

CITY OF FITCHBURG NEIGHBORHOOD PLANS

September 23rd, 2025

Common Council - Public Hearing #3 & Adoption



THE CITY OF

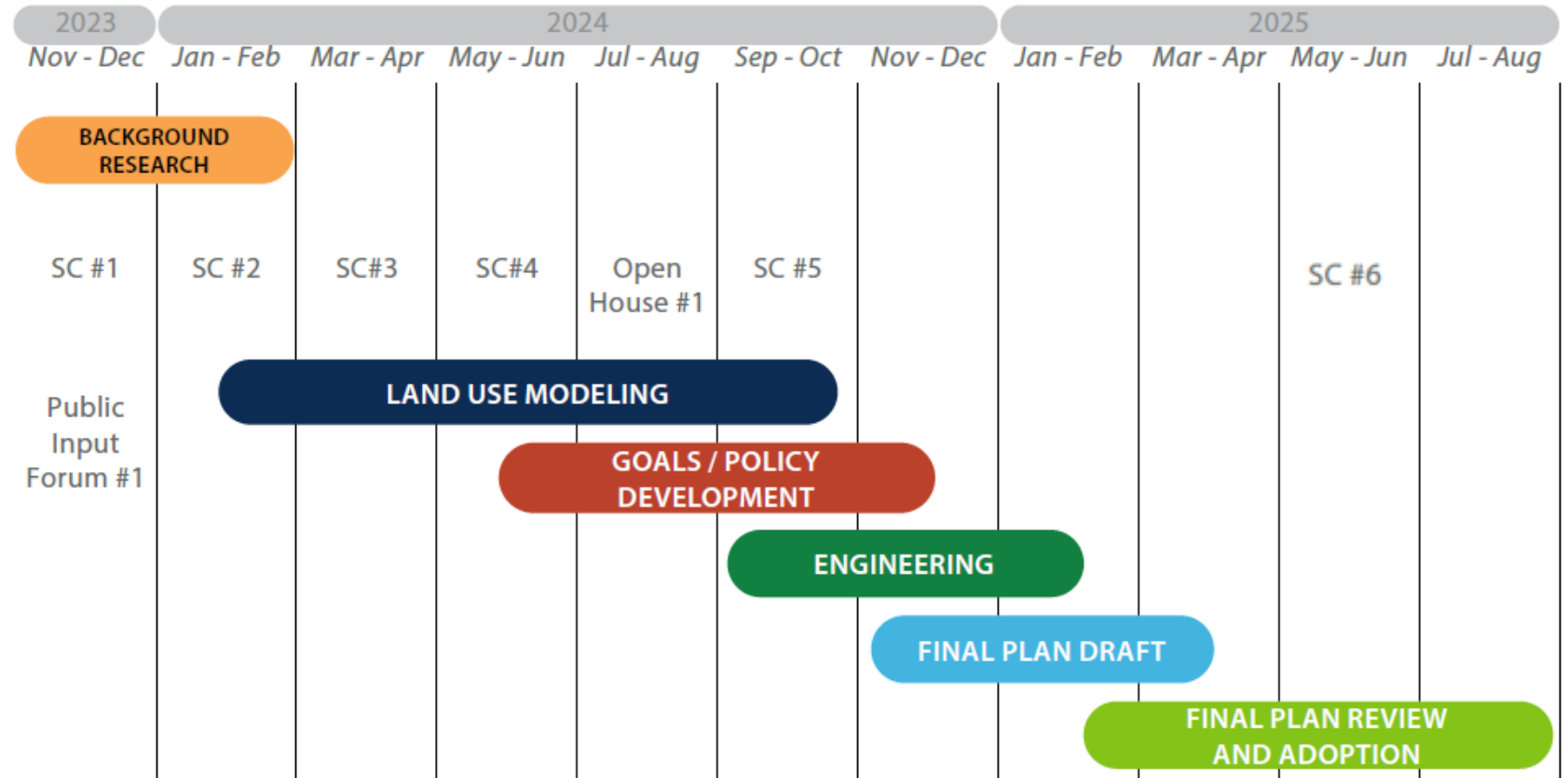
Fitchburg
PLANNING



Greenfield

Timeline

- August, 2023 - contract approved by Council
- Two COW updates/discussions
- Seven Plan Commission updates/discussions
- March 2025 - Contract extension approved
- Steering Committee approval May 2025
- June-July 2025 - committee/commission and public comment period
- June-September 2025 – public hearings and adoption



Community Engagement

Greenfield

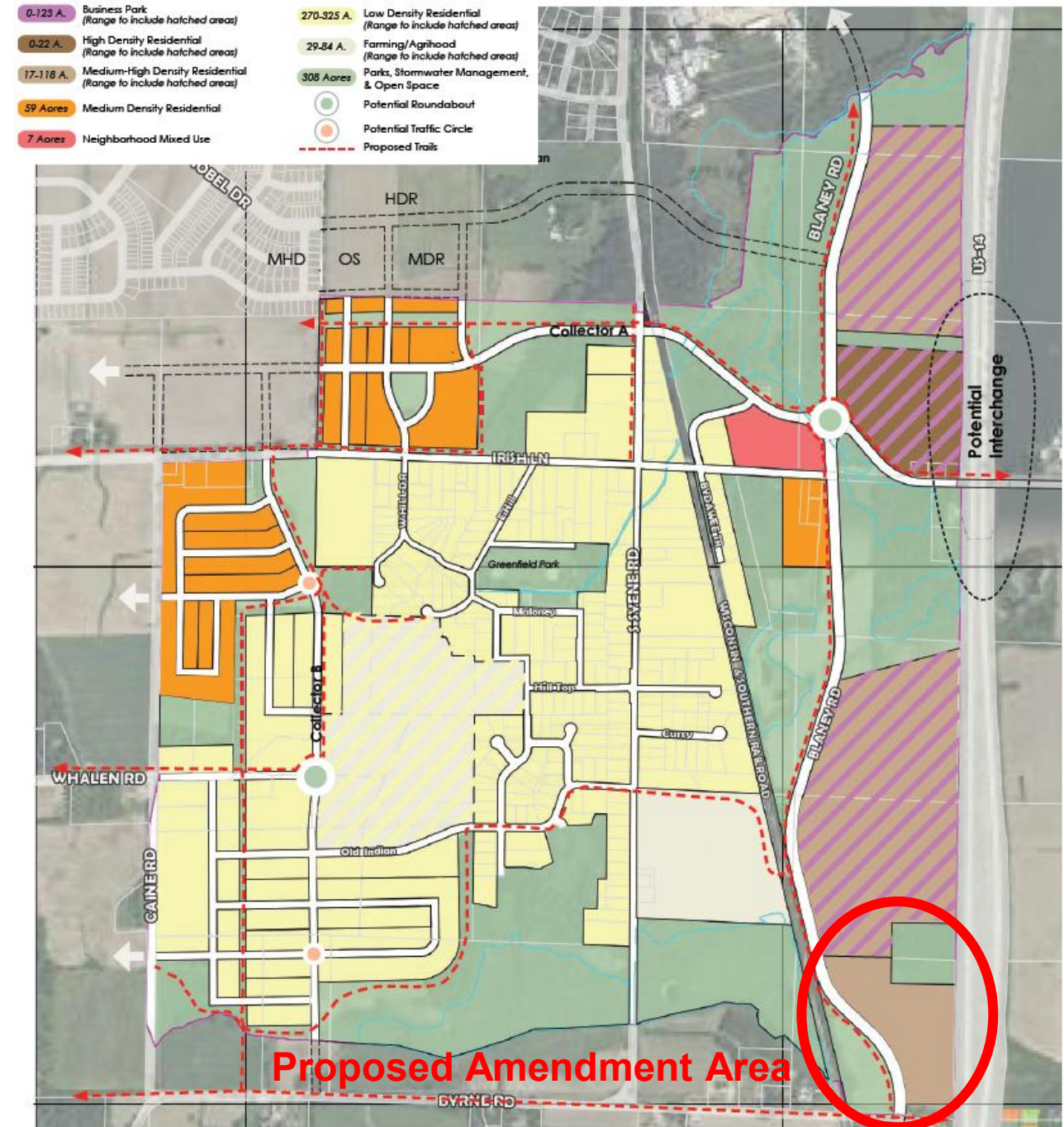
- Two open houses
- Two neighborhood meetings
- Visioning meeting – January 2024
- Feedback meeting – April 2024
- 79 online mapping comments
- 211 online survey responses
- Six steering committee meetings
- Nine key stakeholder interviews
- Development focus group
- Committee/commission and public comment period 2025 (one month) – 31 comments
- Three public hearings
- Numerous meetings, phone calls, emails with stakeholders and residents
- Materials available on webpage



Greenfield Future Land Use Map Amendment

- There is one staff-recommended change in the Greenfield Neighborhood Plan that was not included in the packet version because it changes the preferred concept and future land use map.
- Staff recommends modifying the area of Medium High Density Residential shown (right) to Medium High Density Residential/Business Park flex space. This is consistent with the areas north of it.
- There were concerns amongst the steering committee and that were also raised in the comment period about isolated pockets of residential in the flex areas. Although we partially addressed this through an action item in an earlier draft, it would still be a possibility that the rest of the area develops as BP, leaving the area noted as the only residential space east of Blaney Rd. and South of Irish Ln.

Figure 3.15: Preferred Concept (Refer to Appendix D)



LAND USE

Greenfield Land Use Change

April 2024

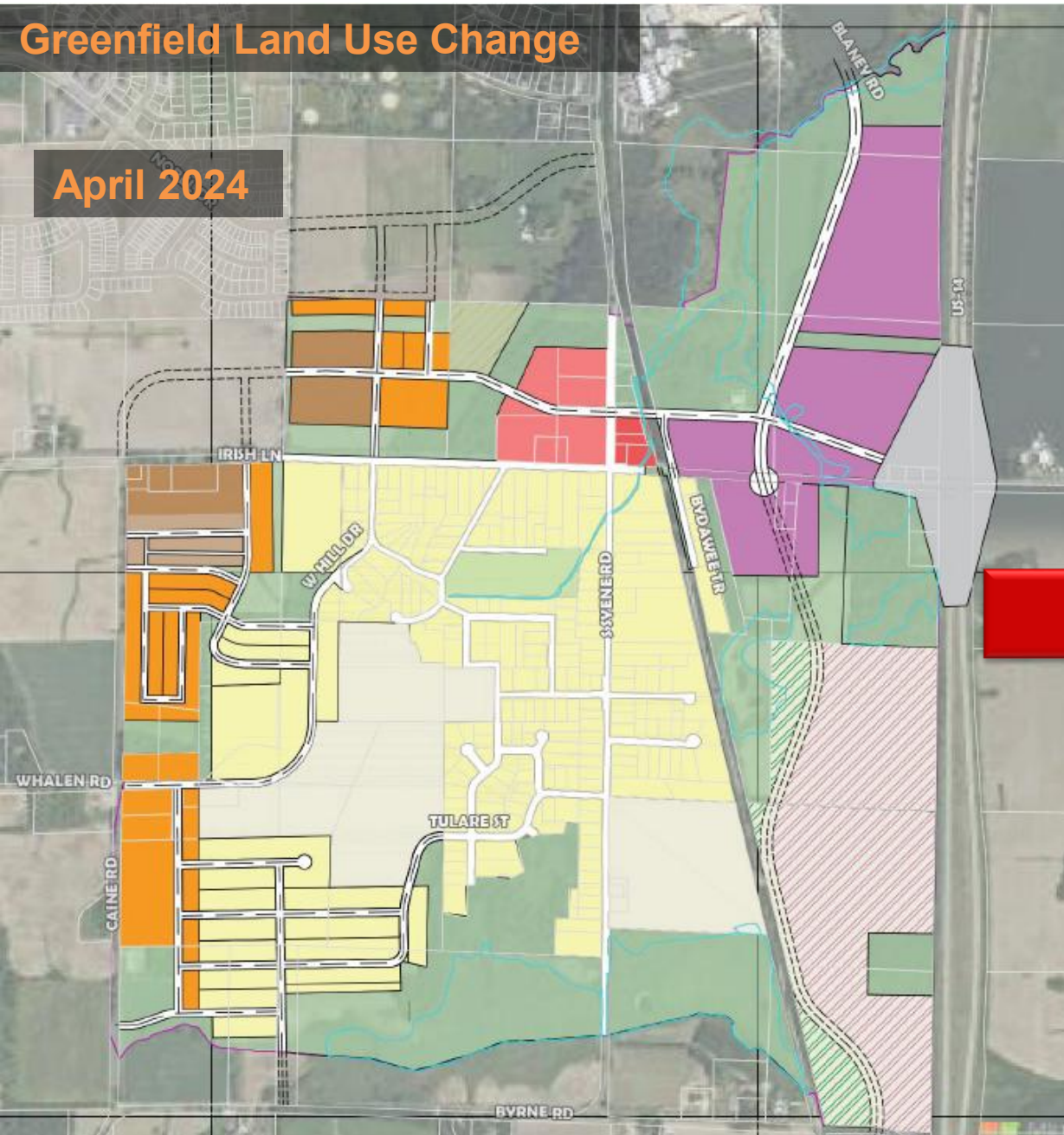
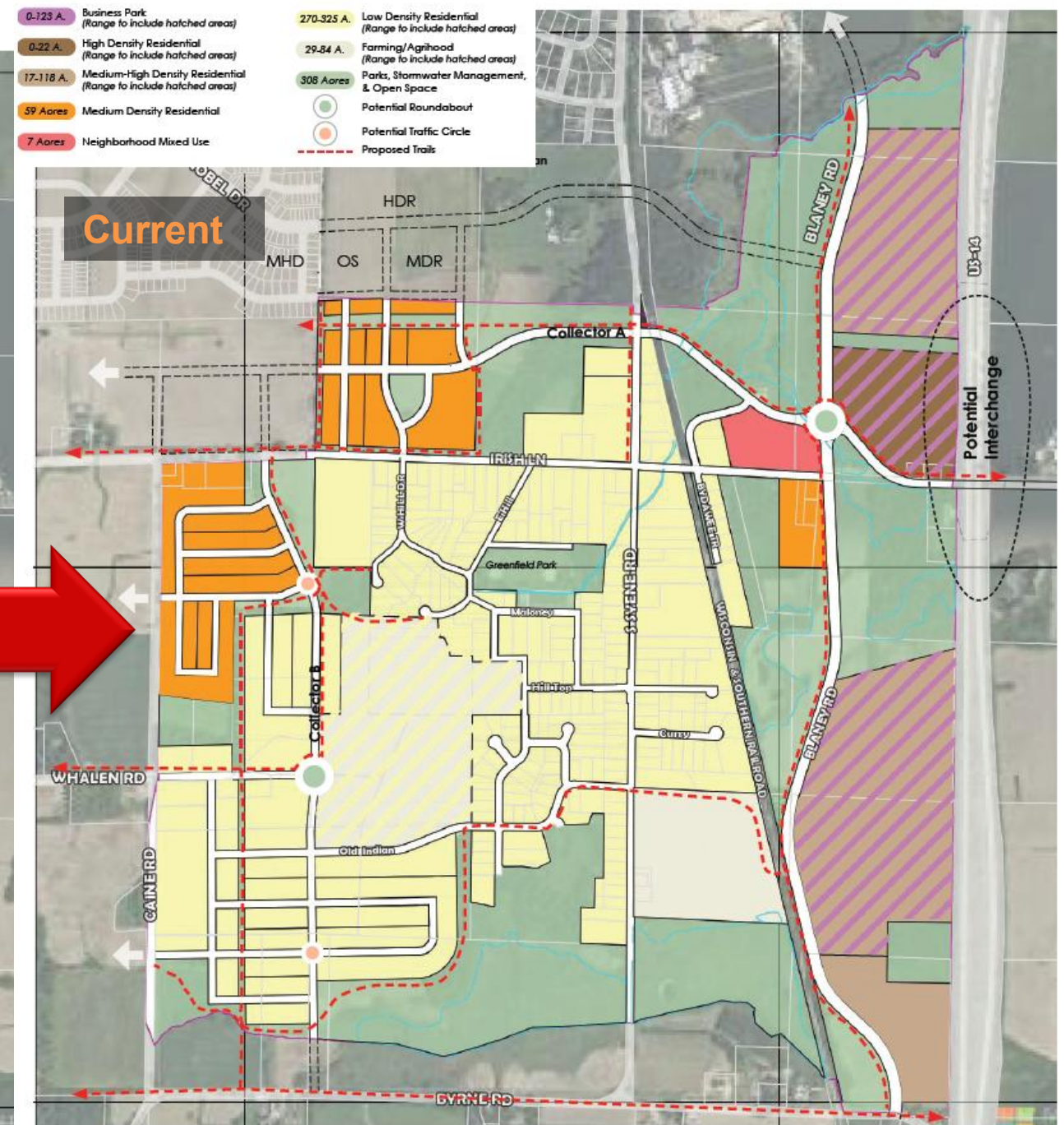


Figure 3.15: Preferred Concept (Refer to Appendix D)



Greenfield Goals and Strategies Changes



- Added language to Housing Strategy 1.1 on p. 17 - "Consider amending the comprehensive plan to allow for a wider range of housing types in the low-density future land use category."
- Added Strategy 3A.4 on p. 21 - Seek opportunities develop regional commuter rail along the Fitchburg-Oregon Railroad.
- Changed Strategy #3B.2 to: "Provide sidewalks and bike facilities (if necessary) along all streets in newly developed areas to promote walkability and connectivity." (clarifies that sidewalks aren't planned in existing areas)
- Changed Strategy #3B.3 to: Encourage proposed streets/trails to connect to existing streets and intersections, wherever practical.
- Added Strategy 3B.6 on p. 22 - Seek opportunities to develop a multi-use path along the Fitchburg-Oregon Railroad.
- Added Strategy #5A.4 on p. 25 - Encourage preservation of high-quality trees. High quality trees can be preserved and integrated into new developments in a way that maintains ecosystem services and provides high aesthetic and quality of life value to adjacent residents.

SEWER AND WATER UTILITY

Chapter 4 Sewer and Water Utility Changes

Greenfield

- Sanitary demand calculations were revised for the offsite area shown on p. 67
- Sanitary demand calculation methodologies were revised.
 - Lower demand projections.
 - Reduction in sub-interceptor sizes from 24" to 18".
- Water demand calculation methodology was revised.
 - Lower average demand results.
 - Higher peak demand results.

Figure 4.6: Proposed Sewer Interceptor and Collector Layout

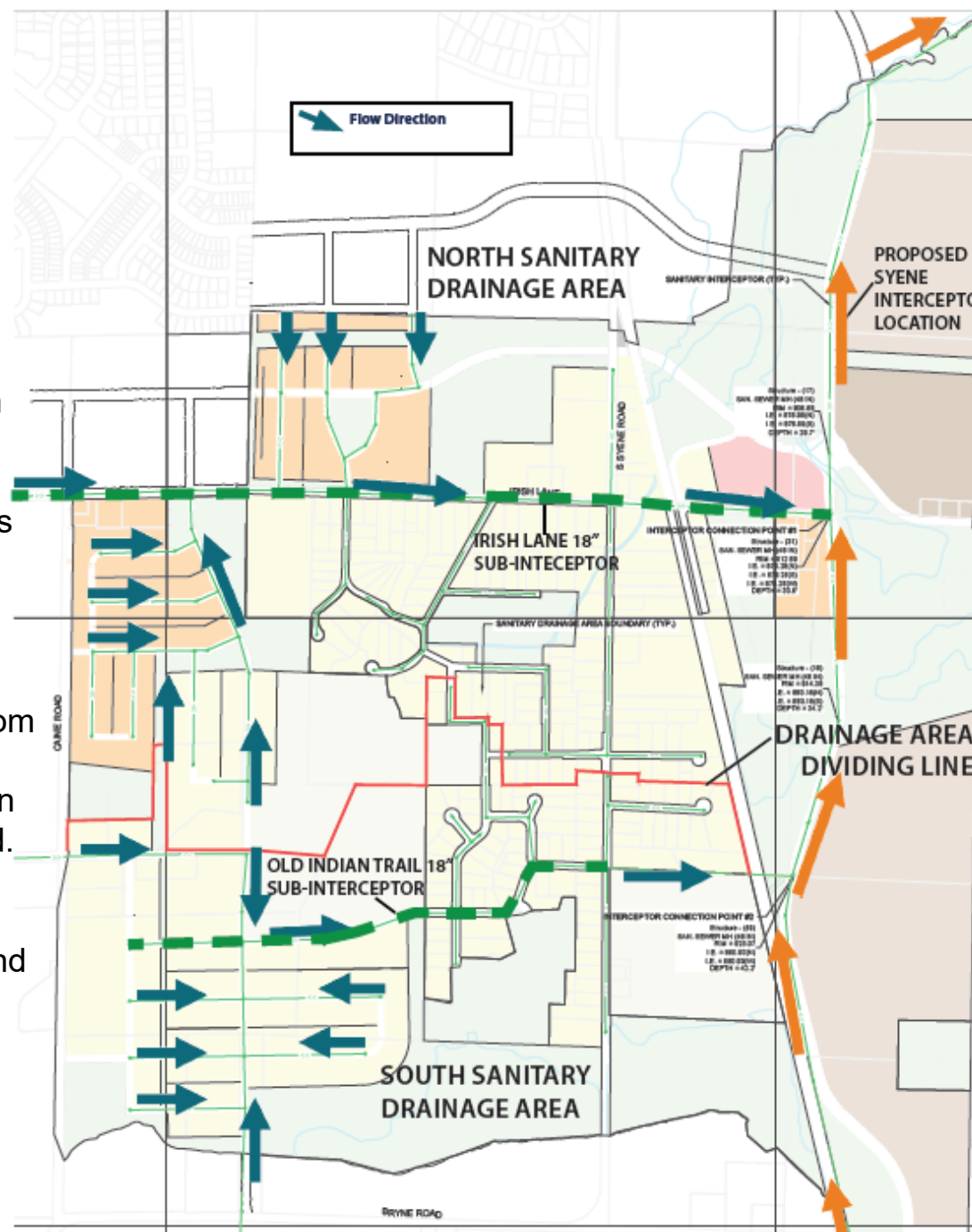
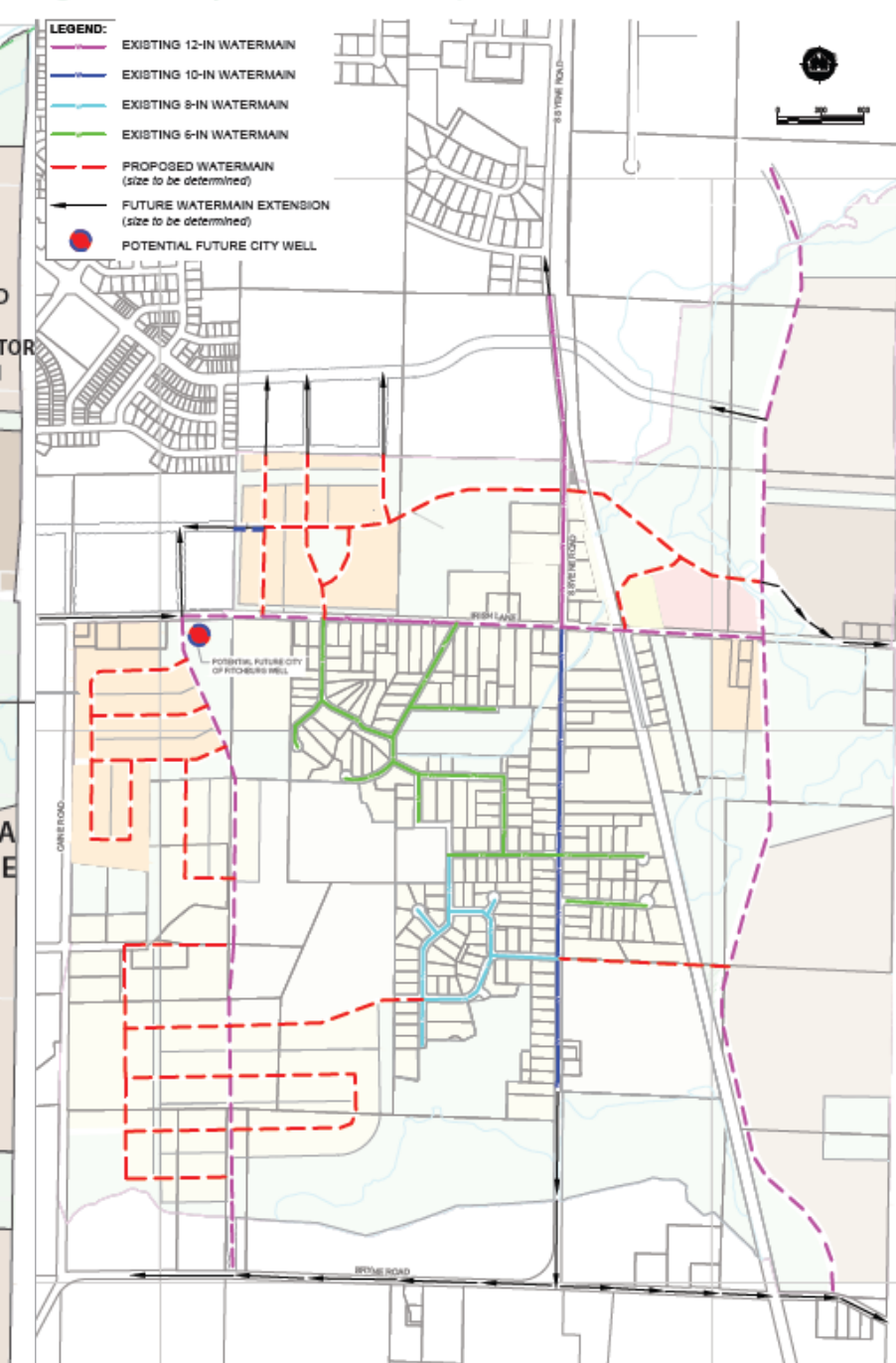


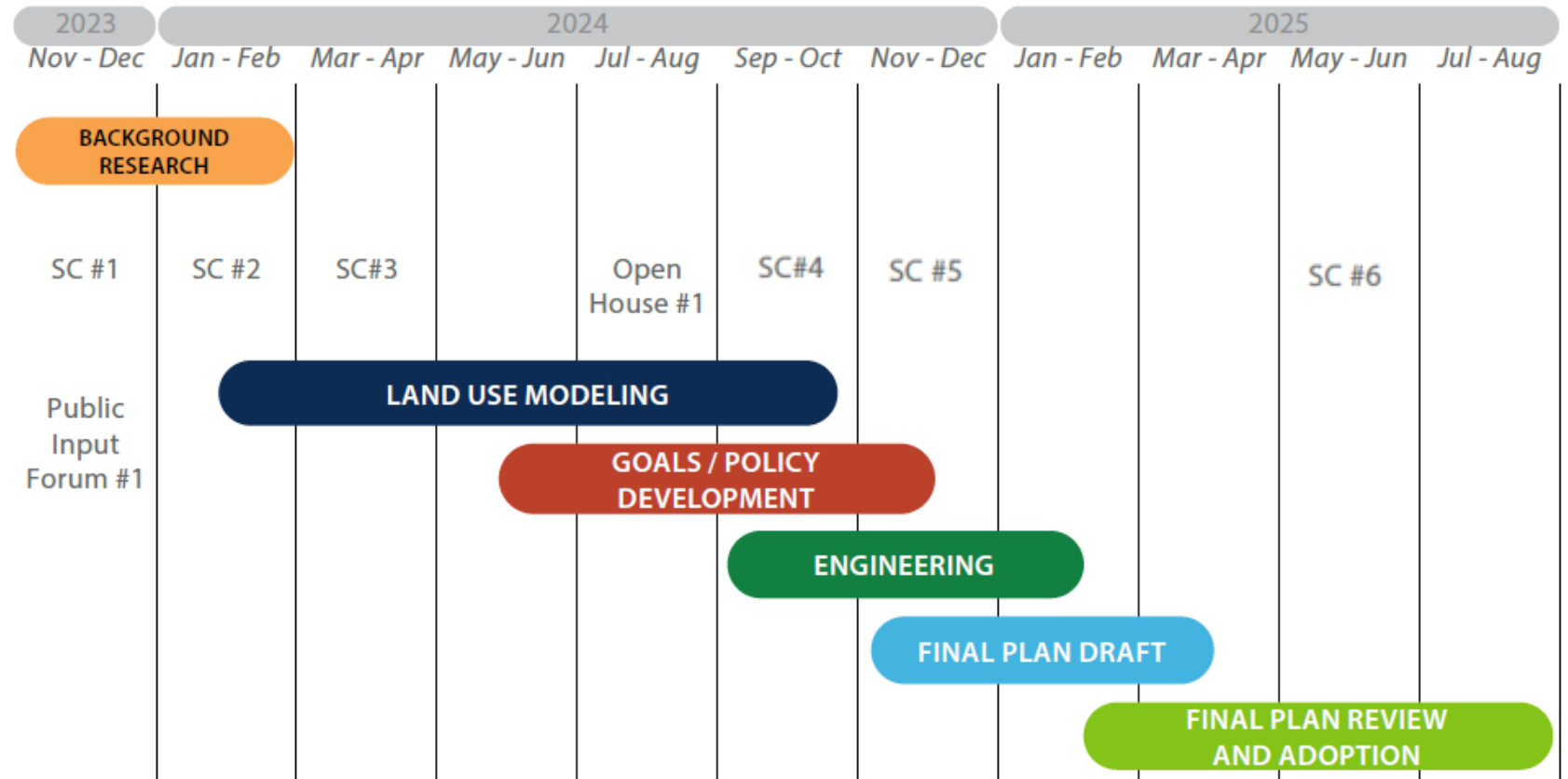
Figure 4.8: Proposed Watermain Layout



South Stoner Prairie

Timeline

- August, 2023 - contract approved by Council
- Two COW updates/discussions
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- June-July 2025 - Committee/commission and public comment period
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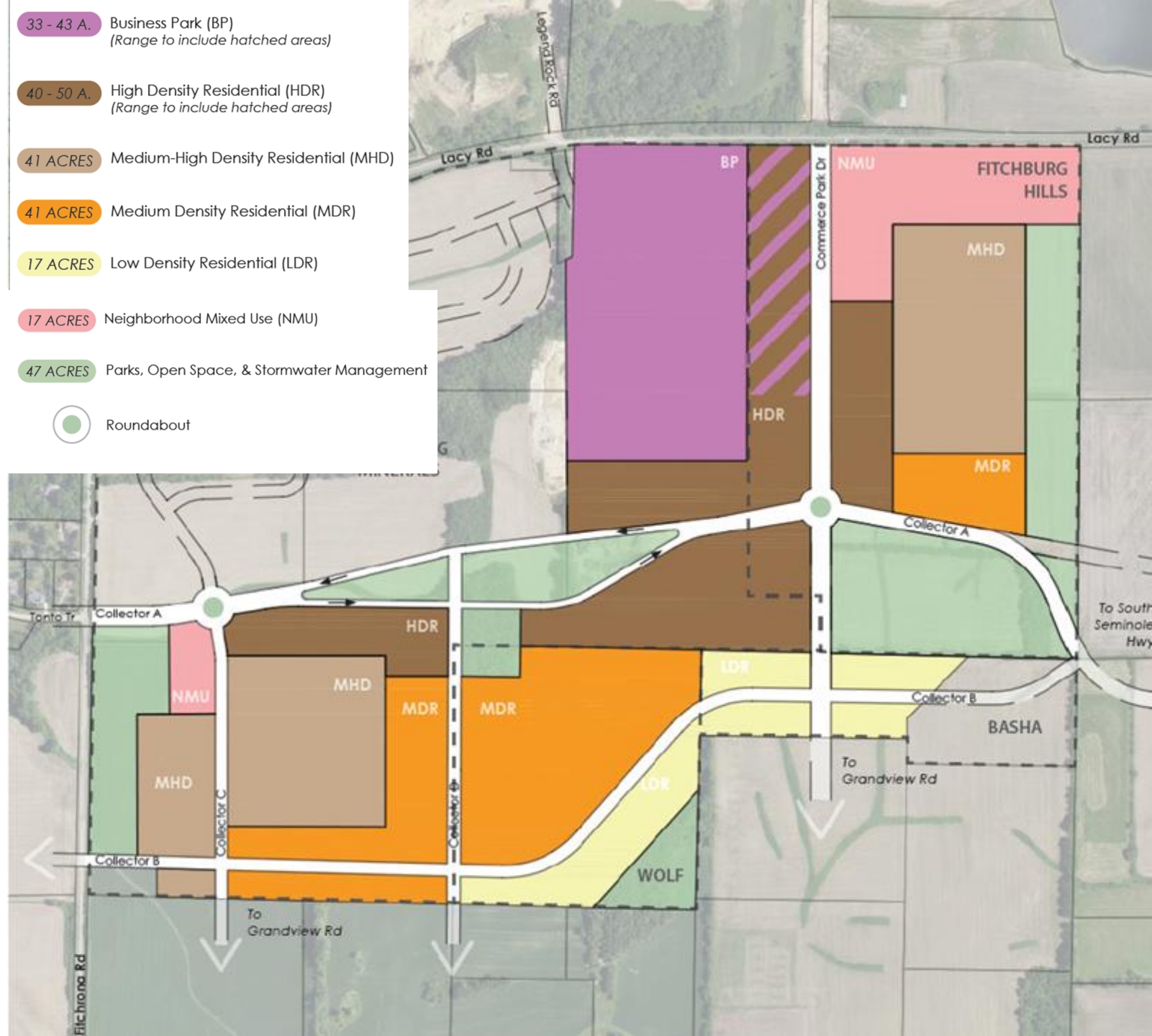
Community Engagement

South Stoner Prairie

- Three open houses
- 50 online mapping comments
- 290 online survey responses
- Six steering committee meetings
- Six key stakeholder interviews
- Development focus group
- Committee/commission and public comment period 2025 (one month) - 35 comments
- Three public hearings
- Numerous meetings, phone calls, emails with stakeholders and residents
- Materials available on webpage

South Stoner Prairie Goals and Strategies Changes

- Added to Housing Strategy 1.1 on p. 14 - "Consider amending the comprehensive plan to allow for a wider range of housing types in the low-density future land use category."
- Added to Design Guideline 2.F. on p. 27 – "Mixed use and pedestrian oriented commercial buildings should have public entrances on the street-facing façade."
- Added to Strategy 2.4A on p. 17 - "Streets should be designed for 20 MPH speeds when feasible."



Chapter 4 Sewer and Water Utility Changes

South Stoner Prairie

- Revised sanitary demand calculations for the offsite area shown in Figure 4.4 on p. 54.
 - No changes to recommended infrastructure.
- Water demand calculation methodology was revised.
 - Lower average demand results.
 - Higher peak demand results

Figure 4.4: Preliminary Sanitary Exhibit

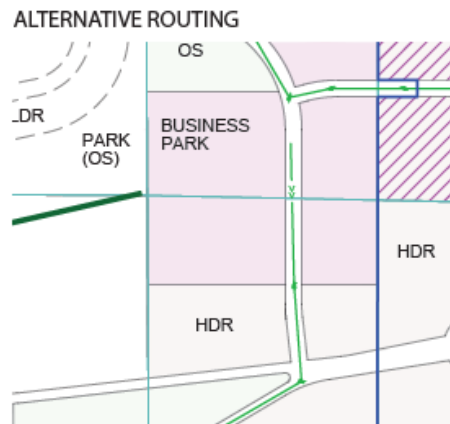
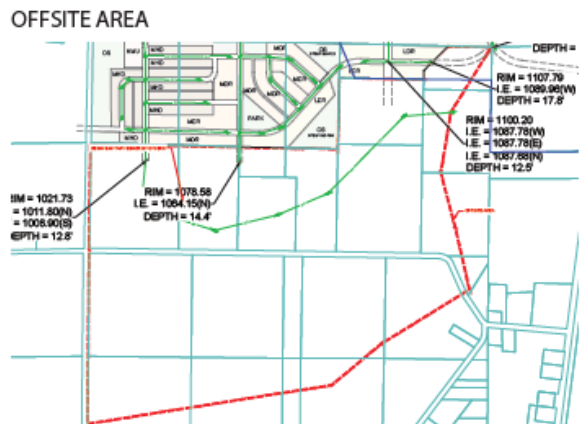
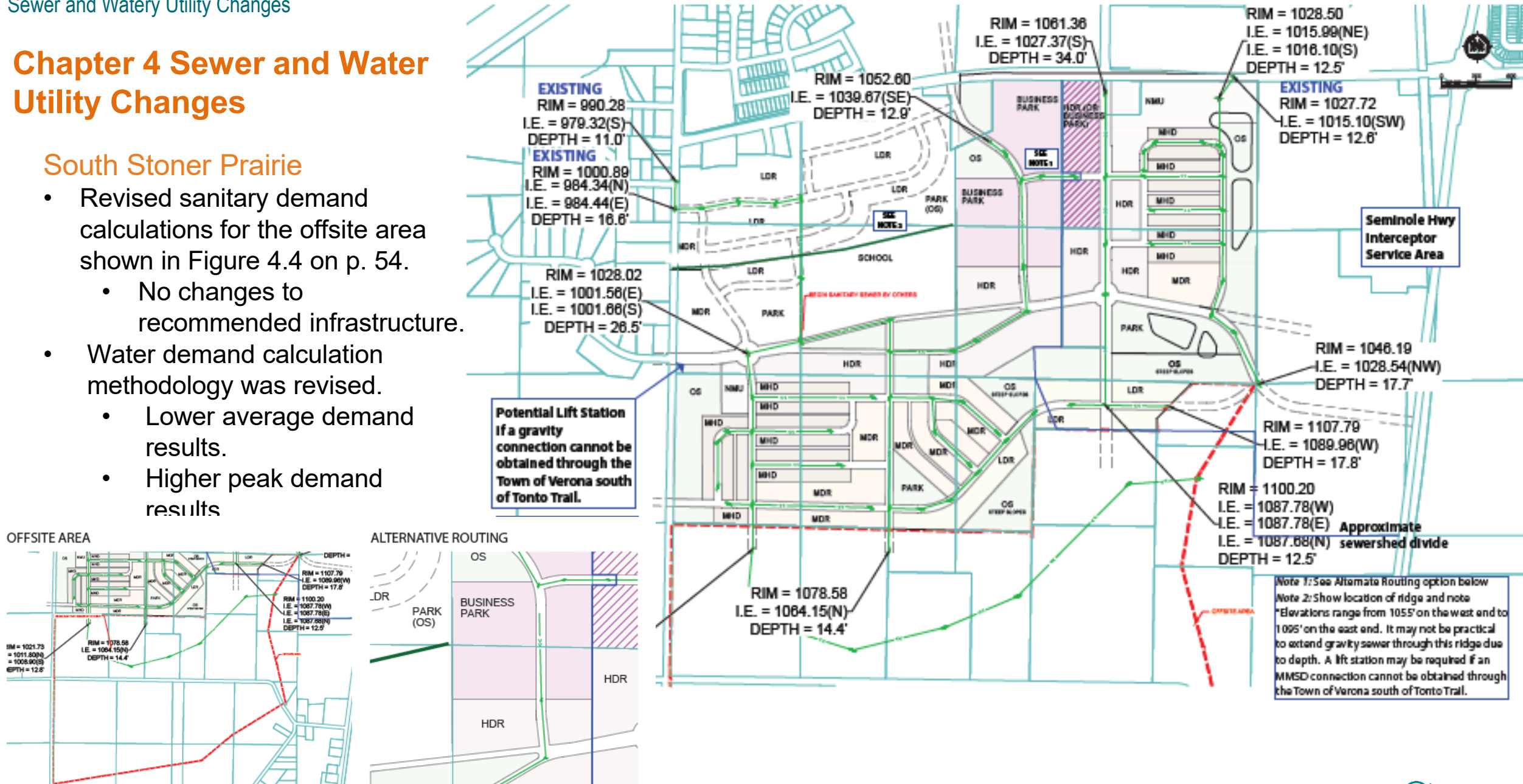


Figure 4.5: Preliminary Watermain Exhibit

