

**THE GLENWOOD REFINEMENT PLAN UPDATE PROJECT
CITIZEN ADVISORY COMMITTEE (CAC) & TECHNICAL ADVISORY COMMITTEE (TAC)**

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

Wednesday
PUBLIC MEETING MINUTES
September 2, 2009
2 p.m.

CAC MEMBERS: Susan Ban, Bill Seider, Erik Bishoff, Roxi Thoren, Daniel Hill, Brian McBeth, Christine Kehoe, Tracy Rogan, Eric Howard, Olivia Reynoso, Bill Woods, Randy Hledik, John Oldham, Zack Pardo, Jim Peterson, Ken Schmidt.

TAC MEMBERS: Mary Archer, Mark Bernard, Greg Ferschweiler, Ed Head, David Helton, Greg Hyde, Bart McKee, John Tamulonis.

**PROJECT CORE TEAM /
OVERSIGHT TEAM:** Bill Grile, Clayton McEachern, Gary Karp, Kristi Krueger, Molly Markarian, Greg Mott, Richard Perry, Linda Pauly, George Walker.

OTHER INTERESTED AGENCIES: Barb Bellamy, Patti Hansen, Stephanie Schulz.

ABSENT: Steven Ramseur, Kara Smith, Dave Carvo, Mike Harman, Al Gerard, Neil Laudati, Tom Boyatt, Mike Engelmann, Courtney Griesel, Sunny Washburn, Megan Banks, Mary Camarata, Ted Corbin, Jeff DeFranco, Garth Griffin, Ralph Johnston, Gloria Kiryuta, Bill Lewis, Lydia McKinney, Ed Moore, Brock Nelson, Otto Poticha, Chris Ramey, Kevin Spradlin, Becky Taylor, Jeff Ziller.

• **CALL TO ORDER –**

Meeting was called to order at 2:06 p.m.

• **PUBLIC COMMENT –**

There was no public comment.

• **APPROVAL OF MINUTES –**

Minutes for the August meeting will be provided at the November meeting, along with the minutes from the September meeting.

• **GOAL STATEMENTS –**

Molly presented the Goal Statements that the CAC has been developing. Molly thanked the group for their suggestions and hard work, which she incorporated into the first document, which was edited by the project's staff team. Molly said that if anyone has suggested wording changes, now is the time to recommend those changes. CAC member suggestions are listed below under each Goal Statement.

1. Improve connections to the Willamette River

- Zack Pardo: This statement does not explicitly address public access to the river. He suggested that it read: Improve connections to the Willamette River, *including public access*.

2. Establish inviting public spaces, including parks, plazas, and multi-use paths.
3. Encourage aesthetically pleasing, sustainable buildings and sites that are context-sensitive and oriented to human activity
4. Provide opportunities for the installation, display, and creation of public art.
5. Allow for a mix of uses suitable to the unique development opportunities in Glenwood.
6. Make a variety of housing types available to meet the needs of a range of households
 - Zack Pardo: This statement does not explicitly address affordable housing. He suggested that it read: Make a variety of housing types available to meet the needs of a range of households *and incomes*.
7. Facilities opportunities for businesses to provide goods and services to local, regional, statewide, national, and international markets.
8. Restore, enhance, protect, and increase awareness of the ecological function of natural resources.
 - Zack Pardo: We can be aware of something and it still does not work. He suggested that it read: Restore, enhance, protect, and increase awareness *and protection* of the ecological function of natural resources.
 - Dan Hill: It can be worded a little more simply. He suggested that it read: *Restore, enhance, and protect the ecological function and natural resources and increase public awareness*. Zach responded that he was okay with that wording.
9. Protect the public from potential natural and manmade hazards.
10. Celebrate Glenwood's contributions to the region's historic development.
11. Enhance the multi-modal transportation system to improve the safety, convenience and movement of vehicular traffic, trains, public transit, bicyclists and pedestrians.
 - Bill Woods: He would like to clarification as to what the group is trying to define in terms of multi-modal. Molly stated that the mode is the type of transportation, such as vehicle, bicycle, pedestrian, public transit, etc. Bill asked if it would be easier to understand if they changed multi-modal to *modes of transportation* and list these modes. Molly suggested that the goal is to improve the system and the system deals with many different modes. Molly asked if Transportation would like to comment. Kristi Krueger stated that the goal should convey the point that improvements will be made to accommodate all modes, however it is worded. David Helton suggested dropping "multi-modal" and replacing it with: "Enhance the transportation system to improve safety, convenience, and movement of *all modes including* vehicular traffic, trains, public transit, bicyclist and pedestrians."
12. Fill existing gaps in a full range of urban public facilities and services.
 - Bill Seider: He expressed that the statement is broad and wondered if a public facility would include a conference center. Molly responded that this goal was added based on Randy Hledik's comment that a goal was missing related to public facilities and services. She explained that 'a full range of urban public facilities and services' is defined in the Metro Plan, so it would be all of the facilities and services as they are defined in the Metro Pan, for instance, the wastewater system or stormwater system. Bill suggested changing the term "existing gaps". Molly asked Randy if he had any other suggestions. He did not. Bill suggested using the phrase "*facilitate opportunities for full range of urban facilities*". Jim put forth the idea of the term "require." Molly responded that the goal is

not referring to requiring or facilitating; it is about the City providing public facilities and services that it is required to do where they do not currently exist. Zack asked if that includes the residential areas, such as installing sidewalks on all the streets. Molly stated that the Metro Plan's definition of public facilities does not include sidewalks.

13. Facilitate redevelopment while addressing the consequences of change to existing residents and businesses.

Molly asked for a motion for the CAC to agree conceptually with the goal statements and sort of how they are worded with the tweaks proposed. X made the motion, which was seconded by Tracy Rogan. All present indicated a 'thumbs-up,' with the exception that Jim Peterson indicated a 'thumbs-down.' Molly asked Jim what the group can do to address his concerns. Jim responded that more words that you put into a document the more leeway you have to wiggle out. Jim's opinion is that a goal statement should follow Thoreau – simplify, simplify, simplify.

Molly asked if the CAC wished to discuss the email chain regarding Jim Peterson's suggested vision statement; there was no response from other CAC members.

- **CRANDALL ARAMBULA PRESENTATION & CAC/TAC Work Session**

Consultants introduced themselves to the group. Jason Graff, George Crandall, Don Arambula.

The consultants started the PowerPoint presentation. Presentation outline indicated that the CAC & TAC were to discuss and provide feedback regarding land use and circulation possibilities.

- Review project schedule and process
- Review study area and background information
- Presentation of land use and circulation possibilities
- Questions and committee discussion
- Review Glenwood land use and circulation possibilities/response sheets

Following the presentation, the group verbally expressed ideas, concerns, and questions. The consultants then handed out response sheets for the group to fill out, and asked the group to respond regarding what they liked, what they hated, where should the consultants focus their time. A detailed summary of the verbal and written comments following the Crandall Arambula presentation is summarized in the Crandall Arambula Meeting Summary #5 starting on p.4.

- **ADJOURN - 4:00 p.m.**

Meeting #5 Summary

Glenwood Refinement Plan Update

Citizen & Technical Advisory Committee Meeting

September 2, 2009



Summary

The fifth meeting of the citizen advisory committee (CAC) and the second meeting of the technical advisory committee (TAC) for the Glenwood Refinement Plan Update was held at the City Hall in downtown Springfield on Wednesday, September 2, from 2:00 to 4:30 p.m. The first half of the meeting included business of the CAC and is documented separately in the meeting minutes. The second half included a presentation and discussion of alternative land use and circulation alternatives for the Glenwood north riverfront corridor study area (see page 2)

Meeting Purpose

The purpose of the second half of the meeting was to:

- Inform the committees about the north riverfront corridor planning process
- Obtain thinking on the north riverfront corridor possibilities
- Answer questions

Meeting Format

The meeting began with the consultants' presentation of their contribution to the project process and schedule, the study area, and a summary of the project goals identified by the Citizen Advisory Committee to date (shown at lower right). The consultants discussed the role of Glenwood in relation to the concurrent planning effort for downtown Springfield. The vision, expressed by the consultants and represented in a land use and circulation alternative to previous planning efforts for the north riverfront, would create a "combined vision" for Springfield and Glenwood. The intent is to strengthen and build off of the assets of each to form a cohesive, vibrant, healthy and equitable community. Based on the project goals, alternative land use and circulation concepts were presented for future build-out within the Glenwood north riverfront study area. The concepts included twelve possibilities for circulation, and land use as represented in the land use and circulation diagrams (see pages 4 and 5).

Committee Feedback

Committee members seated at tables were encouraged to discuss the *possibilities* and fill out individual written response sheets identifying their preferences for either the adopted plan for the Glenwood Riverfront Plan District, the consultants' alternative plan, or a combination of the two. In the end, committee members were asked to identify a preference for either the adopted plan or alternative plan (see page 3). Verbal summary reports were documented by the consultant team.



Project Schedule

LAND USE

1. Establish inviting public spaces, including parks, plazas, and multi-use paths
2. Encourage aesthetically pleasing, sustainable buildings and sites that are context-sensitive and oriented to human activity
3. Allow for a mix of uses suitable to the unique development opportunities in Glenwood
4. Provide opportunities for the development of a variety of housing types to meet the needs of a range of households
5. Facilitate opportunities for businesses to provide goods and services to local, regional, statewide, national, and international markets
6. Restore, enhance, and protect the ecological function of natural resources, and increase public awareness of these resources

CIRCULATION

7. Improve public connections to the Willamette River
8. Enhance the transportation system to improve safety, convenience, and movement for all modes of travel including vehicles, trains, public transit, bicycles, and pedestrians

INFRASTRUCTURE

9. Provide a full range of urban public facilities and services for redevelopment and new development
10. Protect the public from potential natural and manmade hazards

OTHER

11. Celebrate Glenwood's contributions to the region's historic development
12. Provide opportunities for the installation, display and creation of public art
13. Facilitate redevelopment while addressing the consequences of change to existing residents and businesses

Project Goals as Approved by CAC on 09-02-09

The following pages include:

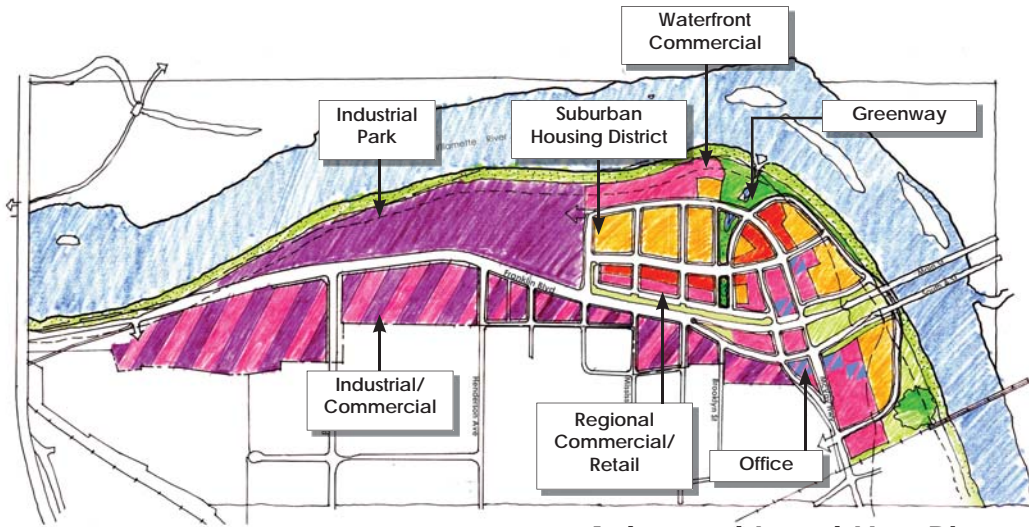
1. The study area
2. The response sheet tally
3. Land use and circulation concepts
4. A summary of verbal and written comments

Study Area



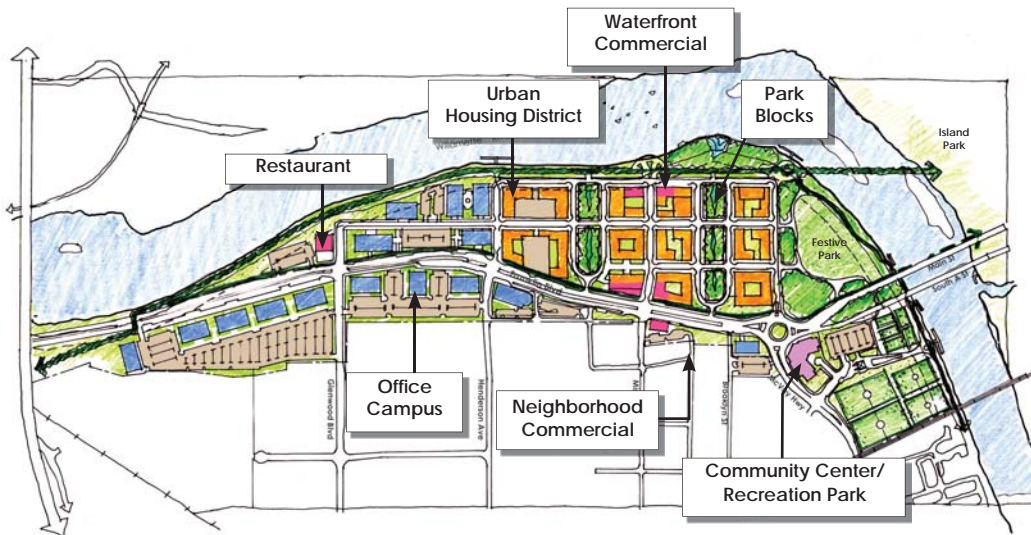
Response Sheet Tally

The tally of committee members preference for a land use concept plan to refine and develop further is identified below.



Adopted Land Use Plan

1



Alternative Land Use Plan

25

Other

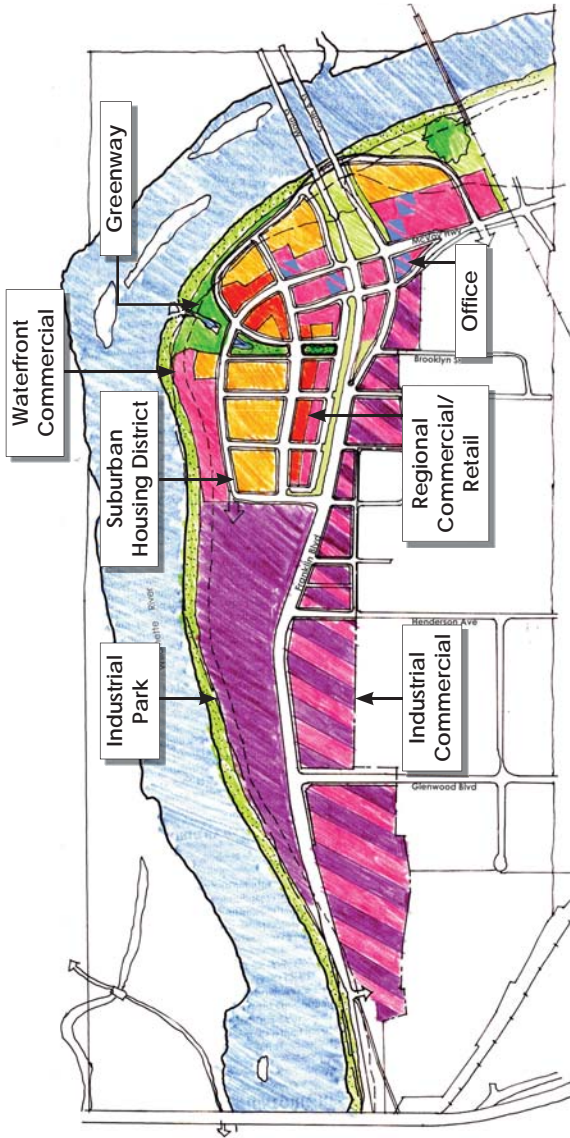
4

Land Use Concepts

Adopted Land Use Plan

Development Summary

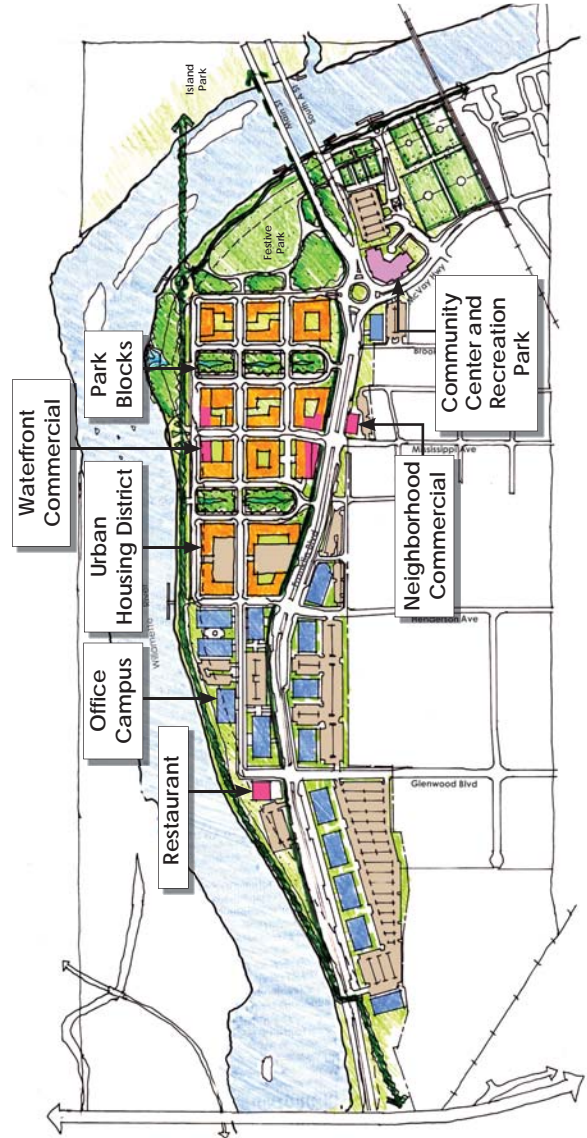
Housing	850 DU
Office	80,000 SF
Franklin/Waterfront Comm	200,000 SF
Industrial	450,000 SF
Park/Open Space	NA



Alternative Land Use Plan

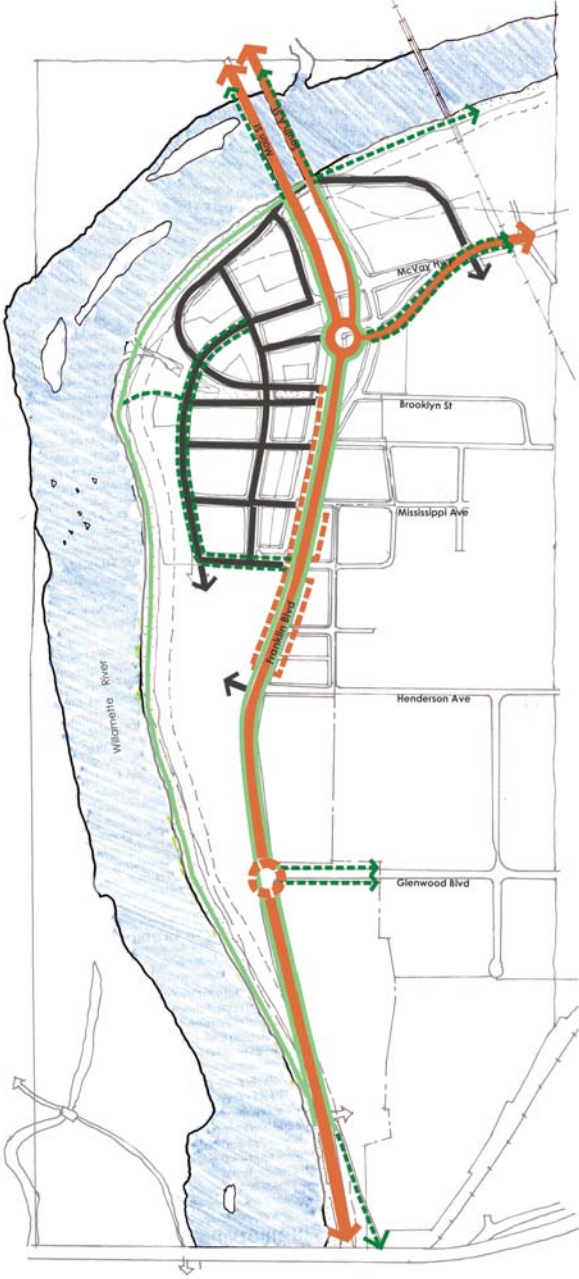
Development Summary

Housing	1,800 DU
Office	700,000 SF
Franklin/Waterfront Comm	50,000 SF
Park Blocks	4 AC
Waterfront Park	21 AC
Recreation Park	14 AC



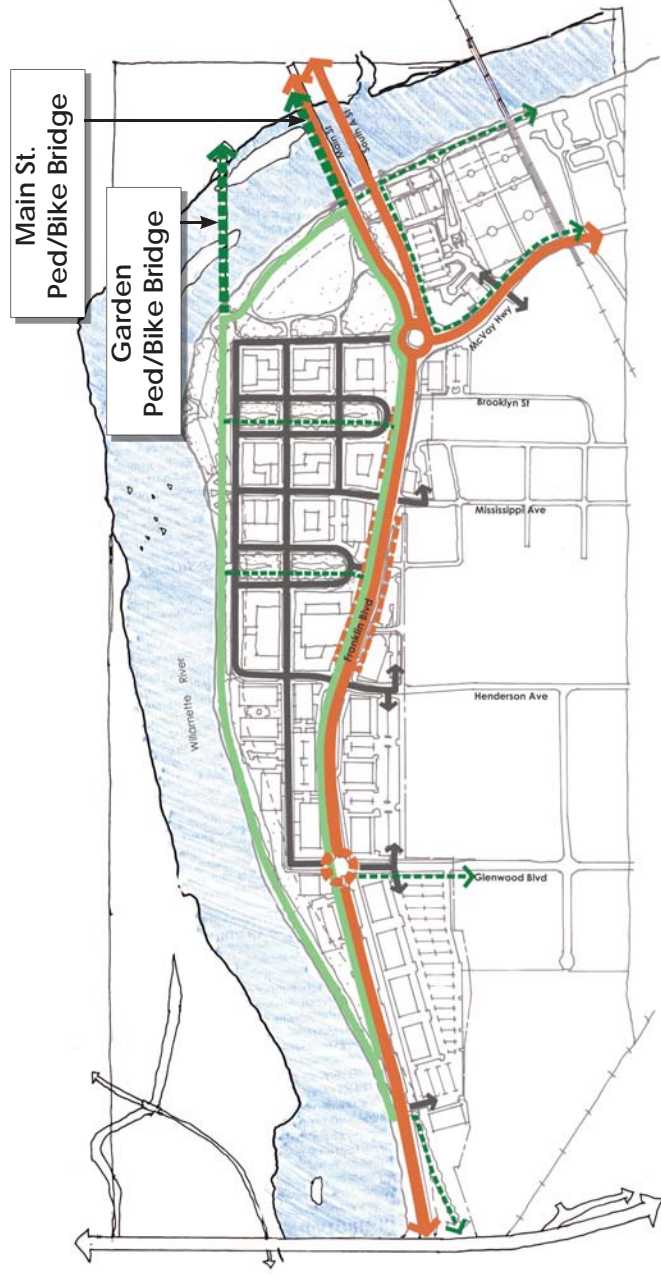
Adopted Circulation Plan

- LEGEND**
- Multi-way Boulevard
 - Network District Streets
 - Bike/Ped Loop
 - Bike/Ped Connections



Alternative Circulation Plan

- LEGEND**
- Multi-way Boulevard (Modified)
 - Grid District Streets
 - Bike/Ped Loop
 - Bike/Ped Connections



Summary of Verbal and Written Comments

Land Use

Commercial Character

- Agree retail should serve the immediate region (Glenwood) and not anticipate destination shopping for retail
- More commercial/office/hotel use along west side of 'festival park'. That new park is too large and detracts from our existing Island Park for festivals
- Add more commercial along south lap of large roundabout
- Prefer hotels on west-end and south of Franklin
- Work on commercial development on west side (Franklin Blvd)
- Glenwood needs a market/grocery store -2
- Retail/commercial calculations accounted for Springfield only- need to consider retail/commercial on Eugene side
- Neighborhood retail critical (not destination)
- Should retail face parks?
- More commercial square footage/ less park
- Downtown Springfield will likely benefit from Glenwood redevelopment- without it the future for downtown is problematic. Retail/Commercial development (i.e. regional restaurants, hotels, regional grocery store [whole foods] etc) seem like a good fit for the central location and amenities of Glenwood. The type of retail/commercial that will locate on Glenwood waterfront would never consider downtown.

Housing Riverfront District

- Like affordable housing- is essential part of this mix-plan for families not just singles -2
- If student housing, keep away from other housing
- Density of housing- what about parking?
- Parking will take care of itself with usage
- High density housing is a natural- don't limit heights
- Like the residential blocks- including individual low income housing to look like market rate
- It seems that more suburban housing is preferred by the individuals in Springfield
- Integrate 'low' income housing into market rate buildings instead of separate
- Consider including some special needs housing for low-income (HUD 811 or 202 projects)
- Must PLAN for those dislocated from existing trailer parks -2
- Predominant land use should be housing over active ground-level uses
- Housing is too close to the river - a sizable area needs to be left for everyone and not a few
- Insufficient demand for housing in mixed-use centers to attract appropriate developers - 2

Open Space

- Like the park blocks – 3
- I like the idea of small plazas at termini of north/south streets- all different with public art, fountains, etc.
- Keep the park blocks perpendicular to river for connectivity and storm water treatment
- Extend green spaces (where river is brought in) across Franklin Blvd to help unify with existing neighborhoods- park space with easy access to new development
- Like linear park
- Is there any park space for people between river & river-front street? Some images would be helpful
- More green along river
- River recreation: fishing, boating, swimming
- I support incorporating stormwater management into the park blocks and greenway as was proposed in the Glenwood SAP
- Like generous park space
- Like large park to the east/at the bridges -3
- Terminate parks at the river with significant public areas- 'festival park' here?
- Find better use for east-end- not 'festival park'; prime real estate
- 'Festival Park' would be in direct competition with the existing Island Park across the way/redundant -2
- Unsure of festival park
- 'Festival Park' is this the best use here? Perhaps at end of stormwater parks?
- Like idea of Community Center building
- Like Convention Center on waterfront
- Reduce size of 'active recreational area' -2
- Sports park along river flood plain makes good sense
- I like park and greenspace arrangement, I argue for park and community center

Employment Character

- More light industrial -2
- Less office or develop further south toward I-5 access -2
- Make the office area less suburban
- Make housing rather than offices
- Minimize office uses -prefer to see that development in downtown Springfield/Eugene
- Show how hotel/office alternatives are accommodated in land use
- Eventually no industrial in this area at all
- Need to identify relocation sites for industrial users- Oldham, Myrmo, etc.

Summary of Verbal and Written Comments

Land Use - Cont'd

General Land Use Comments

- This area if done right will not compete with other office or commercial areas
- We need high-end riverfront and entry/landmark uses
- The proposed plan focused on riverside development leaving the existing neighborhoods behind and looking at backs of tall buildings and parking lots
- Potential uses should be trimmed by market not set in stone with a specific block by block plan
- See more density
- Prefer lower density development
- Think too much development/density is over-kill for this area though it's inevitable with pressure from UofO area and Springfield just because of the amount of developable land
- Need to identify ways for property consolidation and profit sharing among property owners
- Consider adding an education zone or area as an extension of the Uof O or possibly a private institution
- Focus on U of O influence to the west
- Take advantage of potential synergies with University (Housing, night spots, entertainment, research park, University expansion)
- Increase foot traffic and bicycle traffic.
- Limit height of buildings where feasible- concentrate higher buildings in center of development
- Highrise building block river view and sunlight -2
- Stepped buildings on riverside to lighten up northern street and 'boardwalk area' -5
- High rises or super blocks should be south side of Franklin
- Where do the utilities go in zero set back areas? How has it been done in other areas?
- Restore and enhance the awareness of the ecological function
- Neighborhoods south of Franklin need more amenities such as parks
- Community Gardens
- Too much park land on alternative- consider reducing 20-50%.
- Stormwater parks are plus (Flood/play to combine use)
- Try to avoid very narrow landscaping strips along roadways (e.g., 4' or 3') – make wider if possible
- Public services required: Post Office, Library, job training, social services, etc.
- Like the hotel idea
- Not thrilled about hotel right on river

Summary of Verbal and Written Comments

Circulation

Auto- Franklin Boulevard

- Straighten Franklin alignment (as alternative?)-2
- Consider Franklin realignment along 14th Ave.-2
- Plan for EMX stations in Franklin Blvd width
- Single lane for EMX majority of Franklin-2
- EMX as a ground level system takes up large part of roadway – speed of system will be limited – consider above ground transit
- How will Franklin be integrated with Glenwood Blvd and Henderson?
- Like the roundabout-3
- No roundabout; creates real problems with increase in the large amount of pedestrian and bicycle traffic; will bring a lot of safety concerns-3
- Roundabouts create real safety problems for pedestrians and those with mobility challenges
- Wider street from roundabout to Henderson
- Propose a roundabout at Glenwood Boulevard
- Road in from Franklin/McVey roundabout should be more ‘important’, possibly main street
- Consider the need to accommodate school bus pick up for elementary and middle school-aged students
- Focus on entrance points from I-5
- Provide ‘entrance’ to city at Franklin/Glenwood Blvd
- Need to balance benefits of traffic for business with congestion issues on Franklin Blvd

Auto- District Streets

- Like the grid layout /better use of parcels/for development-7
- Like grid system with capacity to superblock
- In favor of the slow-moving riverfront street-6
- Riverfront road is too close to river, especially as continuous roadway -2
- Make riverfront street with lower speed cross section and green feeder streets
- Keep street off of riverfront where possible-3
- Specific design can accommodate low speeds and ped friendly environment
- Maybe a street running south of Franklin along the river

Bicycle/Ped- Grid Route

- Like Protected Bike/Ped connections-5
- Add bikeway on south side
- Possibly locate bike lane in multi-way blvd to south side vs north due to bike/ped path located on river side
- Can some of the bike facilities be located on the local road network rather than on Franklin Blvd without compromising the connectivity of the network? bikes at key points (Mississippi, Glenwood, etc)
- ‘Central Park’ bike lanes? (two street sections- not just one)
- Pedestrian crossing proposals for Franklin Blvd.
- Consider possible underground tunnels for peds/bikes
- Possible north-south ped/bike bridge across river (Aspen St.)
- Like bike bridge idea across Willamette-2
- Prefer one connecting bike/ped bridge on the greenway (garden-type) bridge
- Would like path to follow river
- More attention to north-south connections across Franklin to existing neighborhoods-4
- Connect parks with ped/bike to neighborhood south of Franklin

Circulation General Comments

- Less vehicle traffic
- Traffic density is an issue
- Work on transportation from I-5 and University area to hotels
- Would street trees block views of storefronts?
- More connections to land along river to south (McVay Hwy)
- Need more detail to the south of the bridges along McVay to provide continuity
- Show more examples of the street/bike frontage along the office and residential areas
- Incorporate southpark trail along the river all the way through Glenwood per the Regional TP
- Lots of permeable paving for hardscape near river

General Comments

- Overall your proposals seem very good and your presentation very persuasive
- Do plans for redevelopment of Glenwood extend beyond the area?-2
- The committee has yet to decide what a level this project is at. - Until that happens it's difficult to respond to what detail we want
- We have limited waterfront areas and need to move carefully
- We need to deal with the rest of Glenwood
- Re-terminology: Glenwood is no longer between 2 cities; it's better to say it's between one city and the downtown district of Springfield
- Design focus solely on north side of Franklin- appears to create a wall and isolate properties south of main road
- Develop some design guidelines that are aimed at protecting various aspects of the area (the greenway, access to Franklin)
- Far too specific. If any proposal such as this is adopted, certainly it will provide 'certainty' to a developer, but it will be incredibly difficult to adapt the plan for opportunity(ies) that we cannot foresee today
- Like focus on housing and neighborhood retail but not regional retail
- Agree that Glenwood/Downtown re-development needs to be coordinated
- Appreciate idea concept of creating certainty in zoning.
- River is particularly nice in this area with curve and island and once it's over-developed you can never get it back again in it's more natural state!
- River swales are good!