

SPRINGFIELD CITY HALL * LIBRARY MEETING ROOM * 225 FIFTH STREET * 541-726-3753

Wednesday

PUBLIC MEETING MINUTES
December 16, 2009

5:30 p.m.

STAFF PRESENT:

Tom Boyatt, Clayton McEachern, Courtney Griesel, Bill Grile, Gary Karp, Kristi Krueger, Molly Markarian, Richard Perry, Linda Pauly, John Tamulonis, Sunny Washburn

CAC MEMBERS PRESENT:

Erik Bishoff, Randy Hledik, Eric Howard, Christine Kehoe, Olivia Reynoso, Stephen Roth, Zack Pardo, Jim Peterson, Steven Ramseur, Bill Seider, Ken Schmidt, Kara Smith, Roxi Thoren, Bill Woods

PUBLIC ATTENDING:

Bert Rekker, Greg Vik

• **CALL TO ORDER –**

Meeting was called to order at 5:36 p.m.

• **PUBLIC COMMENT –**

Molly Markarian asked if the public had any comments. No one requested to speak.

• **APPROVAL OF MINUTES –**

Roxi Thoren made a motion to approve the August 12, 2009 minutes which were seconded by Steven Ramseur. Motion passed without dissent.

Molly Markarian asked if everyone received the information from the Crandall Arambula summary from the November meeting. Because the minutes from that meeting are not finished, Molly asked if anyone who read the summary saw anything they didn't agree with so that it could be addressed in the official minutes.

Mr. Vik with Vik Construction asked if this was the wrong time to mention something from the last meeting. He believes that most of the conversation in November surrounded the idea of maintaining flexibility, and from the development point of view, as he mentioned before, down state it is not easy to do and more flexibility would be nice. One thing that needs to be done is to allow office space above the first level, his understanding with Crandall Arambula was that they were restricting it and they were orienting it more towards housing, which isn't a good idea in his opinion.

Molly replied that it depends on what area of their plan. Mr. Vik replied that he is talking about the whole plan, because again, if you're talking theoretically you say "okay we are going to match this in order to match that, were going to restrict this and restrict that", Mr. Vik is saying that this is not the way to plan. Maybe if you're from Portland and familiar with what goes on in Portland, maybe that's the way you do it. It's not the way you do it out down state. What you need to do is maintain the ability to put office space above a first level regardless, in any place.

Molly responded that in the housing area, housing would be the predominate use with some retail and there might be some flexibility outside of those parameters. Mr. Vik responded that there needs to be maximum flexibility. Molly stated that we have to work within the constraints of the land use system in Oregon that requires us to establish a predominant use. Mr. Vik replied that he's offering his experience in development and the more restrictive you become the less it's going to hold.

Linda Pauly responded that she hears what Mr. Vik is saying and that the City hears this a lot, but the other aspect of the plan is the Oregon Land-Use Planning System, so the City is required to designate land for all of our needed land uses like employment land, including offices, industrial, and all of our residential land and our different categories of residential land. If we create mixed-use areas that don't

have any requirement to do one thing over another as a predominate use, we don't get to count that in our inventory for buildable lands, so that doesn't work. So, the mixed-use that we have right now in the riverfront has some percentages for housing and commercial. So, the City is taking a hard look at all of this right now as it relates to our entire city-wide Springfield 2030 Refinement Plan. But, you need to understand that we have requirements that the State establishes through the Statewide Planning Goals. So, what we do in Glenwood we can't just choose what we want, it has to meet the Statewide Planning Goals as well. We understand, we hear what you're saying, and we will be addressing that. Mr. Vik said that he understands that and is fine with the predominant use, but if you take the office component out, it will make development tough.

Jim Peterson responded that this is the first time he has heard of office space being allowed, he thought it was plazas with people living on the upper floors, which would include a range of housing types. Molly replied that it all depends on what area we're talking about. Linda Pauly replied that what staff is hearing from the consultants, and the CAC may disagree, is that if you decide to have a mixed-use anything goes kind of plan, which is what we have today, and that you are not going to provide the certainty that certain kinds of developers need, and when they are going to make a huge investment of money they want to know that yes, this is going to be a residential neighborhood, or this is going to be primarily an office district or campus industrial type of an area. The developers need to know that so they can make decisions about what they need for their development.

Mr. Vik mentioned that he is concerned about how fast this project is moving to have the equity to buy the Phil Marvin property, which he is not guaranteeing it, but it looks good. Vik construction is trying to pick up as many parcels west of that. Mr. Vik has lived here a long time, but to whatever credibility they have, he just knows that if open it to office space going up that gives it the bases for success but without it, it makes it really hard.

Jim Peterson asked if anyone had looked into the question about life of the Springfield Bridges. Richard Perry responded that the City contracted with OBEC, a local firm with expertise in bridges, to look at both the Main Street Bridge and the South "A" Bridge and the concept of a new bridge crossing the river and give the City a preliminary feasibility report. Luckily, since they are a local company and they have most everything at hand and have already studied both the bridges in question, an initial draft of the report was issued fairly quickly. Mr. Perry mentioned that the initial findings indicate that adding another crossing at the Main Street Bridge is a possibility, but looking at what Crandall Arambula portrayed with the undercrossing is less likely. Mr. Perry added that there are alternatives, such as widening the bridge like was done at the Ferry Street Bridge. Mr. Peterson clarified that there is some effective life left in the bridge, and Mr. Perry said yes. He added that if we widen the bridge, the City could make it functional, but we would be widening an old bridge, so the expected life span with that asset is shorter versus a new bridge. There needs to be a cost analysis and maybe a needs/desire analysis that we will need to do down the road, but to answer Mr. Peterson's question, yes, the City has looked at the bridge, yes there are effective crossing that we can make or add on to, but the particular picture that was portrayed by Crandall Arambula may not be the best option.

- **NORTH RIVERFRONT CORRIDOR –**

Response Sheet Summary Review

Molly asked if the committee could take a look at the summary of the response sheets from the last meeting and let her know if the responses capture what the committee was trying to convey.

Linda Pauly asked for clarification regarding what the summary represent, whether they show the number of times a person brought up a particular issue and not that an issue was put out there and only one person voted on it. Molly responded that these summary sheets are a compilation of the open-ended comments.

Zack Pardo commented that he doesn't think that the response sheets represent the views of the people, because there are things that only one person may have mentioned one time. Molly replied

that this may be true but reminded the group that the summary is based on the response sheets where everyone did have an opportunity to say what they particularly felt. She wants to make sure that the summary accurately captures what was submitted on the response sheets.

Linda Pauly clarified that the group voted on the concepts, and the vote was captured in Crandall Arambula's summary, but this summary captures the open-ended comments in a more categorized manner.

Bill Seider asked if the voting was 14 people saying 'yes' on the land use types. Molly responded that this is how Crandall Arambula framed it, and she isn't saying that this represented what the group feels or how they want to move forward, based on what 14 people say, but that is how Crandall Arambula framed it. Mr. Seider responded that he thinks it is very narrow minded of them to do it this way.

Small Group Discussions

Molly let the group know that staff sent about three pages of questions and comments and clarifications to Crandall Arambula last week, and staff can't comprehensively respond to all of the CAC's comments tonight. Staff picked out some of the comments that staff thought a lot of people had concerns about, questions, or wanted clarification. She explained that the two tables people were sitting at were going to take the next 45 minutes to drill down into some of the real concerns and questions they may have. Table 1 is going to focus on questions people had on density and building height. Table 2 will talk about some of the circulations system and questions that people are really focused on, such as the water front street and Franklin Boulevard.

Molly went on to tell the groups that they will have staff sitting at each table to help lead the discussion, which will be an opportunity for the group to ask questions and for staff to explain things that they might not fully understand from Crandall Arambula's presentation at the last meeting. It is also an opportunity for staff to get information from the group regarding these particular questions that they want more feedback on. Molly asked that at the end, each table summarize what they discussed and present it to the rest of the room.

The groups were divided as follows:

- **Group 1 – Circulation and Building Heights**
 - Staff: Richard Perry, Kristi Krueger, Tom Boyatt, Gary Karp
 - CAC: Olivia Reynoso, Bill Seider, Randy Hledik, Christine Kehoe, Eric Howard, Zack Pardo, Ken Schmidt

- **Group 2 - Building**
 - Staff: Courtney Griesel, John Tamulonis, Linda Pauly
 - CAC: Bill Woods, Steve Roth, Kara Smith, Steven Ramseur, Roxi Theran, Jim Peterson, Erik Bishoff

A summary of the group discussions follows on p. 4

- **ADJOURN**

Meeting adjourned at 8:07