



Design Your Future **Creswell Community Meeting Report** June 27, 2005



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Report
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CRESWELL COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Creswell Community Meeting was attended by 33 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, Education, Transportation, Economy, and Environment. (See Chapter I: Introduction, for Regional Goals).

HOW SHOULD WE GROW?

Meeting participants, on the whole, most liked the Satellite Communities Growth Scenario, although many also leaned toward the Compact Urban Growth Scenario and several participants preferred the Rural Growth Scenario.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development

Participants suggested that development should occur with a higher density downtown core using a mix of apartments and business. There was also interest in planning to maintain the small town feel of Creswell, include parks and open spaces, and to create a greenway along the river. Increasing land for industrial and commercial use was also discussed.

Housing

There was a desire to provide housing to accommodate all members of the community with: affordable land, multi-family housing units, low cost subdivisions, starter homes. Support was also expressed for creating design standards and integrating recreational land within housing developments.

Economy

To increase business and job opportunities in Creswell, participants wanted to create a diverse economy that makes Creswell more self sustaining and supports local businesses. The types of economic activity desired include: restaurants, outlet mall, call centers, equine businesses, recreational producers, tourism, retirement community services, and cottage industries.

Transportation

There was a desire to remedy transportation concerns by addressing traffic in urban areas, increasing transit services, and addressing the rail road crossing. Transportation improvements named include: widen 1-5; create on and off ramp at Dale Kuni, develop Highway 99 as alternative to 1-5; create better bicycle access on roads.

Community Facilities and Services

Participants wanted to ensure that utilities kept pace with growth. There was a focus on improving emergency and public safety services. To address the youth population, participants suggested increasing youth services by creating a community center and more programs for youth.

Environment

Participants wanted to allow for growth while maintaining environmentally important areas and air and water quality. Suggestions included: proceeding with parks master plan; acquiring land for open space; addressing groundwater concerns; no growth west into wetlands; no growth east to avoid impacts to river; create a process for ensuring environmental quality.

Education

Participants offered a broad range of ideas on ways to protect quality of life for K-12 education. The comments cannot be summarized more concisely than presented in the body of the report, and so follow:

- Need good student teacher ratio
- Need centralized source for funding education in the state, ensure schools have funding for extra curricular activities, ability to pay good teachers
- Less funding to administration and more to the kids
- Recruit private schools?
- Need LCC campus in Creswell
- Ensure schools are supported, convince the population that if their children are not in school it affects the quality of the community
- Use innovative methods to fund schools: increase tax base, state sales tax, tax industrial growth
- Need more involvement of faculty and staff in community
- Plan in conjunction with schools to manage growth impacts, work with small communities or use a regional approach
- Provide adequate educational services to attract people to Creswell and increase enrollment
- Use rural growth to help rural schools
- Create mentorship for children
- Tie schools to transportation
- Highly educated citizens increases community quality of life
- Integrate schools w/ neighborhood node

WHERE SHOULD WE GROW?

The Satellite Communities Growth Scenario was rated the highest of the three, although some participants gave higher scores to the other two. For this reason, the body of the report presents a summary of the map changes to all three maps.

- Create an extended boundary for rural properties (similar to rural growth map)
- Need to project for another off ramp, will change layout of maps. Dale Kuni best place to put off ramp, other options are Goshen and Short Mountain
- Larger lot sizes
- Extend UGB further south
- Keep Creswell employment options open, want to maintain flexibility to expand commercial and industrial lands by increasing residential density
- More parks and open space for the proposed population size, apply the parks master plan, develop river walk along east
- Extend UGB to the east past floodway line
- Potential to include some lands for commercial development (larger parcels with architectural standards)
- Update floodway/ floodplain designations
- Capture the river
- Capture larger parcels
- Keep proposed north UGB but, if necessary, reduce south to bring in the river
- More high density residential but accomplish with mixed use and infill strategies
- Camas Swale Road.- might be wetlands concern
- Better buffer zones between industrial and residential
- Revisit designation of campus industrial- overlaps existing residential areas
- Airport sub zone within neighborhood node north of airport

I. INTRODUCTION

This report presents the results of the Creswell “*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 Creswell 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 Creswell 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, Leaberg, 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. CRESWELL COMMUNITY MEETING

PARTICIPANTS

The Creswell Community Meeting was attended by 33 people who participated in small group discussions. Sixty-two people pre-registered for the meeting. 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 23 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.

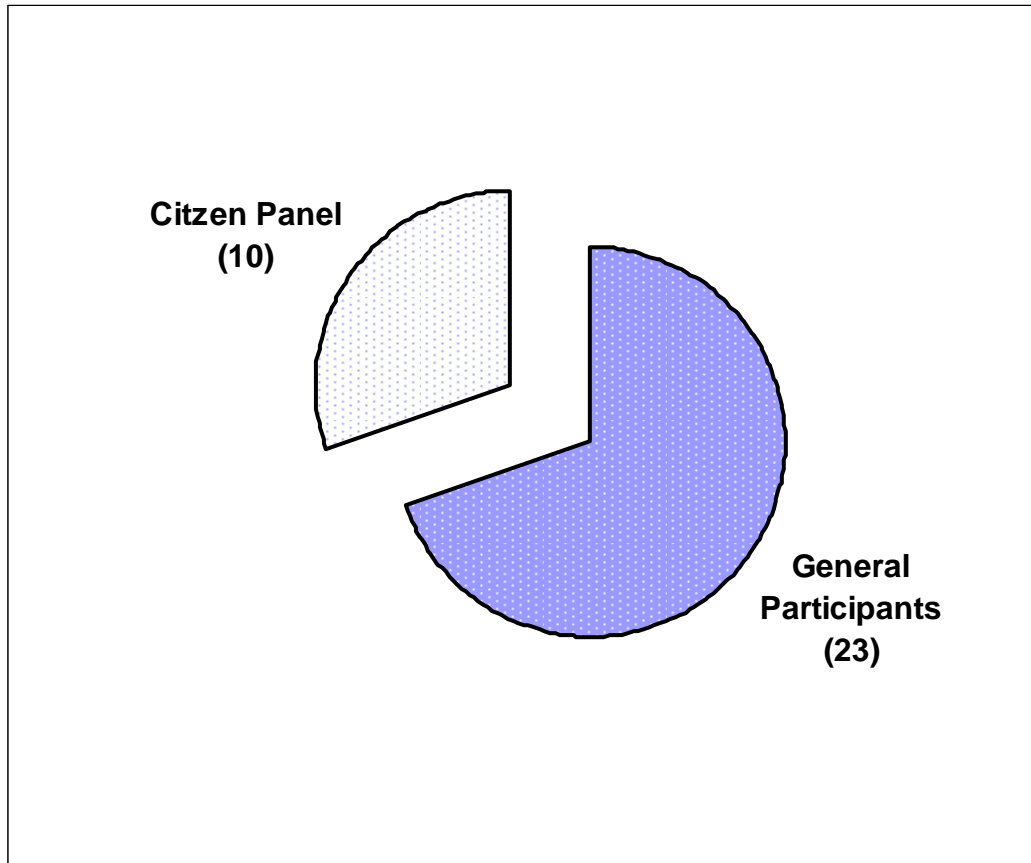


Figure 1: Number of Participants (33 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

- Land Use and Development
- Education
- Transportation
- Economy
- Environment

These were also the top five goals of General Participants; but the Citizen Panel appeared to value housing slightly over economy (Figures 3 and 4).

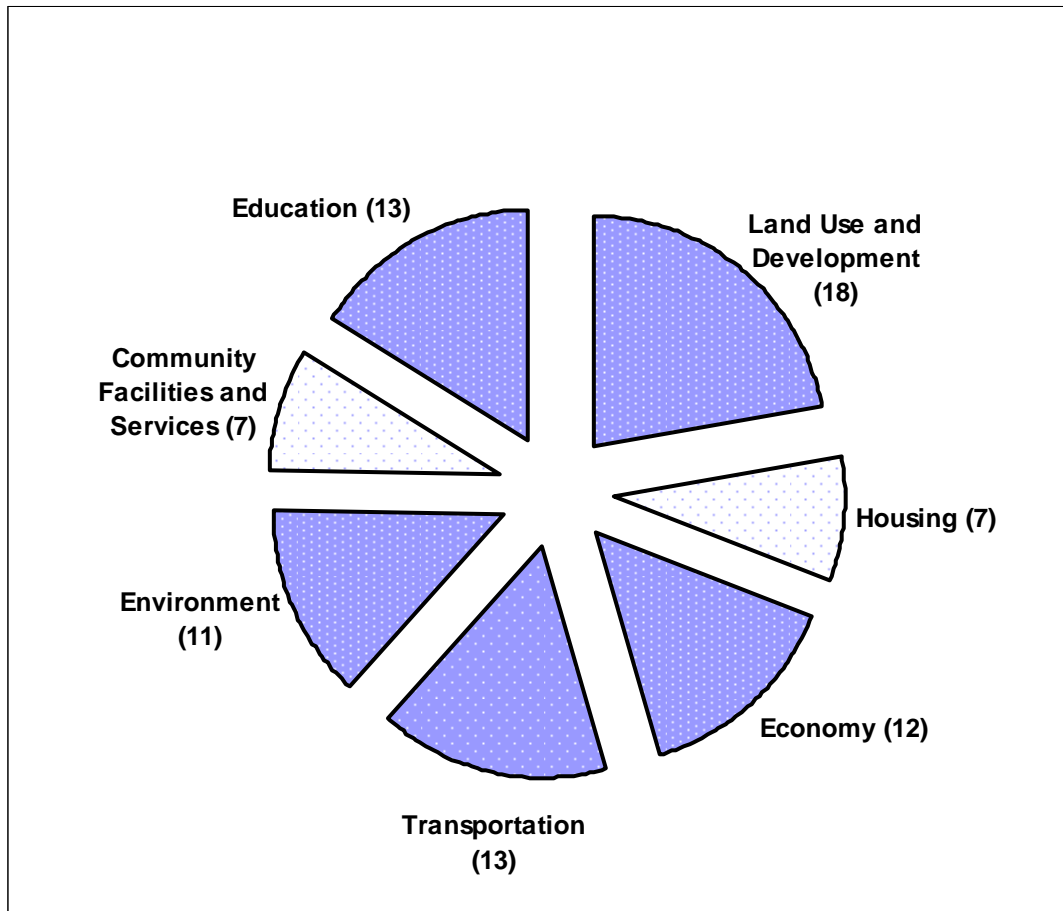


Figure 2: Most Important Regional Goals, All Participants (33 Total)

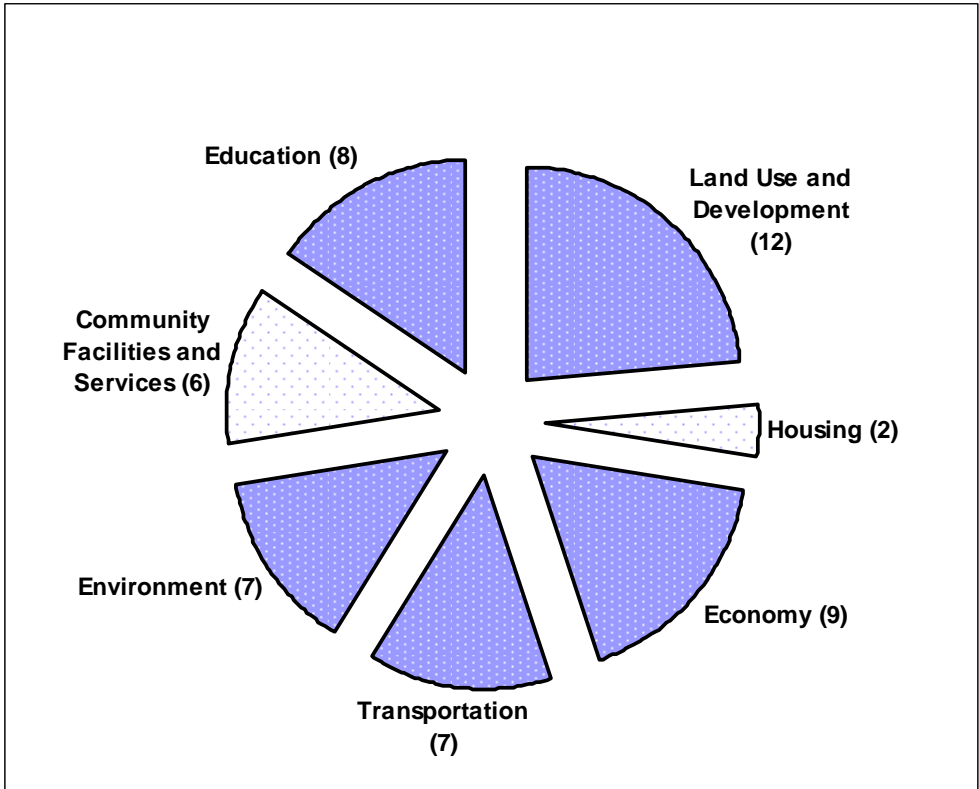


Figure 3: Most Important Regional Goals, General Participants (23 Total)

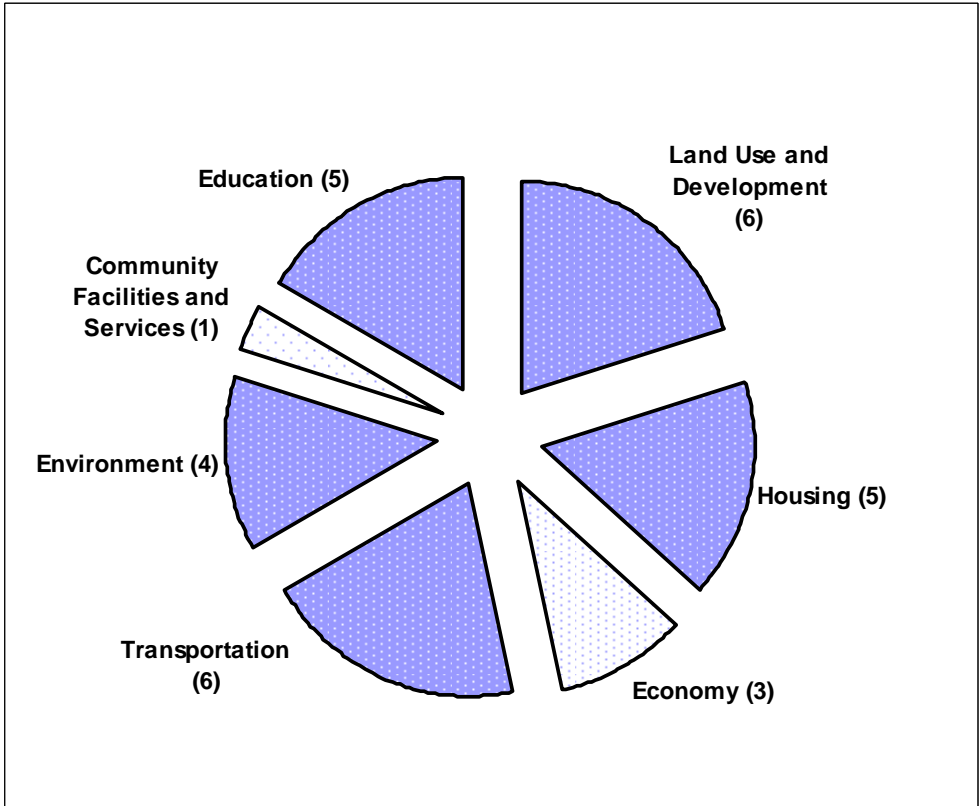


Figure 4: Most Important Regional Goals, Citizen Panel (10 Total)

HOW SHOULD WE GROW?

Meeting participants, on the whole, most liked the Satellite Communities Growth Scenario. The total scores (cumulative ratings) for the three scenarios were:

- Satellite Communities Growth Scenario (173.5)
- Compact Urban Growth Scenario (138)
- Rural Growth Scenario (97)

There were no apparent differences between the preferences of the Citizen Panel and General Participants, although the Citizen Panel participants scored the Rural Growth Scenario higher relative to the other scenarios than the General Participants (Table 1).

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

General Participants	Citizen Panel
Satellite Communities Growth Scenario (108.5) Compact Urban Growth Scenario (79) Rural Growth Scenario (44)	Satellite Communities Growth Scenario (65) Compact Urban Growth Scenario (59) Rural Growth Scenario (53)

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.

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:

- More mixed use in downtown core, higher density towards town, apartments and business together
- Add an open rural boundary past the UGB to allow people to have 1-2 acres
- Include land for government and public facilities
- Provide shovel ready localized industrial and commercial areas with freeway access, include large enough commercial parcels
- Land use planning helps preserve quality of life and small town feel, develop code that helps support that
- Expand UGB strategically (likely north)
- Improve and increase parks and open spaces, require builders to develop parks, include community gardens
- Use architectural guidelines for downtown area and develop and build with people in mind
- Restrict land division to ½ for parcels over 5 acres
- No strip malls

Housing

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

Actions to Protect Quality of Life:

- City policies to encourage a mix/ blend of housing types and cost, development with rentals, starters, nodes, accessory dwellings, and higher cost housing
- Provide access to affordable land for housing, state needs to change policies
- For low income families create multi-family housing units, low cost subdivision covenants
- Create more opportunities for people to move to rural areas with low density housing
- Decrease apartments in community

- Parks/recreational land should be integrated in housing development and growth, required in subdivisions
- Large houses on small lots doesn't fit well into the community
- Design standards should be written to ensure good development
- Plan neighborhoods not developments
- Allow higher lot coverage percentage

Economy (One of Five Top Goals)

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

- Employment needed within Creswell to provide local jobs, should be smaller scale businesses
- Support smaller local businesses

Actions to Protect Quality of Life:

- Attract corporations/ businesses with tax incentives and city assisted acquisition
- Increase businesses and job opportunities within Creswell, using restaurants, outlet mall, call centers, equine businesses, recreational producers, tourism
- Look for grants to fund industrial growth
- Develop vacant storefront spots on Oregon Ave. rejuvenate downtown
- Make Creswell more self sustaining, not always have to go somewhere else, maintain separate identity, and keep local dollars in community
- Airport has a lot of potential
- Keep centralized along Hwy 99, I-5, and airport
- More support from ODOT and Feds
- Cater more to retirement community with medical facilities and assisted living, senior housing
- Within planning process develop architectural requirements for business development
- Like split job growth small cities/ metro
- Increase county/small city tax base
- See cottage industry with rural growth in Small cities and rural areas

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.

Satellite Communities Growth Scenario Impacts

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

Actions to Protect Quality of Life:

- Rural development might remedy traffic in urban areas
- Keep the bus system in Creswell, expand and improve transit service between Creswell, Eugene, and Springfield
- Street network should be well connected to promote better circulation/ walk ability
- Widen and create a 2nd off ramp off I-5 (widen)
- Develop 99 as an alternative to I-5 , improve 99 between communities, add a bike lane to 99
- Pedestrian/bike overpass needed between east and west over I-5
- On and off ramp on Dale Kuni to reduce traffic on Oregon Ave. and consider improving ramp at short mountain
- Use rail lines as commuter facility (light rail), consider intra city shuttle, park and ride
- Cloverdale, Canas Swale, Harrey Road, hwy 99, and connections between Creswell and Metro area need better bicycle facilities
- Address rail road crossing traffic, tracks?: under, over, which has fewer impacts
- East- west traffic (all traffic goes on Oregon Ave. now), address local congestion
- Make changes so that there is less reliability on automobile
- Provide adequate infrastructure to support growth
- Bike and footpath development in Creswell
- Avoid creating bypass roads around small community

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.

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:

- Encourage a clean city, maintain property, create a livable community
- Stricter leash laws
- Restrict the number of times the train horn blows
- Proceed with parks master plan to acquire land for parks and open space, provide buffer zones
- More trails for hikers, equestrians, etc. in and around Creswell
- No growth to west because of the wetlands

- If grow to the east, possible river impact
- Create greenway along river
- Establish architectural guidelines for floodway
- Groundwater concerns: watch easements around wells
- Use a park plan between zoning districts
- Allow for growth while maintaining environmentally important areas
- Air and water quality issues need to be addressed with planning process
- Needs to be a process for ensuring environmental quality
- Environmental impact less when spread out
- Create parks district

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:

- Utilities must keep up with pace of growth
- Sewer services limited east of I-5, city must track utility needs closely, be proactive
- Want library that is technologically sophisticated
- Maintain and improve basic level of services to keep quality of life, including emergency services and public safety
- Important to provide adequate services/infrastructure to allow for any growth to occur, roads, utilities, power, and natural gas
- Ensure environmental quality while expanding facilities
- Increase youth services, more options for kids/ things to do, community centers and programs, after school activities for youth
- Consolidation, sharing of facilities, between local services for all services

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.

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:

- Need good student teacher ratio
- Make sure schools have funding for extra curricular activities
- Need centralized source for funding education in the state
- Need good pay for teachers
- Less funding to administration and more to the kids
- How can the community recruit private schools?
- Need LCC campus in Creswell
- Ensure schools are supported, convince the population that if their children are not in school it affects the quality of the community
- Use innovative methods to fund schools: increase tax base, state sales tax
- Work with other small communities or use a regional approach
- More money for all levels of education
- Need more involvement of faculty and staff in community
- Plan in conjunction with schools to manage growth impact
- Provide adequate educational services to attract people to Creswell and increase enrollment
- Rural growth helps rural schools
- Create mentorship for children
- Tie schools to transportation
- Attracting quality teachers will achieve quality education of children (K-12)
- Highly educated citizens increases community quality of life
- Integrate schools w/ neighborhood node
- Industrial growth would facilitate a tax base to pay for schools

WHERE SHOULD WE GROW?

Region 2050 Creswell 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

- Create an extended boundary for rural properties (similar to rural growth map)
- Need to project for another off ramp, will change layout of maps
- Dale Kuni best place to put off ramp, other options are Goshen and Short Mountain
- Larger lot sizes
- Extend UGB further south
- Define redevelopment
- Keep Creswell employment options open, want to maintain flexibility to expand commercial and industrial lands by increasing residential density
- More parks and open space for the proposed population size, apply the parks master plan, develop river walk along east

- Recognize regional strategy but we want to implement on a local level
- Extend UGB to the east past floodway line
- Potential to include some lands for commercial development (larger parcels with architectural standards)
- Update floodway/ floodplain designations
- Capture the river
- Capture larger parcels
- Keep proposed north UGB but if have to reduce south to get river
- More high density residential but accomplish with mixed use and infill strategies
- Camas Swale Rd.- Might be wetlands concern
- Better buffer zones between industrial and residential
- Revisit designation of campus industrial- overlaps existing residential areas
- Airport sub zone within neighborhood node north of airport?

Compact Urban Growth Scenario Map Changes

- More parks and open space within UGB areas
- Don't expand UGB to the west to avoid losing prime agricultural land
- Expand UGB to South along Hwy 99 corridor and around base of Creswell Butte
- More nodal development in the center of town
- Value rural lands and existing culture and community of neighborhood
- Put small community commercial development in low density residential in S.W. expansion area of the UGB

Rural Growth Scenario Map Changes

- Growth scenarios for Creswell and Cottage Grove more like compact growth scenario
- Split rest of growth between rural and urban growth scenarios
- Regulate rural growth by allowing 5 acre+ parcels to be divided 1 time with a time frame of 1-2 years instead of concentrating rural growth on 1-acre parcels just outside the city limits (see comments drawn on map)

APPENDIX



REGION 2050

*Sustaining Quality of Life in the
Southern Willamette Valley*

Creswell Community Meeting: Design Your Future

Monday, June 27, 2005, 5:30 – 8:30 p.m.

Creswell Community Center
99 South 1st Street, Creswell

Contact: Megan Banks, 682-7413; Carol Heinkel, 682-4107

AGENDA

1. Greetings and Table Assignments 5:30
2. Welcome 5:45
Mayor Ron Petitti, City of Creswell
3. Creswell Growth Issues 5:50
Mark Shrives, Creswell City Administrator
4. Region 2050 and *Design Your Future* Process 6:00
Carol Heinkel, Region 2050 Project Manager
- Question and Answer 6:20
5. Small Group Discussions 6:30
 - Facilitation Process
 - Build Your Future Community and Protect Quality of Life
- 10 MINUTE BREAK 7:30**
 - Draw Your Preferred Growth Scenario
 - Report on important goals – Facilitators
6. Wrap-Up 8:20
*Tim Demanett, Regional Policy Advisory Board Member
Creswell City Councilor*

June 17, 2005

Dear Creswell Community Member:

Thank you for agreeing to participate in the *Design Your Future* Community Meeting on Monday, June 27 from 5:30-8:30 in the Creswell Community Center. This meeting is an opportunity for community members to become engaged in a critical dialogue about growth and its implications for Creswell and the surrounding region. At the meeting, you will be asked to give your opinion on three very important questions:

- How will we grow?
- Where will we grow?
- What actions will we take to protect our quality of life as 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 June 27.

Sincerely,

Ron Petitti, Mayor of Creswell

About the Community Meeting and Region 2050

The Design Your Future Community Meeting is hosted by the City of Creswell 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. Tim Demanett and Ron Hanson, Creswell City Councilors, serve on the Policy Board for Creswell. 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 Creswell 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, Creswell 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 our quality of life as we grow

**REGION 20505 PRE-REGISTERED AND PARTICIPANTS IN
CRESWELL COMMUNITY MEETING
JUNE 27, 2005**

✓ Indicates participation in meeting.

Al Acosta
Ernest Alexander
Carlos Barrera
Alan Bennett✓
Cris Bisch
Jason Blazar
Alan Brown✓
Carol Campbell✓
Rob Castleberry
David Christopher✓
Jeri-anne Cohen✓
Denny Crow
John Dahl
Tim Demanett
Jeff Dolgin
Randee Eaton
Shawn Eaton
Marilyn Fandrey
Clint Fisk
Dwane Flag
John and Linda Franklin
Jack Gradle
Dennis Grice
Sunny Guzman
Sheila Hale
Ron Hanson✓
Ralph Hardacker
Cheryl Henderson
Helen Hollyer✓
Janna Holt
Shelley Humble
Mark Johnson
Aileen Lyman✓
Earl LymanNora Reynolds✓
Dennis Lyons
LeAndra Matson
Jakonah Matson-Bell
Andy McClean✓

Verlean McCoy
William McCoy✓
Juli McLennan✓
Robert Milliam✓
Laurie Moore
Keith Morgan✓
Layli Nichols✓
A.J. O'Connell
Blake Oelke
Victor Olivera
Wes Olson
Steve Oulman
Cary Petitti
Ron Petitti✓
Lonn Robertson
Lloyd Safley
Scot Sanders
Judy Saude
Dr. Sheri Schlorman
Susan Schweitzer
Betty Smith
Sherry Smith
Jim Straub
Leonard Tarantola
Brad Taylor
Joyce Thomas
Jay Van Orman✓
Phil Velie✓
Valerie Wheelock
Jason Williams
Randy Wood
Kim Young
Weston Booher
Winene Brown
Anita Cardoza
Rella Clark
Randee Eaton
Martha Gaines✓
Elyse GrauNora
Reynolds✓
Linda Haynes
Floyd Plummer
Nora Reynolds✓
Trudie Shiel
Rebecca Steele
Anne Thomas✓
Marion Watson

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%

**Creswell Community Meeting
Facilitation Notes by Table**

Table #1 Notes

Number of Participants at table: 5

Three Most Important Regional Goals

- Transportation
- Housing
- Education

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (38 points)
2. Rural Growth (38 points)
3. Compact Urban Growth (23 points)

Actions to Protect Quality of Life

Land Use and Development

- Satellite Communities Growth
- Provide access to affordable land for housing, state needs to change policies
- Create more options for kids/ things to do
- Add an open rural boundary past the UGB to allow people to have 1-2 acres
- Allow people to buy land within the UGB
- Give corporations tax incentives to develop in the community
- Create localized industrial area with freeway access
- Look for grants to fund industrial growth

Environment

- Clean air and water
- Encourage a clean city, maintain property, create a livable community
- Stricter rules for housing standards, front yard code restrictions
- Stricter leash laws
- Restrict the number of times the train horn blows

Housing

- Create more opportunities for people to move to rural areas with low density housing
- Create more affordable housing in Eugene
- More open minded land use laws
- Decrease apartments in community
- More opportunity for people to own a home, will create a greater sense of community
- *Low-cost housing/ affordable housing
- Create more give and take between recreational land and housing development

- Nice housing at low cost, subdivision covenants
- Require subdivisions with over 50 lots to have parks and open spaces

Transportation

- Keep the bus system in Creswell
- Look at light rail
- *Make Oregon Ave. 2 lanes
- Create a 2nd off ramp off I-5 (widen)
- Need descent way across freeway for foot/ pedestrian/ bike traffic
- Develop 99 as an alternative to I-5 (widen), improve 99 between communities, add a bike lane to 99
- Create overpass over railroad

Education

- Need good student teacher ratio
- Increase tax base for schools
- Make sure schools have funding for extra curricular activities
- Need centralized source for funding education in the state
- Need good pay for teachers
- Less funding to administration and more to the kids
- Industrial growth would facilitate a tax base to pay for schools
- How can the community recruit private schools?
- Need LCC campus in Creswell
- Need state sales tax to fund education

Economy

- Develop vacant storefront spots on Oregon Ave.
- Attract business
- Make Creswell more self sustaining, not always have to go somewhere else
- Population will draw business
- Small industry will come despite population
- Need greater selection of restaurants/ businesses
- Airport has a lot of potential
- Outlet malls are another option to draw in outside communities and create jobs
- Create benefit for outside business to come
- Create call centers

Satellite Communities Growth Map Comments

- Create an extended boundary for rural properties (similar to rural growth map)
- Off ramp will change layout of maps
- Need to project for another off ramp
- Dale Kuni best place to put off ramp, other options are Goshen and Short Mountain
- Larger lot sizes
- Extend UGB further south

Table #2 Notes

Number of Participants at table: 6

Three Most Important Regional Goals

- Land Use and Development
- Transportation
- Education

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (36 points)
2. Satellite Communities Growth (27 points)
3. Rural Growth (15 points)

Actions to Protect Quality of Life

Land Use and Development

- Utilities must keep up with pace of growth
- Sewer services limited east of I-5, city must track utility needs closely
- Employment needed within Creswell to provide local jobs, should be smaller scale businesses
- Support smaller local businesses
- Want to maintain small town feel
- If community grows, make it quality
- Maintain quality of life

Transportation

- Walk ability is important and should be provided
- Improve I-5 to accommodate more traffic
- Pedestrian overpass needed between east and west over I-5
- On and off ramp on Dale Kuni to reduce traffic on Oregon Ave. and consider improving ramp at short mountain
- Use rail lines as commuter facility (light rail)
- Improve transit service between Creswell, Eugene, and Springfield
- Cloverdale, Canas Swale, Harrey Road, and hwy 99 need better bicycle facilities
- Better bike connections between Creswell and Metro area for commuters and bike touring
- Bike facilities would improve tourism

Education

- Ensure schools are supported, convince the population that if their children are not in school it affects the quality of the community
- Facilities needed to support healthy youth population
- Community centers and programs
- After school activities for youth
- Use innovative methods to fund schools

- Consider shifting funding from tax base to take advantage of higher end development
- Work with other small communities or use a regional approach

Housing

- Large houses on small lots doesn't fit well into the community
- Town homes should be included in the housing mix, design standards should be written to ensure good development
- Creswell needs parks to offset negative impacts of growth
- Street network should be well connected to promote better circulation/ walk ability

Compact Urban Growth Scenario Map Comments

- More parks and open space within UGB areas
- Don't expand UGB to the west to avoid losing prime agricultural land
- Expand UGB to South along Hwy 99 corridor and around base of Creswell Butte

Table #3 Notes

Number of participants at table: 4

Three Most Important Regional Goals

- Education
- Environment
- Land Use and Development

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (33 points)
2. Compact Urban Growth (15 points)
3. Rural Growth (8 points)

Actions to Protect Quality of Life

Land Use and Development

- Land use planning helps preserve quality of life, develop code that helps support that
- Develop code requiring developers to build parks

Education

- More money for all levels of education
- Help people understand choices they make and their impacts, kids and adults
- Need more involvement of faculty and staff in community

Environment

- Proceed with parks master plan to acquire land for parks and open space

- More trails for hikers, equestrians, etc. in and around Creswell

Transportation

- Address rail road crossing, tracks?: under, over, which has fewer impacts
- East- west traffic (all traffic goes on Oregon Ave. now)
- Make changes so that there is less reliability on automobile
- As cities grow, consider intra city shuttle, tie together different parts of town

Housing

- City policies to encourage a mix of housing types and cost, development with rentals, starters, and higher cost housing
- Mixed use, nodes, and accessory dwellings
- Higher density towards town
- Allow higher lot coverage percentage
- Adopt open space and park systems, development charge for all development (contributes to quality of life for employees and residents)

Community Facilities and Services

- Want library that is technologically sophisticated
- Maintain and improve basic level of services to keep quality of life, including emergency services and parks

Satellite Communities Growth Scenario Map Comments

- What is the definition of “Redevelopment”?
- Keep Creswell employment options open, want to maintain flexibility to expand commercial and industrial lands by increasing residential density
- More parks and open space for the proposed population size, apply the parks master plan
- Recognize regional strategy but we want to implement on a local level

Table #4 Notes

Number of Participants at table: 3

Three Most Important Regional Goals

- Economy
- Communities Facilities and Services
- Transportation

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (20.5 points)
2. Rural Growth (6 points)
3. Compact Urban Growth (3 points)

Actions to Protect Quality of Life

Economy

- Zone land for commercial large enough to support economic development
- Keep centralized along Hwy 99, I-5, and airport
- Improved access to Hwys, I-5, 99, and airport
- More support from ODOT and Feds
- More campus industrial (call centers) but not heavy industrial
- Improve airport services (regional) and facilities, relocate hobby airport
- Equine/ horse business, recreational as well as breeders tails
- Cater more to retirement community including: medical facilities, assisted living, senior housing, bungalows/ cottages, and mixed use with same codes
- Recreational producers- Bowtech, Burry, and bikes
- Offer incentives to businesses including: tax incentives, city assisted acquisition, and offer incentives to property sellers on their remaining property

Community Facilities and Services

- Upgrade sewer facility and in a way that's not quickly antiquated
- Look into facilities provided by private developers and maintained by homeowners associations
- Address water rights concerns and maintain water quality
- Skate park
- Need emergency services location on the east side
- Consider police department and sheriff in terms of keeping up with growth
- More evening recreational opportunities; bowling, theater

Land Use and Development

- Expand UGB strategically (likely north) and include large enough commercial parcels
- Improve and increase parks and open spaces
- More mixed use in downtown core, higher density, apartments and business together
- Create greenway along river
- Average lot densities
- Business improvement district
- Higher densities in core areas
- Potential to tax businesses to cover costs of development
- Architectural guidelines acted on for downtown area and maintained

Environment

- No growth to west because of the wetlands
- If grow to the east, possible river impacts
- Establish architectural guidelines for floodway
- Groundwater concerns: watch easements around wells

Transportation

- Address congestion on local streets (train)
- Rail schedule as obstacle to vehicle traffic but balance with industrial need for rail
- Over or underpass for tracks @ Mill and 99
- Expand bus service and improve schedule

Satellite Communities Growth Scenario Map Comments

- Extend UGB to the east past floodway line
- Potential to include some lands for commercial development (larger parcels with architectural standards)
- Develop river walk along east
- Update floodway/ floodplain designations
- Capture the river
- Capture larger parcels
- Keep proposed north UGB but if have to reduce south to get river
- More high density residential but accomplish with mixed use and infill strategies

Table #5 Notes

Number of Participants at table: 3

Three Most Important Regional Goals

- Land Use and Development
- Transportation
- Education

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (26 points)
2. Compact Urban Growth (14 points)
3. Rural Growth (5 points)

Actions to Protect Quality of Life

Land Use and Development

- Include multi-family housing units to provide for low income families
- Increase business within Creswell, including job opportunities
- Provide shovel ready commercial and industrial sites, incorporate in land use and development, attract business
- Ensure adequate space for parks and open space
- Government and Public facilities Land

Transportation

- Additional freeway access, more east west access
- Address railroad: divides town and creates traffic
- Provide adequate infrastructure to support growth
- Want to see a park and ride
- Expand LTD services to Creswell, promote services
- Include Creswell within improvements
- Bike and footpath development in Creswell

Education

- Plan in conjunction with schools to manage growth impact
- Ensure quality of schools, provide adequate educational resources
- Provide adequate educational services to attract people to Creswell and increase enrollment

Community Facilities and Services

- Important to provide adequate services to allow for any growth to occur
- Create parks district
- Plan in advance how services will be provided, be proactive
- Ensure environmental quality while expanding facilities
- Provide adequate emergency services, public safety
- Increase youth services

Economy

- More jobs needed
- Self sufficient economy in Creswell, use to maintain a separate identity
- Develop own identity for tourism
- Keep Local dollars in community
- No strip malls
- Rejuvenate downtown
- Within planning process develop architectural requirements for business development

Housing

- Better blend between economy and upper end housing
- Include multi family housing that can be used by low income
- Don't agree with focusing on starter homes, have enough of them in Creswell
- Provide for parks and open space within housing growth
- Include mixed development
- Plan neighborhoods not developments

Environment

- Provide buffer zones
- Use a park plan between zoning districts
- Allow for growth while maintaining environmentally important areas
- Air and water quality issues need to be addressed with planning process
- Needs to be a process for ensuring environmental quality

Satellite Communities Growth Scenario Map Comments

- Camas Swale Rd.- Might be wetlands concern
- Better buffer zones between industrial and residential
- Revisit designation of campus industrial- overlaps existing residential areas
- More open spaces and parks
- Airport sub zone within neighborhood node north of airport?

Table #6 Notes

Number of Participants at table: 3

Three Most Important Regional Goals

- Land Use and Development
- Housing
- Economy

Alternative Growth Scenario Ratings at Table

1. Rural Growth (21 points)
2. Compact urban Growth (15 points)
3. Satellite Communities Growth (12 points)

Actions to Protect Quality of Life

Land Use and Development

- Would like increased access to amenities and recreation; specialty shops in Creswell: recreational, farm needs
- Might loosen county restrictions on building codes, signage, waste disposal, and land use*
- Restrict land division to ½ for parcels over 5 acres
- Rural development might remedy traffic in urban areas

Housing

- Table approves of the impacts of rural growth on housing
- Might create less impact on city services and utilities

Economy

- Like split job growth small cities/ metro
- Increases county tax base
- Increases small city tax base
- More current services in rural areas
- Increase infrastructure, roads, and utilities, including power and natural gas
- See cottage industry with rural growth in Small cities and rural areas
- Rural growth will bring more small manufacturing

Transportation

- Impact of rural growth might provide incentive for companies to create their own commuter services*
- Decentralize need for rapid transit
- Avoid creating bypass roads around small community

Environment

- Environmental impact less when spread out

Community Facilities and Services

- Consolidation, sharing of facilities, between local services for all services

Education

- Rural growth helps rural schools
- Rural development will help all rural towns

Rural Growth Scenario Map Comments

- Growth scenarios for Creswell and Cottage Grove more like compact growth scenario
- Split rest of growth between rural and urban growth scenarios
- Regulate rural growth by allowing 5 acre+ parcels to be divided 1 time with a time frame of 1-2 years instead of concentrating rural growth on 1-acre parcels just outside the city limits (see comments drawn on map)

Table #7 Notes

Number of Participants at table: 4

Three Most Important Regional Goals

- Land Use and Development
- Transportation
- Environment

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (32 points)
2. Satellite Communities Growth (17 points)
3. Rural Growth (4 points)

Actions to Protect Quality of Life

Land Use and Development

- Protect people's habitable space **
- Create people friendly spaces
- Bring in people who have knowledge, to plan develop and build with people in mind
- Protect livability w/ habitable space with landscaping for shade, open space, and parks for people
- Community gardens
- Maintain the protection of farm, forest, and public spaces
- If we have compact growth, plan as neighborhoods- Nodal development

Transportation

- Nodal Development
- Better public transportation
- Promote more efficient and cleaner burning cars

- Use railroad track

Environment

- Alternative fuel uses
- Less driving
- Supporting business and industrial that use alternative fuels
- Cleaner/ less polluting businesses
- More green buildings
- Protect quality of water
- Use building space more efficiently

Education

- Create mentorship for children
- Smaller classrooms (#of children)
- Tie schools to transportation
- Attracting quality teachers will achieve quality education of children (K-12)
- Highly educated citizens increases community quality of life
- Integrate schools w/ neighborhood node

Compact Growth Scenario Map Comments

- More nodal development in the center of town
- More parks in developed area (high, medium, low density)
- More open space in urban residential
- Value rural lands and existing culture and community of neighborhood
- Put small community commercial development in low density residential in S.W. expansion area of the UGB