

MINUTES OF THE MEETING OF  
THE GLENWOOD CITIZEN ADVISORY COMMITTEE  
Tuesday, March 11, 2009

The City of Springfield Glenwood Citizen Advisory Committee met in the Springfield Library Meeting Room, 225 Fifth Street, Springfield, Oregon on Tuesday, March 11, 2009, at 6 p.m.

**ATTENDANCE**

Present were Laurie Adams, Susan Ban, Erik Bishoff, Randy Hledik, Daniel Hill, Eric Howard, Christine Kehoe, Zack Pardo, James Peterson, Steven Ramseuer, Olivia Reynoso, Tracy Rogan, Ken Schmidt, Bill Seider, Kara Smith, Roxi Thoren, Bill Woods, members. Also present were Development Services Director Bill Grile, Planning Director Greg Mott, Gary Karp, Tom Boyatt, Molly Markarian, John Tamulonis, Linda Pauly, Les Benoy, Brenda Jones, Courtney Griesel, Mike Engelmann, Richard Perry, Kristi Konegar, George Walker, Springfield staff; Terry Johnson, Robyn Sattler, Elmina Mike, Heather Pickett, guests.

**ABSENT**

John Oldham, member.

**WELCOME AND INTRODUCTIONS**

Mr. Mott welcomed the members of the Glenwood Citizen Advisory Committee (CAC) and thanked them for their willingness to serve.

Mr. Grile joined in Mr. Mott's thanks and emphasized the unrealized potential in Glenwood. He anticipated the committee would do creative thinking that stimulated much discussion, and produce a recommendation that was in the community's best interest.

Those present introduced themselves and provided some brief biographical information. At Mr. Mott's request, members also mentioned things they would like to see changed in Glenwood as well as things they would like to see preserved. Their ideas are listed below:

- Should preserve the fast, efficient corridor between Springfield and Eugene and improve access to the riverfront. (*Rogan*)
- The residential area of Glenwood has some scenic character and contains affordable housing, many trees, and there is a sense of community among residents. Those are elements that should be preserved. Glenwood could use a Laundromat and more amenities for area residents. Would like to see the bicycle path extended through Glenwood as a means of attracting more people to area businesses. (*Ramseuer*)
- Interested in landscape urbanism (integration between the urban and landscape processes) so perceive Glenwood as exciting and unique as well as a model for other, similar areas. Important to preserve connectivity, foster mixed-use development, but affordability is

key. Maintain access for affordable housing. Greenway connectivity and riverfront access are critical, but ecological function needs to be kept in mind. *(Thoren)*

- Would change the EmX bus line to an elevated electric train to take the bus out of traffic and allow speeds to be increased without disrupting the corridor so much. Would like to see the wetlands, riparian zones, and trees to be preserved and would encourage low- and medium-density residential, locally owned businesses, and more parkland. *(Pardo)*
- Think there is magic in the river being part of all of Glenwood; it is a beautiful thing and while it is protected by the greenway think it could be enhanced. Would like to see the area become more a part of the Springfield community. Do not want to lose Roaring Rapids. *(Adams)*
- Think Glenwood has a long way to go before it becomes more attractive. It needs to look less industrial and take advantage of the river. Need to plan for the area so it does not develop in a piecemeal way. *(Seider)*
- Agree with what has been mentioned to preserve. Concerned about the Glenwood residents who will need continued access to affordable housing, and the quality of the neighborhood. The residential community was very cohesive, which was rare for the area. The aesthetics of the region and access to the river could be improved, and river access should occur in a way that enhanced the neighborhood. *(Ban)*
- Think in terms of access and surroundings, could not ask for more as a starting point. Important to improve the integrity of existing residences in the residential core. Think more public access to the river, which is a community asset, was important, and that access might be improved with a mixture of uses. *(Howard)*
- Important to preserve access to the bus system, which creates convenience for the community, provides access to businesses in the corridor to customers such as University of Oregon students, and reduces the community's carbon footprint. Encourage sustainability projects in the area and riverfront redevelopment. The riverfront can be an area of dynamic change with a powerful impact on the community. *(Woods)*
- Would like to see low-density mixed use development, increased access to the river, and it would be nice to have the bicycle path loop through Island Park. Interested in the outcome of the plan on an aesthetic basis because I look at the area all the time. *(Kehoe)*
- Very interested in earth-friendly approaches. Believe there is an opportunity for all kinds of uses in Glenwood. Should preserve Glenwood's identity—it's its own little "gem" squeezed between two communities. *(McBeth)*
- Think we should be working to do more "green" things in Glenwood that reduced costs. Glenwood contains some of the oldest trees in Lane County and want to see the urban forest and riparian preserved. *(Peterson)*
- See the planning effort as an opportunity to make Glenwood more accessible at the human scale for bicyclists and pedestrians. Important to preserve the businesses and people already in Glenwood. *(Bishoff)*
- Affordable housing is very important—nice to have accessory dwelling units and other small residences such as grandmother cottages available for single persons. Would like to see more transportation accessibility and some consistency with some of the changes being proposed for the Walnut Street Station and downtown Springfield. Encourage alternative transportation routes with small supportive businesses along them. *(Smith)*
- Note that am currently working on a digital layout for Glenwood with assistance of Metro Planning and City of Springfield and invite your input when that it is ready. Want to

preserve the “independent feel” to Glenwood. Liken Glenwood to a bridge, with its own unique structure between two land masses, Springfield and Eugene. See Glenwood as an amazing opportunity because of its proximity to natural features and transportation routes. Interested in sustainability from standpoint of housing. Suggest that, rather than discuss “affordable” housing, we discuss “reasonable cost” housing because of subsidized nature of “affordable” housing. Want to preserve existing residents. See area as an opportunity to provide more housing for University of Oregon students while taking pressure off historic areas like south Eugene. Also perceive some opportunities for live-work developments. (*Hill*)

- Agree that there is an excellent opportunity for the University to grow into parts of Glenwood with the appropriate mixed use zoning along the corridor and river. (*Schmidt*)
- Bring the access to the river provided at Roaring Rapids to other riverfront areas in Glenwood. Need to consider the entire land area of Glenwood to see how things fit together. (*Roth*)
- Agree about improved access to the river. Want to see the river’s beauty preserved. (*Reynoso*)
- Would like to see riverfront preserved and enhanced to take advantage of the potential the community had heretofore turned its back on. Would like to see change to the Franklin Boulevard/McVey Corridor; the interface with the public realm needs major improvements. (*Hledik*)

Mr. Mott introduced members of the project team.

## **PUBLIC COMMENT**

**Elmina Mike**, Meals on Wheels, hoped to see the committee address the concerns of elderly Glenwood residents living in mobile home parks first and to plan for how they would be housed in the future to ensure they were not displaced by the planning process. She suggested the potential of providing them with subsidized housing and health care for as long as they lived. She also advocated for a health clinic close to the parks. Ms. Mike said she would work with Mr. Schmidt to make sure those concerns were brought forward to the CAC.

Mr. Mott indicated the City was cognizant of those concerns and the residents involved, and further noted legislation pending before the State Legislature related to mobile home parks related to park closures and the provision of affordable housing.

**Heather Pickett**, Metro Planning, spoke of the planning effort her firm was undertaking related to Glenwood and discussed the difficulty she had accessing the riverfront in Glenwood to take pictures of areas the bicycle path could go and other uses might be located near the river.

Responding to a question raised by Ms. Adams about the parallel nature of the planning process mentioned by Ms. Pickett, Mr. Hill clarified that Metro Planning was just working on some concepts of what Glenwood could look like. Mr. Mott added the City Council created the CAC to update the refinement plan, but he did not think there was any limit to the input it could receive. Staff had not completely worked out the details of the visioning process, but he

anticipated it would include a significant contribution from the CAC that the community would have the opportunity to comment on via a survey that would be posted on the City's Web page. He also envisioned that the City would hold open houses for input, particularly when the CAC decided on its preferred option.

**Joan Armstrong**, representing the Glenwood Society for Livable Communities, shared copies of some suggestions and considerations developed by several Glenwood area residents, and in particular emphasized residents' interest in art. She suggested that the CAC consider some "big art stuff" that employed the talents of Glenwood residents. She reported the society was currently working on a native plant landscaping project for the new bicycle path, which was an approach she hoped would be carried forward on other sections of the bicycle path along the river.

## **PROJECT ORIENTATION**

Mr. Tamulonis provided a PowerPoint presentation on Glenwood to orient members to the area. Copies of the presentation were provided to members. The presentation touched on the history of Glenwood's development, reviewed prior planning efforts, identified project goals, outlined the role of the CAC, and laid out a project timeline.

With the assistance of a map of the area Mr. Boyatt provided some background information on the Franklin Boulevard transportation corridor. He pointed out the locations of proposed improvements and described what was proposed. Members asked questions clarifying the information provided.

## **COMMITTEE PROCEDURES**

Ms. Markarian discussed the role of the CAC, which was to develop a preferred vision, serve as a sounding board for the planning project, and helping the City to engage the broader community.

Ms. Markarian reviewed the timeline and called attention to the CAC's operating procedures, which were included in the meeting packet and included an overview of the consensus-making decision process.

## **VISIONING PROCESS**

Mr. Mott asked the CAC members to indicate their top four priorities among the list of 14 issues provided by staff before they left the meeting to assist the visioning exercise that would take place over the course of the next few meetings.

Mr. Mott indicated the City Council asked staff to focus a higher level of activity along the two river front corridors, McVey and Franklin, and to develop development standards specific to

those areas. The boundaries of those areas were not “hard and fast” and could be adjusted if necessary. He said that while the CAC would consider the entire Glenwood area, those areas would be the initial focus of its work. He encouraged the CAC not to be constrained by the work that had already been done but to consider it a starting place.

Mr. Mott provided some background on the Eugene-Springfield comprehensive lands study process, which included the development of policies related to the build-out of residential lands, an economic development strategies, and economic opportunities analysis. He anticipated that work would also influence the decisions and options considered by the CAC.

Responding to a request from Ms. Markarian, the CAC approved its operating procedures with a show of hands.

The CAC agreed to postpone election of a chair and vice chair until the next meeting.

### **SCHEDULE NEXT MEETING**

Ms. Markarian said she would poll members for dates for an April tour of the Glenwood area. She called attention to the proposed meeting schedule and indicated it would be e-mailed to members.

Members indicated their preferences on the list of 14 issues developed by staff with the assistance of post-it notes.

The meeting concluded at 7:55 p.m.

*(Recorded by Brenda Jones/Kimberly Young)*