANY APPLICABLE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT NUMBER 2008-039321, LANE COUNTY DEEDS AND RECORDS.
9. THIS PLAT IS SUBJECT TO THE VILLAGES AT MARCOLA MEADOWS, FINAL MASTER PLAN, INCLUDING THE TERMS AND PROVISIONS THEREOF, PER DOCUMENT NUMBER 2018-043041, LANE COUNTY DEEDS AND RECORDS.
10. THIS PLAT IS SUBJECT TO THE VILLAGES AT MARCOLA MEADOWS, FINAL MASTER PLAN MODIFICATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, PER DOCUMENT NUMBER 2018-038501, LANE COUNTY DEEDS AND RECORDS.
11. THIS PLAT IS SUBJECT TO ANY APPLICABLE DEED RESTRICTIONS PER DOCUMENT NUMBER 2018-038502, LANE COUNTY DEEDS AND RECORDS.
12. THIS PLAT IS SUBJECT TO ANY APPLICABLE DEED RESTRICTIONS PER DOCUMENT NUMBER 2018-038503, LANE COUNTY DEEDS AND RECORDS.
13. THIS PLAT IS SUBJECT TO THE APPLICABLE TERMS AND PROVISIONS OF THE DECLARATION OF PROPERTY LINE ADJUSTMENT PER DOCUMENT NUMBER 2020-028024, LANE COUNTY DEEDS AND RECORDS.
14. THIS PLAT IS SUBJECT TO THE DEED RESTRICTION PER DOCUMENT NUMBER 2020-028059, LANE COUNTY DEEDS AND RECORDS.
15. THIS PLAT IS SUBJECT TO THE DEED RESTRICTION PER DOCUMENT NUMBER 2020-028060, LANE COUNTY DEEDS AND RECORDS.

SURVEYOR'S CERTIFICATE

I, ROBERT D. RETTIG, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ACCOMPANYING MAP, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19, AND THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" BEING THE NORTHEAST CORNER OF LOT 3 OF THE PLAT "AUSTIN PARK SOUTH", FILE 74, SLIDE 132, LANE COUNTY PLAT RECORDS, ALSO BEING ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 359, PAGE 285, LANE COUNTY DEED RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 81°42'34" EAST 2393.65 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF INSTRUMENT NUMBER 2019-057709, LANE COUNTY OFFICIAL RECORDS, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 31ST STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°57'55" WEST 738.61 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 88°02'05" WEST 5.00 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE (35.00 FEET FROM CENTERLINE), SOUTH 01°57'55" WEST 376.34 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FEET, A DELTA OF 64°07'14", A LENGTH OF 408.48 FEET, AND A CHORD OF SOUTH 34°01'32" WEST 387.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 28TH STREET (35.00 FEET FROM CENTERLINE); THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 66°05'09" WEST 579.36 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 490.00 FEET, A DELTA OF 43°07'09", A LENGTH OF 368.76 FEET, AND A CHORD OF SOUTH 44°31'34" WEST 360.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE (VARIABLE WIDTH FROM CENTERLINE), SOUTH 22°58'00" WEST 122.17 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE (50.00 FEET FROM CENTERLINE) ON A NON-TANGENT CURVE (RADIAL BEARING OF SOUTH 81°01'59" EAST) TO THE LEFT WITH A RADIUS OF 505.00 FEET, A DELTA OF 07°04'12", A LENGTH OF 62.32 FEET, AND A CHORD OF SOUTH 05°25'54" WEST 62.28 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°53'48" WEST 55.99 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 46°53'48" WEST 43.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARCOLA ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°02'28" WEST 1231.08 FEET TO THE SOUTHWEST CORNER OF ADJUSTED TRACT 2 PER THE DECLARATION OF PROPERTY LINE ADJUSTMENT RECORDED IN DOCUMENT NUMBER 2020-028024, LANE COUNTY DEEDS AND RECORDS; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE (RADIAL BEARING OF NORTH 01°57'32" EAST) TO THE LEFT WITH A RADIUS OF 14.00 FEET, A DELTA OF 89°55'24", A LENGTH OF 21.97 FEET, AND A CHORD OF NORTH 46°59'50" EAST 19.79 FEET; THENCE NORTH 02°02'08" EAST 690.89 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 635.00 FEET, A DELTA OF 16°49'28", A LENGTH OF 186.46 FEET, AND A CHORD OF NORTH 10°26'52" EAST 185.79 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE AFOREMENTIONED PLAT "AUSTIN PARK SOUTH", FILE 74, SLIDE 132, LANE COUNTY PLAT RECORDS; THENCE ALONG SAID EASTERLY EXTENSION, NORTH 88°01'58" WEST 113.05 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID PLAT, NORTH 01°58'02" EAST 909.63 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 92.22 ACRES, MORE OR LESS.

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

08-18-2620
REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
80124LS
RENEWS: 12/31/20

JOB NAME:	MARCOLA MEADOWS
JOB NUMBER:	7736
DRAWN BY:	MAD
CHECKED BY:	RDR
DRAWING NO.:	7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

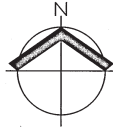
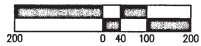


ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	(365.00'	67°07'14"	408.48'	S34°01'32"W 387.49')MS,1,2
C2	(490.00'	43°07'09"	368.76'	S44°31'34"W 360.12')MS,1,2
C3	(505.00'	7°04'12"	62.32'	S05°25'54"W 62.28')MS,1,2
C4	(635.00'	3°55'56"	43.58'	N16°53'39"E 43.57')MS,2
C5	(365.00'	54°45'40"	348.86'	S29°20'45"W 335.73')MS,2
C6	(365.00'	9°21'34"	59.62'	S61°24'22"W 59.56')MS,2

SCALE: 1"= 200 FEET



RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

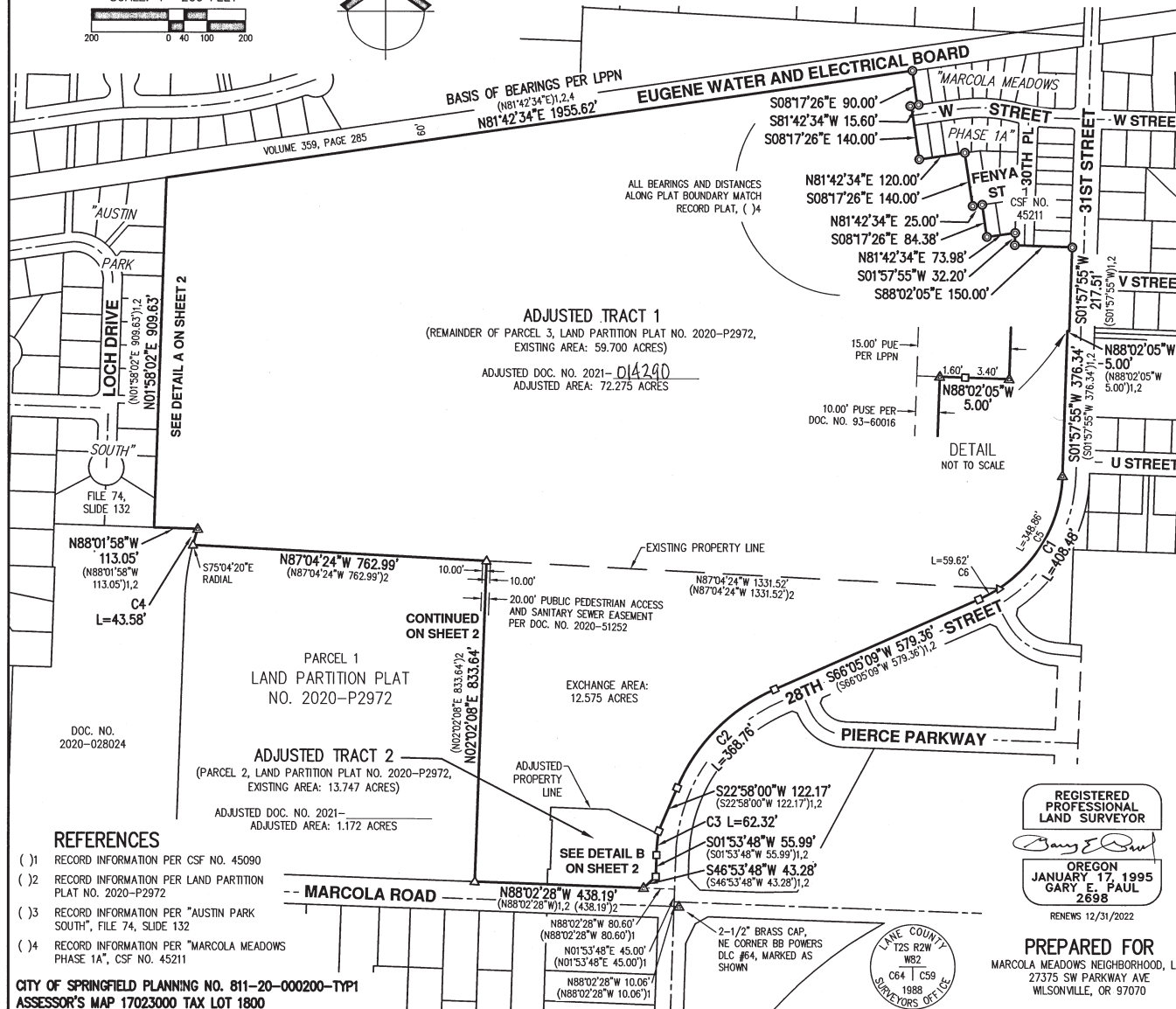
SHEET 1 OF 2

RECORDED

DATE: COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE		
CSF NO.	45334	
FILE DATE	8 MAR 21	C



NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN PARCEL 2 AND THE REMAINDER OF PARCEL 3, LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS, PER CITY OF SPRINGFIELD CASE FILE NUMBER 811-20-000200-TYP1. THE BASIS OF BEARINGS FOR THIS SURVEY (N81°42'34"E) IS ALONG THE NORTHERLY LINE OF PARCEL 3 PER SAID LAND PARTITION PLAT NO. 2020-P2972. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT. PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2020-P2972 HAS BEEN MODIFIED WITH THE RECORDING OF "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211, LANE COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID "MARCOLA MEADOWS PHASE 1A" WHEN PLACING THIS PLAT BOUNDARY.

NOTES

1. THERE ARE NO STRUCTURES LOCATED WITHIN THE SITE BOUNDARIES.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" PER "AUSTIN PARK SOUTH" PLAT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "D.W. BAKER PLS 1978" PER CSF NO. 33731
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER CSF NO. 45090 UNLESS OTHERWISE NOTED
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER LAND PARTITION PLAT NO. 2020-P2972
- ◎ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER "MARCOLA MEADOWS PHASE 1A" PLAT
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." SET

MS MEASURED
PUE PUBLIC UTILITY EASEMENT
PUSE PUBLIC UTILITY AND SIDEWALK EASEMENT
CSF NO. LANE COUNTY SURVEY FILE NUMBER
LPPN LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS
DOC. NO. DOCUMENT NUMBER, LANE COUNTY DEED RECORDS

REFERENCES

- (1) RECORD INFORMATION PER CSF NO. 45090
- (2) RECORD INFORMATION PER LAND PARTITION PLAT NO. 2020-P2972
- (3) RECORD INFORMATION PER "AUSTIN PARK SOUTH", FILE 74, SLIDE 132
- (4) RECORD INFORMATION PER "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWS 12/31/2022

PREPARED FOR
MARCOLA MEADOWS NEIGHBORHOOD, LLC
27375 SW PARKWAY AVE
WILSONVILLE, OR 97070

JOB NAME:	MARCOLA PLA#2	AKS AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.963.6151 WWW.AKS-ENG.COM ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE
JOB NUMBER:	7736	
DRAWN BY:	GEP	
CHECKED BY:	LTP/CG/MH	
DRAWING NO.:	7736PLA#2	

SHEET 2 OF 2

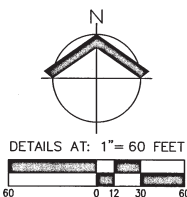
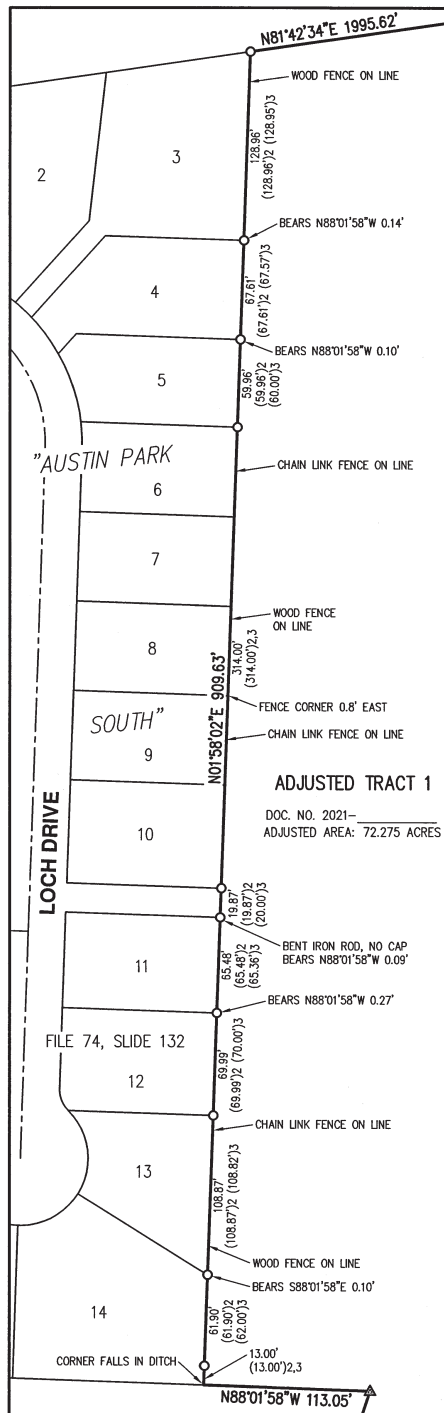
RECORDED

DATE: _____
COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45334
FILE DATE 8 MAR 21 C

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	(490.00')	43°07'09"	368.76'	S44°31'34"W 360.12'MS,1,2
C3	(505.00')	70°41'12"	62.32'	S05°25'54"W 62.28'MS,1,2
C7	490.00'	75°6'37"	67.93'	S62°06'51"W 67.88'
C8	505.00'	0°51'34"	7.58'	S08°32'14"W 7.57'
C9	505.00'	61°23'38"	54.74'	S05°00'08"W 54.71'



— DETAIL A

DETAIL B-

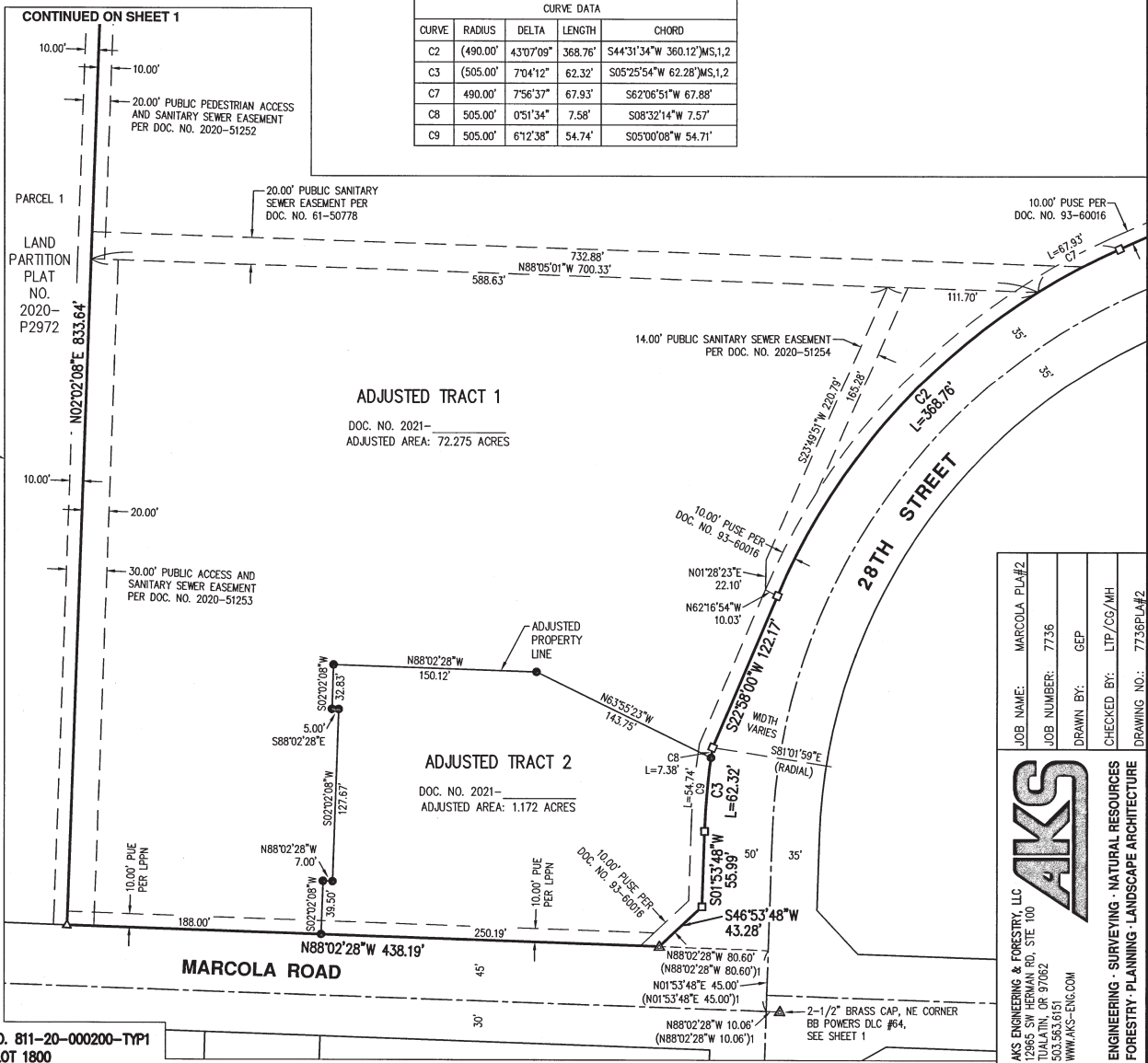
SEE SHEET 1
FOR LEGEND

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 17, 199
GARY E. PAUL
2698
RENEWS 12/31/2022

PREPARED FOR
MARCOLA MEADOWS
NEIGHBORHOOD, LLC
27375 SW PARKWAY AVE
WILSONVILLE, OR 97070

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800



JOB NAME:	MARCOLA PLA#2
JOB NUMBER:	7736
DRAWN BY:	GEP
CHECKED BY:	LTP/CG/MH
DRAWING NO.:	7736PLA#2

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.583.6151
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

Send Taxes to:

After Recording return to:
Marcola Meadows Neighborhood, LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Lane County Clerk
Lane County Deeds and Records

2021-014290



\$112.00

01926876202100142900060066

03/02/2021 11:25:31 AM

RPR-DEED Cnt=1 Pgs=6 Stn=1 CASHIER 05
\$30.00 \$11.00 \$61.00 \$10.00

DECLARATION OF PROPERTY LINE ADJUSTMENT

Marcola Meadows Neighborhood, LLC (OWNERS), an Oregon Limited Liability Company, is the owner of the two contiguous tracts of real property located in Township 17 South, Range 2 West and Township 17 South, Range 3 West of the Willamette Meridian and referred to herein as Tract 1 and Tract 2. OWNERS are setting forth this declaration to set an adjusted boundary line between said Tract 1 and Tract 2 to comply with Lane County Land Use regulations and the provisions of ORS 92.190(4). The Property Line Adjustment was approved per City of Springfield Case No 811-20-000200-TYP1.

The Tract 1 property being Parcel 3 and a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 1 property prior to this adjustment is that certain tract of land described as Parcel 3 of said Land Partition Plat No. 2020-P2972 in the City of Springfield, Lane County, Oregon.

The Tract 2 property being a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 2 property prior to this adjustment is that certain tract of land described as Parcel 2 of said Land Partition Plat 2020-P2972 in City of Springfield, Lane County Oregon.

By and through this instrument OWNERS do hereby set forth and declare their intent to establish an adjusted property line between the foregoing properties as described above. The legal description, which depicts the adjusted property area, is described on attached Exhibit "C".

Following this property line adjustment, the description of the Tract 1 property is described on attached Exhibit "A".

Following this property line adjustment, the description of the Tract 2 property is described on attached Exhibit "B".

That portion of each attached legal description depicting the adjusted property line in underlined.

The true and actual consideration for this conveyance is for good and valuable consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES.


DECLARATION OF PROPERTY LINE ADJUSTMENT

DECLARANTS: Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

After recording return to: Marcola Meadows Neighborhood LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Until a change is requested, mail all tax statements to: SAME AS ABOVE

Dated this 1st day of March, 2021.


Kiril Ivanov, as Manager
Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

STATE OF OREGON)
 Clackamas) ss.
County of Lane)

On March 1st, 2021, before me, personally appeared Kiril Ivanov, acting in his capacity as Member, Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company, known to me (or proved to me on the basis of satisfactory evidence) to be the same person whom executed the Declaration heron shown, and acknowledged the same to be his voluntary act and deed.





Notary Public
My Commission Expires: September 06, 2022



EXHIBIT A

Adjusted Tract 1

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the southeast one-quarter of Section 24 and the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the southwest one-quarter of Section 19 and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North $88^{\circ}02'28''$ West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North $01^{\circ}53'48''$ East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North $88^{\circ}02'28''$ West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North $02^{\circ}02'08''$ East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence North $87^{\circ}04'24''$ West along the south line of said Parcel 1, a distance of 762.99 feet to the east line Tract 1 as described in Document No. 2020-028024, Lane County Deed Records, and a point of non-tangent curvature; thence northeasterly along said east line on the arc of a 635.00 foot radius curve right (the radius point of which bears South $75^{\circ}04'20''$ East) through a central angle of $3^{\circ}55'56''$, 43.58 feet (chord bears North $16^{\circ}53'39''$ East, 43.57 feet) to the northeast corner thereof; thence North $88^{\circ}01'58''$ West along the north line of said Parcel 1, a distance of 113.05 feet to the southeast corner of Lot 14, "Austin Park South", File 74, Slide 132, Lane County Plat Records; thence North $01^{\circ}58'02''$ East along the east line of said "Austin Park South", 909.63 feet to the southerly line of Eugene Water and Electrical Board (60.00 feet wide) as described in Volume 359, Page 285, Lane County Deed Records; thence North $81^{\circ}42'34''$ East along said southerly line, 1955.62 feet to the northwest corner of "Marcola Meadows Phase 1A", CSF# 45211, Lane County Plat Records; thence tracing the boundary of said "Marcola Meadows Phase 1A" along the following courses: South $08^{\circ}17'26''$ East, 90.00 feet; thence South $81^{\circ}42'34''$ West, 15.60 feet; thence South $08^{\circ}17'26''$ East, 140.00 feet; thence North $81^{\circ}42'34''$ East, 120.00 feet; thence South $08^{\circ}17'26''$ East, 140.00 feet; thence North $81^{\circ}42'34''$ East, 25.00 feet; thence South $08^{\circ}17'26''$ East, 84.38 feet; thence North $81^{\circ}42'34''$ East, 73.98 feet; thence South $01^{\circ}57'55''$ West, 32.20 feet; thence South $88^{\circ}02'05''$ East, 150.00 feet to the west right-of-way line of 31st Street (30.00 feet from centerline); thence tracing said west right-of-way line along the following courses: South $01^{\circ}57'55''$ West, 217.51 feet; thence North $88^{\circ}02'05''$ West, 5.00 feet; thence South $01^{\circ}57'55''$ West, 376.34 feet to the point of curve right of a 365.00 foot radius curve; thence along the arc of said curve right through a central angle of $64^{\circ}07'14''$, 408.48 feet (chord bears South $34^{\circ}01'32''$ West, 387.49 feet) to the westerly right-of-way line of 28th Street (35.00 feet from centerline); thence tracing said westerly right-of-way line along the following courses: South $66^{\circ}05'09''$ West,



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12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #7736

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of $43^{\circ}07'09''$, 368.76 feet (chord bears South $44^{\circ}31'34''$ West, 360.12 feet); thence South $22^{\circ}58'00''$ West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South $81^{\circ}01'59''$ East) through a central angle of $0^{\circ}51'34''$, 7.58 feet (chord bears South $08^{\circ}32'14''$ West, 7.57 feet); thence leaving said westerly right-of-way line North $63^{\circ}55'23''$ West, 143.75 feet; thence North $88^{\circ}02'28''$ West, 150.12 feet; thence South $02^{\circ}02'08''$ West, 32.83 feet; thence South $88^{\circ}02'28''$ East, 5.00 feet; thence South $02^{\circ}02'08''$ West, 127.67 feet; thence North $88^{\circ}02'28''$ West, 7.00 feet; thence South $02^{\circ}02'08''$ West, 39.50 feet to the north right-of-way line of Marcola Road; thence North $88^{\circ}02'28''$ West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 72.275 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020





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12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #7736

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT B

Adjusted Tract 2

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension, 80.60 feet to the most southerly southeasterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence tracing the westerly right-of-way line of 28th Street along the following courses: North 46°53'48" East, 43.28 feet; thence North 01°53'48" East, 55.99 feet to the point of curve right of a 505.00 foot radius curve; thence along the arc of said curve right through a central angle of 6°12'38", 54.74 (chord bears North 05°00'08" East, 54.71 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.66 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence South 88°02'28" East along said north right-of-way line, 250.19 feet to the Point of Beginning.

Contains 1.172 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020





AKS ENGINEERING & FORESTRY, LLC
12965 SW Herman Road, Suite 100, Tualatin, OR 97062
P: (503) 563-6151 | www.aks-eng.com

AKS Job #7736

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT C

Exchange Tract

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North 02°02'08" East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence South 87°04'24" East along the south line of said Parcel 1, a distance of 1331.52 feet to the westerly right-of-way line of 28th Street (35.00 feet from centerline) and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly along the arc of a 365.00 foot radius curve right (the radius point of which bears North 33°16'25" West) through a central angle of 9°21'34", 59.62 feet (chord bears South 61°24'22" West, 59.56 feet); thence South 66°05'09" West, 579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of 43°07'09", 368.76 feet (chord bears South 44°31'34" West, 360.12 feet); thence South 22°58'00" West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°01'59" East) through a central angle of 0°51'34", 7.58 feet (chord bears South 08°32'14" West, 7.57 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.67 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence North 88°02'28" West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 12.575 acres, more or less.

The Basis of Bearings for this description is
Land Partition Plat No. 2020-P2972, Lane
County Plat Records.

12/08/2020



Exhibit D: Lane County Assessor's Maps

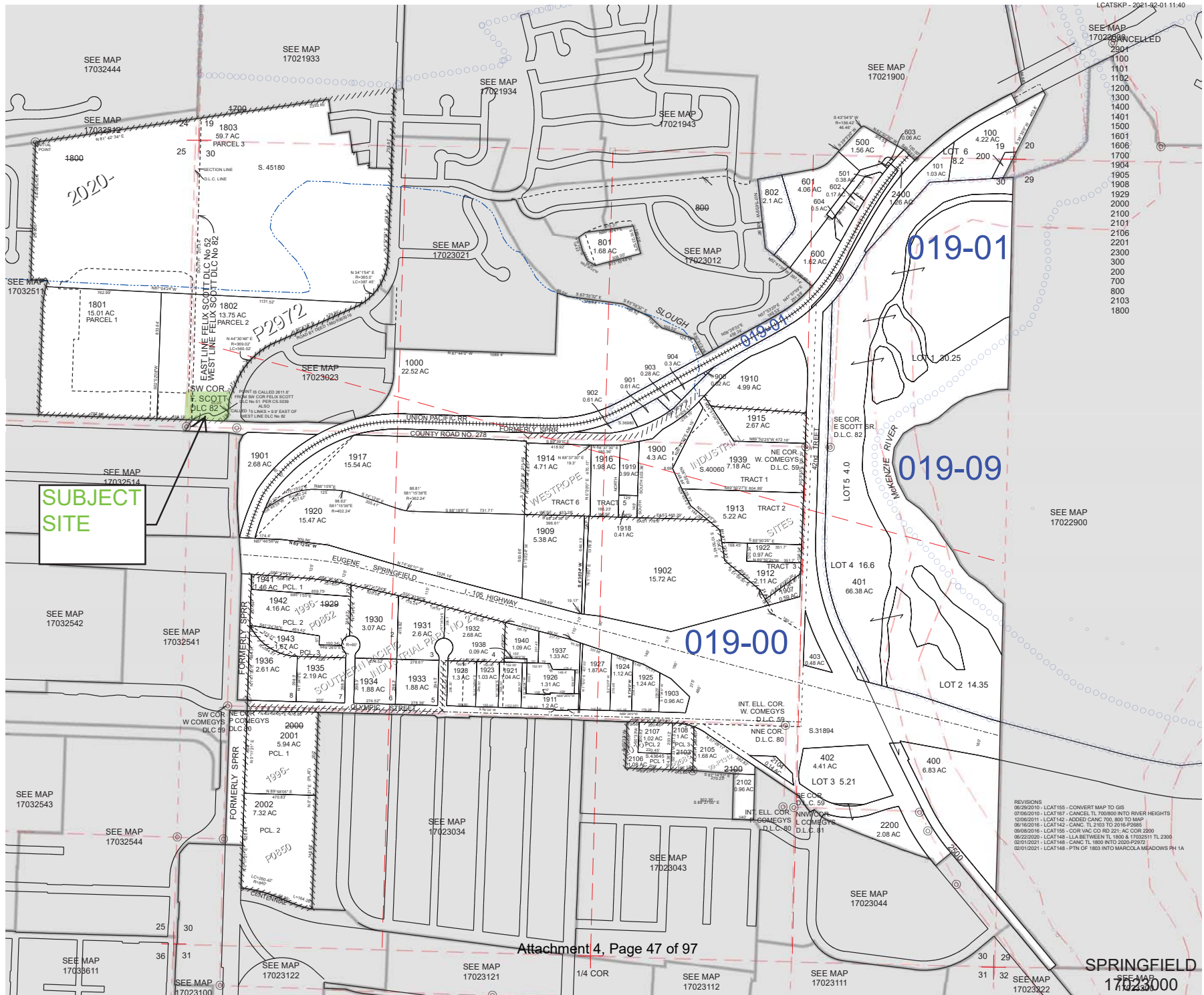


Exhibit E: Transportation Memorandum

Memorandum

To: Michael Liebler, City of Springfield Planning Staff
From: Nick Mesler, EIT
Todd Mobley, PE
Date: March 16, 2021
Subject: Marcola Meadows Professional Office Zone Change Memorandum



RENEWS: 12/31/2022

Introduction

This memorandum discusses the traffic and transportation considerations around the proposed zone change for the Marcola Meadows Master Plan site in Springfield, Oregon. The subject site is proposed for a zone change from Medium Density Residential (MDR) to Community Commercial (CC). This involves a 1.17-acre site in the far southeastern corner of the Marcola Meadows Master Plan area. Analysis for this memorandum will assess the change in reasonable worst-case scenario trips due to the proposed zone change and potential impacts generated by the zone change, if any. Zone changes in Oregon are subject to the state's Transportation Planning Rule (TPR), and accordingly this memorandum address the proposal's compliance with the TPR.

Project Description & Site Trips

The project site is identified as Tax Lot 2300 of Lane County assessor's map 17-03-25-11 and Tax Lot 1801/1802/1803 of 17-02-30-00, consisting of approximately 100 acres. In relation to the transportation network, the site is north of Marcola Road, west of 31st Street, south of the Eugene Water & Electric Board (EWEB) Multi-Use Path, and east of built residential and commercial uses.

A 2008 master plan for a portion of the site included a zone change. The TPR analysis for the 2008 proposal had shown a worst-case development scenario of 2,604 PM peak hour trips at full buildout of the Master Plan, and 27,935 average daily trips (ADT). An excerpt of the Ordinance #6195 that detailed the 2008 zoning proposal is attached to this memo for reference.

The recent 2020 master plan amendment for the site included a zone change and determined a worst-case development scenario of 1,568 PM peak hour trips at full buildout, and 19,680 average daily trips (ADT). The 2020 master plan amendment zone change was a downzone from the 2008 master plan, yielding a reduction in potential site traffic generated by the zoning. The August 21, 2020 Marcola Meadows Zone Change Memorandum is attached to this memo for reference.

The proposed change in zoning for the property could accommodate the reasonable worst-case development scenario described below:

- a. 89.37 gross acres of Medium Density Residential (MDR)
 - i. Potential 1,906 Dwelling Units of Multi-Family Residential
- b. 10.08 gross acres of Community Commercial (CC)
 - i. Potential 109,770 Square Feet of Shopping Center
- c. 0.92 gross acres of Community Commercial (CC)
 - i. Potential 16-Fueling Position Gas Station with Market

Currently, the 1.17-acre portion of the project site to be rezoned is designated Medium Density Residential (MDR). This is proposed to be amended to Community Commercial (CC). It should be noted that the uses described above within the MDR and CC zoning districts were reviewed previously as part of the 2020 Master Plan Amendment application. The City concurred with the application that the described uses represent reasonable worst-case land uses.

Figure 1 below displays a vicinity map of the project site. Site plans showing the current and proposed zoning are attached to this memorandum.



Figure 1: Site Vicinity Map



Trip Generation

A comparison of reasonable worst-case development under both the current and proposed zoning designations was conducted and is presented. Only a small portion (1.17-acre) of the master plan that is currently zoned MDR will be converted to CC. It was found that the change in zoning would result in only a small increase in trips relative to the 2020 zoning scenario, but still a significant decrease compared to the 2008 zoning, which allows a wide range of trip-intensive commercial land uses, Table 1 compares the reasonable worst-case scenario trip generation from the legacy 2008 master plan modification, the existing 2020 master plan modification, and the currently-proposed zoning. The trip generation calculations for 2008 approved master plan were adjusted for pass-by trips and internal trip capture. The 2008 approved master plan is provided as a reference point, whereas the 2020 approved master plan represents the currently adopted master plan.

Pass-by trips are trips already present on the transportation system that leave the adjacent roadway (such as Marcola Road and 31st Street) to patronize the land use prior to continuing in their original direction of travel. Pass-by trips do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections.

Internal trip capture is the portion of trips generated by a mixed-use development that both begin and end within the development. The importance of internal trip capture is that those trips satisfy a portion of the total development's trip generation and they do so without using the external road system. A mixed-use internalization credit of approximately 22% was applied to the commercial and residential trips, using the National Cooperative Highway Research Program (NCHRP) 684 Internalization methodology. The average land use interchange distances (walking distance in feet) were estimated based on the approximate distance between major land use area centroids. This was estimated at 1,000 feet between residential and commercial land uses, and at 500 feet between office and retail uses.

No pass-by trip credit or internal trip capture was included for the current 2020 zoning plan and for the proposed 2021 zoning configuration in order to maintain a conservative analysis. The PM peak hour trips and total daily trips under the proposed 2021 zoning configuration are anticipated to be *less* than the previously approved 2008 master plan, and marginally higher than the 2020 master plan.

Detailed trip generation worksheets and internalization calculation worksheets can be found in an attachment to this memorandum.



Table 1: Zone Change Reasonable Worst-Case Trip Generation Summary

Zoning	Gross Acres	Land Use	ITE Code	Evening Peak Hour			Weekday Total
In	Out	Total					
2008 Zoning ⁴							
Medium Density Residential (MDR) ¹	-	1,094 Dwelling Units Apartment	220	402	217	619	6,725
Community Commercial (CC)	-	171,000 Square Foot Improvement Store	862	201	218	419	5,096
Mixed-Use Commercial (MUC)	-	350,000 Square Foot Shopping Center ²	820	701	730	1,431	15,331
		50,000 Square Foot General Office	710	23	112	135	782
Internal Trip Capture (~22%)				-292	-292	-584	-5,840 ³
Total Trips, Existing Zoning				1,035	985	2,020 ⁴	22,095 ⁴
2020 Zoning ⁵							
Medium Density Residential (MDR) ¹	90.54	1,931 Dwelling Units Multi-Family	221	475	317	792	10,504
Community Commercial (CC)	8.91	97,030 Square Foot Shopping Center ²	820	276	276	552	5,890
	0.92	16-Fueling Position Gas Station w/ Market	945	114	110	224	3,286
Total Trips, Proposed Zoning				865	703	1,568	19,680
Proposed 2021 Zoning							
Medium Density Residential (MDR) ¹	89.37	1,906 Dwelling Units Multi-Family	221	469	312	781	10,368
Community Commercial (CC)	10.08	109,770 Square Foot Shopping Center ²	820	302	302	604	6,406
	0.92	16-Fueling Position Gas Station w/ Market	945	114	110	224	3,286
Total Trips, Proposed Zoning				885	724	1,609	20,060
Net Increase in Trips (2008)				-150	-261	-411	-2,035
Net Increase in Trips (2020)				20	21	41	380

1 = Assumes maximum density of 28 dwelling units/net acre. Net acreage = Gross Acreage – Passive Area (i.e. Right-of-way & Open Space)

2 = Assumes 25% Floor to Area Ratio (FAR)

3 = Assumes PM peak hour traffic accounts for 10% of total ADT (Average Daily Traffic).

4 = The 2008 zoning designation trip generation values were derived from the previously-approved and adopted Ordinance No. 6195 Exhibit A Table 4: Gross Trips – Amended Zoning Worst Case. This ordinance was approved on June 18th, 2007.

5 = The 2020 zoning designation trip generation values were derived from the currently-approved and adopted Marcola Meadows Zone Change Memorandum Table 1: Zone Change Reasonable Worst-Case Trip Generation Summary. This memorandum was approved February 17th, 2021.



Transportation Planning Rule

The primary purpose of the Transportation Planning Rule (TPR) is to account for the potential transportation impacts associated with any amendments to adopted plans and land use regulations. Since this project involves a proposed change in zoning, the TPR must be addressed. Relevant TPR sections are quoted in *italics* below, with a response immediately following each section.

OAR 660-012-0060 Plan and Land Use Regulation Amendments

1. *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

Response: The proposed zone change and overlay removal will not change the functional classification of any transportation facilities.

- (b) Change standards implementing a functional classification system; or*

Response: The standards that implement the functional classification system are contained in the TSP and will not change as part of this proposal.

- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

- (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

- (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

Response: Regarding Subsection (c) it is noted that the state clarified the threshold at which a project would "significantly affect" traffic vis a vis mobility targets through Oregon Highway Plan Action 1F.5. The relevant section is quoted on the following page:



If an amendment subject to OAR 660-012-0060 increases the volume to capacity ratio further, or degrades the performance of a facility so that it does not meet an adopted mobility target at the planning horizon, it will significantly affect the facility unless it falls within the thresholds listed below for a small increase in traffic.

In applying "avoid further degradation" for state highway facilities already operating above the mobility targets in Table 6 or Table 7 or those otherwise approved by the Oregon Transportation Commission, or facilities projected to be above the mobility targets at the planning horizon, a small increase in traffic does not cause "further degradation" of the facility. The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows:

- *Any proposed amendment that does not increase the average daily trips by more than 400.*

As described above, the projected daily increase in traffic resulting from the proposed site plan is 380 trips more than the worst-case development scenario under the existing Institutional zoning. This is below the 400-trip threshold that is considered a "small increase," and thus cannot "significantly affect" mobility targets based upon Action 1F.5. To ensure that the site cannot be redeveloped in a manner that does "significantly affect" mobility targets, the applicant proposes a trip cap of 400 total daily trips for the parcel as a condition of approval for the zone change. **This represents a net increase of 380 trips more than the worst-case development scenario under the current 2020 Medium Density Residential (MDR) zoning, again less than the 400-trip threshold that is the maximum "small increase" per this Action.**

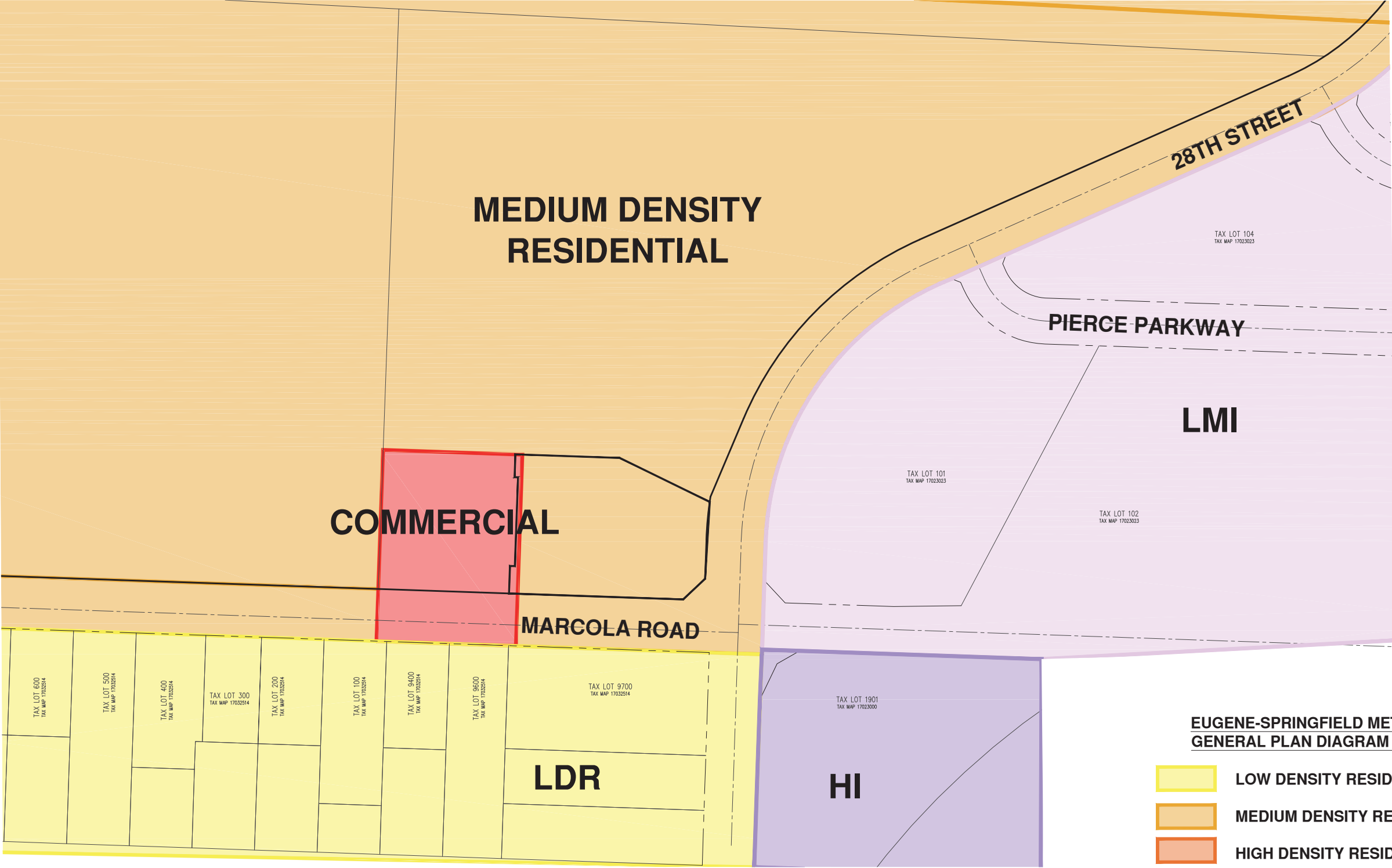
Conclusion

The proposed zone changes will not change the existing or planned functional classification of any transportation facilities, will result in a net decrease in potential trip generation from the original 2008 zoning, and will not result in a significant effect from the current 2020 zoning as defined by the TPR; therefore, no mitigations are necessary.



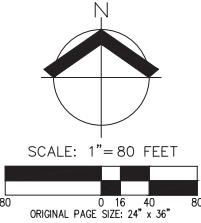
Attachments

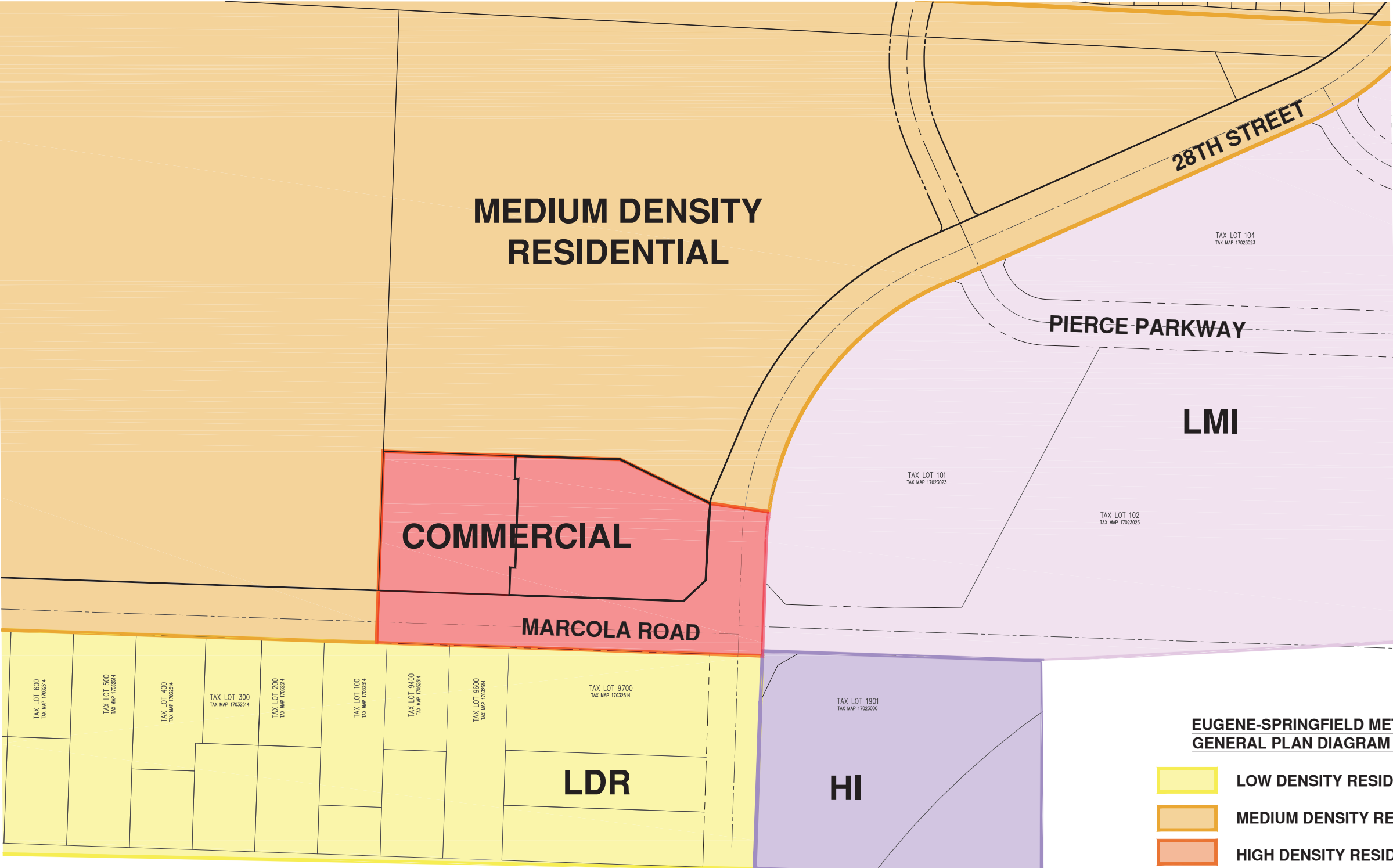




EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

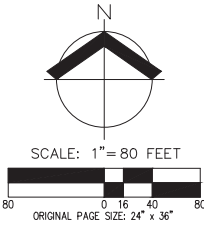
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- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL





EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
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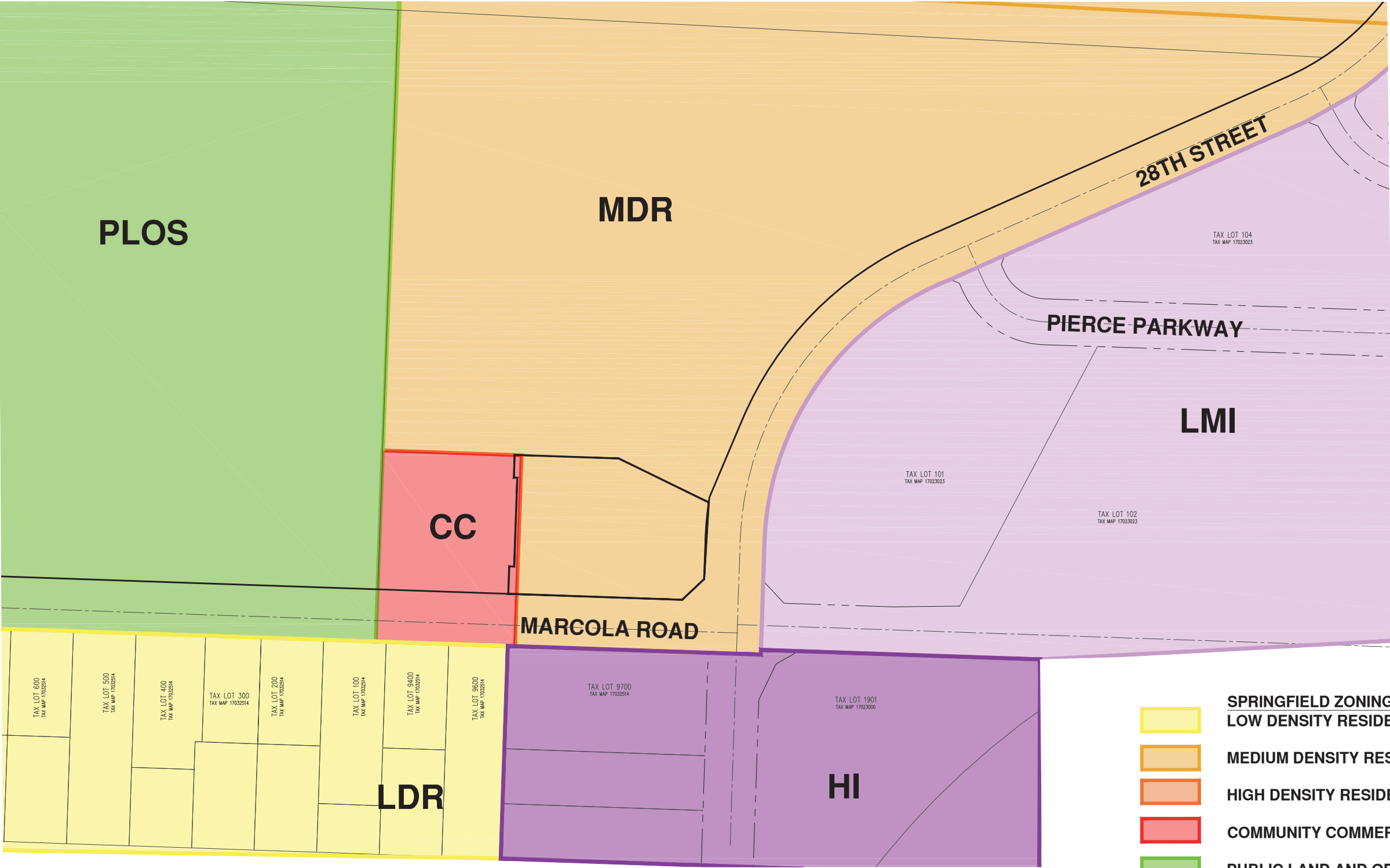
UPDATED METRO PLAN DIAGRAM
MARCOLA MEADOWS
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
MONTGOMERY B. HURLEY
58542LS
RENEWED: 6/30/21

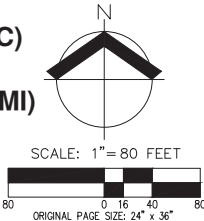
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DATE: 03/04/2021
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: LTP

PO-04

AKS DRAWING FILE: 7736 EXISTING ZONING.DWG | LAYOUT: PO-05



- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



AKS

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EXISTING ZONING DESIGNATION

MARCOLA MEADOWS

SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

NO FOR CONSTRUCTION

OREGON

SEP 15, 2003

MONTGOMERY B. HURLEY

58542LS

RENEWS: 6/30/21

JOB NUMBER: 7736

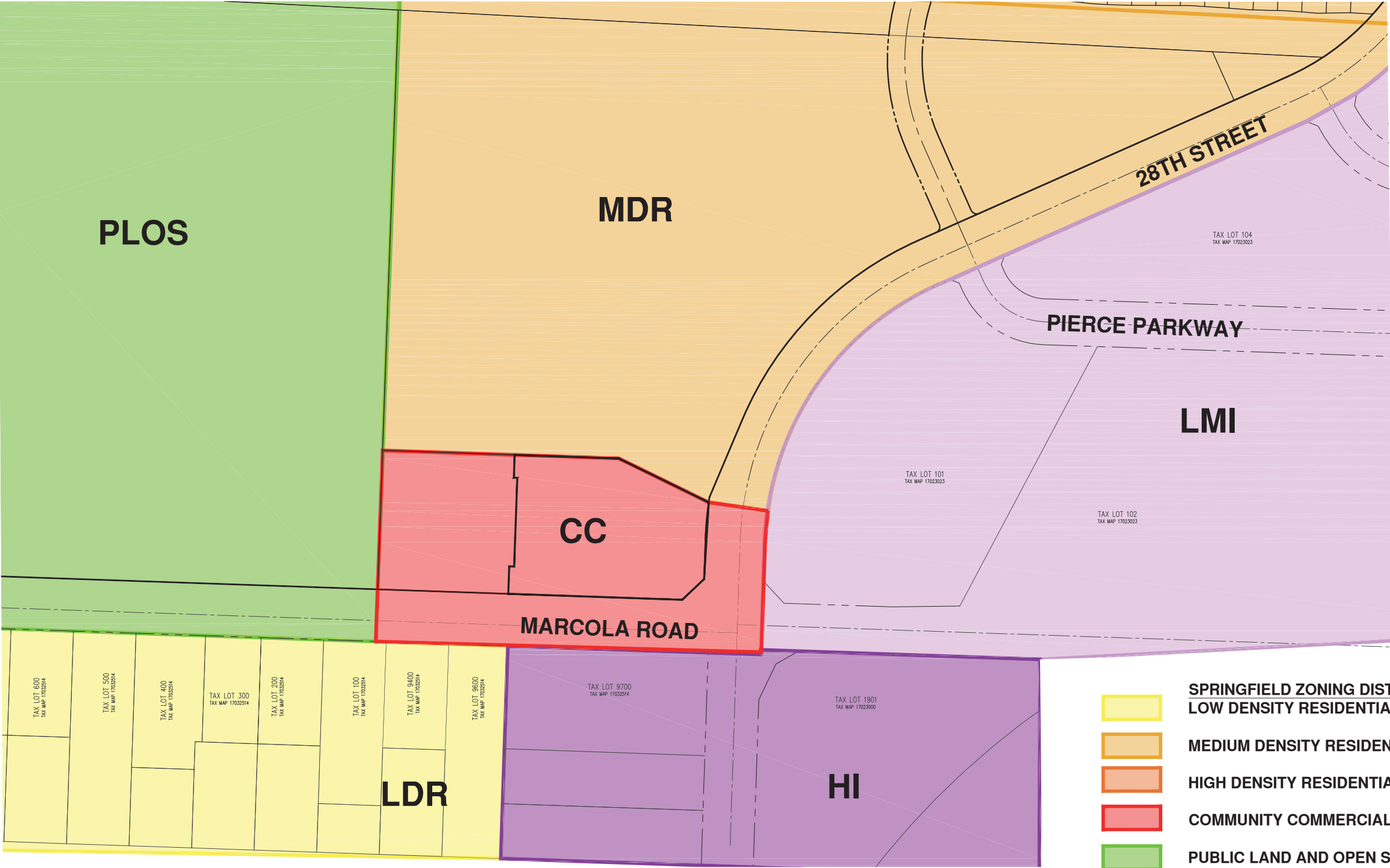
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DESIGNED BY: AC

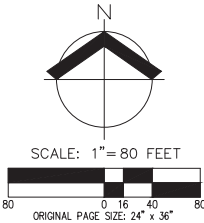
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CHECKED BY: LTP

PO-05



- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



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UPDATED ZONING DESIGNATION
MARCOLA MEADOWS
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
NO FOR
CONSTRUCTION
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/21

JOB NUMBER: 7736
DATE: 03/04/2021
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: LTP

PO-06

**CONCEPTUAL MODIFIED MASTER PLAN
 MARCOLA MEADOWS
 FINAL MASTER PLAN MODIFICATION
 SPRINGFIELD, OREGON**

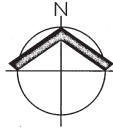
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DATE:	11/03/2020
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH

PO-07



CURVE DATA				
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C1	(365.00'	67°07'14"	408.48'	S34°01'32"W 387.49')MS,1,2
C2	(490.00'	43°07'09"	368.76'	S44°31'34"W 360.12')MS,1,2
C3	(505.00'	7°04'12"	62.32'	S05°25'54"W 62.28')MS,1,2
C4	(635.00'	3°55'56"	43.58'	N16°53'39"E 43.57')MS,2
C5	(365.00'	54°45'40"	348.86'	S29°20'45"W 335.73')MS,2
C6	(365.00'	9°21'34"	59.62'	S61°24'22"W 59.56')MS,2

SCALE: 1"= 200 FEET



RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

SHEET 1 OF 2

RECORDED

DATE: _____
CITY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE		
CSF NO.	45334	
FILE DATE	8 MAR 21	C

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN PARCEL 2 AND THE REMAINDER OF PARCEL 3, LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS, PER CITY OF SPRINGFIELD CASE FILE NUMBER 811-20-000200-TYP1. THE BASIS OF BEARINGS FOR THIS SURVEY (N81°42'34"E) IS ALONG THE NORTHERLY LINE OF PARCEL 3 PER SAID LAND PARTITION PLAT NO. 2020-P2972. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT. PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2020-P2972 HAS BEEN MODIFIED WITH THE RECORDING OF "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211, LANE COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID "MARCOLA MEADOWS PHASE 1A" WHEN PLACING THIS PLAT BOUNDARY.

NOTES

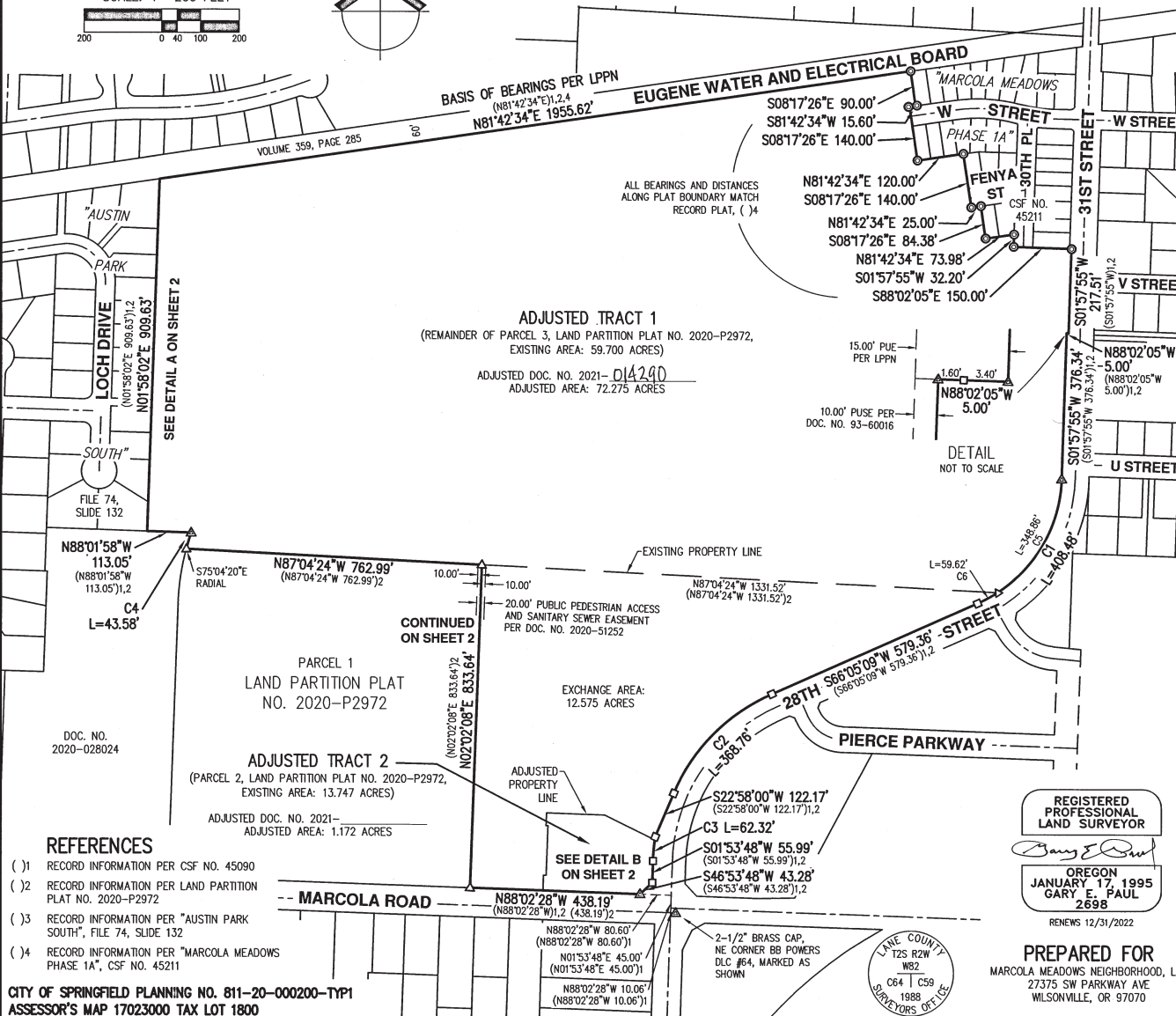
1. THERE ARE NO STRUCTURES LOCATED WITHIN THE SITE BOUNDARIES.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" PER "AUSTIN PARK SOUTH" PLAT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "D.W. BAKER PLS 1978" PER CSF NO. 33731
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER CSF NO. 45090 UNLESS OTHERWISE NOTED
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER LAND PARTITION PLAT NO. 2020-P2972
- ◎ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER "MARCOLA MEADOWS PHASE 1A" PLAT
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." SET

MS MEASURED
PUE PUBLIC UTILITY EASEMENT
PUSE PUBLIC UTILITY AND SIDEWALK EASEMENT
CSF NO. LANE COUNTY SURVEY FILE NUMBER
LPPN LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS
DOC. NO. DOCUMENT NUMBER, LANE COUNTY DEED RECORDS

JOB NAME:	MARCOLA PLA#2	AKS AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.963.6151 WWW.AKS-ENG.COM
JOB NUMBER:	7736	
DRAWN BY:	GEP	
CHECKED BY:	LTP/CG/MH	
DRAWING NO.:	7736PLA#2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



REFERENCES

- (1) RECORD INFORMATION PER CSF NO. 45090
- (2) RECORD INFORMATION PER LAND PARTITION PLAT NO. 2020-P2972
- (3) RECORD INFORMATION PER "AUSTIN PARK SOUTH", FILE 74, SLIDE 132
- (4) RECORD INFORMATION PER "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800

SHEET 2 OF 2

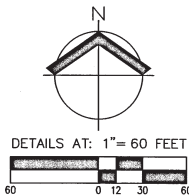
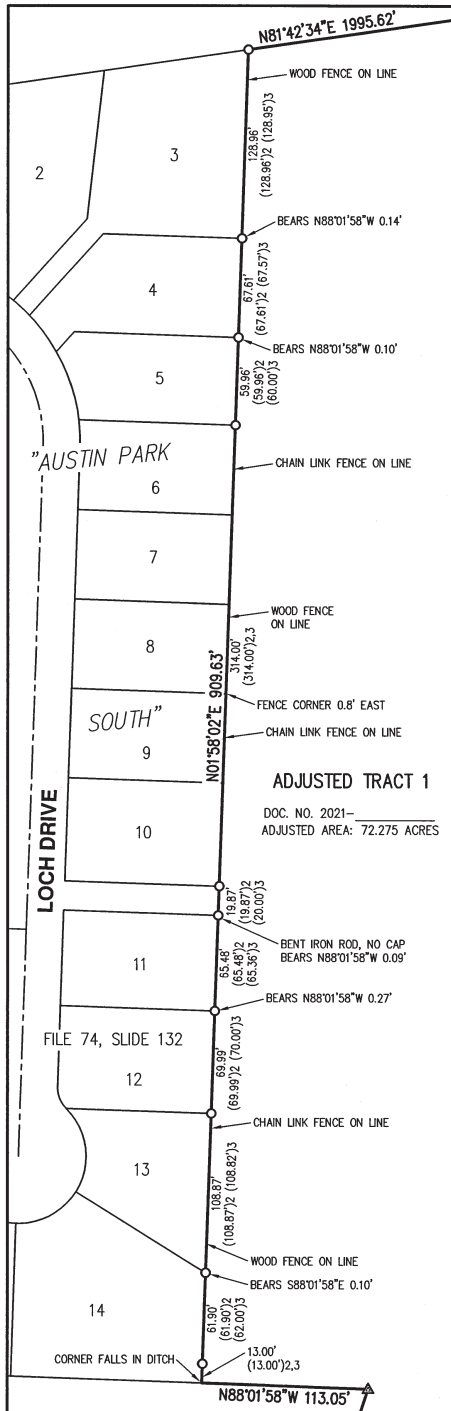
LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

RECORDED

DATE: COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45334
FILE DATE 8 MAR 21 C



DETAIL A

DETAIL B

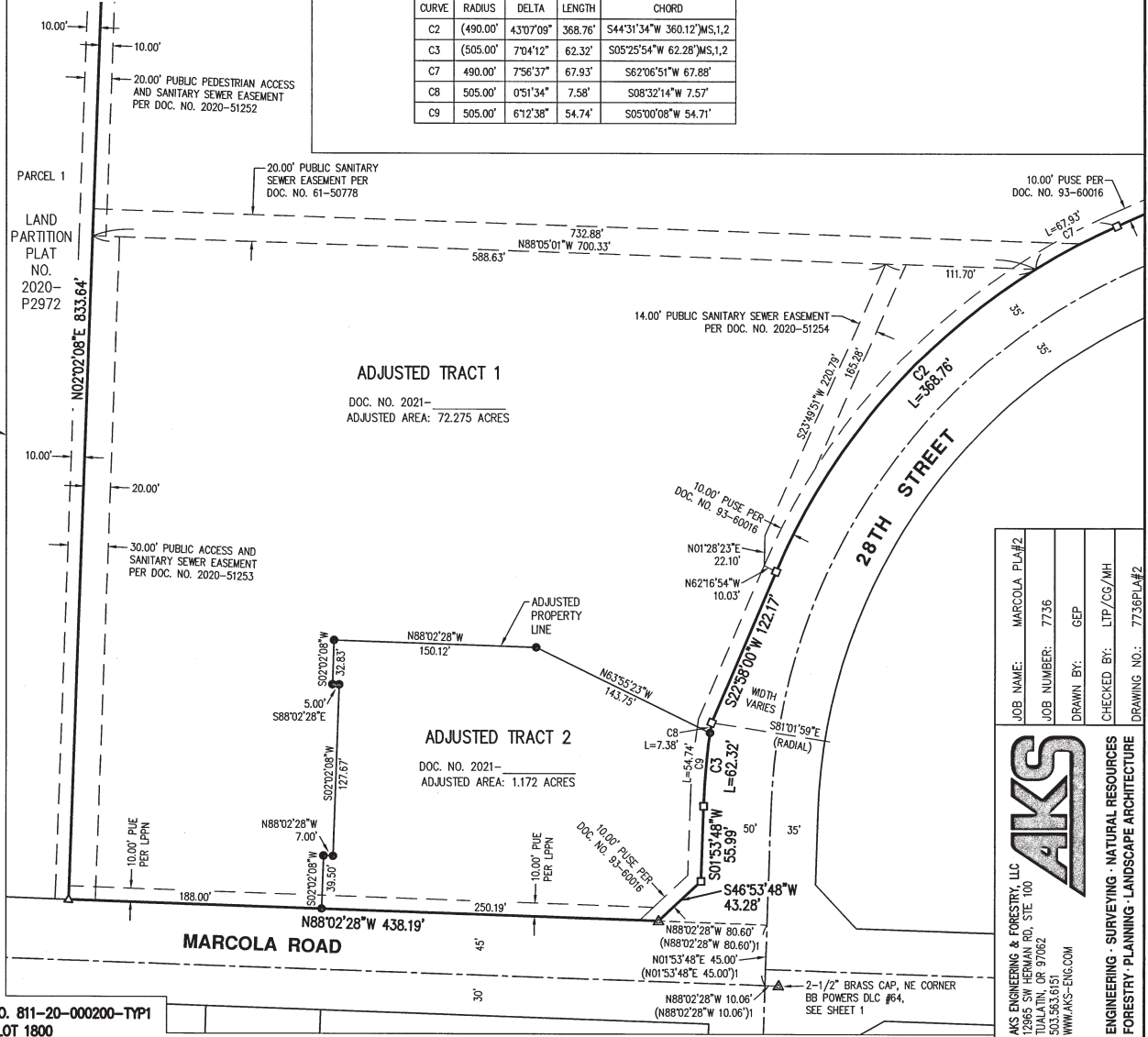
SEE SHEET 1
FOR LEGEND

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary E. Paul
OREGON
JANUARY 17, 1995
GARY E. PAUL
2698
RENEWS 12/31/2022

PREPARED FOR
MARCOLA MEADOWS
NEIGHBORHOOD, LLC
27375 SW PARKWAY AVE
WILSONVILLE, OR 97070

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800

CONTINUED ON SHEET 1



CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	(490.00')	43°07'09"	368.76'	S44°31'34"W 360.12' MS, 1,2
C3	(505.00')	7°04'12"	62.32'	S05°25'54"W 62.28' MS, 1,2
C7	490.00'	7°56'37"	67.93'	S62°06'51"W 67.88'
C8	505.00'	0°51'34"	7.58'	S08°32'14"W 7.57'
C9	505.00'	6°12'38"	54.74'	S05°00'08"W 54.71'

JOB NAME: MARCOLA PL#2
JOB NUMBER: 7736
DRAWN BY: CEP
CHECKED BY: LTP/CG/MH
DRAWING NO.: 7736PL#2

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6161
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE



TRIP GENERATION CALCULATIONS

Land Use: Multifamily Housing (Mid-Rise)
Land Use Code: 221
Setting/Location General Urban/Suburban
Variable: Dwelling Units
Variable Value: 1906

AM PEAK HOUR

Trip Rate: 0.32

	Enter	Exit	Total
Directional Distribution	27%	73%	
Trip Ends	165	445	610

PM PEAK HOUR

Trip Rate: 0.41

	Enter	Exit	Total
Directional Distribution	60%	40%	
Trip Ends	469	312	781

WEEKDAY

Trip Rate: 5.44

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	5,184	5,184	10,368

SATURDAY

Trip Rate: 4.91

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	4,679	4,679	9,358

Source: TRIP GENERATION, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Shopping Center
Land Use Code: 820
Setting/Location General Urban/Suburban
Variable: 1,000 Sq. Ft. GFA
Variable Value: 109.770

AM PEAK HOUR

Trip Rate: 3

	Enter	Exit	Total
Directional Distribution	54%	46%	
Trip Ends	178	151	329

PM PEAK HOUR

Trip Rate: 4.21

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	231	231	462

WEEKDAY

Trip Rate: 37.75

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,072	2,072	4,144

SATURDAY

Trip Rate: 46.12

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,531	2,531	5,062

Source: Trip Generation Manual, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Gasoline/Service Station with Convenience Market
Land Use Code: 945
Setting/Location: General Urban/Suburban
Variable: Vehicle Fueling Positions
Variable Value: 16

AM PEAK HOUR

Trip Rate: 12.47

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	102	98	200

PM PEAK HOUR

Trip Rate: 13.99

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	114	110	224

WEEKDAY

Trip Rate: 205.36

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,643	1,643	3,286

SATURDAY, Peak Hr of Generator

Trip Rate: 19.28

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	154	154	308

Source: TRIP GENERATION, Tenth Edition

Goal 12 encourages development that avoids principal reliance on one mode of transportation. Mixed use development is intended to bring people closer to where they shop and work and create, and to support pedestrian-friendly neighborhoods where walking, bicycling and transit use are attractive transportation choices. The subject property is located in proposed TransPlan Node 7C.

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Based on analysis of the “Amended Zoning Capped” scenario, the applicant concludes that by limiting development to the level assumed in that scenario, and requiring minor mitigation in conformance with OAR 660-012-0060(3), the city can find the proposed PAPA in compliance with OAR 660-012-0060.

The three development scenarios analyzed have assumed land use and trip generation estimates as shown in the following tables.

Table 3: Gross Trips - Current Zoning

Current Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Apartment (220)	714.0	Dwelling Units	6.22	4441	0.57	410
CC	Shopping Center (820)	130.0	1000 SF GFA	61.95	8054	5.73	744
CI	Research & Development (760)	33.6	Acres	79.61	2675	15.44	519
CI	Business Park (770)	22.4	Acres	147.91	3313	16.82	377
Total						18,483	2,050

Table 4: Gross Trips - Amended Zoning Worst Case

Amended Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Apartment (220)	1094.0	Dwelling Units	6.15	6725	0.57	619
CC	Improvement Store (862)	171.0	1000 SF GFA	29.80	5096	2.45	419
MUC	Shopping Center (820)	350.0	1000 SF GFA	43.80	15331	4.09	1431
	General Office (710)	50.0	1000 SF GFA	15.65	782	2.70	135
Total						27,935	2,604

Table 4C: Gross Trips - Amended Zoning Capped

Amended Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Single-Family Residential (210)	230	Dwelling Units	9.73	2237	0.99	227
	Townhouses (230)	100		6.42	642	0.60	60
	Apartment (220)	400		6.39	2554	0.59	238
CC	Improvement Store (862)	171.0	1000 SF GFA	29.80	5096	2.45	419
MUC	Shopping Center (820)	350.0	1000 SF GFA	49.28	12320	4.31	1146
	General Office (710)	50.0	1000 SF GFA	15.65	782	2.70	135
Total						23,631	2,225

The above development scenarios can be compared with the assumed land uses presented in the submitted "Preliminary Plan Illustration."

Preliminary Plan Illustration

Amended Zoning	Land Use (ITE Code)	Size	Unit
MDR	Single-Family Residential (210)	192	Dwelling Units
	Townhouses (230)	123	
	Apartment (220)	174	
CC	Improvement Store (862)	171.0	1000 SF GFA
MUC	Shopping Center (820)	200.0	1000 SF GFA
	General Office (710)	38.7	1000 SF GFA

Memorandum

To: **Michael Liebler, City of Springfield Planning Staff**

From: **Nick Mesler, EIT**
Todd Mobley, PE

Date: **August 21, 2020**

Subject: **Marcola Meadows Zone Change Memorandum**

Introduction

This memorandum discusses the traffic and transportation considerations around the proposed zone change for the Marcola Meadows site in Springfield, Oregon. The subject site is proposed for a zone change from Medium Density Residential (MDR) and Mixed-Use Commercial (MUC) to a mix of Medium Density Residential (MDR) and Community Commercial (CC). Analysis for this memorandum will assess the change in reasonable worst-case scenario trips due to the proposed zone change and potential impacts generated by the zone change, if any. Zone changes in Oregon are subject to the state's Transportation Planning Rule (TPR), and accordingly this memorandum address the proposal's compliance with the TPR.

Project Description & Site Trips

The project site is identified as taxlot 2300 of assessor's map 17-03-25-11 and taxlot 1800 of 17-02-30-00, consisting of approximately 100 acres. In relation to the transportation network, the site is north of Marcola Road, west of 31st Street, south of the Eugene Water & Electric Board (EWEB) Multi-Use Path, and east of built residential and commercial uses.

A 2018 master plan amendment for the site included a zone change and showed a worst-case development scenario of 2,604 PM peak hour trips at full buildout, and 27,935 average daily trips (ADT). An excerpt of the 2018 Ordinance #6195 is attached to this memo for reference.



RENEWES: 12/31/2020

The proposed change in zoning for the property could accommodate the reasonable worst-case development scenario described below:

- a. 90.54 gross acres of Medium Density Residential (MDR)
 - i. Potential 1,931 Dwelling Units of Multi-Family Residential
- b. 8.91 gross acres of Community Commercial (CC)
 - i. Potential 97,030 Square Feet of Shopping Center
- c. 0.92 gross acres of Community Commercial (CC)
 - i. Potential 16-Fueling Position Gas Station w/ Market

Currently, the project site is a mix of Medium Density Residential (MDR) and Mixed-Use Commercial (MUC). This is proposed to be revised to a mix of Medium Density Residential (MDR) and Community Commercial (CC). In addition, a portion of the site currently has a Nodal Development (ND) overlay, which is proposed to be removed.

Figure 1 below displays a vicinity map of the project site. Site plans showing the project phasing, current and proposed zoning, and the ND overlay are attached to this memorandum.



Figure 1: Site Vicinity Map



Trip Generation

A comparison of reasonable worst-case development under both the current and proposed zoning designations was conducted and is presented. Because a large portion of the site is currently zoned MUC, which allows a wide range of trip-intensive commercial land uses, and the proposed zoning includes lower trip generators (i.e. CC and MDR), it was found that the change in zoning would result in a net *decrease* in trips. Table 1 compares the reasonable worst-case scenario trip generation from the 2018 master plan modification and the currently-proposed zoning. The trip generation calculations for 2018 approved master plan were adjusted for pass-by trips and internal trip capture.

Pass-by trips are trips already present on the transportation system that leave the adjacent roadway (such as Marcola Road and 31st Street) to patronize the land use prior to continuing in their original direction of travel. Pass-by trips do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections.

Internal trip capture is the portion of trips generated by a mixed-use development that both begin and end within the development. The importance of internal trip capture is that those trips satisfy a portion of the total development's trip generation and they do so without using the external road system. A mixed-use internalization credit of approximately 22% was applied to the commercial and residential trips, using the National Cooperative Highway Research Program (NCHRP) 684 Internalization methodology. The average land use interchange distances (walking distance in feet) were estimated based on the approximate distance between major land use area centroids. This was estimated at 1,000 feet between residential and commercial land uses, and at 500 feet between office and retail uses.

No pass-by trip credit or internal trip capture was included for the proposed zoning configuration in order to maintain a conservative analysis. The PM peak hour trips and total daily trips under the proposed zoning configuration are anticipated to be *less* than the previously approved master plans.

Detailed trip generation worksheets and internalization calculation worksheets can be found in an attachment to this memorandum.



Table 1: Zone Change Reasonable Worst-Case Trip Generation Summary

Zoning	Gross Acres	Land Use	ITE Code	Evening Peak Hour			Weekday Total
				In	Out	Total	
Existing Zoning ³							
Medium Density Residential (MDR) ¹	-	1,094 Dwelling Units Apartment	220	402	217	619	6,725
Community Commercial (CC)	-	171,000 Square Foot Improvement Store	862	201	218	419	5,096
Mixed-Use Commercial (MUC)	-	350,000 Square Foot Shopping Center ²	820	701	730	1,431	15,331
		50,000 Square Foot General Office	710	23	112	135	782
Internal Trip Capture (~22%)				-292	-292	-584	-5,840 ³
Total Trips, Existing Zoning				1,035	985	2,020 ⁴	22,095 ⁴
Proposed Zone							
Medium Density Residential (MDR) ¹	90.54	1,931 Dwelling Units Multi-Family	221	475	317	792	10,504
Community Commercial (CC)	8.91	97,030 Square Foot Shopping Center ²	820	276	276	552	5,890
	0.92	16-Fueling Position Gas Station w/ Market	945	114	110	224	3,286
Total Trips, Proposed Zoning				865	703	1,568	19,680
Net Increase in Trips				-170	-282	-452	-2,415

1 = Assumes maximum density of 28 dwelling units/net acre. Net acreage = Gross Acreage – Passive Area (i.e. Right-of-way & Open Space)

2 = Assumes 25% Floor to Area Ratio (FAR)

3 = Assumes PM peak hour traffic accounts for 10% of total ADT (Average Daily Traffic).

4 = The current zoning designation trip generation values were derived from the previously-approved and adopted Ordinance No. 6195 Exhibit A Table 4: Gross Trips – Amended Zoning Worst Case. This ordinance was approved on June 18th, 2007.

Transportation Planning Rule

The primary purpose of the Transportation Planning Rule (TPR) is to account for the potential transportation impacts associated with any amendments to adopted plans and land use regulations. Since the proposed change in zoning as well as removal of the ND overlay, the TPR must be addressed. Relevant TPR sections are quoted in *italics* below, with a response immediately following each section.



OAR 660-012-0060 Plan and Land Use Regulation Amendments

1. *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

Response: The proposed zone change and overlay removal will not change the functional classification of any transportation facilities.

(b) Change standards implementing a functional classification system; or

Response: The standards that implement the functional classification system are contained in the TSP and will not change as part of this proposal.

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Response: The proposed zone change and overlay removal will result in a net decrease in potential trip generation from the site. Therefore, the proposal will not result in a significant effect as defined by the TPR and no mitigations are necessary.

Conclusion

The proposed zone changes and Nodal Development overlay removal will not change the existing or planned functional classification of any transportation facilities, will result in a net decrease in potential trip generation, and will not result in a significant effect as defined by the TPR; therefore, no mitigations are necessary.



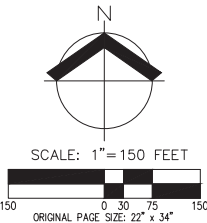
Attachments





SITE OVERVIEW:		
GROSS SITE AREA	SQUARE FEET	ACRES
OPEN SPACE	4,372,082	100.37
	43,946	1.01
MEDIUM DENSITY RESIDENTIAL (MDR)		
MINIMUM DENSITY (14 UNITS/NET ACRE)		
MAXIMUM DENSITY (28 UNITS/ NET ACRE)		
GROSS AREA	SQUARE FEET	ACRES
RIGHT-OF-WAY AREA	3,281,834	75.34
OPEN SPACE PROVIDED	675,180	15.50
NET AREA	270,006	6.20
	2,336,648	53.64
COMMUNITY COMMERCIAL (CC)		
GROSS AREA	SQUARE FEET	ACRES
RIGHT-OF-WAY AREA	426,718	9.80
NET AREA	31,600	0.73
	395,118	9.07
PUBLIC LAND AND OPEN SPACE (PLOS)		
GROSS AREA	SQUARE FEET	ACRES
RIGHT-OF-WAY AREA	619,584	14.22
NET AREA	31,593	0.73
	587,991	13.50

* NOTE: OPEN SPACE WILL BE DETERMINED ON A PHASE BY PHASE BASIS.



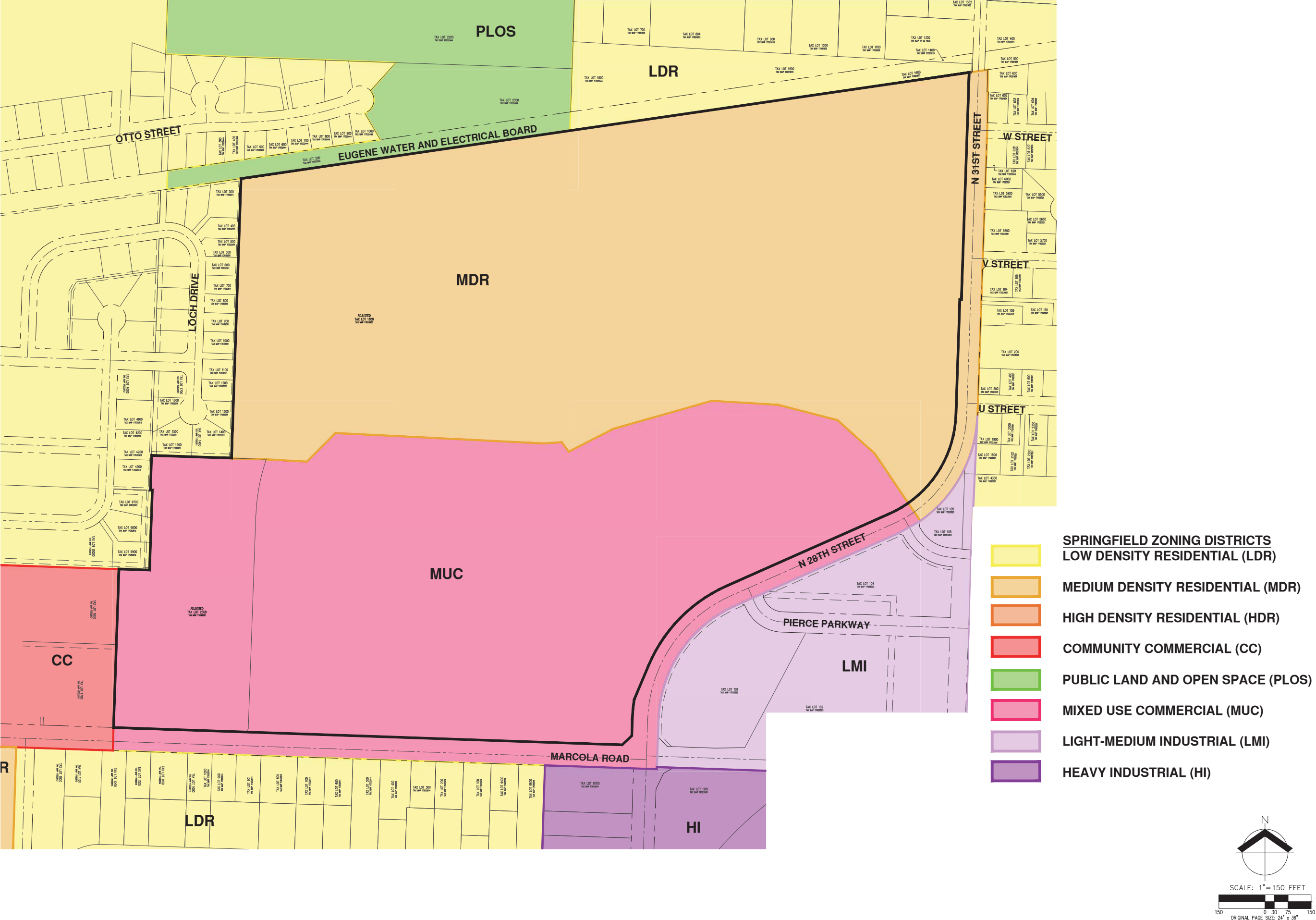
PHASING PLAN AND SITE OVERVIEW
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

PRELIMINARY
NOT FOR
CONSTRUCTION

OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/21

JOB NUMBER:	7736
DATE:	07/09/2020
DESIGNED BY:	CLS
DRAWN BY:	MSD
CHECKED BY:	LTP



EXISTING ZONING DESIGNATIONS
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
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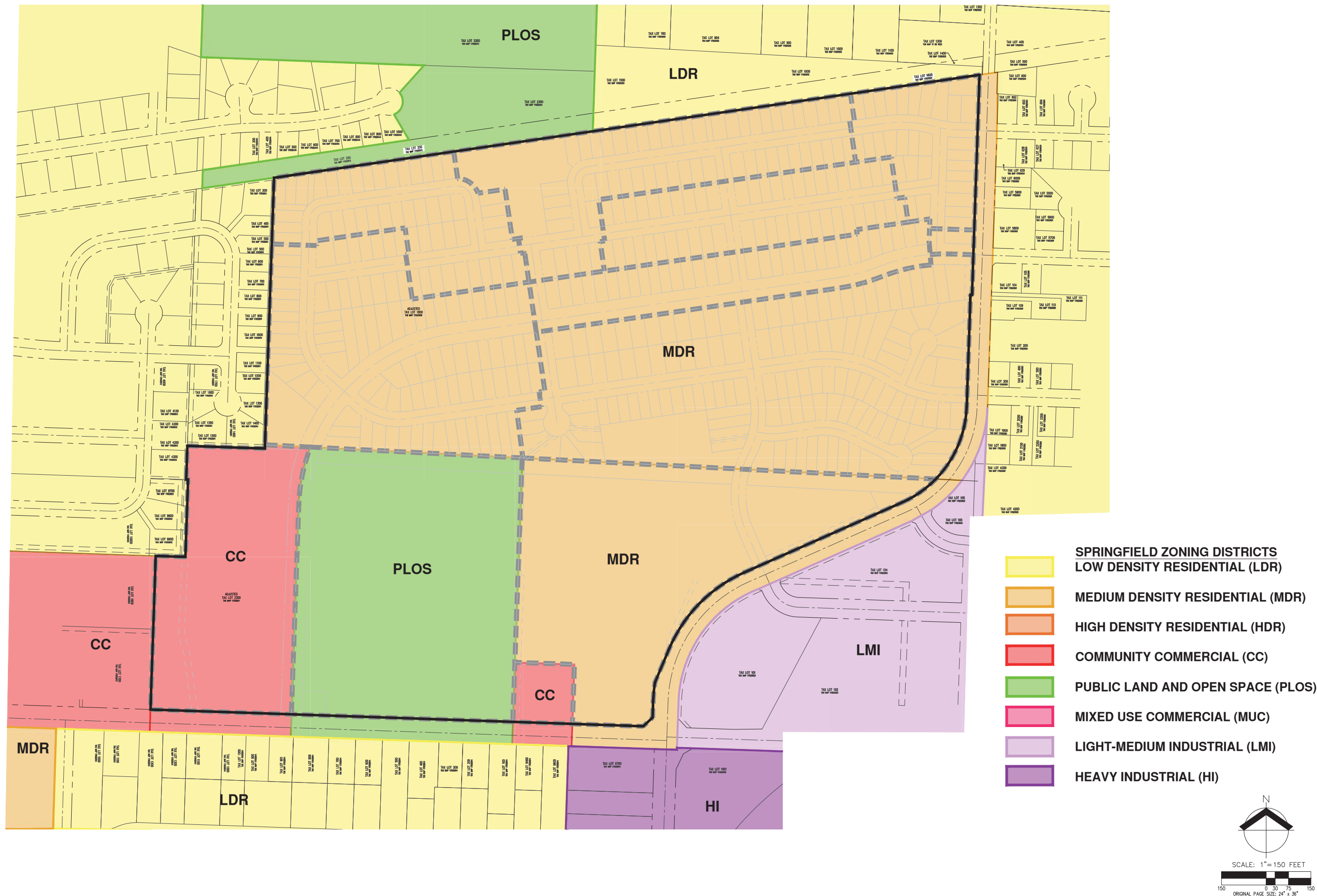
PO-05

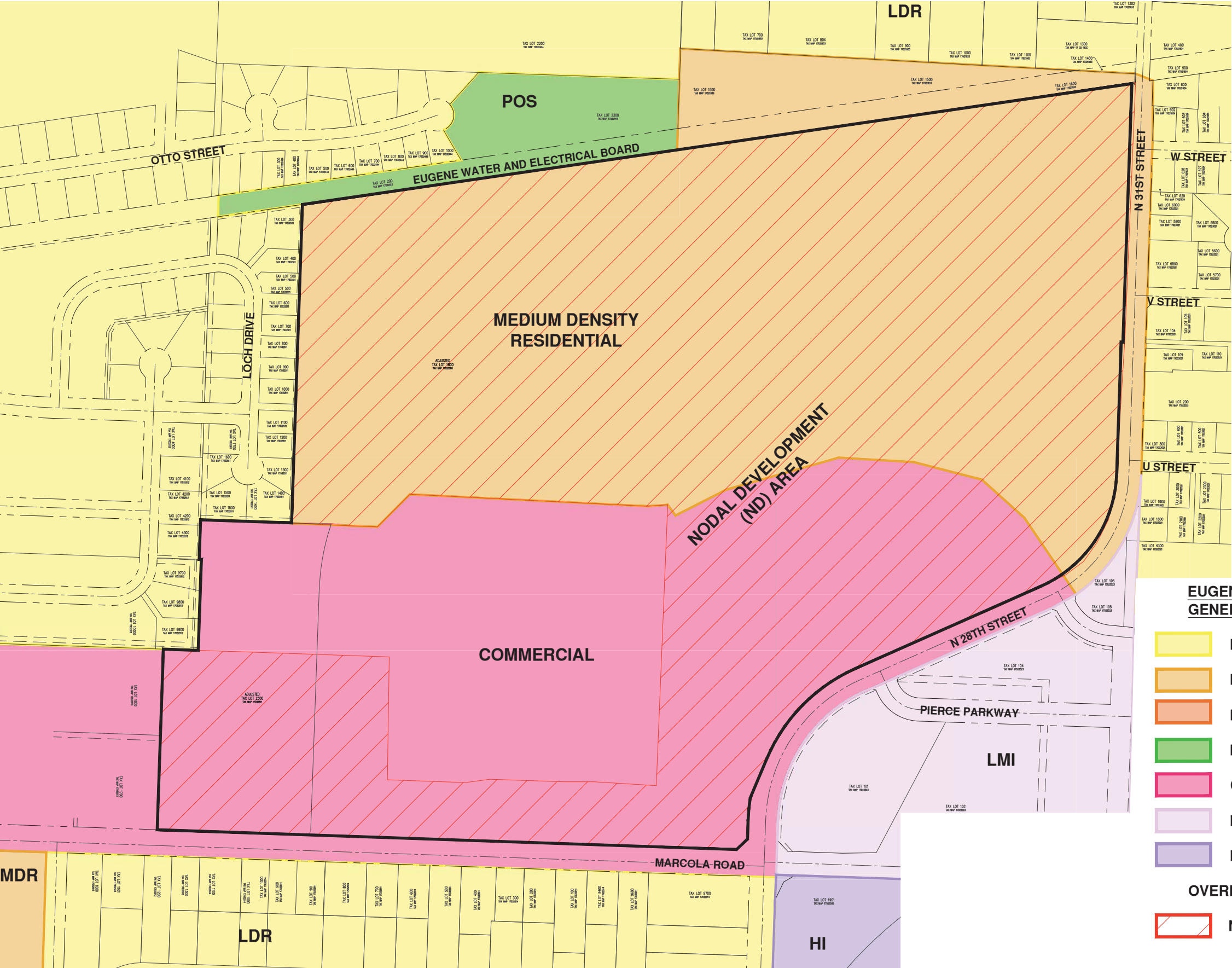
UPDATED ZONING DESIGNATIONS MARCOLA MEADOWS FINAL MASTER PLAN MODIFICATION SPRINGFIELD, OREGON



JOB NUMBER:	7736
DATE:	07/09/2020
DESIGNED BY:	CLS
DRAWN BY:	MSD
CHECKED BY:	LTP

PO-06



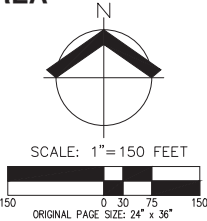


EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL

OVERLAYS

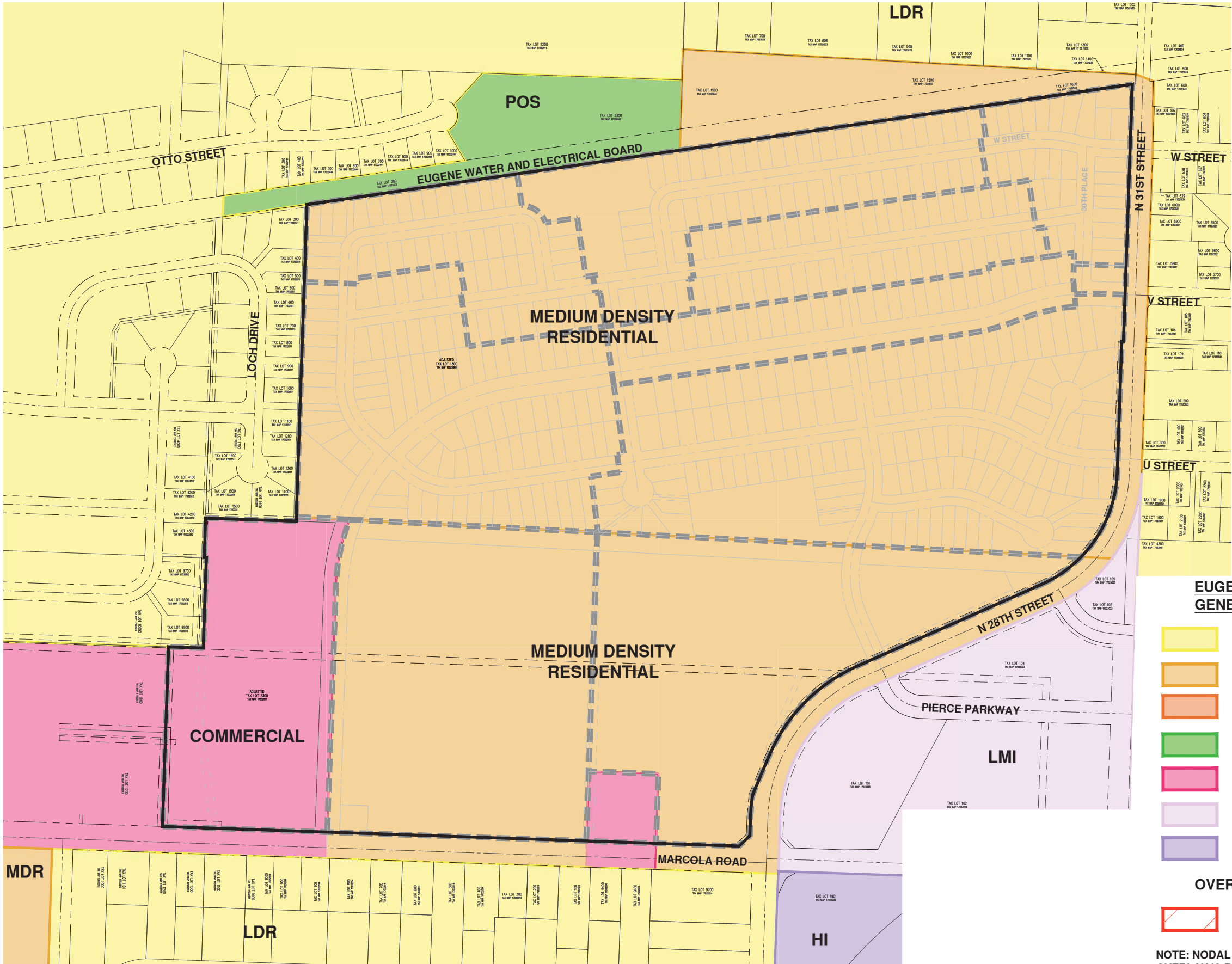
- NODAL DEVELOPMENT AREA



EXISTING METRO PLAN DIAGRAM
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
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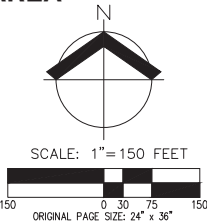
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- PARKS AND OPEN SPACE
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- HEAVY INDUSTRIAL

OVERLAYS

- NODAL DEVELOPMENT AREA

NOTE: NODAL DEVELOPMENT (ND)
OVERLAY IS REMOVED FROM THE SITE.



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TRIP GENERATION CALCULATIONS

Land Use: Multifamily Housing (Mid-Rise)
Land Use Code: 221
Setting/Location General Urban/Suburban
Variable: Dwelling Units
Variable Value: 1931

AM PEAK HOUR

Trip Rate: 0.32

	Enter	Exit	Total
Directional Distribution	27%	73%	
Trip Ends	167	451	618

PM PEAK HOUR

Trip Rate: 0.41

	Enter	Exit	Total
Directional Distribution	60%	40%	
Trip Ends	475	317	792

WEEKDAY

Trip Rate: 5.44

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	5,252	5,252	10,504

SATURDAY

Trip Rate: 4.91

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	4,741	4,741	9,482

Source: TRIP GENERATION, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Shopping Center
Land Use Code: 820
Setting/Location General Urban/Suburban
Variable: 1,000 Sq. Ft. GFA
Variable Value: 97.030

AM PEAK HOUR

Trip Equation: $T=2.76(X)+77.28$

	Enter	Exit	Total
Directional Distribution	54%	46%	
Trip Ends	186	159	345

PM PEAK HOUR

Trip Equation: $\ln(T)=0.72\ln(X)+3.02$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	276	276	552

WEEKDAY

Trip Equation: $\ln(T)=0.68\ln(X)+5.57$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,945	2,945	5,890

SATURDAY

Trip Equation: $\ln(T)=0.62\ln(X)+6.24$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	4,374	4,374	8,748

Source: TRIP GENERATION, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Gasoline/Service Station with Convenience Market
Land Use Code: 945
Setting/Location: General Urban/Suburban
Variable: Vehicle Fueling Positions
Variable Value: 16

AM PEAK HOUR

Trip Rate: 12.47

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	102	98	200

PM PEAK HOUR

Trip Rate: 13.99

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	114	110	224

WEEKDAY

Trip Rate: 205.36

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,643	1,643	3,286

SATURDAY, Peak Hr of Generator

Trip Rate: 19.28

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	154	154	308

Source: TRIP GENERATION, Tenth Edition

NCHRP 8-51 Internal Trip Capture Estimation Tool					
Project Name:	Marcola Meadows	Organization:	Lancaster Mobley		
Project Location:	Springfield, Oregon	Performed By:	Nick Mesler		
Scenario Description:	2018 Master Plan Zoning	Date:	8/4/2020		
Analysis Year:	Base Year	Checked By:			
Analysis Period:	PM Street Peak Hour	Date:			

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				135	23	112
Retail				1850	902	948
Restaurant				0	0	0
Cinema/Entertainment				0	0	0
Residential				619	402	217
Hotel				0	0	0
All Other Land Uses ²				0	0	0
Total				2604	1327	1277

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office	1.00	0%	0%	1.00	0%	0%
Retail	1.00	0%	0%	1.00	0%	0%
Restaurant	1.00	0%	0%	1.00	0%	0%
Cinema/Entertainment	1.00	0%	0%	1.00	0%	0%
Residential	1.00	0%	0%	1.00	0%	0%
Hotel	1.00	0%	0%	1.00	0%	0%
All Other Land Uses ²	1.00	0%	0%	1.00	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		500			1000	
Retail					1000	
Restaurant						
Cinema/Entertainment						
Residential		1000				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		20	0	0	2	0
Retail	7		0	0	185	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	9	69	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	2,604	1,327	1,277
Internal Capture Percentage	22%	22%	23%
External Vehicle-Trips ³	2,020	1,035	985
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	70%	20%
Retail	10%	20%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	47%	36%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Estimation Tool Developed by the Texas Transportation Institute

Project Name:	Marcola Meadows
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	23	23	1.00	112	112
Retail	1.00	902	902	1.00	948	948
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	402	402	1.00	217	217
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		20	4	0	2	0
Retail	19		275	38	229	47
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	9	69	46	0		7
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		66	0	0	16	0
Retail	7		0	0	185	0
Restaurant	7	451		0	64	0
Cinema/Entertainment	1	36	0		16	0
Residential	13	69	0	0		0
Hotel	0	18	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	16	7	23	7	0	0
Retail	89	813	902	813	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	187	215	402	215	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	22	90	112	90	0	0
Retail	192	756	948	756	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	78	139	217	139	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Exhibit F: Area Legal Descriptions

EXHIBIT A

Commercial Area Description (Future Metro Plan Diagram Designation)

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, being a portion of that tract of land described as Adjusted Tract 2 in Instrument Number 2021-014290, Lane County Deed Records, and being more particularly described as follows:

Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 90.71 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 237.98 feet; thence leaving said northerly right-of-way line North 01°58'31" East, 199.71 feet; thence South 88°02'28" East, 140.78 feet; thence South 63°55'23" East, 143.04 feet to the westerly right-of-way line of 28th Street and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°53'33" East) through a central angle of 6°12'38", 54.74 feet (chord bears South 05°00'08" West, 54.71 feet); thence South 01°53'48" West, 55.99 feet; thence South 46°53'48" West, 43.28 feet to the Point of Beginning.

Contains 1.138 acres, more or less.

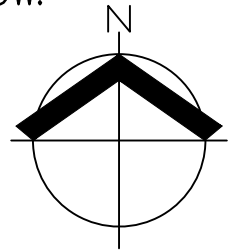
The Basis of Bearings for this description is Lane County Survey File No. 45334.

04/16/2021

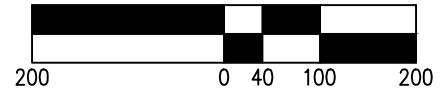


EXHIBIT B

LOCATED IN THE NE1/4 OF SECTION 25, T.17S., R.3W.
AND NW1/4 OF SECTION 30, T.17S., R.2W., W.M.,
CITY OF SPRINGFIELD, LANE COUNTY, OREGON



SCALE: 1" = 200 FEET



TRACT 1 OF INSTRUMENT
NO. 2021-014290

PARCEL 1
LAND PARTITION PLAT
NO. 2020-P2972

EXISTING
MEDIUM DENSITY RESIDENTIAL
DESIGNATION

METRO PLAN DIAGRAM
DESIGNATION BOUNDARY

N01°58'31"E
199.71'
EXISTING
COMMERCIAL
DESIGNATION

**COMMERCIAL
DESIGNATION**
1.138 ACRES

A PORTION OF TRACT 2,
INSTRUMENT NO. 2021-014290

R=505.00'
Δ=6°12'38"
L=54.74'
CH=S05°00'08"W 54.71'
S01°53'48"W 55.99'
S46°53'48"W 43.28'

MARCOLA ROAD

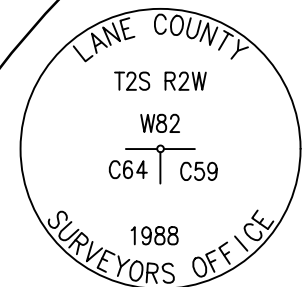
POINT OF BEGINNING

POINT OF
COMMENCING

2-1/2" BRASS CAP
NE CORNER BB
POWERS DLC NO. 64

"NORTH VIEW SUBDIVISION"

N01°57'32"E 45.00'
N88°02'28"W 90.71'



REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2022

PREPARED FOR:

MARCOLA MEADOWS NEIGHBORHOOD LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070

DATE: 04/16/2021

COMMERCIAL AREA

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM



EXHIBIT
B

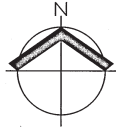
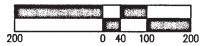
DRWN: GEP
CHKD: RDR

AKS JOB:
7736

Exhibit G: Property Line Adjustment/ Record of Survey (CSF: 45334)

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	(365.00'	67°07'14"	408.48'	S34°01'32"W 387.49')MS,1,2
C2	(490.00'	43°07'09"	368.76'	S44°31'34"W 360.12')MS,1,2
C3	(505.00'	7°04'12"	62.32'	S05°25'54"W 62.28')MS,1,2
C4	(635.00'	3°55'56"	43.58'	N16°53'39"E 43.57')MS,2
C5	(365.00'	54°45'40"	348.86'	S29°20'45"W 335.73')MS,2
C6	(365.00'	9°21'34"	59.62'	S61°24'22"W 59.56')MS,2

SCALE: 1"= 200 FEET



RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

SHEET 1 OF 2

RECORDED

DATE: _____
CITY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE		
CSF NO.	45334	
FILE DATE	8 MAR 21	C

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN PARCEL 2 AND THE REMAINDER OF PARCEL 3, LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS, PER CITY OF SPRINGFIELD CASE FILE NUMBER 811-20-000200-TYP1. THE BASIS OF BEARINGS FOR THIS SURVEY (N81°42'34"E) IS ALONG THE NORTHERLY LINE OF PARCEL 3 PER SAID LAND PARTITION PLAT NO. 2020-P2972. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT. PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2020-P2972 HAS BEEN MODIFIED WITH THE RECORDING OF "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211, LANE COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID "MARCOLA MEADOWS PHASE 1A" WHEN PLACING THIS PLAT BOUNDARY.

NOTES

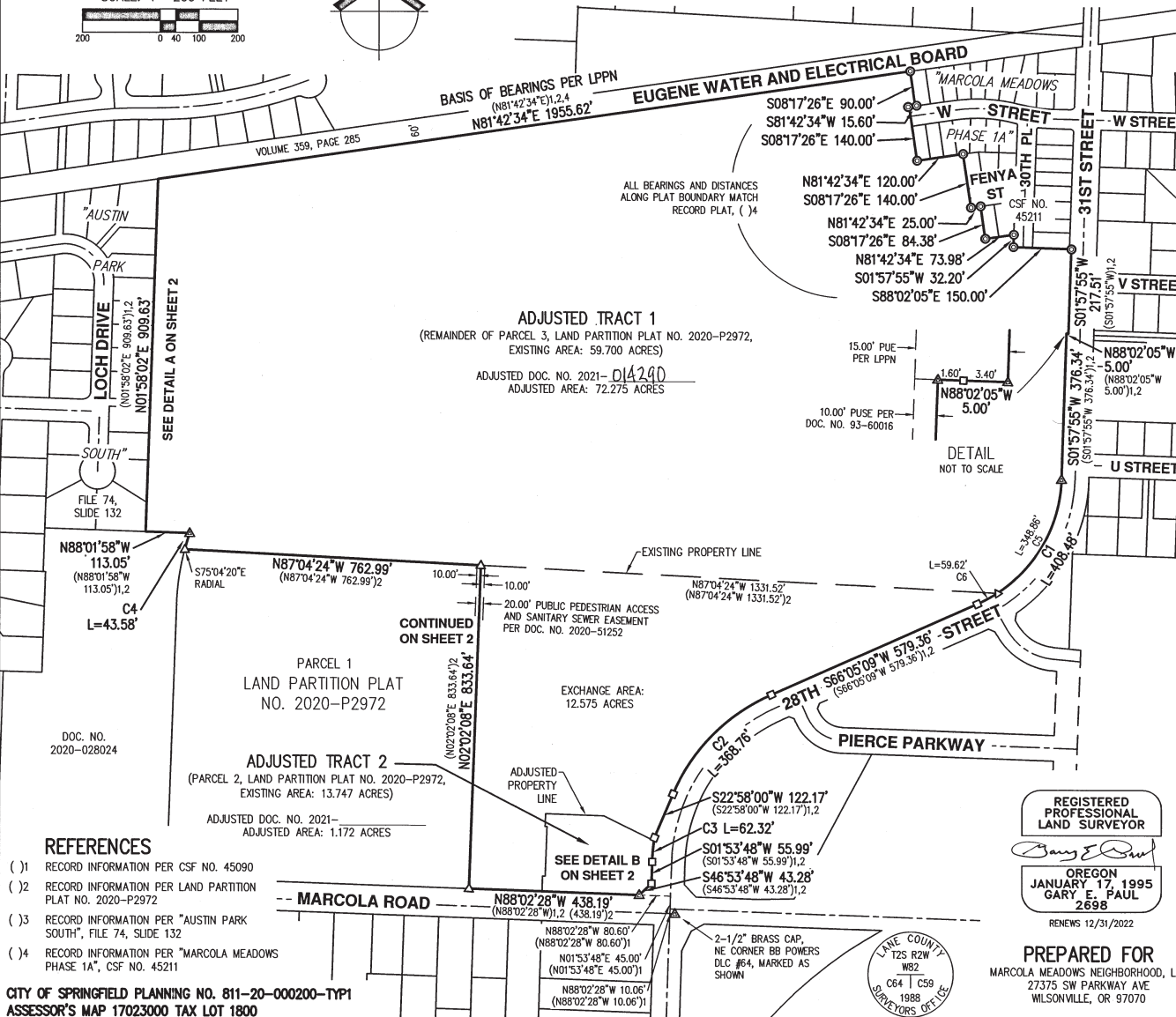
1. THERE ARE NO STRUCTURES LOCATED WITHIN THE SITE BOUNDARIES.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" PER "AUSTIN PARK SOUTH" PLAT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "D.W. BAKER PLS 1978" PER CSF NO. 33731
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER CSF NO. 45090 UNLESS OTHERWISE NOTED
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER LAND PARTITION PLAT NO. 2020-P2972
- ◎ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER "MARCOLA MEADOWS PHASE 1A" PLAT
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." SET

MS MEASURED
PUE PUBLIC UTILITY EASEMENT
PUSE PUBLIC UTILITY AND SIDEWALK EASEMENT
CSF NO. LANE COUNTY SURVEY FILE NUMBER
LPPN LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS
DOC. NO. DOCUMENT NUMBER, LANE COUNTY DEED RECORDS

JOB NAME:	MARCOLA PLA#2	AKS AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.963.6151 WWW.AKS-ENG.COM
JOB NUMBER:	7736	
DRAWN BY:	GEP	
CHECKED BY:	LTP/CG/MH	
DRAWING NO.:	7736PLA#2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



SHEET 2 OF 2

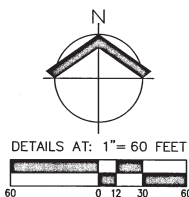
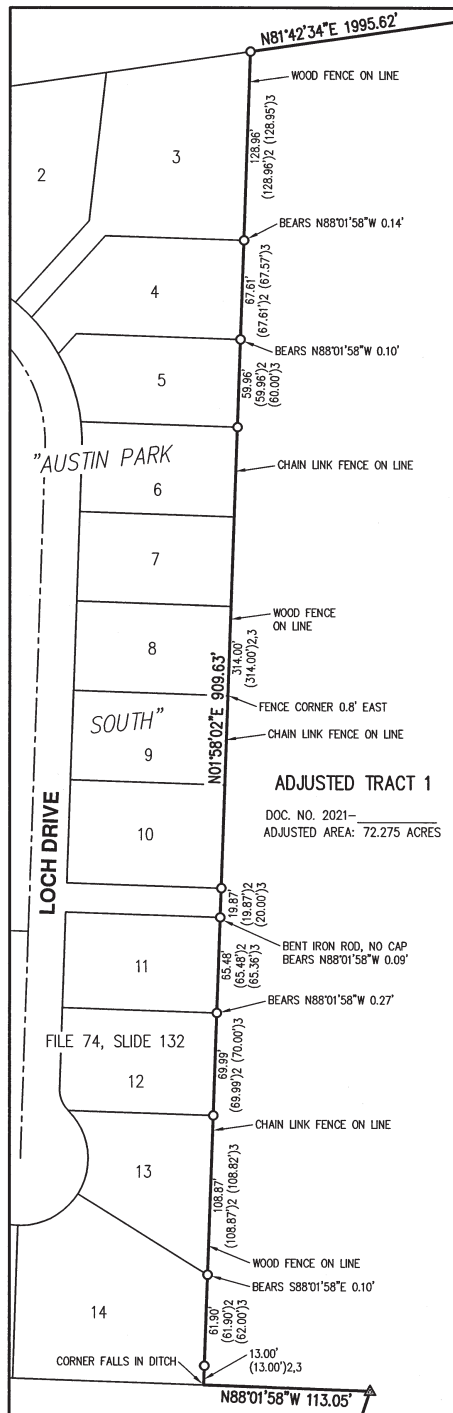
RECORDED

DATE: _____
COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45334
FILE DATE 8 MAR 21 C

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	(490.00')	43°07'09"	368.76'	S44°31'34"W 360.12'MS,1,2
C3	(505.00')	70°41'12"	62.32'	S05°25'54"W 62.28'MS,1,2
C7	490.00'	75°6'37"	67.93'	S62°06'51"W 67.88'
C8	505.00'	0°51'34"	7.58'	S08°32'14"W 7.57'
C9	505.00'	61°12'38"	54.74'	S05°00'08"W 54.71'



- DETAIL A

DETAIL B-

SEE SHEET 1
FOR LEGEND

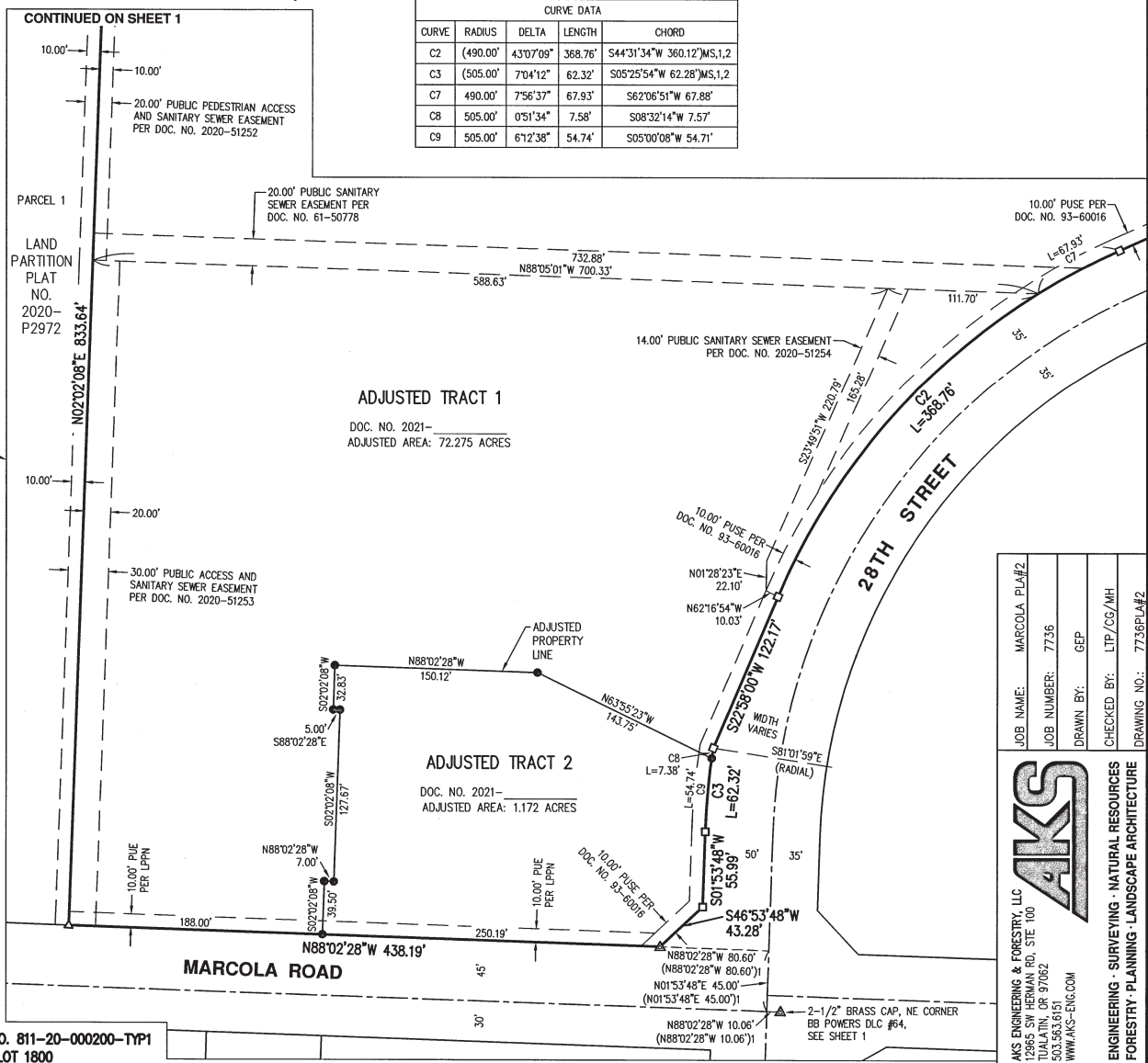
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWES 12/31/2022

PREPARED FOR
MARCOLA MEADOWS
NEIGHBORHOOD, LLC
27375 SW PARKWAY AVE
WILSONVILLE, OR 97070

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800

ADJUSTED TRACT 1

DOC. NO. 2021-
ADJUSTED AREA: 72.275 ACRES

ADJUSTED TRACT 2

DOC. NO. 2021-
ADJUSTED AREA: 1.172 ACRES

JOB NAME:	MARCOLA PLA#2
JOB NUMBER:	7736
DRAWN BY:	GEP
CHECKED BY:	LTP/CG/MH
DRAWING NO.:	7736PLA#2

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

Send Taxes to:

After Recording return to:
Marcola Meadows Neighborhood, LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Lane County Clerk
Lane County Deeds and Records

2021-014290



01926876202100142900060066

\$112.00

03/02/2021 11:25:31 AM

RPR-DEED Cnt=1 Pgs=6 Stn=1 CASHIER 05
\$30.00 \$11.00 \$61.00 \$10.00

DECLARATION OF PROPERTY LINE ADJUSTMENT

Marcola Meadows Neighborhood, LLC (OWNERS), an Oregon Limited Liability Company, is the owner of the two contiguous tracts of real property located in Township 17 South, Range 2 West and Township 17 South, Range 3 West of the Willamette Meridian and referred to herein as Tract 1 and Tract 2. OWNERS are setting forth this declaration to set an adjusted boundary line between said Tract 1 and Tract 2 to comply with Lane County Land Use regulations and the provisions of ORS 92.190(4). The Property Line Adjustment was approved per City of Springfield Case No 811-20-000200-TYP1.

The Tract 1 property being Parcel 3 and a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 1 property prior to this adjustment is that certain tract of land described as Parcel 3 of said Land Partition Plat No. 2020-P2972 in the City of Springfield, Lane County, Oregon.

The Tract 2 property being a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 2 property prior to this adjustment is that certain tract of land described as Parcel 2 of said Land Partition Plat 2020-P2972 in City of Springfield, Lane County Oregon.

By and through this instrument OWNERS do hereby set forth and declare their intent to establish an adjusted property line between the foregoing properties as described above. The legal description, which depicts the adjusted property area, is described on attached Exhibit "C".

Following this property line adjustment, the description of the Tract 1 property is described on attached Exhibit "A".

Following this property line adjustment, the description of the Tract 2 property is described on attached Exhibit "B".

That portion of each attached legal description depicting the adjusted property line in underlined.

The true and actual consideration for this conveyance is for good and valuable consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES.


DECLARATION OF PROPERTY LINE ADJUSTMENT

DECLARANTS: Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

After recording return to: Marcola Meadows Neighborhood LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Until a change is requested, mail all tax statements to: SAME AS ABOVE

Dated this 1st day of March, 2021.




Kiril Ivanov, as Manager
Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

STATE OF OREGON)
 Clackamas) ss.
County of Lane)

On March 1st, 2021, before me, personally appeared Kiril Ivanov, acting in his capacity as Member, Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company, known to me (or proved to me on the basis of satisfactory evidence) to be the same person whom executed the Declaration heron shown, and acknowledged the same to be his voluntary act and deed.





Notary Public
My Commission Expires: September 06, 2022



EXHIBIT A

Adjusted Tract 1

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the southeast one-quarter of Section 24 and the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the southwest one-quarter of Section 19 and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North $88^{\circ}02'28''$ West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North $01^{\circ}53'48''$ East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North $88^{\circ}02'28''$ West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North $02^{\circ}02'08''$ East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence North $87^{\circ}04'24''$ West along the south line of said Parcel 1, a distance of 762.99 feet to the east line Tract 1 as described in Document No. 2020-028024, Lane County Deed Records, and a point of non-tangent curvature; thence northeasterly along said east line on the arc of a 635.00 foot radius curve right (the radius point of which bears South $75^{\circ}04'20''$ East) through a central angle of $3^{\circ}55'56''$, 43.58 feet (chord bears North $16^{\circ}53'39''$ East, 43.57 feet) to the northeast corner thereof; thence North $88^{\circ}01'58''$ West along the north line of said Parcel 1, a distance of 113.05 feet to the southeast corner of Lot 14, "Austin Park South", File 74, Slide 132, Lane County Plat Records; thence North $01^{\circ}58'02''$ East along the east line of said "Austin Park South", 909.63 feet to the southerly line of Eugene Water and Electrical Board (60.00 feet wide) as described in Volume 359, Page 285, Lane County Deed Records; thence North $81^{\circ}42'34''$ East along said southerly line, 1955.62 feet to the northwest corner of "Marcola Meadows Phase 1A", CSF# 45211, Lane County Plat Records; thence tracing the boundary of said "Marcola Meadows Phase 1A" along the following courses: South $08^{\circ}17'26''$ East, 90.00 feet; thence South $81^{\circ}42'34''$ West, 15.60 feet; thence South $08^{\circ}17'26''$ East, 140.00 feet; thence North $81^{\circ}42'34''$ East, 120.00 feet; thence South $08^{\circ}17'26''$ East, 140.00 feet; thence North $81^{\circ}42'34''$ East, 25.00 feet; thence South $08^{\circ}17'26''$ East, 84.38 feet; thence North $81^{\circ}42'34''$ East, 73.98 feet; thence South $01^{\circ}57'55''$ West, 32.20 feet; thence South $88^{\circ}02'05''$ East, 150.00 feet to the west right-of-way line of 31st Street (30.00 feet from centerline); thence tracing said west right-of-way line along the following courses: South $01^{\circ}57'55''$ West, 217.51 feet; thence North $88^{\circ}02'05''$ West, 5.00 feet; thence South $01^{\circ}57'55''$ West, 376.34 feet to the point of curve right of a 365.00 foot radius curve; thence along the arc of said curve right through a central angle of $64^{\circ}07'14''$, 408.48 feet (chord bears South $34^{\circ}01'32''$ West, 387.49 feet) to the westerly right-of-way line of 28th Street (35.00 feet from centerline); thence tracing said westerly right-of-way line along the following courses: South $66^{\circ}05'09''$ West,



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579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of $43^{\circ}07'09''$, 368.76 feet (chord bears South $44^{\circ}31'34''$ West, 360.12 feet); thence South $22^{\circ}58'00''$ West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South $81^{\circ}01'59''$ East) through a central angle of $0^{\circ}51'34''$, 7.58 feet (chord bears South $08^{\circ}32'14''$ West, 7.57 feet); thence leaving said westerly right-of-way line North $63^{\circ}55'23''$ West, 143.75 feet; thence North $88^{\circ}02'28''$ West, 150.12 feet; thence South $02^{\circ}02'08''$ West, 32.83 feet; thence South $88^{\circ}02'28''$ East, 5.00 feet; thence South $02^{\circ}02'08''$ West, 127.67 feet; thence North $88^{\circ}02'28''$ West, 7.00 feet; thence South $02^{\circ}02'08''$ West, 39.50 feet to the north right-of-way line of Marcola Road; thence North $88^{\circ}02'28''$ West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 72.275 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020





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EXHIBIT B

Adjusted Tract 2

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension, 80.60 feet to the most southerly southeasterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence tracing the westerly right-of-way line of 28th Street along the following courses: North 46°53'48" East, 43.28 feet; thence North 01°53'48" East, 55.99 feet to the point of curve right of a 505.00 foot radius curve; thence along the arc of said curve right through a central angle of 6°12'38", 54.74 (chord bears North 05°00'08" East, 54.71 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.66 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence South 88°02'28" East along said north right-of-way line, 250.19 feet to the Point of Beginning.

Contains 1.172 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020





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OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT C

Exchange Tract

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North 02°02'08" East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence South 87°04'24" East along the south line of said Parcel 1, a distance of 1331.52 feet to the to the westerly right-of-way line of 28th Street (35.00 feet from centerline) and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly along the arc of a 365.00 foot radius curve right (the radius point of which bears North 33°16'25" West) through a central angle of 9°21'34", 59.62 feet (chord bears South 61°24'22" West, 59.56 feet); thence South 66°05'09" West, 579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of 43°07'09", 368.76 feet (chord bears South 44°31'34" West, 360.12 feet); thence South 22°58'00" West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°01'59" East) through a central angle of 0°51'34", 7.58 feet (chord bears South 08°32'14" West, 7.57 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.67 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence North 88°02'28" West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 12.575 acres, more or less.

The Basis of Bearings for this description is
Land Partition Plat No. 2020-P2972, Lane
County Plat Records.

12/08/2020



**BEFORE THE PLANNING COMMISSION OF SPRINGFIELD, OREGON
ORDER AND RECOMMENDATION FOR:**

TYPE I AMENDMENT TO THE EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN (METRO PLAN) DIAGRAM TO REDESIGNATE APPROXIMATELY 1.14 ACRES OF LAND IDENTIFIED AS A PORTION OF ASSESSOR'S MAP 17-02-30-00, TAX LOT 1802 FROM MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMERCIAL (C)] 811-21-000097-TYP4
]]]]

NATURE OF THE PROPOSAL

Type I amendment to the *Metro Plan* diagram:

- Redesignate approximately 1.14 acres of property located at the northwest corner of the intersection of Marcola Road and 28th Street (Map 17-02-30-00, Portion of Tax Lot 1802) from Medium Density Residential to Commercial. The subject property is generally depicted and more particularly described in **Exhibit A** to this Order.

Timely and sufficient notice of the public hearing has been provided, pursuant to Springfield Development Code 5.2-115.

On June 15, 2021, the Springfield Planning Commission held a public hearing on the proposed *Metro Plan* diagram amendment. The staff report, written comments, and testimony of those who spoke at the public hearing via online meeting platform were entered into the record.

CONCLUSION

On the basis of this record, the Commission finds that the proposed Type I *Metro Plan* diagram amendment is consistent with the criteria of SDC 5.14-135. This general finding is supported by the specific findings of fact and conclusions as stated in the staff report and recommendations attached hereto as **Exhibit B** to this Order.

ORDER/RECOMMENDATION

A RECOMMENDATION for approval will be forwarded to the Springfield City Council for consideration at an upcoming public hearing.

Planning Commission Chairperson

Date

ATTEST

AYES:

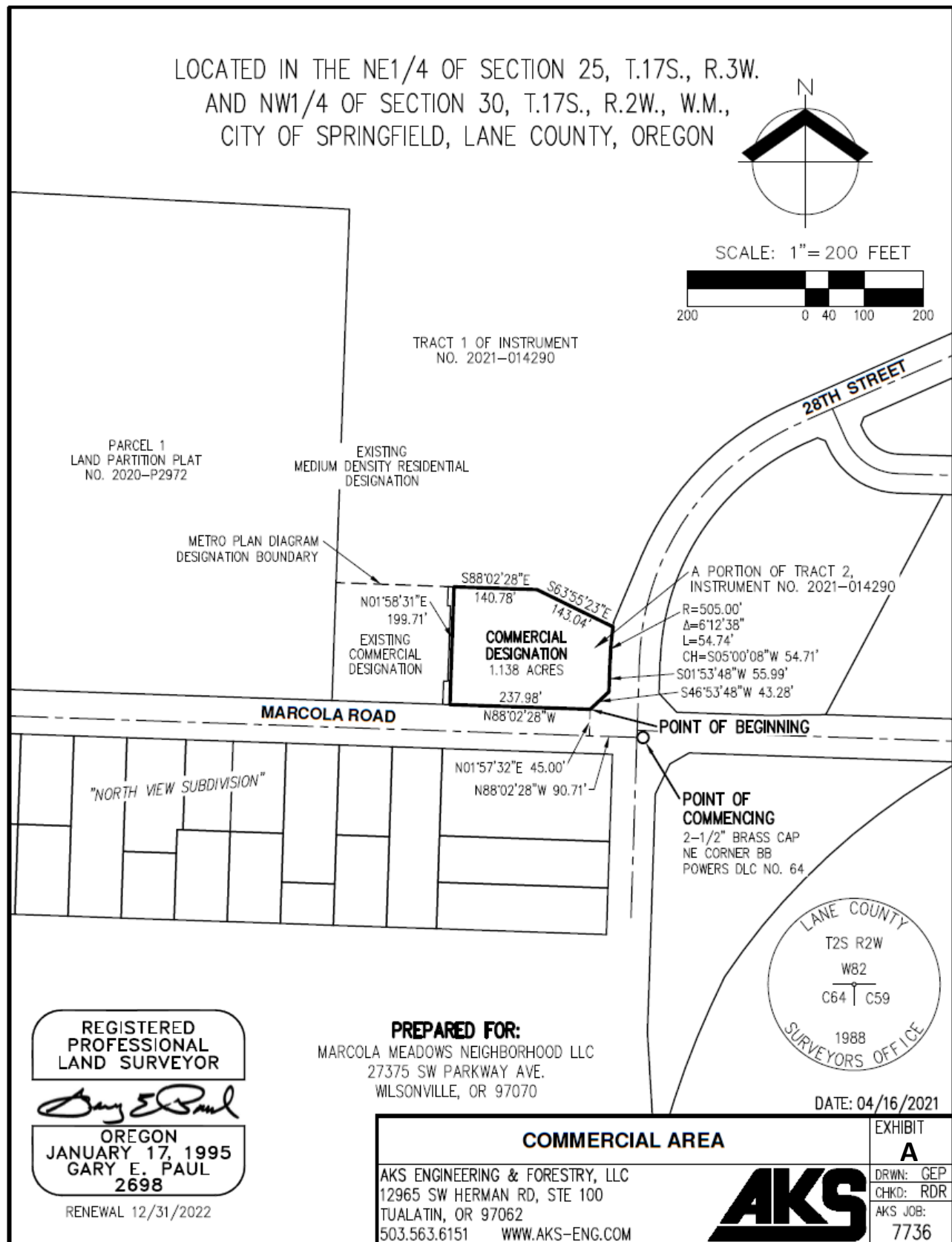
NOES:

ABSENT:

ABSTAIN:

EXHIBIT A

PROPERTY REDESIGNATED FROM MEDIUM DENSITY RESIDENTIAL TO COMMERCIAL



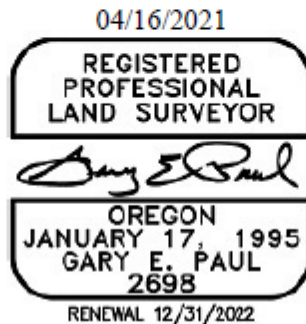
LEGAL DESCRIPTION

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, being a portion of that tract of land described as Adjusted Tract 2 in Instrument Number 2021-014290, Lane County Deed Records, and being more particularly described as follows:

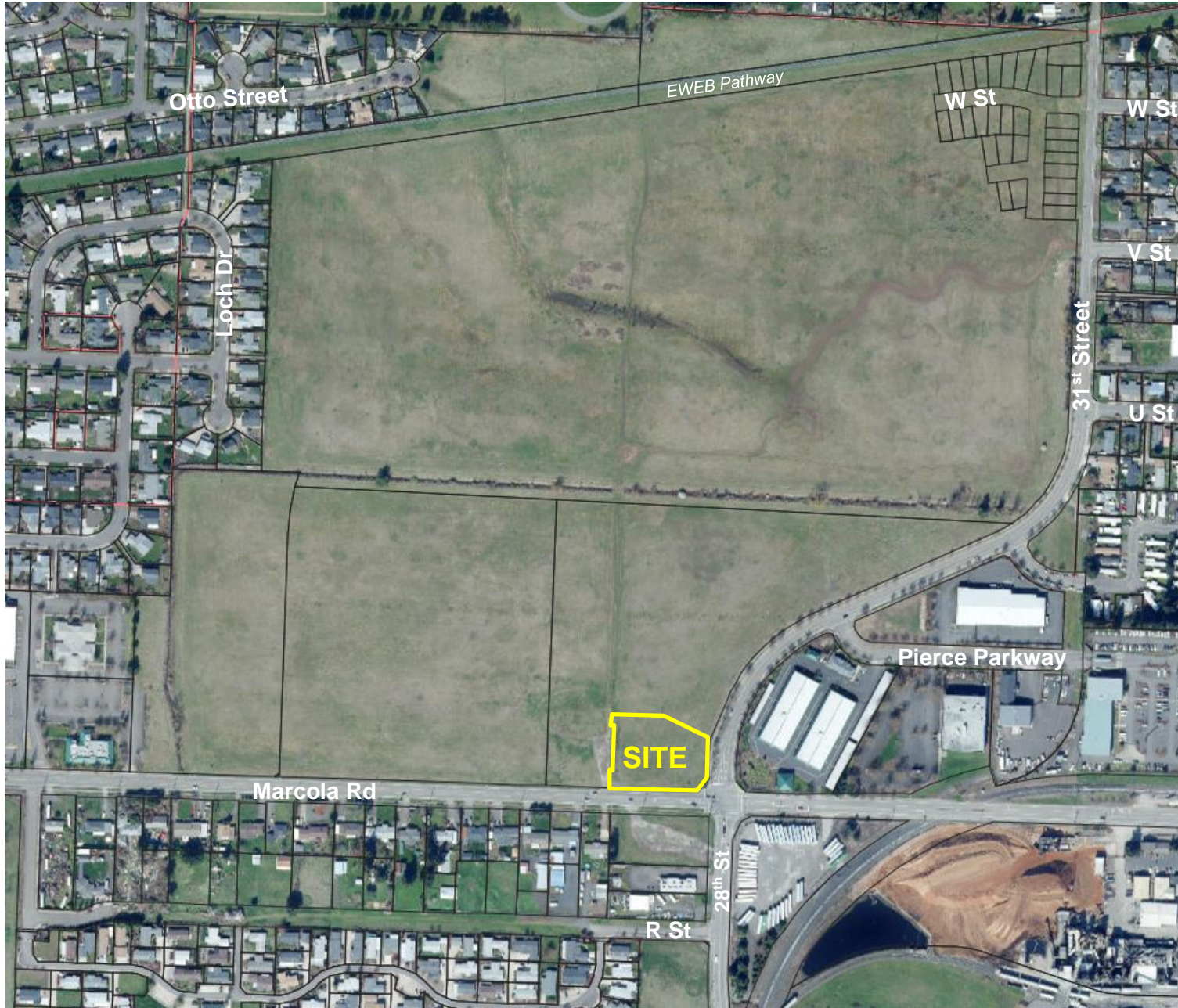
Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 90.71 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 237.98 feet; thence leaving said northerly right-of-way line North 01°58'31" East, 199.71 feet; thence South 88°02'28" East, 140.78 feet; thence South 63°55'23" East, 143.04 feet to the westerly right-of-way line of 28th Street and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°53'33" East) through a central angle of 6°12'38", 54.74 feet (chord bears South 05°00'08" West, 54.71 feet); thence South 01°53'48" West, 55.99 feet; thence South 46°53'48" West, 43.28 feet to the Point of Beginning.

Contains 1.138 acres, more or less.

The Basis of Bearings for this description is Lane County Survey File No. 45334.



**811-21-000096-TYP3 – PROPOSED ZONING MAP AMENDMENT
MARCOLA ROAD AT 28TH STREET (MAP 17-02-30-00, PORTION OF TL 1802)**



AGENDA ITEM SUMMARY

Meeting Date: 6/15/2021
Meeting Type: Regular Meeting
Staff Contact/Dept.: Andy Limbird, DPW
Staff Phone No: 541-726-3784
Estimated Time: 30 Minutes
Council Goals: Encourage Economic Development and Revitalization through Community Partnerships

**SPRINGFIELD
PLANNING COMMISSION**

ITEM TITLE:	REQUEST FOR METRO PLAN DIAGRAM AMENDMENT AND ZONE CHANGE FOR 1.14 ACRES OF PROPERTY AT THE NORTHWEST CORNER OF MARCOLA ROAD AND 28 TH STREET, CASES 811-21-000096-TYP3 AND 811-21-000097-TYP4
ACTION REQUESTED:	Conduct a public hearing, and forward a recommendation to the City Council regarding a proposal to amend the adopted <i>Metro Plan</i> diagram and Springfield Zoning Map.
ISSUE STATEMENT:	The applicant has submitted concurrent <i>Metro Plan</i> diagram and Zoning Map amendment applications for approximately 1.14 acres at the southeast corner of the Marcola Meadows development area. The subject parcel was part of a comprehensive Metro Plan diagram and Zoning Map amendment for the neighborhood approved on November 2, 2020 by adoption of Ordinance 6422, which redesignated and rezoned the subject property to Medium Density Residential (MDR). The applicant is now proposing to again change the comprehensive plan designation for 1.14 acres of this newly-created MDR area to Commercial (C) and change the zoning for the same 1.14 acres from MDR to Community Commercial (CC).
ATTACHMENTS:	<ol style="list-style-type: none">1. Staff Report for Metro Plan Amendment2. Staff Report for Zoning Map Amendment3. Site maps for Metro Plan Amendment & Zone Change4. Application and Exhibits – Metro Plan Amendment5. Application and Exhibits – Zone Change6. PC Order & Recommendation – Metro Plan Amendment Application 811-21-000097-TYP47. PC Order & Recommendation – Zoning Map Amendment Application 811-21-000096-TYP3
DISCUSSION:	<p>The subject site is a vacant, 1.17-acre parcel that was created through a property line adjustment of two adjoining parcels in March 2021. The extreme western edge of the property overlaps existing Commercial zoning and designation, so the request applies to 1.14 acres of the site. The subject parcel is currently vacant and is not assigned a street address (Assessor's Map 17-02-30-00, Portion of Tax Lot 1802). The applicant is requesting the <i>Metro Plan</i> diagram amendment and zone change for the parcel to facilitate future construction of a medical clinic facing the intersection of Marcola Road and 28th Street.</p> <p>Currently, residential construction is underway for the first two subdivision phases in the northeast quadrant of the property. The applicant recently completed a Metro Plan amendment and zone change for the neighborhood pursuant to Cases 811-20-000117-TYP3 and 811-20-000118-TYP4. The applicant subsequently modified the Master Plan for the neighborhood to implement the changes to the zoning and comprehensive plan designation (Case 811-20-000225-TYP3). Similar to the process initiated in 2020, approval of the current <i>Metro Plan</i> amendment and zone change applications would require an accompanying modification to the approved Final Master Plan to reflect the requested change in plan designation and zoning on the site.</p> <p>The Planning Commission is requested to conduct a public hearing on the proposal to amend the <i>Metro Plan</i> diagram and Springfield Zoning Map at the regular meeting on June 15, 2021. The Planning Commission is requested to use this opportunity to review all materials submitted into the record and to accept testimony from the applicant and public in written, oral and electronic forms. Public meetings will conform to State of Oregon COVID19 health directives and there will be no provision for in-person attendance. After accepting all testimony, staff recommends that the Planning Commission reviews, deliberates, and issues a recommendation based on the totality of the information.</p>

**Staff Report and Findings
Springfield Planning Commission
Zone Change Request**

Hearing Date: June 15, 2021

Case Number: 811-21-000096-TYP3

Applicant: AKS Engineering & Forestry LLC on behalf of Marcola Meadows Neighborhood LLC

Property Owner: Marcola Meadows Neighborhood LLC

Site: Northwest corner of the intersection of Marcola Road and 28th Street (Assessor's Map 17-02-30-00, Portion of Tax Lot 1802).

Request

Rezone approximately 1.14 acres of Medium Density Residential (MDR) to Community Commercial (CC).

Site Information/Background

The application was initiated and accepted as complete on April 30, 2021, and the initial Planning Commission public hearing on the matter of the zone change request is scheduled for June 15, 2021. The zone change request is being processed concurrently with a *Metro Plan* diagram amendment submitted under separate cover, Case 811-21-000097-TYP4. The City Council will be reviewing both applications and the Planning Commission's recommendations at a public hearing currently scheduled for September 7, 2021.

The property that is subject of the Zone Change request is comprised of a vacant, 1.17-acre parcel located at the northwest corner of the intersection of Marcola Road and 28th Street. The parcel was created earlier in 2021 upon recordation of a property line adjustment affecting two adjoining parcels within the Marcola Meadows development area (Case 811-20-000200-TYP1). A recent comprehensive plan amendment and rezoning action for the entire Marcola Meadows property (Cases 811-20-000117-TYP3 & 811-20-000118-TYP4) created a sliver of commercial zoning and designation inside the western boundary of the subject parcel. As a result, the subject zoning map amendment affects 1.14 acres of the 1.17-acre site (Map 17-02-30-00, Portion of Tax Lot 1802).

The subject site has corner frontage on Marcola Road along the southern boundary and 28th Street along the eastern boundary. The property immediately to the west is zoned and designated for Community Commercial (CC) use and the property to the north is zoned and designated for Medium Density Residential (MDR) use.

The applicant is proposing the zone change from MDR to CC to facilitate future construction of a medical clinic at the corner of Marcola Road and 28th Street. The submitted Zoning Map amendment and accompanying *Metro Plan* diagram amendment (Case 811-21-000097-TYP4) would require a subsequent Final Master Plan modification to bring the neighborhood Master Plan into conformity with the comprehensive plan and zoning map changes proposed herein.

Notification and Written Comments

Notification of the June 15, 2021 Planning Commission public hearing was sent to all property owners and residents within 300 feet of the site on May 25, 2021. Newspaper notice of the public hearing meeting was published in the legal notices section of the Register Guard on June 7, 2021. Staff responded to emails and

telephone inquiries requesting additional information about the proposal but no written comments were submitted.

On April 16, 2020, the Governor issued Executive Order 20-16, which requires governing bodies to hold public meetings and hearings by telephone, video, or through other electronic or virtual means whenever possible. On June 30, 2020, Oregon Legislature enacted House Bill 4212 (HB 4212) which waives requirements under the Oregon Public Meetings Law and other statutes to facilitate public meetings online or by phone. Under HB 4212, the governing body must make available a method by which the public can listen to or virtually attend the public meeting or hearing at the time it occurs. House Bill 4212 allows governing bodies to accept public testimony by telephone or video conferencing technology, or to provide a means to submit written testimony (including email or other electronic methods) that the governing body can consider in a timely manner. House Bill 4212 overrides conflicting requirements for quasi-judicial public hearings in state law or in the Springfield Development Code or *Metro Plan*.

Since issuance of the Executive Order and adoption of HB 4212, the City of Springfield has conducted regular and public hearing meetings of the Planning Commission and City Council using online virtual meeting platforms. The June 15, 2021 Planning Commission public hearing is being conducted as an online meeting via Zoom which allows members of the public to observe and listen to the meeting online using the following link: <https://zoom.us/j/92014521651?pwd=UW1leGdpVzBISUkrZDdXcnVjdDFlZz09> or by calling in to the meeting at 1-971-247-1195 (Portland); 1-206-337-9723 (Seattle); or 1-877-853-5247 (US Toll-free) using meeting I.D. 920 1452 1651. Members of the public may provide testimony to the Planning Commission prior to the meeting by using the <http://springfielddoregonspeaks.org> web portal or by joining the online meeting remotely. The public may also provide testimony to the Planning Commission by phone. Details regarding how to join the online meeting were provided in the notification letter mailed to adjacent residents and property owners, in the posted public hearing notices, in the Planning Commission meeting agenda, and posted on the City's website.

Criteria of Approval

Section 5.22-100 of the Springfield Development Code (SDC) contains the criteria of approval for the decision maker to utilize during review of Zoning Map amendment requests. The Criteria of Zoning Map amendment approval criteria are:

SDC 5.22-115 CRITERIA

C. Zoning Map amendment criteria of approval:

- 1. Consistency with applicable Metro Plan policies and the Metro Plan diagram;*
- 2. Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and*
- 3. The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.*
- 4. Legislative Zoning Map amendments that involve a Metro Plan Diagram amendment shall:*
 - a. Meet the approval criteria specified in Section 5.14-100; and*
 - b. Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.*

Proposed Findings In Support of Zone Change Approval

Criterion: Zoning Map amendment criteria of approval:

1. Consistency with applicable *Metro Plan* policies and the *Metro Plan* diagram;

Applicant's Narrative: "This application involves amendments to the Springfield Zoning Map and Metro Plan Diagram; as such, planned zoning updates must be consistent with the intended Metro Plan Diagram designation. Findings within the application materials support approval to amend the Zoning Map as initiated by this application. Upon approval, ±1.138 acres of the Marcola Meadows Master Plan site will be designated CC. The planned Master Plan Diagram designation and amended zoning is consistent with the adopted Metro Plan policies and diagram as discussed in the concurrent application (containing responses to Statewide Planning Goals, Springfield Comprehensive Plan, and Metro Plan elements). As such, it is understood that prior to the approval of the Zoning Map Amendments the Metro Plan Diagram designation of the property shall be approved/amended. The approval criterion can be satisfied."

Finding 1: *Metro Plan* Chapter IV, Policy 7.a states: "A property owner may initiate a [Type I *Metro Plan* diagram] amendment for property they own at any time. Owner initiated amendments are subject to the limitations for such amendments set out in the development code of the home city."

Finding 2: The property owner initiated a concurrent *Metro Plan* diagram amendment in accordance with provisions of SDC 5.14-100 (Case 811-21-000097-TYP4). Upon adoption of the amending Ordinance, the *Metro Plan* diagram would be amended and the requested zone change from MDR to CC would be consistent with the provisions of the adopted Comprehensive Plan. Prior or concurrent amendment of the *Metro Plan* diagram will be required for the subject zone change request to be approved.

Finding 3: The proposed zone change is consistent with provisions of the *Metro Plan* whereby zoning can be monitored and adjusted as necessary to meet current urban land use demands. The requested change from MDR to CC would facilitate the future review and approval of modifications to the neighborhood Master Plan. Additionally, the requested rezoning would allow for a recalibration of the amount and type commercial uses to be incorporated within the Marcola Meadows neighborhood.

Finding 4: The subject site is adjacent to property that is zoned and designated for Light Medium Industrial (LMI) use to the east and property that is zoned and designated for Heavy Industrial (HI) use to the southeast and south. Community Commercial zoning abuts the site along the western boundary, and MDR zoning abuts the site along the northern boundary. The proposed Zone Change from MDR to CC is consistent and compatible with existing multi-unit residential, commercial and industrial uses in the vicinity. It also provides for commercial land use at Marcola Road and 28th Street where industrial zoning occupies the other three corners of the intersection.

Finding 5: In accordance with Policy A.4 of the *Metro Plan*, the City shall use annexation, provision of adequate public facilities and services, rezoning, redevelopment, and infill to meet the 20-year projected housing demand. The proposed rezoning should not affect the ability of the City in general or the Marcola Meadows site specifically to address projected housing demand and the need for adequate public facilities and services to serve new development areas. The applicant's stated intent for the proposed rezoning of approximately 1.14 acres of the site is to facilitate modifications to the

neighborhood Master Plan and to permit future construction of a medical clinic at the Marcola Road and 28th Street corner frontage. Therefore, the proposed rezoning will accommodate planned changes to the timing, location, and configuration of commercial development and associated infrastructure within the site to meet current land use demand.

Finding 6: The policies of the *Springfield 2030 Comprehensive Plan – Residential Land Use and Housing Element* and *Economic Element* also apply to the subject site. The *Residential Land Use and Housing Element* of the City’s 2030 *Comprehensive Plan* updates and refines, but does not replace, the *Residential Land Use and Housing Element* of the *Metro Plan*.

Finding 7: The City recently completed a comprehensive review of the Marcola Meadows neighborhood with the adoption of Ordinance 6422 in November 2020. At that time, the developer had redesignated and rezoned approximately 45.6 acres of commercially-designated land zoned Mixed Use Commercial (MUC), to a combination of MDR, Public Land and Open Space (PLO) and about 9 acres of CC. The current proposal seeks to convert just over one acre of the newly-adopted MDR area to CC zoning.

Finding 8: In accordance with the *Springfield 2030 Comprehensive Plan – Economic Element*, Policy E.1, the City shall:

“Designate an adequate supply of land that is planned and zoned to provide sites of varying locations, configurations, size and characteristics as identified and described in the Economic Opportunity Analysis to accommodate industrial and other employment over the planning period. These sites may include vacant undeveloped land; partially developed sites with potential for additional development through infill development; and sites with redevelopment potential.”

Finding 9: In accordance with the *Springfield 2030 Comprehensive Plan – Economic Element*, Policy E.5, the City shall:

“Provide an adequate, competitive short-term supply of suitable land to respond to economic development opportunities as they arise. ‘Short-term supply’ means suitable land that is ready for construction within one year of an application for a building permit or request for service extension. ‘Competitive Short-term Supply’ means the short-term supply of land provides a range of site sizes and locations to accommodate the market needs of a variety of industrial and other employment uses.”

Finding 10: In accordance with the *Springfield 2030 Comprehensive Plan – Economic Element*, Policy E.6, the City shall: “Facilitate short term and long term redevelopment activity and increased efficiency of land use through the urban renewal program, updates to refinement plans and the development review process.”

Finding 11: The subject site has an approved development Master Plan that functions as a specific area plan. Upon rezoning of the 1.14 acres from MDR to CC, the applicant will be able to update the Marcola Meadows Master Plan to reflect the changes and, subsequently, submit detailed development plans for the site in accordance with Policy E.6.

Finding 12: Rezoning the subject site from MDR to CC is consistent with Policies E.1, E.5 & E.6 of the *Springfield 2030 Comprehensive Plan – Economic Element* because it provides a development-ready site tailored to a specific user looking to build at a specific location. Additionally, the proposed rezoning acknowledges that despite the recent redesignation and rezoning action for the Marcola

Meadows neighborhood completed in late 2020 with adoption of Ordinance 6422, local conditions favor reinstating some commercial acreage that was converted to multi-unit residential and institutional land uses.

Finding 13: The proposed rezoning enlarges an existing area of CC zoning near the intersection of Marcola Road and 28th Street, which the developer has identified for a potential medical clinic use.

Finding 14: Rezoning 1.14 acres of the subject property from MDR to CC is consistent with the requested *Metro Plan* diagram amendment initiated by the applicant in accordance with Case 811-21-000097-TYP4.

2. Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans;

Applicant's Narrative: "This written document demonstrates compliance with the applicable Plan District maps and provisions of the SDC. The subject site is not associated with a Refinement Plan or Conceptual Development Plan. As shown on the Conceptual Master Plan (Exhibit A), the subject site is within the Marcola Meadows Master Plan and designed to facilitate economic opportunities within an existing Commercial Phase in the southeastern corner of the site. As described herein and shown on the materials provided, the approval criterion is satisfied."

Finding 15: The property is not within an adopted neighborhood Refinement Plan or Plan District. Therefore, this criterion is not applicable.

3. The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

Applicant's Narrative: "As shown on the Preliminary Plans, public facilities will be provided to serve the site, including but not limited to stormwater management, sanitary sewer, municipal water, and franchise utilities. The site is planned to be served by a comprehensive street network that includes new public roadways and improvements. The subject site has frontage on both Marcola Road and 28th Street and this project provides applicable improvements that will benefit the local community. Infrastructure is planned to be completed concurrent with the build out of each associated phase. The approval criterion is met."

Finding 16: The property requested for Zone Change has frontage on Marcola Road (which is classified as an arterial street), and 28th Street (classified as a collector street). Along the southern boundary of the property, Marcola Road is developed with one vehicle travel lane and bicycle lane in each direction and a bi-directional center turn lane. Along the eastern boundary of the property, 28th Street is developed with one vehicle travel lane and bicycle lane in each direction and a bi-directional center turn lane. Further improvements to the Marcola Road and 28th Street frontages of the property – such as sidewalks, street trees, and curbside planter strip – will be completed as urban development progresses on the site.

Finding 17: The approved Master Plan for the Marcola Meadows neighborhood describes the existing and planned public streets and utilities that will be extended to serve the entire development area. A full suite of public utilities and services with sufficient capacity to support the requested rezoning

from MUC to MDR, PLO and CC will be available within or on the perimeter of the subject property including the following:

- Sanitary Sewer: There is an existing sanitary sewer trunk line that runs east-west through the Marcola Meadows site just north of the subject property. As development proceeds on the southern half of the Marcola Meadows site, the developer will be responsible for installing new sanitary sewer lines that connect with the main trunk line running across the property. The public sewer trunk line has adequate capacity for future buildout of the Marcola Meadows neighborhood, including the subject parcel.
- Storm Sewer: There are public storm sewer lines that run along the Marcola Road frontage and 28th Street frontage of the subject site. Additionally, a public stormwater drainage channel (known locally as the Pierce ditch) runs east-west across the Marcola Meadows development area to the north of the subject site. As future development occurs the developer will be responsible for installing new public and private stormwater facilities to serve this site.
- Water: Springfield Utility Board (SUB) Water service is located along the public street frontages of the property. Public water line installation and looping will be required as successive development phases are constructed within the Marcola Meadows development area.
- Electricity: SUB Electric has overhead electrical facilities along the Marcola Road frontage of the property. The planned electrical facilities are suitable for future development of the site with commercial uses.
- Telecommunications: Comcast and CenturyLink have telecommunication facilities along the Marcola Road and 28th Street frontages of the property. The existing and planned facilities are suitable for future development of the site with commercial uses.

Finding 18: Future development of the subject site with commercial uses would be subject to the land use approval process outlined in SDC 5.17-100 (Site Plan Review), and will require approval of a Master Plan Modification under SDC 5.13-135. The Final Master Plan and Site Plan Review procedures will detail the design and configuration of the commercial site and associated building(s), the location of utility connections, and conformance with the criteria of approval for a Master Plan Modification and Site Plan Review.

4. Legislative Zoning Map amendments that involve a Metro Plan Diagram amendment shall:

- Meet the approval criteria specified in Section 5.14-100; and**
- Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.**

Applicant's Narrative: "The criteria above are not applicable. As noted above, this application includes a Quasi-judicial Zoning Map Amendment and involves a Metro Plan Diagram Amendment. Nonetheless, this written narrative demonstrates compliance with Section 5.14-100 and the TPR. Please see the Transportation Memorandum within Exhibit E."

Finding 19: The applicant has submitted a concurrent *Metro Plan* Diagram amendment application (Case 811-21-000097-TYP4) under separate cover. The applicant's submittal materials, narrative, and staff findings and recommendations demonstrate compliance with the *Metro Plan* amendment provisions of Chapter IV of the *Metro Plan* and SDC 5.14-135.

Finding 20: The applicant has initiated an amendment to the *Metro Plan* Diagram to change the designation for approximately 1.14 acres of the site from MDR to Commercial under separate cover (Case 811-21-000097-TYP4). Upon redesignation to commercial, the subject site is proposed for rezoning from MDR to Community Commercial.

Finding 21: The requested Zone Change is being undertaken as a site-specific change in compliance with provisions of the adopted *Metro Plan* and the City's Development Code. Oregon Administrative Rules (OAR) 660-012-0060 requires that, "if an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map), would significantly affect an existing or planned transportation facility, then the local government must put in place measures" to mitigate the impact, as defined in OAR 660-012-0060(2). The findings in the applicant's Traffic Impact Assessment (TIA) and the findings under Goal 12 provided in the concurrent *Metro Plan* diagram amendment take into account the proposed zone change from MDR to CC for the property. Based on those findings, which are incorporated by reference herein, no significant affect will occur and therefore no mitigation measures are necessary. Therefore, the proposed rezoning complies with OAR 660-012-0060.

Conclusion: Based on the above-listed criteria, the criteria for rezoning have been met.

Conditions of Approval

SDC Section 5.22-120 allows for the Approval Authority to attach conditions of approval to a zone change request to ensure the application fully meets the criteria of approval. The specific language from the Code section is cited below:

5.22-120 CONDITIONS

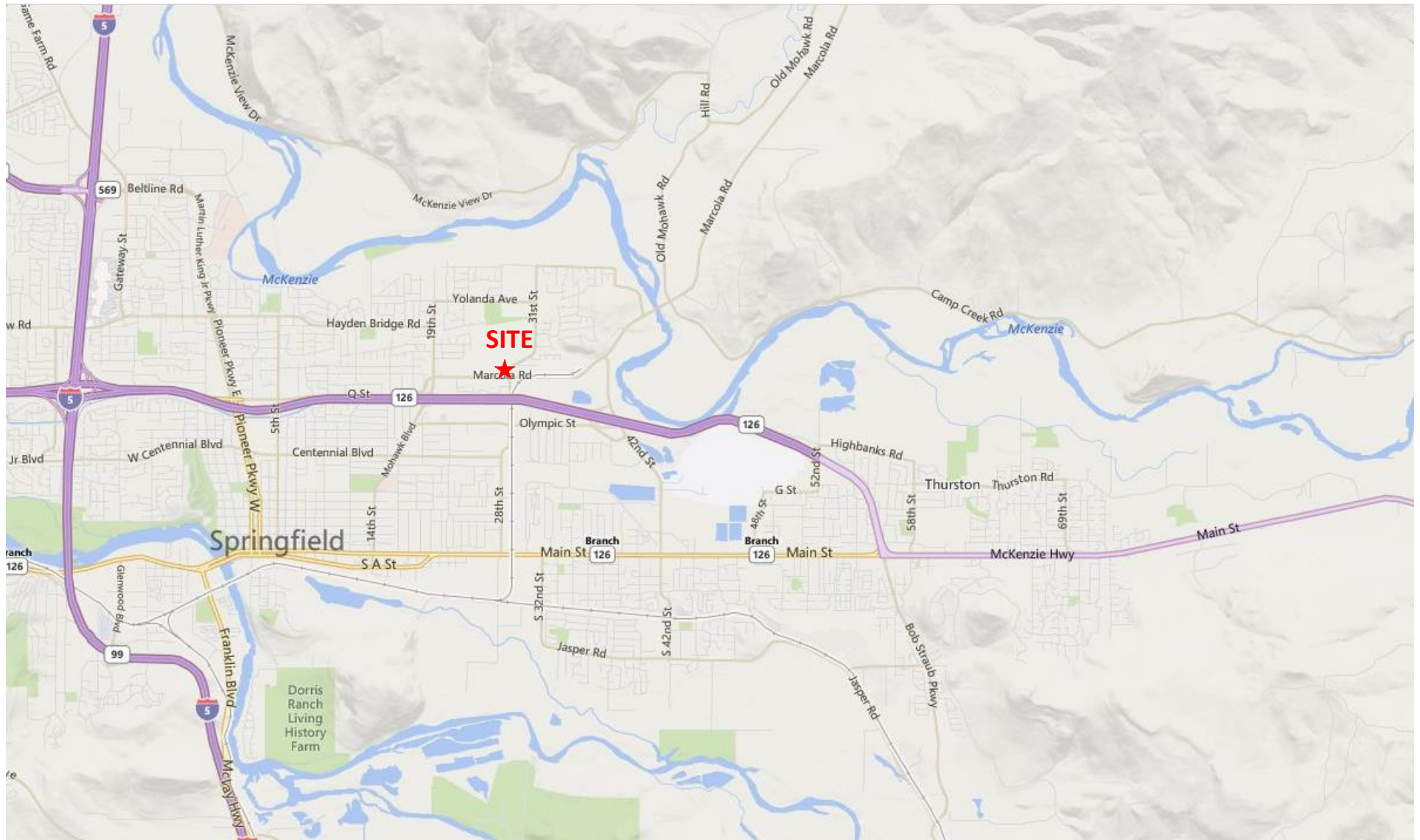
The Approval Authority may attach conditions as may be reasonably necessary in order to allow the Zoning Map amendment to be granted.

Recommended Condition of Approval:

Upon adoption of an Ordinance to redesignate and rezone a portion of the Marcola Meadows site as initiated by Planning Actions 811-21-000096-TYP3 and 811-21-000097-TYP4, the applicant shall initiate modifications to the Master Plan for the neighborhood. The Master Plan modifications shall provide for conformity of the development configuration, timing, phasing, and provision of public utilities and services with adopted changes to the underlying zoning on the site.

Staff advises that the zone change request was initiated in accordance with provisions of the City's Development Code. The Planning Commission is requested to review and deliberate on the totality of the submitted information and to vote on a recommendation of support for the proposal attached hereto. Because the applicant has initiated a concurrent *Metro Plan* diagram amendment (Case 811-21-000097-TYP4), the comprehensive plan amendment will need to be completed prior to or concurrent with approval of the zone change. Provisions for concurrent amendment of the *Metro Plan* diagram will be incorporated into the amending Ordinance presented to the City Council for consideration.

LOCATION OF PROPERTY SUBJECT TO METRO PLAN AMENDMENT AND ZONE CHANGE



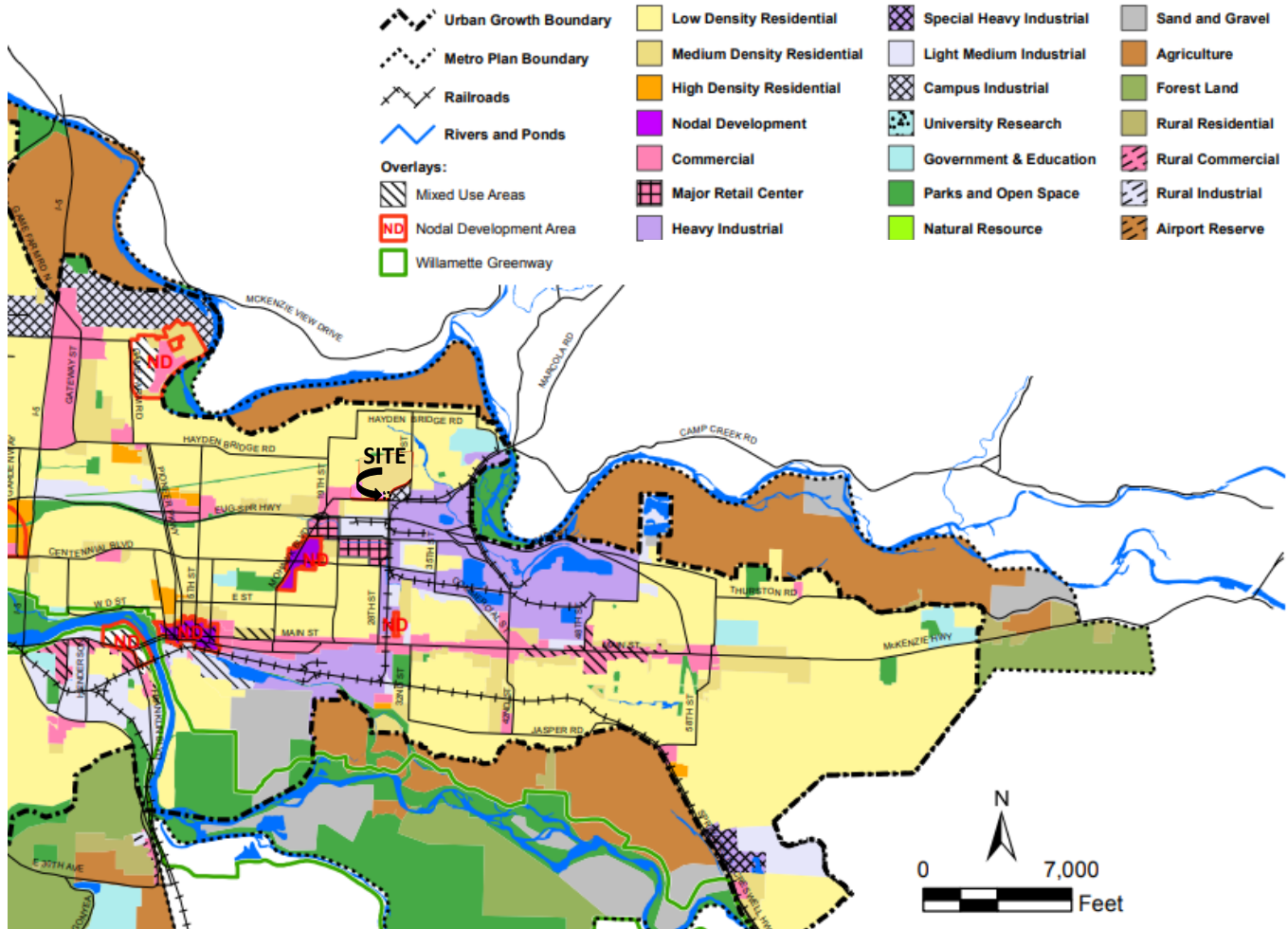
**811-21-000097-TYP4 – PROPOSED METRO PLAN DIAGRAM AMENDMENT
MARCOLA ROAD AT 28TH STREET (MAP 17-02-30-00, PORTION OF TL 1802)**



CURRENT METRO PLAN DESIGNATION

Eugene-Springfield Metropolitan Area General Plan Plan Diagram

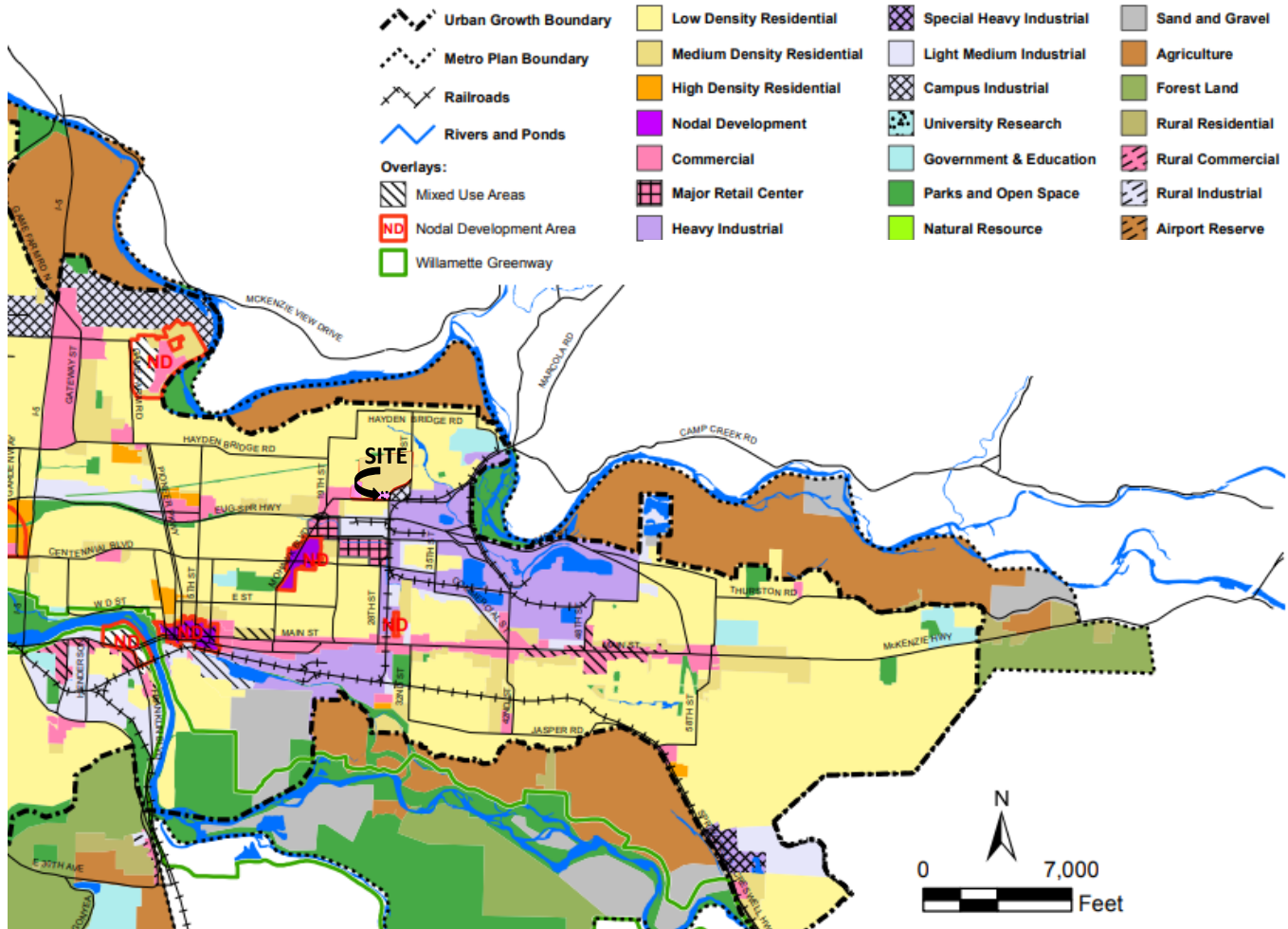
(The interpretation and purpose of the Plan Diagram, and descriptions of the land uses and symbols shown, are contained in Chapter II-G.)



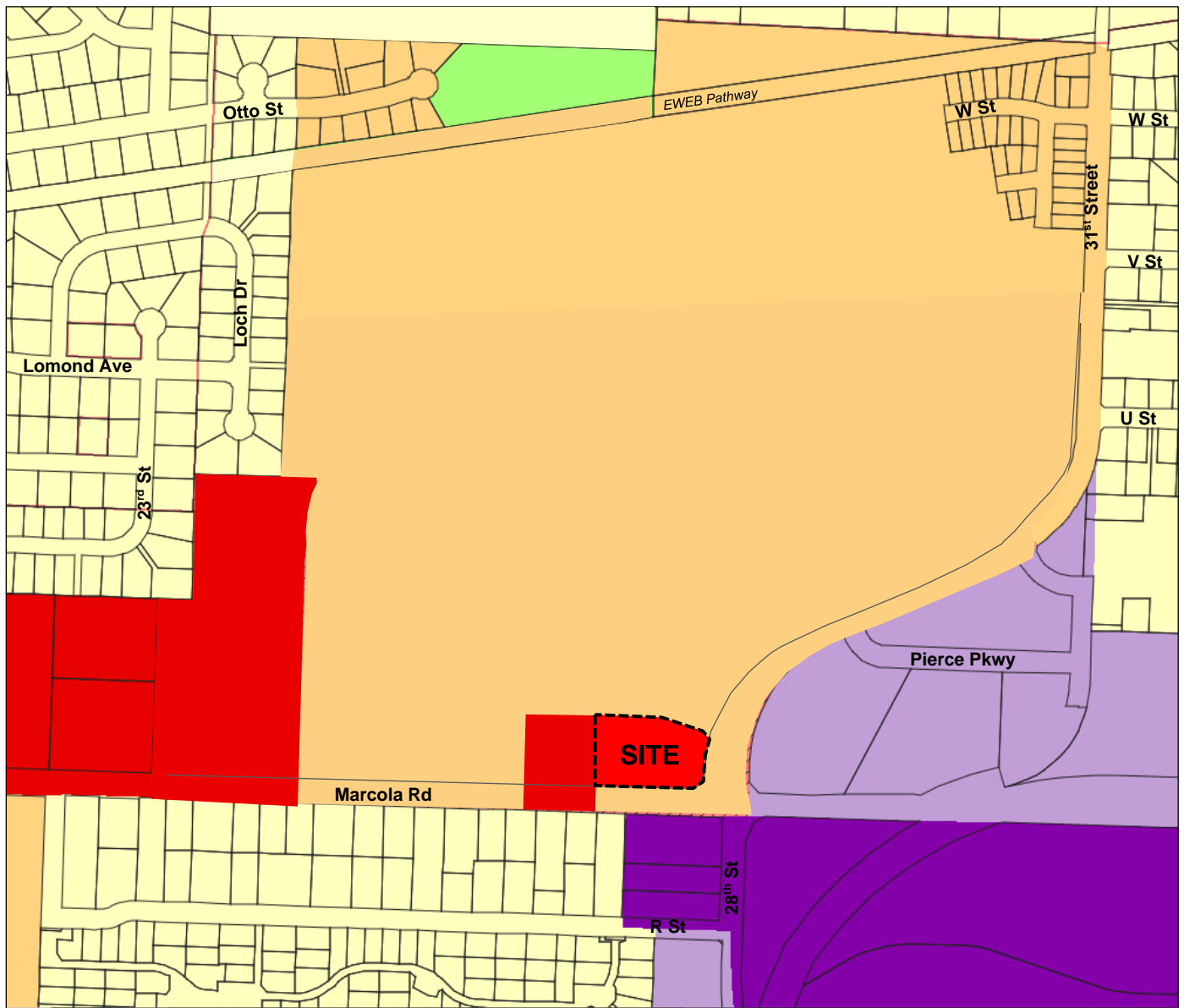
PROPOSED METRO PLAN DESIGNATION

Eugene-Springfield Metropolitan Area General Plan Plan Diagram

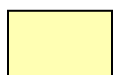
(The interpretation and purpose of the Plan Diagram, and descriptions of the land uses and symbols shown, are contained in Chapter II-G.)



**PROPOSED DESIGNATION FOR PROPERTY AT 28TH STREET AND MARCOLA ROAD
(ASSESSOR'S MAP 17-02-30-00, PORTION OF TAX LOT 1802)**



LEGEND



Low Density Residential (LDR)



Parks and Open Space



Medium Density Residential (MDR)



Commercial (C)

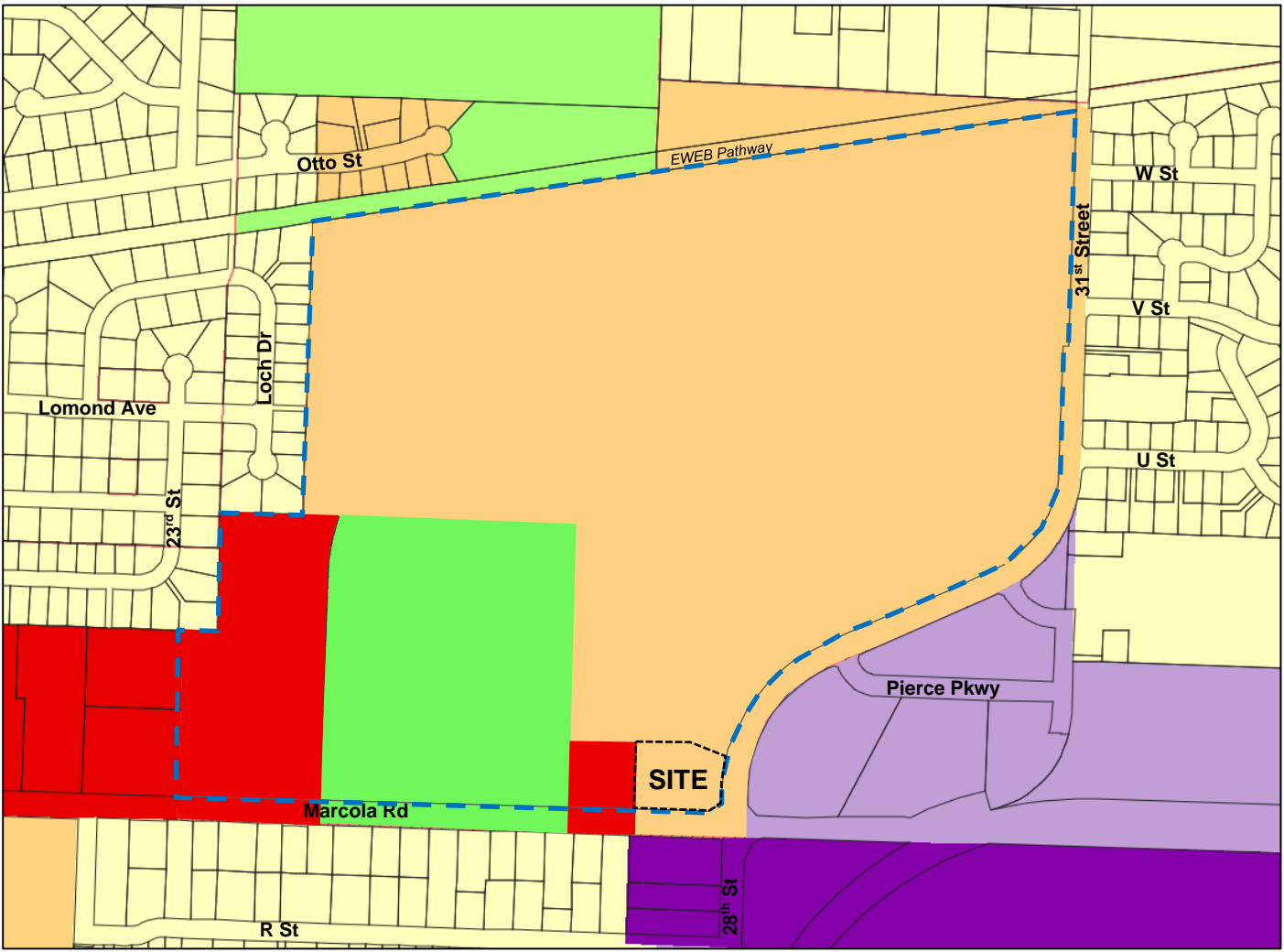


Light Medium Industrial (LMI)











Heavy Industrial (HI)

CURRENT ZONING FOR PROPERTY AT 28TH STREET AND MARCOLA ROAD (ASSESSOR'S MAP 17-02-30-00, PORTION OF TAX LOT 1802)

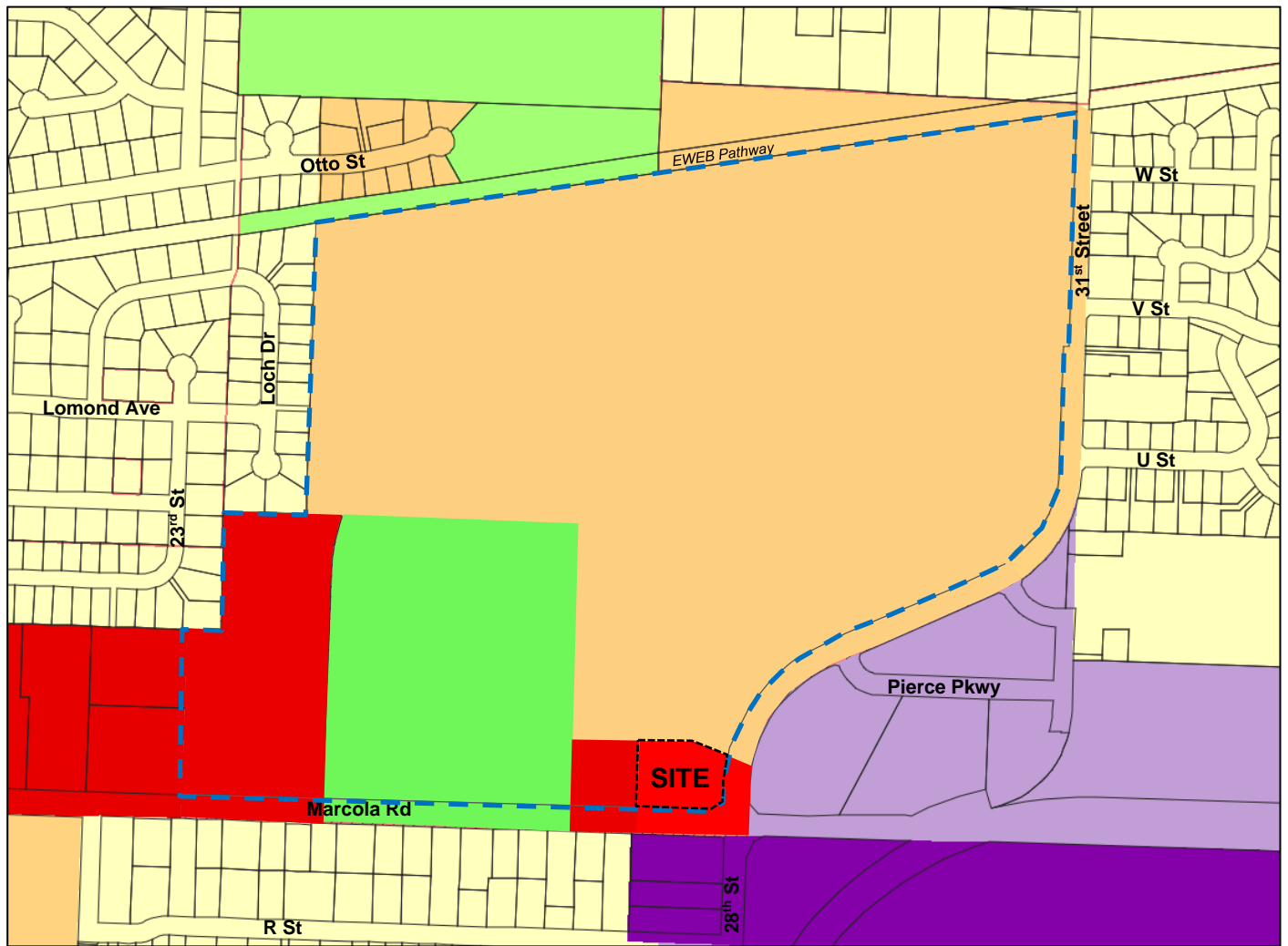


ZONING MAP LEGEND









	Low Density Residential (LDR)		Public Land and Open Space (PLO)
	Medium Density Residential (MDR)		Marcola Meadows Master Plan Boundary
	Community Commercial (CC)		
	Mixed Use Commercial (MUC)		
	Light Medium Industrial (LMI)		
	Heavy Industrial (HI)		



**PROPOSED ZONING FOR PROPERTY AT 28TH STREET AND MARCOLA ROAD
(ASSESSOR'S MAP 17-02-30-00, PORTION OF TAX LOT 1802)**



ZONING MAP LEGEND

	Low Density Residential (LDR)		Public Land and Open Space (PLO)
	Medium Density Residential (MDR)		Marcola Meadows Master Plan Boundary
	Community Commercial (CC)		
	Mixed Use Commercial (MUC)		
	Light Medium Industrial (LMI)		
	Heavy Industrial (HI)		



Marcola Meadows Zoning Map Amendment Application (Affecting a Portion of Tax Lot 1802)

Date: April 2021

Submitted to: City of Springfield
Development & Public Works
225 Fifth Street
Springfield, OR 97477

Owner/Applicant: Marcola Meadows Neighborhood, LLC
27375 SW Parkway Avenue
Wilsonville, OR 97020

AKS Job Number: 7736

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Exhibits

- Exhibit A:** City Application Forms and Checklists
- Exhibit B:** Preliminary Plans
- Exhibit C:** Property Ownership Information
- Exhibit D:** Lane County Assessor’s Maps
- Exhibit E:** Transportation Memorandum
- Exhibit F:** Property Line Adjustment/Record of Survey (CSF: 45334)

Tables

Table 1: Description of Surrounding Area 3

Marcola Meadows

Zoning Map Amendment Application

(Affecting a Portion of Tax Lot 1802)

Submitted to:	City of Springfield Development & Public Works 225 Fifth Street Springfield, OR 97477
Applicant/Property Owner:	Marcola Meadows Neighborhood, LLC 27375 SW Parkway Avenue Wilsonville, OR 97020
Applicant's Consultant:	AKS Engineering & Forestry, LLC 12965 SW Herman Road, Suite 100 Tualatin, OR 97062 Contact: Chris Goodell, AICP, LEED ^{AP} Email: chrisg@aks-eng.com Phone: (503) 563-6151
Applicant's Transportation Engineer:	Lancaster Mobley 321 SW 4 th Avenue, Suite 400 Portland, OR 97204 Contact: Todd Mobley Email: todd@lancastermobley.com Phone: (503) 248-0313
Site Location:	North of Marcola Road and west of 28 th Street
Property Description:	A portion of Adjusted Tax Lot 1802 (Adjusted Tract 2 of Lane County Survey File No. 45334)
Site Size:	±1.138 acres
Springfield Land Use District:	Existing: Medium Density Residential (MDR) Future: Community Commercial (CC)
Existing Metro Plan Diagram Designation:	Existing: Medium Density Residential Future: Commercial

I. Executive Summary

This application is necessitated by planned changes in land use for the southeastern portion of the Marcola Meadows Master Plan to provide land for a commercial phase of Marcola Meadows. A concurrent Metro Plan Diagram Amendment converting the site from Medium Density Residential (MDR) to Commercial Designation is also planned. The site is envisioned as a medical office space and establishing an efficient commercial layout will provide employment opportunities to a growing area.

The Marcola Meadows Master Plan, as illustrated on the updated Preliminary Plans, contains a variety of housing types and neighborhood amenities to serve diverse housing demands and accommodate residents. Through the recent public hearing process for the Master Plan update, the Springfield Planning Commission expressed a desire to retain some of the commercial/employment land along Marcola Road. Notions of retaining a strong commercial presence in the southern portion of the site were contemplated at that time by the property owner, however, due to unresolvable schedule constraints could not be accommodated at the time. This discussion resonated with the property owner/applicant who had the desire to address and incorporate the commission's comments. As a result, the Master Plan has been modified to incorporate additional commercial space along Marcola Road. This Zone Map Amendment application to update the use of land within the Master Plan is a direct result of the comments provided by City officials through the public hearing process.

In this instance, an employment corridor on Marcola Road will be enhanced by converting ± 1.138 acres of MDR-zoned land to Community Commercial (CC) Zoning District through amendment of the Master Plan. As shown on the Conceptual Master Plan (Exhibit B), a church, school, and neighborhood market are approved site elements along Marcola Road. The approved commercial phase of the Master Plan is designated Community Commercial on the Springfield Zoning Map and is adjacent to the subject site of this application (a portion of Adjusted Tax Lot 1802). Therefore, the subject site is an ideal location to attract visitors, residents, and businesses alike due to the ease of multimodal connectivity and planned infrastructure elements within the Master Plan.

II. Site Description/Setting

The Marcola Meadows Master Plan site includes a total area of ± 100 acres. The subject site of this application (a portion of Adjusted Tax Lot 1802) includes a total area of ± 1.138 acres, and its configuration is based on a previously approved and recorded property line adjustment (PLA) (Lane County Survey File No. 45334, recorded March 8, 2021). The application includes a copy of the recorded final survey (Exhibit F).

The property is flat and currently exists as a grassy field. It is vacant and fronts on Marcola Road to the south and 28th Street to the east. The property is currently classified with Medium Density Residential (MDR) City zoning and Metro Plan designations, and this application involves a concurrent Metro Plan Diagram amendment to Commercial. The surrounding property characteristics are summarized in Table 1, below.

Table 1: Description of Surrounding Area

Area	Jurisdiction	Zoning	Land Uses
North (Marcola Meadows)	City of Springfield	Medium Density Residential (MDR)	Multi-Family Residential
South	City of Springfield	Low Density Residential (LDR)	Single-Family Residential
East	City of Springfield	Light Medium Industrial (LMI)	Industrial
West (Marcola Meadows)	City of Springfield	Community Commercial (CC)	Commercial Retail

III. Applicable Review Criteria

The Zone Map Amendment is consistent with relevant goals and policies of the *Eugene-Springfield Metropolitan Area General Plan* (Metro Plan) and the City of Springfield's Comprehensive Plan and satisfies the Springfield Development Commission's (SDC's) applicable approval criteria for amendments. This application includes the City application forms, written materials, and preliminary plans necessary for City staff to review and determine compliance with the applicable approval criteria. The evidence supports the City's approval of the application.

FINDINGS FOR TRANSPORTATION PLANNING RULE COMPLIANCE

Response: A Transportation Memorandum prepared by Lancaster Mobley, included herein as Exhibit E, demonstrates compliance with applicable State, County, and City transportation-related requirements. Please refer to the Transportation Memorandum (Exhibit E) for further information.

OAR 660, Division 12, is the Oregon Transportation Planning Rule (the TPR) adopted by the Land Conservation and Development Commission (LCDC). The TPR implements Goal 12, Transportation, and is an independent approval standard in addition to Goal 12 for map amendments. OAR 660-012-0060(1) and (2) apply to amendments to acknowledged maps, as is the case with this application.

The TPR requires a two-step analysis. First, under OAR 660-012-0060(1), the Applicant must determine if the application has a "significant affect," as that term is defined in OAR 660-012-0060(1). The City may rely on transportation improvements found in Transportation System Plans (TSPs), as allowed by OAR 660-012-0060(3)(a), (b), and (c), to show that failing intersections will not be made worse or intersections not now failing will not fail. If there is a "significant affect," then the Applicant must demonstrate appropriate mitigation under OAR 660-012-0060(2), et seq.

OAR 660-012-0060 Plan and Land Use Regulation Amendments

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed

under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.
 - (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
 - (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
 - (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

(...)

- (4) Determinations under sections (1)–(3) of this rule shall be coordinated with affected transportation facility and service providers and other affected local governments.
 - (a) In determining whether an amendment has a significant effect on an existing or planned transportation facility under subsection (1)(c) of this rule, local governments shall rely on existing transportation facilities and services and on the planned transportation facilities, improvements and services set forth in subsections (b) and (c) below.
 - (b) Outside of interstate interchange areas, the following are considered planned facilities, improvements and services:
 - (A) Transportation facilities, improvements or services that are funded for construction or implementation in the Statewide Transportation Improvement Program or a locally or regionally adopted transportation improvement program or capital improvement plan or program of a transportation service provider.
 - (B) Transportation facilities, improvements or services that are authorized in a local transportation system plan and for which a funding plan or mechanism is

in place or approved. These include, but are not limited to, transportation facilities, improvements or services for which: transportation systems development charge revenues are being collected; a local improvement district or reimbursement district has been established or will be established prior to development; a development agreement has been adopted; or conditions of approval to fund the improvement have been adopted.

- (C) Transportation facilities, improvements or services in a metropolitan planning organization (MPO) area that are part of the area's federally-approved, financially constrained regional transportation system plan.
 - (D) Improvements to state highways that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when ODOT provides a written statement that the improvements are reasonably likely to be provided by the end of the planning period.
 - (E) Improvements to regional and local roads, streets or other transportation facilities or services that are included as planned improvements in a regional or local transportation system plan or comprehensive plan when the local government(s) or transportation service provider(s) responsible for the facility, improvement or service provides a written statement that the facility, improvement or service is reasonably likely to be provided by the end of the planning period.
- (c) Within interstate interchange areas, the improvements included in (b)(A)–(C) are considered planned facilities, improvements and services, except where:
- (A) ODOT provides a written statement that the proposed funding and timing of mitigation measures are sufficient to avoid a significant adverse impact on the Interstate Highway system, then local governments may also rely on the improvements identified in paragraphs (b)(D) and (E) of this section; or
 - (B) There is an adopted interchange area management plan, then local governments may also rely on the improvements identified in that plan and which are also identified in paragraphs (b)(D) and (E) of this section.
- (d) As used in this section and section (3):
- (A) Planned interchange means new interchanges and relocation of existing interchanges that are authorized in an adopted transportation system plan or comprehensive plan;
 - (B) Interstate highway means Interstates 5, 82, 84, 105, 205 and 405; and

- (C) Interstate interchange area means:
 - (i) Property within one-quarter mile of the ramp terminal intersection of an existing or planned interchange on an Interstate Highway; or
 - (ii) The interchange area as defined in the Interchange Area Management Plan adopted as an amendment to the Oregon Highway Plan.
- (e) For purposes of this section, a written statement provided pursuant to paragraphs (b)(D), (b)(E) or (c)(A) provided by ODOT, a local government or transportation facility provider, as appropriate, shall be conclusive in determining whether a transportation facility, improvement or service is a planned transportation facility, improvement or service. In the absence of a written statement, a local government can only rely upon planned transportation facilities, improvements and services identified in paragraphs (b)(A)-(C) to determine whether there is a significant effect that requires application of the remedies in section (2).

RESPONSE: This section of the Transportation Planning Rule requires coordination with affected transportations service providers. The City provides the roads that serve the subject property; Marcola Road and 28th Street are designated as a Minor Arterial and a Major Collector, respectively, in the City TSP and are under City jurisdiction. The City has a duty to coordinate with transportation facility and service providers and other affected agencies, as applicable. Therefore, the criteria of OAR 660-012-0060 (4) are met.

FINDINGS FOR METRO PLAN COMPLIANCE

Response: SDC 5.22-115 requires compliance with applicable provisions of the Metro Plan when the City amends its acknowledged Zoning Map and land use regulations. This application envisions amending the City's acknowledged Zoning Map in a way that is inconsistent with the Metro Plan Diagram and therefore requires a concurrent Metro Plan Diagram Amendment. Please see the following narrative component, as well as responses to Section 5.22-115 in this document addressing the criteria of approval for the planned amendments to Springfield's acknowledged Zoning Map. This application involves concurrent amendments resulting in compliance with the Metro Plan and SDC.

EUGENE-SPRINGFIELD METROPOLITAN AREA GENERAL PLAN (METRO PLAN)

Chapter II – Fundamental Principles and Growth Management Policy Framework

...

G. Metro Plan Diagram

Land Use Designations

...

Commercial

Neighborhood Commercial Facilities

Oriented to the day-to-day needs of the neighborhood served, these facilities are usually centered on a supermarket as the principal tenant. They are also

characterized by convenience goods outlets (small grocery, variety, and hardware stores); personal services (medical and dental offices, barber shops); laundromats, dry cleaners (not plants); and taverns and small restaurants. The determination of the appropriateness of specific sites and uses or additional standards is left to the local jurisdiction. Minimum location standards and site criteria include:

1. Within convenient walking or bicycling distance of an adequate support population. For a full-service neighborhood commercial center at the high end of the size criteria, an adequate support population would be about 4,000 persons (existing or anticipated) within an area conveniently accessible to the site. For smaller sites or more limited services, a smaller support population or service area may be sufficient.

RESPONSE: As shown on the Conceptual Master Plan (Exhibit B), the subject site is within a master planned area anticipated and planned to increase in residential population. The commercial lot will be conveniently accessible for nearby residents and support the local community.

2. Adequate area to accommodate off-street parking and loading needs and landscaping, particularly between the center and adjacent residential property, as well as along street frontages next door to outdoor parking areas.

RESPONSE: As shown on the Conceptual Master Plan (Exhibit B), the subject site is planned to be designed appropriately with adequate parking, landscaping, and other required elements.

3. Sufficient frontage to ensure safe and efficient automobile, pedestrian and bicycle access without conflict with moving traffic at intersections and along adjacent streets.

RESPONSE: This application involves property within the Marcola Meadows Master Plan. As such, access was previously designed, restricted, and approved for various site elements which take access on Marcola Road. With that said, sufficient frontage and shared, joint access with the approved Commercial, School, and Multi-Family Phases in the southeast corner of the site will provide safe and efficient transportation circulation on and off site.

4. The site shall be no more than five acres, including existing commercial development. The exact size shall depend on the numbers of establishments associated with the center and the population to be served.

Neighborhood commercial facilities may include community commercial centers when the latter meets applicable location and site criteria as listed above, even though community commercial centers are generally larger than five acres in size.

In certain circumstances, convenience grocery stores or similar retail operations play an important role in providing services to existing neighborhoods. These types of operations which currently exist can be recognized and allowed to continue through such actions as rezoning.

RESPONSE: As shown on the Preliminary Plans, the subject site is less than 5 acres in size, including the approved Commercial Phase, adjacent to the east property line of the subject site.

SPRINGFIELD COMPREHENSIVE PLAN (2030 REFINEMENT PLAN)

ECONOMIC ELEMENT

SPRINGFIELD ECONOMIC DEVELOPMENT PLANNING GOALS

Response: The Metro Plan Diagram Amendment (from Medium Density Residential to Commercial Designation) is consistent with, but not limited to, the following Springfield Comprehensive Plan (2030 Refinement Plan) goals and policies.

Goal EG-1

Broaden, improve, and diversify the state and regional economy, and the Springfield economy in particular, while maintaining or enhancing environmental quality and Springfield's natural heritage.

Policy E.6

Where possible, concentrate development on sites with existing infrastructure on sites where infrastructure can be provided relatively easily and at a comparatively low cost.

Response: As shown on the Preliminary Plans, the Commercial Phase in the southern portion of the site will create economic opportunities and attract businesses in the community. This application provides support for a growing local industry (commercial office building sector) and is at an ideal location along the now-vacant Marcola Road corridor. As described in this written document, under Statewide Planning Goal 9, the Commercial and Industrial Buildable Lands Inventory and Economic Opportunities Analysis (CIBL-EOA) concluded that land needs on sites smaller than 5 acres would be accommodated through redevelopment. However, the CIBL-EOA also suggests the commercial office building sector will increase 1.3 percent by the year 2030.

With that said, approval of this application will allow the subject site to concentrate commercial land use on a site with planned infrastructure. As illustrated on the Conceptual Master Plan (Exhibit B), the Marcola Meadows Master Plan has an approved Commercial Phase on site, envisioned as a local neighborhood market. As shown on the materials, shared driveway access, on-site circulation, parking, etc. is feasible for the subject site and will significantly aid in the design and cost of needed infrastructure improvements. Therefore, the amendment is consistent with the goal above.

Goal EG-3

Strengthen and maintain strong, connected employment centers and economic corridors to support small, medium, and large businesses.

Policy E.16

Consider the economic opportunities provided by transportation corridors and seek to maximize economic uses in corridors that provide the most optimal locations and best exposure for existing and future commercial and industrial uses.

Response: The Marcola Meadows Master Plan site has sat vacant for many years despite proximity to an optimal transportation corridor that provides exposure and visibility. The lack of interest in future mixed-use commercial activity, (prior to the preceding amendments of Local Case File No. 811-20-000225-TYP3), necessitated a broader consideration of uses for this area to maximize feasible economic opportunities. Through the public engagement and hearing process for the Master Plan, notions of strengthening a

commercial presence in the southern portion of the site were discussed and considered. In this instance, an employment corridor on Marcola Road will be enhanced by converting ±1.138 acres of MDR-zoned land to Community Commercial (CC) Zoning District through amendment of the Master Plan. The subject site is an ideal location to attract visitors, residents, and businesses alike due to the ease of multimodal connectivity on Marcola Road.

Policy E.18

Coordinate transportation and land use corridor planning to include design elements that support Springfield's economic and community development policies and contribute to community diversity and inclusivity.

Implementation Strategy 18.7

Prioritize improvements that would complete local connections to local shopping and service opportunities.

Response: This area has been identified as appropriate for commercial and residential uses in the Metro Plan. The Metro Plan Diagram Amendment from MDR to Commercial Designation will change the anticipated use of the portion of the property from residential to commercial. While the MDR District is a residential district, in this instance it allows the envisioned commercial use in accordance with specific development standards (e.g. the lot is adjacent to a Community Commercial District, abuts an arterial roadway, the office building is limited to specific niche professionals, etc.) The planned Metro Plan Diagram Amendment from MDR to Commercial Designation will change the anticipated use of the property to commercial to allow the same envisioned use (i.e. professional and medical offices). A subsequent Zone Map Amendment is planned to re-zone the site from MDR to CC.

With that said, this application will seemingly allow commercial development at a similar intensity to what would be permitted currently without a zone change (i.e. pursuant to Section 4.7-190). Site improvements in conformance with an approved comprehensive plan, as is the case here, result in orderly and efficient arrangement of public facilities and services, establishing consistency with the adjacent area. Therefore, this application supports Springfield's community development policies and provides an ideal employment site to the Marcola Road corridor.

Goal EG-4

Establish, strengthen and maintain viable commercial centers to improve the community's access to goods and services.

Policy E.23

Identify and target commercial activities that will generate living-wage employment opportunities and/or meet daily needs of local residents.

Response: The site is planned with a commercial phase to implement viable commercial activities that will serve local residents. As discussed in this written document, the commercial building office sector is proven to generate living-wage employment opportunities. Further, as stated in the CIBL-EOA, office spaces are in high demand in Springfield, with businesses currently searching for development opportunities. Therefore, the subject site

is not anticipated to sit vacant. Due to adjacent elements of the Marcola Meadows Master Plan, an additional commercial property will establish and strengthen a sense of place for the community, enhancing access to services and local employment opportunities.

Goal EG-5d

Be Prepared – Contribute to development of the region’s physical, social, educational, and workforce infrastructure to meet the needs of tomorrow.

Policy E.39

Provide adequate infrastructure efficiently and distribute cost fairly.

Policy E.40

Provide the services, infrastructure, and land needed to attract the identified industry clusters, especially where they can increase economic connectivity among businesses.

Response: As illustrated on the Conceptual Master Plan (Exhibit B), the Marcola Meadows Master Plan intends to provide adequate infrastructure. With that said, approval of this application will allow the subject site to concentrate commercial land use on a site with planned commercial improvements. As shown on the Preliminary Plans (Exhibit B), the approved Commercial Phase on site, envisioned as a local neighborhood market, includes shared driveway access, on-site circulation, parking, etc. It is feasible for the subject site to be incorporated into this vision and the design and cost of needed infrastructure improvements will be significantly minimized. Further, a cluster of commercial businesses will attract more consumers and increase economic connectivity among businesses. Therefore, the amendment is consistent with the goal above.

CITY OF SPRINGFIELD DEVELOPMENT CODE

CHAPTER 3 LAND USE DISTRICTS

Section 3.1-100 Official Zoning Maps

3.1-110 Zoning Map Amendments

A proposed change to the Official Zoning Maps is subject to the amendment process described in Section 5.22-100.

Response: As shown on sheets PO-05 and PO-06 within the Preliminary Plans, this project involves amendments to the Springfield Zoning Map. Please see Section 5.22-100 for narrative responses regarding the planned amendment on the subject site.

Section 3.2-300 Commercial Zoning Districts

3.2-305 Establishment of Commercial Zoning Districts

The following commercial zoning districts are established:

...

- B. Community Commercial District (CC). The CC District establishes sites to provide for a wide range of retail sales, service and professional office use and also includes all existing strip commercial areas.**

Response: This application involves a Zone Map Amendment from MDR to CC District to implement an additional commercial phase in the southern area of the Marcola Meadows Master Plan site. As described in this written narrative, land adjacent to the east of the subject site is already designated CC District and planned for religious activities and a

neighborhood market. The planned amendment will allow establishment of a professional office space within an existing neighborhood commercial area and meet the intent of the CC District.

3.2-310 Schedule of Use Categories

The following uses are permitted in the districts as indicated subject to the provisions, additional restrictions and exceptions specified in this Code. Uses not specifically listed may be approved as specified in Section 5.11-100.

- “P” = PERMITTED USE subject to the standards of this Code.
- “S” = SPECIAL DEVELOPMENT STANDARDS subject to special locational and/or siting standards as specified in Section 4.7-100.
- “D” = DISCRETIONARY USE subject to review and analysis under Type III procedure (Section 5.9-100) at the Planning Commission or Hearings Official level.

SITE PLAN REVIEW SHALL BE REQUIRED, unless exempted elsewhere in this Code.

Commercial Districts	
Categories/Uses	CC
Business and Professional Offices and Personal Services	P

Response: As noted above, professional offices are permitted in this district. The land use envisioned for the site aligns with the criteria above.

3.2-315 Base Zone Development Standards

Development Standard	Commercial Zoning District CC
Minimum Area	6,000 square feet
Minimum Street Frontage (1)	50 feet
All Panhandle Lots/Parcels Minimum Street Frontage	40 feet
Maximum Lot/Parcel Coverage	Lot/parcel coverage limited only by standards in other Sections of this code.
Minimum Landscaping	Minimum requirements defined by standards in other Sections of this Code.
Maximum Parking, loading, and vehicular circulation area coverage	Lot/parcel coverage limited only by standards in other Sections of this code.
Landscaped Setbacks (2)(3)(4) and (5)	
Front, Street Side Yard, and Through Lot Rear Yard	
Building Setback	10 feet
Parking, driveway, and outdoor storage setback	5 feet
Interior Side, Rear Yard Setbacks, when Abutting Residential or CI districts	
Building Setback	10 feet
Parking, driveway, outdoor storage setback	5 feet
Maximum Building Height (6)	No maximum, except as specified below
When abutting an LDR or MDR District to the north	Defined by the Maximum Shade Point Height requirement of Section 3.2-225A.1.b., or up to 50 feet south of a northern lot/parcel line a plane extending south with an angle of 23 degrees and originating from the top of a 16 foot hypothetical fence located on the northern lot/parcel line.
When abutting an LDR or MDR District to the east, west, or south	No greater than that permitted in the LDR or MDR Districts for a distance of 50 feet.
<p>(1) The Director may waive the requirement that buildable City lots/parcels have frontage on a public street when all of the following apply:</p> <p>(a) The lots/parcels have been approved as part of a Development Area Plan, Site Plan, Subdivision or Partition application, and</p> <p>(b) Access has been guaranteed via a private street or driveway by an irrevocable joint use/access agreement as specified in Section 4.2-120A.</p> <p>(2) There are no setback requirements for buildings in the Downtown Exception Area.</p> <p>(3) Where an easement is larger than the required setback standard, no building or above grade structure, except a fence, shall be built upon or over that easement.</p> <p>(4) When additional right-of-way is required, whether by City Engineering standards, the Metro Plan (including the TransPlan), or the City's Conceptual Street Plan, setbacks are based on future right-of-way locations. Right-of-way shall be dedicated prior to the issuance of any building permit that increases required parking.</p> <p>(5) Architectural extensions may protrude into any 5-foot or larger setback area by not more than 2 feet.</p> <p>(6) Incidental equipment may exceed these height standards.</p>	

Response:

As shown on sheets PO-05 and PO-06 within the Preliminary Plans, a zone map amendment from MDR to CC District affects the subject site (i.e. southeastern corner of the Marcola Meadows Master Plan site). The base zone development standards listed above, including setbacks and landscaping standards, will be reviewed for compliance at a future site design review. Approval of this application does not interfere with compliance with applicable provisions, conditions, or goals intended from the Final Master Plan. The subject lots meets the minimum area and street frontage requirements

of the CC Zoning District; therefore, the planned amendment meets the most relevant criteria.

Furthermore, it is understood there are conditions of approval related to site access restrictions on Marcola Road (e.g. the subject site will utilize shared, joint access with the approved Commercial and School Phases). Please see the TIS for further details.

CHAPTER 5 THE DEVELOPMENT REVIEW PROCESS AND APPLICATIONS

Section 5.2-100 Public Hearings Process

5.2-110 Hearing Body Jurisdiction

A. The Planning Commission shall hear:

1. Type II review procedure administrative appeals within the city limits;
2. Type III review procedure quasi-judicial applications within the city limits;
3. Type IV review procedure legislative applications that require a recommendation to the City Council; and
4. Appeals as may be assigned by the City Council.

B. The Hearings Official shall hear:

1. Type II review procedure administrative appeals within the City's urbanizable area and appeals of all expedited land division actions as defined in ORS 197.360;
2. Type III review procedure quasi-judicial applications within the City's urbanizable area; and
3. Appeals as may be assigned by the City Council.

C. The City Council shall hear:

1. Type III review procedure quasi-judicial appeals within the city limits; and
2. Type IV review procedure legislative applications final decisions.

Response: This application involves a Zone Map Amendment from MDR to CC District that requires a concurrent Metro Plan Diagram Amendment. Therefore, it is understood the application will be processed through a Type IV review procedure.

Section 5.22-100 Zoning Map Amendments

5.22-105 Purpose

The purpose of this Section is to provide standards and procedures for legislative and quasi-judicial amendments to the Official Zoning Maps.

5.22-110 Review

Official Zoning Map amendments may be initiated by the Director, the Planning Commission, the Hearings Official, the City Council or a citizen. Zoning Map amendments shall be reviewed as follows:

Response: This application is initiated by the property owner of the subject site.

...

- B. Quasi-judicial Zoning Map amendments involve the application of existing policy to a specific factual setting, generally affecting a single or limited group of properties and may or may not include a Metro Plan Diagram Amendment. Quasi-judicial Zoning Map amendments are reviewed using Type III procedure, unless a Metro Plan Diagram Amendment is required. In this case, the Quasi-judicial Zoning Map amendment will be raised to a Type IV review.

Response: This application involves amendments to the Springfield Zoning Map and a concurrent Metro Plan Diagram Amendment. Therefore, the application should be reviewed using a Type IV procedure.

5.22-115 Criteria

- A. Quasi-judicial Zoning Map Amendments. The Planning Commission or Hearings Official may approve, approve with conditions or deny a quasi-judicial Zoning Map amendment based upon approval criteria C.1. through 3., below. The Planning Commission or Hearings Official shall make the final local decision on all quasi-judicial Zoning map amendments that do not include a Metro Plan Diagram Amendment.
- B. Legislative Zoning Map Amendments and Quasi-judicial Zoning Map Amendments Raised to a Type IV Review. The Planning Commission or Hearings Official may make a recommendation to the City Council to approve, approve with conditions or deny Zoning Map amendments and Metro Plan Diagram Amendments based upon approval criteria in Subsection C. 1. through 4., below. The City Council shall make the final local decision on all Zoning Map amendments involving a Metro Plan Diagram Amendment.

Response: This written document, the Preliminary Plans, and supporting documentation demonstrate compliance with the approval criteria in Subsection C.1.-4. below. It is understood the Planning Commission or Hearings Officer will make a recommendation to the City Council as described above and the City Council shall make the final local decision on this application (as it involves a Metro Plan Diagram Amendment).

- C. Zoning Map amendment criteria of approval:
 - 1. Consistency with applicable Metro Plan policies and the Metro Plan diagram;

Response: This application involves amendments to the Springfield Zoning Map and Metro Plan Diagram; as such, planned zoning updates must be consistent with the intended Metro Plan Diagram designation. Findings within the application materials support approval to amend the Zoning Map as initiated by this application. Upon approval, ±1.138 acres of the Marcola Meadows Master Plan site will be designated CC. The planned Master Plan Diagram designation and amended zoning is consistent with the adopted Metro Plan policies and diagram as discussed in the concurrent application (containing responses to Statewide Planning Goals, Springfield Comprehensive Plan, and Metro Plan elements). As such, it is understood that prior to the approval of the Zoning Map Amendments the Metro Plan Diagram designation of the property shall be approved/amended. The approval criterion can be satisfied.

- 2. Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and

Response: This written document demonstrates compliance with the applicable Plan District maps and provisions of the SDC. The subject site is not associated with a Refinement Plan or Conceptual Development Plan. As shown on the Conceptual Master Plan (Exhibit A), the subject site is within the Marcola Meadows Master Plan and designed to facilitate economic opportunities within an existing Commercial Phase in the southeastern corner of the site. As described herein and shown on the materials provided, the approval criterion is satisfied.

3. The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

Response: As shown on the Preliminary Plans, public facilities will be provided to serve the site, including but not limited to stormwater management, sanitary sewer, municipal water, and franchise utilities. The site is planned to be served by a comprehensive street network that includes new public roadways and improvements. The subject site has frontage on both Marcola Road and 28th Street and this project provides applicable improvements that will benefit the local community. Infrastructure is planned to be completed concurrent with the build out of each associated phase. The approval criterion is met.

4. Legislative Zoning Map amendments that involve a Metro Plan Diagram Amendment shall:
 - a. Meet the approval criteria specified in Section 5.14-100; and
 - b. Comply with Oregon Administrative Rule (OAR) 660-012-0060, where applicable.

Response: The criteria above are not applicable. As noted above, this application includes a Quasi-judicial Zoning Map Amendment and involves a Metro Plan Diagram Amendment. Nonetheless, this written narrative demonstrates compliance with Section 5.14-100 and the TPR. Please see the Transportation Memorandum within Exhibit E.

5.22-120 Conditions

The Approval Authority may attach conditions as may be reasonably necessary in order to allow the Zoning Map amendment to be granted.

Response: It is understood conditions may be imposed by the Approval Authority to allow approval of the application.

IV. Conclusion

The required findings have been made and this written narrative and accompanying documentation demonstrate that the application is consistent with the applicable provisions of the City of Springfield Development Code and Eugene-Springfield Metropolitan Area General Plan. The evidence in the record supports approval of the application and the City can rely upon it for its approval of the application.

Exhibit A: City Application Forms and Checklists

City of Springfield
Development & Public Works
225 Fifth Street
Springfield, OR 97477



Zoning Map Amendment, Type III

Required Project Information (Applicant: complete this section)			
Applicant Name:	Applicant's Consultant: Chris Goodell	Phone	(503) 563-6151
Company:	AKS Engineering & Forestry, LLC	Fax:	(503) 563-6152
Address:	12965 SW Herman Avenue, Suite 100, Tualatin, OR 97062		
Applicant Signature:			
Property Owner:	Marcola Meadows Neighborhood, LLC	Phone	Please contact consultant
Company:	Marcola Meadows Neighborhood, LLC	Fax:	Please contact consultant
Address:	27375 SW Parkway Avenue, Wilsonville, OR 97070		
Owner Signature:			
If the applicant is other than the owner, the owner hereby grants permission for the applicant to act in his or her behalf			
ASSESSOR'S MAP NO:	17023000	TAX LOT NO(S):	1800
Property Address:	No situs, northwest of Marcola Road and 28th Street		
Area of Request	Square Feet:	Acres:	
See application materials			
Existing Use(s) of Property:	The property currently exists as a vacant field with no structures.		
Description of The Proposal:	Please see the written narrative materials for detailed information. The project involves amendments to the Springfield Zoning Map from Medium Density Residential to Community Commercial.		
Required Property Information (City Intake Staff: complete this section)			
Case No.:	Date	Received by: (initials)	
Application Fee:	Postage Fee:	Total Fee:	

Edited 7/19/2007 bjones

Zoning Map Amendment Submittal Requirements Checklist

1. **The application fee** - Refer to the Development Code Fee Schedule for the appropriate application and postage fee. A copy of the Fee Schedule is available at the Development & Public Works Department.
2. **Deed** - A copy of the deed to show ownership.
3. **Vicinity Map** – A map of the property and the surrounding vicinity which includes the existing zoning and plan designations. One copy must be reduced to 8 ½" by 11" which will be mailed as part of the required neighboring property notification packet.
4. **Findings** - Before the Planning Commission can approve a Zone/Overlay District Change Request, there must be information submitted by the applicant which adequately supports the request. The Criteria the Planning Commission will consider in making their decision is listed below. If insufficient or unclear data is submitted by the applicant, there is a good chance that the request will be denied or delayed. It is recommended that you hire a professional planner or land use attorney to prepare your findings.

Criteria of Approval (Quasi-judicial)

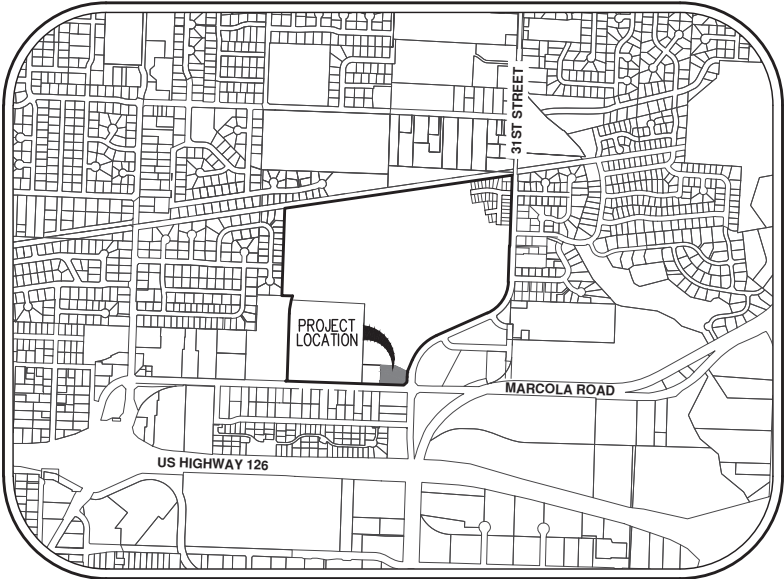
SDC 12.030 requires that in reaching a decision on these actions, the Planning Commission or Hearings Official map approve, approve with conditions or deny a quasi-judicial Zoning Map amendment based upon approval criteria (a)-(c), below.

- (a) Consistency with the Metro Plan policies and the Metro Plan Diagram;
- (b) Consistency with applicable Refinement Plans, Plan District maps, Conceptual Development Plans and functional plans; and
- (c) The property is presently provided with adequate public facilities, services and transportation networks to support the use, or these facilities, services and transportation networks are planned to be provided concurrently with the development of the property.

Exhibit B: Preliminary Plans

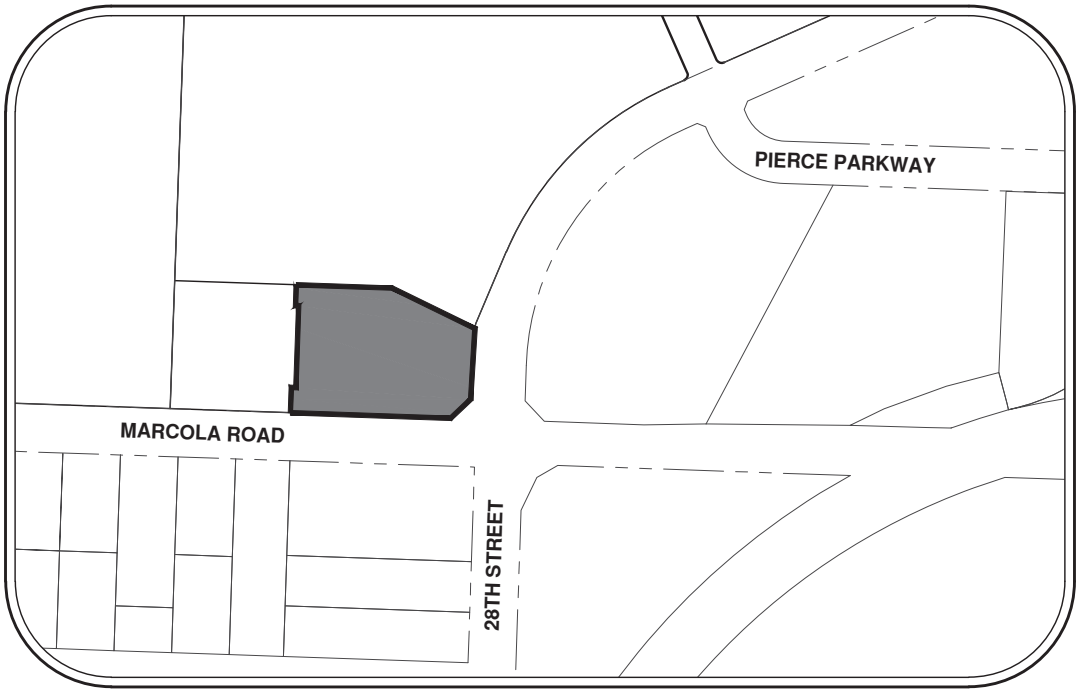
MARCOLA MEADOWS

AMENDMENTS TO THE METRO PLAN DIAGRAM AND SPRINGFIELD ZONING MAP



VICINITY MAP

1"=1000'



SITE MAP

1"=150'



**LAND USE PLANNING /
CIVIL ENGINEERING /
SURVEYING / LANDSCAPE
ARCHITECTURE:**

AKS ENGINEERING & FORESTRY, LLC
CONTACT: CHRIS GOODELL
12965 SW HERMAN ROAD, SUITE 100
TUALATIN, OR 97062
PH: 503-563-6151
FAX: 503-563-6152

VERTICAL DATUM

ELEVATIONS ARE BASED ON NGS BENCHMARK NO. QE1626, ALSO BEING LANE COUNTY BENCHMARK NO. 158 LOCATED IN SPRINGFIELD, AT THE JUNCTION OF MAIN STREET AND 33RD STREET, 205.1 FT NORTH OF THE CENTERLINE OF THE WESTBOUND LANES OF MAIN STREET, AND 46.3 FT SOUTHWEST OF THE SOUTHWEST CORNER OF THE BURGESS RESIDENCE AT 185 33RD STREET, 22.6 FT EAST OF THE CENTER OF 33RD STREET, 19.7 FT SOUTH OF THE CENTER OF A DRIVEWAY, AND 3.6 FT NORTH OF UTILITY POLE NUMBER 135, WITH AN ELEVATION OF 478.11 FEET (NAVD88).

SHEET INDEX

- PO-01 COVER SHEET WITH VICINITY MAP
- PO-02 EXISTING CONDITION PLAN
- PO-03 EXISTING METRO PLAN DIAGRAM
- PO-04 UPDATED METRO PLAN DIAGRAM
- PO-05 EXISTING ZONING DESIGNATION
- PO-06 UPDATED ZONING DESIGNATION
- PO-07 CONCEPTUAL FINAL MASTER PLAN

HORIZONTAL DATUM:

A LOCAL DATUM PLANE SCALED FROM OREGON STATE PLANE SOUTH 3602 NAD83(2011) EPOCH 2010.0000. THE STATE PLANE COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK

EXISTING LAND USE:

VACANT LAND

PROJECT LOCATION:

SPRINGFIELD OREGON, NORTH OF MARCOLA ROAD AND WEST OF 28TH STREET

OWNER / APPLICANT:

MARCOLA MEADOWS NEIGHBORHOOD, LLC
27375 SW PARKWAY AVENUE
WILSONVILLE, OR 97070

PROPERTY DESCRIPTION:

ASSESSOR'S MAP 17.02.30
TAX LOT 1802 (AS ADJUSTED BY LANE COUNTY SURVEYORS OFFICE CST NO. 45334)

PROJECT PURPOSE:

LAND USE APPLICATION TO MODIFY THE METRO PLAN DIAGRAM AND SPRINGFIELD ZONING MAP BOUNDARIES OF THE APPROVED MARCOLA MEADOWS MASTER PLAN.

LEGEND			
EXISTING		PROPOSED	
DECIDUOUS TREE			
CONIFEROUS TREE			
FIRE HYDRANT			
WATER BLOWOFF			
WATER METER			
WATER VALVE			
DOUBLE CHECK VALVE			
AIR RELEASE VALVE			
SANITARY SEWER CLEAN OUT			
SANITARY SEWER MANHOLE			
SIGN			
STREET LIGHT			
MAILBOX			
STORM DRAIN CLEAN OUT			
STORM DRAIN CATCH BASIN			
STORM DRAIN AREA DRAIN			
STORM DRAIN MANHOLE			
GAS METER			
GAS VALVE			
GUY WIRE ANCHOR			
UTILITY POLE			
POWER VAULT			
POWER JUNCTION BOX			
POWER PEDESTAL			
COMMUNICATIONS VAULT			
COMMUNICATIONS JUNCTION BOX			
COMMUNICATIONS RISER			
EXISTING		PROPOSED	
RIGHT-OF-WAY LINE			
BOUNDARY LINE			
PROPERTY LINE			
CENTERLINE			
DITCH			
CURB			
EDGE OF PAVEMENT			
EASEMENT			
FENCE LINE			
GRAVEL EDGE			
POWER LINE			
OVERHEAD WIRE			
COMMUNICATIONS LINE			
FIBER OPTIC LINE			
GAS LINE			
STORM DRAIN LINE			
SANITARY SEWER LINE			
WATER LINE			

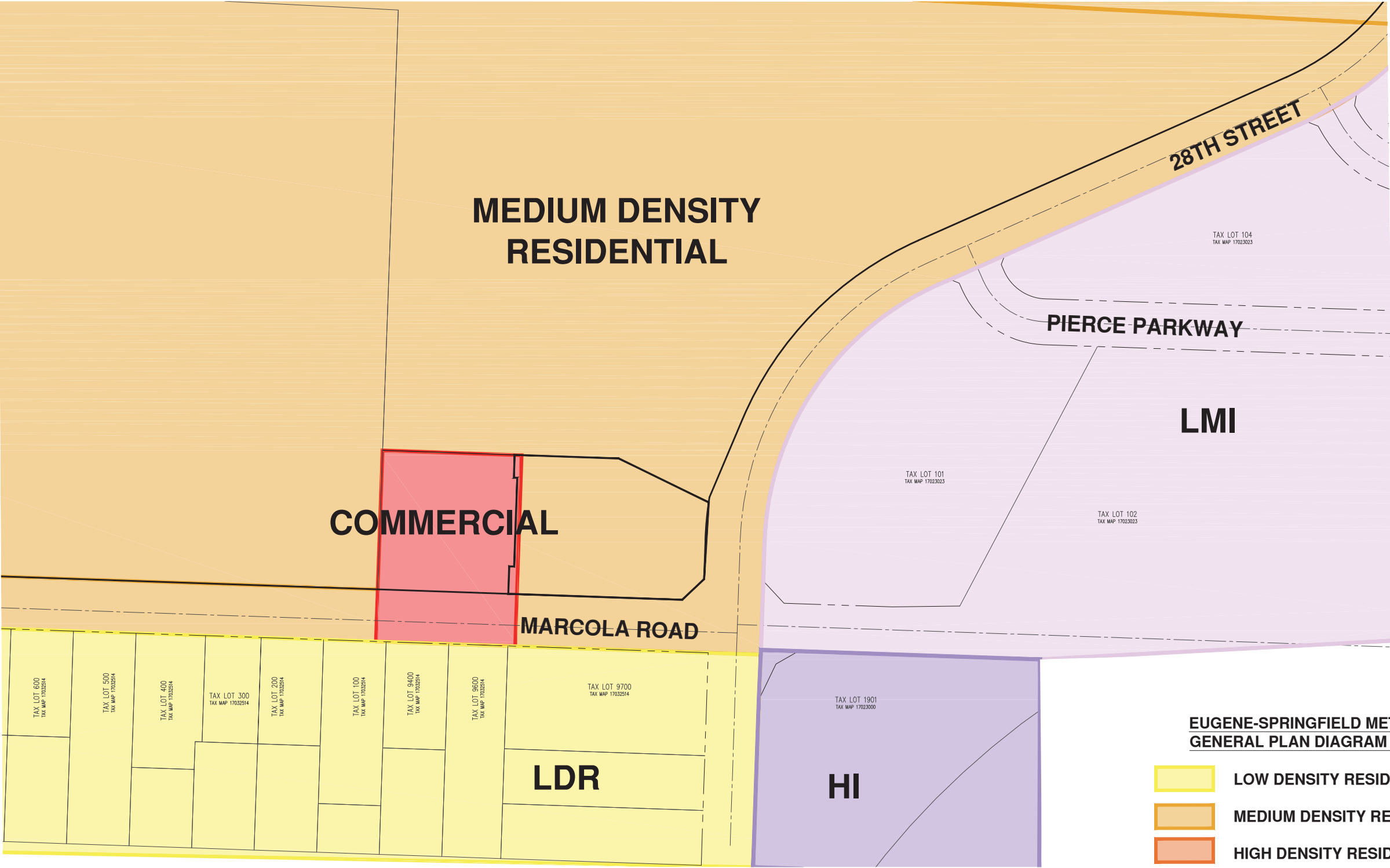
COVER SHEET WITH VICINITY MAP
MARCOLA MEADOWS
AMENDMENTS TO THE METRO PLAN DIAGRAM AND SPRINGFIELD ZONING MAP
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
NOT FOR
CONSTRUCTION
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/21

JOB NUMBER: 7736
DATE: 04/20/2021
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: LTP

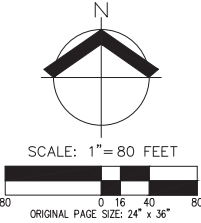
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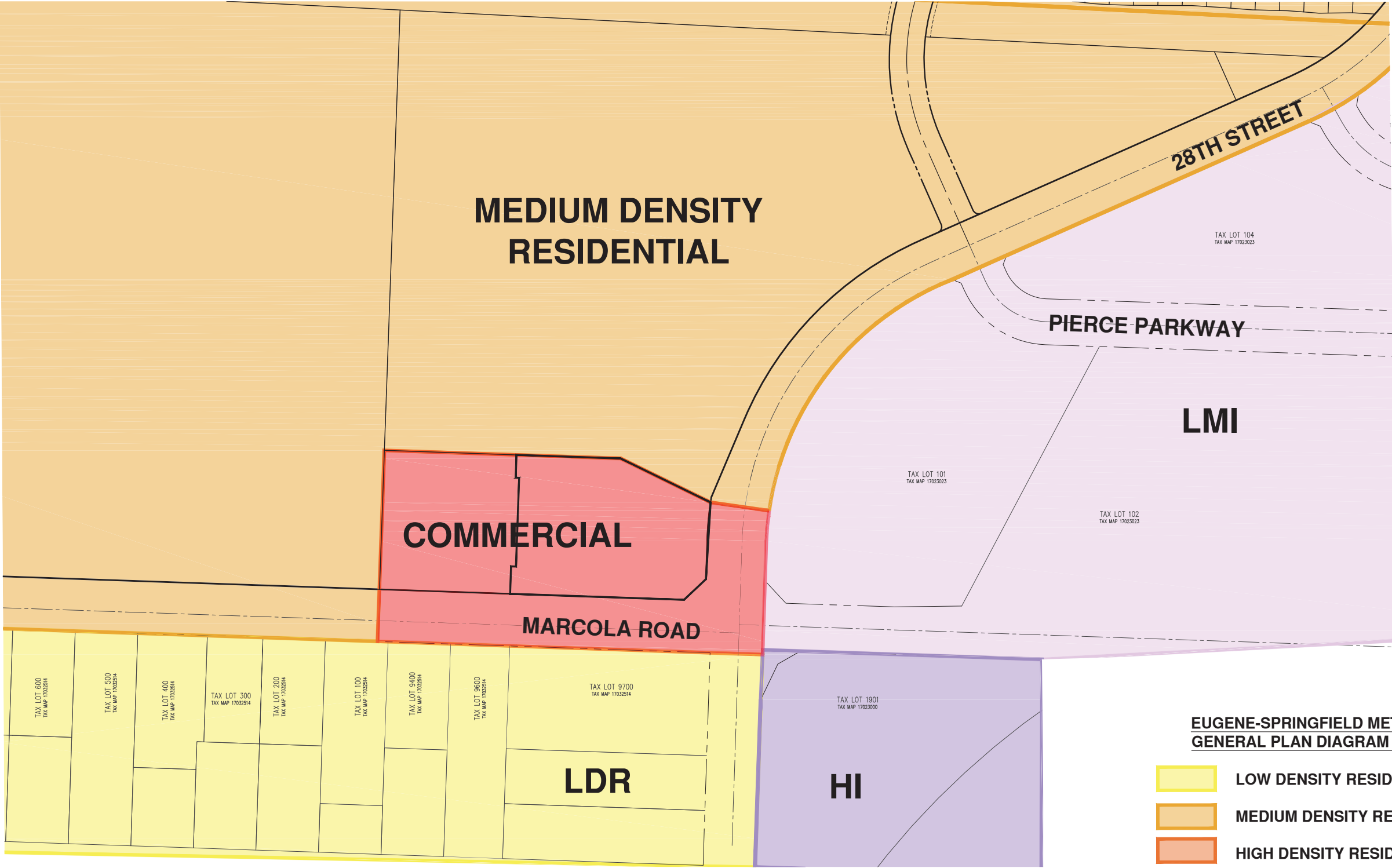
AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503-563-6151
WWW.AKS-ENG.COM
ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

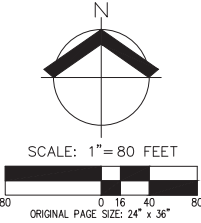
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL



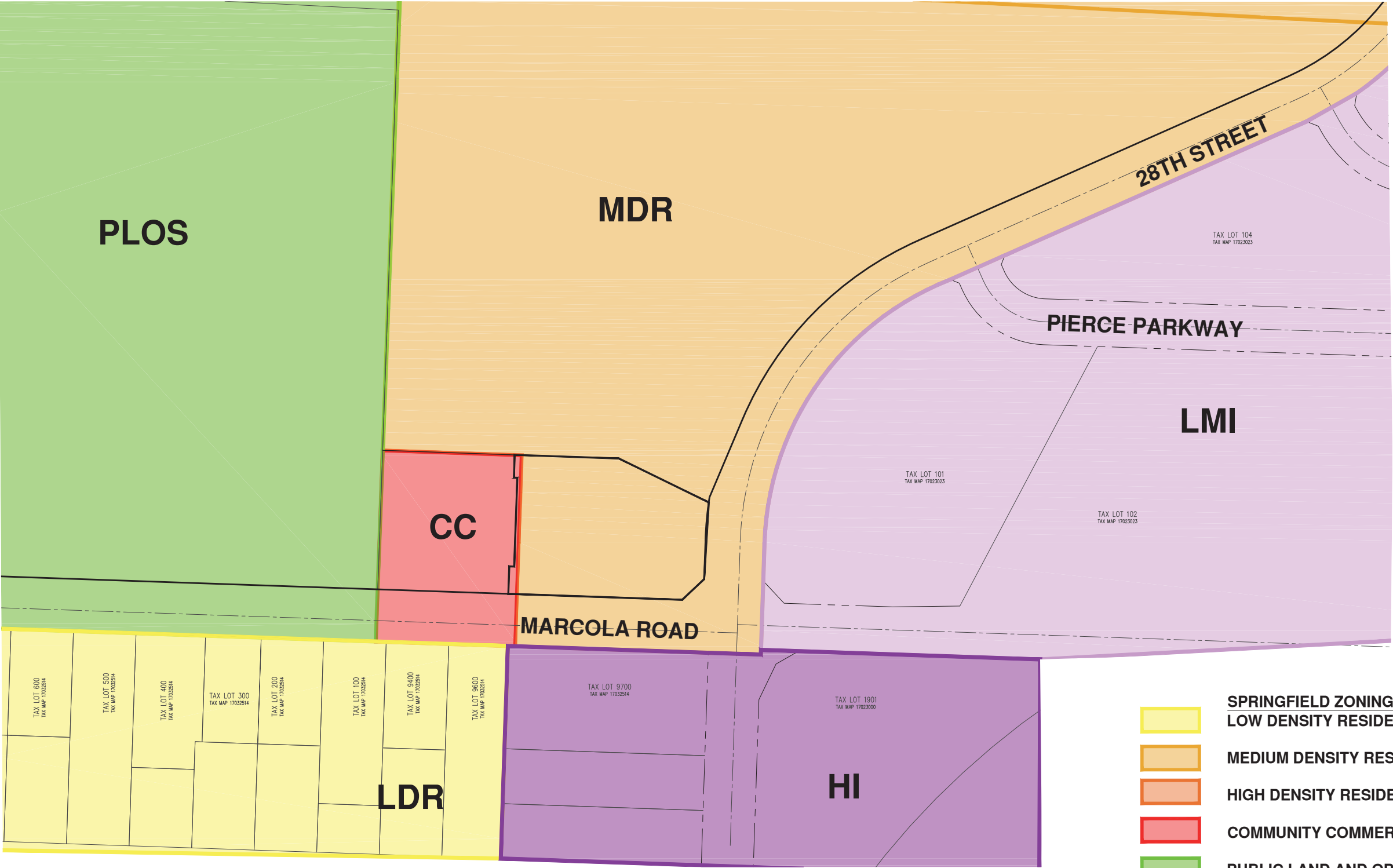


**EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS**

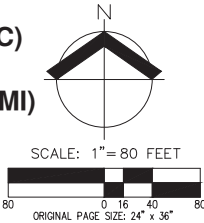
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- MEDIUM DENSITY RESIDENTIAL**
- HIGH DENSITY RESIDENTIAL**
- PARKS AND OPEN SPACE**
- COMMERCIAL**
- LIGHT-MEDIUM INDUSTRIAL**
- HEAVY INDUSTRIAL**



JOB NUMBER:	7736
DATE:	04/20/2021
DESIGNED BY:	AC
DRAWN BY:	AC
CHECKED BY:	LTP



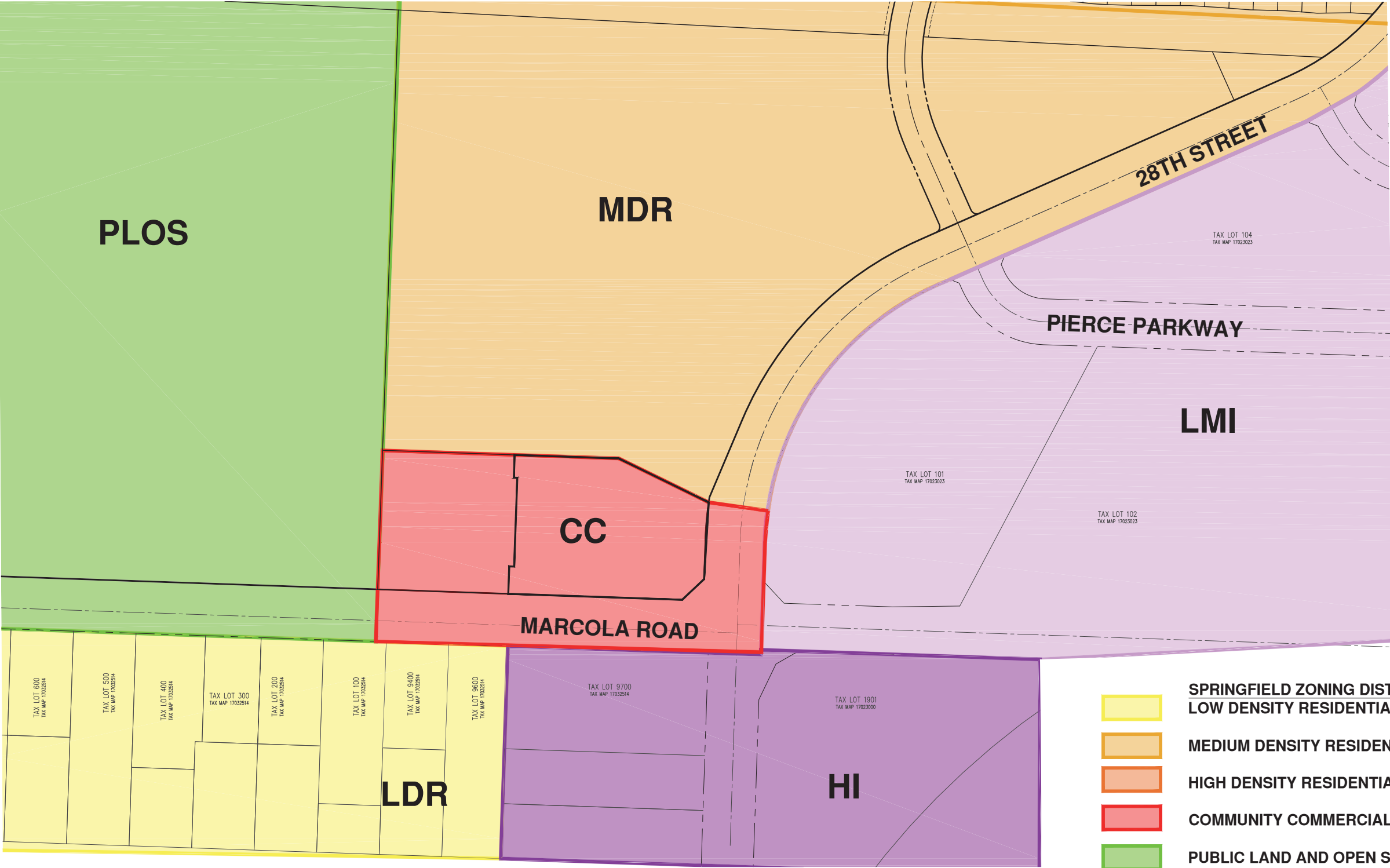
- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



EXISTING ZONING DESIGNATION
MARCOLA MEADOWS
SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR
 PRELIMINARY
 NO FOR CONSTRUCTION
 OREGON
 SEP-15, 2003
 MONTGOMERY B. HURLEY
 58542LS
 RENEWS: 6/30/21

JOB NUMBER:	7736
DATE:	04/20/2021
DESIGNED BY:	AC
DRAWN BY:	AC
CHECKED BY:	LTP



- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)

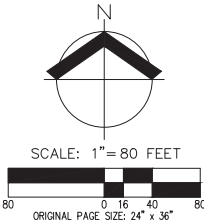




Exhibit C: Property Ownership Information

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25
TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19 AND
THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

Lane County Clerk
Lane County Deeds and Records 2020-051249



\$132.00

RPR-PART Cnt=1 Pgs=1 Stn=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020 C

SHEET 1 OF 6

RECORDED
DATE: 11-SEP-2020

COUNTY CLERK
BY: [Signature]

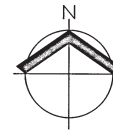
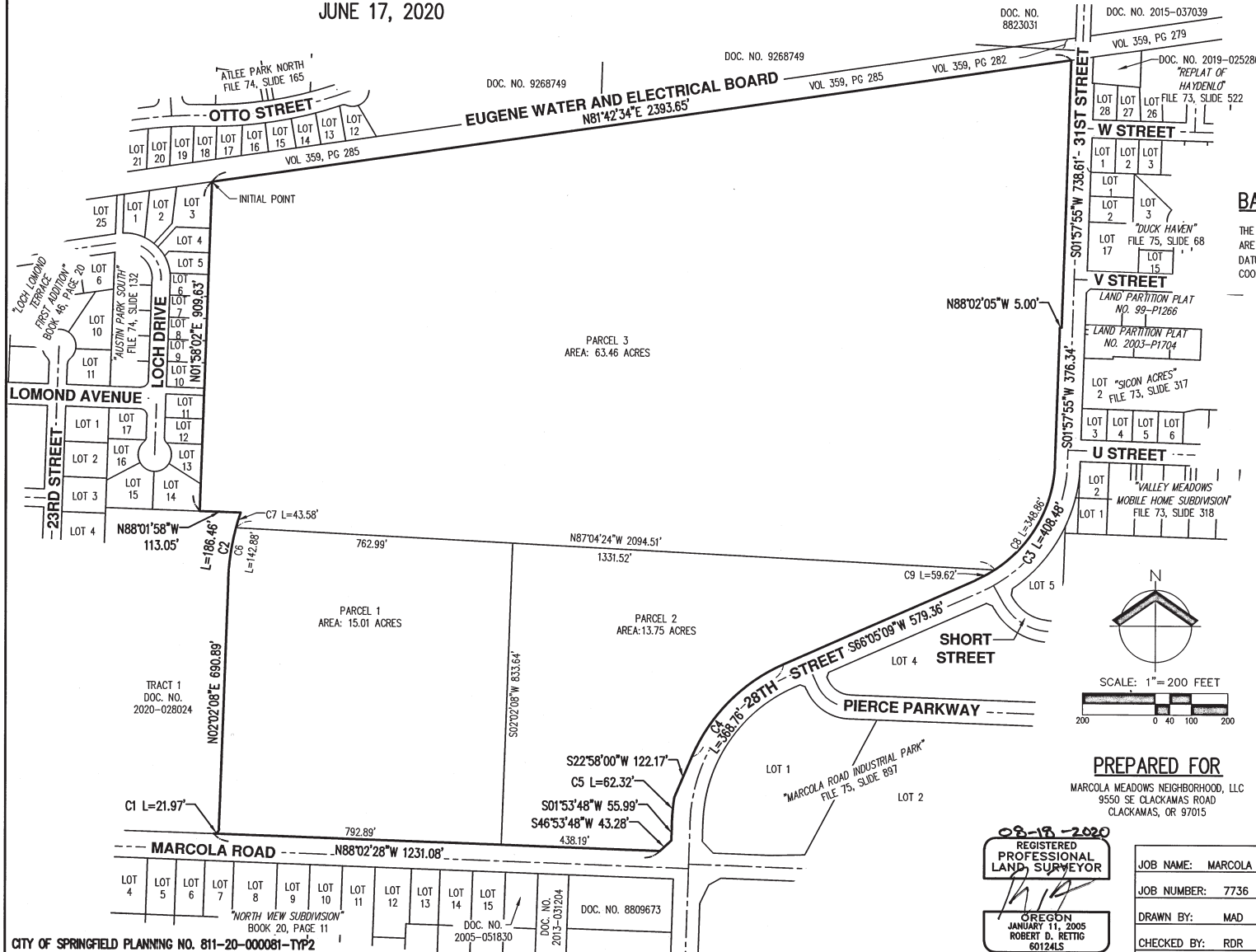
SHEET INDEX:

SHEET 01 - OVERALL SURVEY MAP, CURVE TABLE
SHEET 02 - SOUTHEASTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 03 - SOUTHWESTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 04 - NORTHWESTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 05 - NORTHEASTERLY AREA, LEGEND, AND CURVE TABLE
SHEET 06 - APPROVALS AND ACCEPTANCES, SURVEYOR'S
CERTIFICATE, NARRATIVE, NOTES, DECLARATION,
ACKNOWLEDGMENT, CONSENT AFFIDAVITS

BASIS OF BEARINGS/HORIZONTAL DATUM

THE OREGON STATE PLANE COORDINATE SYSTEM OF 1983. PROJECT COORDINATES
ARE ON A GROUND SURFACE NAD83(2011) EPOCH 2010.0000 BASED LOCAL
DATUM PLANE DERIVED FROM OREGON SOUTH ZONE (3602). STATE PLANE
COORDINATES WERE DERIVED FROM THE TRIMBLE VRS NOW NETWORK.

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00' (14.00')I	89°55'24" (89°55'24")I	21.97' (21.97')I	N46°59'50"E 19.79' (N46°59'50"E 19.79')I
C2	635.00' (635.00')I	16°49'28" (16°49'28")I	186.46' (186.46')I	N10°26'52"E 185.79' (N10°26'52"E 185.79')I
C3	365.00' (365.00')I	64°07'14" (64°07'14")I	408.48' (408.48')I	S34°01'32"W 387.49' (S34°01'32"W 387.49')I
C4	490.00' (490.00')I	43°07'09" (43°07'09")I	368.76' (368.76')I	S44°31'34"W 360.12' (S44°31'34"W 360.12')I
C5	505.00' (505.00')I	7°04'12" (7°04'12")I	62.32' (62.32')I	S5°25'54"W 62.28' (S5°25'54"W 62.28')I
C6	635.00'	12°53'32"	142.88'	S8°28'54"W 142.58'
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C8	365.00'	54°45'40"	348.86'	N29°20'45"E 335.73'
C9	365.00'	9°21'34"	59.62'	N61°24'22"E 59.56'
C10	500.00'	9°22'51"	81.86'	S27°45'08"W 81.77'
C11	490.00'	35°10'33"	300.83'	S40°33'16"W 296.13'
C12	490.00'	4°28'20"	38.25'	S60°22'42"W 38.24'



SCALE: 1" = 200 FEET
200 0 40 100 200

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

08-18-2020
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
8012415
RENEW: 12/31/20

JOB NAME: MARCOLA MEADOWS
JOB NUMBER: 7736
DRAWN BY: MAD
CHECKED BY: RDR
DRAWING NO.: 7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
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503.563.6151
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ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25
TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19 AND
THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

Lane County Clerk
Lane County Deeds and Records 2020-051249



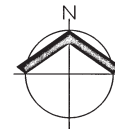
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RPR-PART Cnt=1 Pgs=1 Str=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020

SHEET 2 OF 6

RECORDED
DATE: 11-SEP-2020

COUNTY CLERK
BY: [Signature]



SCALE: 1" = 100 FEET
0 20 40 60 80 100

SEE SHEET 5

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

PARCEL 2
AREA: 13.75 ACRES

PARCEL 3
AREA: 63.46 ACRES

10.00' PUBLIC UTILITY AND
SIDEWALK EASEMENT PER
DOC. NO. 93-60016

BEARS S89°04'59"E 0.26'

28TH STREET

SHORT STREET

SEE DETAIL B

PARCEL 1
AREA: 15.01 ACRES

20.00' PUBLIC PEDESTRIAN ACCESS
AND SANITARY SEWER EASEMENT PER
DOC. NO. 2020-51252

20.00' PUBLIC SANITARY
SEWER EASEMENT PER
DOC. NO. 61-50778

14.00' PUBLIC SANITARY SEWER
EASEMENT PER DOC. NO.
2020-51254

10.00' PUBLIC UTILITY AND
SIDEWALK EASEMENT PER
DOC. NO. 93-60016

30.00' PUBLIC ACCESS AND SANITARY
SEWER EASEMENT PER DOC. NO.
2020-51253

C5 L=62.32'

S01°53'48"W 55.99'
(S01°53'48"W 55.99')1

S46°53'48"W 43.28'
(S46°53'48"W 43.28')1

BEARS N86°05'02"W 0.14'

BEARS N70°27'48"W 0.18'

BENT IRON ROD, NO CAP,
BEARS N45°13'43"E 0.32'

PIERCE PARKWAY
MARCOLA ROAD INDUSTRIAL PARK
FILE 75, SLIDE 697

LOT 4

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00' (14.00')1	89°55'24" (89°55'24")1	21.97' (21.97')1	N46°59'50"E 19.79' (N46°59'50"E 19.79')1
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REFERENCES

- (1) RECORD INFORMATION PER CS 45090
- (2) RECORD INFORMATION PER PLAT OF "AUSTIN PARK SOUTH" FILE 74, SLIDE 132

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: 06/03/2020

- ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED "AKS ENGR."; PER CS FILE NO. 45090; HELD UNLESS NOTED OTHERWISE

- FOUND 5/8" IRON ROD W/YPC INSCRIBED "D.W. BAKER PLS 1978" PER CS FILE NO. 33731 UNLESS OTHERWISE NOTED; HELD UNLESS NOTED OTHERWISE

- FOUND 5/8" IRON ROD W/YPC INSCRIBED "POAGE LS 1301"; PER PLAT OF "AUSTIN PARK SOUTH," FILE 74, SLIDE 132; HELD UNLESS NOTED OTHERWISE

- DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE

DOC. NO. DOCUMENT NUMBER PER LANE COUNTY DEED RECORDS
IP IRON PIPE
IR IRON ROD
W/YPC WITH A YELLOW PLASTIC CAP
PP NO. PARTITION PLAT NUMBER PER LANE COUNTY SURVEY RECORDS
CS COUNTY SURVEY NUMBER PER LANE COUNTY SURVEY RECORDS
ROW RIGHT-OF-WAY

NOTE

NO BUILDING, STRUCTURE, TREE, SHRUBBERY, OR OTHER OBSTRUCTION SHALL BE PLACED ON OR IN A PUBLIC UTILITY EASEMENT.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
6012415
RENEWS: 12/31/20

JOB NAME: MARCOLA MEADOWS

JOB NUMBER: 7736

DRAWN BY: MAD

CHECKED BY: RDR

DRAWING NO.: 7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
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CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE
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17 SOUTH, RANGE 3 WEST, THE SOUTHWEST
1/4 OF SECTION 19 AND THE NORTHWEST 1/4
OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE
2 WEST, WILLAMETTE MERIDIAN, CITY OF
SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

Lane County Clerk
Lane County Deeds and Records 2020-051249



RPR-PART Cnt=1 Pgs=1 Stn=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

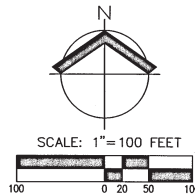
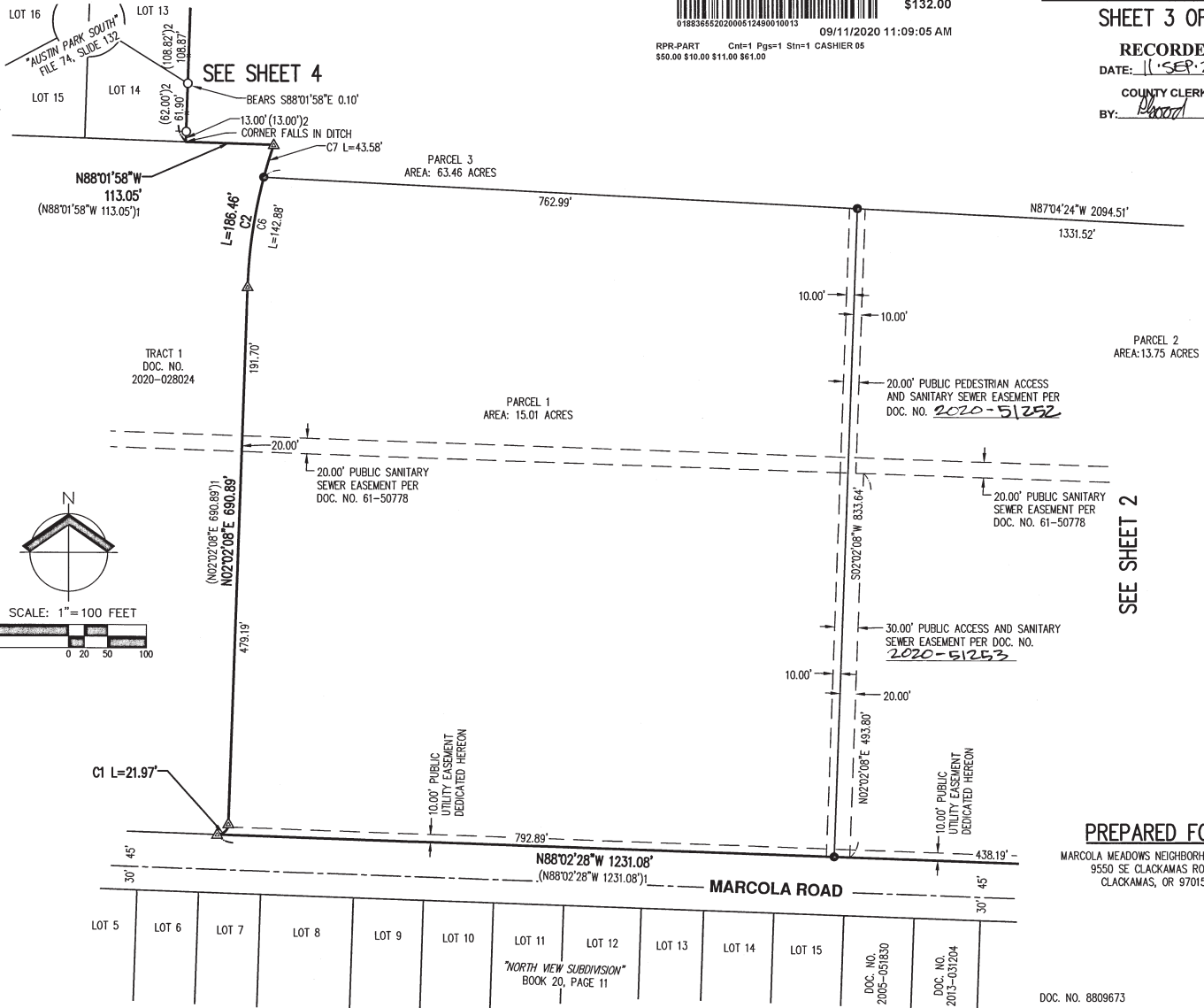
LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020 C

SHEET 3 OF 6

RECORDED
DATE: 11-SEP-2020

COUNTY CLERK
BY: [Signature]

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	14.00' (14.00') ¹	89°55'24" (89°55'24") ¹	21.97' (21.97') ¹	N46°59'50"E 19.79' (N46°59'50"E 19.79') ¹
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LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED
"AKS ENGR." ON: 06/03/2020
 - ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED
"AKS ENGR."; PER CS FILE NO. 45090; HELD
UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED
"D.W. BAKER PLS 1978" PER CS FILE NO.
33731 UNLESS OTHERWISE NOTED; HELD
UNLESS NOTED OTHERWISE
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED
"POAGE LS 1301"; PER PLAT OF "AUSTIN
PARK SOUTH," FILE 74, SLIDE 132; HELD
UNLESS NOTED OTHERWISE
 - ▣ DENOTES FOUND MONUMENT AS NOTED;
HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER LANE COUNTY DEED
RECORDS
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER LANE COUNTY
SURVEY RECORDS
- CS COUNTY SURVEY NUMBER PER LANE COUNTY
SURVEY RECORDS
- ROW RIGHT-OF-WAY

REFERENCES

- (1) RECORD INFORMATION PER CS 45090
- (2) RECORD INFORMATION PER PLAT OF "AUSTIN
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NOTE

NO BUILDING, STRUCTURE, TREE,
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08-18-2020
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/20

JOB NAME: MARCOLA MEADOWS
JOB NUMBER: 7736
DRAWN BY: MAD
CHECKED BY: RDR
DRAWING NO.: 7736 PPLAT

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CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE
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SECTION 19 AND THE NORTHWEST 1/4 OF SECTION
30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE
COUNTY, OREGON
JUNE 17, 2020

RECORDED
DATE: 11 SEP 2020
COUNTY CLERK
BY: [Signature]

SHEET 4 OF 6

LANE COUNTY SURVEYORS' OFFICE
CSF NO. 45180
FILE DATE 11 SEP 2020

DOC. NO. 9268749

(N81°42'34"E 2393.65')
FOUND 5/8" IR W/CAP
INSCRIBED;
"POAGE PLS 1301";
PER PP NO. 94-P0491

Lane County Clerk
Lane County Deeds and Records 2020-051249



\$132.00

RPR-PART Cnt=1 Pgs=1 Str=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

PARCEL 3
AREA: 63.46 ACRES

SEE SHEET 5

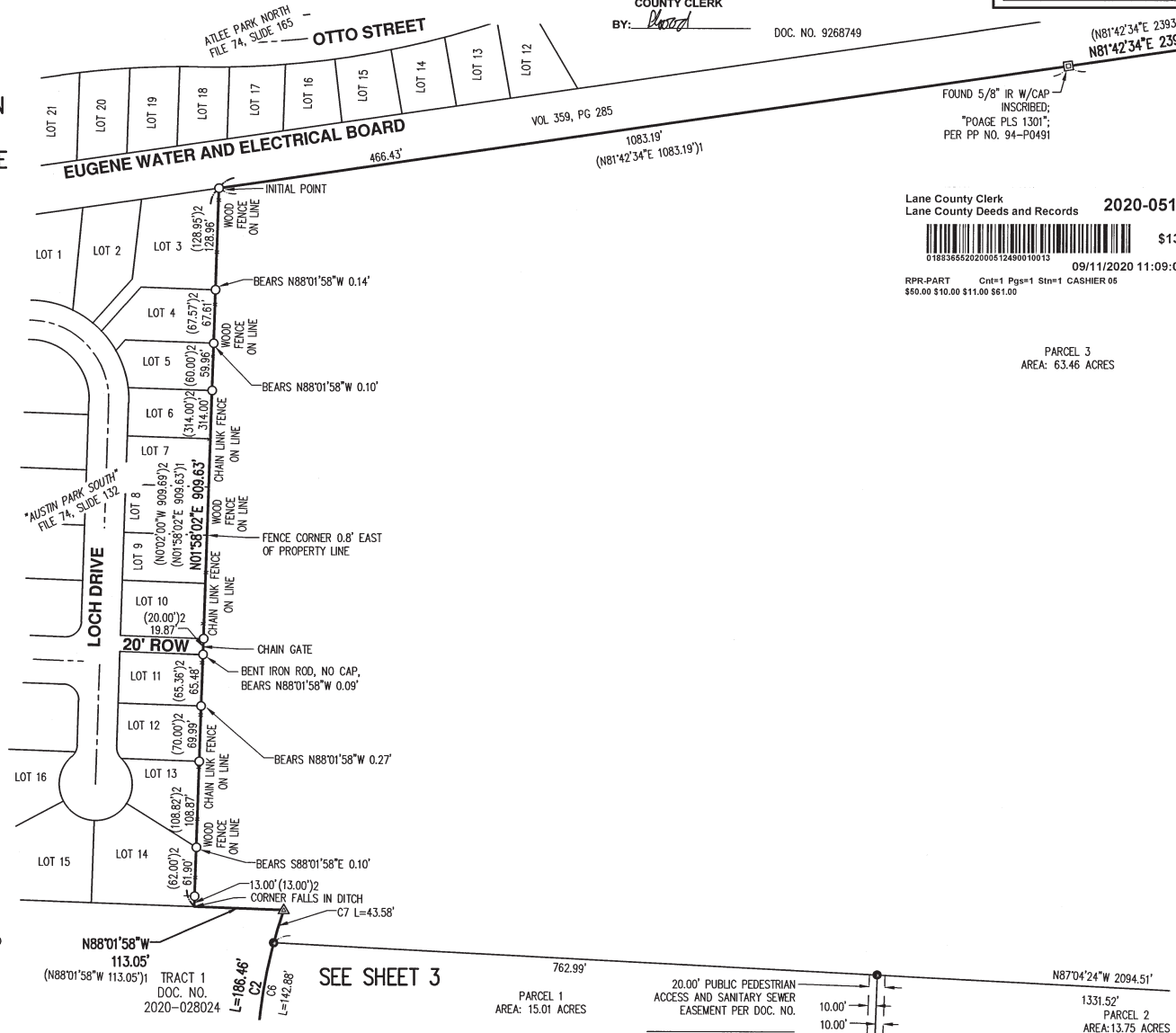
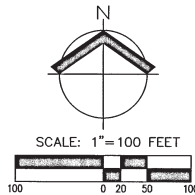
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LEGEND

- SET 5/8" X 30" IRON ROD W/IPC INSCRIBED
"AKS ENGR." ON: 06/03/2020
 - ▲ FOUND 5/8" IRON ROD W/IPC INSCRIBED
"AKS ENGR."; PER CS FILE NO. 45090; HELD
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PP NO. PARTITION PLAT NUMBER PER LANE COUNTY
SURVEY RECORDS
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ROW RIGHT-OF-WAY

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015



REFERENCES

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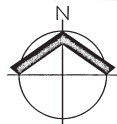
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ASSESSOR'S MAP 17023000 TAX LOT 1800

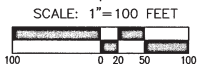


Lane County Clerk
Lane County Deeds and Records 2020-051249



\$132.00

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RPR-PART Cnt=1 Pgs=1 Stn=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00



DOC. NO. 9268749

VOL. 359, PG. 285

EUGENE WATER AND ELECTRICAL BOARD
1310.46'

VOL. 359, PG. 282

15.00' PUBLIC
UTILITY EASEMENT
DEDICATED HEREON

FOUND 5/8" IR W/CAP
INSCRIBED;
"POAGE PLS 1301";
PER PP NO. 94-P0491

LAND PARTITION PLAT NO. 2020-P2972

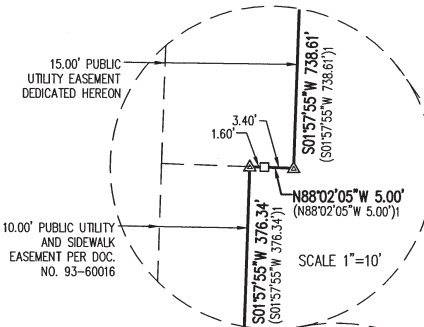
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30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD,
LANE COUNTY, OREGON
JUNE 17, 2020

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AREA: 63.46 ACRES

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C5	505.00' (505.00')I	7°04'12" (7°04'12")I	62.32' (62.32')I	S5°25'54"W 62.28' (S5°25'54"W 62.28')I
C6	635.00'	12°53'32"	142.88'	S8°28'54"W 142.58'
C7	635.00'	3°55'56"	43.58'	S16°53'39"W 43.57'
C8	365.00'	54°45'40"	348.86'	N29°20'45"E 335.73'
C9	365.00'	9°21'34"	59.62'	N61°24'22"E 59.56'
C10	500.00'	9°22'51"	81.86'	S27°45'08"W 81.77'
C11	490.00'	35°10'33"	300.83'	S40°33'16"W 296.13'
C12	490.00'	4°28'20"	38.25'	S60°22'42"W 38.24'

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED
"AKS ENGR." ON: 06/03/2020
- ▲ FOUND 5/8" IRON ROD W/YPC INSCRIBED
"AKS ENGR."; PER CS FILE NO. 45090; HELD
UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/YPC INSCRIBED
"D.W. BAKER PLS 1978" PER CS FILE NO.
33731 UNLESS OTHERWISE NOTED; HELD
UNLESS NOTED OTHERWISE
- FOUND 5/8" IRON ROD W/YPC INSCRIBED
"POAGE PLS 1301"; PER PLAT OF "AUSTIN
PARK SOUTH," FILE 74, SLIDE 132; HELD
UNLESS NOTED OTHERWISE
- DENOTES FOUND MONUMENT AS NOTED;
HELD UNLESS NOTED OTHERWISE
- DOC. NO. DOCUMENT NUMBER PER LANE COUNTY DEED
RECORDS
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER LANE COUNTY
SURVEY RECORDS
- CS COUNTY SURVEY NUMBER PER LANE COUNTY
SURVEY RECORDS
- ROW RIGHT-OF-WAY



PARCEL 3
AREA: 63.46 ACRES

N87°04'24"W 2094.51'
1331.52'
PARCEL 2
AREA: 13.75 ACRES

BEARS S89°04'59"E 0.26'
C9 L=59.62'

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

SEE SHEET 2

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11-SEP-2020

SHEET 5 OF 6

RECORDED

DATE: 11-SEP-2020

COUNTY CLERK

BY: [Signature]

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

NOTE

NO BUILDING, STRUCTURE, TREE,
SHRUBBERY, OR OTHER OBSTRUCTION
SHALL BE PLACED ON OR IN A
PUBLIC UTILITY EASEMENT.

REFERENCES

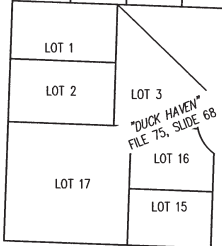
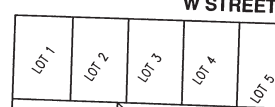
- (1) RECORD INFORMATION PER CS 45090
- (2) RECORD INFORMATION PER PLAT OF "AUSTIN
PARK SOUTH" FILE 74, SLIDE 132

DOC. NO. 2015-037039

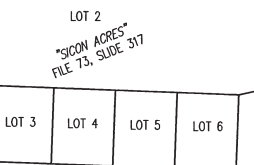
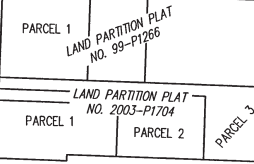
VOL. 359, PG. 279

DOC. NO.
2019-025286

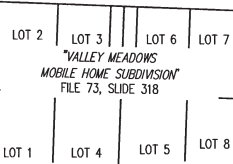
"REPLAT OF
HAYDEN/CIT
FILE 73, SLIDE 522



V STREET



U STREET



JOB NAME: MARCOLA MEADOWS

JOB NUMBER: 7736

DRAWN BY: MAD

CHECKED BY: RDR

DRAWING NO.: 7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM



ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

08-18-2020

REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
60124LS

RENEWS: 12/31/20

LAND PARTITION PLAT NO. 2020-P2972

IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25
TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19 AND
THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
JUNE 17, 2020

Lane County Clerk
Lane County Deeds and Records 2020-051249



01883659202000512490010013 \$132.00
09/11/2020 11:09:05 AM
RPR:PART Cnt=1 Pgs=1 Stn=1 CASHIER 05
\$50.00 \$10.00 \$11.00 \$61.00

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45180
FILE DATE 11 SEP 2020

SHEET 6 OF 6

RECORDED
DATE: 11 SEP 2020

COUNTY CLERK
BY: [Signature]

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT MARCOLA MEADOWS NEIGHBORHOOD LLC, AN OREGON LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND SHOWN HEREON AND AS DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED WITH EASEMENT IN ACCORDANCE WITH THE PROVISIONS OF THE OREGON REVISED STATUTES CHAPTER 92, ALL PARCELS BEING OF THE DIMENSIONS SHOWN AND EASEMENTS OF THE WIDTHS THEREON SET FORTH, AND DOES HEREBY DEDICATE THE 15 FOOT WIDE PUBLIC UTILITY EASEMENT AND 10 FOOT WIDE PUBLIC UTILITY EASEMENT AS SHOWN HEREON AND DOES ACKNOWLEDGE ALL EXISTING EASEMENTS AS SHOWN HEREON.

[Signature]
KIRIL IVANOV, AS MANAGER
MARCOLA MEADOWS NEIGHBORHOOD LLC

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Clackamas } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 24 DAY OF August 2020 BY Kiril Ivanov AS Manager OF MARCOLA MEADOWS NEIGHBORHOOD LLC, AN OREGON LIMITED LIABILITY CORPORATION.

[Signature]
NOTARY SIGNATURE

[Signature]
NOTARY PUBLIC - OREGON

COMMISSION NO. 978142

MY COMMISSION EXPIRES September 6, 2022

APPROVALS AND ACCEPTANCES:

[Signature] Sept. 1, 2020
CITY OF SPRINGFIELD SURVEYOR DATE

[Signature] Sept. 1, 2020
CITY OF SPRINGFIELD PLANNING DIRECTOR DATE

[Signature] Sept. 11, 2020
LANE COUNTY ASSESSOR DATE

CONSENT AFFIDAVITS

A PARTITION PLAT CONSENT AFFIDAVIT BY BUILDERS CAPITAL OPPORTUNITY FUND, LLC, A TRUST DEED BENEFICIARY PER DOCUMENT NUMBER 2020-009040, HAS BEEN RECORDED IN DOCUMENT NUMBER 20 20-51250, LANE COUNTY DEEDS AND RECORDS.

A PARTITION PLAT CONSENT AFFIDAVIT BY D.R. HORTON, INC.-PORTLAND, A TRUST DEED BENEFICIARY PER DOCUMENT NUMBER 2020-031184, HAS BEEN RECORDED IN DOCUMENT NUMBER 20 20-51251, LANE COUNTY DEEDS AND RECORDS.

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PARTITION AND MONUMENT THE LANDS DESCRIBED AS ADJUSTED TRACT 2 DOCUMENT NUMBER 2020-028024, LANE COUNTY DEED RECORDS INTO 3 PARCELS. THE BOUNDARY DETERMINATION IS PER COUNTY SURVEY NUMBER 45090, LANE COUNTY SURVEY RECORDS.

PLAT NOTES

1. THIS PLAT IS SUBJECT TO THE CONDITIONS IMPOSED BY THE CITY OF SPRINGFIELD CASE FILE NO. 811-20-000081-TYP2.
2. THIS PLAT IS SUBJECT TO A 20.00 FOOT WIDE PUBLIC SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 61-50778 LANE COUNTY DEEDS AND RECORDS AND AMENDMENTS PER DOCUMENT NUMBERS 89-49056 AND 91-21700, LANE COUNTY DEEDS AND RECORDS.
3. THIS PLAT IS SUBJECT TO A 10.00 FOOT WIDE PUBLIC UTILITY AND PUBLIC SIDEWALK EASEMENT PER DOCUMENT NUMBER 93-60016, LANE COUNTY DEEDS AND RECORDS.
4. THIS PLAT IS SUBJECT TO A PERPETUAL RIGHT AND PRIVILEGE TO IMPROVE, CONSTRUCT, AND MAINTAIN A DITCH FOR THE PURPOSE OF CONVEYING WATER FOR THE BENEFIT OF BENHAM IRRIGATION COMPANY PER BOOK 119, PAGE 560, RECORDED MAY 1, 1919, AND BOOK 121, PAGE 66, RECORDED JULY 17, 1919, LANE COUNTY DEEDS AND RECORDS. LOCATION NOT PLOTTABLE.
5. THIS PLAT IS ZONED MEDIUM DENSITY RESIDENTIAL (MDR) AND MIXED USE COMMERCIAL (MUC).
6. THIS PLAT MAY BE SUBJECT TO A PERPETUAL RIGHT AND EASEMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRICITY PER BOOK 188, PAGE 452, RECORDED JULY 12, 1937, LANE COUNTY DEEDS AND RECORDS.
7. THIS PLAT IS SUBJECT TO ANY APPLICABLE DEED RESTRICTIONS PER DOCUMENT NUMBER 2007-071865, LANE COUNTY DEEDS AND RECORDS.
8. THIS PLAT IS SUBJECT TO ANY APPLICABLE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS PER DOCUMENT NUMBER 2008-039321, LANE COUNTY DEEDS AND RECORDS.
9. THIS PLAT IS SUBJECT TO THE VILLAGES AT MARCOLA MEADOWS, FINAL MASTER PLAN, INCLUDING THE TERMS AND PROVISIONS THEREOF, PER DOCUMENT NUMBER 2018-043041, LANE COUNTY DEEDS AND RECORDS.
10. THIS PLAT IS SUBJECT TO THE VILLAGES AT MARCOLA MEADOWS, FINAL MASTER PLAN MODIFICATION, INCLUDING THE TERMS AND PROVISIONS THEREOF, PER DOCUMENT NUMBER 2018-038501, LANE COUNTY DEEDS AND RECORDS.
11. THIS PLAT IS SUBJECT TO ANY APPLICABLE DEED RESTRICTIONS PER DOCUMENT NUMBER 2018-038502, LANE COUNTY DEEDS AND RECORDS.
12. THIS PLAT IS SUBJECT TO ANY APPLICABLE DEED RESTRICTIONS PER DOCUMENT NUMBER 2018-038503, LANE COUNTY DEEDS AND RECORDS.
13. THIS PLAT IS SUBJECT TO THE APPLICABLE TERMS AND PROVISIONS OF THE DECLARATION OF PROPERTY LINE ADJUSTMENT PER DOCUMENT NUMBER 2020-028024, LANE COUNTY DEEDS AND RECORDS.
14. THIS PLAT IS SUBJECT TO THE DEED RESTRICTION PER DOCUMENT NUMBER 2020-028059, LANE COUNTY DEEDS AND RECORDS.
15. THIS PLAT IS SUBJECT TO THE DEED RESTRICTION PER DOCUMENT NUMBER 2020-028060, LANE COUNTY DEEDS AND RECORDS.

SURVEYOR'S CERTIFICATE

I, ROBERT D. RETTIG, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS, THE LANDS REPRESENTED ON THE ACCOMPANYING MAP, SITUATED IN THE SOUTHEAST 1/4 OF SECTION 24, THE NORTHEAST 1/4 OF SECTION 25 TOWNSHIP 17 SOUTH, RANGE 3 WEST, THE SOUTHWEST 1/4 OF SECTION 19, AND THE NORTHWEST 1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST, WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT BEING A FOUND 5/8" IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" BEING THE NORTHEAST CORNER OF LOT 3 OF THE PLAT "AUSTIN PARK SOUTH", FILE 74, SLIDE 132, LANE COUNTY PLAT RECORDS, ALSO BEING ON THE SOUTHERLY LINE OF A TRACT OF LAND DESCRIBED IN VOLUME 359, PAGE 285, LANE COUNTY DEED RECORDS; THENCE ALONG THE SOUTHERLY LINE OF SAID TRACT, NORTH 81°42'34" EAST 2393.65 FEET TO THE NORTHEAST CORNER OF PARCEL 2 OF INSTRUMENT NUMBER 2019-057709, LANE COUNTY OFFICIAL RECORDS, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 31ST STREET (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°57'55" WEST 738.61 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 88°02'05" WEST 5.00 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE (35.00 FEET FROM CENTERLINE), SOUTH 01°57'55" WEST 376.34 FEET; THENCE CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE ON A CURVE TO THE RIGHT WITH A RADIUS OF 365.00 FEET, A DELTA OF 64°07'14", A LENGTH OF 408.48 FEET, AND A CHORD OF SOUTH 34°01'32" WEST 387.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 28TH STREET (35.00 FEET FROM CENTERLINE); THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 66°05'09" WEST 579.36 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE ON A CURVE TO THE LEFT WITH A RADIUS OF 490.00 FEET, A DELTA OF 43°07'09", A LENGTH OF 368.76 FEET, AND A CHORD OF SOUTH 44°31'34" WEST 360.12 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE (VARIABLE WIDTH FROM CENTERLINE), SOUTH 22°58'00" WEST 122.17 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE (50.00 FEET FROM CENTERLINE) ON A NON-TANGENT CURVE (RADIAL BEARING OF SOUTH 81°01'59" EAST) TO THE LEFT WITH A RADIUS OF 505.00 FEET, A DELTA OF 07°04'12", A LENGTH OF 62.32 FEET, AND A CHORD OF SOUTH 05°25'54" WEST 62.28 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 01°53'48" WEST 55.99 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, SOUTH 46°53'48" WEST 43.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF MARCOLA ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°02'28" WEST 1231.08 FEET TO THE SOUTHWEST CORNER OF ADJUSTED TRACT 2 PER THE DECLARATION OF PROPERTY LINE ADJUSTMENT RECORDED IN DOCUMENT NUMBER 2020-028024, LANE COUNTY DEEDS AND RECORDS; THENCE LEAVING SAID NORTH RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE (RADIAL BEARING OF NORTH 01°57'32" EAST) TO THE LEFT WITH A RADIUS OF 14.00 FEET, A DELTA OF 89°55'24", A LENGTH OF 21.97 FEET, AND A CHORD OF NORTH 46°59'50" EAST 19.79 FEET; THENCE NORTH 02°02'08" EAST 690.89 FEET; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 635.00 FEET, A DELTA OF 16°49'28", A LENGTH OF 186.46 FEET, AND A CHORD OF NORTH 10°26'52" EAST 185.79 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE AFOREMENTIONED PLAT "AUSTIN PARK SOUTH", FILE 74, SLIDE 132, LANE COUNTY PLAT RECORDS; THENCE ALONG SAID EASTERLY EXTENSION, NORTH 88°01'58" WEST 113.05 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID PLAT, NORTH 01°58'02" EAST 909.63 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 92.22 ACRES, MORE OR LESS.

PREPARED FOR

MARCOLA MEADOWS NEIGHBORHOOD, LLC
9550 SE CLACKAMAS ROAD
CLACKAMAS, OR 97015

08-18-2620
REGISTERED
PROFESSIONAL
LAND SURVEYOR

[Signature]
OREGON
JANUARY 11, 2005
ROBERT D. RETTIG
80124LS
RENEWS: 12/31/20

JOB NAME:	MARCOLA MEADOWS
JOB NUMBER:	7736
DRAWN BY:	MAD
CHECKED BY:	RDR
DRAWING NO.:	7736 PPLAT

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

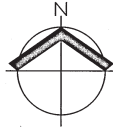
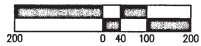


ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

CITY OF SPRINGFIELD PLANNING NO. 811-20-000081-TYP2
ASSESSOR'S MAP 17023000 TAX LOT 1800

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	(365.00'	67°07'14"	408.48'	S34°01'32"W 387.49')MS,1,2
C2	(490.00'	43°07'09"	368.76'	S44°31'34"W 360.12')MS,1,2
C3	(505.00'	7°04'12"	62.32'	S05°25'54"W 62.28')MS,1,2
C4	(635.00'	3°55'56"	43.58'	N16°53'39"E 43.57')MS,2
C5	(365.00'	54°45'40"	348.86'	S29°20'45"W 335.73')MS,2
C6	(365.00'	9°21'34"	59.62'	S61°24'22"W 59.56')MS,2

SCALE: 1"=200 FEET



RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

SHEET 1 OF 2

RECORDED

DATE: _____
CITY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE		
CSF NO.	45334	
FILE DATE	8 MAR 21	C

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN PARCEL 2 AND THE REMAINDER OF PARCEL 3, LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS, PER CITY OF SPRINGFIELD CASE FILE NUMBER 811-20-000200-TYP1. THE BASIS OF BEARINGS FOR THIS SURVEY (N81°42'34"E) IS ALONG THE NORTHERLY LINE OF PARCEL 3 PER SAID LAND PARTITION PLAT NO. 2020-P2972. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT. PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2020-P2972 HAS BEEN MODIFIED WITH THE RECORDING OF "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211, LANE COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID "MARCOLA MEADOWS PHASE 1A" WHEN PLACING THIS PLAT BOUNDARY.

NOTES

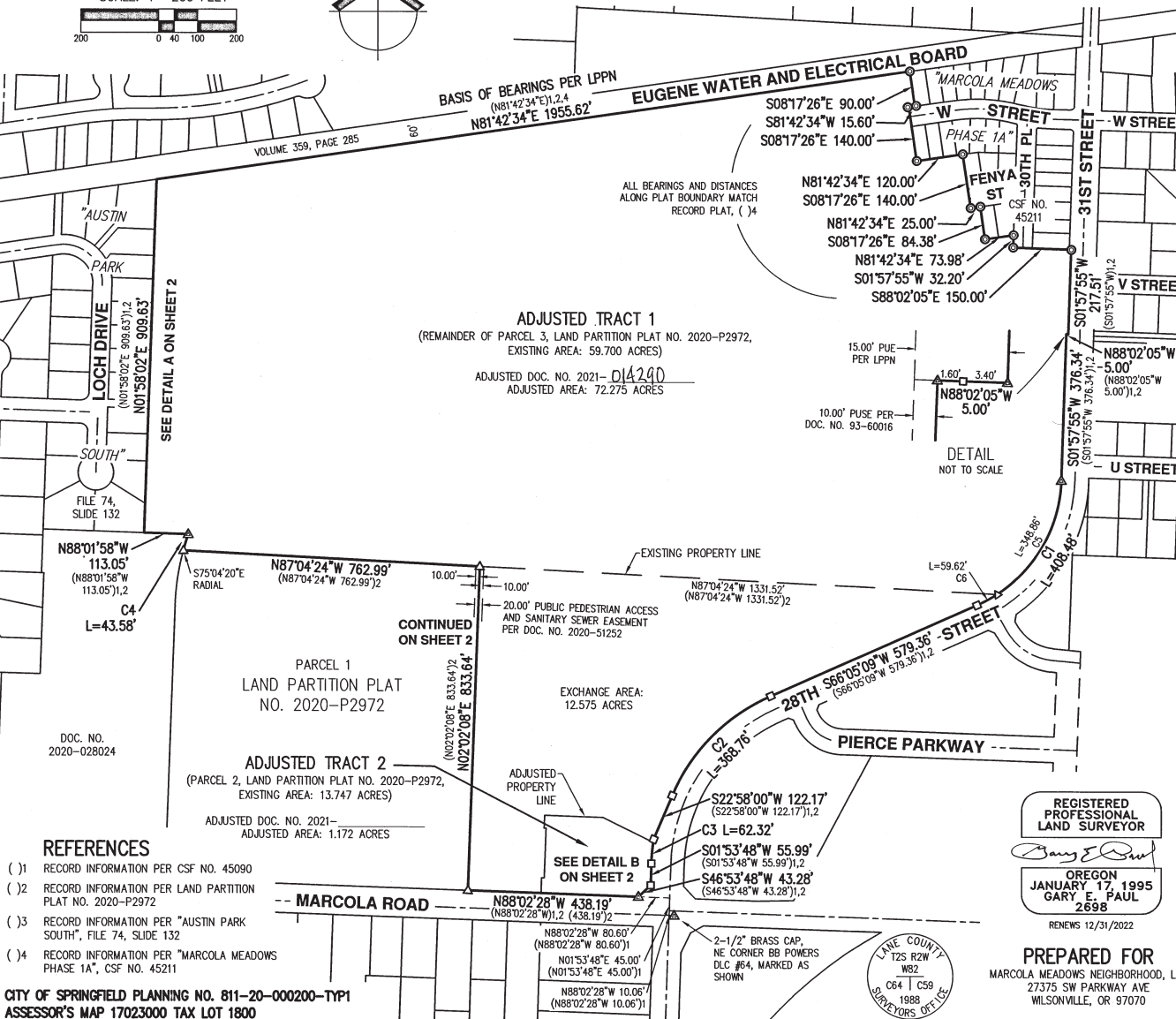
1. THERE ARE NO STRUCTURES LOCATED WITHIN THE SITE BOUNDARIES.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" PER "AUSTIN PARK SOUTH" PLAT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "D.W. BAKER PLS 1978" PER CSF NO. 33731
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER CSF NO. 45090 UNLESS OTHERWISE NOTED
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER LAND PARTITION PLAT NO. 2020-P2972
- ◎ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER "MARCOLA MEADOWS PHASE 1A" PLAT
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." SET

MS MEASURED
PUE PUBLIC UTILITY EASEMENT
PUSE PUBLIC UTILITY AND SIDEWALK EASEMENT
CSF NO. LANE COUNTY SURVEY FILE NUMBER
LPPN LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS
DOC. NO. DOCUMENT NUMBER, LANE COUNTY DEED RECORDS

JOB NAME:	MARCOLA PLA#2	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.963.6151 WWW.AKS-ENG.COM
JOB NUMBER:	7736	
DRAWN BY:	GEP	
CHECKED BY:	LTP/CG/MH	
DRAWING NO.:	7736PLA#2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



SHEET 2 OF 2

LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

RECORDED

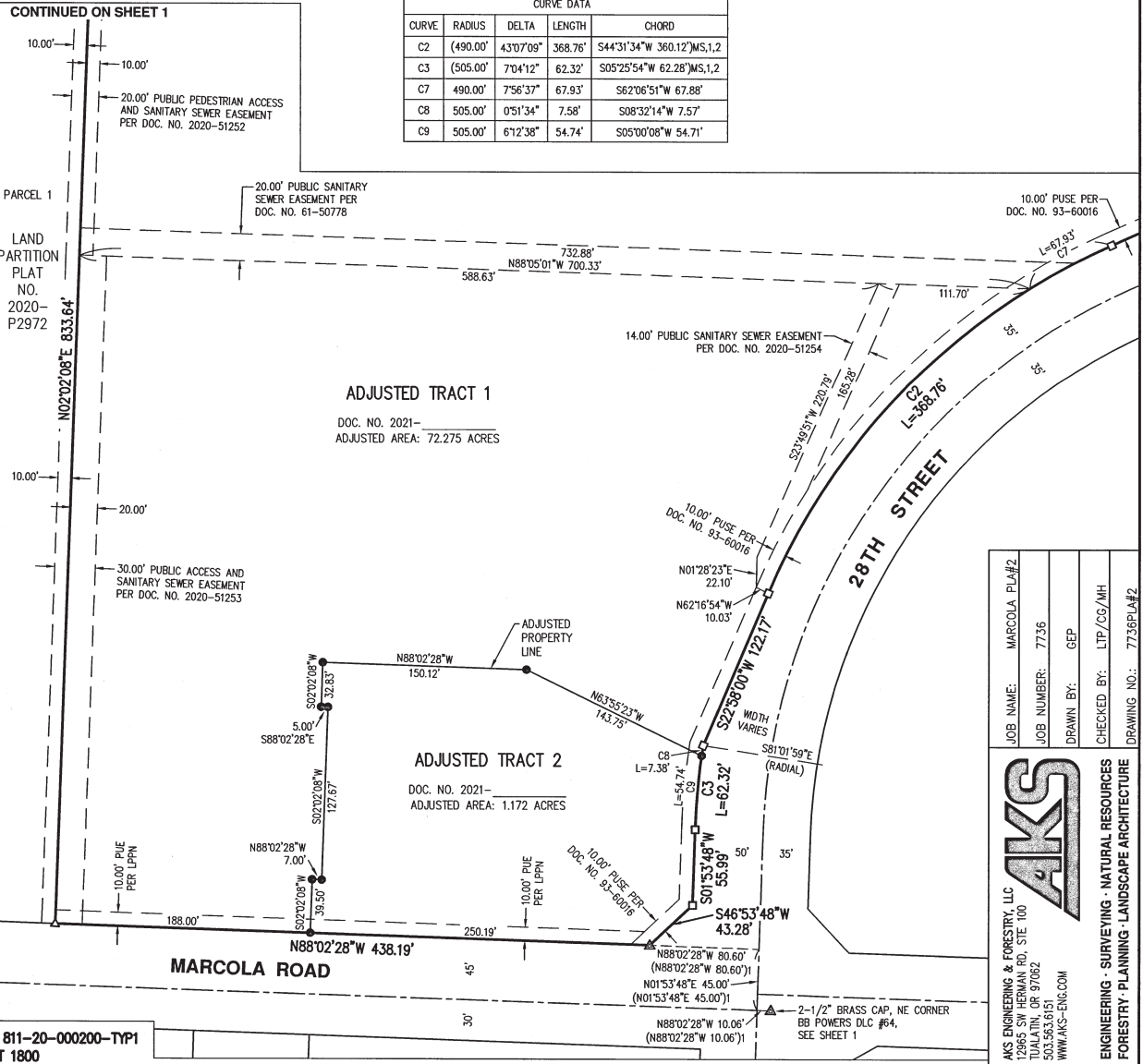
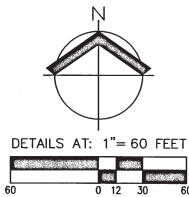
DATE: COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45334
FILE DATE 8 MAR 21 C

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	(490.00')	43°07'09"	368.76'	S44°31'34"W 360.12' MS, 1,2
C3	(505.00')	7°04'12"	62.32'	S05°25'54"W 62.28' MS, 1,2
C7	490.00'	7°56'37"	67.93'	S62°06'51"W 67.88'
C8	505.00'	0°51'34"	7.58'	S08°32'14"W 7.57'
C9	505.00'	6°12'38"	54.74'	S05°00'08"W 54.71'

CONTINUED ON SHEET 1



ADJUSTED TRACT 1

DOC. NO. 2021-
ADJUSTED AREA: 72.275 ACRES

ADJUSTED TRACT 2

DOC. NO. 2021-
ADJUSTED AREA: 1.172 ACRES

SEE SHEET 1
FOR LEGEND

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698
RENEWS 12/31/2022

PREPARED FOR
MARCOLA MEADOWS
NEIGHBORHOOD, LLC
27375 SW PARKWAY AVE
WILSONVILLE, OR 97070

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800

JOB NAME: MARCOLA PL#2
JOB NUMBER: 7736
DRAWN BY: CEP
CHECKED BY: LTP/CG/MH
DRAWING NO.: 7736PL#2



AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6161
WWW.AKS-ENG.COM

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

Send Taxes to:

After Recording return to:
Marcola Meadows Neighborhood, LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Lane County Clerk
Lane County Deeds and Records

2021-014290



\$112.00

01926876202100142900060066

03/02/2021 11:25:31 AM

RPR-DEED Cnt=1 Pgs=6 Stn=1 CASHIER 05
\$30.00 \$11.00 \$61.00 \$10.00

DECLARATION OF PROPERTY LINE ADJUSTMENT

Marcola Meadows Neighborhood, LLC (OWNERS), an Oregon Limited Liability Company, is the owner of the two contiguous tracts of real property located in Township 17 South, Range 2 West and Township 17 South, Range 3 West of the Willamette Meridian and referred to herein as Tract 1 and Tract 2. OWNERS are setting forth this declaration to set an adjusted boundary line between said Tract 1 and Tract 2 to comply with Lane County Land Use regulations and the provisions of ORS 92.190(4). The Property Line Adjustment was approved per City of Springfield Case No 811-20-000200-TYP1.

The Tract 1 property being Parcel 3 and a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 1 property prior to this adjustment is that certain tract of land described as Parcel 3 of said Land Partition Plat No. 2020-P2972 in the City of Springfield, Lane County, Oregon.

The Tract 2 property being a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 2 property prior to this adjustment is that certain tract of land described as Parcel 2 of said Land Partition Plat 2020-P2972 in City of Springfield, Lane County Oregon.

By and through this instrument OWNERS do hereby set forth and declare their intent to establish an adjusted property line between the foregoing properties as described above. The legal description, which depicts the adjusted property area, is described on attached Exhibit "C".

Following this property line adjustment, the description of the Tract 1 property is described on attached Exhibit "A".

Following this property line adjustment, the description of the Tract 2 property is described on attached Exhibit "B".

That portion of each attached legal description depicting the adjusted property line in underlined.

The true and actual consideration for this conveyance is for good and valuable consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES.


DECLARATION OF PROPERTY LINE ADJUSTMENT

DECLARANTS: Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

After recording return to: Marcola Meadows Neighborhood LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Until a change is requested, mail all tax statements to: SAME AS ABOVE

Dated this 1st day of March, 2021.


Kiril Ivanov, as Manager
Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

STATE OF OREGON)
 Clackamas) ss.
County of Lane)

On March 1st, 2021, before me, personally appeared Kiril Ivanov, acting in his capacity as Member, Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company, known to me (or proved to me on the basis of satisfactory evidence) to be the same person whom executed the Declaration heron shown, and acknowledged the same to be his voluntary act and deed.



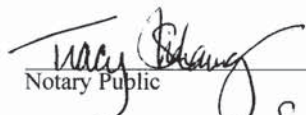

Notary Public
My Commission Expires: September 06, 2022



EXHIBIT A

Adjusted Tract 1

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the southeast one-quarter of Section 24 and the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the southwest one-quarter of Section 19 and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North 02°02'08" East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence North 87°04'24" West along the south line of said Parcel 1, a distance of 762.99 feet to the east line Tract 1 as described in Document No. 2020-028024, Lane County Deed Records, and a point of non-tangent curvature; thence northeasterly along said east line on the arc of a 635.00 foot radius curve right (the radius point of which bears South 75°04'20" East) through a central angle of 3°55'56", 43.58 feet (chord bears North 16°53'39" East, 43.57 feet) to the northeast corner thereof; thence North 88°01'58" West along the north line of said Parcel 1, a distance of 113.05 feet to the southeast corner of Lot 14, "Austin Park South", File 74, Slide 132, Lane County Plat Records; thence North 01°58'02" East along the east line of said "Austin Park South", 909.63 feet to the southerly line of Eugene Water and Electrical Board (60.00 feet wide) as described in Volume 359, Page 285, Lane County Deed Records; thence North 81°42'34" East along said southerly line, 1955.62 feet to the northwest corner of "Marcola Meadows Phase 1A", CSF# 45211, Lane County Plat Records; thence tracing the boundary of said "Marcola Meadows Phase 1A" along the following courses: South 08°17'26" East, 90.00 feet; thence South 81°42'34" West, 15.60 feet; thence South 08°17'26" East, 140.00 feet; thence North 81°42'34" East, 120.00 feet; thence South 08°17'26" East, 140.00 feet; thence North 81°42'34" East, 25.00 feet; thence South 08°17'26" East, 84.38 feet; thence North 81°42'34" East, 73.98 feet; thence South 01°57'55" West, 32.20 feet; thence South 88°02'05" East, 150.00 feet to the west right-of-way line of 31st Street (30.00 feet from centerline); thence tracing said west right-of-way line along the following courses: South 01°57'55" West, 217.51 feet; thence North 88°02'05" West, 5.00 feet; thence South 01°57'55" West, 376.34 feet to the point of curve right of a 365.00 foot radius curve; thence along the arc of said curve right through a central angle of 64°07'14", 408.48 feet (chord bears South 34°01'32" West, 387.49 feet) to the westerly right-of-way line of 28th Street (35.00 feet from centerline); thence tracing said westerly right-of-way line along the following courses: South 66°05'09" West,



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579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of $43^{\circ}07'09''$, 368.76 feet (chord bears South $44^{\circ}31'34''$ West, 360.12 feet); thence South $22^{\circ}58'00''$ West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South $81^{\circ}01'59''$ East) through a central angle of $0^{\circ}51'34''$, 7.58 feet (chord bears South $08^{\circ}32'14''$ West, 7.57 feet); thence leaving said westerly right-of-way line North $63^{\circ}55'23''$ West, 143.75 feet; thence North $88^{\circ}02'28''$ West, 150.12 feet; thence South $02^{\circ}02'08''$ West, 32.83 feet; thence South $88^{\circ}02'28''$ East, 5.00 feet; thence South $02^{\circ}02'08''$ West, 127.67 feet; thence North $88^{\circ}02'28''$ West, 7.00 feet; thence South $02^{\circ}02'08''$ West, 39.50 feet to the north right-of-way line of Marcola Road; thence North $88^{\circ}02'28''$ West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 72.275 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020





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EXHIBIT B

Adjusted Tract 2

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension, 80.60 feet to the most southerly southeasterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence tracing the westerly right-of-way line of 28th Street along the following courses: North 46°53'48" East, 43.28 feet; thence North 01°53'48" East, 55.99 feet to the point of curve right of a 505.00 foot radius curve; thence along the arc of said curve right through a central angle of 6°12'38", 54.74 (chord bears North 05°00'08" East, 54.71 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.66 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence South 88°02'28" East along said north right-of-way line, 250.19 feet to the Point of Beginning.

Contains 1.172 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020





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EXHIBIT C

Exchange Tract

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North 02°02'08" East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence South 87°04'24" East along the south line of said Parcel 1, a distance of 1331.52 feet to the westerly right-of-way line of 28th Street (35.00 feet from centerline) and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly along the arc of a 365.00 foot radius curve right (the radius point of which bears North 33°16'25" West) through a central angle of 9°21'34", 59.62 feet (chord bears South 61°24'22" West, 59.56 feet); thence South 66°05'09" West, 579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of 43°07'09", 368.76 feet (chord bears South 44°31'34" West, 360.12 feet); thence South 22°58'00" West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°01'59" East) through a central angle of 0°51'34", 7.58 feet (chord bears South 08°32'14" West, 7.57 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.67 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence North 88°02'28" West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 12.575 acres, more or less.

The Basis of Bearings for this description is
Land Partition Plat No. 2020-P2972, Lane
County Plat Records.

12/08/2020



Exhibit D: Lane County Assessor's Maps

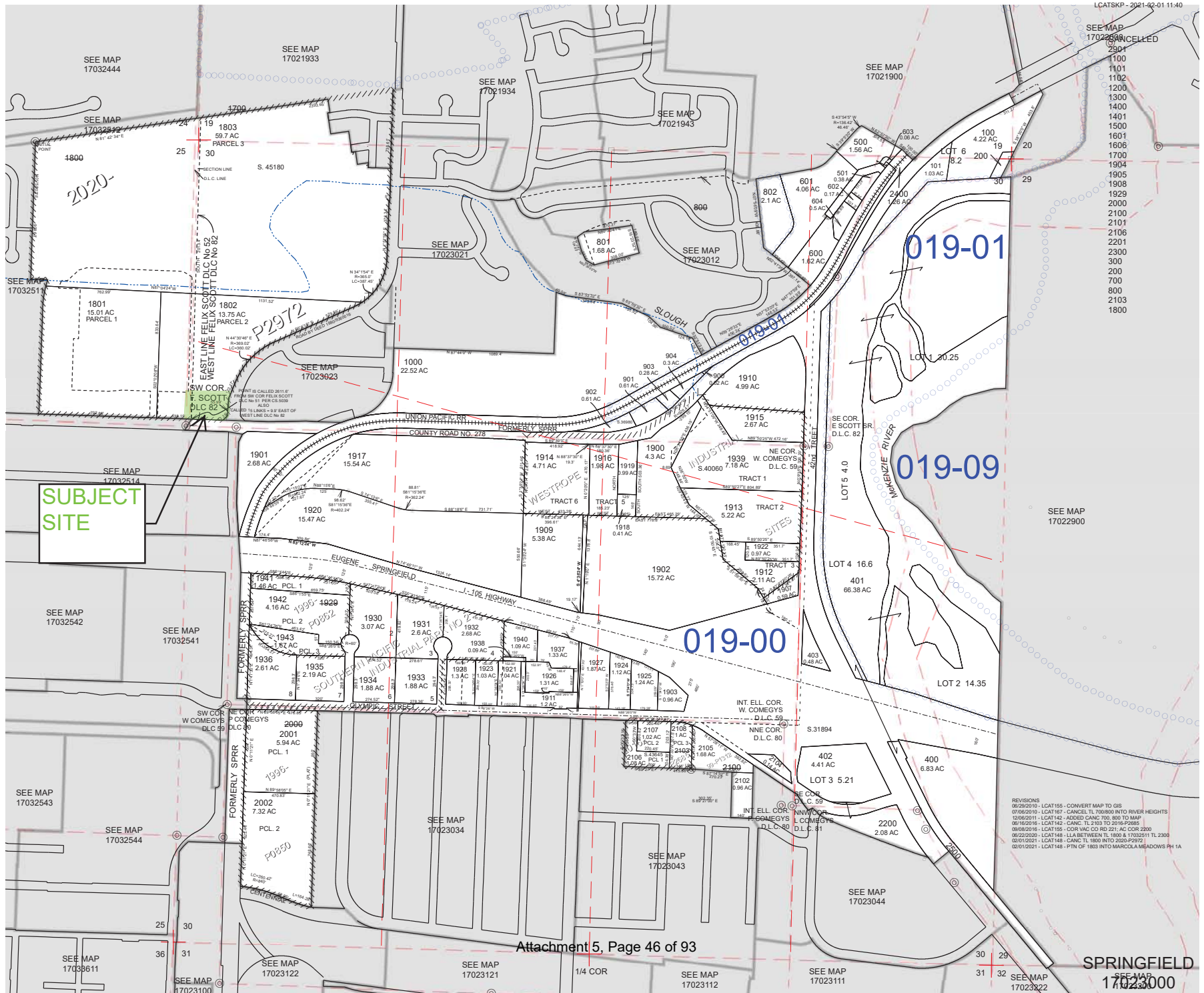


Exhibit E: Transportation Memorandum

Memorandum

To: Michael Liebler, City of Springfield Planning Staff
From: Nick Mesler, EIT
Todd Mobley, PE
Date: March 16, 2021
Subject: Marcola Meadows Professional Office Zone Change Memorandum



RENEWALS: 12/31/2022

Introduction

This memorandum discusses the traffic and transportation considerations around the proposed zone change for the Marcola Meadows Master Plan site in Springfield, Oregon. The subject site is proposed for a zone change from Medium Density Residential (MDR) to Community Commercial (CC). This involves a 1.17-acre site in the far southeastern corner of the Marcola Meadows Master Plan area. Analysis for this memorandum will assess the change in reasonable worst-case scenario trips due to the proposed zone change and potential impacts generated by the zone change, if any. Zone changes in Oregon are subject to the state's Transportation Planning Rule (TPR), and accordingly this memorandum address the proposal's compliance with the TPR.

Project Description & Site Trips

The project site is identified as Tax Lot 2300 of Lane County assessor's map 17-03-25-11 and Tax Lot 1801/1802/1803 of 17-02-30-00, consisting of approximately 100 acres. In relation to the transportation network, the site is north of Marcola Road, west of 31st Street, south of the Eugene Water & Electric Board (EWEB) Multi-Use Path, and east of built residential and commercial uses.

A 2008 master plan for a portion of the site included a zone change. The TPR analysis for the 2008 proposal had shown a worst-case development scenario of 2,604 PM peak hour trips at full buildout of the Master Plan, and 27,935 average daily trips (ADT). An excerpt of the Ordinance #6195 that detailed the 2008 zoning proposal is attached to this memo for reference.

The recent 2020 master plan amendment for the site included a zone change and determined a worst-case development scenario of 1,568 PM peak hour trips at full buildout, and 19,680 average daily trips (ADT). The 2020 master plan amendment zone change was a downzone from the 2008 master plan, yielding a reduction in potential site traffic generated by the zoning. The August 21, 2020 Marcola Meadows Zone Change Memorandum is attached to this memo for reference.

The proposed change in zoning for the property could accommodate the reasonable worst-case development scenario described below:

- a. 89.37 gross acres of Medium Density Residential (MDR)
 - i. Potential 1,906 Dwelling Units of Multi-Family Residential
- b. 10.08 gross acres of Community Commercial (CC)
 - i. Potential 109,770 Square Feet of Shopping Center
- c. 0.92 gross acres of Community Commercial (CC)
 - i. Potential 16-Fueling Position Gas Station with Market

Currently, the 1.17-acre portion of the project site to be rezoned is designated Medium Density Residential (MDR). This is proposed to be amended to Community Commercial (CC). It should be noted that the uses described above within the MDR and CC zoning districts were reviewed previously as part of the 2020 Master Plan Amendment application. The City concurred with the application that the described uses represent reasonable worst-case land uses.

Figure 1 below displays a vicinity map of the project site. Site plans showing the current and proposed zoning are attached to this memorandum.



Figure 1: Site Vicinity Map



Trip Generation

A comparison of reasonable worst-case development under both the current and proposed zoning designations was conducted and is presented. Only a small portion (1.17-acre) of the master plan that is currently zoned MDR will be converted to CC. It was found that the change in zoning would result in only a small increase in trips relative to the 2020 zoning scenario, but still a significant decrease compared to the 2008 zoning, which allows a wide range of trip-intensive commercial land uses, Table 1 compares the reasonable worst-case scenario trip generation from the legacy 2008 master plan modification, the existing 2020 master plan modification, and the currently-proposed zoning. The trip generation calculations for 2008 approved master plan were adjusted for pass-by trips and internal trip capture. The 2008 approved master plan is provided as a reference point, whereas the 2020 approved master plan represents the currently adopted master plan.

Pass-by trips are trips already present on the transportation system that leave the adjacent roadway (such as Marcola Road and 31st Street) to patronize the land use prior to continuing in their original direction of travel. Pass-by trips do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections.

Internal trip capture is the portion of trips generated by a mixed-use development that both begin and end within the development. The importance of internal trip capture is that those trips satisfy a portion of the total development's trip generation and they do so without using the external road system. A mixed-use internalization credit of approximately 22% was applied to the commercial and residential trips, using the National Cooperative Highway Research Program (NCHRP) 684 Internalization methodology. The average land use interchange distances (walking distance in feet) were estimated based on the approximate distance between major land use area centroids. This was estimated at 1,000 feet between residential and commercial land uses, and at 500 feet between office and retail uses.

No pass-by trip credit or internal trip capture was included for the current 2020 zoning plan and for the proposed 2021 zoning configuration in order to maintain a conservative analysis. The PM peak hour trips and total daily trips under the proposed 2021 zoning configuration are anticipated to be *less* than the previously approved 2008 master plan, and marginally higher than the 2020 master plan.

Detailed trip generation worksheets and internalization calculation worksheets can be found in an attachment to this memorandum.



Table 1: Zone Change Reasonable Worst-Case Trip Generation Summary

Zoning	Gross Acres	Land Use	ITE Code	Evening Peak Hour			Weekday Total
				In	Out	Total	
2008 Zoning ⁴							
Medium Density Residential (MDR) ¹	-	1,094 Dwelling Units Apartment	220	402	217	619	6,725
Community Commercial (CC)	-	171,000 Square Foot Improvement Store	862	201	218	419	5,096
Mixed-Use Commercial (MUC)	-	350,000 Square Foot Shopping Center ²	820	701	730	1,431	15,331
		50,000 Square Foot General Office	710	23	112	135	782
Internal Trip Capture (~22%)				-292	-292	-584	-5,840 ³
Total Trips, Existing Zoning				1,035	985	2,020 ⁴	22,095 ⁴
2020 Zoning ⁵							
Medium Density Residential (MDR) ¹	90.54	1,931 Dwelling Units Multi-Family	221	475	317	792	10,504
Community Commercial (CC)	8.91	97,030 Square Foot Shopping Center ²	820	276	276	552	5,890
	0.92	16-Fueling Position Gas Station w/ Market	945	114	110	224	3,286
Total Trips, Proposed Zoning				865	703	1,568	19,680
Proposed 2021 Zoning							
Medium Density Residential (MDR) ¹	89.37	1,906 Dwelling Units Multi-Family	221	469	312	781	10,368
Community Commercial (CC)	10.08	109,770 Square Foot Shopping Center ²	820	302	302	604	6,406
	0.92	16-Fueling Position Gas Station w/ Market	945	114	110	224	3,286
Total Trips, Proposed Zoning				885	724	1,609	20,060
Net Increase in Trips (2008)				-150	-261	-411	-2,035
Net Increase in Trips (2020)				20	21	41	380

1 = Assumes maximum density of 28 dwelling units/net acre. Net acreage = Gross Acreage – Passive Area (i.e. Right-of-way & Open Space)

2 = Assumes 25% Floor to Area Ratio (FAR)

3 = Assumes PM peak hour traffic accounts for 10% of total ADT (Average Daily Traffic).

4 = The 2008 zoning designation trip generation values were derived from the previously-approved and adopted Ordinance No. 6195 Exhibit A Table 4: Gross Trips – Amended Zoning Worst Case. This ordinance was approved on June 18th, 2007.

5 = The 2020 zoning designation trip generation values were derived from the currently-approved and adopted Marcola Meadows Zone Change Memorandum Table 1: Zone Change Reasonable Worst-Case Trip Generation Summary. This memorandum was approved February 17th, 2021.



Transportation Planning Rule

The primary purpose of the Transportation Planning Rule (TPR) is to account for the potential transportation impacts associated with any amendments to adopted plans and land use regulations. Since this project involves a proposed change in zoning, the TPR must be addressed. Relevant TPR sections are quoted in *italics* below, with a response immediately following each section.

OAR 660-012-0060 Plan and Land Use Regulation Amendments

1. *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

Response: The proposed zone change and overlay removal will not change the functional classification of any transportation facilities.

- (b) Change standards implementing a functional classification system; or*

Response: The standards that implement the functional classification system are contained in the TSP and will not change as part of this proposal.

- (c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

- (A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

- (B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

- (C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

Response: Regarding Subsection (c) it is noted that the state clarified the threshold at which a project would "significantly affect" traffic vis a vis mobility targets through Oregon Highway Plan Action 1F.5. The relevant section is quoted on the following page:



If an amendment subject to OAR 660-012-0060 increases the volume to capacity ratio further, or degrades the performance of a facility so that it does not meet an adopted mobility target at the planning horizon, it will significantly affect the facility unless it falls within the thresholds listed below for a small increase in traffic.

In applying "avoid further degradation" for state highway facilities already operating above the mobility targets in Table 6 or Table 7 or those otherwise approved by the Oregon Transportation Commission, or facilities projected to be above the mobility targets at the planning horizon, a small increase in traffic does not cause "further degradation" of the facility. The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows:

- *Any proposed amendment that does not increase the average daily trips by more than 400.*

As described above, the projected daily increase in traffic resulting from the proposed site plan is 380 trips more than the worst-case development scenario under the existing Institutional zoning. This is below the 400-trip threshold that is considered a "small increase," and thus cannot "significantly affect" mobility targets based upon Action 1F.5. To ensure that the site cannot be redeveloped in a manner that does "significantly affect" mobility targets, the applicant proposes a trip cap of 400 total daily trips for the parcel as a condition of approval for the zone change. **This represents a net increase of 380 trips more than the worst-case development scenario under the current 2020 Medium Density Residential (MDR) zoning, again less than the 400-trip threshold that is the maximum "small increase" per this Action.**

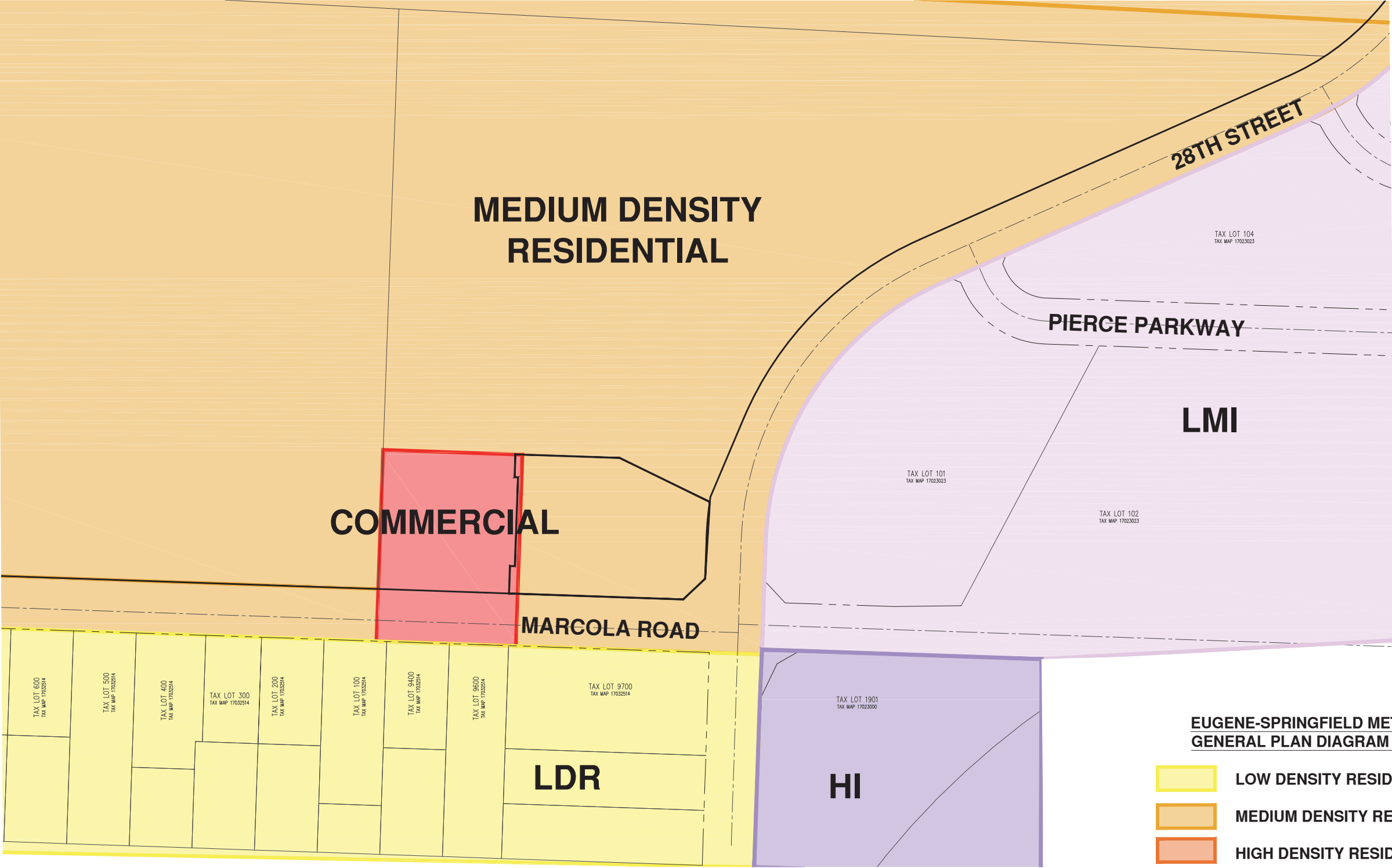
Conclusion

The proposed zone changes will not change the existing or planned functional classification of any transportation facilities, will result in a net decrease in potential trip generation from the original 2008 zoning, and will not result in a significant effect from the current 2020 zoning as defined by the TPR; therefore, no mitigations are necessary.



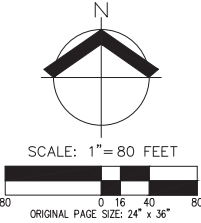
Attachments

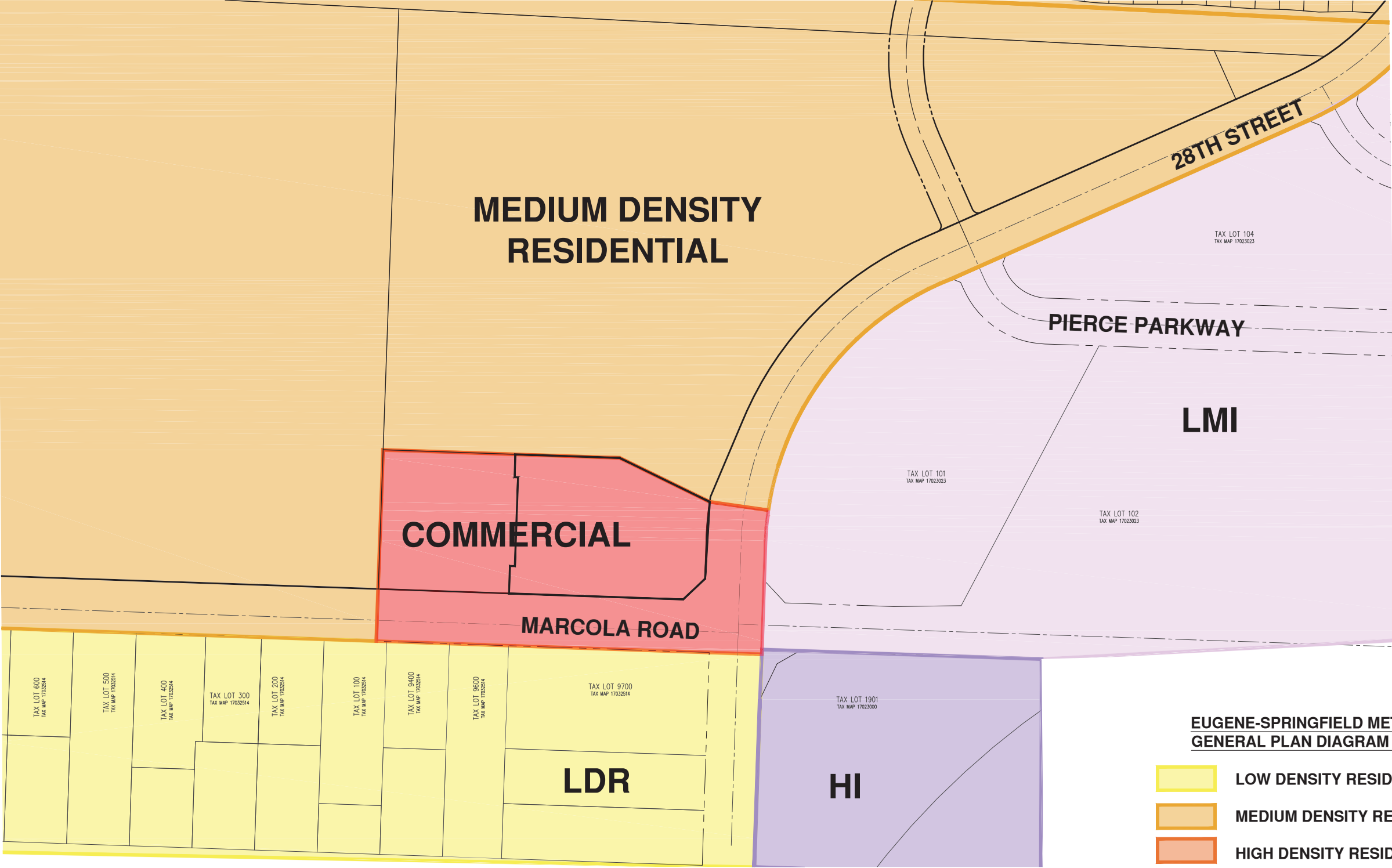




EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

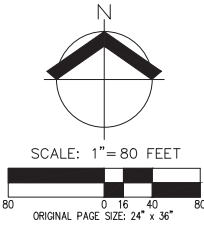
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- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL



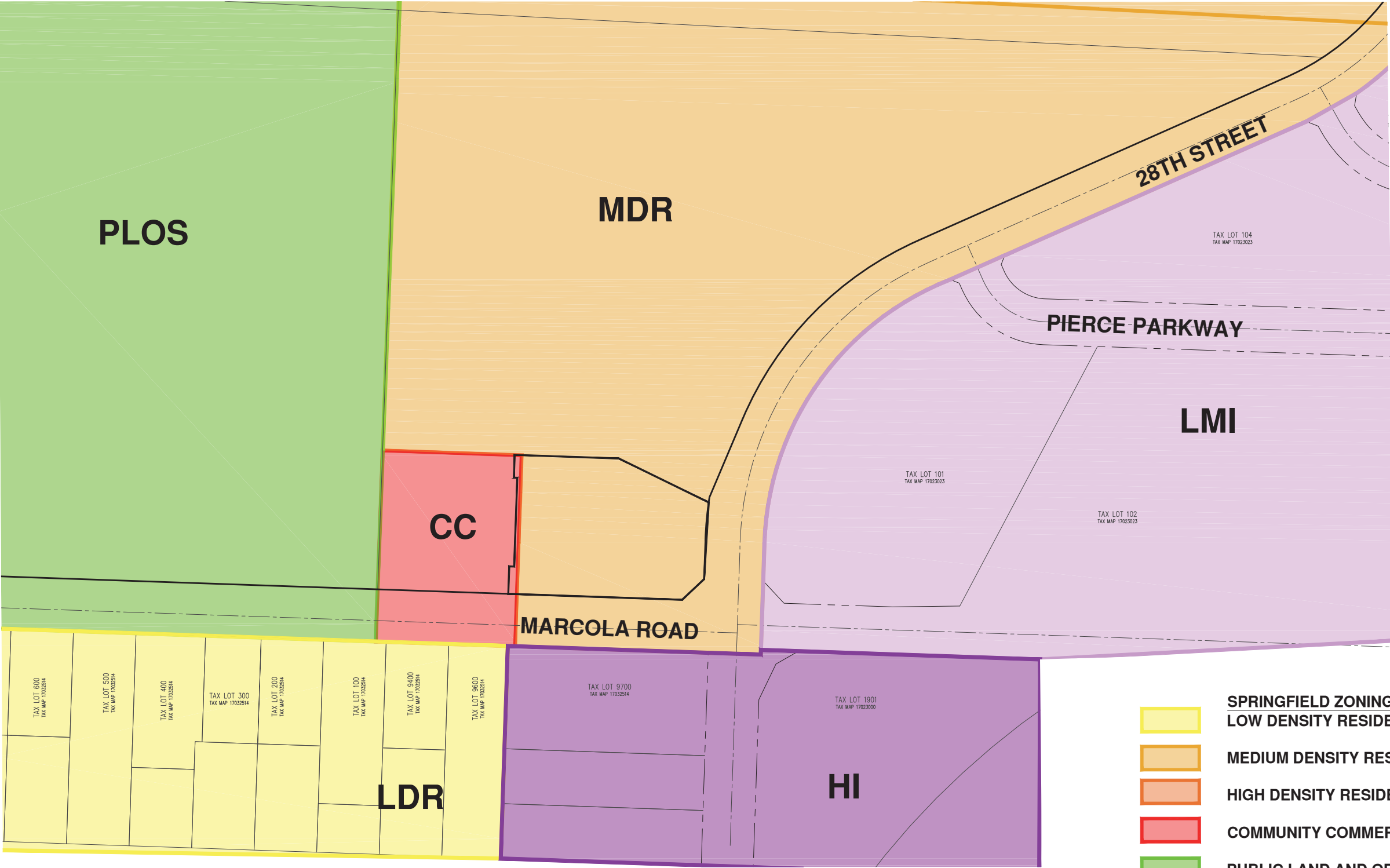


EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

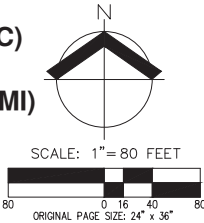
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- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL



AKS DRAWING FILE: 7736 EXISTING ZONING.DWG | LAYOUT: PO-05



- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



AKS

AKS ENGINEERING & FORESTRY, LLC
12005 SW HERMAN RD, STE 100
TULALATN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

EXISTING ZONING DESIGNATION

MARCOLA MEADOWS

SPRINGFIELD, OREGON

REGISTERED PROFESSIONAL LAND SURVEYOR

PRELIMINARY

NO FOR CONSTRUCTION

OREGON

SEP-15, 2003

MONTGOMERY B. HURLEY

58542LS

RENEWS: 6/30/21

JOB NUMBER: 7736

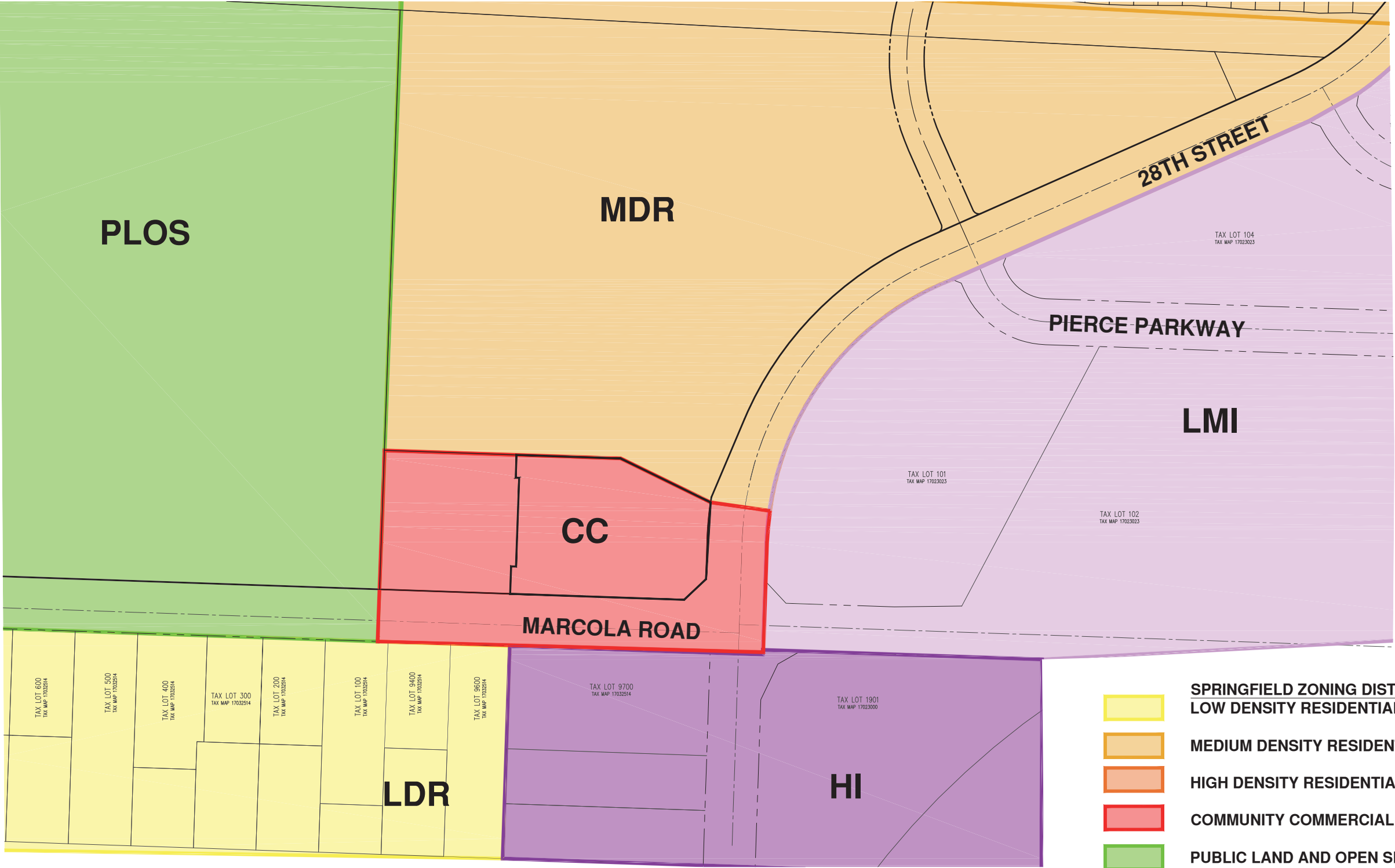
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DESIGNED BY: AC

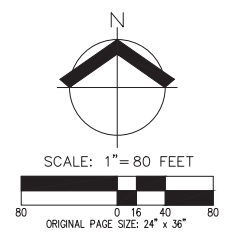
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CHECKED BY: LTP

PO-05



- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



AKS
AKS ENGINEERING & FORESTRY, LLC
12005 SW HERMAN RD, STE 100
TULALATN, OR 97062
503.563.6151
WWW.AKS-ENG.COM

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UPDATED ZONING DESIGNATION
MARCOLA MEADOWS
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
NO FOR CONSTRUCTION
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/21

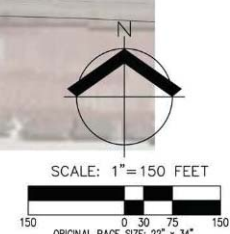
JOB NUMBER: 7736
DATE: 03/04/2021
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: LTP

PO-06

**CONCEPTUAL MODIFIED MASTER PLAN
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON**

JOB NUMBER:	7736
DATE:	11/03/2020
DESIGNED BY:	NKP
DRAWN BY:	NKP
CHECKED BY:	KAH

PO-07

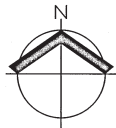
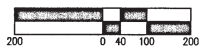


RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

SHEET 1 OF 2

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	(365.00'	67°07'14"	408.48'	S34°01'32"W 387.49')MS,1,2
C2	(490.00'	43°07'09"	368.76'	S44°31'34"W 360.12')MS,1,2
C3	(505.00'	7°04'12"	62.32'	S05°25'54"W 62.28')MS,1,2
C4	(635.00'	3°55'56"	43.58'	N16°53'39"E 43.57')MS,2
C5	(365.00'	54°45'40"	348.86'	S29°20'45"W 335.73')MS,2
C6	(365.00'	9°21'34"	59.62'	S61°24'22"W 59.56')MS,2

SCALE: 1"=200 FEET



LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

RECORDED

DATE: COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45334
FILE DATE 8 MAR 21 C

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN PARCEL 2 AND THE REMAINDER OF PARCEL 3, LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS, PER CITY OF SPRINGFIELD CASE FILE NUMBER 811-20-000200-TYP1. THE BASIS OF BEARINGS FOR THIS SURVEY (N81°42'34"E) IS ALONG THE NORTHERLY LINE OF PARCEL 3 PER SAID LAND PARTITION PLAT NO. 2020-P2972. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT. PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2020-P2972 HAS BEEN MODIFIED WITH THE RECORDING OF "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211, LANE COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID "MARCOLA MEADOWS PHASE 1A" WHEN PLACING THIS PLAT BOUNDARY.

NOTES

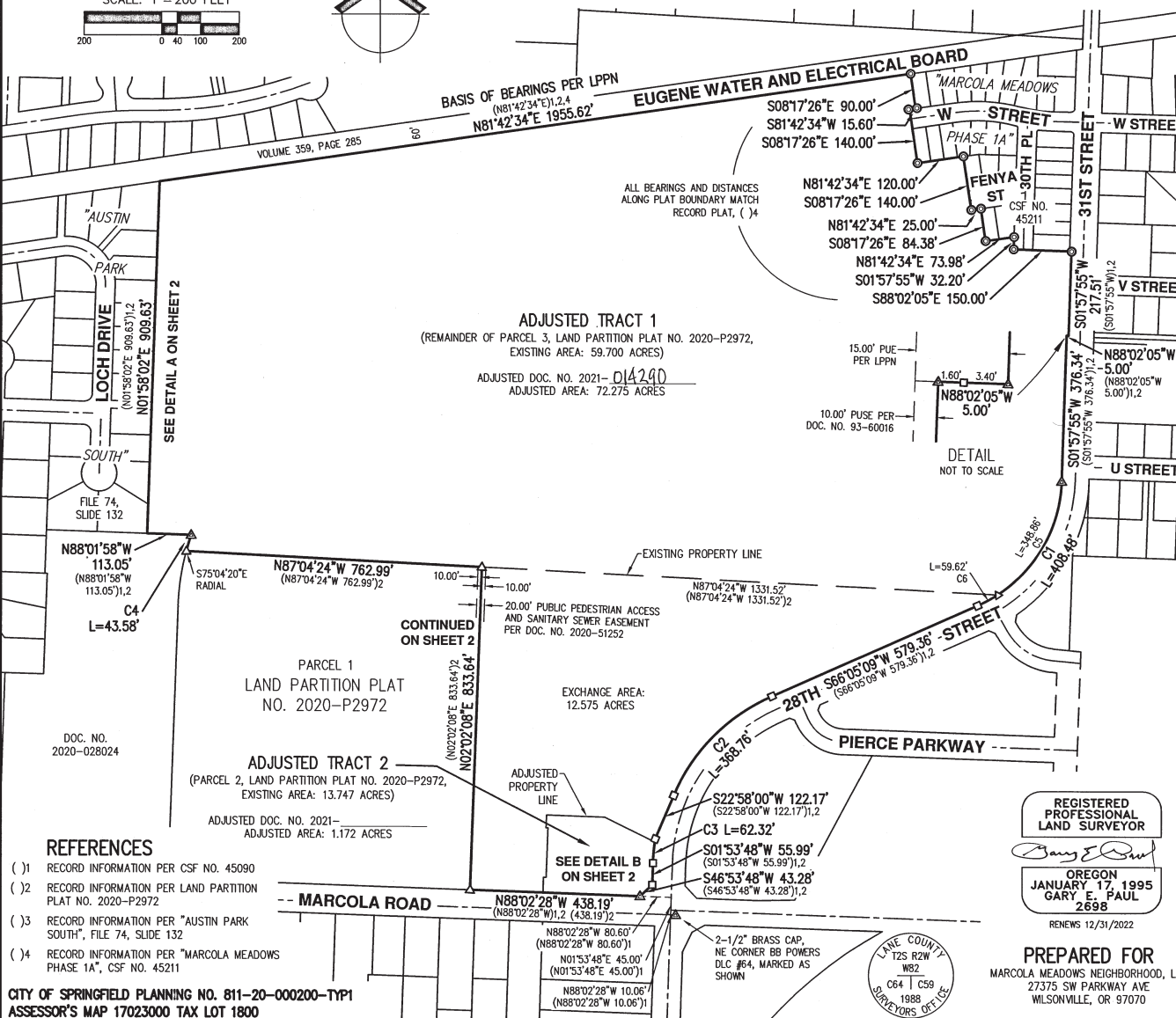
1. THERE ARE NO STRUCTURES LOCATED WITHIN THE SITE BOUNDARIES.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" PER "AUSTIN PARK SOUTH" PLAT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "D.W. BAKER PLS 1978" PER CSF NO. 33731
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER CSF NO. 45090 UNLESS OTHERWISE NOTED
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER LAND PARTITION PLAT NO. 2020-P2972
- ◎ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER "MARCOLA MEADOWS PHASE 1A" PLAT
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." SET

MS MEASURED
PUE PUBLIC UTILITY EASEMENT
PUSE PUBLIC UTILITY AND SIDEWALK EASEMENT
CSF NO. LANE COUNTY SURVEY FILE NUMBER
LPPN LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS
DOC. NO. DOCUMENT NUMBER, LANE COUNTY DEED RECORDS

JOB NAME:	MARCOLA PLA#2	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.963.6151 WWW.AKS-ENG.COM
JOB NUMBER:	7736	
DRAWN BY:	GEP	
CHECKED BY:	LTP/CG/MH	
DRAWING NO.:	7736PLA#2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



REFERENCES

- (1) RECORD INFORMATION PER CSF NO. 45090
- (2) RECORD INFORMATION PER LAND PARTITION PLAT NO. 2020-P2972
- (3) RECORD INFORMATION PER "AUSTIN PARK SOUTH", FILE 74, SLIDE 132
- (4) RECORD INFORMATION PER "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800

SHEET 2 OF 2

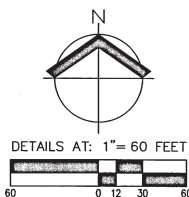
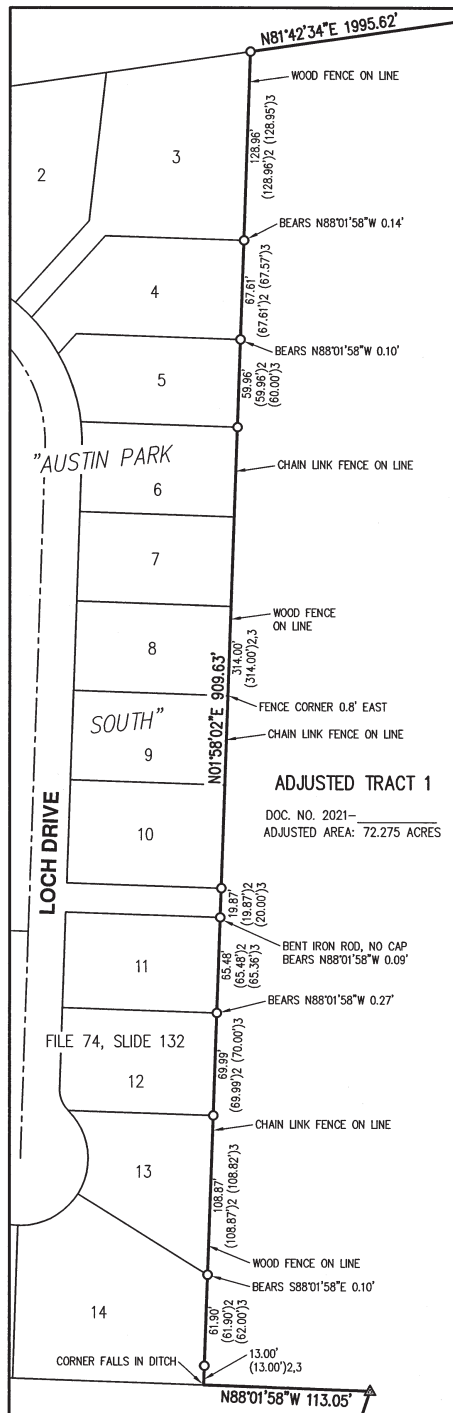
RECORDED

DATE: _____
COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45334
FILE DATE 8 MAR 21 C

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	(490.00')	43°07'09"	368.76'	S44°31'34"W 360.12'MS,1,2
C3	(505.00')	70°41'12"	62.32'	S05°25'54"W 62.28'MS,1,2
C7	490.00'	75°6'37"	67.93'	S62°06'51"W 67.88'
C8	505.00'	0°51'34"	7.58'	S08°32'14"W 7.57'
C9	505.00'	61°12'38"	54.74'	S05°00'08"W 54.71'



- DETAIL A

DETAIL B-

SEE SHEET 1
FOR LEGEND

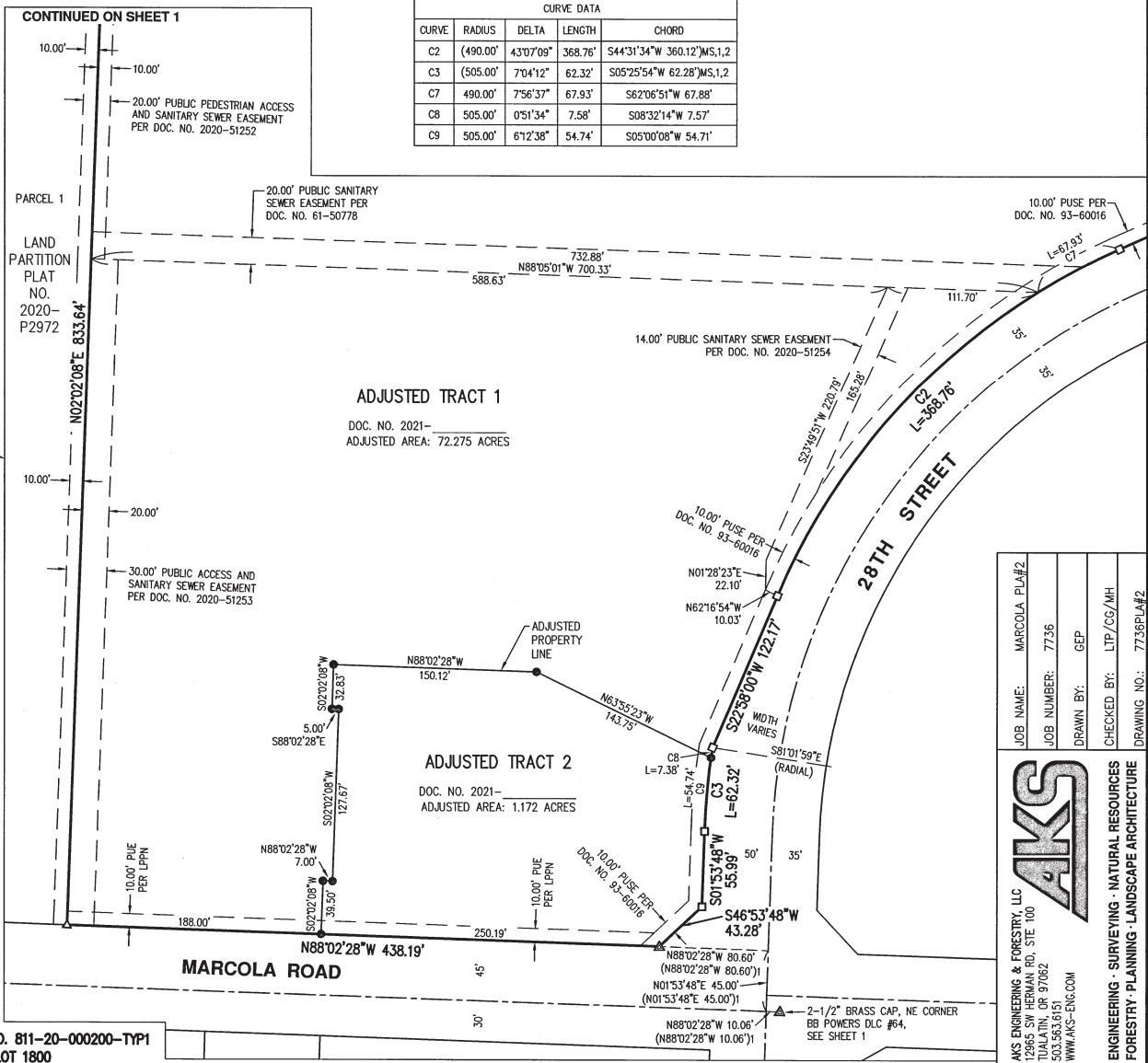
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWES 12/31/2022

PREPARED FOR
MARCOLA MEADOWS
NEIGHBORHOOD, LLC
27375 SW PARKWAY AVE
WILSONVILLE, OR 97070

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800

ADJUSTED TRACT 1

DOC. NO. 2021-
ADJUSTED AREA: 72.275 ACRES

ADJUSTED TRACT 2

DOC. NO. 2021-
ADJUSTED AREA: 1.172 ACRES

JOB NAME:	MARCOLA PLA#2
JOB NUMBER:	7736
DRAWN BY:	GEP
CHECKED BY:	LTP/CG/MH
DRAWING NO.:	7736PLA#2

AKS
Y, LLC
100

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD. STE 100



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TRIP GENERATION CALCULATIONS

Land Use: Multifamily Housing (Mid-Rise)
Land Use Code: 221
Setting/Location General Urban/Suburban
Variable: Dwelling Units
Variable Value: 1906

AM PEAK HOUR

Trip Rate: 0.32

	Enter	Exit	Total
Directional Distribution	27%	73%	
Trip Ends	165	445	610

PM PEAK HOUR

Trip Rate: 0.41

	Enter	Exit	Total
Directional Distribution	60%	40%	
Trip Ends	469	312	781

WEEKDAY

Trip Rate: 5.44

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	5,184	5,184	10,368

SATURDAY

Trip Rate: 4.91

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	4,679	4,679	9,358

Source: TRIP GENERATION, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Shopping Center
Land Use Code: 820
Setting/Location General Urban/Suburban
Variable: 1,000 Sq. Ft. GFA
Variable Value: 109.770

AM PEAK HOUR

Trip Rate: 3

	Enter	Exit	Total
Directional Distribution	54%	46%	
Trip Ends	178	151	329

PM PEAK HOUR

Trip Rate: 4.21

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	231	231	462

WEEKDAY

Trip Rate: 37.75

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,072	2,072	4,144

SATURDAY

Trip Rate: 46.12

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,531	2,531	5,062

Source: Trip Generation Manual, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Gasoline/Service Station with Convenience Market
Land Use Code: 945
Setting/Location: General Urban/Suburban
Variable: Vehicle Fueling Positions
Variable Value: 16

AM PEAK HOUR

Trip Rate: 12.47

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	102	98	200

PM PEAK HOUR

Trip Rate: 13.99

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	114	110	224

WEEKDAY

Trip Rate: 205.36

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,643	1,643	3,286

SATURDAY, Peak Hr of Generator

Trip Rate: 19.28

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	154	154	308

Source: TRIP GENERATION, Tenth Edition

Goal 12 encourages development that avoids principal reliance on one mode of transportation. Mixed use development is intended to bring people closer to where they shop and work and create, and to support pedestrian-friendly neighborhoods where walking, bicycling and transit use are attractive transportation choices. The subject property is located in proposed TransPlan Node 7C.

The Transportation Planning Rule (TPR) (OAR 660-12-0000 – 660-12-0070), adopted in 1991, and last amended in March 2005 implements Goal 12. The intent of the Transportation Rule is to “...***promote the development of safe, convenient and economic transportation systems that are designed to reduce reliance on the automobile...***” The Metro Plan is Springfield's comprehensive plan acknowledged LCDC in 1982. TransPlan (the Eugene-Springfield Metro Area's adopted TSP (Transportation System Plan) is the transportation element of the Metro Plan. DLCD acknowledged the current TransPlan in 2001. The Metro Plan was also amended at that time to include the Nodal Development Area land use designation. Both documents implement Goal 12 and the Transportation Rule in the Eugene-Springfield metropolitan area.

TIA Review Discussion

As discussed in the applicant's submittal above, OAR 660-012-0060 requires a determination as to whether the proposed amendment would “significantly affect” a transportation facility.

The approach taken in the TIA compares traffic generation estimates for development of the subject site under “Current” versus “Amended” designation/zoning, assuming “reasonable worst case” development scenarios. The TIA concludes that the worst-case development scenario under the “Amended” designation/zoning would generate 50% more daily vehicle trips and 27% more PM Peak-hour trips than under the “Current” designation/zoning. The report then analyzes a development scenario that would be less intensive than the “Amended” designation/zoning worst case but substantially more intensive than the “Current” designation/zoning.

Based on analysis of the “Amended Zoning Capped” scenario, the applicant concludes that by limiting development to the level assumed in that scenario, and requiring minor mitigation in conformance with OAR 660-012-0060(3), the city can find the proposed PAPA in compliance with OAR 660-012-0060.

The three development scenarios analyzed have assumed land use and trip generation estimates as shown in the following tables.

Table 3: Gross Trips - Current Zoning

Current Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Apartment (220)	714.0	Dwelling Units	6.22	4441	0.57	410
CC	Shopping Center (820)	130.0	1000 SF GFA	61.95	8054	5.73	744
CI	Research & Development (760)	33.6	Acres	79.61	2675	15.44	519
CI	Business Park (770)	22.4	Acres	147.91	3313	16.82	377
Total						18,483	2,050

Table 4: Gross Trips - Amended Zoning Worst Case

Amended Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Apartment (220)	1094.0	Dwelling Units	6.15	6725	0.57	619
CC	Improvement Store (862)	171.0	1000 SF GFA	29.80	5096	2.45	419
MUC	Shopping Center (820)	350.0	1000 SF GFA	43.80	15331	4.09	1431
	General Office (710)	50.0	1000 SF GFA	15.65	782	2.70	135
Total						27,935	2,604

Table 4C: Gross Trips - Amended Zoning Capped

Amended Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Single-Family Residential (210)	230	Dwelling Units	9.73	2237	0.99	227
	Townhouses (230)	100		6.42	642	0.60	60
	Apartment (220)	400		6.39	2554	0.59	238
CC	Improvement Store (862)	171.0	1000 SF GFA	29.80	5096	2.45	419
MUC	Shopping Center (820)	350.0	1000 SF GFA	49.28	12320	4.31	1146
	General Office (710)	50.0	1000 SF GFA	15.65	782	2.70	135
Total						23,631	2,225

The above development scenarios can be compared with the assumed land uses presented in the submitted "Preliminary Plan Illustration."

Preliminary Plan Illustration

Amended Zoning	Land Use (ITE Code)	Size	Unit
MDR	Single-Family Residential (210)	192	Dwelling Units
	Townhouses (230)	123	
	Apartment (220)	174	
CC	Improvement Store (862)	171.0	1000 SF GFA
MUC	Shopping Center (820)	200.0	1000 SF GFA
	General Office (710)	38.7	1000 SF GFA

Memorandum

To: **Michael Liebler, City of Springfield Planning Staff**

From: **Nick Mesler, EIT**
Todd Mobley, PE

Date: **August 21, 2020**

Subject: **Marcola Meadows Zone Change Memorandum**

Introduction

This memorandum discusses the traffic and transportation considerations around the proposed zone change for the Marcola Meadows site in Springfield, Oregon. The subject site is proposed for a zone change from Medium Density Residential (MDR) and Mixed-Use Commercial (MUC) to a mix of Medium Density Residential (MDR) and Community Commercial (CC). Analysis for this memorandum will assess the change in reasonable worst-case scenario trips due to the proposed zone change and potential impacts generated by the zone change, if any. Zone changes in Oregon are subject to the state's Transportation Planning Rule (TPR), and accordingly this memorandum address the proposal's compliance with the TPR.

Project Description & Site Trips

The project site is identified as taxlot 2300 of assessor's map 17-03-25-11 and taxlot 1800 of 17-02-30-00, consisting of approximately 100 acres. In relation to the transportation network, the site is north of Marcola Road, west of 31st Street, south of the Eugene Water & Electric Board (EWEB) Multi-Use Path, and east of built residential and commercial uses.

A 2018 master plan amendment for the site included a zone change and showed a worst-case development scenario of 2,604 PM peak hour trips at full buildout, and 27,935 average daily trips (ADT). An excerpt of the 2018 Ordinance #6195 is attached to this memo for reference.



RENEWES: 12/31/2020

The proposed change in zoning for the property could accommodate the reasonable worst-case development scenario described below:

- a. 90.54 gross acres of Medium Density Residential (MDR)
 - i. Potential 1,931 Dwelling Units of Multi-Family Residential
- b. 8.91 gross acres of Community Commercial (CC)
 - i. Potential 97,030 Square Feet of Shopping Center
- c. 0.92 gross acres of Community Commercial (CC)
 - i. Potential 16-Fueling Position Gas Station w/ Market

Currently, the project site is a mix of Medium Density Residential (MDR) and Mixed-Use Commercial (MUC). This is proposed to be revised to a mix of Medium Density Residential (MDR) and Community Commercial (CC). In addition, a portion of the site currently has a Nodal Development (ND) overlay, which is proposed to be removed.

Figure 1 below displays a vicinity map of the project site. Site plans showing the project phasing, current and proposed zoning, and the ND overlay are attached to this memorandum.



Figure 1: Site Vicinity Map



Trip Generation

A comparison of reasonable worst-case development under both the current and proposed zoning designations was conducted and is presented. Because a large portion of the site is currently zoned MUC, which allows a wide range of trip-intensive commercial land uses, and the proposed zoning includes lower trip generators (i.e. CC and MDR), it was found that the change in zoning would result in a net *decrease* in trips. Table 1 compares the reasonable worst-case scenario trip generation from the 2018 master plan modification and the currently-proposed zoning. The trip generation calculations for 2018 approved master plan were adjusted for pass-by trips and internal trip capture.

Pass-by trips are trips already present on the transportation system that leave the adjacent roadway (such as Marcola Road and 31st Street) to patronize the land use prior to continuing in their original direction of travel. Pass-by trips do not add additional vehicles to the surrounding transportation system; however, they do add additional turning movements at site access intersections.

Internal trip capture is the portion of trips generated by a mixed-use development that both begin and end within the development. The importance of internal trip capture is that those trips satisfy a portion of the total development's trip generation and they do so without using the external road system. A mixed-use internalization credit of approximately 22% was applied to the commercial and residential trips, using the National Cooperative Highway Research Program (NCHRP) 684 Internalization methodology. The average land use interchange distances (walking distance in feet) were estimated based on the approximate distance between major land use area centroids. This was estimated at 1,000 feet between residential and commercial land uses, and at 500 feet between office and retail uses.

No pass-by trip credit or internal trip capture was included for the proposed zoning configuration in order to maintain a conservative analysis. The PM peak hour trips and total daily trips under the proposed zoning configuration are anticipated to be *less* than the previously approved master plans.

Detailed trip generation worksheets and internalization calculation worksheets can be found in an attachment to this memorandum.



Table 1: Zone Change Reasonable Worst-Case Trip Generation Summary

Zoning	Gross Acres	Land Use	ITE Code	Evening Peak Hour			Weekday Total
				In	Out	Total	
Existing Zoning ³							
Medium Density Residential (MDR) ¹	-	1,094 Dwelling Units Apartment	220	402	217	619	6,725
Community Commercial (CC)	-	171,000 Square Foot Improvement Store	862	201	218	419	5,096
Mixed-Use Commercial (MUC)	-	350,000 Square Foot Shopping Center ²	820	701	730	1,431	15,331
		50,000 Square Foot General Office	710	23	112	135	782
Internal Trip Capture (~22%)				-292	-292	-584	-5,840 ³
Total Trips, Existing Zoning				1,035	985	2,020 ⁴	22,095 ⁴
Proposed Zone							
Medium Density Residential (MDR) ¹	90.54	1,931 Dwelling Units Multi-Family	221	475	317	792	10,504
Community Commercial (CC)	8.91	97,030 Square Foot Shopping Center ²	820	276	276	552	5,890
	0.92	16-Fueling Position Gas Station w/ Market	945	114	110	224	3,286
Total Trips, Proposed Zoning				865	703	1,568	19,680
Net Increase in Trips				-170	-282	-452	-2,415

1 = Assumes maximum density of 28 dwelling units/net acre. Net acreage = Gross Acreage – Passive Area (i.e. Right-of-way & Open Space)

2 = Assumes 25% Floor to Area Ratio (FAR)

3 = Assumes PM peak hour traffic accounts for 10% of total ADT (Average Daily Traffic).

4 = The current zoning designation trip generation values were derived from the previously-approved and adopted Ordinance No. 6195 Exhibit A Table 4: Gross Trips – Amended Zoning Worst Case. This ordinance was approved on June 18th, 2007.

Transportation Planning Rule

The primary purpose of the Transportation Planning Rule (TPR) is to account for the potential transportation impacts associated with any amendments to adopted plans and land use regulations. Since the proposed change in zoning as well as removal of the ND overlay, the TPR must be addressed. Relevant TPR sections are quoted in *italics* below, with a response immediately following each section.



OAR 660-012-0060 Plan and Land Use Regulation Amendments

1. *If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

Response: The proposed zone change and overlay removal will not change the functional classification of any transportation facilities.

(b) Change standards implementing a functional classification system; or

Response: The standards that implement the functional classification system are contained in the TSP and will not change as part of this proposal.

(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;

(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or

(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

Response: The proposed zone change and overlay removal will result in a net decrease in potential trip generation from the site. Therefore, the proposal will not result in a significant effect as defined by the TPR and no mitigations are necessary.

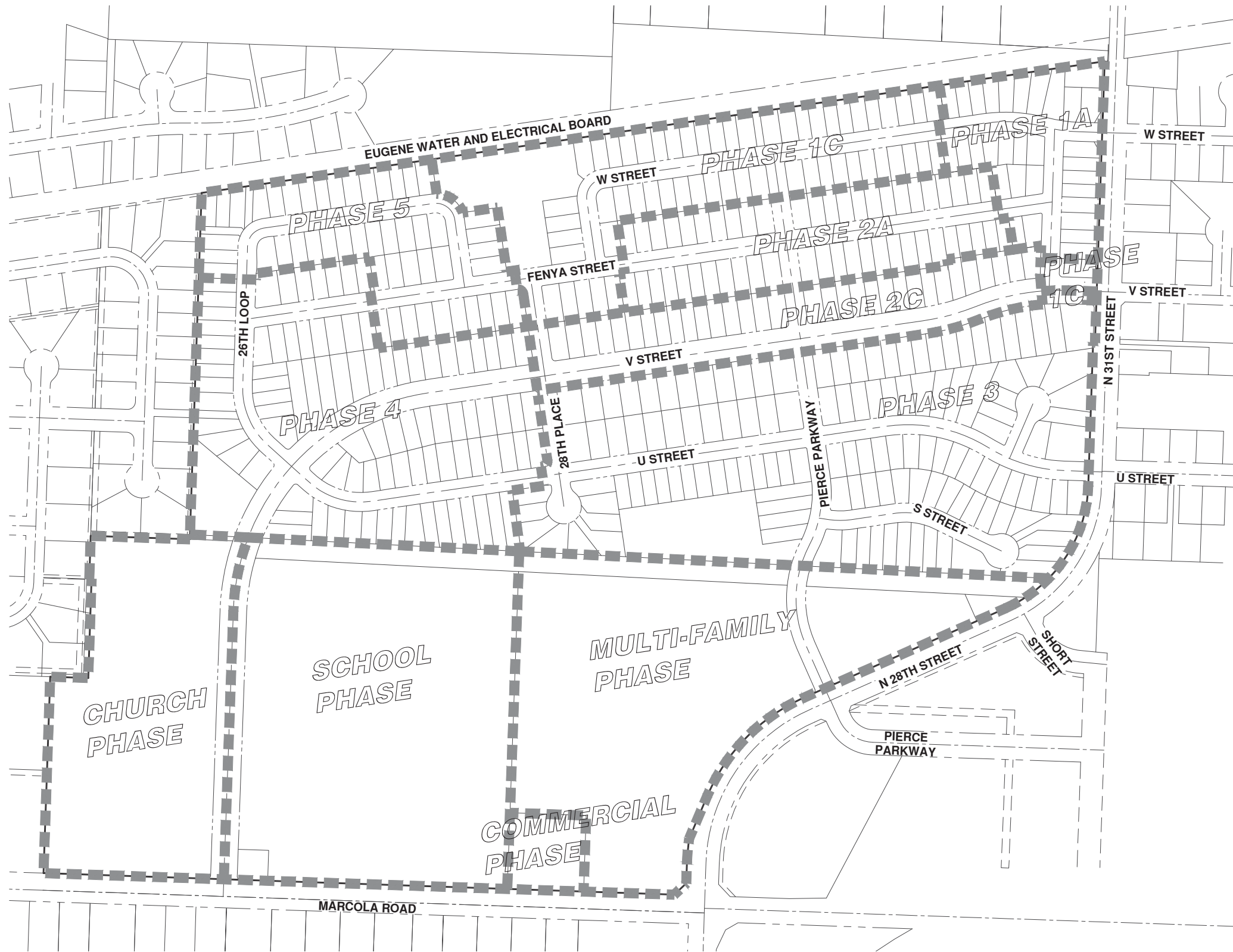
Conclusion

The proposed zone changes and Nodal Development overlay removal will not change the existing or planned functional classification of any transportation facilities, will result in a net decrease in potential trip generation, and will not result in a significant effect as defined by the TPR; therefore, no mitigations are necessary.



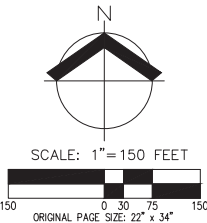
Attachments





SITE OVERVIEW:		
GROSS SITE AREA	SQUARE FEET	ACRES
OPEN SPACE	4,372,082	100.37
	43,946	1.01
MEDIUM DENSITY RESIDENTIAL (MDR)		
MINIMUM DENSITY (14 UNITS/NET ACRE)		
MAXIMUM DENSITY (28 UNITS/ NET ACRE)		
GROSS AREA	SQUARE FEET	ACRES
RIGHT-OF-WAY AREA	3,281,834	75.34
OPEN SPACE PROVIDED	675,180	15.50
NET AREA	270,006	6.20
	2,336,648	53.64
COMMUNITY COMMERCIAL (CC)		
GROSS AREA	SQUARE FEET	ACRES
RIGHT-OF-WAY AREA	426,718	9.80
NET AREA	31,600	0.73
	395,118	9.07
PUBLIC LAND AND OPEN SPACE (PLOS)		
GROSS AREA	SQUARE FEET	ACRES
RIGHT-OF-WAY AREA	619,584	14.22
NET AREA	31,593	0.73
	587,991	13.50

* NOTE: OPEN SPACE WILL BE DETERMINED ON A PHASE BY PHASE BASIS.



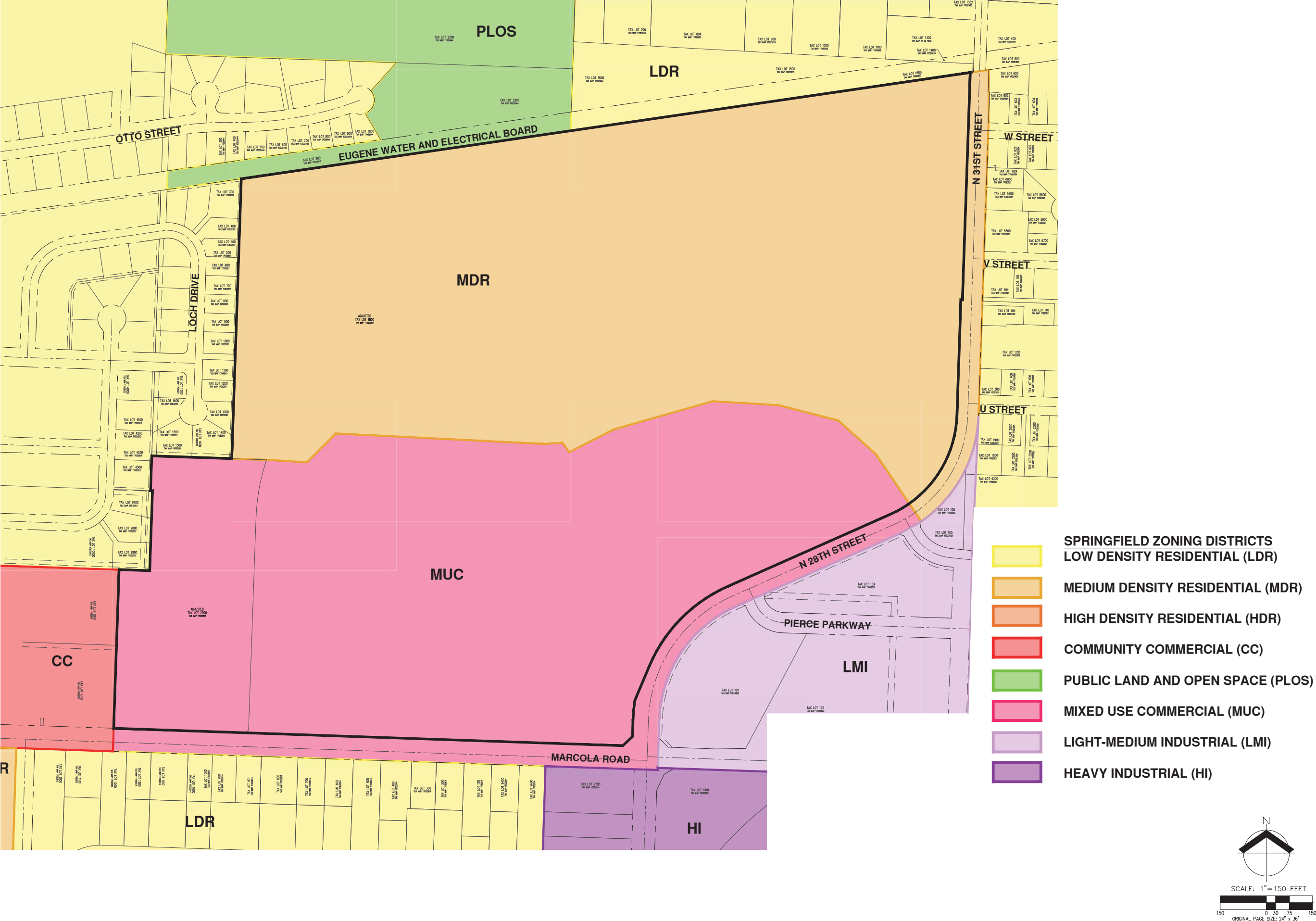
PHASING PLAN AND SITE OVERVIEW
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON

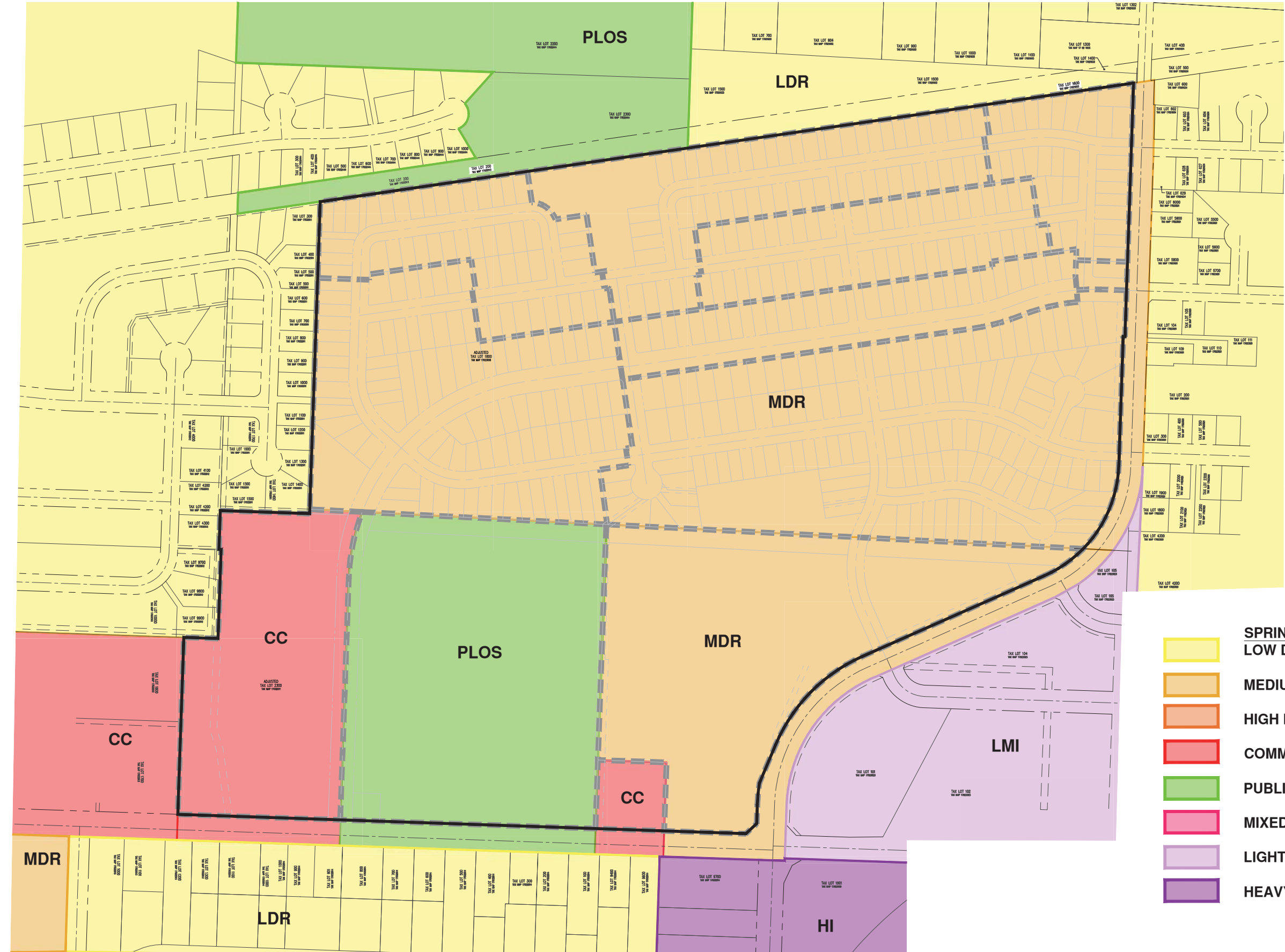
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PRELIMINARY
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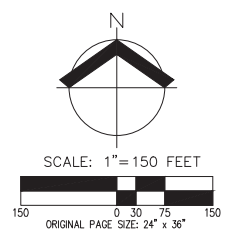
OREGON
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58542LS
RENEWS: 6/30/21

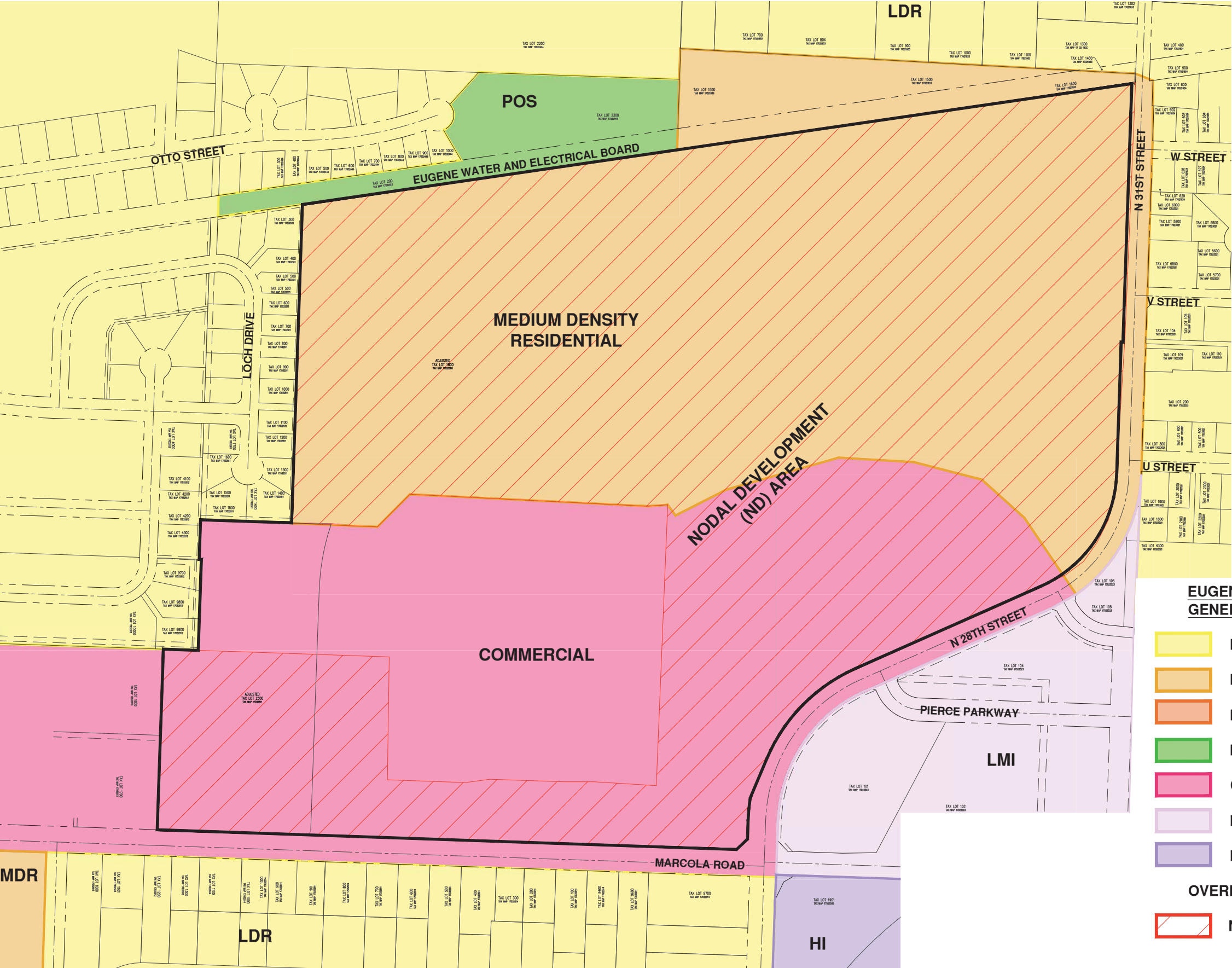
JOB NUMBER:	7736
DATE:	07/09/2020
DESIGNED BY:	CLS
DRAWN BY:	MSD
CHECKED BY:	LTP





- SPRINGFIELD ZONING DISTRICTS**
- LOW DENSITY RESIDENTIAL (LDR)
 - MEDIUM DENSITY RESIDENTIAL (MDR)
 - HIGH DENSITY RESIDENTIAL (HDR)
 - COMMUNITY COMMERCIAL (CC)
 - PUBLIC LAND AND OPEN SPACE (PLOS)
 - MIXED USE COMMERCIAL (MUC)
 - LIGHT-MEDIUM INDUSTRIAL (LMI)
 - HEAVY INDUSTRIAL (HI)



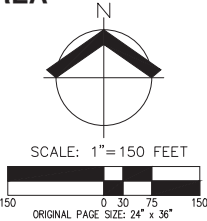


EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL

OVERLAYS

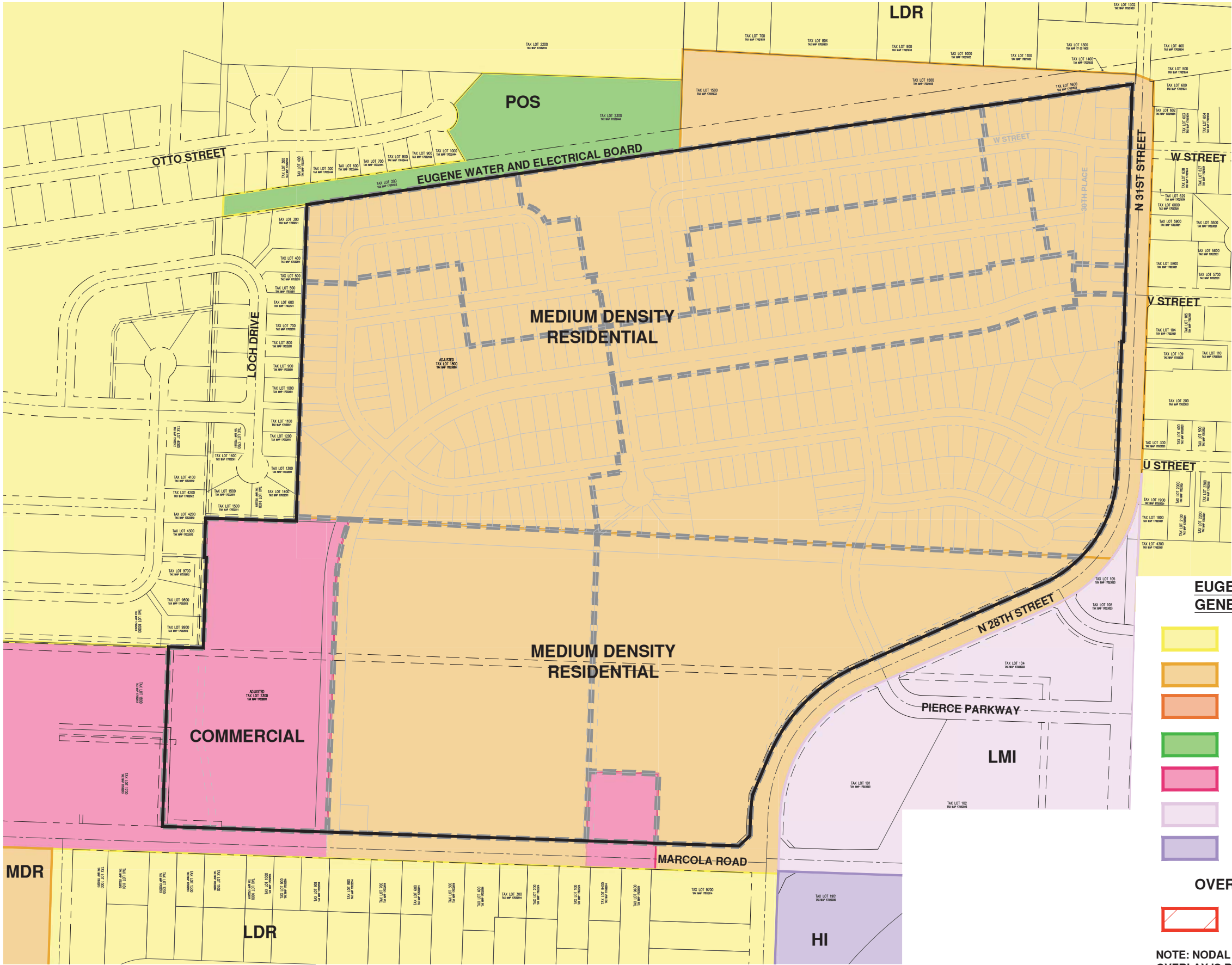
- NODAL DEVELOPMENT AREA



EXISTING METRO PLAN DIAGRAM
MARCOLA MEADOWS
FINAL MASTER PLAN MODIFICATION
SPRINGFIELD, OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR
PRELIMINARY
NOT FOR CONSTRUCTION
OREGON
JULY 15, 2003
MONTGOMERY B. HURLEY
58542LS
RENEWS: 6/30/21

JOB NUMBER:	7736
DATE:	07/09/2020
DESIGNED BY:	CLS
DRAWN BY:	MSD
CHECKED BY:	LTP



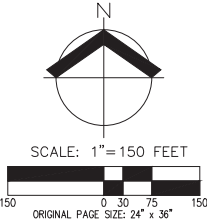
**EUGENE-SPRINGFIELD METROPOLITAN AREA
GENERAL PLAN DIAGRAM DESIGNATIONS**

- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- PARKS AND OPEN SPACE
- COMMERCIAL
- LIGHT-MEDIUM INDUSTRIAL
- HEAVY INDUSTRIAL

OVERLAYS

- NODAL DEVELOPMENT AREA

NOTE: NODAL DEVELOPMENT (ND)
OVERLAY IS REMOVED FROM THE SITE.



Goal 12 encourages development that avoids principal reliance on one mode of transportation. Mixed use development is intended to bring people closer to where they shop and work and create, and to support pedestrian-friendly neighborhoods where walking, bicycling and transit use are attractive transportation choices. The subject property is located in proposed TransPlan Node 7C.

The Transportation Planning Rule (TPR) (OAR 660-12-0000 – 660-12-0070), adopted in 1991, and last amended in March 2005 implements Goal 12. The intent of the Transportation Rule is to “...***promote the development of safe, convenient and economic transportation systems that are designed to reduce reliance on the automobile...***” The Metro Plan is Springfield's comprehensive plan acknowledged LCDC in 1982. TransPlan (the Eugene-Springfield Metro Area's adopted TSP (Transportation System Plan) is the transportation element of the Metro Plan. DLCD acknowledged the current TransPlan in 2001. The Metro Plan was also amended at that time to include the Nodal Development Area land use designation. Both documents implement Goal 12 and the Transportation Rule in the Eugene-Springfield metropolitan area.

TIA Review Discussion

As discussed in the applicant's submittal above, OAR 660-012-0060 requires a determination as to whether the proposed amendment would “significantly affect” a transportation facility.

The approach taken in the TIA compares traffic generation estimates for development of the subject site under “Current” versus “Amended” designation/zoning, assuming “reasonable worst case” development scenarios. The TIA concludes that the worst-case development scenario under the “Amended” designation/zoning would generate 50% more daily vehicle trips and 27% more PM Peak-hour trips than under the “Current” designation/zoning. The report then analyzes a development scenario that would be less intensive than the “Amended” designation/zoning worst case but substantially more intensive than the “Current” designation/zoning.

Based on analysis of the “Amended Zoning Capped” scenario, the applicant concludes that by limiting development to the level assumed in that scenario, and requiring minor mitigation in conformance with OAR 660-012-0060(3), the city can find the proposed PAPA in compliance with OAR 660-012-0060.

The three development scenarios analyzed have assumed land use and trip generation estimates as shown in the following tables.

Table 3: Gross Trips - Current Zoning

Current Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Apartment (220)	714.0	Dwelling Units	6.22	4441	0.57	410
CC	Shopping Center (820)	130.0	1000 SF GFA	61.95	8054	5.73	744
CI	Research & Development (760)	33.6	Acres	79.61	2675	15.44	519
CI	Business Park (770)	22.4	Acres	147.91	3313	16.82	377
Total						18,483	2,050

Table 4: Gross Trips - Amended Zoning Worst Case

Amended Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Apartment (220)	1094.0	Dwelling Units	6.15	6725	0.57	619
CC	Improvement Store (862)	171.0	1000 SF GFA	29.80	5096	2.45	419
MUC	Shopping Center (820)	350.0	1000 SF GFA	43.80	15331	4.09	1431
	General Office (710)	50.0	1000 SF GFA	15.65	782	2.70	135
Total						27,935	2,604

Table 4C: Gross Trips - Amended Zoning Capped

Amended Zoning	Land Use (ITE Code)	Size	Unit	ADT		PM Peak Hour	
				Rate	Trips	Rate	Trips
MDR	Single-Family Residential (210)	230	Dwelling Units	9.73	2237	0.99	227
	Townhouses (230)	100		6.42	642	0.60	60
	Apartment (220)	400		6.39	2554	0.59	238
CC	Improvement Store (862)	171.0	1000 SF GFA	29.80	5096	2.45	419
MUC	Shopping Center (820)	350.0	1000 SF GFA	49.28	12320	4.31	1146
	General Office (710)	50.0	1000 SF GFA	15.65	782	2.70	135
Total						23,631	2,225

The above development scenarios can be compared with the assumed land uses presented in the submitted "Preliminary Plan Illustration."

Preliminary Plan Illustration

Amended Zoning	Land Use (ITE Code)	Size	Unit
MDR	Single-Family Residential (210)	192	Dwelling Units
	Townhouses (230)	123	
	Apartment (220)	174	
CC	Improvement Store (862)	171.0	1000 SF GFA
MUC	Shopping Center (820)	200.0	1000 SF GFA
	General Office (710)	38.7	1000 SF GFA



TRIP GENERATION CALCULATIONS

Land Use: Multifamily Housing (Mid-Rise)
Land Use Code: 221
Setting/Location General Urban/Suburban
Variable: Dwelling Units
Variable Value: 1931

AM PEAK HOUR

Trip Rate: 0.32

	Enter	Exit	Total
Directional Distribution	27%	73%	
Trip Ends	167	451	618

PM PEAK HOUR

Trip Rate: 0.41

	Enter	Exit	Total
Directional Distribution	60%	40%	
Trip Ends	475	317	792

WEEKDAY

Trip Rate: 5.44

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	5,252	5,252	10,504

SATURDAY

Trip Rate: 4.91

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	4,741	4,741	9,482

Source: TRIP GENERATION, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Shopping Center
Land Use Code: 820
Setting/Location General Urban/Suburban
Variable: 1,000 Sq. Ft. GFA
Variable Value: 97.030

AM PEAK HOUR

Trip Equation: $T=2.76(X)+77.28$

	Enter	Exit	Total
Directional Distribution	54%	46%	
Trip Ends	186	159	345

PM PEAK HOUR

Trip Equation: $\ln(T)=0.72\ln(X)+3.02$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	276	276	552

WEEKDAY

Trip Equation: $\ln(T)=0.68\ln(X)+5.57$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	2,945	2,945	5,890

SATURDAY

Trip Equation: $\ln(T)=0.62\ln(X)+6.24$

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	4,374	4,374	8,748

Source: TRIP GENERATION, Tenth Edition



TRIP GENERATION CALCULATIONS

Land Use: Gasoline/Service Station with Convenience Market
Land Use Code: 945
Setting/Location: General Urban/Suburban
Variable: Vehicle Fueling Positions
Variable Value: 16

AM PEAK HOUR

Trip Rate: 12.47

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	102	98	200

PM PEAK HOUR

Trip Rate: 13.99

	Enter	Exit	Total
Directional Distribution	51%	49%	
Trip Ends	114	110	224

WEEKDAY

Trip Rate: 205.36

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	1,643	1,643	3,286

SATURDAY, Peak Hr of Generator

Trip Rate: 19.28

	Enter	Exit	Total
Directional Distribution	50%	50%	
Trip Ends	154	154	308

Source: TRIP GENERATION, Tenth Edition

NCHRP 8-51 Internal Trip Capture Estimation Tool					
Project Name:	Marcola Meadows			Organization:	Lancaster Mobley
Project Location:	Springfield, Oregon			Performed By:	Nick Mesler
Scenario Description:	2018 Master Plan Zoning			Date:	8/4/2020
Analysis Year:	Base Year			Checked By:	
Analysis Period:	PM Street Peak Hour			Date:	

Table 1-P: Base Vehicle-Trip Generation Estimates (Single-Use Site Estimate)						
Land Use	Development Data (For Information Only)			Estimated Vehicle-Trips		
	ITE LUCs ¹	Quantity	Units	Total	Entering	Exiting
Office				135	23	112
Retail				1850	902	948
Restaurant				0	0	0
Cinema/Entertainment				0	0	0
Residential				619	402	217
Hotel				0	0	0
All Other Land Uses ²				0	0	0
Total				2604	1327	1277

Table 2-P: Mode Split and Vehicle Occupancy Estimates						
Land Use	Entering Trips			Exiting Trips		
	Veh. Occ.	% Transit	% Non-Motorized	Veh. Occ.	% Transit	% Non-Motorized
Office	1.00	0%	0%	1.00	0%	0%
Retail	1.00	0%	0%	1.00	0%	0%
Restaurant	1.00	0%	0%	1.00	0%	0%
Cinema/Entertainment	1.00	0%	0%	1.00	0%	0%
Residential	1.00	0%	0%	1.00	0%	0%
Hotel	1.00	0%	0%	1.00	0%	0%
All Other Land Uses ²	1.00	0%	0%	1.00	0%	0%

Table 3-P: Average Land Use Interchange Distances (Feet Walking Distance)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		500			1000	
Retail					1000	
Restaurant						
Cinema/Entertainment						
Residential		1000				
Hotel						

Table 4-P: Internal Person-Trip Origin-Destination Matrix*						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		20	0	0	2	0
Retail	7		0	0	185	0
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	9	69	0	0		0
Hotel	0	0	0	0	0	

Table 5-P: Computations Summary			
	Total	Entering	Exiting
All Person-Trips	2,604	1,327	1,277
Internal Capture Percentage	22%	22%	23%
External Vehicle-Trips ³	2,020	1,035	985
External Transit-Trips ⁴	0	0	0
External Non-Motorized Trips ⁴	0	0	0

Table 6-P: Internal Trip Capture Percentages by Land Use		
Land Use	Entering Trips	Exiting Trips
Office	70%	20%
Retail	10%	20%
Restaurant	N/A	N/A
Cinema/Entertainment	N/A	N/A
Residential	47%	36%
Hotel	N/A	N/A

¹Land Use Codes (LUCs) from *Trip Generation Informational Report*, published by the Institute of Transportation Engineers.

²Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

³Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

⁴Person-Trips

*Indicates computation that has been rounded to the nearest whole number.

Project Name:	Marcola Meadows
Analysis Period:	PM Street Peak Hour

Table 7-P: Conversion of Vehicle-Trip Ends to Person-Trip Ends						
Land Use	Table 7-P (D): Entering Trips			Table 7-P (O): Exiting Trips		
	Veh. Occ.	Vehicle-Trips	Person-Trips*	Veh. Occ.	Vehicle-Trips	Person-Trips*
Office	1.00	23	23	1.00	112	112
Retail	1.00	902	902	1.00	948	948
Restaurant	1.00	0	0	1.00	0	0
Cinema/Entertainment	1.00	0	0	1.00	0	0
Residential	1.00	402	402	1.00	217	217
Hotel	1.00	0	0	1.00	0	0

Table 8-P (O): Internal Person-Trip Origin-Destination Matrix (Computed at Origin)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		20	4	0	2	0
Retail	19		275	38	229	47
Restaurant	0	0		0	0	0
Cinema/Entertainment	0	0	0		0	0
Residential	9	69	46	0		7
Hotel	0	0	0	0	0	

Table 8-P (D): Internal Person-Trip Origin-Destination Matrix (Computed at Destination)						
Origin (From)	Destination (To)					
	Office	Retail	Restaurant	Cinema/Entertainment	Residential	Hotel
Office		66	0	0	16	0
Retail	7		0	0	185	0
Restaurant	7	451		0	64	0
Cinema/Entertainment	1	36	0		16	0
Residential	13	69	0	0		0
Hotel	0	18	0	0	0	

Table 9-P (D): Internal and External Trips Summary (Entering Trips)						
Destination Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	16	7	23	7	0	0
Retail	89	813	902	813	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	187	215	402	215	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

Table 9-P (O): Internal and External Trips Summary (Exiting Trips)						
Origin Land Use	Person-Trip Estimates			External Trips by Mode*		
	Internal	External	Total	Vehicles ¹	Transit ²	Non-Motorized ²
Office	22	90	112	90	0	0
Retail	192	756	948	756	0	0
Restaurant	0	0	0	0	0	0
Cinema/Entertainment	0	0	0	0	0	0
Residential	78	139	217	139	0	0
Hotel	0	0	0	0	0	0
All Other Land Uses ³	0	0	0	0	0	0

¹Vehicle-trips computed using the mode split and vehicle occupancy values provided in Table 2-P

²Person-Trips

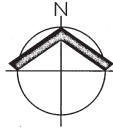
³Total estimate for all other land uses at mixed-use development site-not subject to internal trip capture computations in this estimator

*Indicates computation that has been rounded to the nearest whole number.

Exhibit F: Property Line Adjustment/ Record of Survey (CSF: 45334)

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	(365.00'	67°07'14"	408.48'	S34°01'32"W 387.49')MS,1,2
C2	(490.00'	43°07'09"	368.76'	S44°31'34"W 360.12')MS,1,2
C3	(505.00'	7°04'12"	62.32'	S05°25'54"W 62.28')MS,1,2
C4	(635.00'	3°55'56"	43.58'	N16°53'39"E 43.57')MS,2
C5	(365.00'	54°45'40"	348.86'	S29°20'45"W 335.73')MS,2
C6	(365.00'	9°21'34"	59.62'	S61°24'22"W 59.56')MS,2

SCALE: 1"=200 FEET



RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

SHEET 1 OF 2

RECORDED

DATE: _____
CITY CLERK

BY: _____

LANE COUNTY SURVEYORS OFFICE		
CSF NO.	45334	
FILE DATE	8 MAR 21	C

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE ADJUSTED PROPERTY LINE BETWEEN PARCEL 2 AND THE REMAINDER OF PARCEL 3, LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS, PER CITY OF SPRINGFIELD CASE FILE NUMBER 811-20-000200-TYP1. THE BASIS OF BEARINGS FOR THIS SURVEY (N81°42'34"E) IS ALONG THE NORTHERLY LINE OF PARCEL 3 PER SAID LAND PARTITION PLAT NO. 2020-P2972. I HELD ALL MONUMENTS AND DATA FROM SAID PARTITION PLAT. PARCEL 3 OF SAID LAND PARTITION PLAT NO. 2020-P2972 HAS BEEN MODIFIED WITH THE RECORDING OF "MARCOLA MEADOWS PHASE 1A", CSF NO. 45211, LANE COUNTY PLAT RECORDS. I HELD ALL MONUMENTS AND DATA FROM SAID "MARCOLA MEADOWS PHASE 1A" WHEN PLACING THIS PLAT BOUNDARY.

NOTES

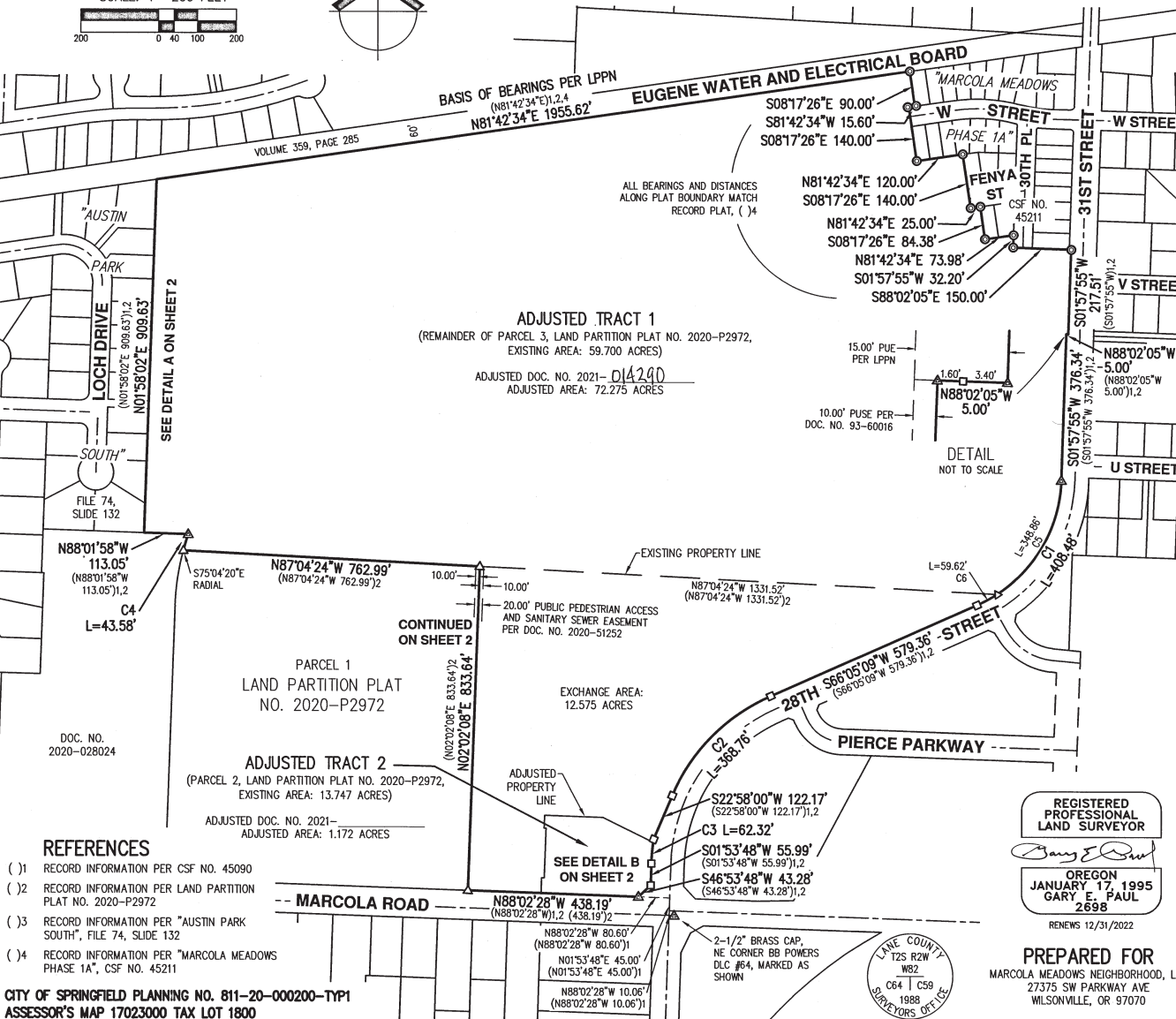
1. THERE ARE NO STRUCTURES LOCATED WITHIN THE SITE BOUNDARIES.

LEGEND

- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "POAGE LS 1301" PER "AUSTIN PARK SOUTH" PLAT
- FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "D.W. BAKER PLS 1978" PER CSF NO. 33731
- ▲ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER CSF NO. 45090 UNLESS OTHERWISE NOTED
- △ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER LAND PARTITION PLAT NO. 2020-P2972
- ◎ FOUND 5/8" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." PER "MARCOLA MEADOWS PHASE 1A" PLAT
- 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP INSCRIBED "AKS ENGR." SET

MS MEASURED
PUE PUBLIC UTILITY EASEMENT
PUSE PUBLIC UTILITY AND SIDEWALK EASEMENT
CSF NO. LANE COUNTY SURVEY FILE NUMBER
LPPN LAND PARTITION PLAT NO. 2020-P2972, LANE COUNTY PLAT RECORDS
DOC. NO. DOCUMENT NUMBER, LANE COUNTY DEED RECORDS

JOB NAME:	MARCOLA PLA#2	AKS ENGINEERING & FORESTRY, LLC 12965 SW HERMAN RD, STE 100 TUALATIN, OR 97062 503.963.6151 WWW.AKS-ENG.COM
JOB NUMBER:	7736	
DRAWN BY:	GEP	
CHECKED BY:	LTP/CG/MH	
DRAWING NO.:	7736PLA#2	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



RECORD OF SURVEY PROPERTY LINE ADJUSTMENT

SHEET 2 OF 2

LOCATED IN THE SE1/4 OF SECTION 24 AND THE NE1/4 OF SECTION 25,
TOWNSHIP 17 SOUTH, RANGE 3 WEST, AND THE SW1/4 OF SECTION 19
AND THE NW1/4 OF SECTION 30 TOWNSHIP 17 SOUTH, RANGE 2 WEST,
WILLAMETTE MERIDIAN, CITY OF SPRINGFIELD, LANE COUNTY, OREGON
FEBRUARY 25, 2021

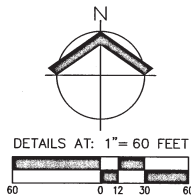
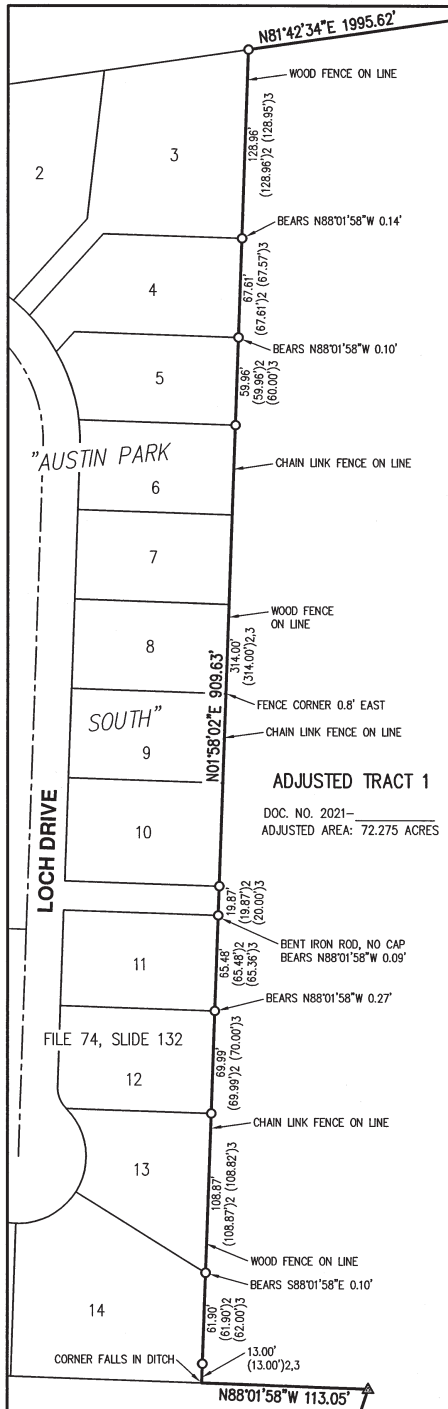
RECORDED

DATE: COUNTY CLERK

BY:

LANE COUNTY SURVEYORS OFFICE
CSF NO. 45334
FILE DATE 8 MAR 21 C

CURVE DATA				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	(490.00')	43°07'09"	368.76'	S44°31'34"W 360.12' MS, 1,2
C3	(505.00')	7°04'12"	62.32'	S05°25'54"W 62.28' MS, 1,2
C7	490.00'	7°56'37"	67.93'	S62°06'51"W 67.88'
C8	505.00'	0°51'34"	7.58'	S08°32'14"W 7.57'
C9	505.00'	6°12'38"	54.74'	S05°00'08"W 54.71'



DETAIL A

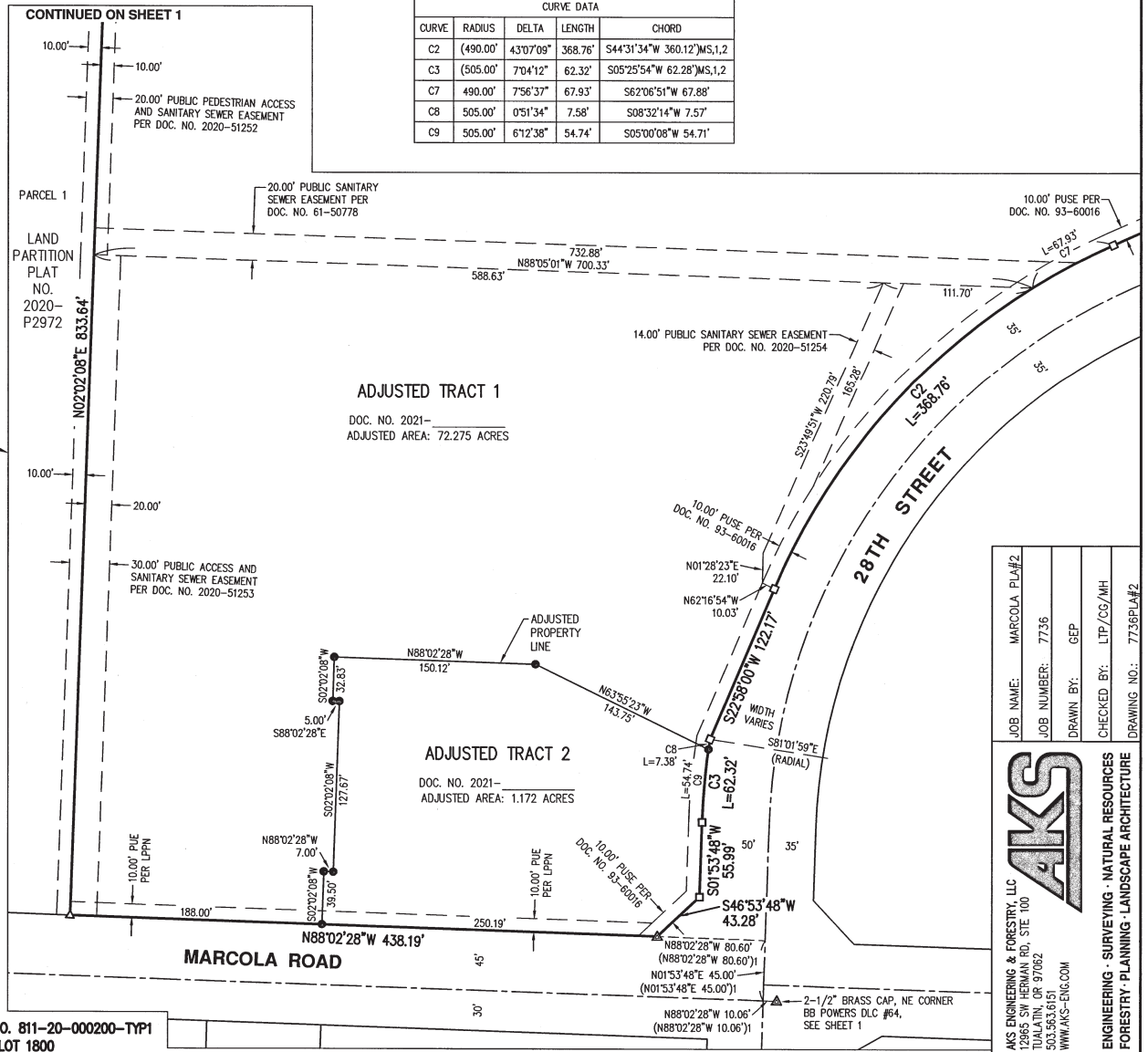
DETAIL B

SEE SHEET 1
FOR LEGEND

REGISTERED
PROFESSIONAL
LAND SURVEYOR
Gary E. Paul
OREGON
JANUARY 17, 1995
GARY E. PAUL
2698
RENEWS 12/31/2022

PREPARED FOR
MARCOLA MEADOWS
NEIGHBORHOOD, LLC
27375 SW PARKWAY AVE
WILSONVILLE, OR 97070

CITY OF SPRINGFIELD PLANNING NO. 811-20-000200-TYP1
ASSESSOR'S MAP 17023000 TAX LOT 1800



JOB NAME: MARCOLA PL#2
JOB NUMBER: 7736
DRAWN BY: CEP
CHECKED BY: LTP/CG/MH
DRAWING NO.: 7736PL#2

AKS
AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6161
WWW.AKS-ENG.COM
ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

Send Taxes to:

After Recording return to:
Marcola Meadows Neighborhood, LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Lane County Clerk
Lane County Deeds and Records

2021-014290



\$112.00

01926876202100142900060066

03/02/2021 11:25:31 AM

RPR-DEED Cnt=1 Pgs=6 Stn=1 CASHIER 05
\$30.00 \$11.00 \$61.00 \$10.00

DECLARATION OF PROPERTY LINE ADJUSTMENT

Marcola Meadows Neighborhood, LLC (OWNERS), an Oregon Limited Liability Company, is the owner of the two contiguous tracts of real property located in Township 17 South, Range 2 West and Township 17 South, Range 3 West of the Willamette Meridian and referred to herein as Tract 1 and Tract 2. OWNERS are setting forth this declaration to set an adjusted boundary line between said Tract 1 and Tract 2 to comply with Lane County Land Use regulations and the provisions of ORS 92.190(4). The Property Line Adjustment was approved per City of Springfield Case No 811-20-000200-TYP1.

The Tract 1 property being Parcel 3 and a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 1 property prior to this adjustment is that certain tract of land described as Parcel 3 of said Land Partition Plat No. 2020-P2972 in the City of Springfield, Lane County, Oregon.

The Tract 2 property being a portion of Parcel 2 of Land Partition Plat No. 2020-P2972, Lane County Plat Records, the legal description for the Tract 2 property prior to this adjustment is that certain tract of land described as Parcel 2 of said Land Partition Plat 2020-P2972 in City of Springfield, Lane County Oregon.

By and through this instrument OWNERS do hereby set forth and declare their intent to establish an adjusted property line between the foregoing properties as described above. The legal description, which depicts the adjusted property area, is described on attached Exhibit "C".

Following this property line adjustment, the description of the Tract 1 property is described on attached Exhibit "A".

Following this property line adjustment, the description of the Tract 2 property is described on attached Exhibit "B".

That portion of each attached legal description depicting the adjusted property line in underlined.

The true and actual consideration for this conveyance is for good and valuable consideration.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY USES.


DECLARATION OF PROPERTY LINE ADJUSTMENT

DECLARANTS: Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

After recording return to: Marcola Meadows Neighborhood LLC
27375 SW Parkway Ave.
Wilsonville, OR 97070

Until a change is requested, mail all tax statements to: SAME AS ABOVE

Dated this 1st day of March, 2021.


Kiril Ivanov, as Manager
Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company

STATE OF OREGON)
 Clackamas) ss.
County of Lane)

On March 1st, 2021, before me, personally appeared Kiril Ivanov, acting in his capacity as Member, Marcola Meadows Neighborhood, LLC, an Oregon Limited Liability Company, known to me (or proved to me on the basis of satisfactory evidence) to be the same person whom executed the Declaration heron shown, and acknowledged the same to be his voluntary act and deed.





Notary Public
My Commission Expires: September 06, 2022



EXHIBIT A

Adjusted Tract 1

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the southeast one-quarter of Section 24 and the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the southwest one-quarter of Section 19 and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North $88^{\circ}02'28''$ West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North $01^{\circ}53'48''$ East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North $88^{\circ}02'28''$ West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North $02^{\circ}02'08''$ East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence North $87^{\circ}04'24''$ West along the south line of said Parcel 1, a distance of 762.99 feet to the east line Tract 1 as described in Document No. 2020-028024, Lane County Deed Records, and a point of non-tangent curvature; thence northeasterly along said east line on the arc of a 635.00 foot radius curve right (the radius point of which bears South $75^{\circ}04'20''$ East) through a central angle of $3^{\circ}55'56''$, 43.58 feet (chord bears North $16^{\circ}53'39''$ East, 43.57 feet) to the northeast corner thereof; thence North $88^{\circ}01'58''$ West along the north line of said Parcel 1, a distance of 113.05 feet to the southeast corner of Lot 14, "Austin Park South", File 74, Slide 132, Lane County Plat Records; thence North $01^{\circ}58'02''$ East along the east line of said "Austin Park South", 909.63 feet to the southerly line of Eugene Water and Electrical Board (60.00 feet wide) as described in Volume 359, Page 285, Lane County Deed Records; thence North $81^{\circ}42'34''$ East along said southerly line, 1955.62 feet to the northwest corner of "Marcola Meadows Phase 1A", CSF# 45211, Lane County Plat Records; thence tracing the boundary of said "Marcola Meadows Phase 1A" along the following courses: South $08^{\circ}17'26''$ East, 90.00 feet; thence South $81^{\circ}42'34''$ West, 15.60 feet; thence South $08^{\circ}17'26''$ East, 140.00 feet; thence North $81^{\circ}42'34''$ East, 120.00 feet; thence South $08^{\circ}17'26''$ East, 140.00 feet; thence North $81^{\circ}42'34''$ East, 25.00 feet; thence South $08^{\circ}17'26''$ East, 84.38 feet; thence North $81^{\circ}42'34''$ East, 73.98 feet; thence South $01^{\circ}57'55''$ West, 32.20 feet; thence South $88^{\circ}02'05''$ East, 150.00 feet to the west right-of-way line of 31st Street (30.00 feet from centerline); thence tracing said west right-of-way line along the following courses: South $01^{\circ}57'55''$ West, 217.51 feet; thence North $88^{\circ}02'05''$ West, 5.00 feet; thence South $01^{\circ}57'55''$ West, 376.34 feet to the point of curve right of a 365.00 foot radius curve; thence along the arc of said curve right through a central angle of $64^{\circ}07'14''$, 408.48 feet (chord bears South $34^{\circ}01'32''$ West, 387.49 feet) to the westerly right-of-way line of 28th Street (35.00 feet from centerline); thence tracing said westerly right-of-way line along the following courses: South $66^{\circ}05'09''$ West,



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579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of $43^{\circ}07'09''$, 368.76 feet (chord bears South $44^{\circ}31'34''$ West, 360.12 feet); thence South $22^{\circ}58'00''$ West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South $81^{\circ}01'59''$ East) through a central angle of $0^{\circ}51'34''$, 7.58 feet (chord bears South $08^{\circ}32'14''$ West, 7.57 feet); thence leaving said westerly right-of-way line North $63^{\circ}55'23''$ West, 143.75 feet; thence North $88^{\circ}02'28''$ West, 150.12 feet; thence South $02^{\circ}02'08''$ West, 32.83 feet; thence South $88^{\circ}02'28''$ East, 5.00 feet; thence South $02^{\circ}02'08''$ West, 127.67 feet; thence North $88^{\circ}02'28''$ West, 7.00 feet; thence South $02^{\circ}02'08''$ West, 39.50 feet to the north right-of-way line of Marcola Road; thence North $88^{\circ}02'28''$ West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 72.275 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020



EXHIBIT B

Adjusted Tract 2

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension, 80.60 feet to the most southerly southeasterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence tracing the westerly right-of-way line of 28th Street along the following courses: North 46°53'48" East, 43.28 feet; thence North 01°53'48" East, 55.99 feet to the point of curve right of a 505.00 foot radius curve; thence along the arc of said curve right through a central angle of 6°12'38", 54.74 (chord bears North 05°00'08" East, 54.71 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.66 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence South 88°02'28" East along said north right-of-way line, 250.19 feet to the Point of Beginning.

Contains 1.172 acres, more or less.

The Basis of Bearings for this description is Land Partition Plat No. 2020-P2972, Lane County Plat Records.

12/08/2020





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AKS Job #7736

OFFICES IN: BEND, OR - KEIZER, OR - TUALATIN, OR - VANCOUVER, WA

EXHIBIT C

Exchange Tract

City of Springfield Case Number 811-20-000200-TYP1

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 West, and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, and being more particularly described as follows:

Commencing at the northeast corner of the B. B. Powers Donation Land Claim No. 64, also being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension, 10.06 feet to the centerline intersection of said Marcola Road and 28th Street; thence North 01°53'48" East along the centerline of said 28th Street, 45.00 feet to the easterly extension of the north right-of-way line of Marcola Road (45.00 feet from centerline); thence North 88°02'28" West along said easterly extension and north right-of-way line, 518.79 feet to the southwesterly corner of Parcel 2, Land Partition Plat No. 2020-P2972, Lane County Plat Records, and the POINT OF BEGINNING; thence leaving said north right-of-way North 02°02'08" East along the west line of said Parcel 2, a distance of 833.64 feet to the northwest corner thereof and a point on the south line of Parcel 1, said Land Partition Plat No. 2020-P2972; thence South 87°04'24" East along the south line of said Parcel 1, a distance of 1331.52 feet to the westerly right-of-way line of 28th Street (35.00 feet from centerline) and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly along the arc of a 365.00 foot radius curve right (the radius point of which bears North 33°16'25" West) through a central angle of 9°21'34", 59.62 feet (chord bears South 61°24'22" West, 59.56 feet); thence South 66°05'09" West, 579.36 feet to the point of curve left of a 490.00 foot radius curve; thence along the arc of said curve left through a central angle of 43°07'09", 368.76 feet (chord bears South 44°31'34" West, 360.12 feet); thence South 22°58'00" West, 122.17 feet to a point of non-tangent curvature; thence southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°01'59" East) through a central angle of 0°51'34", 7.58 feet (chord bears South 08°32'14" West, 7.57 feet); thence leaving said westerly right-of-way line North 63°55'23" West, 143.75 feet; thence North 88°02'28" West, 150.12 feet; thence South 02°02'08" West, 32.83 feet; thence South 88°02'28" East, 5.00 feet; thence South 02°02'08" West, 127.67 feet; thence North 88°02'28" West, 7.00 feet; thence South 02°02'08" West, 39.50 feet to the north right-of-way line of Marcola Road; thence North 88°02'28" West along said north right-of-way line, 188.00 feet to the Point of Beginning.

Contains 12.575 acres, more or less.

The Basis of Bearings for this description is
Land Partition Plat No. 2020-P2972, Lane
County Plat Records.

12/08/2020



**BEFORE THE PLANNING COMMISSION OF SPRINGFIELD, OREGON
ORDER AND RECOMMENDATION FOR:**

AMENDMENT TO THE SPRINGFIELD ZONING MAP TO REZONE APPROXIMATELY 1.14 ACRES] 811-21-000096-TYP3
OF LAND IDENTIFIED AS A PORTION OF ASSESSOR'S MAP 17-03-20-00, TL 1802 FROM]
MEDIUM DENSITY RESIDENTIAL (MDR) TO COMMUNITY COMMERCIAL (CC)]

NATURE OF THE PROPOSAL

Proposed amendments to the Springfield Zoning Map:

- Rezone approximately 1.14 acres of property located at the northwest corner of the intersection of Marcola Road and 28th Street (Map 17-02-30-00, Portion of Tax Lot 1802) from Medium Density Residential to Community Commercial. The subject property is generally depicted and more particularly described in **Exhibit A** to this Order.
- The subject Zoning Map amendment is being processed concurrently with a *Metro Plan* diagram amendment initiated by Planning Case 811-21-000097-TYP4.

Timely and sufficient notice of the public hearing has been provided, pursuant to SDC 5.2-115.

On June 15, 2021, the Springfield Planning Commission held a public hearing on the proposed *Metro Plan* diagram amendment and Zoning Map amendment. The staff report, written comments, and testimony of those who spoke at the public hearing via online meeting platform were entered into the record.

CONCLUSION

On the basis of this record, the proposed Zoning Map amendment is consistent with the criteria of SDC 5.22-115. This general finding is supported by the specific findings of fact and conclusions as stated in the staff report and recommendations attached hereto as **Exhibit B** to this Order.

ORDER/RECOMMENDATION

A RECOMMENDATION for approval will be forwarded to the Springfield City Council for consideration at an upcoming public hearing.

Planning Commission Chairperson

Date

ATTEST

AYES:

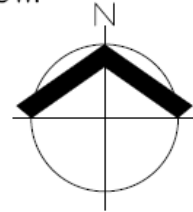
NOES:

ABSENT:

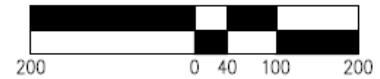
ABSTAIN:

EXHIBIT A
PROPERTY REZONED FROM MEDIUM DENSITY RESIDENTIAL TO COMMUNITY COMMERCIAL

LOCATED IN THE NE1/4 OF SECTION 25, T.17S., R.3W.
AND NW1/4 OF SECTION 30, T.17S., R.2W., W.M.,
CITY OF SPRINGFIELD, LANE COUNTY, OREGON



SCALE: 1" = 200 FEET



TRACT 1 OF INSTRUMENT
NO. 2021-014290

PARCEL 1
LAND PARTITION PLAT
NO. 2020-P2972

EXISTING
MEDIUM DENSITY RESIDENTIAL
DESIGNATION

METRO PLAN DIAGRAM
DESIGNATION BOUNDARY

N01°58'31"E
199.71'
EXISTING
COMMERCIAL
DESIGNATION

**COMMERCIAL
ZONING**
1.138 ACRES

A PORTION OF TRACT 2,
INSTRUMENT NO. 2021-014290

R=505.00'
Δ=6°12'38"
L=54.74'
CH=S05°00'08"W 54.71'
S01°53'48"W 55.99'
S46°53'48"W 43.28'

MARCOLA ROAD

POINT OF BEGINNING

**POINT OF
COMMENCING**

2-1/2" BRASS CAP
NE CORNER BB
POWERS DLC NO. 64

"NORTH VIEW SUBDIVISION"

N01°57'32"E 45.00'
N88°02'28"W 90.71'

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Gary E. Paul

OREGON
JANUARY 17, 1995
GARY E. PAUL
2698

RENEWAL 12/31/2022

PREPARED FOR:

MARCOLA MEADOWS NEIGHBORHOOD LLC
27375 SW PARKWAY AVE.
WILSONVILLE, OR 97070

DATE: 04/16/2021

COMMERCIAL AREA

AKS ENGINEERING & FORESTRY, LLC
12965 SW HERMAN RD, STE 100
TUALATIN, OR 97062
503.563.6151 WWW.AKS-ENG.COM

AKS

EXHIBIT

A

DRWN: GEP

CHKD: RDR

AKS JOB:

7736

LEGAL DESCRIPTION

A tract of land located in the northeast one-quarter of Section 25, Township 17 South, Range 3 East and the northwest one-quarter of Section 30, Township 17 South, Range 2 West, Willamette Meridian, City of Springfield, Lane County, Oregon, being a portion of that tract of land described as Adjusted Tract 2 in Instrument Number 2021-014290, Lane County Deed Records, and being more particularly described as follows:

Commencing at a 2-1/2" brass cap marking the northeast corner of the BB Powers DLC No. 64, said point being on the easterly extension of the centerline of Marcola Road; thence North 88°02'28" West along said easterly extension and centerline, 90.71 feet; thence leaving said centerline North 01°57'32" East, 45.00 feet to a point on the northerly right-of-way line of Marcola Road and the **Point of Beginning**; thence North 88°02'28" West along said northerly right-of-way line, 237.98 feet; thence leaving said northerly right-of-way line North 01°58'31" East, 199.71 feet; thence South 88°02'28" East, 140.78 feet; thence South 63°55'23" East, 143.04 feet to the westerly right-of-way line of 28th Street and a point of non-tangent curvature; thence tracing said westerly right-of-way line along the following courses: southwesterly along the arc of a 505.00 foot radius curve left (the radius point of which bears South 81°53'33" East) through a central angle of 6°12'38", 54.74 feet (chord bears South 05°00'08" West, 54.71 feet); thence South 01°53'48" West, 55.99 feet; thence South 46°53'48" West, 43.28 feet to the Point of Beginning.

Contains 1.138 acres, more or less.

The Basis of Bearings for this description is Lane County Survey File No. 45334.

