

Design Your Future
Springfield Community Meeting Report
September 21, 2005



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This project is partially funded by grants from the Oregon Department of Land Conservation and Development and the Transportation and Growth Management (TGM) Program. TGM is a joint program of the Oregon Department of Transportation and the Oregon Department of Land Conservation and Development. This TGM grant is financed, in part, by Federal Transportation Equity Act for the 21st Century (TEA-21), local government, and State of Oregon funds. The contents of this document do not necessarily reflect views or policies of the State of Oregon.

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SPRINGFIELD COMMUNITY MEETING HIGHLIGHTS

PARTICIPANTS

The Springfield Community Meeting was attended by 46 people, 42 of whom participated in small group discussions. Seven participants were randomly selected citizens who do not normally participate in the public process (i.e., Citizen Panel). Elected officials, committee members, civic groups, the homebuilders association, 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, Economy, Transportation, Environment, and Education. (See Chapter I: Introduction, for Regional Goals). These were clearly the top goals of the General Participants, whereas the Citizen Panel's top goals were Economy and Education.

HOW SHOULD WE GROW?

Meeting participants clearly preferred the Compact Urban Growth Scenario as the starting point for their future community, although there was also support to retain the viability of small cities.

ACTIONS TO PROTECT QUALITY OF LIFE

Land Use and Development

Participants wanted to “vision, vision, vision.” They wanted to promote continuity and a sense of place. They wanted to plan in a holistic way that considers impacts on the environment, utilities, facilities, and other aspects of quality of life. They wanted to respect the land and increase public awareness of the built environment; mimic nature in developments; and blend development with nature. They wanted to engage the development community; and to educate the public about design standards and guidelines. They wanted to improve city entryways and entryway signage.

Participants wanted to expand the urban growth boundary (UGB) which they saw as a way to stabilize the cost of land for business and needed housing. They equated a good supply of land with reduced costs for services for low-income residents. They wanted UGB expansions to be easier and to be coordinated with the provision of needed infrastructure. Participants wanted to promote higher densities and to provide a variety of density options, including: infill; mixed-use; nodal development; increased building heights; housing redevelopment in the inner core; and more high density housing, such as condominiums; and to encourage or require redevelopment of under-used land and structures.

Participants wanted to preserve neighborhood character, promote historic preservation, create more neighborhood parks, and preserve a greenbelt around neighborhoods. They wanted more commercial activity in neighborhoods, such as corner stores. They wanted to develop a vibrant, exciting, mixed use, downtown and to secure grant funding for downtown development and design. There was support for employment and industry close to downtown. There was support for brownfield redevelopment and special zoning for smaller businesses. There was a lot of interest in the careful design and development of Glenwood.

Housing

Meeting participants wanted to plan for a diverse mix of housing to ensure there is adequate housing for all income levels. They wanted to have more housing and housing redevelopment in the inner core and as part of a mixed-use area downtown. There was support for more high-end housing (\$400,000+), more high quality multi-family housing and nice condominiums. Participants wanted to encourage mixed-uses in neighborhoods and nodal development.

Economy

Participants wanted the smaller communities to be economically viable. There was support for government policy to build a business-friendly environment; adopt a slogan; and encourage tourism and the arts. They wanted to invite low-polluting, quality businesses that pay a living wage; bring in jobs and industry at all wage levels; and support existing businesses and forward-thinking new businesses. There was support to provide tax breaks to existing businesses. There was interest in providing for less traditional businesses, a mixture of large and small businesses, family-friendly businesses that provide child care, and for jobs in technical, wood products, and the service sector. Participants recognized the need for an educated work force and for educational opportunities that lead to advancement. They wanted the City and Chamber of Commerce to work together and to promote “shop locally.”

Transportation

Participants suggested several major transportation system improvements to serve growth over the next 50 years, and wanted to secure easements for future transportation routes in advance of need. Specific major improvements included: a full I-5 interchange at Glenwood; constructing three lanes on I-5 north and south; maintaining and enhancing rail service; an inter-regional rail system; and improving inter-city transportation systems and options, including bike paths and lanes. Participants saw mass transit as an integral part of growth. They wanted to improve mass transit to support compact growth and to seek federal dollars to support mass transit. They wanted to consider the availability of mass transit in land use and development decisions.

There was a desire to improve transportation access in general, particularly for the elderly, and to provide transportation systems to efficiently connect the community. There

was support for a connector, either a 30th Avenue connector or a connector from Highway 126 to Jasper-Natron and Pleasant Hill. There was support to bridge the McKenzie River at 66th Street and for a series of other specific transportation system improvements.

Environment

Participants stated that the environment is important for Springfield's sense of place. They wanted to plan land uses in a way that protects air and water quality and open spaces and to highlight the community's natural assets, such as the Springfield millrace, Glenwood riverside, and the McKenzie River. They wanted more street trees in developments and to ensure that environmental regulations are clear.

They wanted to get consensus on environmental priorities. They wanted to maintain a green buffer zone around Springfield and to preserve farmland for food. They wanted to protect the public realm by distributing open spaces equitably; maintain parks and open space as public meeting places; and open space in the city core and in neighborhoods. They wanted to provide the public with opportunities to view long scenic vistas; to preserve and protect the urban forest; to create an urban farm; and to maintain buffers from, and public access to, rivers and creeks. Participants wanted to implement the "Rivers to Ridges" vision and to create a viable future for Dorris Ranch.

Community Facilities and Services

Participants wanted to facilitate the development of infrastructure and, specifically, to coordinate UGB expansion with the provision of infrastructure. They wanted to provide adequate services to incoming workers while protecting the municipal water supply. There was interest in securing water supply on the upper Mohawk River basin. There was support for the merger of governments to improve efficiency and economies-of-scale. There was interest to develop alternative energy sources and to develop more locally-dependent energy sources and systems to make the area less susceptible to whole grid's failure.

Education

Participants wanted to regain local control of schools and to increase funding, provide consistent funding, and alternative funding mechanisms for public education. Participants recognized that education is important for jobs and growth. They wanted to provide worker training through higher education. There was support for a comprehensive education system such as Ireland's. They wanted to bring back school sports and have physical education taught in every grade. There was support to retain extracurricular activities, such as music and art in order to keep children in school. They wanted to maintain short walking distances to school and school buses. They wanted vocational training opportunities and to encourage participation in adult continuing education. They wanted to promote early childhood education.

WHERE SHOULD WE GROW?

- Combine Compact Urban with Satellite Communities Scenarios.

Compact Urban Growth Scenario Map Changes

Future UGB expansion areas:

- Do not include Pleasant Hill proper in UGB, even if Springfield provides the community with services. Maintain separation between Springfield and Pleasant Hill. Go to area North of Pleasant Hill (between Mt. Pisgah and Pleasant Hill)
- Include Japser in UGB.
- Exclude “Blue Water Boats” from UGB
- Include Marcola Valley in growth options. Extend UGB to include Walterville.
- Grow south towards the middle fork of the Willamette River. Extend UGB SE to include ridgeline development (same expansion as on the compact growth model, but leave out Pleasant Hill)
- Grow into the Thurston Hills. Include Thurston Road area to 126.

Redevelopment areas:

- Redevelop north to Thurston Road instead of 69th and Main. Add redevelopment area closer to I-5.
- Intensify development in Glenwood. “Get Glenwood right.”

Land Uses:

- Concentrate industry along transportation corridors and flat areas.
- Designate more parks and open space.
- Clearwater Park not identified as park on compact growth and rural scenario maps.
- Give Pisgah and Buford to Willamalane and link to ridge and rivers.
- Designate Parks and Open Space the area along the Willamette and from Dorris Ranch to Clearwater Park. Identify bike path and green space routes through town.
- Add trail from Dorris Ranch to Buford Park.
- Redesign/reconfigure entries to the city.
- Update Riverbend to incorporate hospital and area.
- Allow for the creation of commercial space (for grocery stores, etc.) in residential neighborhoods (esp. in NW Springfield)

I. INTRODUCTION

This report presents the results of the Springfield “*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. SPRINGFIELD COMMUNITY MEETING

PARTICIPANTS

The Springfield Community Meeting was attended by 46 people, 42 of whom participated in small group discussions. 131 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 seven Citizen Panel Participants (randomly selected community members) and 35 General Participants (self-selected participants) (Figure 1). General Participants included elected officials, committee members, local interest groups, the homebuilders association and other community members participating in the process.

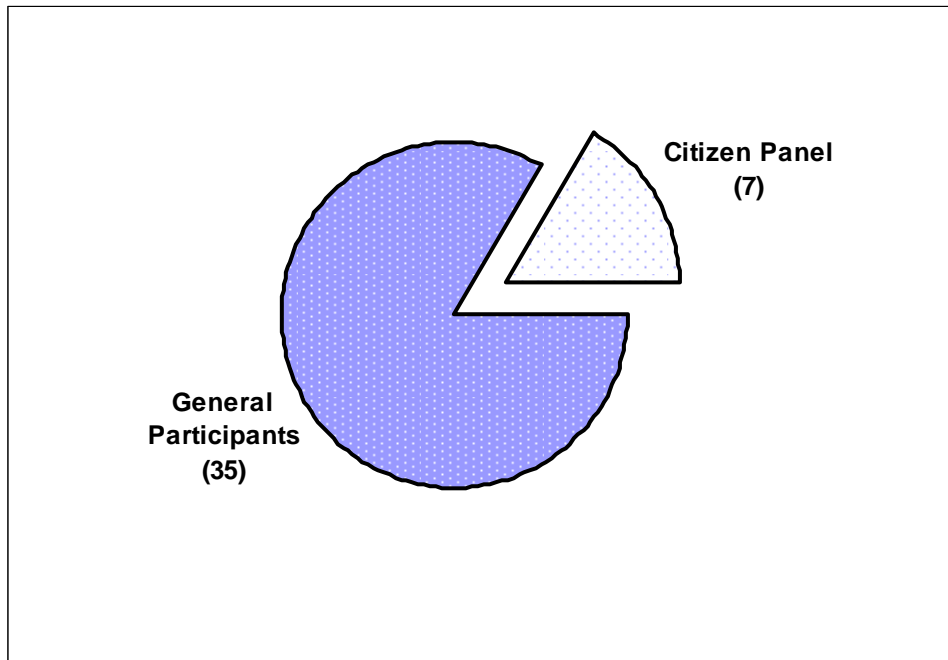


Figure 1: Number of Participants (42 Total)

WHAT GOALS ARE MOST IMPORTANT TO US?

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

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

These were the top goals of the General Participants, whereas the Citizen Panel's top goals were Economy and Education. (Figures 3 and 4)

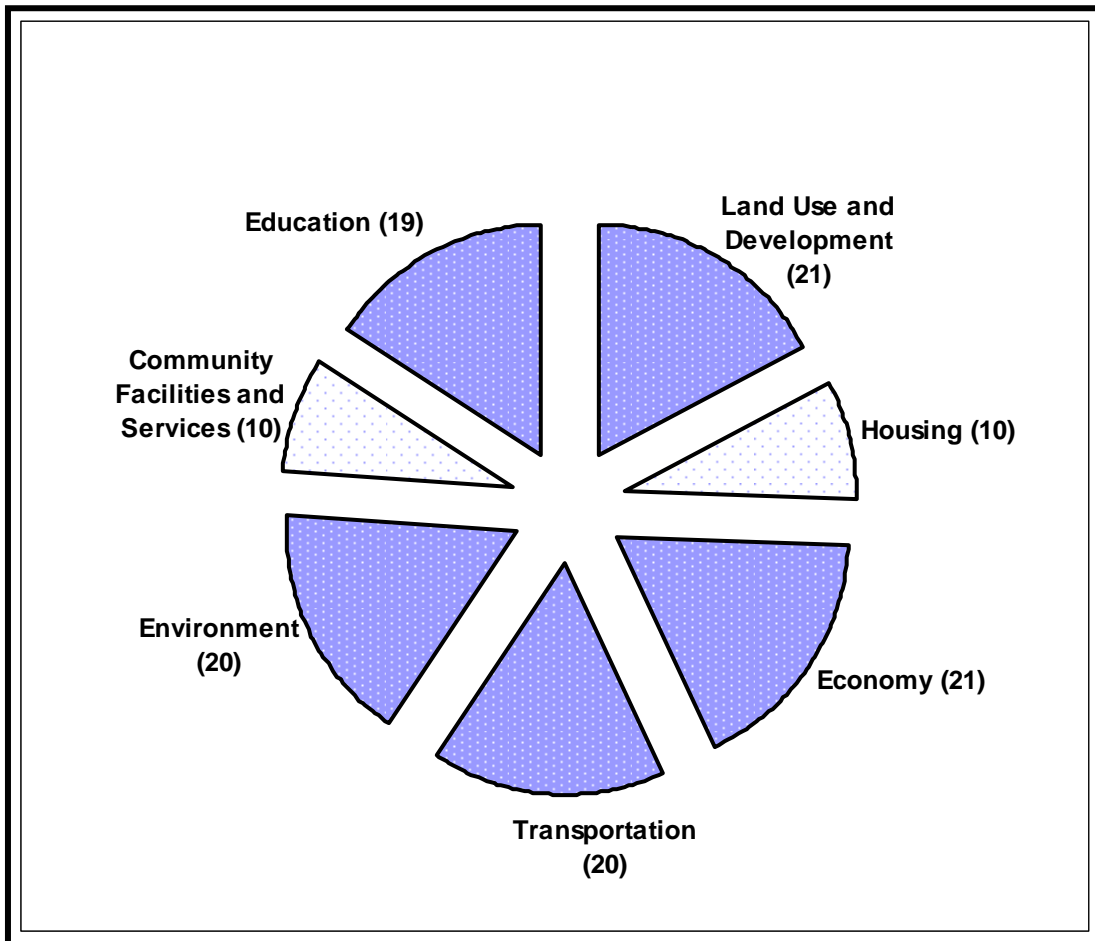


Figure 2: Most Important Regional Goals, All Participants (42 Total)

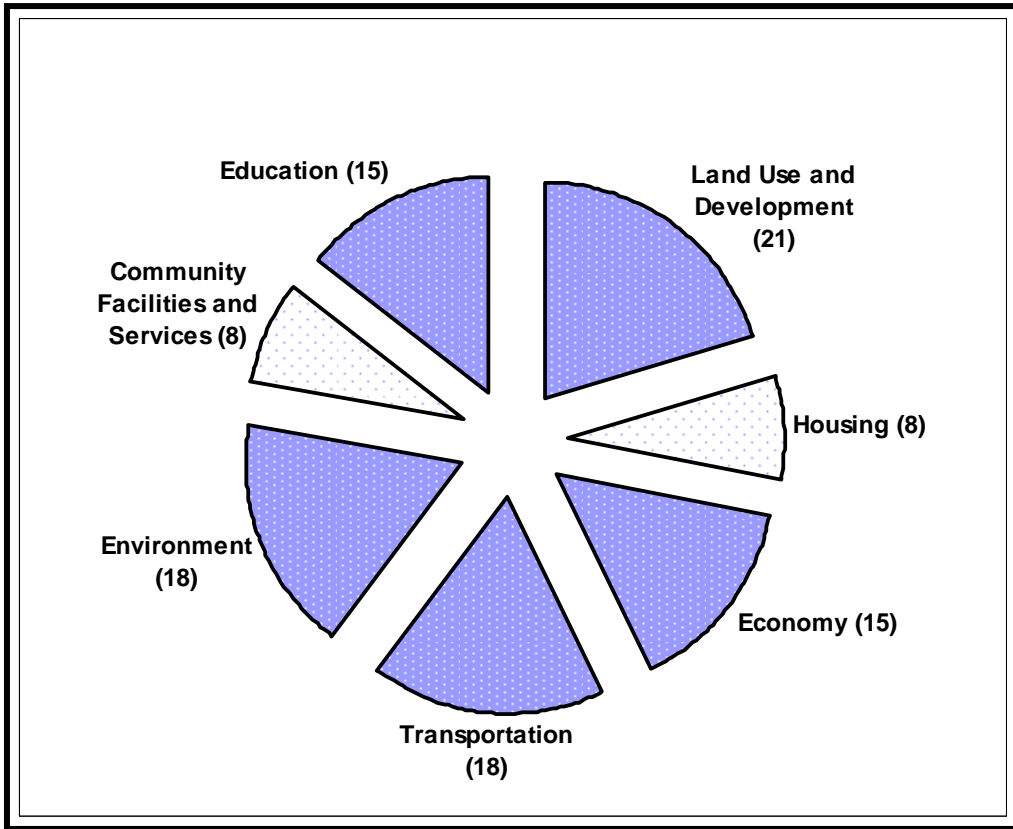


Figure 3: Most Important Regional Goals, General Participants (35 Total)

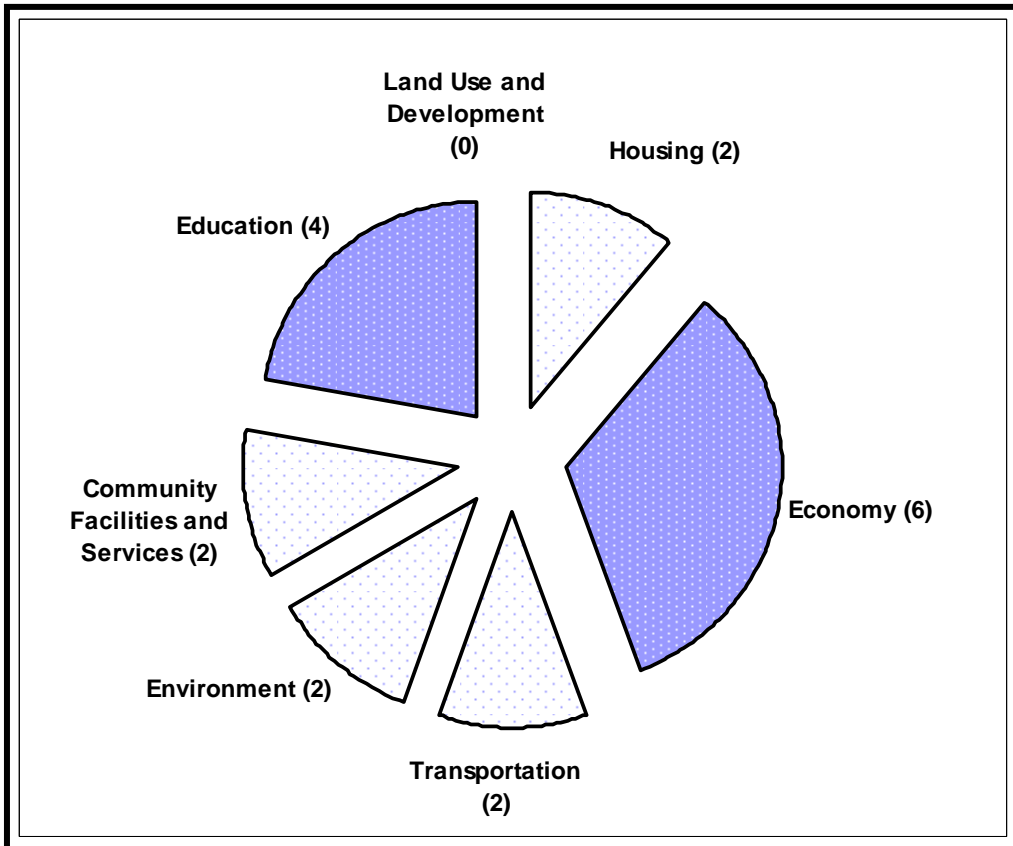


Figure 4: Most Important Regional Goals, Citizen Panel (7 Total)

HOW SHOULD WE GROW?

Meeting participants clearly favored the Compact Urban Growth Scenario as their starting point for their future community. There was also strong support for the Satellite Communities Growth Scenario. The total scores (cumulative ratings) for the three scenarios were:

- Compact Urban Growth Scenario (312)
- Satellite Communities Growth Scenario (252.5)
- Rural Growth Scenario (121)

The General Participants rated the Compact Growth Scenario highest and gave a low score to the Rural Growth Scenario while the Citizen Panel rated all three scenarios about equally. (Table 1).

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

General Participants	Citizen Panel
Compact Urban Growth Scenario (269) Satellite Communities Growth Scenario (206.5) Rural Growth Scenario (79)	Compact Urban Growth Scenario (43) Satellite Communities Growth Scenario (46) Rural Growth Scenario (42)

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:

- Plan in a holistic way that obtains the City's support for the environment, utilities, facilities, etc.
- Increase the UGB to stabilize the cost of land for business and needed housing; make it easier to expand the UGB; and coordinate UGB expansion with the provision of infrastructure. A good supply of land would ultimately reduce services for low-income residents, because everything is more affordable.
- Maintain a green buffer zone around Springfield.
- Preserve farmland for food.
- Vision, vision, vision. Promote continuity and a "sense of place." The environment plays into the "place" of Springfield. Protect the environment with land use planning.
- Provide an entryway to the city. Improve signage for entryways/borders of Springfield
- Protect the public realm. Maintain parks and open space as public meeting places. Provide open space in the city core. Distribute open space equitably. Provide the public with opportunities to view long scenic vistas. Preserve and protect the urban forest. Plant more trees in all developments and parking lots. Create an urban farm as part of the community. Maintain buffers from and public access to rivers and creeks.
- Increase public awareness of the built environment. Engage the development community. Provide development incentives. Adopt design standards that promote a sense of community. Educate the public about design standards and guidelines.
- Promote higher density and provide a variety of density options. Promote infill, mixed-use, and nodal development. Increase building heights. Encourage or require redevelopment of under-used land and structures. Redevelop housing in the inner core. Develop more high density housing, such as condominiums.
- Preserve neighborhood character. Promote historic preservation. Create more neighborhood parks and preserve a greenbelt around neighborhoods.
- Allow for the creation of commercial space (for grocery stores, etc.) in residential neighborhoods (esp. in NW Springfield).
- Consider the availability of mass transit in land use and development decisions.

- Develop a vibrant, exciting downtown and secure grant funding for the development of downtown. Redesign downtown into a mixed-use area. Provide for employment and industry close to downtown.
- Create Light Medium Industrial zoning for smaller businesses. Support brownfield development and provide that the risks created by previous users are not the sole responsibility of the new user.
- “Get Glenwood RIGHT”

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:

- Provide a diverse mix of housing and provide adequate housing of all income levels. Provide more high-end housing (\$400,000+)
- Redesign downtown into a mixed-use area.
- Redevelop housing in the inner core.
- Provide more quality multi-family housing, nice condos.
- Encourage mixed-uses in neighborhoods and nodal development.
- Educate the public about design standards and guidelines.

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.

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:

- Make smaller communities economically viable.
- Support government policy to a build business-friendly environment.
- Adopt a slogan and encourage tourism through area’s mystique.
- Maintain the industrial manufacturing job base at current levels.

- Invite low-polluting, quality businesses that pay a living wage; bring in jobs and industry at all wage levels; and support existing businesses and forward-thinking new businesses. Provide tax breaks to existing businesses.
- Provide for less traditional businesses, a mixture of large and small businesses, family-friendly businesses that provide child care, and jobs in technical, wood products, and the service sector.
- Promote historic preservation
- Create Light Medium Industrial zoning for smaller businesses.
- Advance tourism and the arts.
- Provide for an educated work force and provide educational opportunities that allow for advancement within the company.
- The Chamber of Commerce should work with businesses to market their goods and increase the demand for the product which translates into demand for labor.
- Promote “shop locally.”

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:

- Construct full interchange from I-5 into Glenwood.
- Make I-5 three lanes both ways. Keep rail service between Springfield and Portland and develop an inter-regional rail system. Integrate bike system through Springfield with deflected right-of-way and out to all the smaller communities.
- Improve transportation access in general, particularly for the elderly, and provide transportation systems to efficiently connect the community.
- Don't lose the focus on roads. Beef up interconnecting roads. Build 30th Avenue connector for transportation and utilities infrastructure or a connector from Highway 126 to Jasper Natron and to Pleasant Hill. The “doughnut effect” of the connector will spread services. Bridge the McKenzie River at 66th Street.
- Make transit an integral part of growth; improve mass transit to support compact growth; and seek federal dollars to support mass transit. Consider the availability of mass transit in land use and development decisions and hire a visionary transportation planner. Include parking at bus terminals and provide more park-and-ride locations. Create a park-and-ride with a rail station. Plan for light rail. Install bigger bike racks on buses.
- Promote more options and access to hybrid and electric cars.
- Create a lane or designation for motor scooters.

- Include bike and pedestrian transportation in auto transportation planning (lanes, space, etc.). Increase the connectivity between neighborhoods and provide areas for pedestrians and bikes (a la Columbia, MD). Build pedestrian bridge with new bridges. Make walking to schools safe with sidewalks. Create more bike paths. Increase and improve street lighting.
- Improve secondary rails.
- Improve maintenance of the existing transportation infrastructure.
- Secure easements for future transportation routes in advance of need.
- Make parking more difficult to get people out of their cars.
- Make improvements to Jasper Road, Buford.

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:

- Protect the environment with land use planning. Environment plays into “place” of Springfield.
- Foster a sustainable environment with decreasing dependence on fossil fuels.
- Assess options before we build, including options for building materials.
- Protect air quality.
- Get consensus on environmental priorities.
- Mimic nature in our development. Blend development with nature.
- Respect the land.
- Implement “Rivers to Ridges.”
- Improve access to the McKenzie River and to the Willamette River in Glenwood.
- Consider a ban on field-burning.
- Preserve open spaces.
- Preserve, maintain, and promote the urban forest, neighborhood parks.
- Protect viewsheds.
- Protect wellheads from outside pollution.
- Create viable future for Dorris Ranch. Protect current assets and features of Dorris Ranch.
- Highlight our natural assets (i.e. the Springfield millrace, Glenwood riverside, McKenzie)
- Make sure that environmental regulations are clear so that they don’t hinder development.

- Regulate provision of city trees for future development.

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.

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:

- Facilitate the development of infrastructure. Coordinate UGB expansion with the provision of infrastructure. Provide adequate services to incoming workers.
- Encourage the merger of governments to improve efficiency and economy-of-scale.
- Secure water supply on the upper Mohawk River basin
- Develop alternative energy sources.
- Develop more locally-dependent energy sources and systems (i.e. make us less susceptible to whole grid's failure).
- Protect the future allocation of local water needs (i.e. don't let money take water away).
- Protect wellheads from outside pollution.
- Don't plant trees where utilities will conflict in the future.

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:

- Regain local control of schools from the state.
- Increase funding and provide consistent funding for public education. Find alternative funding mechanism for schools.
- Education is important for jobs and growth. Do not fund private schools with public funds. Consider what Pleasant Hill has done with bonds.
- Provide employee training – worker training in higher education. Use Ireland system (comprehensive education system) through higher education

- Bring back school sports.
- Teach Physical Education in every grade.
- Keep extracurricular activities, such as music and art in order to keep children in school.
- Maintain short walking distances to school; use school buses.
- Provide education tied to viable vocations (broad-range view of what constitutes a vocation).
- Encourage participation in adult continuing education.
- Promote early childhood education.

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

- Combine Compact Urban with Satellite Communities Scenarios.
- Do not include Pleasant Hill proper in UGB, even if Springfield provides the community with services. Maintain separation between Springfield and Pleasant Hill. Go to area North of Pleasant Hill (between Mt. Pisgah and Pleasant Hill)
- Include Jasper in UGB.
- Exclude "Blue Water Boats" from UGB
- Include Marcola Valley in growth options. Extend UGB to include Walterville.
- Grow south towards the middle fork of the Willamette River. Extend UGB SE to include ridgeline development (same expansion as on the compact growth model, but leave out Pleasant Hill)
- Grow into the Thurston Hills. Include Thurston Road area to 126.
- Redevelop north to Thurston Road instead of 69th and Main. Add redevelopment area closer to I-5.
- Intensify development in Glenwood. "Get Glenwood right."
- Concentrate industry along transportation corridors and flat areas.
- Old treatment plant site is listed as employment. That's an error.
- Designate more parks and open space.
- Clearwater Park not identified as park on compact growth and rural scenario maps.
- Give Pisgah and Buford to Willamalane and link to ridge and rivers.
- Designate Parks and Open Space the area along the Willamette and from Dorris Ranch to Clearwater Park. Identify bike path and green space routes through town.
- Add trail from Dorris Ranch to Buford Park.
- Redesign/reconfigure entries to the city.
- Update Riverbend to incorporate hospital and area.
- Allow for the creation of commercial space (for grocery stores, etc.) in residential neighborhoods (esp. in NW Springfield)

APPENDIX

**REGION 2050 PRE-REGISTERED AND
PARTICIPANTS IN
SPRINGFIELD COMMUNITY MEETING
SEPTEMBER 21, 2005**

✓ Indicates Participation in Meeting.

General Participants

✓Betty Adams
Laurie Adams
Don Anderson
✓Joan Armstead
Rosalee Baker
✓Anne Ballew
Lee Beyer
✓Daniel Bowie
Jeannette Brashnyk
Matthew Brinks
Darryl Cabral
✓William Carpenter
✓Dave Carvo
Rita Castillo
✓Howard Coffin
✓David Cole
✓Bradley Cook
✓Ted Corbin
Noelle Covington
✓Frank Cross
✓Roxie Cuellar
Debbie Davis
Gayle Decker
Dwight Dzierzek
Dan Egan
Tammy Fitch
Ron Funke
David Gant
✓Diana Garcia
Nancy Golden
Corky Gourley
✓Bill Grile
Beatrice Hernandez
✓Tom Hinkle
✓Randy Hledik

General Participants, Continued

Quentin Hogan
John Hyland
✓Greg James
Ted Johnson
✓Bob Keefer
Mike Kelly
✓Margaret Kehrer
✓Jamon Kent
John Keskinen
Al King
Allan Kolb
Hillary Larsen-Wyle
Ginny Lauritsen
Jonathan Light
George Litzenberger
✓Christine Lundberg
✓Don Lutes
Donald Maloney
Donald Manning
Joe Mathieu
James Mattiace
✓Michael Mattick
Brent McClean
✓Janelle McMahan
James McNett
Bill Medford
Roxie Meztler
Mark Miller
✓Steve Moe
Susan Moore
Greg Mott
Bruce Mulligan
Bob and Judy Niems
✓Cynthia Pappas
✓Art Paz
Ted Peetz
✓Jim Peterson
Cris Pettit
Joe Pishioneri
Danelle Ralston
David Ralston
Kristie Redmond
✓Kelly Reid
Leonard Riedinger

General Participants, Continued

✓Peggy Robinson
✓Gary Ross
Steve Roth
PJ Sargeant
Koren Joy Sasson
✓Rick Satre
✓Patricia Scarci
Pam Seaver
Greg Shaver
P. Maureen Sicotte
Fred Simmons
Steve Singleton
John Sooy
Elizabeth Stubbs
Harvey Thompson
Tama Tochiara
Maren Tomblin
✓John Tuttle
Jonna Vandewalker
Dorothy Velasco
✓Tim Vohs
✓Helen Wagner
Jessica Walker
Mark Watson
Jack Waymire
Bruce Webber
Garry Weber
Bertram Wheeler
Tonya willis
✓Scott Wylie

Citizen Panel

✓Rob Borns
✓Mary Borns
Andy Burnette
Donna and Chuck Campbell
✓Kenneth Carlson
Dennis Carney
JD Dozier
Lynn and Mark Gruber
Donna Holland
Ed January
Warren Johns

Citizen Panel, Continued

Lee and Myrna Kennedy

✓Vador Kennedy

Brian Kenny

Christine Marlin

✓Michael McCarthy

✓David Michelson

Ross Phibbs

Marilyn and Michael Rambo

Mark Smallwood

Sid Washburne

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**

Springfield

Table #1 Notes

Table 1 was combined with Table 2.

Table #2 Notes

Number of Participants at table: 7

Three Most Important Regional Goals

- Economy
- Education

Alternative Growth Scenario Ratings at Table

1. Satellite Communities Growth (46 points)
2. Compact Urban Growth (43 points)
3. Rural Growth (42 points)

Actions to Protect Quality of Life

Education

- Give back control to local districts, not the state
- Consistent funding
- Look at what Pleasant Hill has done with bonds
- Provide employee training – worker training in higher education – Use Ireland system (comprehensive education system) through higher education
- Start with preschool education and continue through graduate school providing quality education (available but not mandated) *
- Need alternative mode to fund schools
- Bring back school sports
- PE should be in every grade
- Keep extracurricular activities – music, art (keeps kids in school)
- Public funding should not go to private schools
- Maintain short walking distances to school, use school buses

Economy

- Invite quality business – low pollution, pays livable wage
- Mixture of large and small businesses
- Family wage jobs necessary
- Look for less traditional businesses – small businesses, technical – jobs, wood products industry driven by technology – service jobs
- Government must have policy to build business-friendly environment
- Must have strong education system to support business growth

*There was disagreement about this statement.

- Businesses that are family-friendly: child care
- Support businesses that already exist – tax breaks to existing businesses
- Businesses look at livability, cost of living – consider when attempting to attract business

Transportation

- Transportation needs to be accessible to elderly – more access all around
- Grow transportation
- Make parking difficult – to get people out of cars
- Make walking to schools safe – with sidewalks
- Make I-5 three lanes both ways
- Make improvements to Jasper Road
- Find and protect traffic corridors
- Create lane or designation for motor scooters
- Keep rail service between Springfield and Portland
- Create park-and-ride with a rail station
- Include parking at bus terminals – more park-and-ride
- Bridge the McKenzie River at 66th Street

Growth Scenario Map Comments

- Intensify development in Glenwood
- Concentrate industry along transportation corridors and flat areas
- Maintain separation between Springfield and Pleasant Hill
- Growth options include – Marcola Valley
- Secure water supply on the upper Mohawk River basin
- Growing south towards the middle fork of the Willamette River makes sense
- Growing into the Thurston Hills makes sense

Table #3 Notes

Number of Participants at table: 7

Three Most Important Regional Goals

- Land Use & Development
- Housing
- Education

General Notes:

- Need redevelopment in inner core (housing)
- Need to provide adequate housing of all levels
- Bring in jobs/industry of all levels
- Education important for jobs and growth
- Provide adequate services to incoming workers
- Promote neighborhoods
- Important to promote continuity and “sense of place”

*There was disagreement about this statement.

- Historic preservation
- Keep open space
- Education important for a strong economy
- Fund education
- Protect environment with land use
- Economy leads to all other goals
- Housing for all
- Environment plays into “place” of Springfield
- Transportation to efficiently connect comm..
- Public transportation needed
- Preserve farmland for food

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (59 points)
2. Satellite Communities Growth (53 points)
3. Compact Urban Growth (13 points)

Actions to Protect Quality of Life

Housing

- Provide more high-end housing (\$400,000 +)
- Redesign downtown into mixed-use
- Provide more quality multi-family housing
- Provide a diverse mix of housing
- Encourage mixed-use in neighborhoods and nodal development
- Educate public of design standards and guidelines
- Preserve neighborhood character
- Need design standards that promote a sense of community

Education

- Provide education tied to viable vocations (broad-range view of what constitutes a vocation)
- Encourage participation in adult continuing education
- Promote early childhood education
- Don't take taxes away from schools
- No tax breaks (re-examine) *all municipal services need funded

Land Use & Development

- Preserve a greenbelt around Springfield/neighborhoods
- Encourage/require redevelopment of under-used land and structures
- Plant more trees in all development and parking lots
- Increase building height
- Promote infill and mixed-use
- Increase public awareness of built environment
- Engage development community

*There was disagreement about this statement.

- Provide development incentives
- Maintain parks and open space (public meeting places)
- Provide a variety of density options
- Provide open space in city core (protect public realm)
- Equitable distribution of open space
- Provide public with opportunities to view long scenic vistas
- Encourage incoming industry to be environ-friendly
- Locate industry appropriately
- Break up commercial strip on Main Street
- Provide an entryway to the city
- Take mass transit into account (include in land use and development decisions)
- If Springfield annexes Goshen, preserve the river and promote amenities

Scenario Map Comments

- Combine compact urban with satellite communities scenarios
- Extend UGB SE to include ridgeline development (same expansion as on the compact growth model, but leave out Pleasant Hill)
- Extend UGB to include Walterville

Table #4 Notes

Number of participants at table: 7

Three Most Important Regional Goals

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

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (54 points)
2. Satellite Communities Growth (53.5 points)
3. Rural Growth (13 points)

Actions to Protect Quality of Life

Land Use & Development

- Create a green buffer zone
- Determine amount and location of industrial zoning
- Encourage merger of governments to improve efficiency and economy-of-scale
- Encourage mixed use development
- Develop mixed housing and open space
- Balance between intensity and ...
- Must be able to respond to changing conditions

*There was disagreement about this statement.

Transportation

- Nodal development and support mass transit
- Bring federal dollars back to support mass transit
- Develop inter-regional rail system
- Don't lose focus on streets and roads
- Develop alternative energy sources
- Make transit an integral part of growth
- Beef up interconnecting roads

Economy

- Make it easier to expand UGB
- Support brownfield development: risks from previous users not sole responsibility of new user
- Provide grants for development of downtown
- Facilitate development of infrastructure
- Pay attention to other goals
- Support higher education
- Make smaller communities economically viable

Growth Map Comments

- Old treatment plant site is listed as employment. That's an error
- Disconnect Pleasant Hill
- Extend UGB towards Waltherville
- Extend UGB towards Junction City
- Not enough parks and open space
- Include Thurston Road area to 126
- Problem serving Pleasant Hill with sewer

Table #5 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Economy
- Environment

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (61 points)
2. Satellite Communities Growth (39 points)
3. Rural Growth (13 points)

Actions to Protect Quality of Life

*There was disagreement about this statement.

Environment

- Assess options before we build – materials we build with
- Keep air quality clean
- Protect the environment to have a healthy environment. You must have a healthy environment to have quality of life
- Continued negotiations with the balance between protecting the environment and accommodating growth *
- Get consensus on environmental priorities
- Mimic nature in our development
- Blend development with nature
- Need the flexibility to move the UGB to protect a significant urban natural resource *
- Respect the land

Economy

- Individuals should be able to earn a living wage/benefits
- Build/support business/industry (existing) and forward-thinking new businesses
- Provide goods and services that are specific to the population served
- Provide for an educated work force
- Support existing businesses
- Advance tourism and the arts
- Provide education opportunities that allow advancement within the company
- Chamber of Commerce should work with businesses to market their goods and increase the demand for the product = demand in the workforce
- Promote “shop locally”

Zoning Map Comments

- Why include Pleasant Hill?
- Pleasant Hill can be served with services – even included within the UGB, but should be a separate community
- If Pleasant Hill included, why not Jasper?
- Why the “redevelopment” designation for 69th/Main – north to Thurston Road
- Exclude “Blue Water Boats” from UGB
- Why not expand towards Cedar Flats and Waltherville

Table #6 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Land Use & Development
- Transportation

*There was disagreement about this statement.

- Environment

General Notes:

- Education highest priority – the better we can educate students the better; and the better to educate residents the better
- Population projections are low – they think there will be more than estimated
- All the regional goals are related – it’s not about assigning priorities, but picking categories that cover the other ones
- Don’t care about each community’s identity that isn’t part of the land use planning and development goal

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (60 points)
2. Satellite Communities Growth (37 points)
3. Rural Growth (16 points)

Actions to Protect Quality of Life

Land Use & Development

- Vibrant, exciting downtown in Springfield
- Need jobs/industry/employment close to downtown
- Increase the UGB to stabilize the cost of land for business and housing. For needed housing too.
- Expansion needs to be coordinated so infrastructure is coordinated and is available as community expands
- Good supply of land would ultimately reduce services for low-income, as everything is more affordable
- Good buffers and public access to rivers and creeks
- Doughnut effect of 30th connector will spread services
- Need neighborhood parks
- Need density with nice condos/mixed use/nodal development
- Need LMI zoning for smaller businesses
- Need to work for affordable housing as region grows – modular, other options, trailer parks, as options *
- Need to preserve/protect urban forest
- Vision, vision, vision

Environment

- Need to implement Rivers to ridges
- Make McKenzie accessible, Willamette accessible in Glenwood
- Everything is connected
- Look at field-burning bans
- Preserve open spaces
- Preserving, maintain, promote the urban forest
- Neighborhood parks

*There was disagreement about this statement.

- Protect viewsheds

Transportation

- Need mass transit to support compact growth
- Need more options/access to hybrid/electric cars
- Need light rail
- Improve secondary rails
- Need a visionary transportation planner as part of land use/development process
- Better maintain our existing transportation infrastructure
- Work as community to make major transportation projects (Buford)
- Integrate bike system through Springfield with deflected ROW and out to all the smaller communities
- New bridges that are going in and pedestrian bridge with the construction
- Need 30th Avenue connector from the past for transportation and utilities infrastructure – or connector from 126 to Jasper Nat---? And to Pleasant Hill

Zoning Map Comments

- Clearwater Park not identified as park on compact growth and rural scenario maps
- Doesn't make sense to include Pleasant Hill proper
- Go to area North of Pleasant Hill (inbetween Pisgah and Pleasant Hill)
- Give Pisgah/Buford to Willamalane and link to ridge/rivers
- Along Willamette, it should be designated PLO also from Dorris Ranch to Clearwater Park.

Table #9 Notes

Number of participants at table: 7

Three Most Important Regional Goals

- Land Use & Development
- Transportation
- Environment

Alternative Growth Scenario Ratings at Table

1. Compact Urban Growth (35 points)
2. Satellite Communities Growth (24 points)
3. Rural Growth (24 points)

Actions to Protect Quality of Life

Land Use & Development

- Look at easements for future transportation routes

*There was disagreement about this statement.

- Develop more locally-dependent energy sources and systems (i.e. make us less susceptible to whole grid's failure)
- Moratorium on old-growth cutting *
- Sustainable environment/decreasing dependence on fossil fuels (less development, not more)
- Maintain industrial manufacturing job base at current levels
- Aligning ourselves to incorporate principles of weaning ourselves off of fossil fuels in terms of sustainability through jobs/industry (not necessarily through government regulation) *
- "Getting Glenwood RIGHT"
- Avoid creating more "bedroom communities" *
- Make it easier for property owners to develop property within zoning regulation *
- Where is the ENTRANCE to Springfield demarcate the city center
- Maintain open space/create urban farm as part of community
- Create bike paths

Transportation

- Create easements (for all roads/transportation routes) before they're needed
- Get LTD involved early in process to create future layers *
- Facilitate carpooling and our ability to reduce dependence on fossil fuels *
- Bigger bike racks on buses
- Change methods of travel to Portland (rail high-speed, etc)*
- Establish better bridges or more over rivers to facilitate transportation into city center and I-5 for jobs, shopping, etc. *
- Include bike and ped transportation into auto transportation planning (lanes, space, etc.)
- Increase/improve street lighting for streets
- Increase connectivity between neighborhoods/areas for peds/bikes (a la Columbia, MD)

Environment

- Protect future allocation of local water needs (i.e. don't let money take water away)
- Protect wellheads from outside pollution
- Create viable future for Dorris Ranch
- Protect current assets/features of Dorris Ranch
- Plan in a holistic way that gets the city's support for environment, utilities, facilities, etc.
- Promote our potential for alternative energy sources (solar, wind, bio, etc.) *
- Highlight our natural assets (i.e. the Springfield millrace, Glenwood riverside, McKenzie)
- Make sure that environment regs are clear so that they don't hinder development
- Adopt a slogan/encourage tourism through area's mystique
- Instill good regs related to city trees for future development
- Don't plant trees where utilities will conflict in the future

*There was disagreement about this statement.

- Protect nearby ag land for food production *

Zoning Map Comments

- Make Glenwood a mixed-use/nodal development *
- Add trail from Dorris Ranch to Buford Park
- Don't incorporate Pleasant Hill if they don't want to be incorporated
- Redesign/reconfigure entries to the city
- Identify bike path/green space routes through town
- Update Riverbend to incorporate hospital and area
- Support construction of on-ramp/off-ramp from I-5 into Glenwood area
- Improve signage for entryways/borders of Springfield
- Allow for creation of commercial space (for grocery stores, etc.) in residential neighborhoods (esp. in NW Springfield)
- Add redevelopment area closer to I-5
- Get Glenwood RIGHT

*There was disagreement about this statement.

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