



Testimony – March 16, 2010

To: City of Springfield and Lane County **Joint Planning Session**
C/o MS. Linda Pauly, City of Springfield Planning, 225 A Street, Springfield, OR
From: Earle Wicklund, Trustee, 3951 Maple Island Farm Road, Springfield, OR 97477
Date: March 9, 2010_

| | |
|---|---|
| NORTH GATEWAY Not High Value Farm Land | Defined in LCDC administrative rule OAR 660-033-020(8) |
|---|---|

In reference to Map 8 “Concept 1” and Map 12 “Concept #3” the **North Gateway Area (NGA)** has been under private ownership for decades by a few families.

The Wicklund Trust property consists of 110 acres, features a flat topography, single ownership, access to City of Springfield services approximately 200’ away, with direct street access to Corporate Way at the Intersection of International Way and Corporate Way.

You heard testimony last month from **Mr. Walt Johnson**, Farmer and Property owner in the **NGA** vicinity for over 50 years. He stated much of his real estate is shallow and rocky and invited you all for a ride on the back of his cultivator to demonstrate the destructive nature his property has on farm implements. It would appear Mr. Johnson’s property does not qualify Under LCDC administrative rule OAR 660-033-020(8) and ORS 215.710(3) “High Valued Farm Land” for several reasons: **(i)** it appears less than 45% of his property is classified high value; **(ii)** it contains large amounts of alluvial sand and gravel which contributes to the excessive drainage of the soil, and **(iii)** soil consists of coarse texture which limits water holding capacity and not conducive to agricultural activity. These characteristics exist on the Wicklund Trust property and **supported by independent study**.

The **NGA** is an ideal location for CIBL expansion for several reasons.

- 1. **Stem Costs** (Commercial vehicle fuel consumption, equipment wear & tear, & Driver/Operator time) are sharply reduced thereby increasing employer profitability. **Profit** is the only line item on a “Profit & Loss Statement” that pays debt service and/or non-budgeted items. Non budgeted items such as the proposed US Congress health care plan is a prime example. Profit is not a bad word, rather essential when paying the bills & providing employment for you and me.
- 2. **Wage and Benefits:** Lower costs to employers mean higher wages and benefits.
- 3 **Public Transportation:** Gateway EMX Extension makes extensive stops in **NGA**
- 4. **Location:** Proximity to supplies, labor, services, and transportation are excellent.
- 5. **Infrastructure:** Installed and constructed at Corporate Way approximately 200’ from Wicklund Trust property creating an enormous savings versus other alternatives such as government subsidized redevelopment.

| | | |
|---------------|--------|-------------------|
| Redevelopment | versus | Competitive Costs |
|---------------|--------|-------------------|

Is the alternative to UGB expansion, Redevelopment? Who pays the costs to raze or demolish existing structures in redevelopment? Who pays for the complete replacement of antiquated infrastructure now serving a proposed redevelopment site such as Glenwood?

The bottom line is, CITY COSTS in assisting redevelopment such as the Glenwood Vicinity is **exponentially higher** than would be seen in the CIBL proposal now in front of you. Consider this question: Who rents or buys property that is 3 times or more the cost of a property 1 to 3 miles away? Who pays for the costs of redevelopment; is it the developer, the tenant, government or is it a combination plus SUBSIDY from the taxpayers? In other words is it not you and me who end up subsidizing the redevelopment of areas such as Glenwood because a developer's commercial profitability is lower than leaving their money in a passbook savings account? It is reasonable to presume a Glenwood redevelopment will necessitate an eminent domain process and that makes the over all venture even more costly to the City, County, and taxpayers. American commerce and industry works on the premise of risk and reward. Take away the reward and risk becomes zero to the developer but the burden shifts to the taxpayers and that I assure you will not be embraced by the Lane County community. In addition, neither the County nor City has the reserve monies available to undertake any eminent domain process.

Those that favor redevelopment should look seriously at whether the political capital to expend on such a venture exists or whether it's more reasonable to benefit from the nearly **\$2,500,000 in annual real estate tax revenue** to be realized in a Wicklund Trust **NGA** development not to mention the income taxes from wages estimated at **\$60,000,000**. This revenue does not include utility income.

When a community can not redevelop an area in hopes of increased revenue from real estate and income taxes because property is too expensive for a tenant/or for commerce & industry to develop and maintain profitability then developers look to government for subsidy. So where does the tax revenue or in this case PROFIT come from to pay for our City infrastructure, to keep our schools operational, pay for our public employees, and pay for the costs to protect us through police & fire? These questions are merely asked so that you as elected officials might give serious consideration to a very important metro UGB CIBL expansion that aids the City of Springfield in securing "shovel ready" property as an inducement to commerce and industry locating into our community. I have worked with Cities through out Oregon and must say the City of Springfield planning is perhaps the finest in the State of Oregon and the vast amount of CIBL work product it has performed to date is a tribute to its leadership in the community and to the State.

I want to thank you for your time as I realize this is an arduous but necessary process for Springfield's 2030 Refinement Plan. Springfield City Planning has put together a comprehensive and intuitive look at its Long Range Commercial & Industrial Buildable Land Needs accomplished impart by studies made by EcoNorthwest and input from the project Technical Advisory Committee (TAC) and public Steering Committee.

I encourage you each to recommend either Concepts 1 or 3 to your respective Elected Officials for adoption as they are viable, are the least expensive solution to the Springfield's long range needs, and meet the development standards as outlined in Goal 9 administrative rule (OAR 660-009-0025 (1) as seen in EcoNorthwest' s Economic Opportunity Analysis. In addition the NGA under *The Court of Appeals* recent decision relaxed the prioritization requirements to enable local government to meet their objectives under Goal 14, see OAR 660-024-0060(1)(e); ORS 197.298(3).

Map 8: Concept 1

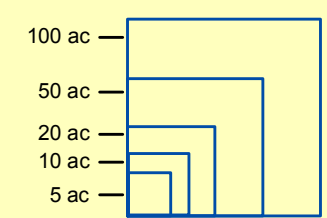
City of Springfield, Oregon

| Area | Primary Use | Total Acres | Suitable Acres |
|---------------------|-------------|-------------|----------------|
| 1. North Gateway | Employment | 350 | 275 |
| 3. N. of 52nd Ave. | NA | 0 | 0 |
| 4. East Springfield | Residential | 140 | 75 |
| 5. Wallace Creek | Residential | 30 | 5 |
| 7. Clearwater Lane | Residential | 350 | 320 |
| 8. S. of Millrace | Employment | 140 | 130 |
| 9. Seavey Loop | Employment | 420 | 235 |
| Total Employment | | 910 | 640 |
| Total Residential | | 520 | 400 |

Legend

- Roads
- Urban Growth Boundary
- Metro Plan Boundary
- EMPLOYMENT
- RESIDENTIAL

Note: This is an urban growth boundary (UGB) expansion concept map. The boundary locations and acreages are approximate. The maps are subject to change. The inclusion of any properties in study areas shown on this map does not imply a policy choice by the City of Springfield to include that land in the UGB.



0 2,000 4,000
Feet

RF = 1:25,000

ECONorthwest, July 2009.

1. North Gateway
Primary Use: Employment
Total Acres: 350
Suitable Acres 275

3. North of 52nd Ave.
Not included in this concept.

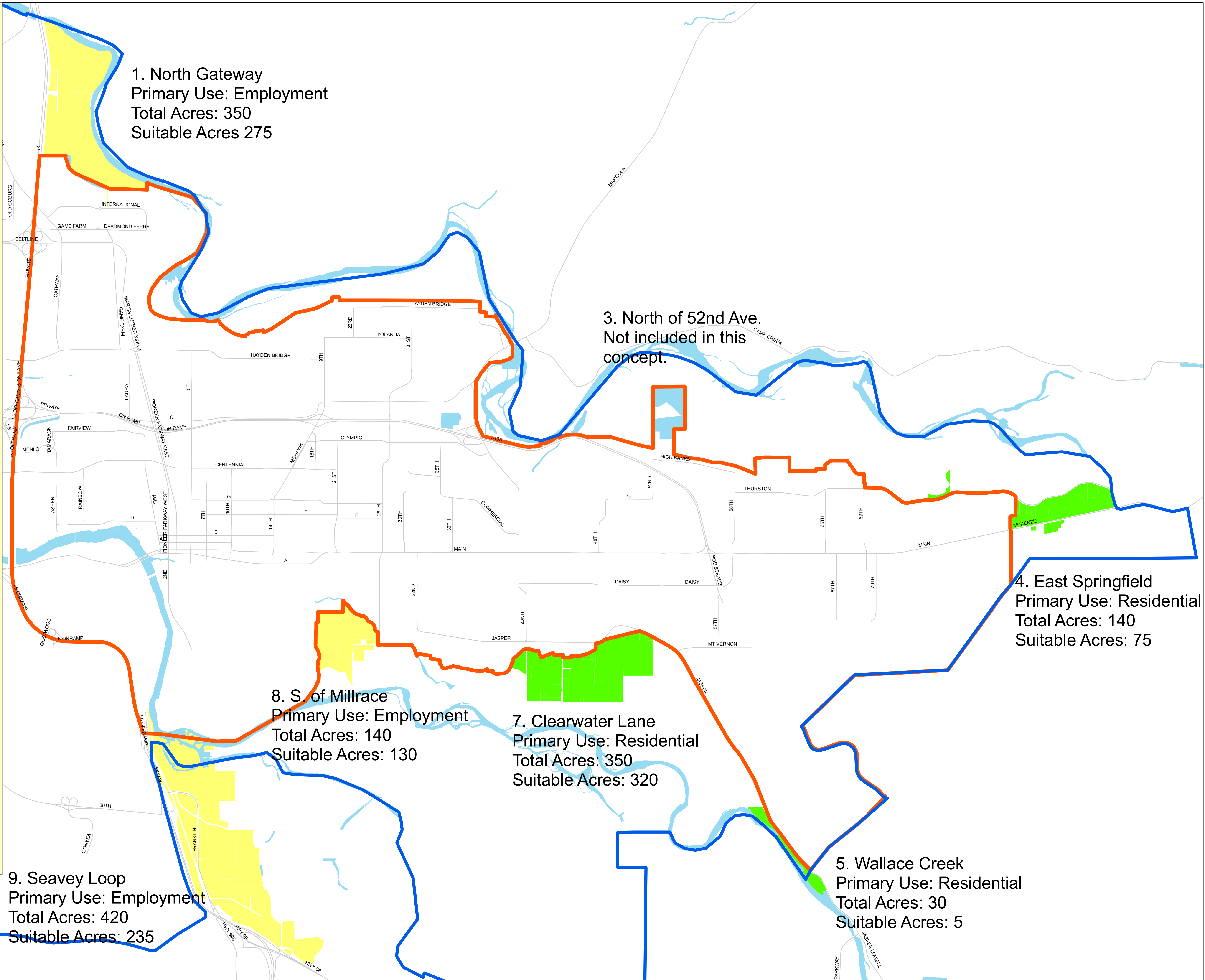
4. East Springfield
Primary Use: Residential
Total Acres: 140
Suitable Acres: 75

8. S. of Millrace
Primary Use: Employment
Total Acres: 140
Suitable Acres: 130

7. Clearwater Lane
Primary Use: Residential
Total Acres: 350
Suitable Acres: 320

9. Seavey Loop
Primary Use: Employment
Total Acres: 420
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Primary Use: Residential
Total Acres: 30
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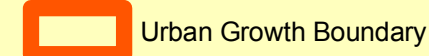
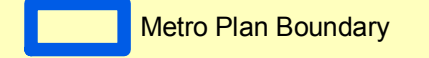
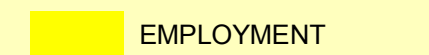
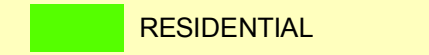


Map 12: Concept 3

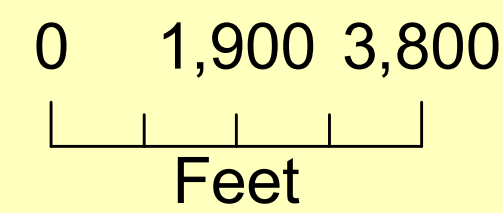
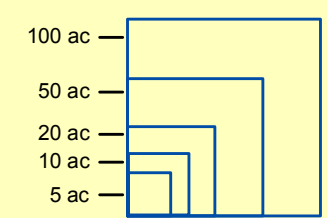
City of Springfield, Oregon

| Area | Primary Use | Total Acres | Suitable Acres |
|---------------------|-------------|-------------|----------------|
| 1. North Gateway | Employment | 350 | 275 |
| 3. N. of 52nd Ave. | Employment | 500 | 275 |
| 4. East Springfield | Residential | 60 | 35 |
| 5. Wallace Creek | Residential | 310 | 250 |
| 7. Clearwater Lane | Residential | 140 | 115 |
| 8. S. of Millrace | NA | 0 | 0 |
| 9. Seavey Loop | Employment | 260 | 90 |
| Total Employment | | 1,110 | 640 |
| Total Residential | | 510 | 400 |

Legend

-  Roads
-  Urban Growth Boundary
-  Metro Plan Boundary
-  EMPLOYMENT
-  RESIDENTIAL

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ECONorthwest, July 2009.

1. North Gateway
 Primary Use: Employment
 Total Acres: 350
 Suitable Acres: 275

3. North of 52nd Ave.
 Primary Use: Employment
 Total Acres: 500
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4. East Springfield
 Primary Use: Residential
 Total Acres: 60
 Suitable Acres: 35

7. Clearwater Lane
 Primary Use: Residential
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 Suitable Acres: 115

9. Seavey Loop
 Primary Use: Employment
 Total Acres: 260
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5. Wallace Creek
 Primary Use: Residential
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