

Comprehensive Plan Map Clarification Project

To: Springfield Comprehensive Plan Map Clarification
Project Advisory Committee

Date: May 16, 2023

From: Jacob Callister, LCOG Principal Planner

RE: Tuesday, May 23rd PAC (Project Advisory Committee) Meeting #5

BACKGROUND/CONTEXT

During meetings in fall 2022 and late winter 2023, the Project Advisory Committee (PAC) and a Technical Resource Group (TRG) provided Springfield staff with valuable advice and feedback necessary to create a well-informed, property-specific Comprehensive Plan Map.

Feedback from both groups about the map's format, content, tradeoffs of specificity vs. generalization, and accessibility of information informed revised drafts of the Springfield Comprehensive Plan Map for review prior to the adoption process.

MAP UPDATES BASED ON PAC AND TRG FEEDBACK

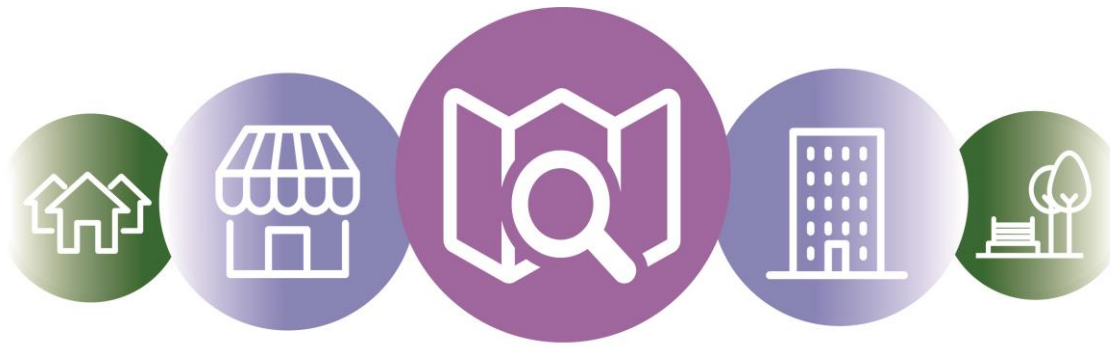
Initial draft maps were shared with the PAC and TRG and a summary of those discussions can be found [here](#). The PAC and TRG provided positive feedback on the PDF map, including its simpler, consolidated legend and symbology. Both groups provided suggestions to make the web version of the map look more similar to the PDF map and encouraged staff to explore options to further simplify the map and legend while maintaining the nuance and intent of adopted refinement plans. This feedback informed revisions to drafts of the Comprehensive Plan Map, which is provided as an interactive [web map](#) and [a PDF map](#).

Consolidating similar designations as Public Land and Open Space

Based on PAC and TRG feedback, staff are proposing a slight shift from the initial guidance from Planning Commission and City Council provided in November 2022, which focused on retaining most of the refinement plan details while not amending refinement plan text. Upon further review of refinement plan text, staff are proposing to consolidate designations such as "Government & Education", "Public Land", "Public/Semi-Public", "Public Land & Open Space", and "Parks & Open Space" under one combined "Public Land and Open Space" designation. This approach will simplify the map and legend while honoring the original intent of refinement plans. This approach will require minimal text and diagram amendments to reflect the change in any designation names to Public Land and Open Space.

Other consolidations of designations with similar names and intent

Staff are also proposing to rename "Downtown Mixed Use" to "Mixed Use" to reduce another map legend item and symbology (i.e. color on the map). This maintains the intent of the



Comprehensive Plan Map Clarification Project

Downtown Refinement Plan and will require minimal text and diagram amendments to reflect the name change.

Staff also propose to show all “Commercial” plan designations from the Metro Plan Diagram as “Community Commercial” in order to be consistent with designation descriptions in the Metro Plan and refinement plans. This naming convention also aligns with Springfield’s Community Commercial zoning. This will not change the intent of existing designations but will result in diagram amendments to reflect the name change. (Note: This change is not yet reflected in drafts of the Comprehensive Plan Map but will be incorporated prior to the adoption process.)

Adoption Approach

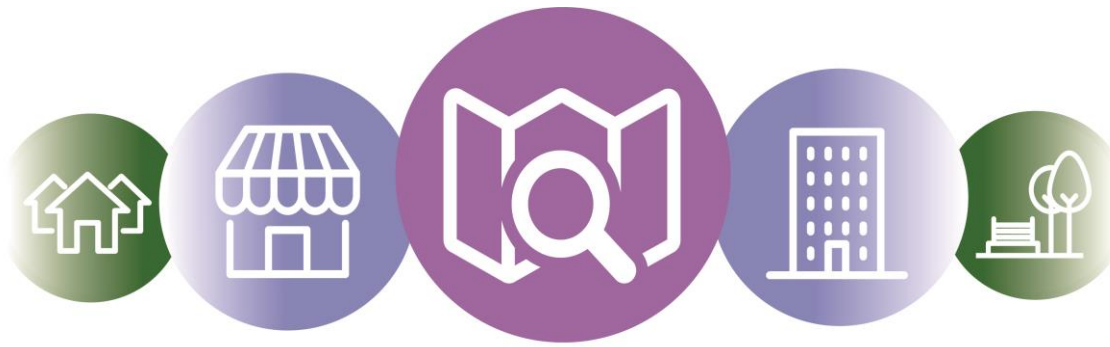
During the TRG and PAC discussions, there was interest in understanding how the map will be adopted and how it will be maintained over time. City staff have been discussing an adoption approach, which includes:

- Adopting a Land Use Element with the property-specific Comprehensive Plan Map and supporting policy language as part of the Springfield Comprehensive Plan that replaces the Metro Plan Diagram and related Chapter II-G for land within Springfield’s UGB.
- Adopting PDF maps at a scale sufficient to determine the plan designations of particular tax lots and the precise location of plan designation boundaries. Document supporting details such as:
 - Table describing tax lots with split plan designations
 - Summary of methodology and findings for how staff clarified and interpreted plan designations
- Related text amendments to allow for ongoing maintenance, for corrections, and to implement guidance from Planning Commission and City Council (e.g., language about not designating rights-of-way and allowing for flexibility in some areas with clear parameters) in the Metro Plan, Springfield Comprehensive Plan, refinement plans, and Development Code.

SPRING 2023 OUTREACH

In Spring 2023, the draft maps were broadly shared using strategies from the Community Engagement Plan, including:

- Mailings to property owners for all properties that required research to clarify plan designations
- An interactive [project storyboard](#) to provide a virtual project overview
- Online comment form for feedback and questions
- News release and information on the City Events Calendar and City webpage sharing details about the online and in-person feedback opportunities
- Sharing project information at the Development Center counter, including a printed wall poster, printed fliers, and a digital flier on the TV screens



Comprehensive Plan Map Clarification Project

- An in-person open house for anyone to drop by to learn about and view the draft map, ask questions, and provide feedback

Outreach Stats and Feedback

- 60 separate viewers engaged with the project website (with spikes in visits immediately after mailed postcards and news release)
- 4 open house attendees, feedback and questions included:
 - *Questions seeking to understand project purpose – e.g., difference between plan designations and zoning, the current challenge with Metro Plan Diagram, and how this information will be shared and used after the map is adopted*
 - *Question about why there are industrial designations near residential areas and comments about concern for air pollution and impacts to neighborhoods*
 - *Question about any future considerations to allow or encourage more mixed-use and commercial uses in some parts of Springfield that are mostly residential and related comments about wanting to be closer to grocery stores, restaurants, parks, and schools*
 - *Question about how long-range planning for land uses, schools, and parks are coordinated and integrated – e.g., if more residential is planned for an area and how that relates to future school and park needs to serve those areas*

NEXT STEPS

To prepare for adoption, staff are drafting text amendments and supporting materials that will be shared during a Planning Commission work session prior to a joint public hearing with Lane County as part of the adoption process later this year. PAC and TRG members, as well as anyone in the community, are welcome to provide written or verbal testimony as part of the adoption process. The first opportunity will be the joint Springfield and Lane County Planning Commission public hearing, which is tentatively scheduled for July 18, 2023.

After the Planning Commissions make their recommendations, the Springfield City Council and Lane County's Board of Commissioners have the ultimate decision-making responsibility. More details about meeting dates (e.g., work sessions with City and County decision-makers and public hearings) and ways to provide feedback will be provided as details are solidified.