

Visions for the College View/South Franklin Corridor

Workshop #1 Sharing Your Concerns and Ideas

Summary of Public Input – January 14, 2015

Question No. 1. My concerns about change are:

- **Loss of rural agricultural area and preservation**
 - **Habitat conservation**
 - **Scenic value – from Pisgah**
 - **Inclusion of Seavey Loop area in “rural reserve” chance lost (?)**
 - **Potential industrial pollution**
- **In regards to preservation of Ag land – looking at long-term future, 100 + years (?)**
- **Moving industry from high ground to low lands near important and historic confluence**
- **Planning should be in the interests of all citizens, industry, and the environment**
- **Impacts to fire / emergency service and response time**
- **Development in floodplain and loss Ag lands**
- **UGB expansion and sewer increase cost to businesses and residents**
- **Impacts to wells and drinking water**
- **6 out of 6 persons at table oppose UGB expansion and have problems with process and this meeting format**
- **This planning session too narrow, too many wrong assumptions**
- **Expectation that all participants arrived fully informed**
- **Short timelines limit effective public participation, especially for working people**
- **So much time devoted, so little positive impact so far**
- **Need long-term solution, not decade-limited process, repeated battles re-fought**
- **Regional resource needs Rural Reserve planning, protection, solutions**
- **This is not a legitimate process**
- **Previously expressed concerns have been discounted**
- **Springfield / Eugene planners do not seem to be coordinating UGB expansions, the greater area should be considered**
- **Not convinced true need to expand**
- **Problems with light pollution**
- **Public opinion not considered**
- **Springfield needs to grow better, not just bigger**
- **Neighbors are not leading change – “Rural Reserve” did not initiate change**
- **Concerned about impact on existing businesses in proposed expansion area**
- **We need to be reducing Springfield’s carbon footprint; and expanding UGB will increase the carbon footprint**
- **Concerned about existing wetlands preventing development**
- **Springfield and Eugene need access to locally grown food**
- **We need to reuse vacant industrial land first**
- **Don’t understand why Straub property is still included**
- **Outside purview of City of Springfield**
- **Widespread opposition**
- **Limited to change vs. no change instead of appropriate change**
- **What does Springfield not understand about NO?**

Question No. 1. My concerns about change are:

- How does Springfield actually profit from this? At a cost of \$76 million PLUS I-5 and public safety?
- Springfield busy with great stuff: downtown, Willamalane, Glenwood. “College View” is an expensive distraction
- Springfield is not listening – No means No
- UGB will destroy our natural waterways with pollutants from run-off
- Don’t want large buildings in farmland
- Keep farming close to urban areas so citizens understand where value of agriculture and how it effects their lives directly
- Placing UGB on Oxley Slough will destroy it
- Pisgah is greatest park in Oregon – Howard Buford would be outraged!
- Citizens autonomy is being ignored and rolled over
- Adds more unnecessary pressure to wildlife
- False vision by dictating a false process
- Water
 - Pollution, water quality (waste and drinking) i.e. shallow well – concerns of pollution/contamination
 - Sewer capacity
- Transportation – vehicles interfere with homes
 - Bicycle riding / traffic – need lanes
 - Increased traffic
- Slippery slope – noise pollution, air pollution, water pollution
 - Could lead to further development
 - Residential development on farmland
 - Distrust – come further in
- Impact to ANY farmland
 - Willamette watershed impacts
 - Don’t want to see any farmland impacted
- Noise and light pollution
- Reverse rule (20-year rule) contact legislators – we do not need to continue 20-year supply rule for industry and single family houses
- Tourism and agriculture are growing – not industry
- Property used best benefit for everyone
- Human scale for beauty – community
- Ecological use – environment impact
- Keeping area beautiful
- Protecting farmers – locally produced food
- Protection of our natural resources
- Reject the premise that Springfield has the right to conduct a visioning process for our neighborhood
- No change east of Franklin
- What is Springfield’s legal authority?
- Lack of trust in the process
- Who or what entity stands to profit or benefit from expanding UGB?
- What other areas are considered for UGB?
 - Is there public information on studies of other areas?
 - Who was involved in these prior UGB studies?

Question No. 1. My concerns about change are:

- Vocal opponents may interfere cities job to find growth plan for next 20 years. How do we avoid this (i.e. “small neighborhood group wars?”)
- How change will affect currant residents
- Environmental impacts of development
- Why is change desirable?
- Why is Springfield meddling in this area?
- It could diminish the area’s unique characteristics confined area of small family farms
- Will develop farmland that we’ll never get back
- Many industries will be incompatible with small family farms and HB recreation area
- Why expand UGB and not look at land within Springfield – plenty empty, run-down lots
- Unspoken political and financial arrangements
- Failure for regional planning process for Pisgah and Bloomberg Rd. Eugene/Springfield/County coordination
- Voices of landowners discounted; public comment not influential
- Inappropriate gateway to conservation lands, farmlands, and parks
- Loss of property value for land with residential or agricultural uses
- Methodology to develop land need
- Loss of farmland
- Services – how to expand infrastructure
- Timeline for zoning change – city vs. county: which will rule?
- Encroachment on important recreation land – too close – “camel’s nose under the tent”
- Effect on wildlife: noise, air quality
- More industrial = more pollution, more traffic and everything that comes with it (speeding, safety, etc.)
- Noise pollution (impact on animals and families) – a factory 5 times bigger would be much worse
- Maintenance of roads in the area
- The potential loss of the beautiful gateway to Mt. Pisgah
- Damage to agricultural businesses in area
- Less park traffic to Mt. Pisgah would negatively impact the farms and businesses dependent on traffic
- More people in area = more crime in neighborhood
- Pollution to the area – water and air
- Increase in traffic
- Aesthetics
- Increased noise
- Fire and police protection
- Decrease in property values
- Forced implementation of public utilities
- High cost to increase road system at I-5 – safety issues
- High cost of new fire house
- Utilize existing “brownfields” industrial in current UGB. Much cheaper
- Use former Wildish crushing plant
- Why are we not talking other UGB sites north and east
- JCI need should not drive this process
- I don’t want to see prime agricultural land with good access to water converted to other uses. As our population grows climate change and the Pacific Northwest as an area of temperate

Question No. 1. My concerns about change are:

climate and abundant water we will need local food production even more so. There seems to be numerous sites in Springfield which in the past were commercial / industrial and are now vacant. I can think of several that are close to railroad transport. Why not use these sites and keep the agricultural land preserved? Infill NOT Expansion!! It's common sense – let's not repeat / continue the patterns of our predecessors. Consider Holland where cities are compact and agricultural land is cherished.

Question No. 2. My experience of the College View / South Franklin area today is:

- The gateway to Lane County's largest park and the Willamette Confluence Preserve
- Not organized well – uses are mixed – a patchwork without esthetic or design standards
- Poor quality land for farming in "green" area
- It is a distinctive area that could contribute to livability that attracts employers to the larger Springfield/Eugene area
- Despite proximity to I-5, this area mostly has a classic rural character that I really enjoy
- Refreshing once past the train tracks
- Enjoyed the wetlands in my back yard
- Gateway to Mt. Pisgah
- Going under railroad overpass
- View from I-5
- Blighted by existing development, especially on College View
- Part you can see from Mt. Pisgah is beautiful
- Recreation of both park and roads
- Enjoy the view of the varied landscape
- It feels like a separate "zone" from town – would like to keep it that way
- Existing established businesses seem to be viable and self-sustaining, "in it for the long haul"
- Don't fix what ain't broke
- It's a slippery slope; fear the creep/crawl of urbanization. Use already developed land instead.
- It's been managed by Lane County very well, does it need to become Springfield's?
- College View a good place for business
- What's there is ok – variety
- We don't go there
- Grazing land an important buffer between common / industrial along Franklin and farmland, park, wild areas
- Good freeway access (Hwy 58 and I-5)
- Water system already installed
- Close to LCC
- UGB resident – 38 years – planning process in past years very inadequate. Hope this will be better
- EPUD employee: some customers concerned – traffic concerns
- 40 years of proposed UGB resident – Mt. Pisgah park user and supporter. Concerned about pollution – residents' property value will go down, bank financing won't be available. (Property owner in proposed UGB)
- Regular customer at Me & Moores – concerned about watershed. Visiting friends on Blossom Lane – rental – so I'm concerned about retaining low income housing in the area.

Question No. 2. My experience of the College View / South Franklin area today is:

- Industry in the neighborhood causes noise at all hours, sometimes loud enough to wake people up
- At shift change, high levels of traffic
- Access is difficult. What would more industry add?
- A lot of asphalt
- Many homes are lived in by families who have been in the neighborhood for generations
- Natural area close to Eugene / Springfield food source
- Blending nature and people
- Not wanting to lose beauty we have
- Fantastic architecture school U of O using this potential
- Area is currently dis-jointed (harmony)
- Historical development pattern – prior to planning related to highway
- Under utilized
- Done right with nature
- We don't want a Parvin Butte
- Member of Mt. Pisgah and come through there
- Attend EPUD board meetings
- View from I-5 corridor
- Going through area to hike Mt. Pisgah
- Work in the area – JCI
- Farmer in the area – farmland is going away
- Starting urban land trust, concerned about area
- Respect and don't harm current College Hill business owners who oppose UGB Expansion (reportedly, a majority oppose)
- Appreciate areas role as an open space buffer to an important natural resource area – rivers, parkland, wildlife habitat
- Value the mixed rural residential and active agricultural uses
- It is not called College View
- Part of our daily commute is nice today
- Residents
- Beautiful farmland
- Is excellent until Springfield became involved
- College View area right now looks barren, cement is prevalent, nature is not close by. It looks grey. Development will make it worse.
- Current noise and lights
- Nature and natural experience need to be preserved, enhanced, and cherished
- Place to escape from Eugene so accessible
- Disconnect of bike trails to Eugene / Springfield planned
- Exceptional community strength focused on protection of attractive gateway
- Fear of pollution (microwaves, cell towers)
- Serenity once under Franklin railroad bridge
- Fear of continued creep
- Safe flyway for birds and insects, pollinators
- College View and Oxley Slough are very different areas
- Ridgeline trail connection eagerly awaited
- Spectacular mountain views
- Viewed from freeway

Question No. 2. My experience of the College View / South Franklin area today is:

- Gateway to Mt. Pisgah, park, farmland, conservation lands
- Part of much larger region, complex land uses, not useful to segregate College View
- Noise and air quality relatively clean, rural tranquility
- What will the zoning end up being – more commercial / industrial – less residential (comment from long term UGB resident)
- UGB resident concerned about increase in crime
- I live there – I love it
- Rural – nature dominated. Some industry but not overwhelming yet.
- Speed limit too high on Seavey Loop
- Linked closely to farm / rural land on Seavey Loop
- Seavey Loop is a “new world” entering in from industrial areas
- Don’t frequent the College View road area at all
- Very little traffic is a good thing
- Don’t want to expand the existing buffer that College View provides
- We like our septic and don’t want the expense of sewer lines
- We don’t need Springfield services
- It’s a mess. Along Franklin specifically. Parts of this area include beautiful property and good farmland
- Not many people experience this area
- This is zoned commercial area. We don’t want it changed to industrial – RR to Slough
- Driving through beautiful farmland to get to Mt. Pisgah area
- We live, work and play here
- So many options for infill that needs to be considered first
- Clean up and renovate your “current backyard before ruining ours”
- This plan is not logical fit. Providing infrastructure too expensive for project – Glenwood. \$76 million minimum cost too much for jobs creation so will have to continue to expand into farmland
- I live, recreate and purchase food for myself and my family in the area under discussion

Question No. 3. The College View / South Franklin area could be improved by:

- Honoring goodwill of existing businesses that are not in favor of the UGB
 - Costs to them for necessary improvements
- Encouraging rural farm zoned areas
 - Predictability for existing farms
 - Concerns for larger Seavey Loop area (and future)
 - Adjacent farms
- How can farm families plan for future – will their farms even be viable / jeopardy of further expansion which seems inevitable
- More farmland / keeping existing farmland
- Keep it the way it is as rural Lane County – don’t develop on the floodplain
- Can be improved by having a plan that recognizes the long-term value of this area as a

Question No. 3. The College View / South Franklin area could be improved by:

rural/Ag interface with the town

- Smart lighting that keeps the dark night sky, water quality standards
- Let Springfield be a model for smart and sustainable development
- Reduce noise, lighting and smells
- Enforce laws on pollution and toxic emissions
 - Companies pay fines rather than follow laws
- Create safe walking/biking/pedestrian areas. No shoulder on Franklin or Seavey Loop.
- Maintain existing roads – last to get power etc. restored in weather outages
- Improvements would have to meet increased use and needs and are already insufficient
- Not making it look like South A Street. Clean up what you've got.
- Preventing obstructive views and putting halt on expansion
- Allow residential expansion before commercial / industrial zone for lot size
- Continue to support Turtle Flats – improve and make accessible for recreation
- Look for ways to improve the appearance of existing industry properties
- Understanding the existing industrial pollution – how much is existing industry polluting?
- Be sure ODOT has resources to make any needed improvements – they have no \$\$ now
- A sanitary sewer line requested by one participant at our table
- There is no integrated planning for this general area. Let's not be like Tualatin (piecemeal, unplanned growth).
- We have pride of place – we need to protect it
- Make a bike path
- Leave it alone
- Higher and better use with design standards
- Making maps correct
- Less industry
- Less traffic
- No change
- Better landscaping such as what EPUD has accomplished
- City of Springfield going away
- Farm education center with classes like Institute of Bio – Wisdom – Harry MacCormack NR Corvallis =<S unbow.org>
 - Include hemp classes like OSU Corvallis e campus #266 – hemp for building materials, food, fiber oil, cosmetics, paint and a trillion \$ industry – see Hemp Bound Toward the Next Agricultural Revolution (\$15 book by Doug Fine (sp) and Bringing it Home Movie Hemp is Hope – 1 hour film)
- Use local and permaculture designers to consult with rural land owners
- Future changes be planned and well thought out
- Added regulation before being brought into city
- Pollution affecting residential neighbors
- Concerns for companies future use of land
- Type of change – appropriateness of change with existing conservation work showcasing Oregon to showcase Oregon and diminishing cultural heritage
- Reasonable growth – make sure done well
- Livability
- Mt. Pisgah as a good resource
- Food access affected
- View shed

Question No. 3. The College View / South Franklin area could be improved by:

- One change begets another....further development
- Zoning laws change affect farming and green space use
- Affect to valuable agriculture land
- A perceived need for industrial land – is this a real need
- The best way to improve this area is to keep it rural and scrappy, the way it is
- Seavey Loop is College View? (This is very confusing calling it College View.)
- I think the people who own the property should be asked what they want
- What is Springfield's people first responsibility and discuss their thoughts with the people's planet, future
- Collect all data and come to best decision for all and future generations (not jumping to conclusions)
- Hemp
- Bio-engineering working with nature
- Soil types
- Leaving it along
- Forgetting about expansion
- Containing existing industrial development and enhancing control of pollution (including noise pollution)
- Leave existing UGB boundaries where they are without expansion, especially eastward and southward
- Refraining from building a sewer through it
- Limiting new business
- Encouraging business compatible with agriculture
- Providing a greener entry into Seavey Loop area / Eugene and Springfield
- Get rid of polluting industries
- Redevelopment of blighted property with suitable development
- Open space can't be "improved" with development – protect existing open space
- More farms
- Protection of land with hydric soils connected to sloughs and waterway
- No development east of Franklin
- Keep boundary closer to Franklin
- Allow areas closer to Franklin to be developed but retain eastern portions of parcels as open space
- Split property with UGB if possible
- Do not include College View area in UGB at all
- More small farms to generate more jobs - there is a market for locally-grown food
- Expanding UGB to another area in Springfield, e.g. "Brown Zones"
- Upgrade to sewers but no extending residential development to Seavey Loop
- Why aren't Eugene and Springfield coordinating considerations about UGB?
- Reduced speed limit on Seavey Loop – and enforcement
- Better recreational connections, bike and pedestrians
- Restore riparian forest as buffer
- Expanded conservation areas
- LTD access to recreational resources
- Expand protected open areas. By believing today's 8 year olds will need and value open spaces as much as employment – think of the population pressure in 20, 50, 100 years
- Beautification / rehabilitation

Question No. 3. The College View / South Franklin area could be improved by:

- Respect for South Hills drainage
- Agriculture land to be expanded or left alone
- Ridgeline trail hike / bike connections
- Establishment of regional Rural Reserve
- Protection of Gateway to recreation and nature – no eyesores – don't make it worse
- Protection from noise, light, air, water, soils electromagnetic pollution
- LTD access to Buford Park
- Support for agricultural jobs and rural income
- Protection of residential and agricultural land values
- Support youth jobs in agriculture
- Promote industrial hemp production, permaculture
- Protect local water table and quality
- Traffic flow changes to improve access to LCC from I-5 southbound (ramp/overpass)

Question 4. Concerns about this process

- Only heard about this meeting by word of mouth. Maybe planners don't really want public input.
- We reject the assumption of this meeting that UGB will expand south or need expansion
- "World Café" technique is inappropriate for complexity of UGB topic, too fast to discuss
- How do we verify and challenge the assumption that industrial sites are needed – are the challenges being addressed?
- Who has made this assumption? Based on what?
- Springfield and the citizens of Lane County would be better served by demanding that the legislature eliminate the state mandate to provide a 20-year supply of buildable land. We've long overshot the ability to manage growth – and this proposal reinforces what should be obvious to anyone with common sense and conscience.
- Please refrain from using toxic markers and use less toxic ones as has been done in some Eugene schools
- My family lives in the proposed UGB area and is glad that we have had a voice in helping shape the future of this area
- Are you actually reading this? I hope the planners will listen to us and think outside the box!
- We don't want you to expand the UGB to 'College View' at all. Please carefully study Seavey Loop neighbors' value statement and help us realize those values rather than that of industrial sprawl and pollution. There are better ways to develop sustainable jobs and preserve Seavey Loop
- That you (Springfield) assume that we want what you want. That Springfield has not done a good job of what they have done, why would we expect them to do a good job with this? That Springfield is going to ask ODOT to make changes in the future that they do not have money for.
- Seavey Loop resident 45 years: I never was notified of this meeting via mail. This should be a county function for meeting, not Springfield. Even if this limited UGB area is approved the "long vision" to further expand into Seavey Loop would be inevitable and troubling to farms, residents, park, etc.
- Limited to change vs. no change
- That this is just a process. Springfield meeting its mandate to engage the community to hear its thoughts and concerns. Knowing that it changes nothing in the city's intent to develop this

area and bring it into its tax base.

- It is always difficult to get citizens to come out and attend meetings. People with financial interests are more likely to make their opinions heard. The interests of all citizens should be heard. I'm concerned that some voices aren't here.
- You are not listening to the voices who live/work/play in this area. Wetlands delineation has not been on the list of things that should be done in this area.
- I'm concerned that our opinions will not truly be taken into consideration. I'm concerned that the PSU study on Lane County growth was not used.
- I am against the expansion into Seavey Loop area and I would like to think that this meeting included us to help decide if this proceeds. It sounds like Springfield has already decided to expand thereby leaving Seavey Loop residents out of the loop.
- Appears that many participants have an agenda pre-determined – "No Growth"
- I'm perturbed by what seems like an arbitrary and illogical resolution of the College View / South Franklin area from adjacent lands. This is county land – how can Springfield co-op it in opposition to many people who live and farm in the immediate vicinity? Why do there seem so few people here representing other jurisdictions? City of Eugene, Lane County.
- I don't like assuming that the UGB expansion is a done deal and all we do now is figure out how to beautify it.
- You assume your plan will prevail – this is wrong
- Wants stakeholder group to know that only 3 people of those he spoke with actually live within the UGB proposed boundary – all others live nearby or elsewhere. Group should include people who live in the area proposed to be in the UGB.

Question 4: Concerns about this process

My family lives in the proposed UGB area
and is glad that we have had a
voice in helping shape the future
of this area.

Date Received: 1-15-15
Planner: LP

Question 4: Concerns about this process

Are you actually reading this?
I hope the planners will listen
to us and think
"outside the

BOX!"

Question 4: Concerns about this process

We don't want you to expand the UGB to "College View" at all.

Please carefully study Seavey Loop neighbors Value Statement and help us realize those values rather than that of industrial sprawl + pollution. There are better ways to develop sustainable jobs + preserve Seavey Loop

Question 4: Concerns about this process

That ^{of Springfield} you assume that we want what you want.

That Springfield has not done a good job of what they have done, why would we expect them to do a good job with this?

That Springfield is going to ask ODOT to make changes in the future that they do not have money for.

Question 4: Concerns about this process

Limited to change vs.
= no change.

KEN ARMSTRONG SEAVEY LOOP Resident 45 yrs

Question 4: Concerns about this process

- 1) I never was notified of this mtg via mail
- 2) This should be a county function for mtg.
_ NOT SPRINGFIELD
- 3) Even if this limited UBB area is approved
the "Long vision" to further expand
into SEAVEY LOOP - would be inevitable
& troubling to farms, residents, park
etc

Question 4: Concerns about this process

It is always difficult to get citizens to come out and attend meetings. People with financial interests are more likely to make their opinions heard. The interests of all citizens should be heard. I'm concerned that some voices aren't here.

Question 4: Concerns about this process

That this is just a process: Springfield meeting its mandate to engage the community to hear its thoughts and concerns.

Knowing that it changed nothing in the cities intent to develop this area and bring it into its tax base.

Question 4: Concerns about this process

YOU ARE NOT LISTENING TO THE VOICES WHO LIVE / WORK / PLAY IN THIS AREA!

~~THE~~ WETLANDS Delineation HAS NOT BEEN ON THE LIST OF THINGS THAT SHOULD BE DONE IN THIS AREA

Question 4: Concerns about this process

I'm concerned that our opinions will not truly be taken into consideration. I'm concerned that the PSU study on Lane County Growth was not used.

Question 4: Concerns about this process

I am against the EXPANSION INTO Seavey Loop area and I would like to think that this meeting included us to help decide if this proceeds. It sounds like SPRINGFIELD has already decided to expand, thereby leaving Seavey Loop residents out of the Loop.

Question 4: Concerns about this process

Appears that many participants have an agenda pre-determined. "NO Growth"

Question 4: Concerns about this process —

I'm perturbed by what seems like an arbitrary and illogical isolation of the College View/South Franklin area from adjacent lands.

This is county land? How can Springfield co-opt it, in opposition to many people who live and farm in the immediate vicinity?

Why do there seem so few people here ~~from~~ representing other jurisdiction? City of Eugene, Lane County.

Question 4: Concerns about this process

I don't like assuming that the UGB expansion is a done deal and all we do now is figure out how to beautify it.

Question 4: Concerns about this process

You assume your plan will prevail!

This is wrong —

Tom Scates

telephone ms 1-14-15

Question 4: Concerns about this process

Wants stakeholder group to know that
only 3 people of those he spoke with
actually live ⁱⁿ the UGB proposed boundary,
all others live nearby or elsewhere.

Group should include people who live
in the area proposed to be in the UGB.



SPRINGFIELD 2030 PLAN
URBAN GROWTH BOUNDARY STUDY

Future Visions for the College View/South Franklin Corridor

Workshop #1: Sharing Your Concerns and Ideas

COMMENT CARD

Name Christal Miller

Address 34841 Mathews Rd, Eugene

1. My concerns about change are:

I do not want to see prime agricultural land with good access to water converted to other uses. As our population grows w/ climate change and the Pacific North West as an area of temperate climate and abundant water we will need local food production even more so. OVER →

2. My experience of the College View/South Franklin area today is:

I live, recreate and purchase food for myself and my family in the area under discussion.

3. How could the College View/South Franklin area ~~could~~ be improved?

Traffic flow changes to improve access to LCC From I-5 south bound. (Ramp/overpass)

4. My concerns about this planning process:

Only heard about this meeting by word of mouth!! Maybe planners don't really want public input?

Date Received: 1-15-15

Planner: LP

THANK YOU FOR SHARING YOUR IDEAS AND CONCERNS!

There seem to be numerous sites in Springfield which in the past were commercial / industrial and are now vacant.

I can think of several that are ~~close~~ close to railroad transport. Why not use these sites and keep the best agricultural land preserved? Infill NOT Expansion !!

It's Common sense! Lets not repeat / continue the patterns of our predecessors.

Consider Holland where cities are compact and agricultural land is cherished.

Thank You.

The following draft was developed by residents of the Seavey Loop area and others but should not be read as a final, definitive, or all-inclusive statement by the neighborhood. This vision statement is offered in the spirit of informing Springfield's "Future Visions for the College View/South Franklin Corridor" workshops on January 14, 2015. Please send comments and suggestions to John F. Helmer, helmer.john.f@gmail.com.

DRAFT

Vision for Seavey Loop & Mt. Pisgah

January 13, 2015

We value

- Seavey Loop neighborhood as the rural gateway to Mt. Pisgah, a treasured resource that provides engagement with nature and a respite for visitors from nearby urban centers.
- Sustainable local agriculture that provides the people of Lane County with healthy, locally grown food.
- Clean water, soil, and air for farms, homes, visitors, and nature.
- Farms and open space as strong, job-creating economic engines.
- Community and the diverse perspectives of Seavey Loop neighbors and the people of Lane County.

In support of these values and in recognition of our stewardship role for future generations we collaborate with others to

- Preserve and enhance the beauty of the Seavey Loop neighborhood as a gateway to Mt. Pisgah.
- Preserve, increase, and diversify sustainable agriculture.
- Protect and improve water, soil, air and wildlife habitat; leaving natural resources cleaner than we found them.
- Encourage productive communication and lasting friendships.

The Amazon Bikeway begins at the Lane County Fairgrounds and extends west for over seven miles along Amazon Creek to Greenhill Road. Future plans for this bikeway include its extension west out to the Fern Ridge Reservoir recreation area.

The Addas Oregon Trail, one of the best places in America to run intervals, is a one mile bark-covered loop located at 24th Avenue and Amazon Parkway. The trail is lighted for after-dark runners. It is not uncommon to see U of O athletes or world class distance runners practicing here. Just south of this location is the 3.5 mile Rexius bark loop that winds through peaceful residential areas.

For more rugged running or hiking, consider the various Ridgeline Trails that weave through the hills just south of Eugene. Nearby Spencer's Butte offers the runner/hiker an unparalleled view of Eugene/Springfield and beyond. Mt. Pisgah, just south of Springfield, is another favorite scenic climb. For marathoners, one of Springfield's best kept secrets is the paved Booth Kelly logging road (closed to traffic) which extends for over 5 miles from Springfield southeast to Hills Creek, Or, try running through the Gilbert orchards in Dorris Hanch. The McKenzie River Trail, 50 miles east of Eugene, offers the runner spectacular scenery of old growth forests, waterfalls, deep blue pools, and lava beds. Each fall, a 50k ultra marathon from Clear Lake, the source of the McKenzie River, to Paradise Campground takes place here.

The runner's tour is not complete without a stop at Hayward Field, one of the world's most famous track and field arenas. The public may work out here year-round, and in July, compete on this championship track when the Oregon Track Club sponsors its all-comers meets. In May, the renowned Prefontaine Classic, one of the top 13 track and field meets in the world, takes place here.

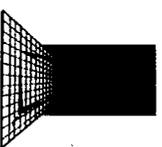
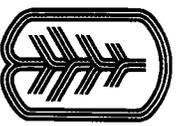
If you are searching for a place where health and fitness are celebrated and running is a religion, look no further than Eugene/Springfield. Come join some of the most devoted runners in the country who gather here to pursue and perpetuate their sport in this runners' paradise.

Funded by Lane Co. Tourism Special Projects Grant and Oregon Track Club
OREGONTRACKCLUB.ORG
(541) 343-7247



QSL Print Communications, Inc

Oregon Track Club



www.sbgmaps.com

Track Town, USA

From enthusiastic track and field supporters to a host of talented athletes that live and train here, the Eugene/Springfield community has something to offer every runner. Whether you are training for a marathon or running for your own enjoyment, "Track Town, USA", with its mild Willamette Valley winters and spectacular summers, provides one of the best running environments in the country.

Among the many running venues, the extensive blacktopped bicycle paths on the banks of the Willamette River are a jogger's delight. These paths extend for over 12 miles, with beautiful river views from Kniekerbocker Bike Bridge to Owosso Bike Bridge roundtrip. One favorite roundtrip route stretches from the Autzen Bike Bridge to the Greenway Bike Bridge at Valley River Mall, and returns on the opposite bank. This 5.6-mile loop provides an exquisite view of the river and its surrounding parks and rose gardens.

To the river's south is Skinner's Butte Park, named for city founder, Eugene Skinner. The challenging 0.75-mile road up the butte leads to an amazing view of downtown Eugene and is well worth the climb. A must-do for all runners is Pres Trail, located in Alton Baker Park. This 4.84-mile bark trail is dedicated to the legendary University of Oregon athlete. Steve Prefontaine brought the idea of bark running trails home with him after discovering them while competing in Europe. Upon his return, he approached the City of Eugene with the concept of constructing a bark-surfaced running trail with exercise stations along the way. The wood chip running trail that he lobbied for unsuccessfully during his life was approved on May 31, 1975, one day after his death.

A visit to the Steve Prefontaine Memorial, which was erected in December, 1997, at the site of his death, provides a memorable experience. This granite marker, located near the intersection of Birch and Skyline Boulevards, was funded in part by monetary gifts from several sources, including inmates at the Correctional Institution in Salem. Pre volunteered there as a mentor and helped organize a running program, which is still in existence today.

Hendricks Park is another favorite destination for local runners. Roads and trails make their way through dense, forested hills and beautiful rhododendron gardens. The trees offer a respite from the elements on hot summer days as well as on rainy days.

Track Town

USA



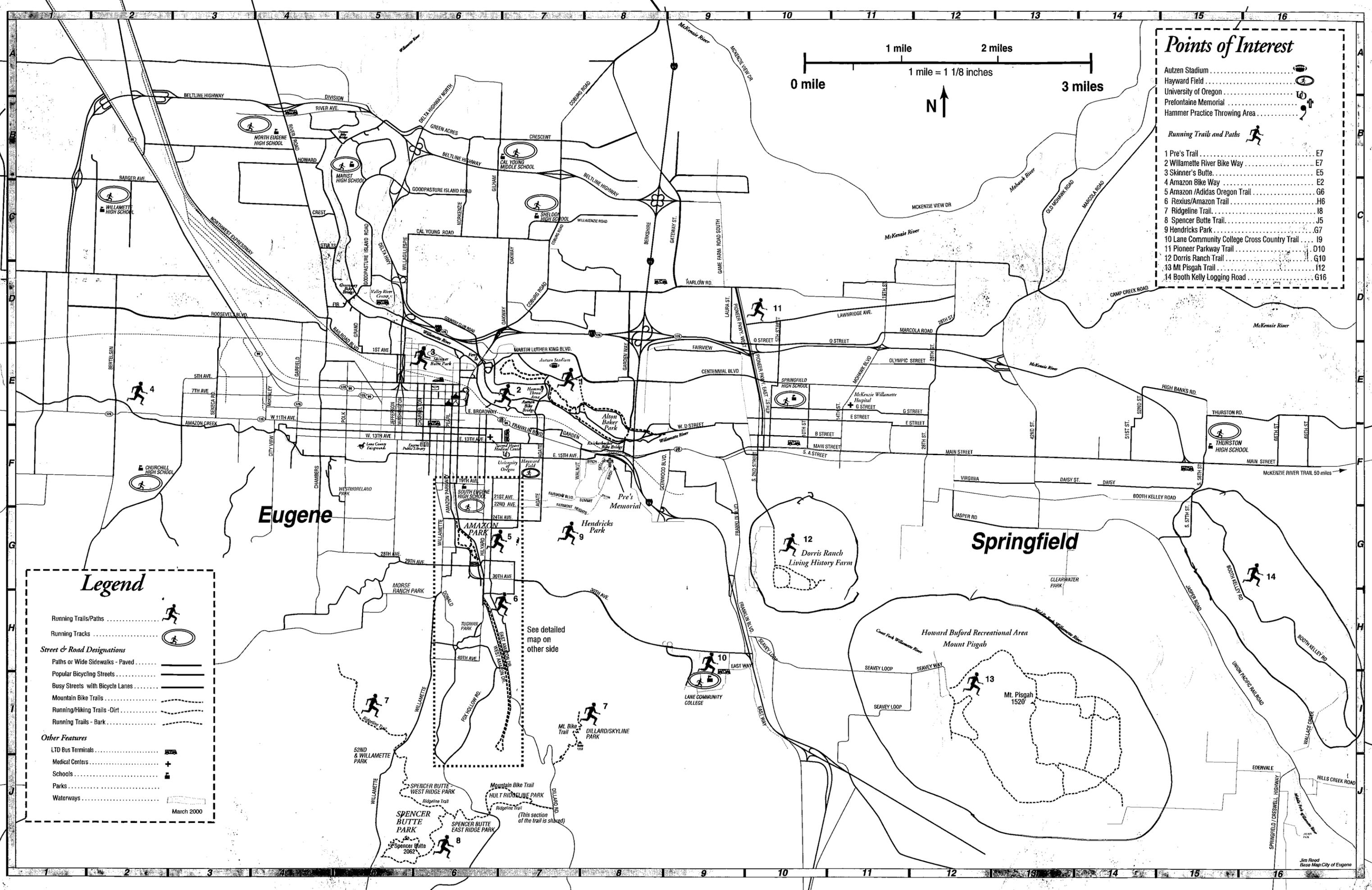
Michael Kevin Daly

A Runner's Map

for

Eugene-Springfield Oregon

from: Lynny Norris



Points of Interest

- Autzen Stadium
- Hayward Field
- University of Oregon
- Prefontaine Memorial
- Hammer Practice Throwing Area

Running Trails and Paths

- 1 Pre's Trail
- 2 Willamette River Bike Way
- 3 Skinner's Butte
- 4 Amazon Bike Way
- 5 Amazon /Adidas Oregon Trail
- 6 Rexius/Amazon Trail
- 7 Ridgeline Trail
- 8 Spencer Butte Trail
- 9 Hendricks Park
- 10 Lane Community College Cross Country Trail
- 11 Pioneer Parkway Trail
- 12 Dorris Ranch Trail
- 13 Mt Pisgah Trail
- 14 Booth Kelly Logging Road

Legend

- Running Trails/Paths
- Running Tracks
- Street & Road Designations**
- Paths or Wide Sidewalks - Paved
- Popular Bicycling Streets
- Busy Streets with Bicycle Lanes
- Mountain Bike Trails
- Running/Hiking Trails - Dirt
- Running Trails - Bark
- Other Features**
- LTD Bus Terminals
- Medical Centers
- Schools
- Parks
- Waterways

March 2000

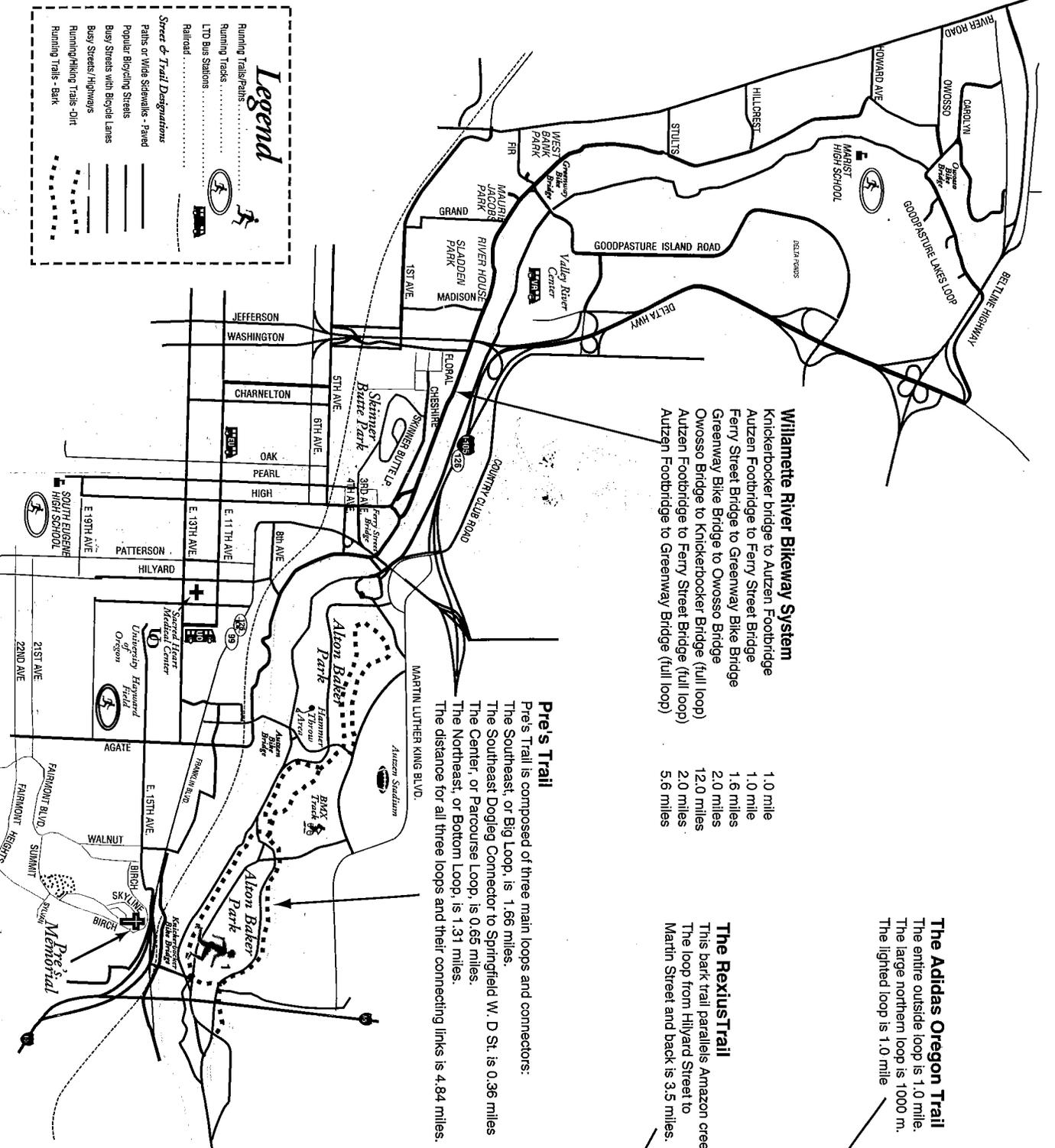
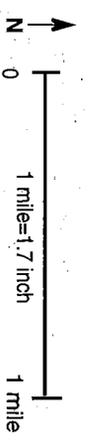
See detailed map on other side

Legend

- Running Trails/Trails
- Running Tracks
- LTD Bus Stations
- Railroad

Street & Trail Designations

- Paved
- Popular Bicycling Streets
- Busy Streets with Bicycle Lanes
- Busy Streets/Highways
- Running/Hiking Trails - Dirt
- Running Trails - Bark



Willamette River Bikeway System

- Knickerbocker bridge to Autzen Footbridge
- Autzen Footbridge to Ferry Street Bridge
- Ferry Street Bridge to Greenway Bike Bridge
- Greenway Bike Bridge to Owosso Bridge
- Owosso Bridge to Knickerbocker Bridge (full loop)
- Autzen Footbridge to Ferry Street Bridge (full loop)
- Autzen Footbridge to Greenway Bridge (full loop)

- 1.0 mile
- 1.0 mile
- 1.6 miles
- 2.0 miles
- 12.0 miles
- 2.0 miles
- 5.6 miles

Pres Trail

Pres Trail is composed of three main loops and connectors:

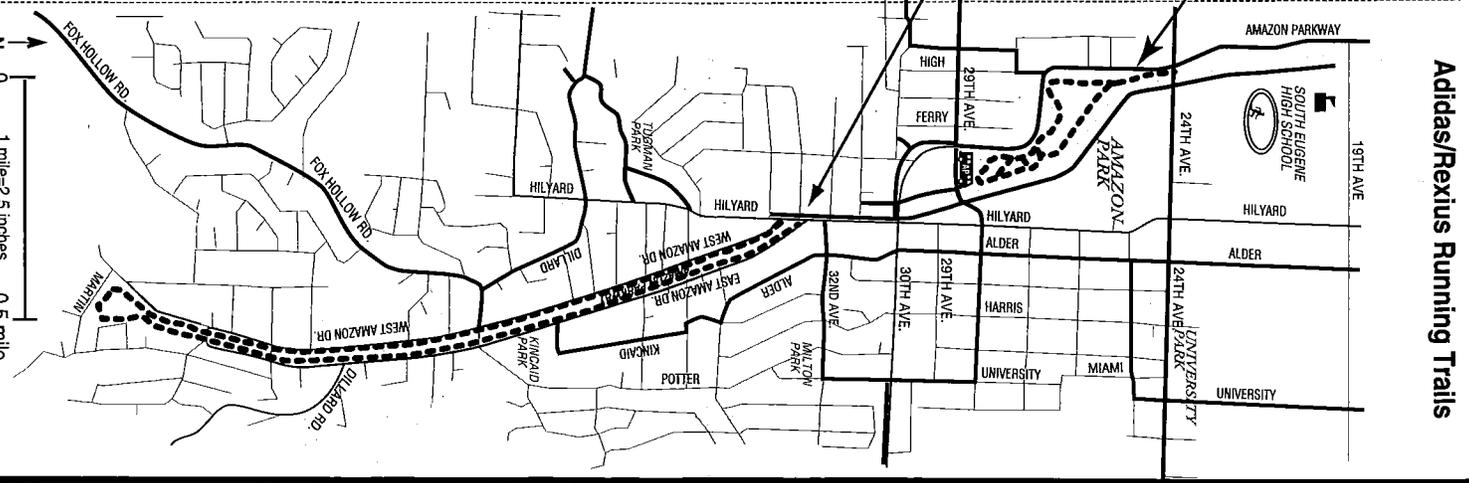
- The Southeast, or Big Loop, is 1.66 miles.
- The Southeast Dogleg Connector to Springfield W. D. St. is 0.36 miles
- The Center, or Parcourse Loop, is 0.65 miles.
- The Northeast, or Bottom Loop, is 1.31 miles.
- The distance for all three loops and their connecting links is 4.84 miles.

The Adidas Oregon Trail

The entire outside loop is 1.0 mile.
The large northern loop is 1000 m.
The lighted loop is 1.0 mile

The Rexius Trail

This bark trail parallels Amazon creek.
The loop from Hilyard Street to Martin Street and back is 3.5 miles.



Adidas/Rexius Running Trails



Jim Feed
Bases map-city of Eugene

Vision for Seavey Loop & Mt. Pisgah

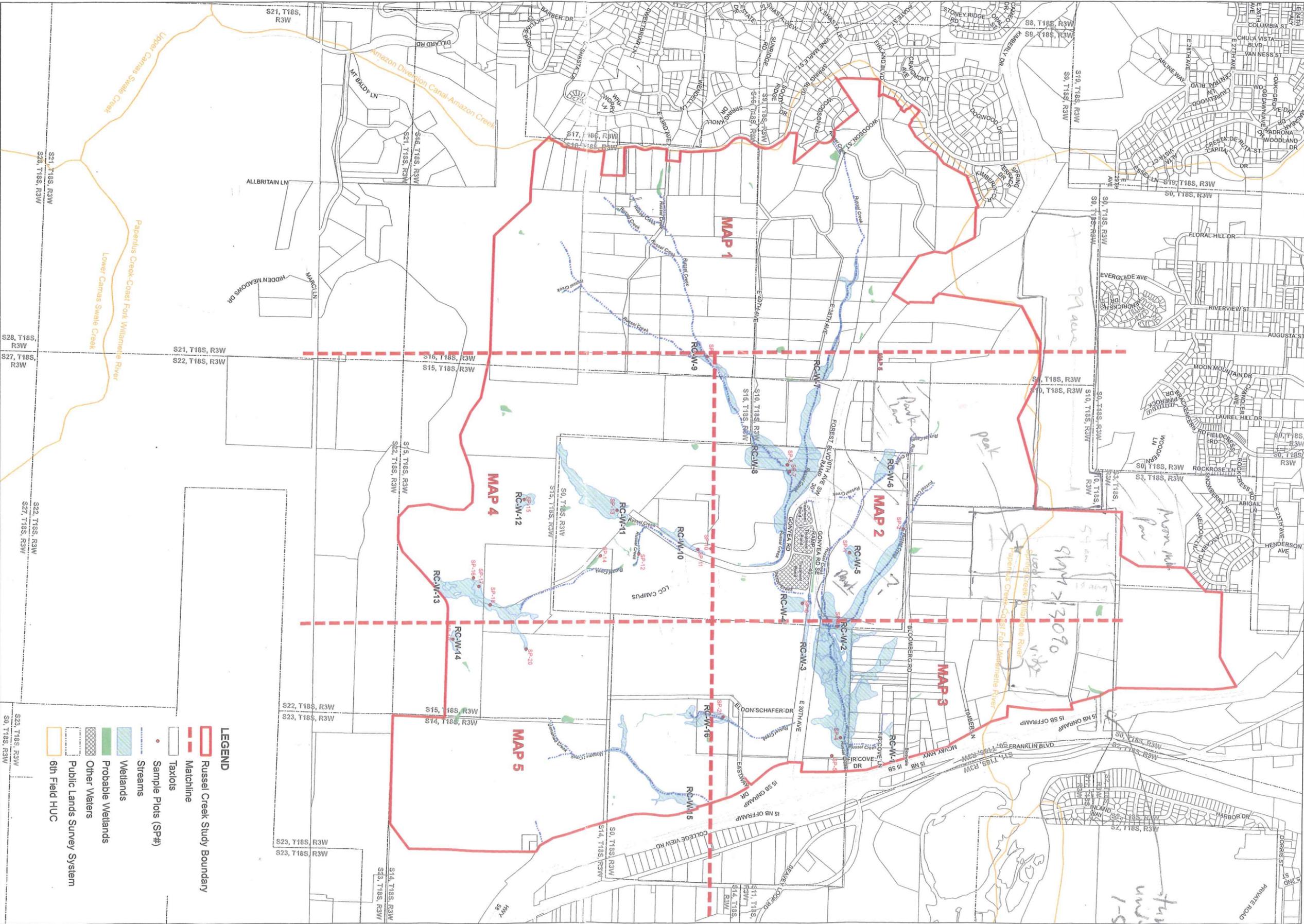
DRAFT 14 Jan 2015

We value

- Seavey Loop neighborhood as the rural gateway to Mt. Pisgah, a treasured resource that provides engagement with nature and a respite for visitors from nearby urban centers.
- Sustainable local agriculture that provides the people of Lane County with healthy, locally grown food.
- Clean water, soil, and air for farms, homes, visitors, and nature.
- Farms and open space as strong economic engines.
- Community and the diverse perspectives of Seavey Loop neighbors and the people of Lane County.

In support of these values, and in recognition of our stewardship role for future generations, we collaborate with others to

- Preserve and enhance the beauty of the Seavey Loop neighborhood as a gateway to Mt. Pisgah.
- Preserve, increase, and diversify sustainable agriculture.
- Protect and improve water, soil, air and wildlife habitat; leaving natural resources cleaner than we found them.
- Encourage productive communication and lasting friendships.



Information shown on this map is for planning purposes, represents the conditions that exist at the map date, and is subject to change. The location and extent of wetlands and other waters is approximate. There may be unimpaired wetlands and other waters present that are subject to future discovery. An approved wetland delineation is required for state removal-fill permits. You are advised to contact the Department of State Lands and the U.S. Army Corps of Engineers with any regulatory questions.
Map Completed 4-22-2013

0 600 1200 Feet



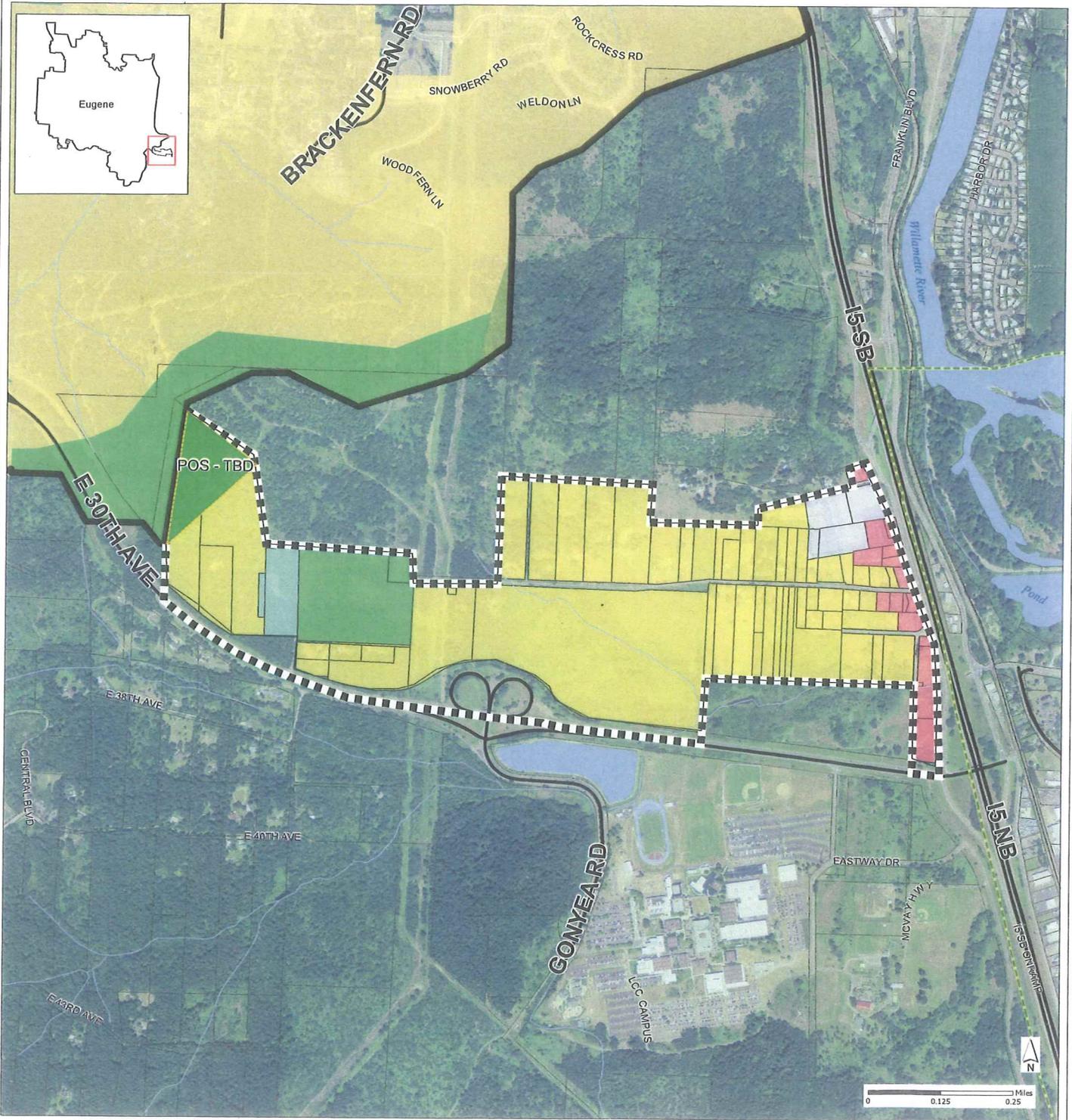
EUGENE, OREGON - Russell Creek Subarea Local Wetlands Inventory - Index Map

- LEGEND**
- Russell Creek Study Boundary
 - Matchline
 - Taxlots
 - Sample Plots (SP#)
 - Streams
 - Wetlands
 - Probable Wetlands
 - Other Waters
 - Public Lands Survey System
 - 6th Field HUC

Date Received: 1-15-15
Planner: LP



Bloomberg / McVay UGB Expansion Recommendation



- Current Eugene Urban Growth Boundary (UGB)
 - Recommendation UGB Expansion
 - Tax lots
 - ~ Water Bodies
- Plan Designations**
- Low Density Residential
 - Government & Education
 - Parks and Open Space
 - Commercial
 - Industrial

Date Received: 1-15-15
Planner: LP

Data Sources:
8/10
City of Eugene
Lane County
Caution: This map is based on imprecise source data, subject to change, and for general reference only.
Name: 2015_UGB_ExpansionRecommendation_BloombergMcVay.mxd
Date Created: 1/15/2015
9

Concerns for Seavey Loop & Mt. Pisgah

Without a **BROAD APPROACH TO PLANNING**, we will miss the opportunity to preserve and enhance this region's most distinctive open space and park zone. The Mt. Pisgah area is **KEY TO LIVABILITY** and the kind of quality of life that will continue to make Eugene and Springfield **ATTRACTIVE, DISTINCTIVE, AND ECONOMICALLY SUCCESSFUL**.

INCOMPATIBLE USE instead of RURAL RESERVE. Urban and industrial uses are short-sighted in an important area designated for agriculture and close to critical areas designated for recreation and habitat restoration. The sole urban entrance to one of the largest metropolitan parks on Earth should be a regional Rural Reserve.

HIGH COST. Required infrastructure will include rerouting I-5 interchange, running sewer lines, building wastewater station, and possibly creating new public safety stations. Current landowners do not want or need commercial sewer or water systems.

- **Over \$500,000 per acre** (\$600,000 per job), *not including* police or fire services or works at I-5.
- **Rural jobs threatened** by loss of agricultural income from locally grown food, and lost revenue for the park from recreation and other nature-related activity.
- **Poor public safety.** Inadequate law enforcement, failure to leverage and support existing fire protection by Goshen Fire District.
- **Traffic.** Absurd expense of rerouting I-5, cost of maintaining roads already heavily used. Need to promote bike & LTD access to park and Ridgeline Trail System.

POLLUTION. Actively increases pollutant risk to endangered ecosystems and farmland.

- **Contamination of water, soil and air** will harm farm businesses, wells serving over 700 families, ecosystems, critical species and rational regional development.
- **Noise and light pollution** will harm residents, livestock, ecosystems, critical species and rational regional development. It is incompatible with thriving agricultural businesses, U-pick and on-farm sales.
- **Local food security is threatened** amid severe climate change that has already begun disrupting food supply.
- **Inadequate ecosystem inventory.** We lack the required wetlands study, and an acknowledgement of unique geography and endangered ecosystems of region. Oxley Slough and Coast Fork Willamette River are essential salmonid habitats and home to other critical species.

VOCAL OPPOSITION from thousands of stakeholders: landowners, Arboretum, Friends, park and farm users. Major landowners refuse to support industrial use of their lands. Expansion need is not supported by standard benchmarks: PSU forecasts lower population growth; highly visible but underutilized industrial sites already in city.

Concerns about change

- 1.) More industrial = more pollution, more traffic and everything that comes with it (speeding, safety, etc.)
- 2.) Noise pollution (impact on animals + families)
(A factory 5x bigger would be much worse.)
- 3.) Maintenance of roads in the area
- 4.) The potential loss of the beautiful gateway to Mt. Pisgah
- 5.) Damage to agricultural businesses in area
- 6.) Less park traffic to Mt. Pisgah would negatively impact the farms + businesses dependent on traffic
- 7.) More people in area = more crime in neighborhood

① • POLLUTION TO THE AREA.
WATER AND AIR.

- INCREASE IN TRAFFIC.
- AESTHETICS
- INCREASED NOISE
- FIRE & POLICE PROTECTION
- DECREASE IN PROPERTY VALUES
- FORCED IMPLEMENTATION OF PUBLIC UTILITIES

① MORE CONCERNS

- High Cost to increase road system at I-5... Safety issues
- High cost of new fire ~~houses~~ ^{houses}.
- Utilize existing "brownfields" ^{Industrial} in current UGB. Much cheaper.
- Use ~~former~~ former Wildish crushing plant
- Why are we not talking other UGB, sites, North + East?
- JCI need should not ~~be~~ drive this process.

Concerns

How change will effect current residents.

Enviromental impacts of development.

Why is change desirable?

Why is Springfield meddling in this area?

It could deminish the area's unique characteristics, ~~define~~^{con} a defined area of sml. family farms

Will develop farmland that we'll never get back.

Many industries will be incompatible with small family farms and HB recreation area.

Why expand UGB and not look at land within Springfield - plenty empty, run-down lots.

CONCERNS RE CHANGE

- Unspoken political & financial arrangements
- Failure for regional planning process for Pisgah gateway & Bloomberg Rd.
Eugene/Springfield/County coordination
- Voices of landowners discounted; public comment not influential
- Inappropriate gateway to conservation lands, farmlands, and parks.
- Loss of property value for land with residential or agricultural uses
- Methodology to develop land ~~suspect~~ ^{need}

Question #1

- Springfield/Eugene Planners do not seem to be coordinating UGB expansions, the greater area should be considered

• Not Convinced True Need to Expand

• Problems with light pollution.

• Public opinion Not Concidered

• Springfield needs to grow better, not just bigger.

• Neighbors are not leading change

• "Rural Reserve"

did not initiate change

• Concerned about impact on existing businesses in proposed expansion area

• We need to be reducing Springfield's carbon footprint, ~~and~~ expanding UGB will increase the carbon footprint.

• Concerned about ~~existing~~ wetlands preventing development.

• Springfield, Eugene need access to locally

grown FOOD

We need to reuse vacant industrial land first

Don't understand why Straub property is still included.

CHANGE

① Springfield is not listening.

No, means no.

UGB will destroy our natural waterways
with pollutants from run-off.

Don't want large buildings in farmland
keep farming close to urban areas so
citizens understand where value of
agriculture + how it effects their lives
directly.

Placing UGB on Qley Slough will destroy it.

Pisgah is greatest park in Oregon

Howard Buford would be outraged!

Citizens autonomy is being ^{ignored +} rolled over
Adds more unnecessary pressure to wildlife.
False vision by dictating a false process.

#1) Concerns about change:

* Water: pollution, water quality (waste & drinking)
i.e. shallow well - concerns of pollution/contamination

* sewer capacity

* Transportation: vehicles interfere w/ homes

- Bicycle riding/traffic → need lanes
- increased traffic

* Slippery Slope: Noise pollution, air pollution, water pollution

- could lead to further development
- residential development on farmland
- Distrust: come further in

* Impact to ANY Farmland

- Willamette Watershed impacts
- don't want to see any farmland impacted

* Noise & Light Pollution

* Reverse rule (20-yr. rule) contact Legislators - we do not
Need to continue 20 year supply rule for industry + single family
houses

① Tourism + Agriculture are growing - not industry

- Reject the 1

Question 1 - CONCERNS

- ① Loss of farmland
- ② Services - how to expand infrastructure
- ③ Timeline for zoning change - city vs county: which will rule?
- ④ encroachment on important rec. land - too close - "camel's nose under the tent"
- ⑤ effect on wildlife: noise, air quality

1- My concerns about change:

- future changes be planned & well thought out.
- ~~and~~ added regulation before being brought into city.
- pollution affecting residential neighbors.

My Concerns about change are:

- Concerns for companies future use of land
- Type of change: appropriateness of change with existing ~~work~~ conservation work showcasing Oregon to showcase Oregon + diminishing cultural heritage
- Reasonable growth - make sure done well
- Liveability
 - Mt. Pisgah as a good resource
 - Food access effected
 - View shed
 - one change begets another... further development
 - zoning laws change effect farming + green space use
 - ~~more~~ effect to valuable agriculture land
 - ~~a~~ perceived need for industrial land - is this a real need

My Concerns about Change

- * No change EAST of Franklyn
- * What is Springfield's Legal Authority?
- * Lack of TRUST in the PROCESS
- * Who or what entity stands to profit or benefit from expanding UGB?
- * What other areas are considered for UGB?
 - Is there public info on studies of other areas?
 - Who was involved in these prior UGB studies?
- * Vocal opponents may interfere cities job to find growth plan for next 20 years?
 - ie "small neighborhood group wars" How do we avoid this?

① CONCERNS

- IMPACTS TO FIRE/EMERGENCY SERVICE & Response TIME.
- Development in Floodplain and loss of lands
- UGB Expansion & Sewer increase cost to businesses + residents
- Impacts to Wells + Drinking ^{H₂O}
- 6 out of 6 persons at table oppose UGB expansion & have problems w/ process. + this meeting format

Change

loss of Rural agricultural area and preservation
habitat conservation

Scenic value - from Pisgah

Inclusion of Seaway Loop area in "rural reserve"
Chance lost?

Potential industrial pollution

- In regards to preservation of Ag. Land....
Looking at long-term future, 100+ yrs.?

Moving industry from High ground to ~~low~~ lands
near important + historic confluence

Planning should be in the interests of all citizens,
industry, and the environment.

Question 2

- ① Resident - 38 years - planning process in past years VERY inadequate - hope this ^{will} be better
- ② EPUTD employee: some customers concerned - traffic concerns
- ③ 40-year ^{or proposed UGB} resident - ^{Mt. Pisgah} park user + supporter - concerned about pollution - residents' property value will go down, bank financing won't be available. (Property owner in proposed UGB)
- ④ Regular customer at Me + Moores - concerned about WATERSHED - visiting friends on Blossom Lane - rental - so I'm concerned about retaining low income housing in the area.

Experience in the neighborhood today . . .

- 1.) Industry in the neighborhood causes noise at all hours, sometimes loud enough to wake people up.
- 2.) At shift change, high levels of traffic
- 3.) Access is difficult. What would more industry add?
- 4.) A lot of asphalt
- 5.) Many homes are lived in by families who have been in the neighborhood for generations

- #2 - Natural Area Close to Eugene ^{Springfield} - food source
- Blending nature & People
- Not wanting to Lose Beauty We have
- Fantastic Architecture School U of O using this potential
- Area is currently dis-jointed (harmony)
- Unhistorical development pattern - prior to planning related to Highway
- Under utilized
- Done right with nature
- We don't want a Parvin Butte

My Experience

member of Mt. Pisgah and come through there.

Attend EPUD board meetings.

View from I5 corridor

Going through area to hike Mt. Pisgah.

Work in the area: JCI

Farmer in the area, farm land is going away.

Starting urban land trust, concerned about area.

②

& don't harm

College Hill

- Respect current business owners who oppose UGB Expansion.

(Reportedly, a majority oppose.)

- Appreciate Area's role as a ^{buffer} open space to an important natural resource area... rivers, parkland, wildlife habitat. rural

- Value the mixed residential and active agricultural uses.

② • IT IS NOT CALLED
COLLEGE VIEW.

- PART OF OUR DAILY
COMMUTE IS NICE TODAY
- RESIDENTS
- BEAUTIFUL FARM LAND
- IS EXCELLENT UNTIL SPRINGFIELD
BECAME INVOLVED.

② COLLEGE VIEW AREA RIGHT NOW
LOOKS BARREN, CEMENT IS ^{PREVALENT}
NATURE IS NOT CLOSE BY, IT LOOKS
GREY. DEVELOPMENT WILL MAKE IT WORSE.

• CURRENT NOISE & LIGHTS.

Experience

- College View and Oxy Slough are very different areas
- Ridgeline trail connection eagerly awaited
- Spectacular Mountain Views
- Viewed from freeway
- Gateway to Mount Pisgah, Park, farmland, conservation lands
- Part of much larger region, complex land, uses, not useful to segregate College View
- Noise and air quality relatively clean, Rural tranquility

Experienced

- Nature and natural experience need to be preserved, enhanced, & cherished
- Place to escape from Eugene, so accessible
- Disconnected of bike trails to Eug/SFDU planned
- Exceptional community strength focused on protection of attractive gateway
- Fear of pollution (microwaves, cell towers)
- Serenity once under Franklin RR bridge
- Fear of continued creep
- Safe flyway for birds & insects, pollinators

Question 2 (cont.)

⑤ What will the zoning end up being? — more COMMERCIAL/industrial
less residential —

~~man~~ (comment from longterm ^{UGB} resident)

⑥ UGB resident concerned about increase in crime —

②

I live there → I love it.

Rural - nature dominated

some industry - but not overwhelming ^{yet}

Speed limit too high on Seavey loop.

Linked closely to farm/rural
land on Seavey loop

Seavey Loop is a "new world" entering in
from industrial areas.

Don't frequent the College ~~view~~ view road
area at all

Very little traffic is a Good thing!

Don't want to expand the existing
buffer that College view provides

We like our septic + don't want the expense
of sewer lines.

We don't need Spfld services

2. My experience of College View/South Franklin area is

* It's a mess! Along Franklin specifically.

* Not many people experience this area.

* Parts of this area include beautiful property and good farm land

* This is a ^{zoned} commercial area. We don't want it changed to Industrial? RR to Slough

* My exp is Driving thru beautiful farmland to get to Mt Pisgah area;

* We live, work, & play here :-)

* So many options for infill that needs to be considered FIRST!

* Clean up & renovate your "current backyard before ruining ours" so will have to continue to expand into farmland

* This plan is NOT logical fit; providing infrastructure too expensive for project, Glenwood. minimum cost too much for jobs creation!!

How We See the AREA

Recreation - of both Park + Roads

Enjoy the view of the varied landscape

it feels like a separate "zone" from town
would like to keep it that way.

Existing, established businesses are
seem to be viable + self-sustaining,
"in it for the long haul" - well

Don't Fix what aint broke!

It's a slippery slope, fear the creep/crawl
of urbanization. Use already developed
land instead.

It's been managed by Lane co. very well, does it need to become Springfield's?

Question 2:

College View
a good place
for business.

What's there is okay.
Variety.

We Don't go there.

Grazing land an
important buffer
btwn. comm/ind along
Franklin & farmland,
park, wild areas.

58, 15
Good Freeway Access
Water System already installed
close to LCC

#2 - MY EXPERIENCE

- GATEWAY TO MT PISGAH
- GOING UNDER RR OVERPASS
- VIEW FROM I-5
- BLIGHTED BY EXIST. DEVD
ESP. ON COLLEGE VIEW
- PART YOU CAN SEE FROM
MT PISGAH IS BEAUTIFUL

My experience

Our HOME

The gateway to Lane County's Largest Park and the Willamette
- Confluence preserve.

Not [↑] well-organized - uses are mixed - a patchwork without esthetic or design standards.

Poor quality land for farming in "green" area

It is a distinctive area that could contribute to livability that attracts employers to the larger Springfield / Eugene area.

Question #2

- Despite proximity to I-5, this area mostly has a classic rural character that I really enjoy.

Refreshing once past the train tracks.

Enjoyed the wetlands in my back yard.

Question #3

- The best way to improve this area is to keep it rural & scrappy, the way it is.

Keep development

③

Improvement

- make a bike path

- leave it alone

- higher & better use with design

Standards

③. Look for ways to improve the appearance of existing industry properties.

- ~~the~~ understanding ^{the existing} industrial pollution - how much is existing industry polluting?
- Be sure ODOT has resources to make any needed ~~the~~ improvements - they have no \$ now.
- a sanitary sewer line requested by one participant at our table
- There is no integrated planning for this general area. - Let's not be like Tualitin (piecemeal, un-planned growth).
- We have pride of place - we need to protect it!

copy

#3 College View / S. Franklin area could be improved by

* reduce Noise & Lighting!
smells

* Enforce laws on pollution and toxic emissions
companies pay fines rather than follow laws :-

* Create safe walking/biking/pedestrian areas. ^{No shoulder on Franklin or SEAVEY LOOP.}

* Maintain existing roads - last to get power etc restored in weather outages

* improvements would have to meet increased use + needs + are already insufficient.

not making it look like South A St!
Clean up what you've got.

* preventing obstructive views + putting halt on expansion

* allow residential expansion before commercial ~~residential~~ industrial
Zone for LOT SIZE

* Continue to Support Turtle Flats Recreation IMPROVE and make accessible for recreation

Reduced speed limit on Seavey
Lp - And enforcement!

Better recreational connections,
bike & pedestrians

Restore riparian forest as buffer

Expanded conservation areas

LTD access to recreational resources

Expand protected open areas.

by believing today's 8 year olds will need
and value open spaces as much as employment-
Think of the population pressure in 20, 50, 100 years!

How could the area be improved

1. Beautification/Rehabilitation
2. Respect for the South Hills drainage
3. Agriculture land to be expanded or left alone.

Improvements

- Ridgeline trail hike/bike connections
- Establishment of regional Rural Reserve
- Protection of Gateway to recreation & nature — NO EYESORES — Don't ~~make~~ it worse
- Protection from noise, light, air, water, soil, electromagnetic pollution
- LTD access to Buford Park
- Support for agricultural jobs & ~~to~~ Rural income
- Protection of residential & agricultural land values
- Support youth jobs in agriculture
- Promote industrial hemp production, permaculture
- Protect local water table & quality

#3 - HOW CAN IT BE IMPROVED?

- REDEVELOPMENT OF BLIGHTED PROPERTY W/ SUITABLE DEVELOPMENT
- OPEN SPACE CAN'T BE "IMPROVED" WITH DEVELOPMENT - PROTECT EXIST OPEN SPACE
- MORE FARMS!
- PROTECTION OF LAND W/ HYDRIC SOILS CONNECTED TO SLOUGHS & WATERWAY
- NO DEVELOPMENT E. OF FRANKLIN
- KEEP BOUNDARY CLOSER TO FRANKLIN ~~SPLIT~~
- ALLOW AREAS CLOSER TO FRANKLIN TO BE DEVELOPED BUT RETAIN EASTERN PORTIONS OF PARCELS AS OPEN SPACE
- SPLIT PROP. WITH UGB IF POSSIBLE

~~split~~

③ Leaving it alone!

Forgetting about expansion

Containing ^{existing} industrial development
and enhancing control of pollution
(including noise pollution.)

Leave existing (UGB) ^{boundaries} where ^{they are} it is
w/out expansion, especially
eastward. + southward.

~~on way~~ Refraining from building a sewer
through it.

Limiting new business.

Encouraging business compatible w/ agric.

Providing a greener entry into Seavey
Loop area / EUG + SPFD

Get rid of polluting industries.

#3

- 1) Do not include Collegeview area in UGB at all
- 2) Move small farms to generate more jobs - there is a market for locally-grown food
- 3) Expanding UGB to another area in Springfield, e.g. "BROWN ZONES"
- 4) Upgrade to sewers but no extending residential development to Seavey Loop!

WHY AREN'T EUGENE + SPRINGFIELD coordinating considerations about UGB???

CV/SF AREA

COULD BE IMPROVED BY:

3. - Seavey Loop is College View?
(this is very confusing calling it
College View.)

- I think the people who own
the property should be asked what
they want

- What is Springfield's 1st responsibility
and discuss with ^{people, planet, future} the people
their thoughts

- Collect all data & come to
best decision for all & future
generations (not jumping to conclusions)

- hemp

- Bio-engineering Working with Nature

- Soil types

-

Farm education center with classes like BIO INSTITUTE OF
BIO-WISDOM - HARRY MACCORMACK NR Corvallis => sunbow.org building materials,
include hemp classes like OSU Corvallis e-campus #266 - hemp for Hemp Bound -
food, Fiber, oil, cosmetics, paint & A TRILLION \$ INDUSTRY → see Hemp Bound -
toward The Next Agricultural Revolution - \$ - Book by Doug Fife. + BRINGING
IT HOME movie. com re → BRINGING IT HOME - Hemp is Hope - award winning 1 hr. film

use local + permaculture designers
to consult with Rural land owners

③ • MAKING MAPS CORRECT.

• LESS INDUSTRY

• LESS TRAFFIC

• NO CHANGE

• BETTER LANDSCAPING SUCH
AS WHAT EPUD HAS ACCOMPLISHED

• CITY OF SPRINGFIELD

GOING AWAY.

Question #3

• Keep it the way it is AS
Rural Lane County

Don't Develop on The Flood
PLAIN!

can be improved by having a plan that recognizes
the long-term value of this area as a rural/ag
interface with the town.

Smart lighting that keeps the dark night sky,
water quality standards,
et Springfield be a MODEL for smart + sustainable
development.

③ Honoring goodwill of existing businesses that are not in favor of the UGB

- costs to them for necessary improvements

* Encouraging rural farm zoned areas

- predictability for existing farms
- concern for larger Seavey Loop area (i. future)
- adjacent farms

* How can farm families plan for future → will their farms even be viable / jeopardy of further expansion which seems inevitable.

* More farmland / Keeping existing farmland

4 WE PROCESS REJECT THE ASSUMPTION OF THIS MEETING THAT UGB WILL EXPAND SOUTH, OR NEED EXPANSION.

— "WORLD CAFE" TECHNIQUE IS INAPPROPRIATE FOR COMPLEXITY OF UGB TOPIC, TOO FAST TO DISCUSS.

— HOW DO WE VERIFY THE ^{+ CHALLENGE} ASSUMPTION THAT INDUSTRIAL SITES ARE NEEDED. ARE THE CHALLENGES BEING ADDRESSED?

— WHO HAS MADE THIS ASSUMPTION? BASED ON WHAT?

— SPRINGFIELD AND THE CITIZENS OF LANE COUNTY WOULD BE BETTER SERVED BY LOBBYING THE DEMANDING THAT THE LEGISLATURE ELIMINATE THE STATE MANDATE TO ~~SUPPLY~~ PROVIDE A 20 YR. SUPPLY OF BUILDABLE ^{LAND}, WE'VE LONG OVERSHOT THE ABILITY TO MANAGE GROWTH. AND THIS PROPOSAL REINFORCES WHAT SHOULD BE OBVIOUS TO ANY ONE WITH COMMON SENSE + CONSCIENCE.

PLS. Refrain from using TOXIC markers + use LESS TOXIC ONES AS has been done in some Eugene schools.

1. Property used best benefit for everyone

2. Human scale for beauty - community

Ecological Use - Environmental Impact

Keeping Area Beautiful

Protecting Farmers - Locally Produced Food

Protection of our Natural Resources

1:

Reject the premise that
Springfield has the right to
conduct a visioning process for
our neighborhood

Concerns Re Process

- Outside purview of City of Springfield
- Widespread opposition
- Limited to change vs. no change instead of APPROPRIATE CHANGE

- What does Springfield not understand about **NO**?

How does Springfield actually profit from this?

At a cost of \$76 mill PLUS I-5 + public safety

Springfield busy with great stuff: downtown, Willamalane, Glenwood. "College View" is an expensive distraction

Concerns Re Process

- This planning session too narrow, too many wrong assumptions
- Expectation that all participants arrived fully informed
- Short timelines limit effective public participation, especially for working people
- So much time devoted, so little positive impact so far
- Need long-term solution, not decade-limited process, repeated battles refought
- Regional resource needs Rural Reserve planning, protection, solutions.
- This is not a legitimate process.
- **★** Previously expressed concerns have been discounted. **★**

Vision for Seavey Loop & Mt. Pisgah

DRAFT 14 Jan 2015

We value

- Seavey Loop neighborhood as the rural gateway to Mt. Pisgah, a treasured resource that provides engagement with nature and a respite for visitors from nearby urban centers.
- Sustainable local agriculture that provides the people of Lane County with healthy, locally grown food.
- Clean water, soil, and air for farms, homes, visitors, and nature.
- Farms and open space as strong economic engines.
- Community and the diverse perspectives of Seavey Loop neighbors and the people of Lane County.

In support of these values, and in recognition of our stewardship role for future generations, we collaborate with others to

- Preserve and enhance the beauty of the Seavey Loop neighborhood as a gateway to Mt. Pisgah.
- Preserve, increase, and diversify sustainable agriculture.
- Protect and improve water, soil, air and wildlife habitat; leaving natural resources cleaner than we found them.
- Encourage productive communication and lasting friendships.

Concerns for Seavey Loop & Mt. Pisgah

Without a BROAD APPROACH TO PLANNING, we will miss the opportunity to preserve and enhance this region's most distinctive open space and park zone. The Mt. Pisgah area is KEY TO LIVABILITY and the kind of quality of life that will continue to make Eugene and Springfield ATTRACTIVE, DISTINCTIVE, AND ECONOMICALLY SUCCESSFUL.

INCOMPATIBLE USE instead of RURAL RESERVE. Urban and industrial uses are short-sighted in an important area designated for agriculture and close to critical areas designated for recreation and habitat restoration. The sole urban entrance to one of the largest metropolitan parks on Earth should be a regional Rural Reserve.

HIGH COST. Required infrastructure will include rerouting I-5 interchange, running sewer lines, building wastewater station, and possibly creating new public safety stations. Current landowners do not want or need commercial sewer or water systems.

- **Over \$500,000 per acre** (\$600,000 per job), *not including* police or fire services or works at I-5.
- **Rural jobs threatened** by loss of agricultural income from locally grown food, and lost revenue for the park from recreation and other nature-related activity.
- **Poor public safety.** Inadequate law enforcement, failure to leverage and support existing fire protection by Goshen Fire District.
- **Traffic.** Absurd expense of rerouting I-5, cost of maintaining roads already heavily used. Need to promote bike & LTD access to park and Ridgeline Trail System.

POLLUTION. Actively increases pollutant risk to endangered ecosystems and farmland.

- **Contamination of water, soil and air** will harm farm businesses, wells serving over 700 families, ecosystems, critical species and rational regional development.
- **Noise and light pollution** will harm residents, livestock, ecosystems, critical species and rational regional development. It is incompatible with thriving agricultural businesses, U-pick and on-farm sales.
- **Local food security is threatened** amid severe climate change that has already begun disrupting food supply.
- **Inadequate ecosystem inventory.** We lack the required wetlands study, and an acknowledgement of unique geography and endangered ecosystems of region. Oxley Slough and Coast Fork Willamette River are essential salmonid habitats and home to other critical species.

VOCAL OPPOSITION from thousands of stakeholders: landowners, Arboretum, Friends, park and farm users. Major landowners refuse to support industrial use of their lands. Expansion need is not supported by standard benchmarks: PSU forecasts lower population growth; highly visible but underutilized industrial sites already in city.

SPRINGFIELD 2030 REFINEMENT PLAN: Proposed UGB Expansion Areas - College View

DL5
A5

Wetlands
Wetland
by prop
owner ↓

WETLANDS

- Revised Study Area
261.4ac gross (incl. RoW)
- Unconstrained Areas
196.1 acres sub-total
- FEMA Floodway
- FEMA Floodplain
- BPA RoW/Weasement
- Wetlands (NW)
- Slope >15%
- Hydric Soils
- City Limits
- Existing UGB

0 1/8 1/4 M.

There are no warranties that accompany this product. Users assume all responsibility for any loss or damage arising from any error, omission, or potential inaccuracy of this product.





Wetlands noted by prop owner ↓

30TH AVE

S. FRANKLIN BLVD

SEAVEY LOOP

5

JOHNSON CRUSHERS INTERNATIONAL INC
8.8ac

BIRD JAMES V & CAROLYN G
6.5ac

JORGENSEN JERALD C & CHERYL L
7.6ac

MINTON RICK L & FAYE M
6.9ac

BROOKS MAURICE E & MYRTLE JO
6.6ac

THE STRAUB FAMILY REVOCABLE TRUST
31.6ac

OAK MANAGEMENT LLC
14.8ac

BUSTER MARJORIE & TIMOTHY C
4.98ac

STRAUB FAM REV TRUST
4.2ac

WALSH 0.53ac

WALSH 0.49ac

WALSH HOLDING LLC
2.7ac

WALSH HOLDING LLC
3.98ac

WALSH HOLDINGS LLC
2ac

CHENOWETH JAMES R JR
5.6ac

S M & VICKEY
1.8ac

HAINES ARTHUR C & BETTY N
5.18ac

WL WETLANDS



Revised Study Area
261.4ac gross (incl. RoW)

EMK CONTRACTORS INC
8.1ac

1.4
0.3
0.4
0.4
0.6
1.4
1.9
0.2
0.5
2.3
5.6
0.7
0.5
0.5
0.5
0.5
0.6
0.6
0.4
0.7
0.6
0.6
0.6
0.6
0.6
0.6
0.6
0.6
0.6
0.7
0.7
3.1
1.5
2.6
1.9
1.3
0.2