

SPRINGFIELD 2030 REFINEMENT PLAN

RESIDENTIAL LAND USE AND HOUSING ELEMENT

Revised Draft: March 2, 2011

OVERVIEW

The Springfield 2030 Refinement Plan Residential Land Use and Housing Element addresses Statewide Planning Goal 10: Housing, “To provide for the housing needs of the citizens of the state.” This element includes goals, objectives, policies and implementation actions that are consistent with and carry out the *Eugene-Springfield Metropolitan Plan Residential Land Use and Housing Element* (Chapter III-A), while demonstrating the City’s ongoing commitment to increasing housing choice and residential densities within Springfield’s separate Urban Growth Boundary.

Together, Goal 10 and Oregon’s “needed housing” statutes require that Springfield provide a 20-year buildable land supply within a separate Urban Growth Boundary (UGB) to meet the housing needs of current and future residents. The policies in this element have their basis in the Residential Land Study conducted by the City 2007-2010. The residential buildable land inventory and technical analysis is contained in a Technical Supplement to this plan—the *Springfield Residential Land and Housing Needs Analysis* (RLHNA). The RLHNA is an analysis of land supply and housing demand prepared for the City of Springfield by ECONorthwest, February 2011 that incorporates input from citizens, stakeholder groups, commissions and elected officials received throughout a multi-year citizen involvement process that included a Residential Lands advisory committee, online public surveys, community workshops, work sessions, open houses and public hearings. The RLHNA and this element demonstrate compliance with Goal 10 and related “needed housing” statutes (especially ORS 197.296 and 197.304). The factors reviewed to develop a projection of future housing demand include historical development trends, residential development trends, and trends in housing mix and tenure; density; the projected number, type and size of households; and the demographic characteristics of the population.

ORS 197.303 requires Springfield to demonstrate as required by ORS 197.296 that its comprehensive plan provides sufficient buildable lands to accommodate needed housing for 20 years. The policies in this chapter establish Springfield’s long-term policies and shorter-term strategies for meeting Springfield’s identified housing needs for the plan period 2010-2030. The provisions in this plan supplement, refine and support policies contained in the *Eugene-Springfield Metropolitan Plan Residential Land Use and Housing Element* and are applicable only within the Springfield UGB. The goals, policies and implementation actions were developed to respond to the findings in the RLHNA in ways that best implement Springfield’s preferred residential land use growth management strategies — as identified and prioritized through the public involvement process. The policies and implementation

actions in this element support a 20% increase in density over the historical development pattern by facilitating more dense development patterns. In those instances where findings and policies in this element differ quantitatively from policies in the *Metro Plan Residential Land Use and Housing Element*, the Springfield 2030 Refinement Plan Residential Land Use and Housing Element policies shall prevail. Issues not addressed in this element are addressed in the *Metro Plan Residential Land Use and Housing Element*.

The policies in this element provide direction for Springfield in updating refinement plans, zoning and development regulations to address the community's housing needs. As Springfield implements this element of the *Springfield 2030 Refinement Plan* — through future land use refinement plan updates at the city-wide, district, neighborhood, and corridor scale—the City shall continue to analyze the suitability of residential and residential mixed use designations in terms of density and location and, based on this analysis, may propose changes to the *Metro Plan Diagram* and *Springfield 2030 Refinement Plan Diagram*. The *Springfield 2030 Refinement Plan Land Use and Urban Design Element* policies establish physical characteristics of Springfield's residential and mixed use neighborhoods and includes criteria for locating non-residential supporting uses, such as Neighborhood Commercial and Neighborhood Mixed Use land uses within or adjacent to residential districts of the City.

METRO AREA HOUSING GOAL

The 2004 Update of the *Eugene-Springfield Metropolitan Area General Plan* includes a Residential Land Use and Housing Element that articulates the region's housing goals and objectives. The Metro Plan lists a single residential land and housing goal:

Provide viable residential communities so all residents can choose sound, affordable housing that meets individual needs.

The Springfield 2030 Refinement Plan implements, interprets, and supplements this goal as follows:

SPRINGFIELD RESIDENTIAL LAND AND HOUSING GOALS

HG-1 Plan for Growth and Needed Housing

As documented in the RLHNA, the land currently designated for High, Medium and Low Density Residential and Nodal Mixed Use plan designations will accommodate Springfield's expected need for residential development and redevelopment.

Springfield's residential and mixed use districts —as depicted in the *Metro Plan* diagram and Springfield refinement plans and as proposed in the Implementation Strategies in this element—provide a residential land base with sufficient capacity for the market to develop adequate numbers of needed housing units to meet expected demand through 2030. In 2010, there was a surplus of buildable land in both the Low and Medium Density Residential designations; however, there was a deficit in the High Density Residential designation of 28 gross buildable acres. With a mandatory commitment to amend the Glenwood Refinement Plan by 2012, Springfield has adopted an effective measure to ensure that

the City's separate UGB will include enough buildable land to satisfy Springfield's projected housing needs by type and density range, as determined in the RLHNA.

The residential and mixed use designations and the policies adopted in this element are of sufficient specificity to accommodate the varying housing types and densities identified in the *Springfield Residential Land and Housing Needs Analysis*.

HG-2 Foster Housing Choice and Affordability

The *Metro Plan* and *Springfield 2030 Refinement Plan* designate land for residential use and mixed use to provide a range of housing choices for people of all incomes and household types. Projecting the types of housing that will be built for the next 20 years is complex. Housing choices of individual households are influenced in complex ways by dozens of factors. Springfield's housing market is influenced by the regional Lane County housing market and is the result of the individual decisions of thousands of households.

The City is committed to making sure that community residents enjoy access to decent housing. This commitment goes well beyond the statutory requirement to maintain a 20-year supply of residential land within Springfield's separate UGB. The policies in this element promote and support housing choice and affordability. The availability of affordable housing choices for different types of households is a key component of a livable community. The location of housing in relation to jobs, shopping, transportation and other services significantly impacts quality of life.

HG-3 Encourage Housing Diversity & Quality Neighborhoods

The demographic make-up of households in Springfield is changing. The average age of city residents is increasing, and fewer households have children. The average age of a Springfield resident is younger than the Lane County average, even as the Lane County average is trending older. Household size has continued to shrink, though more slowly in the 1990's than in previous decades. The RLHNA assumes an average household size of 2.54. This average assumes an increase in one-person households from 25 percent to 30 percent over the plan period and a higher average Hispanic-Latino household size (3.2-3.9 as compared with 2.5 for non-Hispanic-Latino households) for Springfield's growing Hispanic-Latino population.

Single-family houses continue to be the preferred housing type of many households, but these dwellings have become increasingly expensive and are now out of reach for many Springfield residents. Policies in this section address both the development of new housing and the adaptation of existing housing to meet the needs and preferences of the current and expected residents of the city. Despite trends, the City wants to encourage home ownership opportunities in order to promote a sense of community, to encourage investment in housing, and to minimize displacement of low-income residents as neighborhoods redevelop. The City also has an interest in safeguarding the condition and quality of the housing stock and in maintaining attractive and livable neighborhoods.

Springfield’s zoning and development regulations are intended to encourage housing that will satisfy varied consumer preferences. Many consumers have a strong preference for single-family homes. To some extent, this preference can be met by ground-related units that may be more affordable than detached houses. Ground-related housing types include townhouses, duplexes, triplexes, ground-related apartments, small cottages, accessory units and single-family homes. These housing types provide yards or play areas immediately adjacent to homes, which are important to families with children.

Moderate- and high-density multifamily apartments are needed to help accommodate expected housing demand over the next 20 years. This kind of residential development is often more affordable than ground-related housing due to the frequently smaller size of the units. The *Springfield 2030 Refinement Plan* accommodates the majority of higher density residential growth in Springfield’s designated Mixed Use Nodal Development centers. These centers — primarily Downtown Springfield and the Glenwood Riverfront District— are centrally located, well served by public bus rapid transit (EmX) and provide excellent opportunities for redevelopment at urban densities adjacent to the nearby park and open space amenities along the Willamette River. Other areas with significant capacity for development of multi-family uses include the RiverBend and Marcola Meadows master planned nodal development areas.

As future growth and development brings change throughout Springfield, the City is committed to managing this change through its initiation and support for comprehensive district, corridor, and neighborhood planning efforts that address and enhance the unique characteristics and opportunities in different neighborhoods while averting negative impacts.

SPRINGFIELD RESIDENTIAL LAND AND HOUSING POLICIES AND IMPLEMENTATION ACTIONS

| Goal | Plan for Growth and Needed Housing | |
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| Policy H. 1 | Based on the findings in the RLHNA and to accommodate projected growth between 2010 and 2030, Springfield has designated sufficient buildable residential land (a) for at least 5,920 new dwelling units at an estimated density of at least 7.9 units per net buildable acre; and (b) to accommodate a new dwelling mix of approximately 52 percent detached single family dwellings (including manufactured dwellings on individual lots), seven percent attached single-family dwellings, one percent manufactured dwellings in parks, and 40 percent multifamily dwellings. | |
| Implementation Action | 1.1 | Convert density ranges in the Springfield Development Code from gross to net densities, consistent with the broad density categories of the <i>Metro Plan</i> . This plan converts Metro Plan gross densities to <u>net</u> densities as follows: Residential Low Density 6-14 dwelling units per acre*; |

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| | | <p>Residential Special Density 8-14 dwelling units per acre;</p> <p>Residential Medium Density 14-28 dwelling units per acre;</p> <p>Residential High Density 28-42 dwelling units per acre;</p> <p>Residential Mixed Use in Nodal Development Overlay and Transit Corridor Overlay District: Minimum and maximum densities to be determined through Refinement Plan and/or Master Plan process.</p> <p>*Note: More restrictive standards apply in the Hillside Development Overlay District where larger lot sizes are required to compensate for slope constraints and engineering requirements.</p> |
| H .2 | | To meet identified high-density, multiple-family housing needs, the City shall re-designate at least 28 gross buildable acres in Glenwood Refinement Plan Subarea 8 and the eastern portion of Subarea 6 to Residential Mixed Use by December 31, 2012. This residential mixed use district shall accommodate a minimum of 411 dwelling units in the high density category and shall increase the required net minimum density to at least 28 dwelling units per acre. Establishment of higher minimum and maximum densities is encouraged to support the neighborhood commercial uses and employment uses envisioned in the Glenwood Refinement Plan. District boundaries and density ranges shall be established through the Glenwood Refinement Plan amendment process by December 31, 2012. |
| Policy H. 3 | | Support community-wide, district-wide and neighborhood-specific livability and redevelopment objectives and regional land use planning and transportation planning policies by locating higher density residential development and increasing the density of development near employment or commercial services, within transportation-efficient Mixed-Use Nodal Development centers and along corridors served by frequent transit service. |
| Implementation Action | 3.1 | |
| Implementation Action | 3.2 | As recommended through the Residential Land Study, the areas of the city best suited to high density residential uses are Downtown, Glenwood Riverfront/Franklin Corridor, and Gateway. Plans for these areas shall be updated to support development of additional high density residential uses adjacent to commercial and employment areas. |
| Implementation Action | 3.3 | Coordinate housing, land use, human services, urban design, infrastructure and environmental strategies to support pedestrian-friendly communities at and within a ¼ mile walk of transit stations. |
| Implementation Action | 3.4 | <p>Increase opportunities for Mixed Use Nodal Development (ND):</p> <ul style="list-style-type: none"> ▪ Consider expansion of the Glenwood node through the Glenwood Refinement Plan process. ▪ Consider expansion of the Downtown node through the |

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| | | <p>Downtown District Plan process</p> <ul style="list-style-type: none"> ▪ Consider future work program project: Downtown to Gateway EmX Corridor Plan to identify and evaluate nodal development opportunities along the new transit corridor ▪ Consider future work program project: Main Street Corridor plan to identify and evaluate nodal development opportunities along the proposed transit corridor ▪ Apply Transit Corridor Overlay District to existing high density housing areas within 1/2 mile of transit stations. ▪ Consider implementation of Jasper-Natron Specific Plan ND through Jasper-Natron Specific Area Plan adoption process. |
| Implementation Action | 3.5 | Continue to target mixed-use nodal development centers and corridors served by transit as focus of redevelopment incentives and focused planning efforts. Match areas of high infrastructure cost needs (e.g. Glenwood, Main Street) with higher density development opportunity siting. |
| Implementation Action | 3.6 | Consider application of shadow plat techniques for transitional urban corridors with lower land values (e.g. Main Street Corridor east of Downtown). |
| Policy H. 4 | Continue to identify and remove regulatory barriers to siting and constructing higher density housing types in the existing medium and high density residential districts. | |
| Policy H. 5 | Develop additional incentives to encourage and facilitate development of high density housing in areas designated for Mixed Use Nodal Development. | |
| Implementation Action | 5.1 | Establish a Vertical Housing Development Zone in Glenwood. |
| Implementation Action | 5.2 | Considering measures to increasing building height allowances in areas designated for Mixed Use Nodal Development when updating refinement plans, zoning plan districts and development standards. |
| Implementation Action | 5.3 | Update development standards to correlate parking requirements in mixed-use districts more directly to the City’s overall development vision and develop parking management strategies (such as pay-in lieu programs) in Downtown Springfield and other districts where appropriate to use land efficiently and to support economical higher density development and urban form. |
| Implementation Action | 5.4 | Considering increasing density maximums in areas designated for Mixed Use Nodal Development. |
| Implementation Action | 5.5 | Conduct analysis to determine the feasibility of allowing density averaging for split zone/designated parcels. |
| Implementation Action | 5.6 | Consider implementation of a Density Bonus Program to provide an economic incentive for construction of high density development with |

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| | | structured parking in the Downtown and Glenwood Nodal Development areas. The program shall permit variance of the building height limits in specific “density receiving areas” identified in the Downtown and Glenwood District plans when a developer provides an extra community benefit such as dedication of public open space, construction of affordable housing units, etc. to be determined by the City Council. |
| Policy H. 6 | | Continue to seek ways to reduce development impediments to more efficient utilization of the residential land supply inside the UGB, especially in the City’s sloped areas (southeast Springfield and Willamette Heights). |
| Implementation Action | 6.1 | Establish a staff team and Hillside Development Task Force to examine barriers and impediments to economical hillside development and to prepare and evaluate techniques and options for constructing housing on sloped lands, such as incentives to encourage and reward cluster development; updates to the Hillside Development Standards to support density transfers in the Hillside Overlay District; and to address street design standards. |
| Implementation Action | 6.2 | Establish an interdepartmental task team to study the potential to reduce residential street width standards to address efficient land use, potential cost savings, new ways to manage stormwater, climate issues, impediments to cluster development, emergency access and traffic concerns. |
| Goal | Foster Housing Choice and Affordability | |
| Policy H.7 | | Continue to develop and update regulatory options and incentives to encourage and facilitate development of more attached and clustered single-family housing types in the low density and medium density districts. |
| Implementation Action | 7.1 | Establish a small lot (3,000 square feet minimum lot size)special low-moderate density zoning district with a density range of 8-14 du/acre to: <ul style="list-style-type: none"> ▪ support development of smaller single family detached and attached dwelling housing types; ▪ support a greater diversity of housing mix; and ▪ provide a moderate transition zone between lower and higher density neighborhoods. |
| Implementation Action | 7.2 | Apply small lot zoning (3,000 square feet minimum lot size) to infill opportunity sites identified in neighborhood planning processes. |
| Implementation Action | 7.3 | As part of the Jasper-Natron refinement planning process, conduct analysis to determine applicability of the Residential Small Lot zoning district to maximize efficient use of land constrained by wetland resources. |
| Implementation Action | 7.4 | As part of the Glenwood refinement planning process, conduct analysis to determine applicability of the Residential Small Lot zoning district in the existing residential neighborhoods south of Franklin Boulevard. |

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| Policy H.8 | Continue to support and assist affordable home ownership through programs that subsidize the development of affordable homes and provide down payment assistance to income-qualified homeowners.- | |
| Policy H.9 | Provide a broad range of quality accessible and affordable housing options for very low, low and moderate income residents. Affordable housing is defined as housing for which persons or families pay 30 percent or less of their gross income for housing, including necessary and essential utilities [Oregon Revised Statute 456.055]. | |
| Implementation Action | 9.1 | Support the development of subsidized affordable housing with a goal of assisting 100 affordable housing units every five years, consistent with the <i>Eugene-Springfield Consolidated Plan 2010</i> . |
| Implementation Action | 9.2 | Create a land banking program to reserve land for affordable housing, as described in the 2010 “Complete Neighborhoods, Complete Streets” grant application, continue to seek grant funding sources for the program, and seek to implement this strategy in the Glenwood Riverfront District. |
| Implementation Action | 9.3 | Evaluate publicly-owned land sites for future development of affordable housing. |
| Implementation Action | 9.4 | Continue to seek input from a housing task force to assess and evaluate the effects of City policies and regulations on housing development costs and overall housing affordability, considering the balance between housing affordability and other objectives such as environmental quality, urban design quality, maintenance of neighborhood character and protection of public health, safety and welfare. |
| Policy H.10 | Through the updating and development of each neighborhood refinement plan, district plan or specific area plan, amend land use plans to increase development opportunities for quality affordable housing in locations served by existing and planned frequent transit service that provides access to employment centers, shopping, health care, civic, recreational and cultural services. | |
| Implementation Action | 10.1 | Identify and collect baseline data of Springfield’s existing supply of affordable housing units, their physical location, and their surroundings. |
| Implementation Action | 10.2 | Continue to creatively explore funding tools and options to leverage and public, nonprofit and private investment in affordable housing. |
| Implementation Action | 10.3 | Continue to develop strategies and programs that support the repair, preservation and improvement of the existing supply of affordable housing stock and the enhancement of existing affordable neighborhoods. |
| Implementation Action | 10.4 | Support the rehabilitation of existing multi-family complexes. |
| Implementation Action | 10.5 | Consider establishing urban renewal district set-asides for affordable housing. |

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| Implementation Action | 10.6 | In order to control the effects of regulatory processes on housing price, strive to minimize the time taken to process land use and building permits, subject to the need to review projects in accordance with applicable regulations. Continue to give priority in the plan review process to permits for very low-income housing. |
| Goal | Encourage Housing Diversity & Quality Neighborhoods | |
| Policy H.11 | Continue to seek ways to update development standards to introduce a variety of housing options for all income levels in both existing neighborhoods and new residential areas that match the changing demographics and lifestyles of Springfield residents. | |
| Implementation Action | 11.1 | Capitalize on new commercial and residential development opportunities that will be stimulated by new infrastructure projects such as the Franklin multi-way boulevard. |
| Implementation Action | 11.2 | Protect and enhance existing single family neighborhoods and affordable housing stock in the incorporated areas of Springfield where urban services currently are in place. |
| Policy H.12 | Continue to designate land to provide a mix of choices (i.e., location, accessibility, housing types, and urban and suburban neighborhood character) through the refinement plan update process and through review of developer-initiated master plans. | |
| Policy H.13 | Promote housing development and affordability in coordination with transit plans and in proximity to transit stations. | |
| Policy H.14 | Continue to update existing neighborhood refinement plan policies and to prepare new plans that emphasize the enhancement of residential neighborhood identity, improved walkability and safety, and improved convenient access to neighborhood services, parks, schools and employment opportunities. | |
| Policy H.15 | Update residential development standards to enhance the quality and affordability of neighborhood infill development (e.g. partitions, duplex developments, transitional neighborhoods, rehab housing, accessory dwelling units) and multi-family development. | |
| Policy H.16 | As directed by the City Council in 2009, conduct analysis to implement “Heritage LDR” development standards to address Springfield’s different historical development patterns/neighborhood scale and form, rather than a “one-size-fits-all” approach when updating city development standards. | |
| Policy H.17 | Continue to protect the Washburne Historic District to maintain and enhance the viability, historic integrity and attractiveness as a livable, walkable neighborhood neighborhood immediately adjacent to downtown. | |

FINDINGS

The findings in this element are organized by the following two topics related to housing and residential land:

- Residential Land Supply and Demand
- Residential Density

Residential Land Supply and Demand

1. According to the City GIS data, the Springfield UGB contains approximately 14,603 acres of land.
2. Approximately 62 percent of the land within the Springfield UGB is included in the residential land base. The land database includes all land in tax lots that have any portion that is in a residential plan designation. The residential land base occupies approximately 7,482 acres of land designated for low, medium and high density residential designations, as well as mixed-use designations.
3. Land not in tax lots is primarily in streets and waterways. Springfield has about 9,958 acres within its City Limits; of these 8,060 acres (about 81% of total acres in the City Limit) are in tax lots. Additionally, the City has about 4,645 acres between the City Limits and Urban Growth Boundary (the UGA); of this about 4,079 acres are in tax lots.
4. Lane County adopted coordinated population forecasts for the County and its incorporated cities in June 2009. The forecasts include figures for Springfield for 2010 and 2030. The table below shows the coordinated population forecast for the Springfield city limit, urban area (the area between the city limit and UGB), and the UGB for 2010 to 2030. The Springfield UGB forecast for 2030 is 81,608 persons—an increase of 14,577 persons during the 20-year planning period.

Table R-1 Springfield coordinated population forecast, Springfield UGB, 2010 to 2030

| Year | City Limit | Urban Area | UGB |
|-------------------------|-------------------|-------------------|------------|
| 2010 | 58,891 | 8,140 | 67,031 |
| 2030 | 74,814 | 6,794 | 81,608 |
| Change 2010-2030 | | | |
| Number | 15,923 | (1,346) | 14,577 |
| Percent | 27% | -17% | 22% |
| AAGR | 1.2% | -0.9% | 1.0% |

Source: Lane County Rural Comprehensive Plan, 1984 (Amended in 2009), Table 1-1, pg 5

5. The buildable lands inventory indicates that Springfield has about 1,447 acres of vacant and partially-vacant residential land and an additional 21 acres in the Glenwood mixed-use refinement plan area (these acres were included in the commercial and industrial lands inventory and are included here only for the purpose of estimating residential capacity). This yields a total of 1,468 buildable acres.

6. Springfield will need to provide about 5,920 new dwelling units to accommodate growth between 2010 and 2030 plus 291 group quarter dwellings for a total 6,211 dwelling units. For non-group quarter dwellings, about 3,552 dwelling units (60%) will be single-family types, which includes single-family detached, manufactured dwellings, and single-family attached housing. About 2,368 units (40%) will be multi-family housing.
7. The RLHNA results indicate that, not considering other land needs (public and semi-public), Springfield has an overall surplus of residential land. The Springfield UGB has enough land for 9,018 new dwelling units. There is sufficient buildable land in Springfield's UGB designated for low and medium density residential uses to meet the future housing needs of the projected population.
 - The Low Density Residential designation has a *surplus* of approximately approximately 378 gross acres.
 - The Medium Density Residential designation has a *surplus* of approximately of approximately 76 gross acres.
8. There is not enough buildable land in Springfield's UGB designated for high density residential uses within the existing Springfield UGB to meet the future housing needs of the projected population. The High Density Residential designation has a deficit of approximately 28 gross acres. At a minimum, the City will meet the high density residential land deficit of 28 acres (including 7 acres of HDR designated land to provide public open space for the higher density development, as well as any needed public facilities) through its redevelopment strategies in Glenwood.
9. The *Springfield Residential Land and Housing Needs Analysis* classified each tax lot into a set of mutually exclusive categories. All tax lots in the UGB are classified into one of the following categories (Springfield Residential Land Inventory and Housing Need Analysis p. 8-10):
 - *Vacant Land*. This category includes parcels with no structures or with structures with a value of less than \$10,000; parcels have not been precluded from development by a conditional use permit (CUP) or other commitment.
 - *Partially Vacant Land*. This category includes parcels over 0.5 acre in a residential plan designation with an existing dwelling. The vacant portion of each lot was calculated by deducting 0.25 acres for each existing dwelling, and constrained areas as defined in the "Unbuildable, Not Serviceable" land definition.
 - *Unbuildable, Not Serviceable Land*. This category includes land that is undevelopable. It includes tax lots or areas within tax lots with one or more of the following attributes: (1) slopes greater than 25%; (2) within the floodway; (3) in areas with severe landslide potential (DOGAMI map); (4) within wetlands and riparian corridors and setbacks; (5) with an

easement a 230KV transmission line; (6) small irregularly shaped lots; and (7) publicly owned land.

- *Developed land.* Land that is developed at densities consistent with zoning and improvements that make it unlikely to redevelop during the analysis period. Lands not classified as vacant, partially-vacant, or undevelopable are considered developed.
- *Potentially redevelopable land.* Land on which development has already occurred but on which, due to present or expected market forces, there exists the potential that existing development will be converted to more intensive uses during the planning period. Rather than speculating on which lands will redevelop during the planning period, Springfield uses historical rates of redevelopment as the basis for estimating how much redevelopment will occur during the planning period.
- Portions of individual tax lots can be in one or more of the following categories: “unconstrained,” “constrained,” or “unbuildable” (e.g., they are not suitable for development).

10. The housing needs analysis assumes that 5% of new housing (299 dwelling units) will be a result of redevelopment and will not require vacant land.

Residential Density

1. The City assumes an average density for all housing types of 7.9 dwelling units per net acre and 6.5 dwelling units per gross acre. This is an increase of about 20% over the historical density of 6.6 dwelling units per net acre.
2. The City assumes that average densities will increase significantly (by about 20% over average historical densities) during the planning period, that ownership rates will increase, and that an increasing percentage of households will choose single-family attached housing types. These assumptions are consistent with the housing needs analysis. These findings support the City’s overall density assumption of 7.9 dwelling unit per net acre.
3. Springfield’s average household size in the year 2000 was 2.54 persons per household.
4. Springfield will need to issue permits for about 296 new dwelling units annually to keep up with projected housing demand over the 2010-2030 planning period. This figure does not include dwellings that will be demolished and replaced. The RLHNA assumes that these dwellings will be replaced at the same rate and will not create additional demand for residential land.

Technical Supplement:

Springfield Residential Land and Housing Needs Analysis

prepared for the City of Springfield by ECONorthwest, February 2011

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