

February 17, 2010



City of Springfield
Development Services Department
225 5th Street
Springfield, Oregon 97477

Attn: Springfield Planning Commission
Lane County Planning Commission

Re: Joint Public Hearing
Amendments to the Eugene-Springfield Metro Plan
(Springfield LRP 2009-00014 and Lane County PA 09-6018)
Amendments to the Springfield Development Code
(Springfield LRP 2009-00015)

Dear Commissioners,

In advance, thank you for your consideration of the testimony you hear this evening.

I am speaking to you tonight as a professional land use planner and as a 30-year Springfield resident.

My comments to you this evening are meant to be friendly. They're meant to be constructive.

I am going to focus on the sufficiency of buildable lands, in particular residential lands.

1. Residential Densities, Sloped Ground and Affordability
 - a. The RLS assumed future residential construction (regardless of location or type) would occur at significantly higher density than currently or historically has occurred.
 - RLS = 7.9 du/ac
 - Historical = 6.6 du/ac
 - On sloped ground = approx 4.0 du/ac
 - b. This is a very big assumption and should be examined.
 - c. This density assumption affects slope, affordability and marketplace choice.
 - d. Slope: Sloped ground:
 - Is more expensive to buy.
 - Is more expensive to develop.
 - Is impractical to do so at the projected densities.
 - Is probably not achievable given other Development Code requirements – Hillside Ordinance.
 - e. Affordability:
 - To remain a healthy, viable community there must be an array of housing types, locations, and price points.

SATRE ASSOCIATES, PC
101 East Broadway, Suite 480
Eugene, OR 97401

Phone 541.465.4721
Fax 541.465.4722

Toll Free 1.800.662.7094
Web www.satrep.com

Planners
Landscape Architects
Environmental Specialists

Date Received: 2-17-2010 RH
Planner: BJ

- If all that remains is (for the most part) infill or sloped ground, where will we provide housing for:
 - Apartments, townhomes, Multi-family?
 - Affordable Housing?
 - Affordable housing and multi-family housing requires flat (or relatively flat) ground.
 - Goal 10 requires we accommodate “needed housing”.
 - How are we going to do that?
- f. Marketplace: Not all homebuyers want to:
 - Live in small footprint homes on small lots.
 - Live on infill lots.
 - Live on sloped lots.
 - Live in far East Springfield.
- g. Marketplace: Where will they go?
 - Given insufficient choice, they’ll look elsewhere.
 - I don’t think that is what we want.
 - Indeed, limiting choice is the antithesis of smart land use, of reducing vehicle miles travelled, of managing the cost of providing public services.
 - Homebuyers will go to outlying communities – Harrisburg, Veneta, Creswell, and Lowell.
 - Those are great places. But is that what Springfield wants?

2. Population Forecast

- a. There were initially three population growth ranges under discussion – 1.7, 1.3 and 1.1 percent.
- b. The Springfield RLS Citizens Committee thought 1.3 was realistic.
- c. However, the adopted population forecast is now something like 0.9 percent.
- d. As Portland State University progressed through its work, it “shaved” something like 12,000 people off of its 2030 forecast.
- e. Furthermore, it assumed that most of that reduction (over 11,000) would come from Eugene/Springfield.
- f. Indeed, PSU allocated even more growth to some of the outlying communities.
- g. Historically, Springfield’s population has grown at a much different rate than the projected 0.9 percent. If we’re planning for 20 years, let’s look back in 20-year increments:
 - 1950 – 1970: 4.55% ave annual growth
 - 1970 – 1990 (including the 1980-85 recession): 2.83%
 - 1990 – 2007 (not quite 20 years, but most current data): 1.66%
- h. If this is the historic actual, where did the forecast come from?
- i. Under projecting population demand will further contribute to pushing growth to outlying communities. Again contrary to land use objectives, trip reduction objectives, and efficient provision of public services.

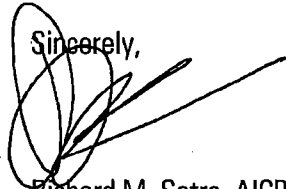
Lastly, where is the vision? Planning for our collective future is more than a numbers game, it's more than a check list. Granted, this is complicated stuff. Staff are to be commended. The consultant has done good work. But have we asked ourselves what the cumulative effect of this will be on our future?

I encourage you to take your time. Keep the record open. But more importantly, take your time. Ask yourselves, ask staff, ask the community – are our assumptions valid, where are we going, what do we want our Springfield to look like, to feel like, to function like, to be.

The last time Springfield looked at its land needs and UGB in this much detail was something like 1982. I think it's okay if we take another few months.

Again, thank you for your consideration of this, and other, testimony.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard M. Satre', written over the word 'Sincerely,'.

Richard M. Satre, AICP, ASLA, CSI, President
Satre Associates, P.C.