

Design Your Future
Alvadore Community Meeting Report
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ALVADORE COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Alvadore Community Meeting was attended by 24 participants, 11 of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel).

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants clearly identified four top goals for the community, a reflection of the community's values: Land Use and Development, Education, Environment, and Housing. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

Meeting participants, on the whole, rated the Satellite Communities Growth Scenario highest as their starting point for their future community. Participants agreed that the community is likely to grow over the next 50 years and they acknowledged there are beneficial aspects of all three scenarios. The Satellite Communities Growth Scenario was rated highest because in this scenario, Alvadore would maintain its separate, individual identity and would develop as a small town with the surrounding rural area remaining largely rural. Participants, overall, did not support the population and employment size and densities in Alvadore as portrayed in the Satellite Communities Scenario, but they clearly wanted to maintain the community's physical separation from the metropolitan area.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development (One of Four Top Goals)

Meeting participants wanted land uses to be reclassified so that property could be used appropriately. For example, they supported changing county zoning to allow home sites on farm lands that are not suitable for farming, while continuing to protect prime farm land and allowing farmers to still farm. They recognized that residential densities would likely increase over time within Alvadore, and they envisioned land divisions for residential lots at about one or two acres. Participants wanted land use and division in Alvadore to be done in a manner that minimizes impacts to the environment and recognizes land constraints: wetlands, flooding, prime agriculture, aquifer health, and air and water quality. They wanted to retain a greenspace along the reservoir and plan for open spaces and parks within the community. Participants supported the concept of nodal development: walkable neighborhoods and small scale commercial areas with a mix of uses. They wanted development to be well-designed.

Housing (One of Four Top Goals)

For their future community, Alvadore participants want to plan for affordable housing; single family homes on one or two acre lots; and small, assisted living facilities. They also support design standards to ensure compatibility of building design.

Economy

Participants made a distinction between jobs in the region versus jobs in Alvadore. They supported increasing job opportunities in the region and particularly in Eugene, but they did not support industrial development in Alvadore or the surrounding area. They did support resort development in the Alvadore area and wanted to retain the viability of the farming industry on the farm lands surrounding the community. They want to retain and continue to allow small, unique, local businesses and mixed use areas, but they do not want to allow big business, strip malls, chain stores, or large retail establishments in Alvadore.

Transportation

Meeting participants wanted the road system expanded over time to accommodate growth and they wanted major arterials to improve access to the freeway. They supported bus service to the community of Alvadore in the future, as long as it was not funded by residents. They wanted to improve and provide bike paths on existing roads (Clear Lake, Alvadore Road, Greenhill, Bodenaner, Fir Butte).

Environment (One of Four Top Goals)

Participants wanted development to occur in a manner that minimizes impacts to the environment. They recognized the need to monitor and protect the supply and quality of ground water and surface water and noted the importance of protecting water quality in the Long Tom River. They wanted future plans to include city-type parks for kids and the elderly, while retaining open space and protecting wildlife areas and corridors.

Community Facilities and Services

Participants recognized the need to build an infrastructure to serve the entire community of Alvadore. They wanted public services to the community to be affordable and for Alvadore residents to have control over the facilities and services. They supported improving public safety services and increasing law enforcement and fire protection. They stressed the importance of ensuring there was enough water to serve growth and that septic systems did not degrade water quality. They expressed the desire to place utilities underground in new development in Alvadore.

Education (One of Four Top Goals)

Participants recognized the importance of educational services and facilities and agreed the problem of rural schools was serious and that concrete actions were needed. They suggested possible ways to address the problem, including shifting school population to rural schools from urban schools so that enrollment in rural schools would increase and enrollment in crowded schools would decrease; and merging the Junction City and Alvadore School Districts.

WHERE SHOULD WE GROW?

The Satellite Communities Growth Scenario was rated the highest of the three; but there was not a clear consensus that this was the preferred growth pattern in every respect. For this reason, the map changes requested for all three scenarios are summarized below as suggested changes to the Satellite Communities Growth Scenario map. Please see the body of the report and the Appendix for the context in which these map changes were suggested.

Satellite Community Growth Scenario Map Changes:

- Change map so that zoning will allow home sites on farm lands that are not suitable for farming on what are now five-acre minimum lots.
- Retain designations that protect prime farm land.
- Lower the residential densities in this scenario so that lots in Alvadore are closer to one and two acres in size in places where this can be done given physical constraints and would not negatively impact water quality.
- Enlarge neighborhood in downtown Alvadore and reduce the size of the nodes, while retaining the walkability and mix of uses in the nodes.
- Plan for a greenspace along the reservoir and for open spaces and parks within the community.
- In the town of Alvadore, do not plan for industrial uses, big business, strip malls, chain stores, or large retail establishments. Use available transportation corridors to focus and expand development.
- In Alvadore, plan for small, unique, local businesses, and allow resort development in the Alvadore area.
- Plan the corner of Alvadore and Snyder for Commercial. This will be the first to develop as commercial and is more likely to develop this way than the Commercial area shown to the south on the Compact Growth Scenario Map.
- Protect the airport from growth. Do not plan land uses in the area where the airport will need to expand over time.
- The Southeast corner of the UGB on the Compact Growth Scenario map is very wet and may be an issue for development and flood plain maintenance.
- Plan streets in the community of Alvadore and in the neighborhood node in the northern area of Alvadore on the Compact Scenario Map.

I. INTRODUCTION

This report presents the results of the Alvadore “*Design Your Future*” Community Meeting. Community Meetings are a major public outreach component of Region 2050. The meetings are hosted by Lane County, the 10 cities in the Southern Willamette Valley, the Lane Council of Governments, and the Region 2050 Regional Policy Advisory Board. Fourteen meetings were scheduled throughout the Southern Willamette Valley region from June through September, 2005.

Community Meetings provide qualitative feedback that will compliment and further define the results from a survey administered during this same time period. From May through September 2005, over 170,000 copies of the survey were printed and distributed in local newspapers, libraries, city halls, private offices, and other locations throughout the region. The deadline for survey responses is September 30, 2005. After that date, survey responses for each community will be compared to the Community Meeting reports.

At the meetings, community members are asked to consider how three Alternative Regional Growth Scenarios might fit into a picture of the Future Community, where growth should go in and around their community in the next 50 years, and what actions would improve the quality of life as the region grows. A report will be prepared for each of the fourteen meetings. Each community and Lane County will use these reports, along with the results of the survey and the results of evaluations of the alternative scenarios to guide development of a Preferred Growth Scenario and a Regional Growth Management Strategy. For more information, visit www.Region2050.org.

WHAT IS REGION 2050?

Region 2050 is a voluntary, collaborative effort to improve and sustain quality of life in the Southern Willamette Valley over the next 50 years. Region 2050 began in the summer of 1999 with the adoption of formal resolutions by the Lane County Board of Commissioners and the City Councils of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. The resolutions endorsed the concept of developing a Regional Growth Management Strategy and defined the forum for the dialogue among the regional partners.

Each local government has appointed elected officials to serve on a Regional Policy Advisory Board which guides the Region 2050 process. A Lane Transit District (LTD) Board member and staff from the Governor’s office also sit on the Policy Board as a liaison to LTD and state agencies. Region 2050 is staffed by a Regional Technical Advisory Committee (RTAC) comprised of the planners and public works staff from the eleven local governments, LTD, local utilities, the Department of Land Conservation and Development, other state agencies, and the League of Women Voters. The Regional Policy Advisory Board and the RTAC have been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region.

THREE ALTERNATIVE REGIONAL GROWTH SCENARIOS

The Community Meetings use the following three alternative growth scenarios as a tool to facilitate discussion about growth in each community:

- Compact Urban Growth Scenario
- Satellite Communities Growth Scenario
- Rural Growth Scenario

These scenarios are not endorsed by local elected or appointed officials or staff. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as the region grows. The alternatives show how and where growth could go given physical constraints to development and land ownership and development patterns. The Preferred Scenario will be a hybrid that contains elements of all three of these alternatives.

A detailed description of the scenarios and the assumptions used to develop them are contained in the report: *Alternative Regional Growth Scenarios*, October 9, 2003 (<http://www.region2050.org/pdf/meetings/102003/AltScenarios.pdf>). Wall-size computerized maps of the scenarios are available for viewing at Lane Council of Governments, 99 East Broadway, Suite 400, Eugene, Oregon 97401. Color graphics depicting the scenarios are on the web site <http://www.region/www.Region2050.org>. Three tables in the Appendix to this report show the distribution of population and employment, densities, and land expansion areas in the three scenarios in each community and the rural area.

Compact Urban Growth Scenario

In the Compact Urban Growth Scenario, the region would develop at the highest concentration practical, given anticipated market forces. The regional distribution of growth is similar to today, with most of the growth occurring in the metro cities of Eugene and Springfield. Development is more compact than planned today and growth is mostly concentrated at higher housing and employment densities in Eugene and Springfield, including urban growth boundary (UGB) expansion areas. The rural communities of Goshen, Pleasant Hill, and Alvadore become part of the metro UGB in this scenario and the rest of the rural area outside UGBs stays pretty much the same as it is today.

Satellite Communities Scenario

In the Satellite Communities Scenario, most of the housing and employment growth is distributed among the small cities. Similar to today, the small cities develop at small town housing and employment densities which are lower than Eugene and Springfield. The three rural communities in closest proximity to the metropolitan area - Alvadore, Goshen, and Pleasant Hill grow to a size and have housing densities similar to small cities.

Rural Growth Scenario

In the Rural Growth Scenario, growth is distributed throughout the region on rural residential lands inside rural communities – on one acre lots, and outside rural communities – on two acre lots. Houses are also built on two acre lots on farm and forest lands that are of lower quality and/or less suitable for farm or forest use surrounding UGBs and existing rural residential areas. The population of the rural area more than doubles in this scenario. There are also more jobs in the rural area and in the metro cities where these rural residents will access goods, services, and work.

What are Alternative Growth Scenarios?

Alternative growth scenarios are a tool to facilitate agreement about the use of land resources at a regional level. The scenarios provide critical information for local officials to help them agree on a Preferred Growth Scenario that best meets the region's development needs while preserving important natural resources and environmental quality over the next 50 years. Together with the results of the public outreach on the scenarios, the evaluation of the scenarios in this phase of Region 2050 will inform the development of a Preferred Growth Scenario and regional goals, objectives, and actions for the agreed-upon 2050 Regional Growth Management Strategy.

The Region 2050 alternative growth scenarios present three different ways growth can be concentrated and distributed at the regional level and provide a basis for an evaluation and public feedback. The final or “preferred” growth scenario that will be incorporated into the Regional Growth Management Strategy will be a hybrid scenario that contains elements of all three of these alternatives.

Where Did the Scenarios Come From?

In March, 2003, experts in the following seven fields worked in small groups to devise their vision for the region from the perspective of their area of expertise: land use, housing, the economy, transportation, natural resources, community facilities and services, and education. This resulted in seven “regional vision maps.” Staff worked with the RTAC and Policy Board to identify the common elements among

these seven maps and to highlight unique elements in three alternative growth scenarios.

For example, each scenario contains neighborhood nodes (areas of concentrated housing along transit routes within walking distance of goods and services) and employment nodes (same as neighborhood nodes, except higher densities in jobs and housing). The Regional Policy Advisory Board unanimously approved these scenarios for evaluation and public outreach on October 9, 2003. Please see the web site for the *Regional Growth Scenarios Workshop Report*, April 29, 2003 for more information:

<http://www.region2050.org/pdf/meetings/062003/AlternativeGrowthScenarios.pdf>

How are the Scenarios Evaluated?

The evaluation of the three alternative regional growth scenarios is based on criteria developed from Regional Goals and Objectives unanimously approved by the Regional Policy Advisory Board in the following seven quality of life categories:

1. Land Use
2. Housing
3. Economy
4. Natural Resources
5. Community Facilities and Services
6. Transportation
7. Education

REGIONAL GOALS

The Regional Policy Advisory Board unanimously approved goals and objectives early in the process. These goals and objectives are used as a basis for the criteria used to evaluate the alternative scenarios and they provide a means by which to measure community values.

Land Use and Development: Promote land use and development patterns that sustain and improve quality of life in the Southern Willamette Valley, maintain each community's identity, facilitate economic development, and conserve and manage natural resources.

Housing: Seek to ensure that each community has an adequate variety of housing types to meet the needs of residents.

Economy: Promote a diverse regional economy in the Southern Willamette Valley that facilitates access to quality employment, goods, and services throughout the region, while recognizing the unique advantages of each community.

Transportation: Develop and maintain transportation systems in the region while improving transportation choice and air and water quality.

Environment: Protect, restore, manage, and enhance important natural resources and open spaces, and maintain high quality air, water, and land resources in the Southern Willamette Valley.

Community Facilities and Services: Develop a regional approach to facilitate the efficient provision of infrastructure and community services in the Southern Willamette Valley in conformance with the desires of each utility and district.

Education: Develop a regional strategy to improve and maintain access to high quality educational services throughout the region.

***Design Your Future* COMMUNITY MEETING PROCESS**

The meeting process was initially designed by a public outreach team of Regional Technical Advisory Committee (RTAC) members and consultants from the University of Oregon in accordance with the general direction of the Regional Policy Advisory Board and RTAC. The process was pre-tested three times with randomly selected citizens. Modifications to the process were made following each of the three pre-tests. The final process was launched at the Veneta Community Meeting on June 9, 2005. Modifications were subsequently made to respond to feedback submitted by meeting participants on process evaluation forms.

PARTICIPANTS

Community Meeting participants included both self-selected “General Participants” and a randomly selected “Citizen Panel.” The latter group was designed to respond to the Policy Board direction to involve “average citizens” who do not normally participate in the public process. Each Community Meeting Report summarizes the input of all participants and compares the input of these two groups to determine if there are any differences in the perspectives of the General Participants and Citizen Panel.

General Participants

General Participants include pre-registered participants and drop-ins. People pre-registered in one of two ways: (1) they registered on-line in response to the meeting calendar in the newsletter or other information about the meeting; (2) they were pre-registered as a “community leader.” Those who pre-registered were mailed a meeting packet a week prior to meetings to help them prepare. The drop-ins received this packet at the door.

The meeting packet contained a letter from the mayor or county commissioner (for rural communities), a brief description of the Region 2050 and meeting process, the *Design Your Future* Newsletter, and a profile of the community. The newsletter and profile are posted to the web site www.Region2050.org; the other meeting packet materials are contained in the Appendix to this report.

Pre-registered participants:

1. Many people either called to pre-register or pre-registered on line. (Note: Citizen Panel participants were also pre-registered. See below.)

Over 160,000 copies of the *Design Your Future* Newsletter were printed and distributed in every newspaper in the region in May 2005. The newsletter contained a survey and a Calendar of (14) Community Meetings throughout the region from June through September. Local media (TV, radio, print) were contacted and sent news releases. All local stations covered the Alvadore event and helped to get the word out just prior to each meeting.

2. Community leaders identified by local government staff were personally invited to attend.

Staff contacted all community leaders by phone and pre-registered all of those who stated their availability and willingness to attend. No limit was placed on the number or make-up of the community leader group. It was up to each city to identify members of their community to include, but generally they included planning commissioners, elected officials, local business leaders and chamber of commerce representatives, other special interest group members and advocacy groups, and representatives of other civic groups (parks committee, natural resource advocacy groups, etc.). Elected officials were consciously dispersed so that no group included more than one elected official.

Drop-ins:

Drop-ins heard about the meeting in a manner similar to other general participants but did not pre-register. Drop-ins participated in the process in the same manner as the other groups, although not all drop-ins stayed for the entire meeting. Efforts were made to place drop-in participants at a separate table in order to allow comparison of the results to determine whether review of advance information provided any different understanding or perspective. Where this was evident, it is noted in the report of the meeting.

Citizen Panel Participants

The survey firm, Alliance Interviewing Services, was retained to provide professional recruitment services in selecting a random sample of 20 citizens from each of the 14 areas in the Community Meeting Calendar, as listed below, for a total of 280 randomly selected participants. The number of recruited randomly selected citizens who actually participated in the meetings was usually less than 20 because some participants who agreed to participate chose not to or were not able to attend. Citizen panel participants were pre-registered and received an agenda packet in the mail one week prior to the meeting.

- Veneta Community Center: Veneta

- Creswell Community Center: Creswell
- Franklin Grange: Alvadore
- Walterville Grange: Walterville, Marcola, Leaburg, Vida
- Goshen Grange: Goshen
- Cottage Grove: Cottage Grove, Saginaw
- Crow Grange: Crow, Elmira, Lorane
- Jasper Grange: Pleasant Hill
- Junction City: Junction City
- Oakridge: Oakridge, Westfir
- Coburg: Coburg
- Lowell: Lowell, Dexter, Fall Creek , Unity
- Springfield: Springfield
- Fairgrounds: Eugene

Community Meeting Agenda

The meeting agenda and complete verbatim facilitation notes for each meeting are included in the Appendix to each report. Community meetings were designed as a three-hour process from 5:30-8:30 p.m. The Community Meeting began by assigning participants to specific tables based on the method in which they were recruited, as described above.

The following is the Agenda used for the meetings:

1. Welcome
2. Overview of Local Growth Issues
3. Overview of Region 2050 and the Meeting Process
4. Small Group Discussions and Reporting (two hours)
5. Wrap-Up

The entire meeting lasted three hours with the majority of time (two hours) spent working in small groups.

Small Group Discussions – An Interactive Process

Small group discussions used a facilitated, structured format. After a discussion about community values (i.e., goals), each group was asked to discuss three very important questions:

1. How should we grow?
2. What actions should we take to protect our quality of life as we grow?
3. Where should we grow?

In order to better understand the values most important to each community, participants were first asked to identify three regional goals most important to them and why.

Next, participants were asked to rate each alternative growth scenario from one to ten where “1” equals strongly dislike and “10” equals strongly like. The scenario with the highest rated score then became the starting point for building the future community.

Participants were then asked to list the actions they believe their community should take to protect quality of life as their community grows. Participants developed a list of actions to address their concerns or perceived negative impacts of growth. Once all actions were listed participants had the opportunity to disagree with specific actions as a means of measuring community consensus for each statement. This list of actions served to build the future community and protect quality of life. Participants were then asked if, after the discussion, they wanted to change their ratings of the alternative scenarios. Any changes were recorded and new total scores tallied (Note: this last step was added after the Veneta meeting at the suggestion of one of the Veneta meeting participants).

The third and final question asked participants where the community should grow. Participants reviewed and discussed close-up maps of the three scenarios and worked with the map that most closely reflected how they perceived their future community (i.e., the highest scored scenario). Participants were asked to list their desired changes to the map. Again, participants had the opportunity to disagree with each action as a means of measuring community consensus on where growth should occur and worked toward phrasing the statements in a way that all could agree to.

Following each community meeting, the data collected were compiled into a report. Each community will use the report to help guide how the community is portrayed in the Preferred Growth Scenario and what actions to include in the Regional Growth Management Strategy. At the conclusion of all 14 Community Meetings, the data from each report will be compiled into a summary report. The public input, together with the results of detailed evaluations of the three scenarios, will provide critical information in the development of a draft Regional Growth Management Strategy.

II. ALVADORE COMMUNITY MEETING

PARTICIPANTS

The Alvadore Community Meeting was attended by 24 people who participated in small group discussions. Forty people pre-registered for the meeting (see Appendix for list of registered participants and drop-ins). Many of those who pre-registered but did not attend called to express their regrets and to request that their name be kept on the list to receive information. Several people elected to drop in and hear the presentation but did not participate in a small group discussion.

Participants included 11 Citizen Panel Participants (randomly selected community members) and 13 General Participants (self-selected participants) (Figure 1).

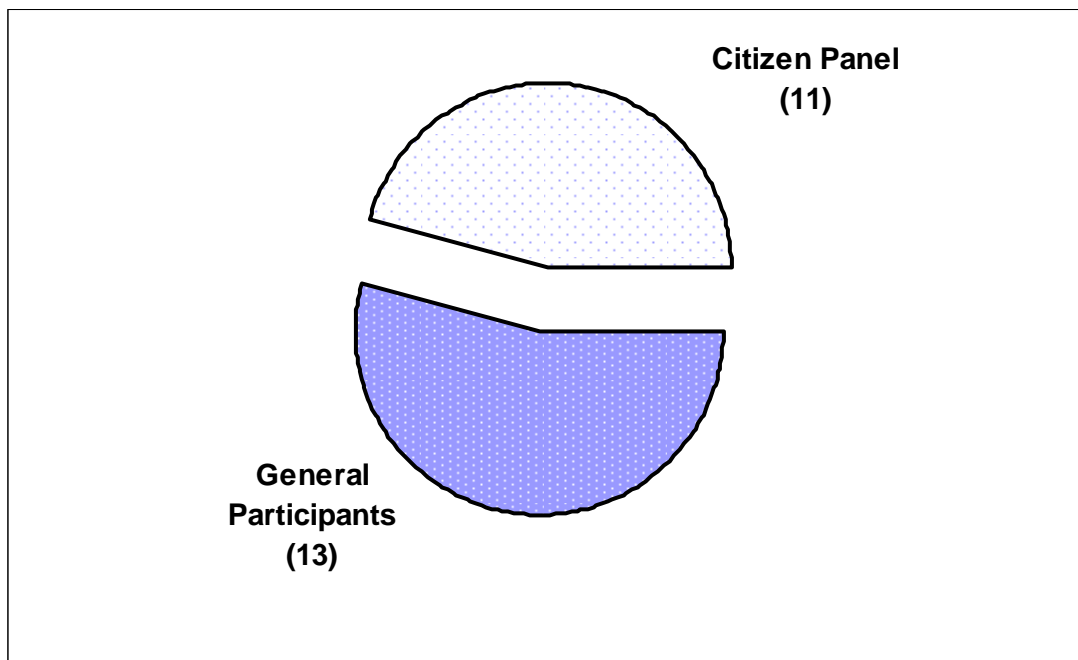


Figure 1: Number of Participants (24 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

Participants identified the following four top regional goals (Figure 2).

- Land Use and Development
- Education
- Environment
- Housing

Land Use and Development and Education were clearly the top two goals for both the Citizen Panel and General Participants; and only the Citizen Panel identified Environment and Housing as among their top goals (Figures 3 and 4)..

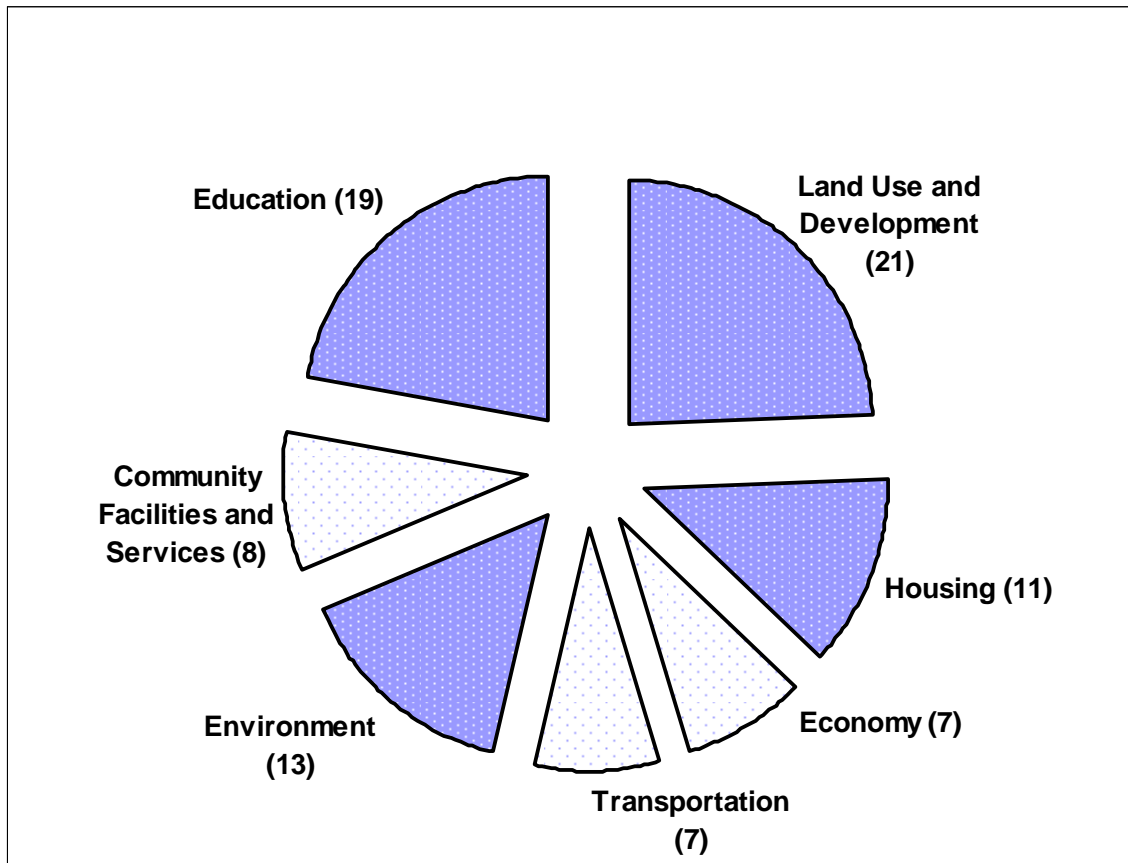


Figure 2: Most Important Regional Goals, All Participants (24 Total)

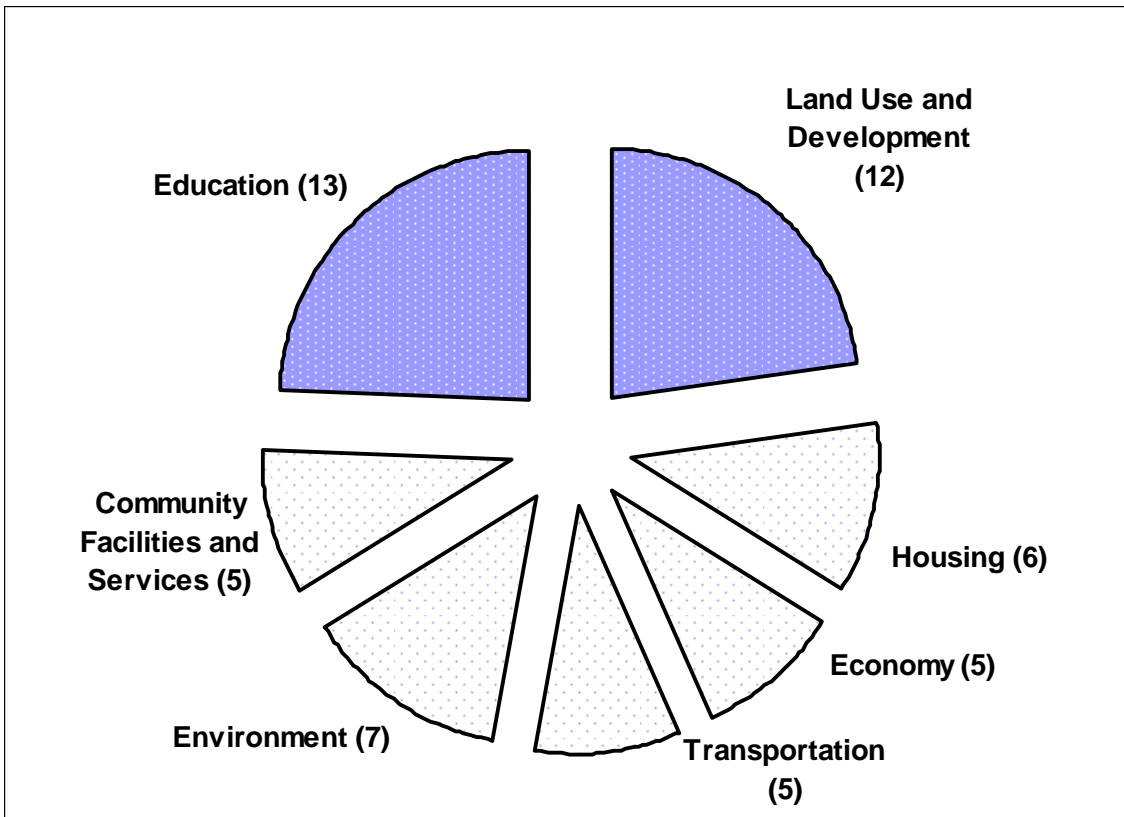


Figure 3: Most Important Regional Goals, General Participants (13 Total)

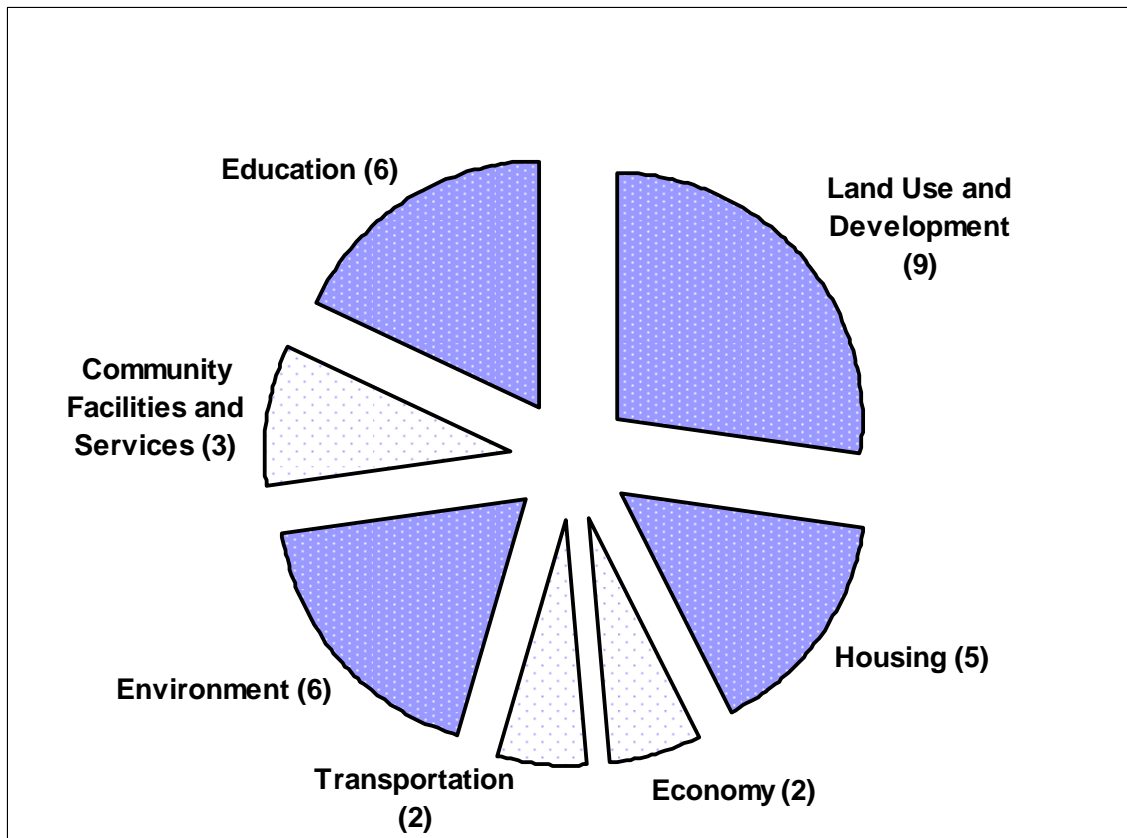


Figure 4: Most Important Regional Goals, Citizen Panel (11 Total)

HOW SHOULD WE GROW?

Meeting participants, on the whole, rated the Satellite Communities Growth Scenario highest, although the scores among the three scenarios were not far apart. This preference clearly reflects a consensus that Alvadore remain a separate community (see “actions” under Land Use in the section below for a qualitative discussion of how these participants want their community to grow). The total scores (cumulative ratings) for the three scenarios were:

- Satellite Communities Growth Scenario (130)
- Compact Urban Growth Scenario (114)
- Rural Growth Scenario (98.5)

Although the Satellite Communities Scenario received the highest score overall, two groups scored the Compact Scenario higher than the other two scenarios, while one group scored the Rural Growth Scenario highest .

There were differences between the preferences of the General Participants and the Citizen Panel (Table 1). General Participants rated the Compact Scenario highest while the Citizen Panel scored the Rural Growth Scenario over the Compact Growth Scenario.

Table 1: Alternative Growth Scenarios, Total Scores by Participant Group

General Participants	Citizen Panel
Satellite Communities Growth Scenario (74) Compact Urban Growth Scenario (76) Rural Growth Scenario (59)	Satellite Communities Growth Scenario (56) Compact Urban Growth Scenario (38) Rural Growth Scenario (39.5)

WHAT ACTIONS ARE NEEDED TO PROTECT OUR QUALITY OF LIFE?

Participants were asked to identify actions to address the negative impacts of growth for each regional goal, starting with the regional goals most important to the group. To provide a measure of community consensus, participants were then asked to indicate whether they disagreed with any of the actions. The Appendix contains the verbatim *Facilitation Notes by Table*.

This section presents a summary of actions for each regional goal. For consistency among reports, the goals are presented in all reports in the same order as in the newspaper insert. The top goals for the community are noted in the headings. Action statements were placed in all categories where they could apply, so that some actions appear more than once. Only actions that were agreed-to at the tables are included in the summary. Where at least one person disagreed with an action and it was not

resolved during the meeting, the action is reported in the Appendix, but not in the summary below.

Land Use and Development (One of Four Top Goals)

Regional Goal

Promote land use and development patterns that sustain and improve quality of life in the Southern Willamette Valley, maintain each community's identity, facilitate economic development, and conserve and manage natural resources.

Satellite Communities Growth Scenario Impacts

- Most growth and largest UGB expansion in small cities
- Less compact development (than Compact Urban Growth Scenario)—at small town densities (5-6 DU/Acre in most small cities)
- High access to local goods and services, metro (Eugene and Springfield) and small cities
- Rural development about the same as today

Actions to Protect Quality of Life:

- Property should be used appropriately: reclassify land use.
- Change county zoning to allow home sites on farm lands that are not suitable for farming; but allow farmers to still farm.
- Continue to protect prime farm land.
- Allow residential lots to be partitioned in a manner that minimizes impacts to the environment and recognizes land constraints: wetlands, flooding, prime agriculture, aquifer health, and air and water quality.
- Do not allow high residential density. Limit density to a maximum of 1- to 2-acre parcels, while planning for affordable housing, local stores and a community center.
- Allow resort development.
- Plan for new industries in business parks east of the airport in Eugene and not in Alvadore.
- Adopt building standards and plan for a variety of building styles. Do not allow strip malls or cell phone towers.
- Retain open space/greenspace along the reservoir and open spaces within the community.

Housing (One of Four Top Goals)

Regional Goal

Seek to ensure that each community has an adequate variety of housing types to meet the needs of residents.

Satellite Communities Growth Scenario Impacts

- Starter homes in small cities in short-term; less affordable in long-term due to higher utility and transportation costs

- Fewer small cities would be bedroom communities
- Varied building, different styles

Actions to Protect Quality of Life:

- Plan for affordable housing; single family homes on lots; and small, assisted living facilities.

Economy

Regional Goal

Promote a diverse regional economy in the Southern Willamette Valley that facilitates access to quality employment, goods, and services throughout the region, while recognizing the unique advantages of each community.

Satellite Communities Growth Scenario Impacts

- Attracts a lot more local goods and services to small cities;
- Single industry possible in larger small cities;
- Less redevelopment in metro cities;
- Rural economy about the same as today.

Actions to Protect Quality of Life:

- Bring in jobs that are conducive to current quality of life in Alvadore and the region.
- Create business industrial parks to bring in jobs/businesses in the entire region, but do not locate industry in Alvadore.
- Keep jobs in Eugene. Encourage industry east of airport. Allow hotel near the airport
- In Alvadore, retain and continue to allow small, unique, local businesses, and allow resort development in Alvadore area. Do not allow big business, strip malls, chain stores, or large retail establishments in Alvadore.
- Keep jobs in the agricultural industry.

Transportation

Regional Goal

Develop and maintain transportation systems in the region while improving transportation choice and air and water quality.

Satellite Communities Growth Scenario Impacts

- Major improvements likely to increase access to Veneta, Alvadore, 1-5 South, and Hwy 58
- Enhanced regional commuter services likely

Actions to Protect Quality of Life:

- Provide bus service, if residents do not have to fund it.
- Improve and provide bike paths on existing roads (Clear Lake, Alvadore Road, Greenhill, Bodenaner, Fir Butte)

- Expand the road system over time to accommodate growth and build major arterials to improve access to the freeway.

Environment (One of Four Top Goals)

Regional Goal

Protect, restore, manage, and enhance important natural resources and open spaces, and maintain high quality air, water, and land resources in the Southern Willamette Valley.

Satellite Communities Growth Scenario Impacts

- Impacts to air and water quality and rare habitat are largely to areas that have been somewhat degraded; additional impacts to areas added to UGB
- Maintains buffers between communities

Actions to Protect Quality of Life:

- Monitor the wells and water systems and ensure that density does not degrade water quality.
- Limit land division to a size that does not negatively impact the environment.
- Pay close attention to land constraints including: wetlands, flooding, prime agriculture, aquifer health, air quality.
- Allow city-type parks for kids, elderly, but keep some open space, wildlife areas and corridors.
- Protect streams and rivers from development, both in Alvadore and Eugene.
- Protect Long Tom water quality.

Community Facilities and Services

Regional Goal

Develop a regional approach to facilitate the efficient provision of infrastructure and community services in the Southern Willamette Valley in conformance with the desire of each utility and district.

Satellite Communities Growth Scenario Impacts

- Lowest capital cost for water, highest for wastewater; higher water cost in Creswell and Veneta to obtain supply
- Highly efficient and reliable service delivery, predictability of supply

Actions to Protect Quality of Life:

- Build infrastructure to serve the entire community of Alvadore.
- Provide affordable public services to the community.
- Improve public safety services and increase law enforcement and fire protection.
- Create mechanisms to ensure Alvadore retains local control over facilities and services provided to the community.
- Ensure availability of water.
- Ensure proper septic systems.

- Place utilities underground in new development.

Education (One of Four Top Goals)

Regional Goal

Develop a regional strategy to improve and maintain access to high quality educational services throughout the region.

Satellite Communities Growth Scenario Impacts

- High enrollment increases in Creswell, Fern Ridge, Oakridge, South Lane, and Junction City Districts; enrollment continues to decline in Crow-Applegate-Lorane, Lowell, and Marcola Districts

Actions to Protect Quality of Life:

- Build more small schools.
- Shift school population to rural schools to increase enrollment in rural schools and decrease enrollment in crowded schools.
- Merge Junction City and Alvadore School Districts

WHERE SHOULD WE GROW?

Region 2050 Alvadore meeting participants were asked to identify preferred areas for growth in the community. Participants made these suggestions after looking at the Alternative Growth Scenario Map of their table's highest rated Alternative Growth Scenario. Again, proposed map changes were voted on by participants to provide a measure of community consensus. All verbatim comments are reported in the facilitation notes in the Appendix.

Satellite Communities Growth Scenario Map Changes

- Concerns: how to pay for infrastructure – roads, water, sewer – and purchase open space
- Smaller lots in 5-acre area

Compact Urban Growth Scenario Map Changes

- Allow subdivision of lots
- Change rural resource lands (between 1st and Junction City School Dist) to larger parcels
- Extend boundary to school district using larger parcels
- Shrink employment node
- Shrink commercial node
- Increase the number of 2-acre lots between Clearlake and Royal Avenue
- Smaller amount of mixed use
- Shorelane not good for neighborhood node
- Enlarge neighborhood in downtown

- Move the bulk of the proposed population growth from Alvadore to the area between Junction City and Eugene – expand the Eugene UGB to there.
- Use existing available transportation corridors to focus/expand growth.
- Bottom Line: We like the mix
- Create infrastructure for growth
- Parks and open space along the reservoir
- Design nodes in such a way that they are walkable
- Corner of Alvadore and Snyder will be first to develop as commercial – more likely to develop this way than Commercial area to the south.
- Move employment node so that it is adjacent to neighborhood node
- In SE corner of UGB, it is very wet and may be an issue for development and flood plain maintenance
- Streets need to be planned in community of Alvadore and in neighborhood node in the northern area of Alvadore

Rural Growth Scenario Map Changes

- Make sure roads are adequate – dirt roads won't work
- More services in Alvadore: community centers, commercial – stores, etc.
- Assure: infrastructure, fire protection, school, police, roads
- Concerns:
 - Airport – protect it from growth. Airport will need to grow over time. Do not develop too close
 - Clay soils and water runoff
 - Wildlife health – deer, birds, fish

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Alvadore Community Meeting: Design Your Future

Thursday, July 7, 2005, 5:30 – 8:30 p.m.
Franklin Grange
92081 Territorial Road, Junction City

Contact: Carol Heinkel, 682-4107; Stephanie Schulz, 682-3958

AGENDA

- | | | |
|----|--|-------------|
| 1. | Greetings and Table Assignments | 5:30 |
| 2. | Welcome
<i>Faye Stewart, Lane County Commissioner</i> | 5:45 |
| 3. | Rural Growth Issues
<i>Faye Stewart, Lane County Commissioner</i> | 5:50 |
| 4. | Region 2050 and <i>Design Your Future</i> Process
<i>Carol Heinkel, Region 2050 Project Manager</i> | 6:00 |
| | Question and Answer | 6:20 |
| 5. | Small Group Discussions <ul style="list-style-type: none">• Facilitation Process• Build Your Future Community and Protect Quality of Life | 6:30 |
| | 10 MINUTE BREAK | 7:30 |
| | <ul style="list-style-type: none">• Draw Your Preferred Growth Scenario• Report on highlights of discussion – Facilitators | |
| 6. | Wrap-Up
<i>Carol Heinkel, Region 2050 Project Manager</i>
<i>Faye Stewart, Lane County Commissioner</i> | 8:20 |

June 30, 2005

Dear Rural Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Thursday, July 7 from 5:30-8:30 in the Franklin Grange. This meeting is an opportunity for rural community members to become engaged in a critical dialogue about growth and its implications for the rural communities in this area and the surrounding region. At the meeting, you will be asked to give your opinion on three very important questions:

- How should we grow?
- What actions should we take to protect our quality of life as we grow?
- Where should we grow?

Meeting Preparation

To help you become better informed about the meeting topics, I recommend that you take some time prior to the meeting to review the enclosed information. It is especially important that you read the *Design Your Future* newspaper insert and complete the survey inside. Please bring your completed survey to the meeting.

Thank you again for agreeing to participate in this important exercise. I look forward to seeing you on July 7.

Sincerely,

Faye Stewart, Lane County Commissioner

About the Community Meeting and Region 2050

The Design Your Future Community Meeting is hosted by Lane County and the participating elected officials on the Region 2050 Policy Advisory Board. The Regional Policy Advisory Board consists of one or two elected officials from the Lane County Board of Commissioners and the Cities of Coburg, Cottage Grove, Creswell, Eugene, Junction City, Lowell, Oakridge, Springfield, Veneta, and Westfir. Lane County Commissioner Faye Stewart serves on the Policy Board for the rural portions of the region. A member of the Governor's Economic Revitalization Team and Lane Transit District Board also sit on the Board, as a liaison to the many state agencies involved in the process and to LTD. This Board has been meeting for the past five years to guide the Region 2050 process.

The outcome of the Region 2050 process will be a Regional Growth Management Strategy, proposed for completion by June 2006. This Strategy will be adopted by the ten cities and Lane County Board of Commissioners and the Land Conservation and Development Commission (LCDC). An important product of the Strategy will be a Preferred Growth Scenario that maps where growth will be distributed in the region. Three alternative growth scenarios have been designed to aid the discussion. These scenarios are not endorsed by officials in Lane County or the region. They are tools to help community members decide how and where they want to grow and how to sustain and improve quality of life as we grow. The alternatives show how and where growth could go given physical constraints to development and land ownership and development patterns.

At the meeting, rural community members will be asked to consider how these alternatives might fit into a picture of the Future Community, where growth should go in and around the community in the next 50 years, and what actions would improve our quality of life as we grow

REGION 2050 PRE-REGISTERED AND PARTICIPANTS IN ALVADORE MEETING FRANKLIN GRANGE, JULY 7, 2005 (2 PAGES)

✓ Indicates Participation in Meeting

General Participants

- ✓ Lauren Alexander
- ✓ Diane Burton
- ✓ Barbara Bush
- ✓ Sean Coffey
- Roger Heinke
- ✓ Ed and Barbara Kousky
- ✓ Tom and Kathy Mains
- ✓ Ronald Mortensen
- Walter Schullstrom
- ✓ R G Sievert
- ✓ Virginia Sievert
- ✓ Max Smith
- Michael and Gena Staton
- ✓ Betty Weaver
- Samuel Williams
- ✓ Richard Wyant

Citizen Panel

- Marilyn Beard
- ✓ Clif Brown
- ✓ Brian Burton
- ✓ Tracy Coffey
- ✓ Virginia Dixon
- Larry George

✓ Vanessa Johnston

✓ Molly Jones

Peggy Jones

Vicki Moffet

Don Remschel

James Roberts

✓ Billie Schauwecker

Wayne Simpson

Barbara Smith

✓ Carolyn Snider

✓ Robert Snook

✓ John Strasheim

Jack Trout

Lenard Wobbe

Population and Housing Densities in Year 2000 and in Three Alternative Growth Scenarios

	Compact Urban Growth Scenario				Satellite Communities Growth Scenario		Rural Growth Scenario	
	2000 Population	2000 Net Units Per Acre	2050 Population	Net Units Per Acre	2050 Population	Net Units Per Acre	2050 Population	Net Units Per Acre
UGBs								
Eugene	160,514	6.0	252,689	7.4	212,248	7.0	193,393	6.9
Springfield	61,989	6.4	112,103	7.1	83,800	7.2	84,102	7.1
Coburg	969	4.8	5,827	8.1	5,984	8.1	5,878	8.2
Cottage Grove	8,890	5.0	16,148	6.7	26,501	6.8	14,723	6.7
Creswell	3,909	4.9	14,920	6.3	22,858	6.8	5,795	5.6
Junction City	5,858	6.3	9,128	6.7	12,524	6.1	8,465	6.3
Lowell	857	3.6	2,368	3.7	2,845	3.6	2,359	3.7
Oakridge	3,246	3.5	7,895	6.1	13,939	5.8	7,136	5.3
Veneta	2,755	4.0	14,110	5.3	24,016	5.9	10,002	5.0
Westfir	287	2.5	546	3.7	564	3.9	544	3.7
Growth Centers								
Pleasant Hill	543	0.4			11,777	6.6		
Goshen	230	0.2			10,180	9.9		
Alvadore	309	0.7			16,027	6.3		
Total UGBs/Growth Centers	249,274	3.5	435,734	7.1	443,263	6.9	332,397	6.8
Total Rural	56,733	0.4	27,766	0.3	20,237	0.2	131,103	0.5
Regional TOTAL	306,007	1.4	463,500	5.3	463,500	3.1	463,500	1.7

Employment and Employment Densities in Year 2000 and in Three Alternative Growth Scenarios

			Compact Urban Growth Scenario		Satellite Communities Growth Scenario		Rural Growth Scenario	
	2000 Employment	2000 Emp Per Acre	2050 Employment	Net Emp Per Acre	2050 Employment	Net Emp Per Acre	2050 Employment	Net Emp Per Acre
UGBs								
Eugene	88,743	14.1	117,346	15.1	88,833	13.3	100,307	14.1
Springfield	22,488	7.1	42,092	12.7	39,101	11.4	43,189	12.2
Coburg	3,717	7.9	5,340	17.8	5,293	17.7	5,468	18.9
Cottage Grove	3,305	4.9	10,852	18.8	12,883	16.3	11,247	19.6
Creswell	1,054	5.8	9,686	20.8	14,503	17.7	7,694	19.5
Junction City	3,148	10.8	10,157	10.7	13,367	16.8	11,448	15.6
Lowell	157	6.8	289	19.7	1,135	21.5	930	21.3
Oakridge	711	2.8	3,218	10.0	6,798	10.5	4,960	12.2
Veneta	620	5.2	5,240	19.5	10,207	21.6	5,797	18.5
Westfir	4	0.3	95	7.7	94	7.7	97	7.7
Total UGBs								
Growth Centers								
Pleasant Hill					2,313	22.0		
Goshen					6,853	14.6		
Alvadore					2,937	20.7		
Total UGBs/Growth Centers	123,947	9.9	204,316	14.6	204,316	13.9	191,137	14.2
Total Rural	10,684		10,684	5.8	10,684	5.0	23,863	5.2
Regional Total	134,631		215,000	13.1	215,000	12.5	215,000	12.2

**Acres in Urban Growth Boundaries and Rural Areas in
Year 2000 and in Three Alternative Growth Scenarios**

	Compact Urban Growth Scenario				Satellite Communities Growth Scenario			Rural Growth Scenario*		
	2000 UGB	2050 UGB	Additional Acres From 2000	% Increase From 2000	2050 UGB-Growth Center Area	Additional Acres From 2000	% UGB Increase From 2000	2050 UGB	Additional Acres From 2000	% Increase From 2000
UGBs										
Eugene	28,398	36,457	8,059	28%	31,588	3,190	11%	30,853	2,455	9%
Springfield	11,939	17,480	5,541	46%	13,740	1,801	15%	13,740	1,801	15%
Coburg	451	1,045	594	132%	1,118	667	148%	1,056	605	134%
Cottage Grove	2,226	2,544	318	14%	3,582	1,355	61%	2,380	154	7%
Creswell	994	1,737	743	75%	2,899	1,905	192%	1,201	207	21%
Junction City	1,685	2,219	534	32%	2,390	705	42%	1,909	224	13%
Lowell	412	453	41	10%	573	161	39%	490	78	19%
Oakridge	1,188	1,255	67	6%	2,499	1,311	110%	1,375	187	16%
Veneta	1,386	1,900	515	37%	3,041	1,655	119%	1,562	177	13%
Westfir	169	218	49	29%	218	49	29%	218	49	29%
Growth Centers										
Pleasant Hill					1,235	1,235				
Goshen					1,157	1,157				
Alvadore					1,704	1,704				
Total UGBs/Growth Centers	48,849	65,309	16,460	34%	65,745	16,896	35%	54,785	5,937	12%

**Alvadore Community Meeting
Facilitation Notes by Table**

Table #1 Notes

Number of Participants at table: 6

Three Most Important Regional Goals

- Land Use and Development
- Education
- Housing

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (32 points)
2. Rural Growth (26.5 points)
3. Compact Urban Growth (16 points)

Actions to Protect Quality of Life

Land Use and Development

- Do not want high density
- Want minimum of 1- to 2-acre parcels, or more
- Preserve farmland* (one person said they wanted to give land owners freedom to use land as they wish)
- Use property appropriately – reclassify land use
- Varied building, different styles

Education

- Small schools needed, create more of them
- Shift school population to rural schools to increase enrollment in rural schools and decrease enrollment in crowded schools
- Merge Junction City and Alvadore school districts
- Voucher system*

Environment

- Eugene needs to clean up their run-off water
- Density should not affect water quality issues, ensure well water quality
- Monitor the water systems/wells

Economy

- Stick to small businesses
- Don't want to see big business in Alvadore
- Keep unique businesses in Alvadore
- Keep jobs in the agricultural industry
- Local jobs
- No strip malls/chain stores, no large retail
- Towards airport – need hotel/inn
- Resort development

- Develop small assisted living facilities

Transportation

- Don't want to see bus service to area (don't want to pay for it)
- Want to see bike paths on existing roads (Clear Lake, Alvadore Road, Greenhill, Bodenaner, Fir Butte)

Compact Urban Growth Scenario Map Comments

- Allow subdivision of lots
- Want more parks*
- Change rural resource lands (between 1st and Junction City School Dist) to larger parcels
- Extend boundary to school district using larger parcels
- Shrink employment node
- Shrink commercial node
- No matter of the changes, need to give land owner control over what happens on their land
- Increase the number of 2-acre lots between Clearlake and Royal Avenue
- Smaller amount of mixed use/stay as is
- Shorelane not good for neighborhood node
- Enlarge neighborhood in downtown

Table #2 Notes

Number of Participants at table: 5

Three Most Important Regional Goals

- Land Use & Development
- Environment
- Community Facilities & Services

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (24 points)
2. Satellite Communities Growth (19 points)
3. Rural Growth (15 points)

Actions to Protect Quality of Life

Land use and Development

- Market activity will drive the type and number of jobs in the area
- Would have to build the infrastructure to serve the entire community
- Must fund it through tax structure, SDC's

Environment

- Limit land division to a size that does not negatively impact the environment

- Pay close attention to land constraints
 - Wetlands
 - Flooding
 - Prime agriculture
 - Aquifer health
 - Air quality
- Change county zoning to allow home sites on farms that are not suitable for farming. Allow farmers to still farm.
- Allow city-type parks for kids, elderly, but keep some open space, be free to go to.

Community Facilities & Services

- Make a livable cost for providing public services to the community
- Improve public safety services – fire works well, no police
- Create mechanisms to ensure local control over services and facilities – Alvadore, not Eugene.

Compact Urban Growth Scenario Map Comments

- Keep Eugene government out – don't become Chicago
- Move the bulk of the proposed population growth from Alvadore to the area between Junction City and Eugene – expand the Eugene UGB to there.
- Use existing available transportation corridors to focus/expand growth.
- Bottom Line: We like the mix

Table #3 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Land Use and Development
- Housing
- Environment

Alternative Growth Scenario Ratings at Table

1. Rural Growth (49 points)
2. Compact Urban Growth (47 points)
3. Satellite Communities Growth (28 points)

Actions to Protect Quality of Life

Land Use and Development

- Insure availability of water
- Insure proper septic systems
- Flood control with winter rains
- More law enforcement

- Fire protection - better
- Improved access – roadways (major transportation) – Clear Lake Road and Applegate Trail (control traffic – log trucks)

Housing

- Single family homes on lots
- Planned 1-acre communities, CC&R's and parks*
- Make developers pay for schools*

Environment

- Protect streams and rivers from development
- Protect Long Tom water quality
- Incorporate wildlife areas and corridors
- Protect farm ground

Rural Growth Scenario Map Comments

- Make sure roads are adequate – dirt roads won't work
- More services in Alvadore: community centers, commercial – stores, etc.
- Assure: infrastructure, fire protection, school, police, roads
- Concerns:
 - Airport – protect it from growth. Airport will need to grow over time. Do not develop too close
 - Clay soils and water runoff
 - Wildlife health – deer, birds, fish

Satellite Communities Growth Scenario Map Comments

- Move commercial node closer to neighborhood node*
- Concerns: how to pay for infrastructure – roads, water, sewer – and purchase open space
- Smaller lots in 5-acre area

Table #4 Notes

Number of Participants at table: 6

Three Most Important Regional Goals

- Land Use & Development
- Economy
- Transportation

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (51- 48 points)
2. Satellite Communities Growth (27 points)
3. Rural Growth (10 points)

Note: This group changed its ratings after discussing the implications of the scenario they rated the highest the first go around.

Actions to Protect Quality of Life

Land Use & Development

- Restrict industrial zoning
- Limit housing density
- Preserve space
- No strip malls
- Keep new industries to east of airport
- Create building standards to protect quality of life
- Create business industrial parks east of airport
- No cell phone towers
- Develop community center
- New development should have underground utilities

Economy

- Keep jobs in Eugene
- Encourage industry east of airport
- Bring jobs in that are conducive to current quality of life
- Create business industrial parks to bring in jobs/businesses (not Alvadore but the entire region)

Transportation

- Growth will bring more people to Alvadore and we need roads to support them
- More bike access
- Increase bus service and routes
- More “main roads” access to freeway into city

Compact Growth Scenario Map Comments

- Create infrastructure for growth
- Make employment node smaller
- Parks and open space along the reservoir
- Design nodes in such a way that they are walkable
- Corner of Alvadore and Snyder will be first to develop as commercial – more likely to develop this way than Commercial area to the south.
- Move employment node so that it is adjacent to neighborhood node
- In SE corner of UGB, it is very wet and may be an issue for development and flood plain maintenance
- Streets need to be planned in community of Alvadore and in neighborhood node in the northern area of Alvadore
- Continue parks and open space along the entire reservoir frontage of the community