

Design Your Future
Coburg Community Meeting Report
September 14, 2005



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COBURG COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Coburg Community Meeting was attended by 31 participants, 10 of whom were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel). Elected officials, planning commissioners, committee members, civic groups, the chamber of commerce, other interest groups, and residents were represented in the group of General Participants (Non-Citizen Panel participants).

WHAT GOALS ARE IMPORTANT TO US?

Meeting participants identified five top goals for the community, a reflection of the community's values: Land Use and Development, Environment, Education, Community Facilities and Services, and Transportation. (See Chapter I: Introduction, for Regional Goals). The top goals of the General Participants were clearly the first three in this list, whereas the Citizen Panel's top goals were more evenly distributed among all seven categories.

HOW SHOULD WE GROW?

Meeting participants clearly preferred the Compact Urban Growth Scenario as the starting point for their future community. It should be noted that Coburg's vision map is almost identical in the three scenarios because the maps reflect the outcome of a recent 50-year visioning process for the city.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development

Participants wanted to keep the small town, "village" look and feel of Coburg, preserve farmland, and keep rural areas rural. They supported increased density in cities with smaller lot sizes and small-scale apartments to protect against sprawl, provide affordable housing for young families, and improve access to local goods and services in Coburg. They want to plan for quality infill that is aesthetic and fits the character of Coburg. There was strong consensus to maintain a green buffer zone between Coburg and the river and to maintain a physical separation between Coburg and Eugene.

Participants want to plan for mixed-uses in the central business district and to create a clearly defined business district. They want to design a defined residential district with a mix of housing types. They want to preserve greenspaces in Coburg, and to install walkways, parks, and park benches in all new development at similar proportions as are now provided in the city. They wanted to limit or "cap" future industrial areas and to adopt better design standards, especially to prohibit tract homes in charming neighborhoods.

Housing

Meeting participants wanted to plan for a range of affordable housing styles and types with design standards to maintain the small town feel. They wanted to find new ways to maintain the visual appeal of housing, including townhouses, a village concept, smaller scale developments, common space, green space, and landscaping. They want garages to be flush with the front of homes and apartment structures (no “snout” houses) and to prohibit cinderblock structures.

Economy

Participants wanted to promote Coburg’s historic image and antiques; to diversify the economy including the motor coach industry; and to prohibit “BIG Box” development.

Transportation

Participants expressed that transportation and congestion were growing issues, especially trucks and especially in the morning. They want to construct a better way to travel in and out of town and to address the growing impacts of traffic on residents. They want to encourage multi-modal transportation, including bike paths and walk paths and to ask Lane County to reduce the speed limit on Willamette and Pearl and to install a bike path to Eugene. They want increased and more bus service, particularly to serve the increasing commuters from the metro area and for children to ride to school; a direct bus service from Coburg to Springfield (for resident commuters of both cities); and a shuttle service to major employers. They want employers to provide incentives for public transportation and they want more park-and-rides in the region. Ultimately, there was support to plan non-oil-dependent communities with transportation that supports a local economy.

Environment

Participants wanted to provide wastewater services to protect groundwater quality. They emphasized their desire to maintain a greenbelt between Coburg and the river and their opposition to a Coburg power plant. They supported regulating air quality and chemical use; encouraging the use of clean energy and solar setbacks; and reducing pavements to reduce water quality impacts from stormwater runoff. They want to regulate light pollution by requiring street lights to point downward and by controlling lighting in commercial/industrial areas. They would like to have a connection to the wetlands for field trips and a bike path near the wetland areas. They emphasized the environmental quality benefits of increased use of alternative modes and providing more local jobs, goods, and services to reduce both commute and non-commute inter-city travel. Finally, they want to maintain the viewshed between Eugene and Coburg.

Community Facilities and Services

Participants wanted to provide wastewater facilities and expand water facilities. There was support to build a municipal sewer system or to connect Coburg to the Metro sewer system. There was the desire to provide community facilities that are self-sustaining; keep control local; and to tie-in with the regional community and leverage resources. They wanted to provide affordable water and wastewater services, noting the cost of water is high. They want to implement Coburg Parks Plan. They want to retain a safe

level of law enforcement: police and fire; and to build more community assets and facilities, such as a pool.

Education

Participants wanted to maintain high quality education and to increase support for, and cooperation with the school system. They wanted to continue to support the school and to retain a local school in order to preserve the character of the community, noting that the school is the “lifeblood of the community.” Suggestions for retaining the school were to continue local support; to convince people to send their children to the local school; and to provide affordable housing for young families. They wanted to restore local control of schools and to keep and nurture the neighborhood school concept. There was support to make a plan to retain or create a new school, or school district, if and when 4J closes the Coburg school and to continue the “Community Connections” program.

WHERE SHOULD WE GROW?

Compact Urban Growth Scenario Map Changes

Please note that the three alternative growth scenario maps show the vision of Coburg developed by the community through “Coburg Crossroads,” a recently completed visioning process. It is thus anticipated that Coburg will reflect this vision in the Regional Preferred Growth Scenario map. Some changes suggested at the meeting are included in Chapter II.

I. INTRODUCTION

This report presents the results of the Coburg “*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 Veneta 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. COBURG COMMUNITY MEETING

PARTICIPANTS

The Coburg Community Meeting was attended by 31 people who participated in small group discussions. Sixty-nine people pre-registered for the meeting or dropped-in (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 10 Citizen Panel Participants (randomly selected community members) and 21 General Participants (self-selected participants) (Figure 1). General Participants included elected officials, planning commissioners, committee members, local interest groups, and other community members participating in the process.

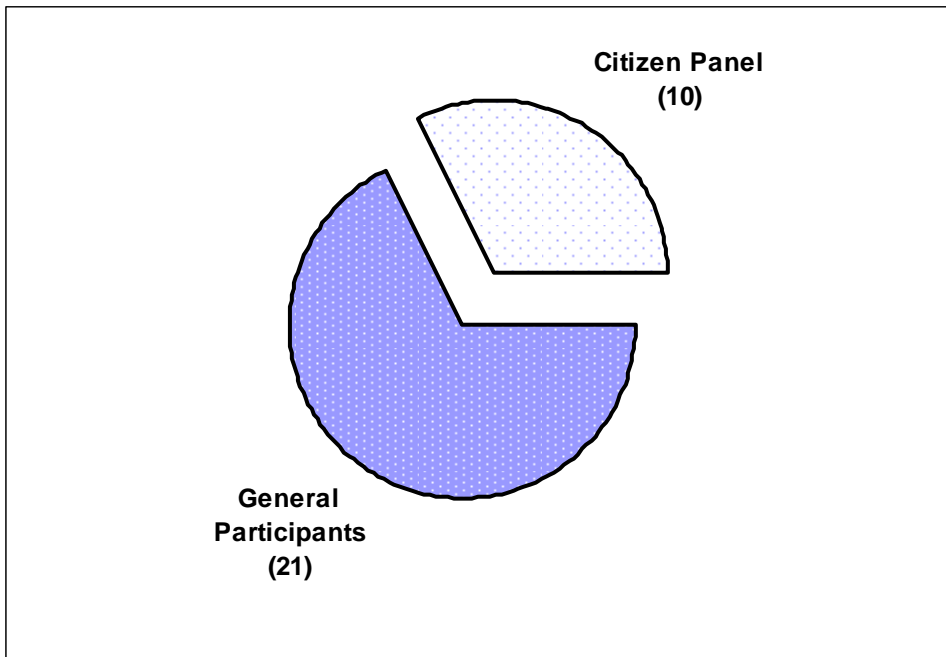


Figure 1: Number of Participants (31 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Land Use and Development
- Environment
- Education
- Community Facilities and Services
- Transportation

The top goals of the General Participants were clearly the first three in this list, whereas the Citizen Panel's top goals were more evenly distributed among all seven categories. (Figures 3 and 4)

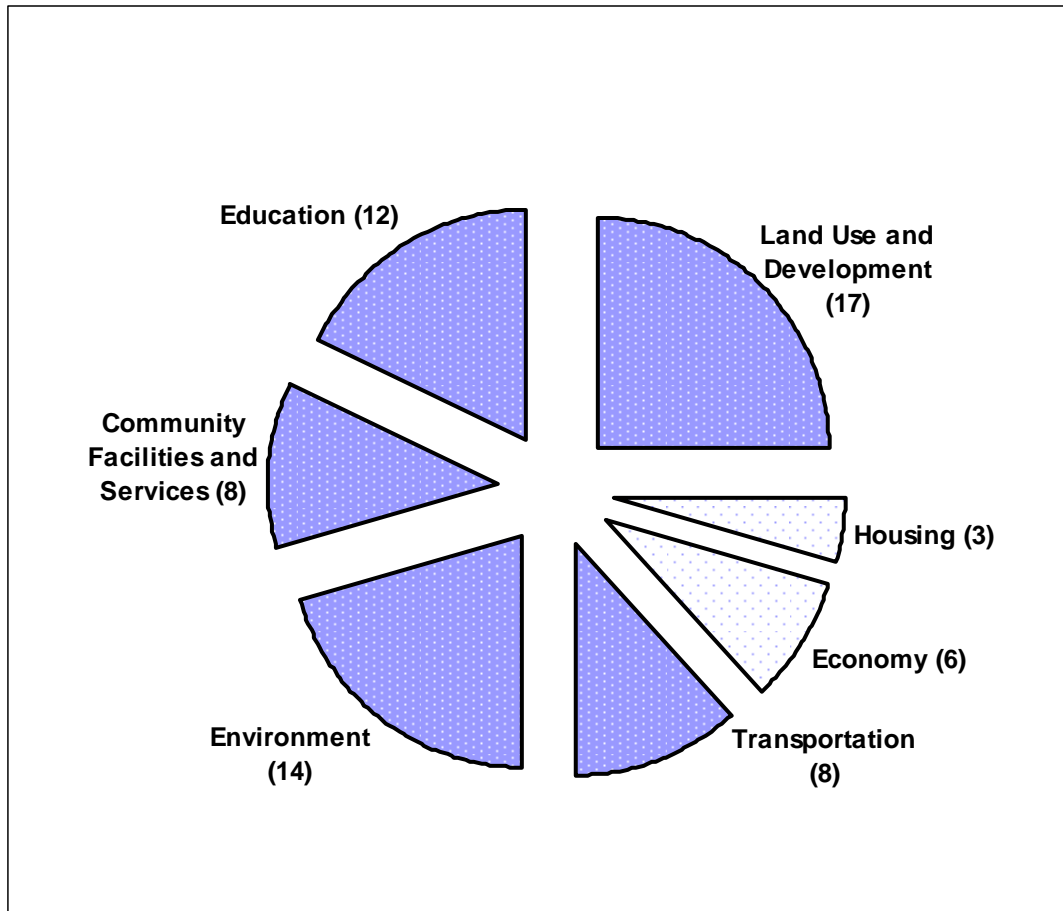


Figure 2: Most Important Regional Goals, All Participants (31 Total)

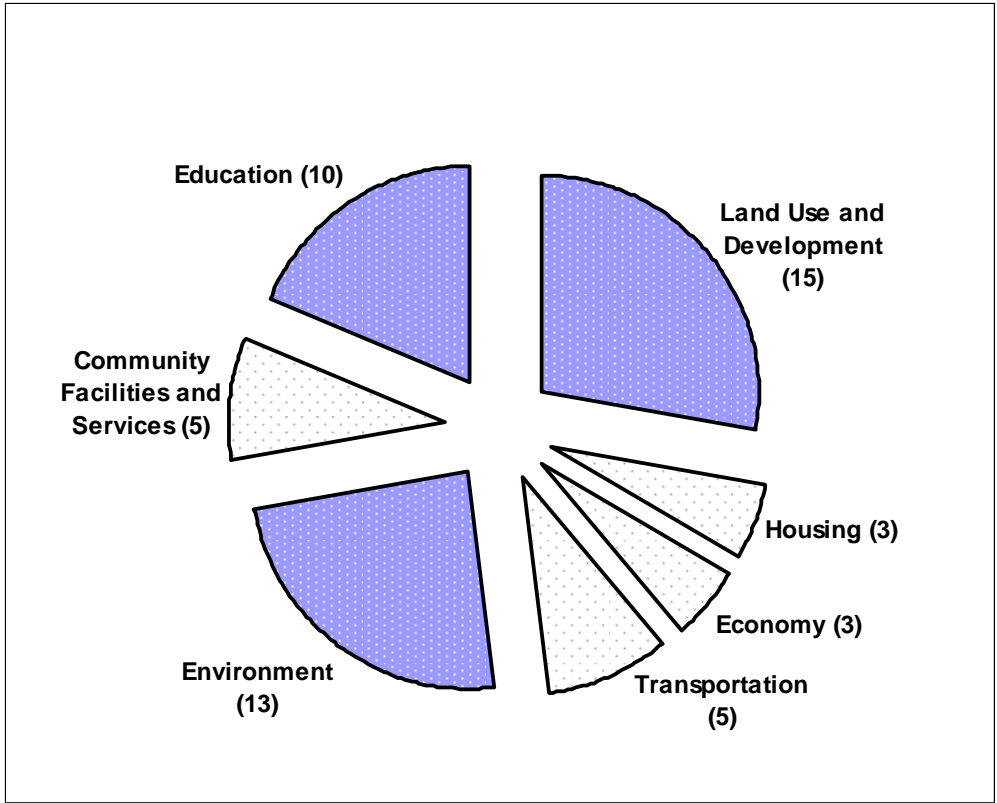


Figure 3: Most Important Regional Goals, General Participants (21 Total)

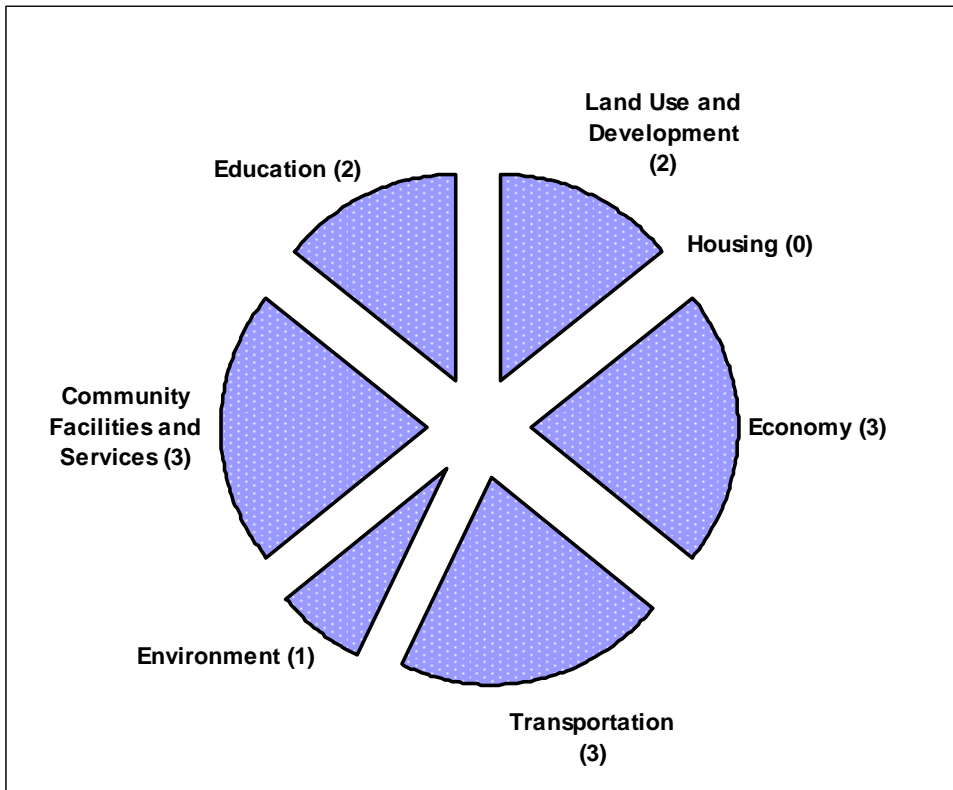


Figure 4: Most Important Regional Goals, Citizen Panel (10 Total)

HOW SHOULD WE GROW?

Meeting participants, on the whole, clearly favored the Compact Urban Growth Scenario as their starting point for their future community. The total scores (cumulative ratings) for the three scenarios were:

- Compact Urban Growth Scenario (195)
- Satellite Communities Growth Scenario (130)
- Rural Growth Scenario (52)

There were no discernable differences between the preferences of the General Participants and the Citizen Panel (Table 1).

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

General Participants	Citizen Panel
Compact Urban Growth Scenario (144) Satellite Communities Growth Scenario (96) Rural Growth Scenario (31)	Compact Urban Growth Scenario (51) Satellite Communities Growth Scenario (34) Rural Growth Scenario (21)

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 Five 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.

Compact Urban Growth Scenario Impacts

- Most growth and largest UGB expansion in Eugene and Springfield
- Most compact development at urban densities (about 7 DU/Acre)
- High access to local goods and services in metro (Eugene and Springfield) cities
- Rural development about the same as today

Actions to Protect Quality of Life:

- Keep small town, "village" look and feel of Coburg and preserve farmland.
- Keep rural areas rural. Increased rural residential development near Coburg could place service demands on the City in the future if rural water and sewer systems fail.
- Increase density in cities; smaller lot sizes and small-scale apartments to protect against sprawl, provide affordable housing for young families, and improve access to local goods and services. Plan for quality infill that is aesthetic and fits the character of Coburg.
- Keep green buffer zone between Coburg and river and maintain physical separation between Coburg and Eugene.
- Plan for mixed-uses in central business district.
- Develop effective zoning: clearly defined business district; defined residential district (not separated); create buffer between Coburg and Eugene (between uses and geography); flexible to encourage small town/local secondary services
- Preserve greenspace and small town character, walkways, park benches (proportional for all new development); provide parks for each development
- Place a limit on industrial areas (cap it at current size)
- Adopt better design standards – no tract homes across from charming neighborhoods

Housing

Regional Goal

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

Compact Urban Growth Scenario Impacts

- Diverse, affordable housing in metro cities and starter homes in small cities
- Outlying small cities may be bedroom communities

Actions to Protect Quality of Life:

- Develop new ways to maintain visual appeal: townhouse, village; smaller; common space; green space, landscaping; no “snout” apartments and houses; no “cinder-block”
- Create housing price variety: range of types within design standards
- Maintain small town feel
- Adopt strong design standards, that are affordable for the elderly
- Provide affordable housing for people that commute from Eugene
- Do not allow multi-story apartment buildings in Coburg.

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.

Compact Urban Growth Scenario Impacts

- Attracts variety of firms to metro cities
- Job creation, expansion and more redevelopment in metro cities
- Rural economy about the same as today

Actions to Protect Quality of Life:

- Promote antique image
- Diversify economy including motor coach
- Promote historic nature of town
- Do not allow “BIG Box” development.

Transportation (One of Five Top Goals)

Regional Goal

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

Compact Urban Growth Scenario Impacts

- Improvements likely to freeway, all state highways, and Clearlake Road
- Enhanced regional commuter services likely

Actions to Protect Quality of Life:

- Address growing impacts of traffic on residents, including trucks and car traffic, especially trucks and particularly in the morning; provide a better way to move in and out of town.
- Encourage multi-modal transportation, including bike paths and walk paths
- Ask Lane County to reduce the speed limit on Willamette and Pearl and install bike path to Eugene.

- Consider changing the LTD schedule for kids to ride to school
- Construct commercial road down Roberts Road with bypass to Coburg Road to Eugene
- Continue and provide more public transportation. Provide direct bus service from Coburg to Springfield (for resident commuters of both cities). Provide shuttle services to major employers. Ask employers to provide incentives for public transportation. Create more park-and-rides in region. Create park-and-ride to Monaco; ask Monaco to encourage employees to take the bus.
- Create more businesses in Coburg (e.g., grocery stores) to reduce car trips south
- Plan for light rail to Cottage Grove with satellite buses.
- Plan non-oil-dependent communities with transportation that supports a local economy.
- Don't split Coburg with I-5.

Environment (One of Five 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.

Compact Urban Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Provide wastewater services to protect groundwater quality.
- Keep the Greenbelt between Coburg and the river.
- Oppose Coburg power plant
- Regulate air quality and chemical use
- Encourage using clean energy
- Encourage solar setbacks
- Don't pave everything.
- Regulate light pollution by requiring street lights to point downward and controlling lighting in commercial/industrial areas.
- Connection to wetlands for field trips – bike path
- Increase public transit and use of alternative modes to decrease emissions and improve air quality.
- Provide more jobs in town that people can walk to.
- Maintain viewshed/aesthetic appeal between Eugene and Coburg

Community Facilities and Services (One of Five Top Goals)

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.

Compact Urban Growth Scenario Impacts

- Higher capital cost due to the cost of utility lines to Alvadore and Pleasant Hill
- Highly efficient, reliable service delivery, predictability of supply

Actions to Protect Quality of Life:

- Provide wastewater facilities and expand water facilities.
- Build a sewer system or connect Coburg to the Metro sewer system. Wastewater treatment in Coburg should be connected to Metro with a bike path on top of pipeline.
- Provide community facilities that are self-sustaining; keep control local; tie-in regional community/leverage resources.
- Provide affordable water and wastewater services. Cost of water is high.
- Implement Coburg Parks Plan.
- Expand water system: tap into McKenzie River, if possible; well with storage system; (Bottom Loop possible location)
- Retain safe level of law enforcement: police and fire.
- Build more community assets/facilities (e.g., pool).
- Require underground utilities.

Education (One of Five Top Goals)

Regional Goal

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

Compact Urban Growth Scenario Impacts

High enrollment increases in Springfield 19, Pleasant Hill, Behtel, and Eugene 4J Districts; enrollment continues to decline in Crow-Applegate-Lorane, Lowell, and Marcola Districts

Actions to Protect Quality of Life:

- Continue to support the school to retain a local school in order to preserve the character of the community. The school is the lifeblood of the community.
- Convince people to send their children to local school.
- Provide affordable housing for young families.
- Restore local control of schools.
- Keep and nurture neighborhood school concept
- Re-evaluate “bigger is better” school concept

- Re-evaluate dependency on 4J district. Make a plan to retain or create a new school, or school district, if and when 4J closes Coburg school.
- Maintain high quality education.
- Increase support for, and cooperation with school system
- Continue the “Community Connections” program.

WHERE SHOULD WE GROW?

Region 2050 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. 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.

Compact Urban Growth Scenario Map Changes

Please note that the alternative growth scenario maps show the vision of Coburg developed by the community through “Coburg Crossroads,” a recently completed visioning process. It is thus anticipated that Coburg will reflect this vision in the Regional Preferred Growth Scenario map. Some changes suggested at the meeting are listed below.

- Increase UGB to include parcel to NE (as in satellite community scenario)
- Instead of UGB expansion to NW, expand UGB to East of Coburg (and zone residential)

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Coburg Community Meeting: Design Your Future

Wednesday, September 14, 2005, 5:30 – 8:30 p.m.
Coburg Municipal Court
32694 Pearl Street, Coburg

Contact: Petra Schuetz, 682-3639; Carol Heinkel, 682-4107

AGENDA

- | | | |
|----|--|-------------|
| 1. | Greetings and Table Assignments | 5:30 |
| 2. | Welcome
<i>Mayor Judy Volta, City of Coburg</i> | 5:45 |
| 3. | Coburg Growth Issues
<i>City Councilor Mike Watson, Regional Policy Advisory Board Member</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 discussion highlights – Facilitators | |
| 6. | Wrap-Up
<i>Mayor Judy Volta, City of Coburg</i> | 8:20 |

September 7, 2005

Dear Coburg Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Wednesday, September 14 from 5:30-8:30 in the Coburg Municipal Court. This meeting is an opportunity for community members to become engaged in a critical dialogue about growth and its implications for Coburg 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 September 14.

Sincerely,

Mayor Judy Volta, City of Coburg

About the Community Meeting and Region 2050

The *Design Your Future* Community Meeting is hosted by 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. Coburg City Councilor Mike Watson and Mayor Judy Volta are the representatives from Coburg on the Regional Policy Advisory Board. A member of the Governor's Economic Revitalization Team and the Lane Transit District Board are non-voting members of the Policy Board and provide 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, 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 city in the next 50 years, and what actions would improve quality of life in the city and the region as it grows.

**REGION 2050 PRE-REGISTERED AND
PARTICIPANTS IN
COBURG COMMUNITY MEETING
SEPTEMBER 14, 2005 (3 PAGES)**

✓ Indicates Participation in Meeting.

General Participants

Jim Azumano

Lois Azumano

Robin and Matthew Barnhart

✓ Dan Claycomb

Jon Cline

John Clulow

Ken Donner

Deborah and Roger Eberle

Linal Egbert

Sammy Egbert

✓ Cathy Engebretson

Pat Greenwall

✓ James Hansbrough

Gail Harris

John Hoffman

Dale Jones

Nanci Johnson

Janet Lambert

Lois Leatham

✓ Erik and Kimberly Lovendahl

Nancy Mackey

✓ Jill McMillan

Laiman Miller

✓ Wenda Miller

✓ Joe Morneau

Marla Pagter

Diann Parks

Mark and Julie Revell

Jerry Schwartze

Stanley Shattuck

✓ Suzann and Stanley Shattuck

Shawn Standiford

Shawn Standiford

General Participants, continued

- ✓ John and Katie Thiel
- Darrell and Kathryn Ulm
- Judy Volta
- Mike Watson
- Dona Wilson
- ✓ Kris Wilson
- ✓ Richard Yarr

Citizen Panel

- ✓ Larry Aleksa
- ✓ Sherry Bass
- ✓ Jim and Patricia Broughton
- Nina Dobbins
- ✓ John Fox
- Anna Grace
- Roberta Hillestad
- Kelly Johnson
- Arnold Limberg
- ✓ Daniel Mack
- ✓ William McFadden
- Jill McMillan
- Larry Meston
- ✓ Robert Myers
- ✓ Leon Pearson
- ✓ Jerry Schwartze
- Suzann Shattuck
- Crystal Spencer
- James Stenklyft
- Glenn White
- Dona Wilson

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%

**Community Meeting
Facilitation Notes by Table**

Table #1 Notes

Number of Participants at table: 10

Three Most Important Regional Goals

- Transportation
- Community Facilities & Services

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (51 points)
2. Satellite Communities Growth (34 points)
3. Rural Growth (21 points)

Actions to Protect Quality of Life

General Comments:

- Land Use: Driver; a lot in place; do we want Coburg to grow? (note – if rural systems (water or sewer) fail, closest city has to provide the services).
- Economy: needs jobs
- Environment: very special, safe, friendly, keep and improve
- Education: need to support schools, preserving character; school is lifeblood of community
- Community Facilities: need water and wastewater; need improvements; cost of water outrageous; everything revolves around sewer (housing, jobs, etc.)
- Transportation: growing issue; trucks and cars go all time – especially morning; better way in and out of town; cost of fuel will affect land use, commuting not efficient; gradually worse and worse; lots of truck traffic

Community Facilities & Services

- Sewer (affordable): try to hook up to Metro wastewater; build own system
- Parks will be important, implement Parks Plan
- Expand water system: tap into McKenzie River, if possible; well with storage system; (Bottom Loop possible location)
- Retain safe level of law enforcement: police and fire

Transportation

- Create Park-and-Ride to Monaco
- Monaco talk to employees/LTD
- Reduce speed on Willamette and Pearl (need to talk to Lane County)
- Look at changing LTD schedule for kids to ride to school
- Construct commercial road down Roberts Road with bypass to Coburg Road to Eugene
- Create more park-and-rides in region

Land Use

- No infilling/small lots, retain 7,500 square foot allowable with sewer
- Retain certain pockets for slightly higher

Economy

- Promote antique image
- Diversify economy including motor coach
- Promote historic nature of town

Education

- Retain/grow to keep schools and staffing
- Convince people to stay here, not drive children into town
- Keeping families requires affordable housing

Growth Scenario Map Comments

None

Table #2 Notes

Number of Participants at table: 7

Three Most Important Regional Goals

- Land Use & Development
- Transportation
- Environment

General Notes:

- How we use land affects all other goals
- Multi-modal transportation important
- Need community infrastructure
- Healthy environment affects all other goals
- Important for small town environment to stay
- Controlled and efficient land use
- Improve bike/walkability
- Job creation
- School uncertainty
- Small town feel
- More community assets/facilities (i.e. pool)
- Don't want farmland to disappear
- School instability – not “bigger is better”
- Land use very important
- High level of commuting already
- Clean air and water

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (50 points)
2. Satellite Communities Growth (37 points)
3. Rural Growth (16 points)

Actions to Protect Quality of Life

Land Use and Development

- Better understanding of what UGB means
- Keep buffer zone between Coburg and river
- Increase density in cities
- Keep rural areas rural
- Smaller lot sizes to protect against sprawl
- No multi-story apartment buildings
- Quality infill – aesthetically nice and that fits the character of Coburg
- Mixed-use in central business district

Environment

- Build a sewer system
- Keep the Greenbelt (between Coburg and the river)
- Connect to Metro sewer system
- Oppose Coburg power plant
- Regulate air quality and chemical use
- Provide underground utilities
- Encourage using clean energy
- Encourage solar setbacks
- Don't pave everything
- Regulate light pollution (point street lights downward)

Transportation

- Lower the speed limit
- Safe streets important for pedestrians
- Need bike path from Coburg to Eugene
- Continue and provide more public transportation
- Provide shuttle services to major employers
- Employers provide incentives for public transportation
- Create more businesses in Coburg (i.e. grocery stores) to reduce car trips south
- Increased public transportation would result in better air

Education

- Important to keep schools open
- Restore local control of schools
- Keep/nurture neighborhood school concept
- Re-evaluate “bigger is better” school concept
- Re-evaluate dependency on 4J district
- Make a plan to retain/create a new school if/when 4J closes Coburg school

Compact Growth Scenario Map Comments

- Increase UGB to include parcel to NE (as in satellite community scenario)
- Instead of UGB expansion to NW, expand UGB to East of Coburg (and zone residential)

Table #3 Notes

Number of participants at table: 7

Three Most Important Regional Goals

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

General Notes:

- Land use: want to preserve agriculture; increase apartments; parks/open space preserved; buffer zones important
- Education: Important to future of children; school and center to community
- Community Facilities: Self-sustaining; keep control local; tie-in regional community/leverage resources
- Environment: decrease pollution
- Economy: good economy helps us to 'fund' the other community goals
- Housing: increase income accommodated by smaller units integrated throughout; Village look/common space alley access; No 'big box'

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (41 points)
2. Compact Urban Growth (24 points)
3. Rural Growth (14 points)

Actions to Protect Quality of Life

Land Use & Development

- Develop effective zoning: clearly defined business district; defined residential district (not separated); create buffer between Coburg and Eugene (between uses and geography); flexible to encourage small town/local secondary services

Housing

- Developing new ways to maintain visual appeal: townhouse/village; smaller; common space; green space/landscaping; no "snout" apartments and houses; no "cinderblock"
- Create housing price variety: range of types within design standards
- Maintain small town feel

Satellite Growth Map Comments

- Connect Roberts Road S to Coburg Road
- Grow/concentric
- Senior living facility

Table #4 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Land Use & Development
- Environment
- Education

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (70 points)
2. Satellite Communities Growth (18 points)
3. Rural Growth (1 points)

Actions to Protect Quality of Life

Land Use & Development

- Preserve greenspace/small town character, walkways, park benches (proportional for all new development)
- Need parks for each development
- We need bike/walk paths
- We need a green “buffer” between Eugene and Coburg.
- We should place a limit on industrial areas (cap it at current size)
- Need to preserve farmland
- Need better design standards – no tract homes across from charming neighborhoods
- Affordable housing for people that commute from Eugene

Housing

- We need strong design standards
- Need affordable design standards for the elderly with design standards

Environment

- Connection to wetlands for field trips – bike path
- Wastewater treatment in Coburg should be connected to Lane Metro (with bike path on top of pipeline)
- We’re concerned about emissions – need public transit
- Need jobs in town that people can walk to

- Need more choices for alternative transit
- Need attention to sewer system
- Need alternatives to driving
- Maintain viewshed/aesthetic appeal between Eugene and Coburg
- We need control over lighting in commercial/industrial areas

Education

- Maintain high quality education
- Need more support for, and cooperation with school system
- Continue “Community Connections” program
- It would be nice for Coburg to have their own school district again

Transportation

- Light rail to Cottage Grove with satellite buses
- Non-oil-dependent communities – transportation that supports a local economy
- Need better bus service
- Need relief from in-town traffic congestion (due in part to gravel trucks)
- We need to carpool (no more 1 driver-to-1-car)
- Hourly bus service – Eugene and Springfield (direct to Springfield from Coburg)
- Don’t split Coburg with I-5

Zoning Map Comments

None