

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

Wednesday

PUBLIC MEETING MINUTES
August 25, 2010

5:30 p.m.

STAFF PRESENT:

Molly Markarian, Gary Karp, Dave Reesor, Mike Engelmann, George Walker, John Tamulonis, Courtney Griesel, Clayton McEachern

CAC MEMBERS PRESENT:

Randy Hledik, John Oldham, Olivia Reynoso (Arrived late), Erik Bishoff, Bill Seider, Susan Ban, Roxi Thoren, Bill Woods, Ken Schmidt

PUBLIC ATTENDING:

Pam Leavitt, Les Leavitt, Bert Rekker, Jim Yarnall

• **CALL TO ORDER –**

Meeting was called to order at 5:30 p.m.

• **PUBLIC COMMENT –**

There was no public comment.

• **APPROVAL OF MINUTES –**

Prior meeting minutes were not ready for approval. Minutes will be done in more of a summary format in the future. Minutes from previous meetings will be presented at the next meeting.

• **LAND USE CHAPTER–**

Molly explained that the majority of the meeting would be dedicated to providing the CAC with an opportunity to provide feedback on the Draft Land Use Chapter that staff had presented at the prior CAC meeting. Molly initiated the discussion, accompanied by a PowerPoint presentation, by reminding the group where the project was in relation to the project timeline. She then opened the floor up for the Land Use Chapter Review Sub-Committee and any other constituency members to report on the Draft Land-Use Chapter.

Bill Seider is the Springfield Chamber of Commerce representative. Bill presented the Land Use Chapter to his constituents and asked for feedback. He said that there was general support with a few concerns noted:

1. Curiosity regarding how flexible the plan is. They do not want it to be too rigid.
2. Concern about how the plan deals with non-conforming uses that are existing.
3. Concern with the next step, implementation. They wonder how the City is going to market this area once the plan is adopted.

A subcommittee of the Glenwood CAC, which consisted of 5 members, met two weeks ago. The subcommittee's charge was to review the Draft Land Use Chapter in greater detail and provide feedback, comments, and concerns to the full CAC. Roxi Thoren reported that the group generally supported the concepts in the chapter but had a few main questions/concerns:

1. Concern with the minimum 50 dwelling units per acre.
2. Whether there are enough designated zones, such as for parks and open space.
3. Question about the Franklin frontage requiring residential in Subarea A.

Molly added that another topic the sub-committee mentioned was drive-thrus and the difference between a traditional fast food drive-thru and, for instance, a bank drive-thru or grocery pick-up zone.

Bill Seider added that it is important to remember that this is only a portion of the Land Use Chapter – there are still a lot of things coming like parking, height restrictions, floor area ratio, so the draft the group looked at is by no means the final version of the chapter.

Molly then explained a process for small group discussion of the land use recommendations, and the CAC broke out into two groups to hold these discussions, the pink group and the yellow group, as documented in the attached notes.

The CAC then reconvened as a full group, with representatives from each small group reporting on their discussions.

The pink group, facilitated by Courtney Griesel, consisted of Randy Hledik, Erik Bishoff, Roxi Thoren, Bill Woods, and Bill Seider. The yellow group, facilitated by Molly Markarian, consisted of Ken Schmidt, Susan Ban, John Oldham and Olivia Reynoso.

Bill Seider presented started the presentation of the pink group's ideas. He said that the group looked a lot at boundaries and first asked why does Subarea D, which is primarily industrial and office use, extend to Franklin Boulevard? The group wondered if "B" should come down a little bit and make a blend of "B" and "D" north of the railroad trestle. The group also looked at "C" coming along the north side of Franklin Boulevard to try to make Franklin Boulevard a place instead of a boundary. They also wondered if "C" could be extended east to have more commercial and office at the roundabout, which is a gateway of Springfield. Using some of the same reasoning, along the traffic circle there should be "B" coming into Springfield with the commercial-hospitality zone and then expanding B west to make a more cohesive "B" area. Bill added that to compensate for the loss of "A" that it could be extended west of Henderson. Molly asked if the group's ideas follow property lines, and Bill responded that they had not really looked at property lines in particular.

Ken Schmidt started the presentation of the yellow group's ideas. He said that the group talked about a variety of topics, such as height restrictions, density, stair stepping buildings along the riverfront, making the riverfront more appealing. Molly asked what subarea Ken had focused on, and he answered "C". He said that when his group discussed "C," they talked a lot about flexibility rather than being so rigid as far as the boundaries. One of the concerns is if a developer wants to develop an area and they need extra acres or fewer acres, they will be stuck with the zoning that is in the particular subarea. Ken said that his group was worried about density because of the height. They would like to stair step some of the density down and have less height along the river, possibly a little more height on Franklin. Molly reminded the group that height has not been discussed yet, so she wanted to understand the height portion. She added the example of Metro's West Town on 8th where there is actually only a two-story building on the street, but then behind that it's much higher. Ken said as long as there is stair stepping and in particular along the river that was fine. Susan Ban added that another issue discussed with density in their group were traffic congestion.

Bill Woods said that for his group, in terms of correct uses, they asked if an indoor track facility would be favorable because it would not be used all the time. Bill Seider added that indoor uses were a little broad, and he suggested that they use "indoor track" to differentiate from dormitory, science building or lab, or classrooms. John Tamulonis remarked that this it would likely not be just a track but an athletic training facility, so it would not be used a couple of days a year, and it could have university or medical office facilities nearby. Molly stated that what she is hearing from the groups is that we need to be more specific about what types of university-related uses would be permitted. Randy Hledik added that a used text book storage warehouse would not be an appropriate use. Erik Bishoff said one of the

concerns was that if it was not a space that would be used for the majority of the time, like it closed down, but it sounds as if you have all of those supporting facilities then it might be active enough to have people there 18 hours a day. Bill Seider stated that the issue seemed to be clarifying that a secondary use was compatible with the office orientation

John Oldham spoke about the lack of flexibility in terms of what if half of a development wants to be in "A" or if there were property owners in "C" and "A" who were willing to sell enough land to make a development happen. John Tamulonis talked about transfer of development rights and the feasibility of accumulating land for such a facility.

Molly asked Olivia if she wanted to share about her subarea. Olivia said that it was about the same as what Ken Schmidt spoke to: congestion; height issues; how much density will be in the area; and still looking keeping the riverfront area as pleasant and available to everybody.

Randy Hledik said he facilitated the first question about uses in his group for Subarea D. The responses he received are that the uses are appropriate and there is more flexibility than the code has now. There was some question about the size of hospital and permitting ancillary medical buildings and also other types of single-focus employers.

Molly mentioned that some of the reasoning behind the boundary of B had to do with setting the nodal boundary and auto-oriented uses. Randy Hledik stated that the roundabout feels like a false boundary. John Tamulonis pointed out that with roundabouts you generally do not have access to anything directly next to the roundabout; the actual entry or access to the business is some distance back, which would be of concern to a commercial business.

Randy Hledik reiterated a comment that Roxi made, which was that the roundabouts which are 'wow factors', bring traffic from Glenwood, Eugene, and Springfield, so this is a real opportunity to make a statement that lets motorists know that they are in Glenwood. Gary Karp spoke to the design standards controlling the appearance of buildings.

Molly asked Susan Ban about Sheltercare's residential facility in area D and if there were any concerns. Susan said that Lane County is the property owner, and the site is not ideal for residential and she does not foresee Sheltercare wishing to change the site as it exists currently.

Roxi Thoren commented that on the "B" "D" question was also that patch to the south of where the bridge takes off there is good access to the river, so it might be a good opportunity for hotels or residential or commercial.

Erik Bishoff said that in his group there was concern with "A" being a little over planned. The group talked a little about the idea of stormwater management and the connection to the river, and he thinks it might be a good idea to be a little more explicit. Molly replied that there is a Stormwater and Natural Resources Chapter that the committee will see that George Walker has been working on. Erik also communicated that their group talked about the 50 dwelling units per acre. Erik is all for high density, but he said one of the concerns is whether or not the market will be there, so maybe more give and take is needed. Another concern is if it is mixed-use and if you have commercial on the ground floor, what that means for height.

Molly and John Tamulonis cited several examples of high density housing with commercial on the ground floor that still fall within the range of 4 to 6 stories in height. John also talked about the housing market in general and that demand will come from outside of just Springfield and that part of the development will be market, another part low income, and all of it will be driven by how the whole area grows. Randy Hledik followed up by saying that the City should allow, encourage, incentivize, but don't mandate such high density levels.

Susan Ban stated that everything she planned on saying has been said before. Her group was concerned with flexibility and density partly because of the aesthetics and the building height, partly because of traffic and plus whether the percentage of roads is high, and then there were some talking

about what is realistically going to happen during the planning horizon and a real argument about flexibility. The University of Oregon development will play a role in what is feasible in the future and the group does not want the plan to constrict what options might exist.

John Oldham spoke about Subarea B for his group, and the principal issue was the 50 dwelling units per acre being too high for the same reasons mentioned before, as well as stair-stepping. Molly remarked that stair-stepping can be done with the 50 dwelling units per acre. John Oldham then commented that ideally you would want that density because you will then have more units to sell, and that is the profit in this. John asked if it is necessary to mandate. Molly responded that something has to be mandated; the City has to mandate a number. Then Molly reminded the group that the City receives mandates from the State that require the City to mandate. Molly also added that there will be a number that will need to be agreed upon as a community as to the minimum residential density for that area. The City Council and the Planning Commission will be weighing that against the amount of public investment that will be going into the infrastructure in that area.

Randy Hledik commented that is fine as long as the recommendations and concerns of this committee are adequately and honestly conveyed. Molly replied that they will be.

Molly asked if anyone had hand written notes on the actual chapter. For those who were not done yet, Molly asked that they either mail or email them to her, as soon as possible.

Due to low turnout at the meeting, the group decided to put off making a land use recommendation at that time. Instead, staff agreed to review the CAC feedback and present a response at the next CAC meeting. Staff will work with the Committee to schedule the next few meetings based on member availability to encourage better attendance.

Molly asked the Committee about future meeting format. The Transportation Chapter will be presented to the Committee at a later date. She asked if the Committee would like staff to follow a similar process with the Transportation as was done with the Land Use. The group decided that they would like to receive the chapter in advance so that they can come to the meeting ready for discussion immediately following the presentation. It was decided that they would get the chapter two weeks prior to the meeting.

- **ADJOURN**

Meeting adjourned at 8:00

GLENWOOD REFINEMENT CITIZEN ADVISORY COMMITTEE MEETING – AUGUST 25, 2010
Notes from Breakout Group, Contact Courtney Griesel (CMO) with Questions

Notes on Subarea A Discussion:

- Group members felt that Subarea A may be a bit over planned, getting too specific with exact locations of different amenities. For example, the group felt that the location of the green/open space blocks seemed too specific without illustrating flexibility to potential developers.
- Make it obvious that the green/open space is necessary but limit the specificity and allow for developers to present other adequate options.
- The group expressed concern over the proposed minimum of 50 du per acre. They felt that the minimum was “really high” and instead the City should “allow, encourage, and incentivize but not require.”
- The group asked that staff look into expanding the Subarea A uses into areas of Subarea C.

Notes on Subarea B Discussion:

- The group expressed the same concern over the 50 du per acre minimum as being too high. The group’s concern extended into building height. If the building had ground floor commercial with the required 50 du, this could create for a very tall building.
- The group asked that staff look into modifying Subarea B and A boundaries to possibly swap subarea uses in the eastern most blocks.

Notes on Subarea C Discussion:

- Make the “University” uses more specific. The use should create activity 5 days a week. The group was concerned that a general University related use allowance might leave the door open to storage warehouses or developments that would not generate or lend to the creation of activity in the Riverfront area. Identify examples of ‘ok’ university uses.
- Include market conversations in the allowed use discussion illustrating to readers the role of the market in relation to the use list as well as the purpose of primary and secondary uses.
- The group felt that the “exception” language in the Subarea C discussion was confusing.
- There was concern expressed over the inclusion of residential on the South West corner of the subarea, specifically the area very near to the County Transfer Station.
- The group felt that there may not be enough emphasis on evening uses and that staff needs to pay more attention to this area as a Gateway to Glenwood, encouraging development that looks vibrant in the evenings.
- The group asked that staff examine extending Subarea C down the North Side of Franklin (in a narrow corridor) to act as a “buffer” or transition to the Subarea A uses.
- Pay more attention to Franklin Boulevard as a “Place” and less as a boundary.

Notes on Subarea D Discussion:

- Is a hospital an appropriate use? Is there a limit on the size of facility? Are complimentary uses, like medical offices, allowed?
- The group agreed that the uses seemed appropriate and adequately flexible.
- They agreed that they were in the correct configuration and mix.
- They mostly agreed that the physical orientation was correct with the exception of the North area. They asked that staff examine the possibility of a more blended use list or combination of subareas in the North McVay area.

Subarea A

Questions correct uses? all high density in (A)

height issues 4 to 6 stories (not direct along River)
density 50 units/acre - prefer staircase away from river
residential uses along Franklin

* Prefer lower height and lower density along river
STAIRSTEP to height + density away from river

- ➔ should be more flexibility
 - ➔ across property lines
 - ➔ and ^{across} subarea boundaries
 - ➔ allow market to influence
 - ➔ need flexibility

Prefer * OFFICE/RETAIL next to river

➔ Density concern = a lot of traffic object to heavy traffic along river

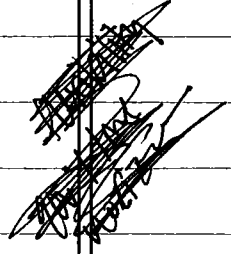
24% ROADS too high

75' riparian setback OKAY

➔ concern about existing use
➔ what about expansion w/ existing use during an interim period?

➔ planning horizon - 30 years (not 10 to 15) don't want a plan to constrain options for interim use before plan horizon

➔ Don't want to tie the options of owners



* UD development will be key to what will be feasible

RECOMMEND

Flexibility ~ what if UD has unanticipated needs - residential, research, ???