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To the Members of the Lane County and Springfield Planning Commissions:

I am the Chair of the Springfield Chamber's Economic Development Committee. I appreciate the opportunity to have this record open so citizens and the Chamber can weigh in on what we find discouraging information on the RLS Study under discussion this evening.

The Economic Development Committee and Springfield Chamber Board of Directors are keenly interested in this topic, as the ability for economic development in Springfield depends on it. We have followed this process through presentations by City Staff, and spoken to advocates for and against expanding the UGB. We are also inviting commissioner candidates to our March meeting to get their views on this important topic.

No residential growth. We have serious concerns about the outcome so far:

- Springfield has not added one acre to our residential land supply since 1986. Projecting that out to 2030, that will mean not a SINGLE new acre in 46 years!?!
- The population growth figure used is artificially low. Experience is important, and we have only experienced that low level of growth once in recent history ... in the depth of the recession in the '80s. To do a thorough and honest job, this must be revisited.
- Experience does tell us about 900 people will move to Springfield each year. Where will they live?
- The Cities and County are working to attract 20,000 new jobs in the metro area in the next 10 years. While some of these jobs may be filled with current residents, it is reasonable to assume many will be attracted from elsewhere.

I understand the city is planning to implement new efficiency measures to encourage higher density development within the existing residential land supply. We support and encourage these steps. Certainly this can absorb some residential growth.

However, the idea that new homes to accommodate even a portion of residential growth will be built on slopes in the Thurston Hills is unbelievable. Building on the slopes is expensive and not the kind of housing we will need to accommodate those future residents. We must plan for diverse housing, primarily affordable medium- to high-density housing, which won't happen on the Thurston slopes. More likely, it will push development to rural areas outside

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of Springfield, away from the urban center. This is not an acceptable consequence.

Urban planning is meant for cities to function as cities, towns as towns, and rural communities as rural communities. Growth is coming. That growth should occur where it is supported with current services in areas designated as urban. We must keep that growth in the urban areas to maintain our rural communities.

The UGB was created, as I understand it, to encourage smart development and discourage urban sprawl. The process was set up to allow citizens and our elected officials to accomplish something positive. The goal and the outcome should reflect a benefit for Springfield and its residents as a whole. Instead, this process appears dictated by what will stand up in court. It bows to road-blocks and backs away from situations that may present confrontation. It listens primarily to the voice of individuals and groups with special interests and deep pockets who hold an honest process hostage; that's the easy way. It's time to insert a healthy, honest discussion into the process; that's the RIGHT way.

From where I stand, the assumptions and the current plan of action sound wrong if we are to make positive and meaningful changes for Springfield's future. They seem short-sighted and don't do justice to Springfield and our residents.

The current consideration includes no allowance for expansion of the residential land supply. The Economic Development Committee and Springfield Chamber Board of Directors urge you to take a careful look at the assumptions and the likely outcome this will have on our City.

Be bold. Do your City and your citizens justice. Don't do what's easy, do what's right.