

Exhibit A

Springfield Comprehensive Plan Amendments

A-1 Adopt a Springfield Comprehensive Plan Map as shown in Exhibit A-1.

A-2 Adopt a Land Use Element as shown in Exhibit A-2.

A-3 Amend additional text for consistency with adoption of a Springfield Comprehensive Plan Map and Land Use Element as summarized below and shown in track changes in Exhibit A-3.

The amendments to the Springfield Comprehensive Plan's Residential Land Use & Housing Element and Urbanization Element are more substantive and are shown in track changes in Exhibit A-3.

The following amendments to the Springfield Comprehensive Plan are not shown in track changes based on the limited nature of the amendments, which include:

- Replace references to "Metro Plan Diagram" or "2030 Plan Diagram" with "Springfield Comprehensive Plan Map" in the Economic Element on pages 2, 11, and 27 of the Springfield Comprehensive Plan.
- For consistency with Springfield Development Code, replace references to "Zoning Districts" with "Land Use District".

Exhibit A-1

Springfield Comprehensive Plan Map

This exhibit includes corrected maps based on recommendations from the Springfield and Lane County Planning Commissions from the July 18, 2023 joint public hearing. These changes include corrections to the Q Street Refinement Plan boundary as shown on the Springfield Comprehensive Plan Map - Illustrative Overview, Q Street Refinement Plan Diagram, and Hayden Bridge/Mohawk Vicinity Map. The other changes were to show the Willamette Greenway Overlay on the Downtown and Glenwood Refinement Plan Diagrams.

Springfield Comprehensive Plan - Illustrative Overview

Refinement Plan Areas*

Urban Growth Boundary

Overlays
Nodal Development Area
Willamette Greenway

Comprehensive Plan Designations**

- | | | | |
|----------------------------|---------------------------------|--------------------------|---------------------------------|
| Low Density Residential | Major Retail Center | Heavy Industrial | Mixed Use (general)** |
| Medium Density Residential | Commercial Mixed Use | Special Heavy Industrial | Public Land & Open Space |
| High Density Residential | Commercial/Industrial Mixed Use | Employment Mixed Use | Natural Resource |
| Residential Mixed Use | LMI/CC Mixed Use | Booth-Kelly Mixed Use | Sand & Gravel |
| Neighborhood Commercial | Light Medium Industrial (LMI) | General Office | Urban Holding Area - Employment |
| Community Commercial (CC) | Campus Industrial | Office Mixed Use | |

* Please click on Refinement Plan label to view the plan designations and document specific to that area.

** Please note that some similar Mixed Use designations are aggregated to simplify readability. Consult the draft Comprehensive Plan web map for precise designations: [LINK](#)

Gateway

Q Street

Mid-Springfield

East Kelly Butte

Glenwood

East Main

Downtown



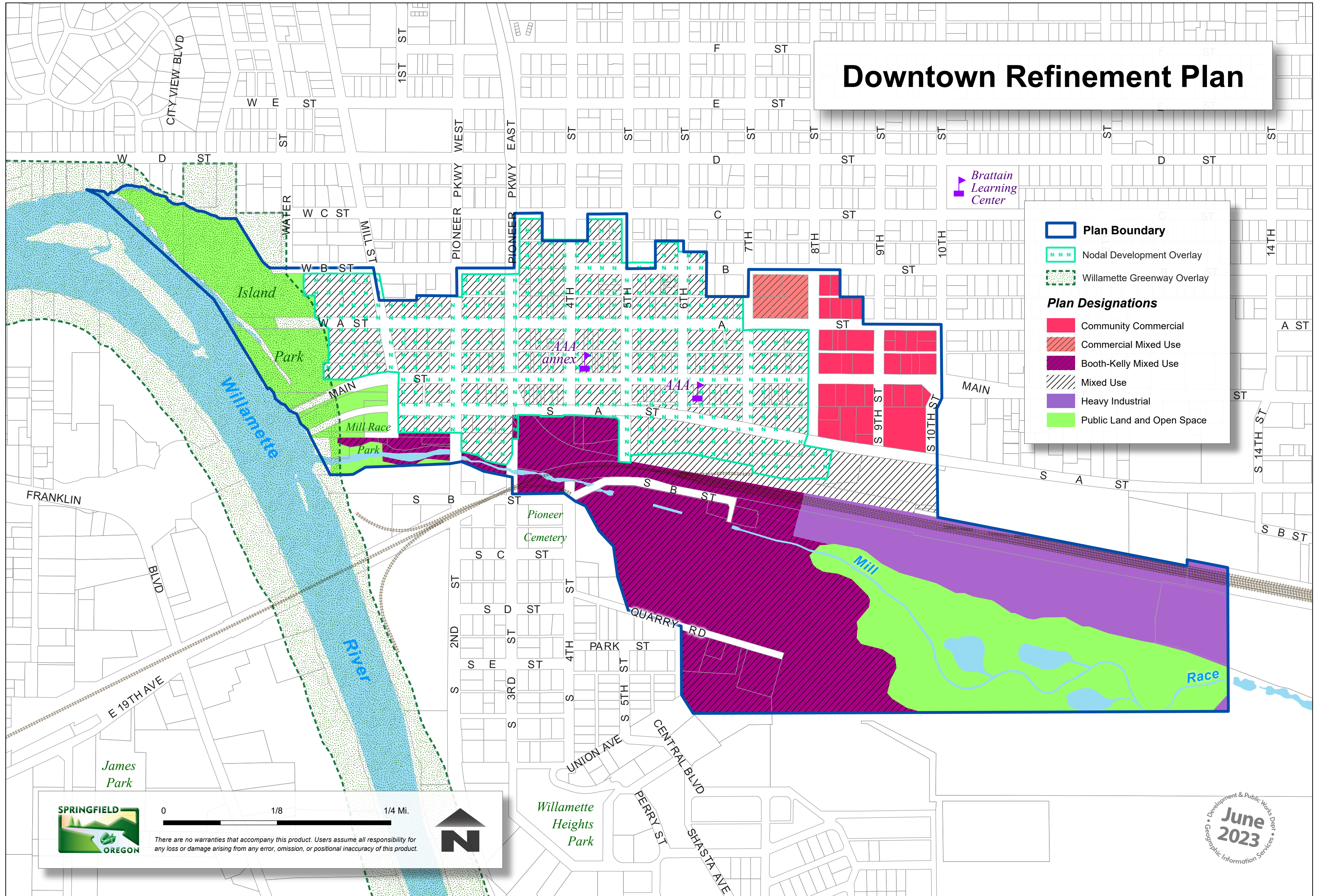
0 1/4 1/2 1 Mi.



There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

June 2023
Development & Public Works Dept.
Geographic Information Services

Downtown Refinement Plan



Plan Boundary

Overlays

- Nodal Development Overlay
- Willamette Greenway Overlay

Plan Designations

- Community Commercial
- Commercial Mixed Use
- Booth-Kelly Mixed Use
- Mixed Use
- Heavy Industrial
- Public Land and Open Space

SPRINGFIELD OREGON

0 1/8 1/4 Mi.

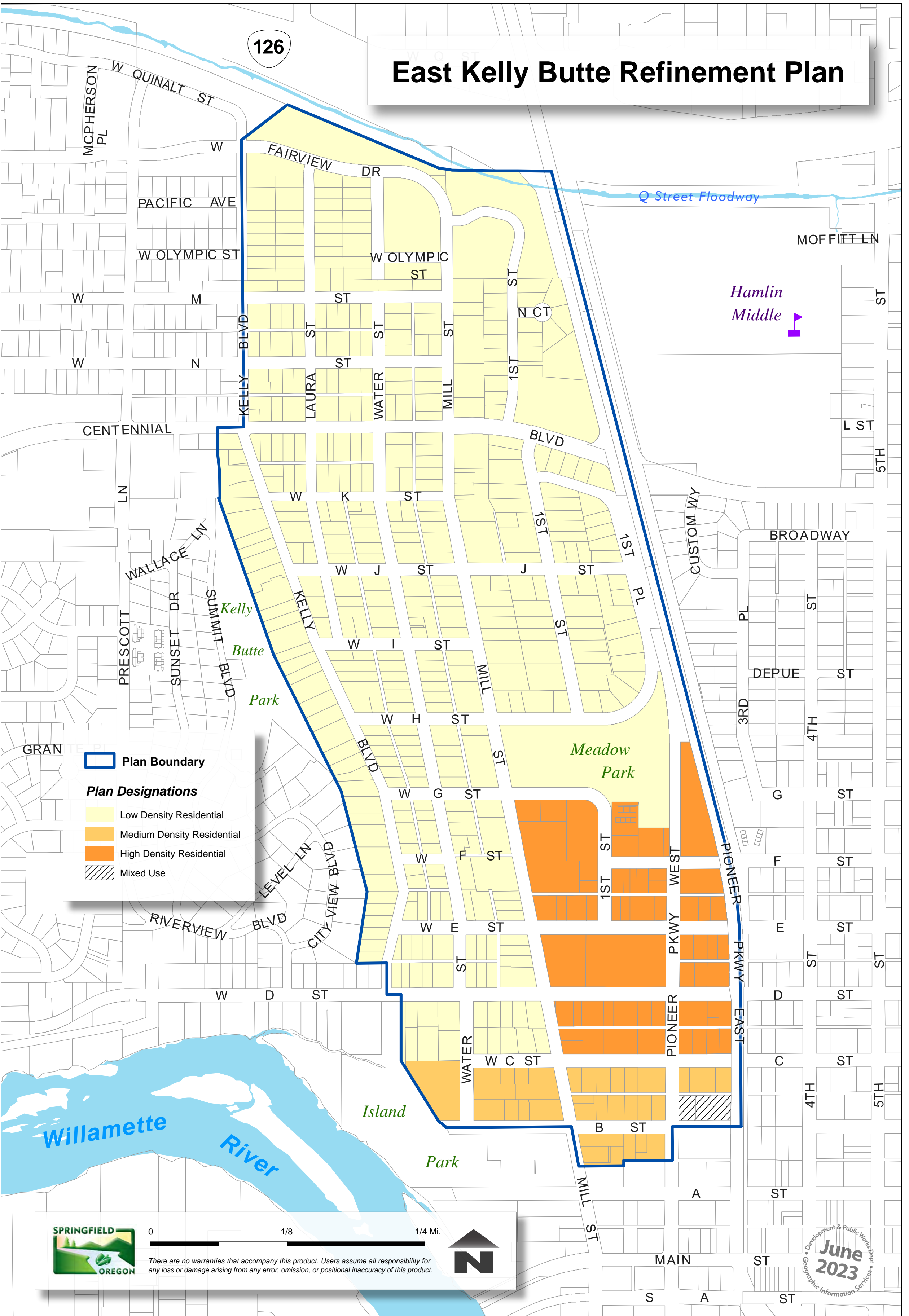
There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

N

Development & Public Works Dept.
 June 2023
 Geographic Information Services

East Kelly Butte Refinement Plan

126



Plan Boundary

Plan Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use



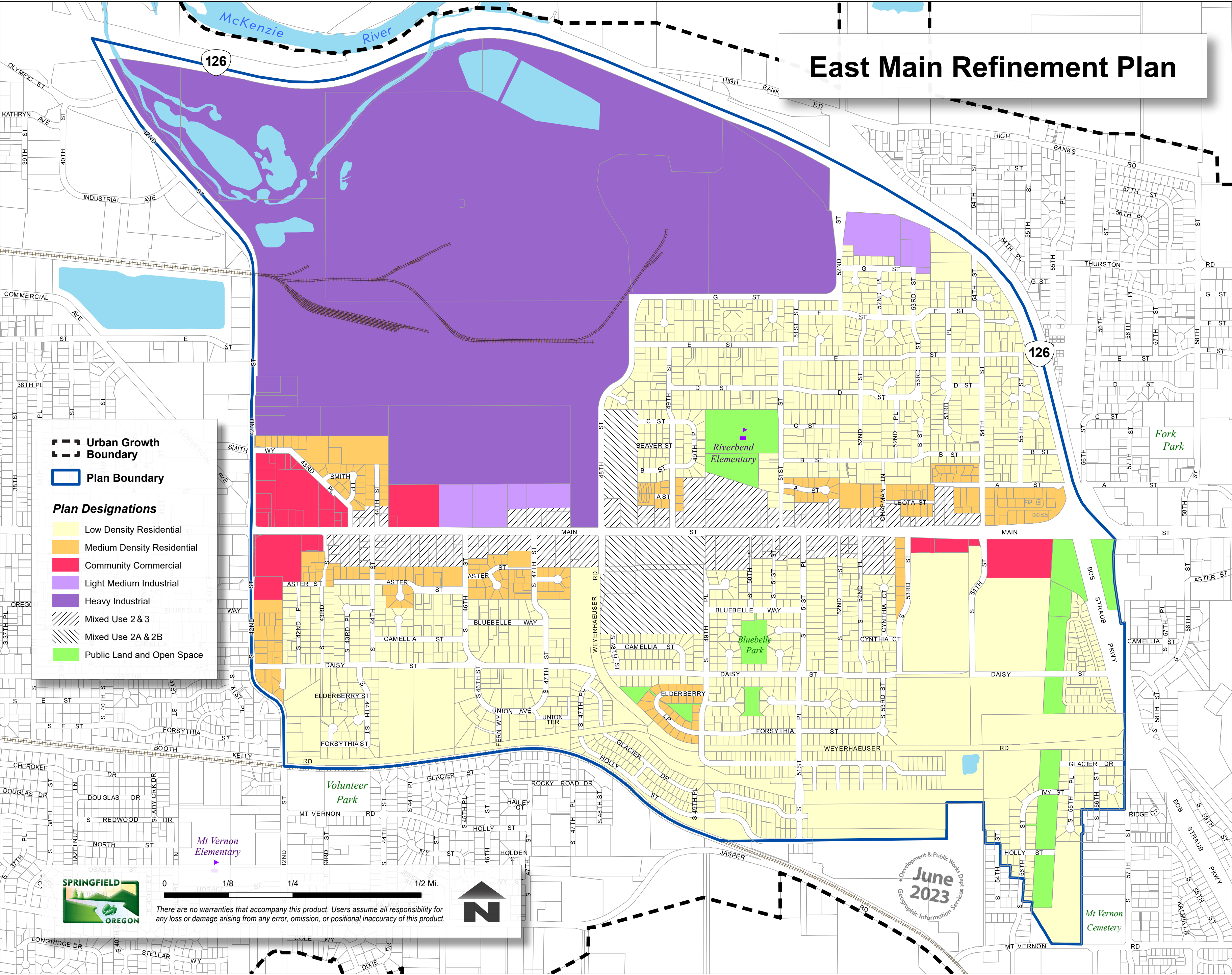
0 1/8 1/4 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



Development & Public Works Dept.
June 2023
Geographic Information Services

East Main Refinement Plan



Urban Growth Boundary

Plan Boundary

Plan Designations

- Low Density Residential
- Medium Density Residential
- Community Commercial
- Light Medium Industrial
- Heavy Industrial
- Mixed Use 2 & 3
- Mixed Use 2A & 2B
- Public Land and Open Space



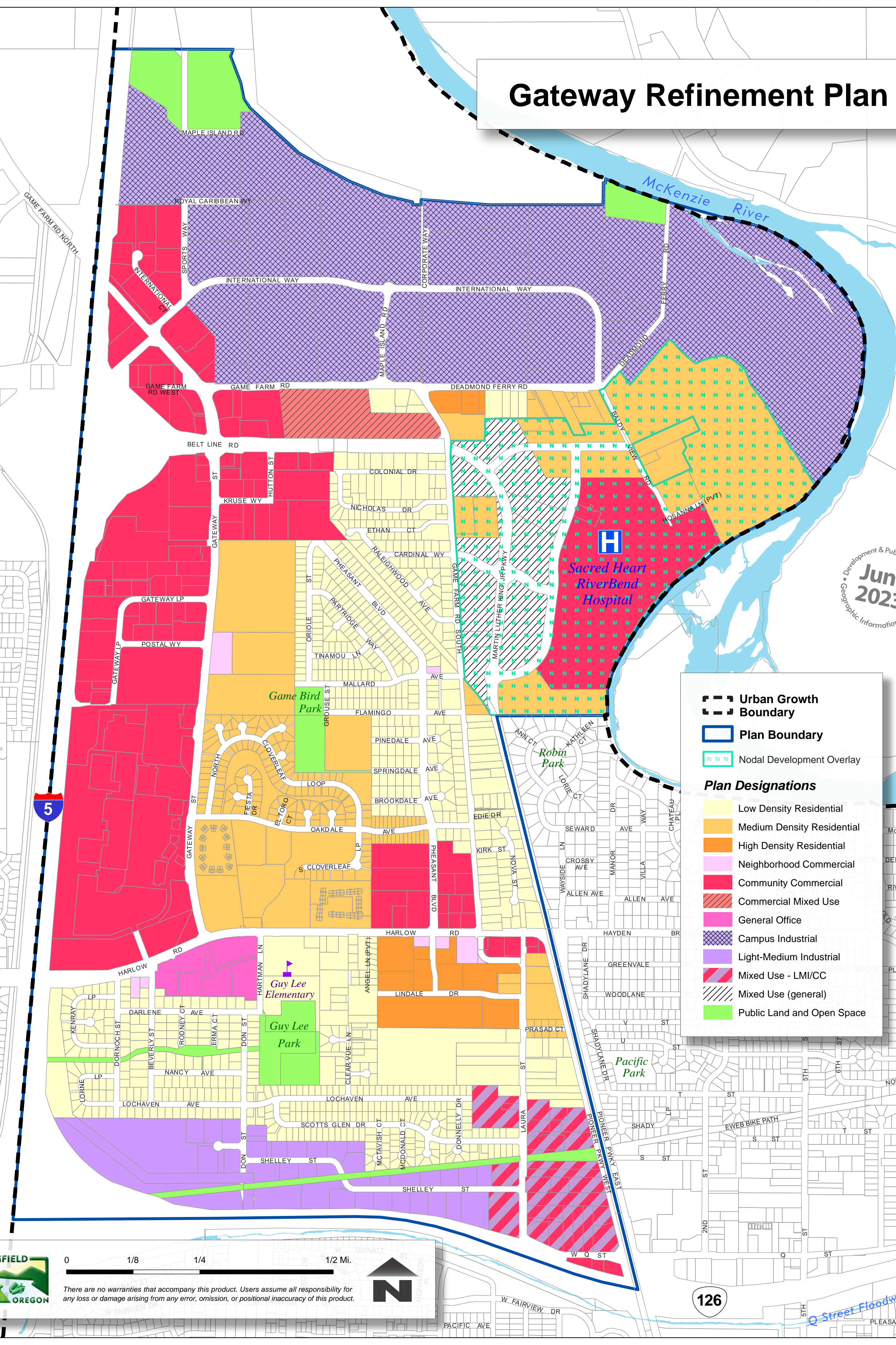
0 1/8 1/4 1/2 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



June 2023
Development & Public Works Dept
Geographic Information Services

Gateway Refinement Plan



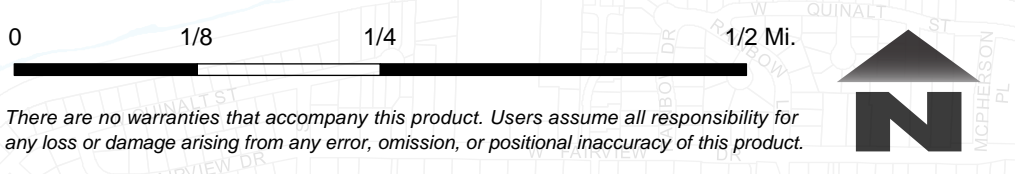
Development & Public Works Dept
June 2023
 Geographic Information Services

Legend

- Urban Growth Boundary
- Plan Boundary
- Nodal Development Overlay

Plan Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- Commercial Mixed Use
- General Office
- Campus Industrial
- Light-Medium Industrial
- Mixed Use - LMI/CC
- Mixed Use (general)
- Public Land and Open Space

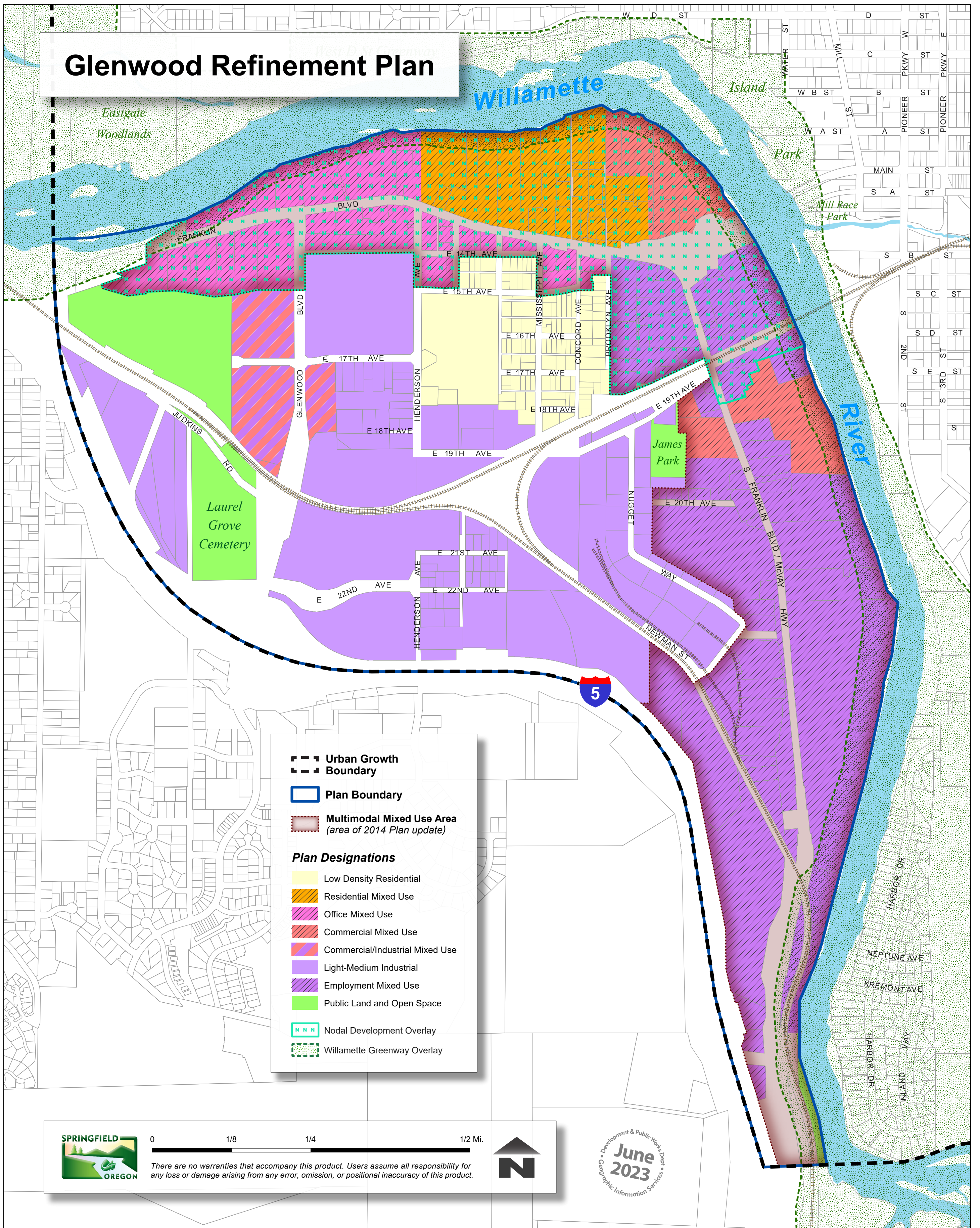


There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

126

Street Floodway

Glenwood Refinement Plan



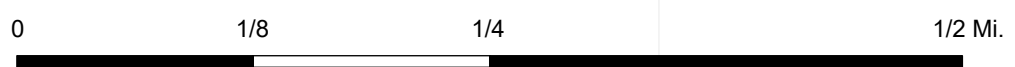
Urban Growth Boundary
 [Dashed black line]

Plan Boundary
 [Blue line]

Multimodal Mixed Use Area (area of 2014 Plan update)
 [Dotted brown line]

Plan Designations

- [Yellow box] Low Density Residential
- [Orange box with diagonal lines] Residential Mixed Use
- [Pink box with diagonal lines] Office Mixed Use
- [Red box with diagonal lines] Commercial Mixed Use
- [Red and blue diagonal lines box] Commercial/Industrial Mixed Use
- [Purple box] Light-Medium Industrial
- [Purple box with diagonal lines] Employment Mixed Use
- [Green box] Public Land and Open Space
- [Green box with 'NNN' text] Nodal Development Overlay
- [Green dashed box] Willamette Greenway Overlay



There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



Development & Public Works Dept.
June 2023
 Geographic Information Services

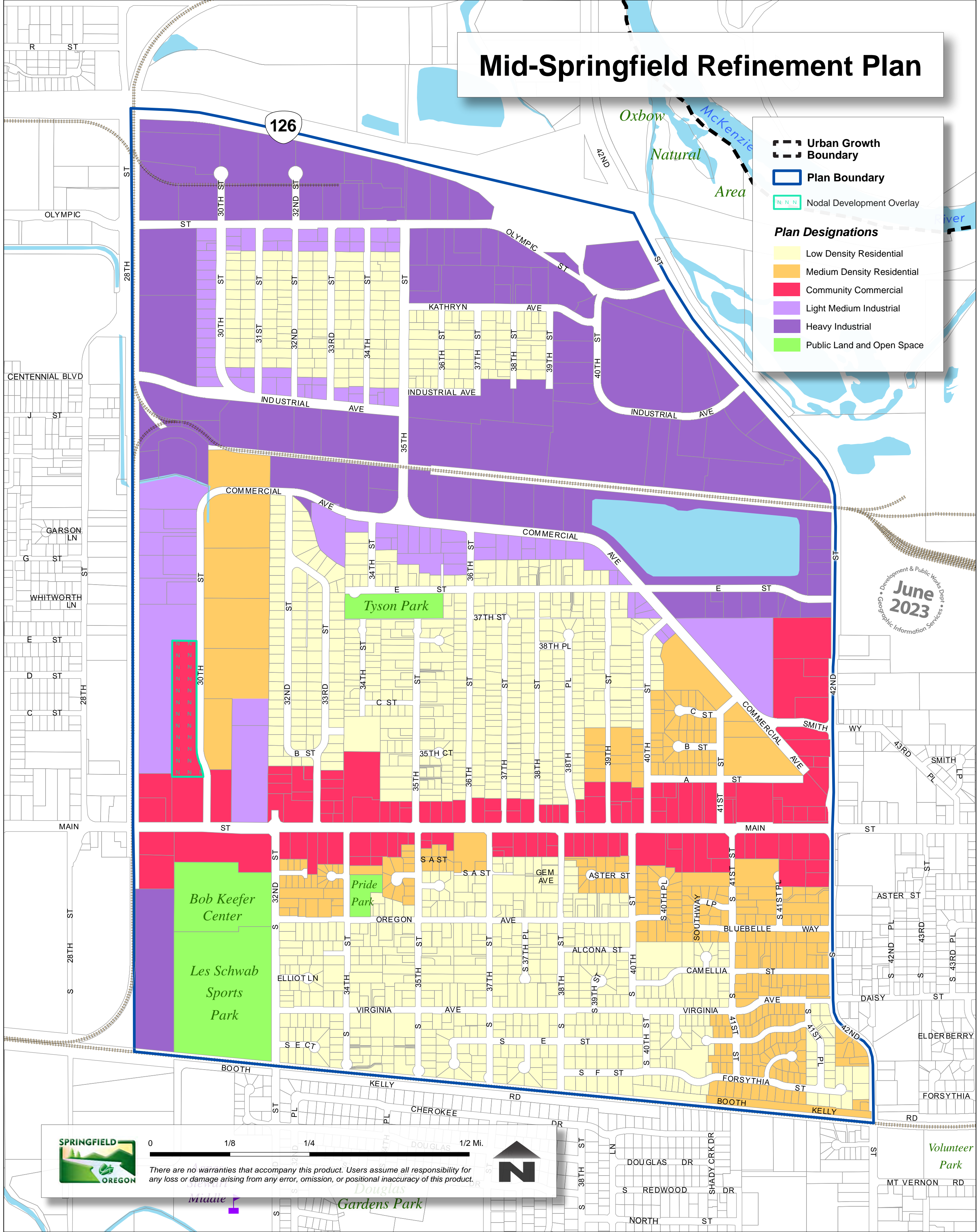
Mid-Springfield Refinement Plan

Legend

- Urban Growth Boundary (dashed black line)
- Plan Boundary (solid blue line)
- Nodal Development Overlay (green outline)

Plan Designations

- Low Density Residential (yellow)
- Medium Density Residential (orange)
- Community Commercial (red)
- Light Medium Industrial (purple)
- Heavy Industrial (dark purple)
- Public Land and Open Space (green)



June 2023
Development & Public Works Dept.
Geographic Information Services



0 1/8 1/4 1/2 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



Volunteer Park

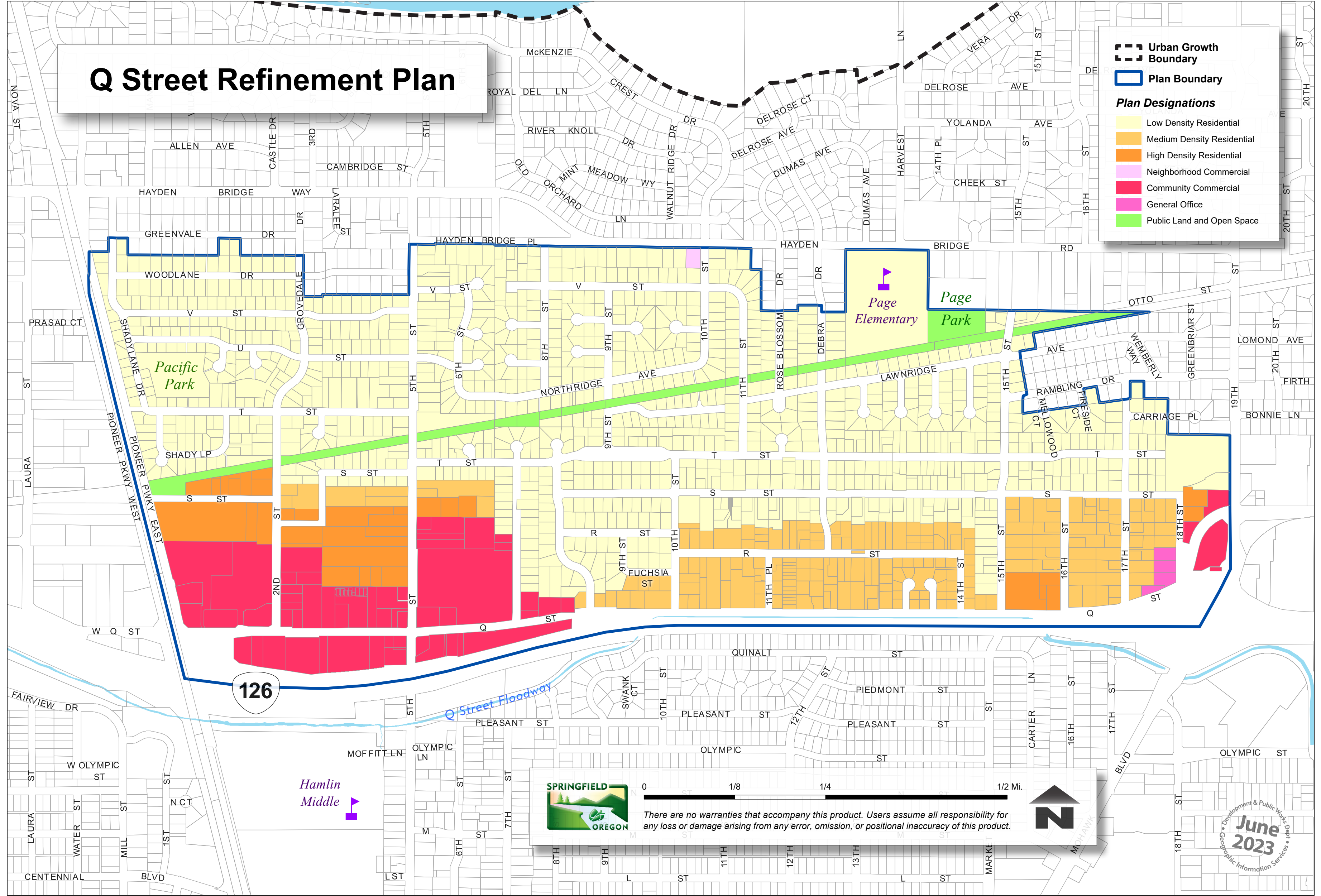
Q Street Refinement Plan

Urban Growth Boundary
 Urban Growth Boundary

Plan Boundary
 Plan Boundary

Plan Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Community Commercial
- General Office
- Public Land and Open Space



0 1/8 1/4 1/2 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



Development & Public Works Dept
 June 2023
 Geographic Information Services

West Springfield Vicinity

* CLICK HERE TO VIEW THE O STREET REFINEMENT PLAN DIAGRAM

* CLICK HERE TO VIEW THE GATEWAY REFINEMENT PLAN DIAGRAM

* CLICK HERE TO VIEW THE EAST KELLY BUTTE REFINEMENT PLAN DIAGRAM

* CLICK HERE TO VIEW THE GLENWOOD REFINEMENT PLAN DIAGRAM

June 2023
Development & Public Works Dept
Geographic Information Services

126

5

Street Floodway

Centennial Elementary

Menlo Park

Kelly Butte Park

Eastgate Woodlands

West D St Greenway

Willamette River

Urban Growth Boundary

Refinement Plan Boundary*

Willamette Greenway overlay

Plan Designations

- Low Density Residential
- Medium Density Residential
- Community Commercial
- Public Land and Open Space

* Refer to the applicable Refinement Plan diagram to see the proposed plan designations for Refinement Plan Areas.



0 1/8 1/4 1/2 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

Thurston Vicinity

McKenzie

River

Cedar

Creek



0 1/8 1/4 1/2 Mi.



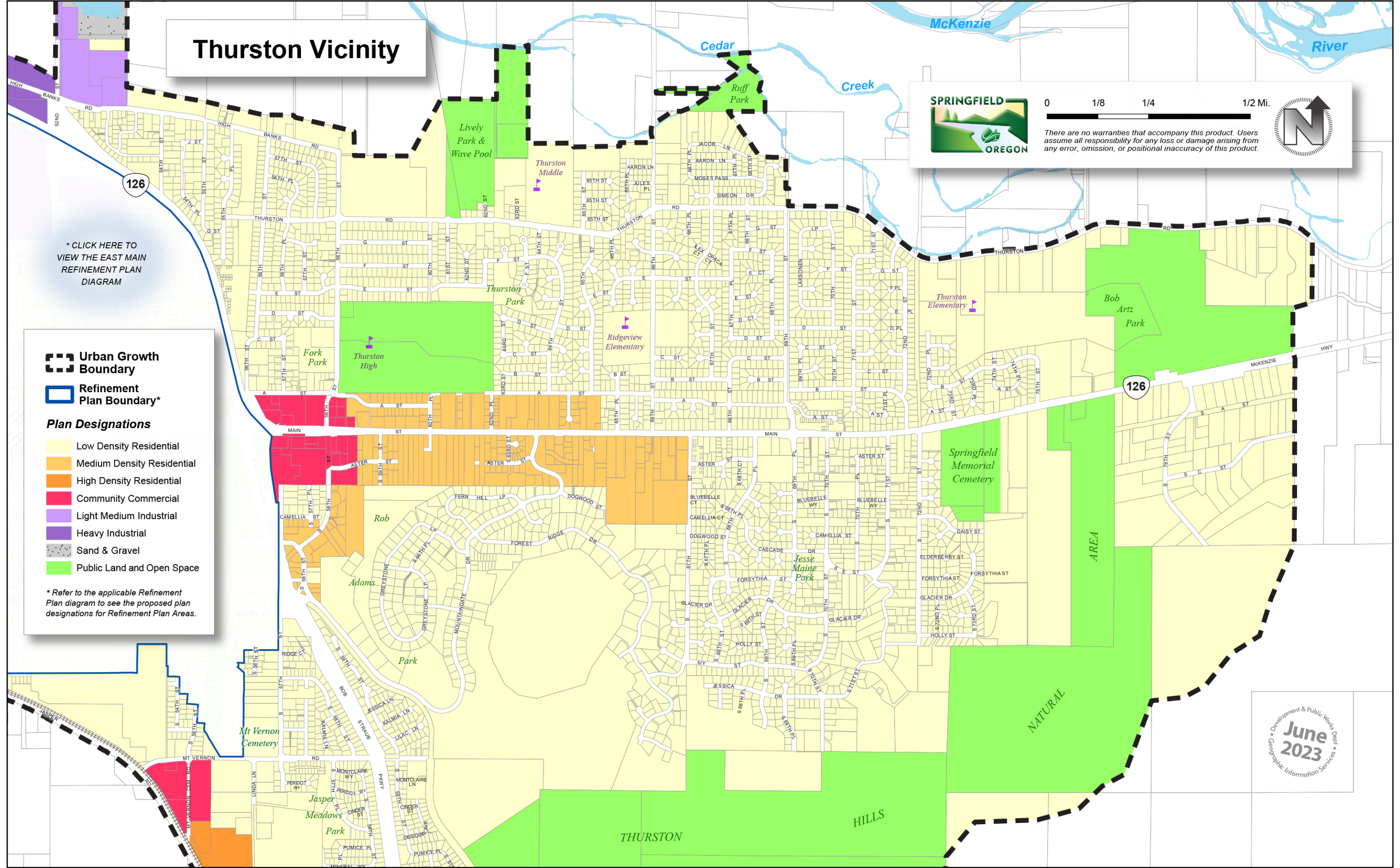
There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

126

* CLICK HERE TO VIEW THE EAST MAIN REFINEMENT PLAN DIAGRAM

- Urban Growth Boundary
 - Refinement Plan Boundary*
- Plan Designations**
- Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Community Commercial
 - Light Medium Industrial
 - Heavy Industrial
 - Sand & Gravel
 - Public Land and Open Space

* Refer to the applicable Refinement Plan diagram to see the proposed plan designations for Refinement Plan Areas.



Central/South Springfield Vicinity

Plan Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Commercial
- Light Medium Industrial
- Heavy Industrial
- Sand & Gravel
- Public Land and Open Space
- Urban Holding Area - Employment

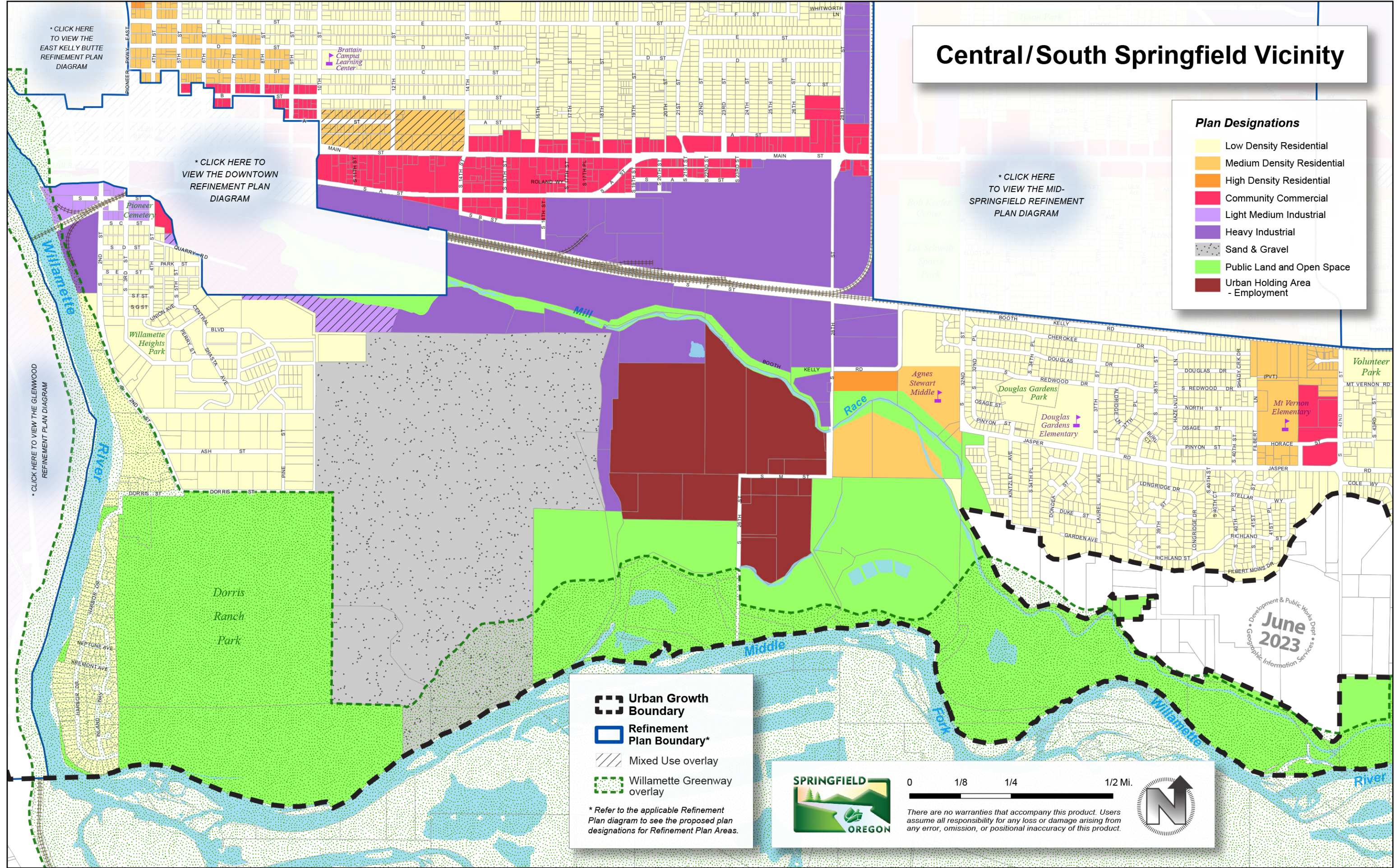
- Urban Growth Boundary
- Refinement Plan Boundary*
- Mixed Use overlay
- Willamette Greenway overlay

* Refer to the applicable Refinement Plan diagram to see the proposed plan designations for Refinement Plan Areas.

0 1/8 1/4 1/2 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

June 2023
 Development & Public Works Dept.
 Geographic Information Services



* CLICK HERE TO VIEW THE EAST KELLY BUTTE REFINEMENT PLAN DIAGRAM

* CLICK HERE TO VIEW THE DOWNTOWN REFINEMENT PLAN DIAGRAM

* CLICK HERE TO VIEW THE MID-SPRINGFIELD REFINEMENT PLAN DIAGRAM


* CLICK HERE TO VIEW THE GLENWOOD REFINEMENT PLAN DIAGRAM


North Gateway Vicinity


 Urban Growth Boundary

 Refinement Plan Boundary*

Plan Designations

 Natural Resource

 Public Land and Open Space

 Urban Holding Area - Employment

** Refer to the applicable Refinement Plan diagram to see the proposed plan designations for Refinement Plan Areas.*

Development & Public Works Dept.
June 2023
Geographic Information Services



0 1/8 1/4 1/2 Mi.



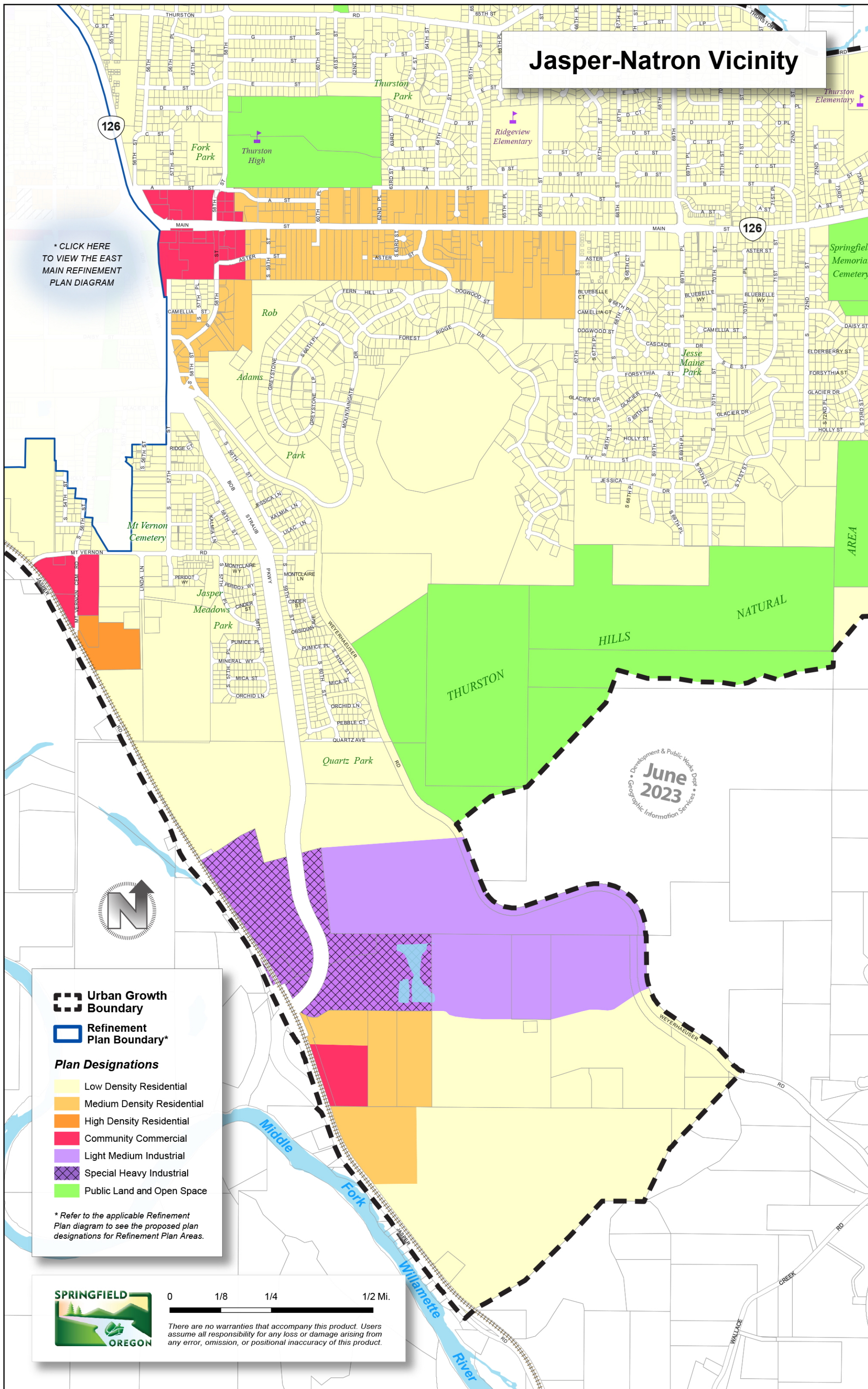
There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



** [CLICK HERE TO VIEW THE GATEWAY REFINEMENT PLAN DIAGRAM](#)*

Jasper-Natron Vicinity

* CLICK HERE TO VIEW THE EAST MAIN REFINEMENT PLAN DIAGRAM



- Urban Growth Boundary
- Refinement Plan Boundary*
- Plan Designations**
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Commercial
- Light Medium Industrial
- Special Heavy Industrial
- Public Land and Open Space

* Refer to the applicable Refinement Plan diagram to see the proposed plan designations for Refinement Plan Areas.



0 1/8 1/4 1/2 Mi.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

Development & Public Works Dept.
June 2023
 Geographic Information Services

Hayden Bridge/Mohawk Vicinity

* CLICK HERE TO VIEW THE GATEWAY PLAN REFINEMENT PLAN DIAGRAM

* CLICK HERE TO VIEW THE Q STREET REFINEMENT PLAN DIAGRAM

Plan Designations

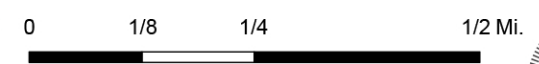
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Commercial
- Major Retail Commercial
- Mixed Use
- Light Medium Industrial
- Heavy Industrial
- Public Land and Open Space

- Urban Growth Boundary
- Refinement Plan Boundary*
- Nodal Development overlay

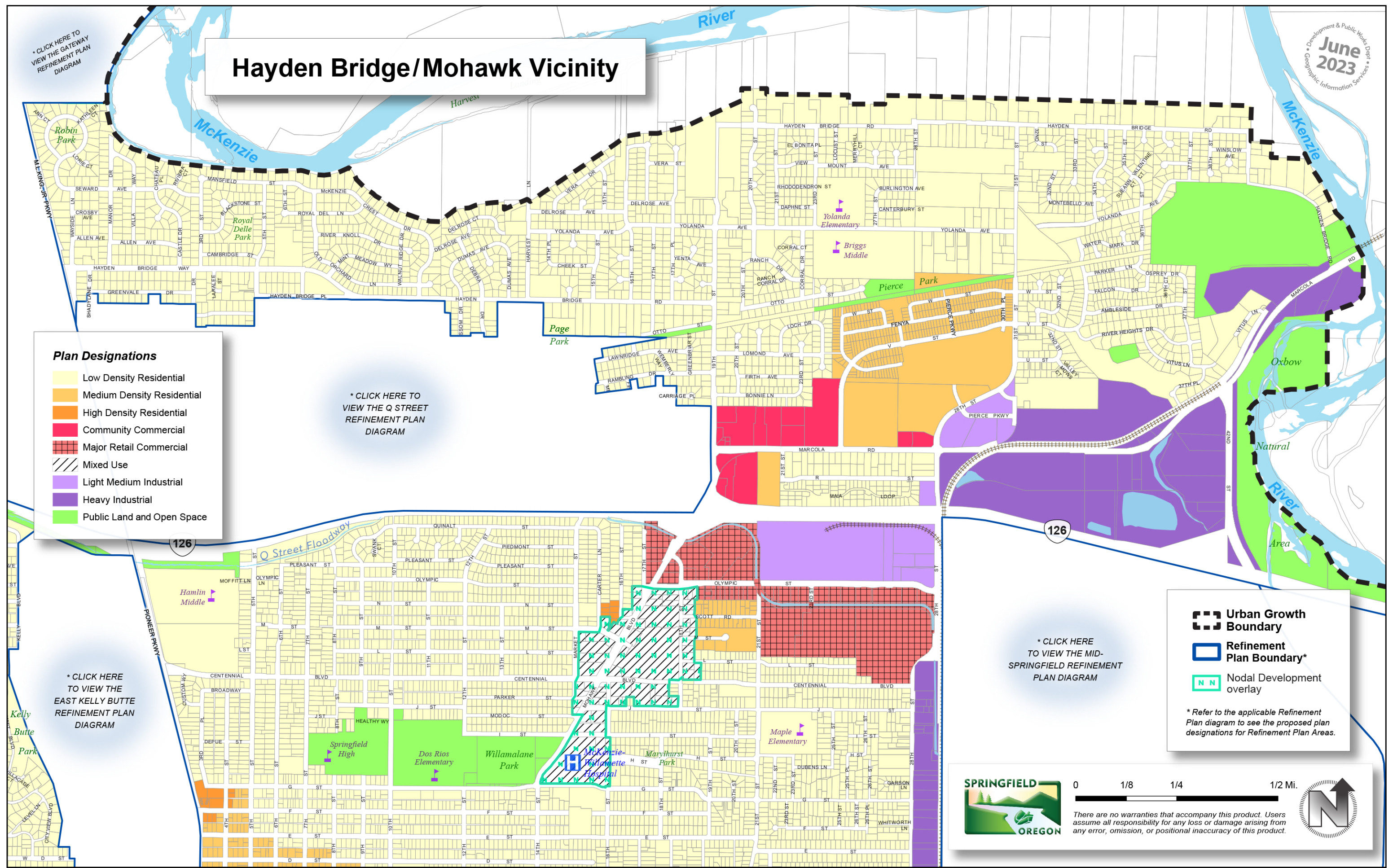
* Refer to the applicable Refinement Plan diagram to see the proposed plan designations for Refinement Plan Areas.

* CLICK HERE TO VIEW THE MID-SPRINGFIELD REFINEMENT PLAN DIAGRAM

* CLICK HERE TO VIEW THE EAST KELLY BUTTE REFINEMENT PLAN DIAGRAM



There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.



East-Central Springfield Vicinity

Development & Public Works Dept
 June 2023
 Geographic Information Services

Urban Growth Boundary

Refinement Plan Boundary*

Willamette Greenway overlay

Plan Designations

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Community Commercial
- Light Medium Industrial
- Heavy Industrial
- Sand & Gravel
- Public Land and Open Space

* Refer to the applicable Refinement Plan diagram to see the proposed plan designations for Refinement Plan Areas.

[* CLICK HERE TO VIEW THE MID-SPRINGFIELD REFINEMENT PLAN DIAGRAM](#)

[* CLICK HERE TO VIEW THE EAST MAIN REFINEMENT PLAN DIAGRAM](#)



0 1/8 1/4 1/2 Mi.



There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or positional inaccuracy of this product.

