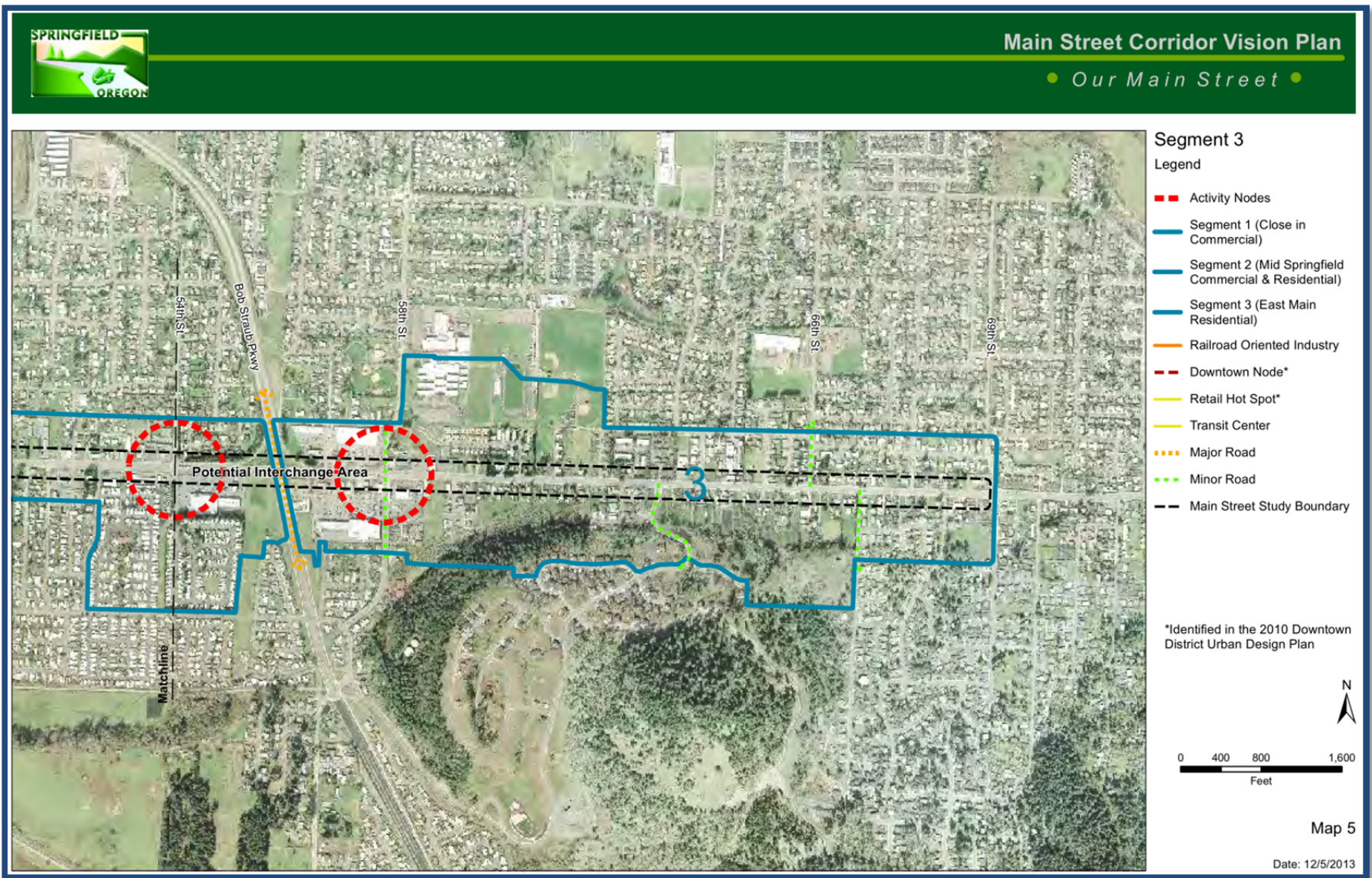
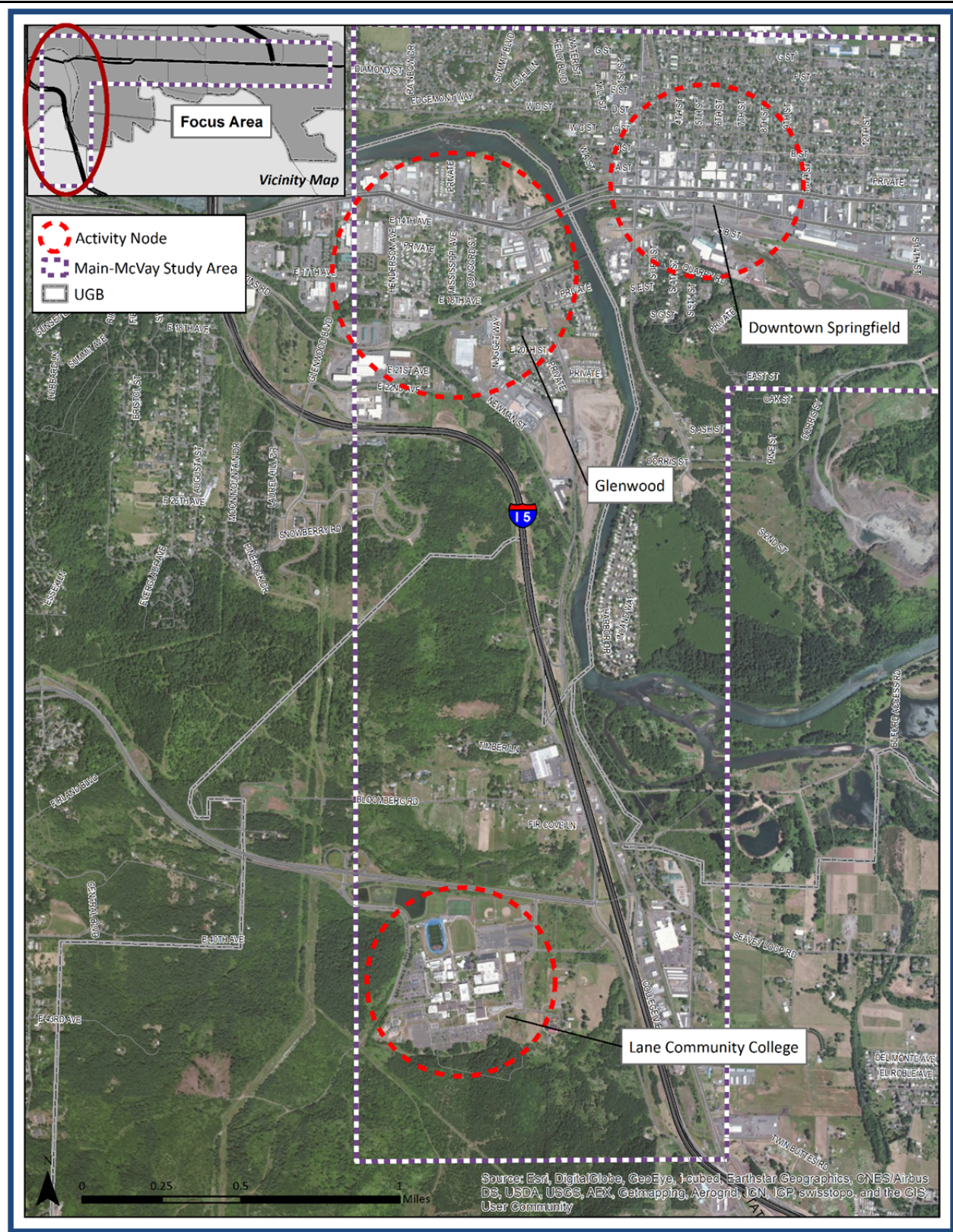


Figure 4.10-5. Main Street Vision Plan Activity Nodes – Segment 3



Source: Otak. Revised Memo #2 – Existing Conditions, Opportunities and Constraints, Main Street Corridor Vision Plan. 2013

Figure 4.10-6. Activity Nodes McVay Highway Segment



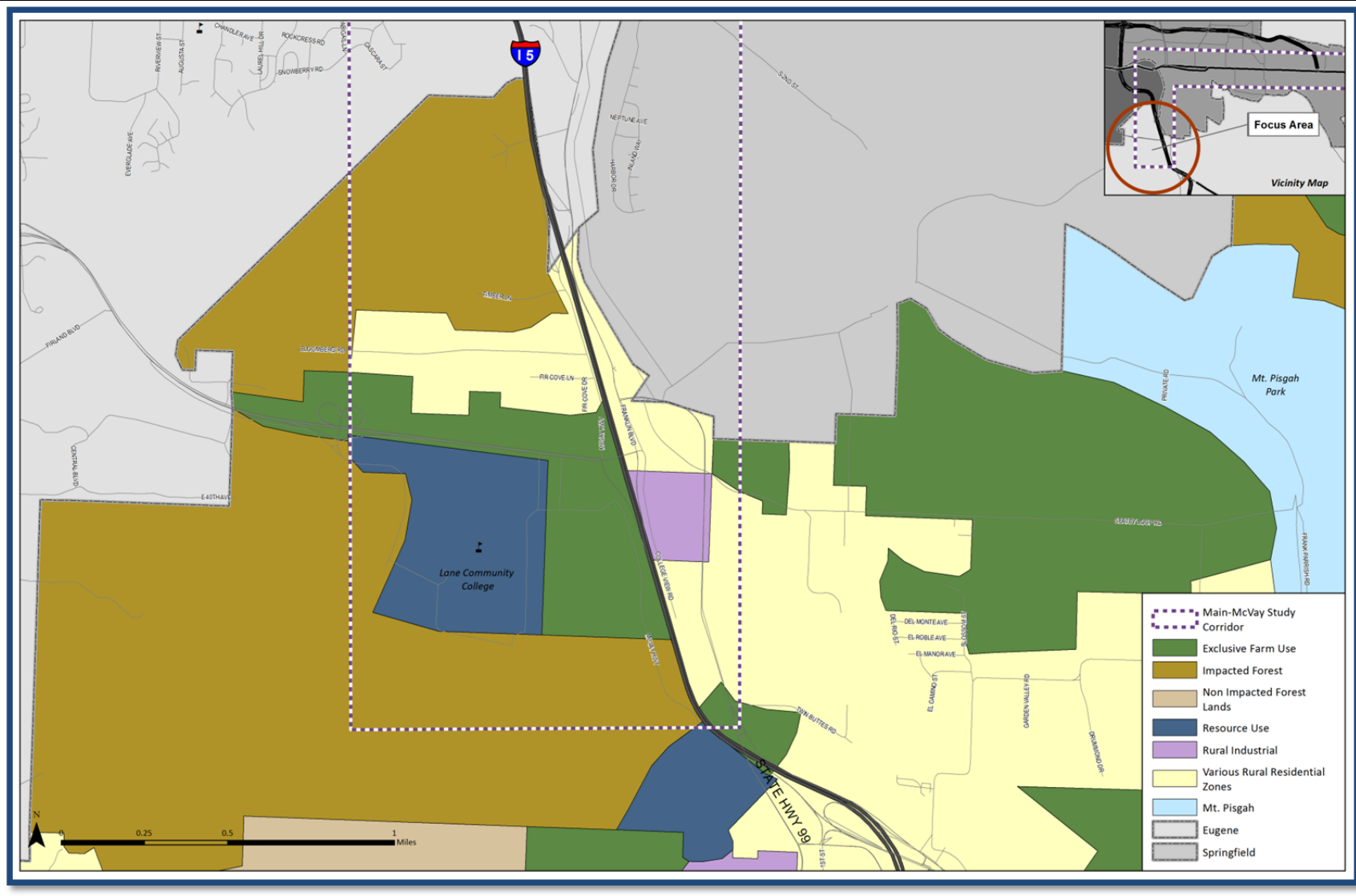
Source: Prepared by Parsons Brinckerhoff. 2014.

4.10.1.1 *Farm Land and Agricultural Lands*

Oregon Revised Statute 197.752 states that “Lands within urban growth boundaries shall be available for urban development concurrent with the provision of key urban facilities and services in accordance with locally adopted development standards.” Statewide Planning Goal 3 (“To preserve and maintain agricultural lands”) states in its definition that, “Agricultural land does not include land within acknowledged urban growth boundaries or land within acknowledged exceptions to Goals 3 or 4.” The majority of the Main-McVay Transit Study Area and areas of potential land use effects are contained within the acknowledged Eugene-Springfield UGB and, thus, cannot be designated as agricultural land.

As shown in Figure 4.10-7, the Study Area extends out of the Eugene-Springfield UGB along the southern portion of McVay Highway. In this area, there are about 210 acres of land zoned for exclusive farm use. The National Environmental Policy Act and the Farmland Protection Policy Act (7 USC 4201-4209; and its regulations, 7 CFR Part 658) require federal agencies to coordinate with the Natural Resources Conservation Service if their activities may irreversibly convert farmland (directly or indirectly) to non-agricultural use. For purposes of the Farmland Protection Policy Act, farmland includes prime farmland, unique farmland, and land of statewide or local importance.

Figure 4.10-7. Farm and Agricultural Lands in the Study Area



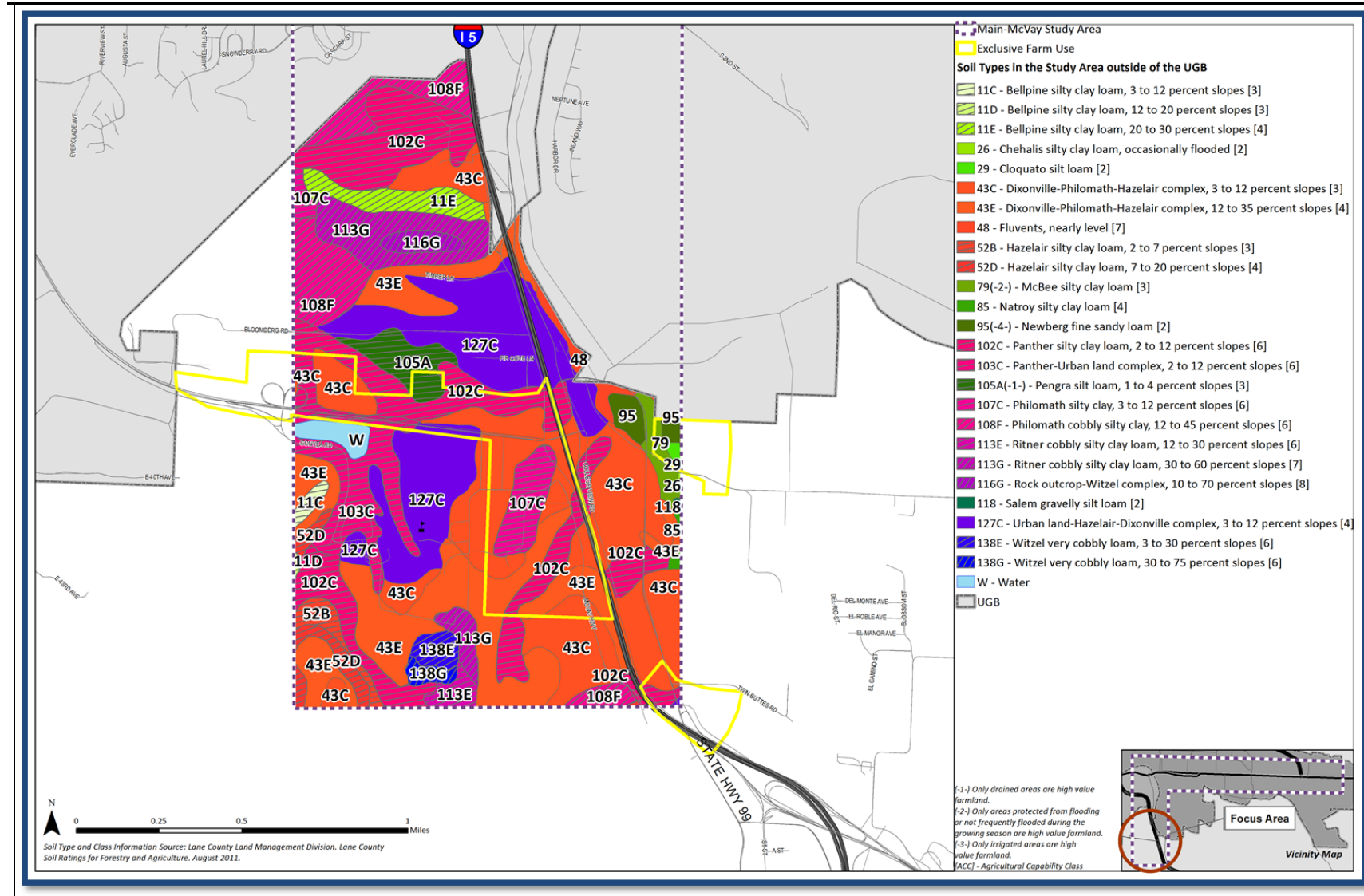
Source: Prepared by Parsons Brinckerhoff from Springfield's MapSpring. 2014.

Oregon Statewide Planning Goal 3 defines “agricultural lands” and requires counties to inventory such lands and to “preserve and maintain” them through farm zoning as documented in the jurisdiction’s comprehensive plan. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in OAR, Chapter 660, Division 12 and Division 33. As shown on Figure 4.10-1, there are no active farm or agricultural uses within the city of Springfield portion of the Main-McVay Study Area. However, there is Exclusive Farm Use zoning identified within the unincorporated Lane County portion of the Main-McVay Study Area as shown on Figure 4.10-7.

Figure 4.10-8 identifies the soil type and the agricultural capability class (ACC) of each soil type identified by the Natural Resources Conservation Service within the unincorporated Lane County portion of the Main-McVay Study Area. ACC is a generalization of the suitability of soil for most kinds of field crops, numbered 1 through 8, indicating progressively greater limitations for use as cropland. Classes 1 through 4 generally are considered relatively higher value agricultural soils.

Of the 56 soil types found in the total Main-McVay Study Area, including the 25 areas outside the Urban Growth Boundary, nine are rated by the Natural Resources Conservation Service as prime farmland, and three of those with conditions such as needing to be drained, irrigated or protected from flooding. These prime farmland soil types represent a small proportion of the Study Area and only 7 percent of the soils outside the Urban Growth Boundary. It appears that only a portion of the prime farmland is used for agriculture; this is shown within the Exclusive Farm Use zoning along the eastern boundary of the Study Area. It should be noted that much of the soil types rated as farmland of statewide importance are found in areas developed with urban uses.

Figure 4.10-8. High Farm Value Soils in the Study Area



Source: Prepared by Parsons Brinckerhoff from Lane County Land Management Division 2011 Soil Ratings. 2014.

4.10.2 Future Conditions

Zoning designations within the Main-McVay Study Area detail how the city will develop into the future. This section provides an overview of the zoning designations within the Main-McVay Study Area and how the Study Area may change if it were to realize the potential of the zoning districts.

The Main-McVay Study Area covers three different jurisdictions: city of Springfield, city of Eugene, and Lane County. Each of these jurisdictions has specified zoning districts. Table 4.10-1 summarizes the Study Area zoning designations and the uses that are allowed in each zone by jurisdiction. Within the Main-McVay Study Area there are 28 different zoning designations; 13 within the city of Springfield (Figure 4.10-9); five within the city of Eugene (Figure 4.10-10); and 10 within Lane County (Figure 4.10-11).

Although, much of the city of Springfield is in conformance with the zoning code, there are opportunities within many zoning designations for new development or redevelopment to higher and better uses. The Residential Land Study identified the areas of Downtown, Glenwood Riverfront/Franklin Corridor, and Gateway as best suited areas within the city to house high density residential uses (Springfield, 2011). A buildable lands inventory indicated that (in 2008) “Springfield [had] about 1,447 acres of vacant or partially-vacant residential land and an additional 21 acres in the Glenwood mixed-use refinement plan area...” (Springfield, 2011). The zoning within the Glenwood mixed-use area that is also within the Study Area includes residential, commercial, employment, and office mixed-use zones (Section 4.10-1). The buildable lands inventory also identified that the city had a lack of high-density residential development to accommodate future growth (Springfield, 2011). It is reasonably feasible to anticipate that these areas will develop or redevelop with higher residential uses in the future.

Although a portion of the Study Area is within the city of Eugene, it is a small area and that part of Eugene is not very accessible due to a lack of existing roadway infrastructure. Much of the Eugene zoning within the Study Area is low density residential or agricultural use and is unlikely to significantly change over the study period. Much of the Lane County Zoning within the Study Area is also low density residential or exclusive farm use (see section 4.10.1.1 for more information about agricultural lands). However, the commercial areas of Lane County within the Study Area could redevelop to higher density commercial uses in the future.

Table 4.10-1. Zoning Designations in the Study Area

Zoning Designation	Description	Density Requirements
City of Springfield Zoning Designations (Springfield, 2010a)		
Low Density Residential (LDR)	Establishes sites for residential development	Maximum: 10 dwelling units per developable acre
Medium Density Residential (MDR)	Establishes sites for residential development where single family or multiple family dwellings are permitted	Minimum: 10 dwelling units per developable acre Maximum: 20 dwelling units per developable acre

Zoning Designation	Description	Density Requirements
High Density Residential (HDR)	Establishes sites for residential development where single family or multiple family dwellings are permitted	Minimum: 20 dwelling units per developable acre Maximum: 30 dwelling units per developable acre
Mixed Use Residential (MUR)	Zone emphasized multi-family residential, but may include small-scale retail, office and service uses when they are developed as part of a mixed-use development in order to increase housing opportunities in close proximity to designated commercial zones; support the retail, office and service uses of the adjacent commercial zone; and to provide options for pedestrian-oriented lifestyles.	A minimum of 80 percent of the gross floor area within a MUR district shall be dedicated to multi-unit residential uses to ensure that medium and high density land is preserved for primarily residential purposes.
Community Commercial (CC)	Allows a range of retail sales, service and professional office use and also includes all existing strip commercial areas	N/A
Neighborhood Commercial (NC)	Establishes sites up to three acres in size to provide day to day commercial needs for support populations up to 4,000 people	N/A
General Office (GO)	encourage appropriate office development as a transition zone, providing a buffer between residential and more intensive commercial development at the boundaries of a Community Commercial or Major Retail Commercial designation	Minimum development area: ≥ 1 acre
Mixed Use Commercial (MUC)	Established where a mix of commercial with residential uses is compatible with existing nearby uses. Development shall have a commercial dominance, with residential and public uses allowed. The primary development objectives are to expand housing opportunities; working, and shopping environments; facilitate more intensive use of land while minimizing potentially adverse impacts; and to promote options for pedestrian-oriented lifestyles.	Up to 100 percent of any building may be developed for residential uses so long as 60 percent of the total ground floor area within the development area is devoted to commercial uses.
Booth-Kelly Mixed Use Plan District	Allows a variety of commercial, industrial, recreational and residential land uses	Minimum development area: 10 acres
Light Medium Industrial (LMI)	Uses are generally involved in the secondary processing of materials into components, the assembly of components into finished products, transportation, communication and utilities, wholesaling, and warehousing.	N/A

Zoning Designation	Description	Density Requirements
Heavy Industrial (HI)	Uses are generally involved in the processing of large volumes of raw materials into refined materials and/or that have significant external impacts. Heavy Industrial transportation needs often include rail and truck.	N/A
Public Land Open Space (PLO)	Government uses, including public offices and facilities; educational uses, including high schools and colleges; and parks and open space uses including, publicly owned metropolitan and regional scale parks and publicly and privately owned golf courses and cemeteries.	N/A
Quarry Mine Operations (QMO)	Established to: recognize that minerals and materials within the Springfield Urban Growth Boundary are a non-renewable resource, and that extraction and processing are beneficial to the local economy; protect major deposits of minerals, rock and related material resources with appropriate zoning; institute procedures for the protection of public health and safety on and adjacent to land where quarry and mining blasting operations are occurring; institute standards to be used in reviewing referrals from State and Federal agencies of Operation and Reclamation Plans, pollution control and similar permits; provide for cooperation between private and governmental entities in carrying out the purposes of this Section.	N/A
City of Eugene Zoning Designations (Eugene, 2014b).		
Agricultural (AG)	Allows for agricultural uses within the urban growth boundary until land is converted to urban development. Agricultural uses are considered interim uses until public facilities and services can be provided in an economical manner and urban development of the site would result in compact urban growth and sequential development.	Minimum lot size: 20 acres
Low-Density Residential (R-1)	This zone is designed for one-family dwellings with some allowance for other types of dwellings, and is also intended to provide a limited range of non-residential uses that can enhance the quality of low-density residential areas.	Minimum net density per acre: none; Maximum net density per acre: 14 units

Zoning Designation	Description	Density Requirements
Medium-Density Residential (R-2)	Similar to R-1, this zone is intended to provide a limited range of non-residential uses to help provide services for residents and enhance the quality of the medium-density residential area.	Minimum net density per acre: 10 units; Maximum net density per acre: 20 units
Community Commercial (C-1)	These areas usually include at least 5 acres and not more than 40 acres, and are intended to include a wide range of purchaser goods and entertainment, office, and service needs for a support population smaller than that of the metropolitan area but larger than that of a neighborhood. Housing is also permitted in this zone, which may occur independently on individual lots or parcels, or be located in clusters that share parking facilities and other common areas.	One-family dwelling and a duplex are allowed if the ground floor of the structure is used for commercial or non-residential purposes. Rowhouse, tri-and four-plex or multi family is permitted but subject to special development standards.
General Office (GO)	This zone is intended to provide for small-to medium-sized office buildings, often in transitional locations between residential and commercial uses. This zone also encourages compatible mix of dwellings and offices on the same or adjacent properties. Retail uses are also permitted.	Rowhouse or a duplex are allowed outright; tri- and four-plex or multi-family is permitted but subject to special development standards.
Lane County Zoning Designations (Lane County,		
Impacted Forest (F2)	The purposes of the Impacted Forest Lands Zone (F-2, RCP) are: (a) To implement the forest land policies of the Lane County Rural Comprehensive Plan and the forest land policies of the Eugene/Springfield Metro Area General Plan; and (b) To conserve forest land for uses consistent with Statewide Planning Goal #4, OAR 660-006 and ORS 215.700 through .755.	N/A
Exclusive Farm Use (E25)	The purpose of the E25 Zone is to preserve agricultural land and limit the expansion of urban development.	Minimum new lot or parcel size: 25 acres
Rural Residential (RR5)	Allow for residential development in rural areas.	Minimum new lot or parcel size: 5 acres
Rural Commercial (RC)	Allow for commercial uses and development that are consistent with Goal 14 and that are for the retail trade of products or services needed by rural residents or by persons traveling through the rural area, and to provide protective measures for riparian vegetation along Class I streams designated as significant in the Rural Comprehensive Plan.	N/A

Zoning Designation	Description	Density Requirements
Rural Industrial (RI)	Allow for industrial uses and development that are consistent with Goal 14 that include areas for small scale industrial uses and for industries that rely on a rural location in order to process rural resources; to allow for the continued operation of existing industries; and to provide protective measures for riparian vegetation along Class I streams designated as significant in the RCP.	N/A
Neighborhood Commercial (C2)	Provides a zone that allows for neighborhood serving uses.	N/A
Commercial (C3)	Slightly less restrictive than the C2 Zone	N/A
Light Industrial (M2)	Intended to provide areas for a wide range of manufacturing and assembly of materials into finished products and for warehousing, and wholesale businesses	N/A
Public Facility (PF) & Rural Public Facility (RPF)	Intended to provide land for those public and semipublic functions that provide a service and are by nature an intensive or unusual use not normally associated with other zones. The zone is not intended for facilities that are primarily for an open space recreational nature, and is intended for those areas that have been included in an exception as part of the Rural Comprehensive Plan.	N/A

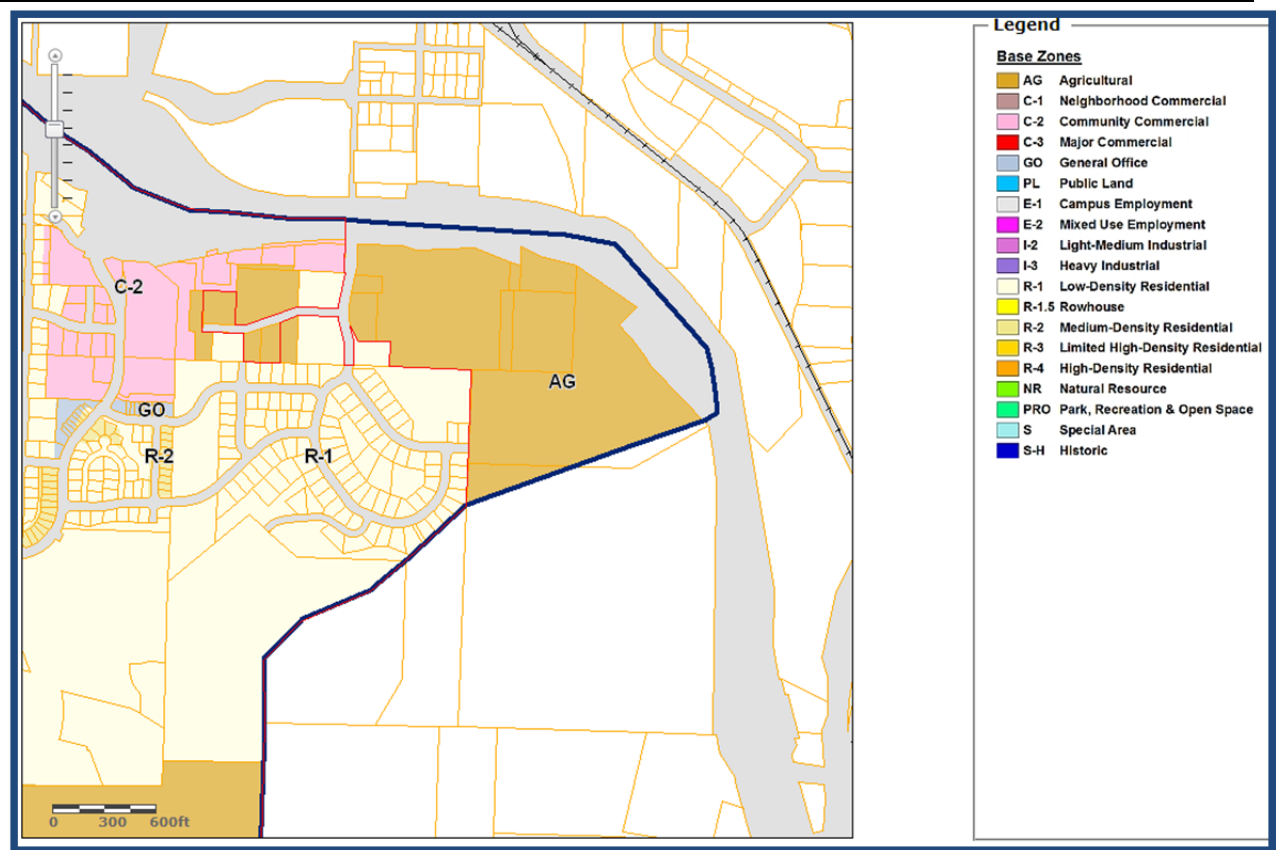
Zoning Designation	Description	Density Requirements
Sand, Gravel and Rock Products (SG)	Recognize that sand and gravel deposits within the County are an unrenewable natural resource, and beneficial to the economy of the County and the welfare of its people; (2) Identify and zone under this District major deposits of sand and gravel, rock and related material resources; (3) Provide for the utilization of this resource in a manner compatible with other land uses in the area; (4) Encourage the regular, systematic and uninterrupted extraction and processing of such resources; (5) Establish procedures for assuring protection of public health and safety on and adjacent to land used for extraction and processing; (6) Prevent irresponsible extraction of material resources, to the detriment of the public; (7) Provide standards to be observed during the extraction process with a view to ultimate utilization of the site; (8) Carry out these purposes with the recognition of a need for said resources and the right of each property owner to make a reasonable use of his or her land	N/A

Source: Zoning Code, City of Springfield. 2014
Zoning Code, City of Eugene. 2014.
Zoning code, Lane County. 2014.

Source: Prepared by Parsons Brinckerhoff from Springfield 2010 Zoning Map. 2014.



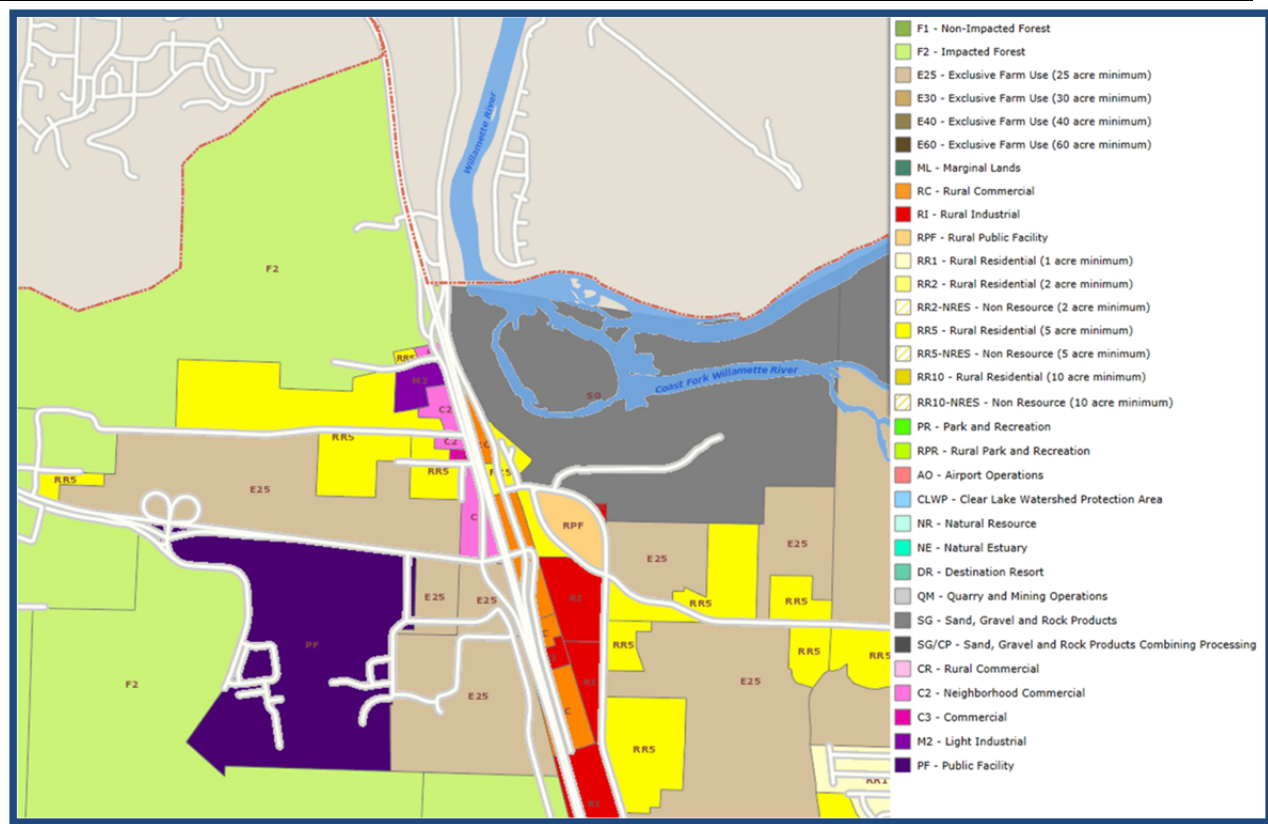
Figure 4.10-10. City of Eugene Zoning within Main-McVay Study Area



Purple dashed line indicates Main-McVay Transit Study Area

Source: Prepare by Parsons Brinckerhoff from Eugene 2014 Zoning Map. 2014.

Figure 4.10-11. Lane County Rural Zoning within Main-McVay Study Area



Source: Lane County Zoning Map. 2014

4.10.3 Opportunities and Constraints

There are zoning designations within the Main-McVay Study Area that allow higher density residential and commercial uses. These types of uses support transit use and would support a higher level of transit service, including possible high-capacity transit. The activity nodes identified within the corridor create opportunities for transit and should be considered in locating primary transit stations.

The farmland outside the UGB at the south end of the corridor may create some constraints that would limit right-of-way expansion.

4.10.4 Conclusions

Current and future lands use should be considered in the development of transit options and, in particular, the siting of potential transit stations. In particular, the activity areas identified as part of the Main Street visioning process along with downtown Springfield, the Glenwood area, and Lane Community College should be considered as current or potential high generators of transit demand that warrant a high level of transit service and transit facilities.

4.11 Noise

This section provides a summary of the existing noise and future noise levels along the corridors where a new or modified high capacity system may be operating. Although no on-site noise monitoring was