

# July 31<sup>st</sup> Public Workshop

## Snow Card Comments from Workshop Attendees

1<sup>st</sup> Session: 5:30pm – 6:30pm

★ = labeled priority topic by participants

Category:

★ Jobs / Business Growth

- “Springfield needs its own newspaper, and a focus on positive community happenings.”
- “The City should try to attract and grow businesses that produce sustainable products.”
- ★ “Jobs related to green and sustainability issues.”
  - “Rezone older residential areas to allow ‘boutique’ business district”
  - “Grants for small business start-ups”
  - “A few incentives such as tax break”
  - “Develop business district”
  - “Provide new businesses with volunteer experienced councilors”
  - “Job growth – we need higher paying jobs and better housing and more of it”
  - “Need corporate light industry manufacturing”
  - “Develop a tourist attraction that will draw tourist dollars”
  - “Hi-tech – call centers – any business with good tax base and environmentally friendly”
  - “High-tech manufacturing”
  - “Professional services”
  - “If the city is going to attract businesses, they should be sustainable oriented”
  - “The City must attract business locally, regionally, and nationally”
  - “Not exclusively but it is always a goal to have businesses that do so”
  - “Attract jobs – we need to have reasonable costs to do business. (I believe Springfield has just made the top of the list for the highest System Development Charges)”
  - “Do national search for businesses looking for new locations”
  - “More blue collar types to replace wood industries”
  - “Manufacturing”

Category:

Neighborhood Pride

- “Clean-up graffiti as soon as it’s noticed.”

Category:

★ Affordable Housing / Housing Choice

- “City could support amending HB 2735 in 2009 to re-open ‘window of opportunity’ for local governing bodies to determine compensations / assistance for ousted park residents.”
- “Many baby-boomers choosing to downsize to 55 and older parks / secure communities. Include this population in planning considerations.”
- “Provide both rental / ownership opportunities with a range of ownership opportunities – price.”
- ★ “Recognize and support existing ‘affordable’ housing (e.g. mobile home parks).”
  - “Low income rental housing should not be placed in neighborhoods of single-family resident-owned homes.”
  - “The City can develop policies and regulations to protect mobile home parks from unreasonable profiteering.”
  - “Provide a variety of affordable home types with attention to what already exists (e.g. mobile home parks)
  - “Housing for homeless”
  - “Support 55 and older mobile home parks – the largest stock of unsubsidized affordable housing for many vulnerable seniors.”
  - “City has increased low to moderate housing so that ownership exceeds rentership”
  - “No need for more rentals – surplus of low rentals attracts low income that draws more on City services”
  - “Work on private / public partnerships to help provide housing – city subsidizes and grants”
  - “More affordable housing provided taxpayer subsidized housing with profit incentives to developers with conditions”
  - “Encourage well-planned and quality construction of apartments – design factors”
  - “Executive duplexes (one-story, yards maintained for retirees - \$150,000-\$200,000”
  - “Yes, there should be more opportunities for home ownership”
  - “Higher end housing for doctors, health care professionals employed at RiverBend”
  - “Older residents need condos and there aren’t any in Springfield”
  - “Mobile homes: closures can stop if taxpayer owned; take away profit incentive to developers”
  - “Need for more rentals and good housing – current market”

Category:

Amenities

- “Do assessment of historic buildings downtown.”
- “Lower fees for construction permits”
- “Building green”

- “Natural resources (and space) shouldn’t be sacrificed – cannot be replaced”
- “Recreational facilities nearby”

*Category:*

Urban Growth Boundary & Land Needs

- “Need for land will always be necessary to meet population growth. Therefore natural resources must suffer in order to meet primary premise.”
- “Natural resources must give way to need for growth”
- “Commerce and Industry is profit driven. Affordable land achieves that objective provided pro-active city planning occurs.”
- “Balance – don’t use more land until vacant lots / buildings are occupied”
- “Balance between density that works and urban sprawl”
- “Should urban growth boundary extend past rivers – so development is not hap-hazard?”
- “Status of present redevelopment projects – possible new areas”

*Category:*

Natural Amenities

- “Tree planting – example of road now to Peace Health’s new hospital”
- ★ “Avoid development of steep hillsides whenever possible”
- ★ “Parks and open spaces”

*Category:*

★ Safety

- “No ‘gentlemen’s club’ in downtown / school areas”
- “Safety and ‘green’ – bicycle friendly
- “Good improved roads”
- “Street lighting”
- “Work to change perception of what the downtown offers”
- “More information/publicity about positive businesses in downtown area”
- “A great neighborhood includes – quiet, trees, clean, proximity to river/parks & neighbors”
- “Better street lights”
- “Good lighting; trim trees/bushes; street sweeping; police patrol”
- “Monitor and police ordinances that citizens misuse and abuse”
- Patrols; lightning”
- “Neighborhood watch”
- “Walkability of neighborhoods impeded by security issues”

*Category:*

Development Philosophy

- “Housing opportunities in downtown Springfield – seems to have space for mix of housing needs”
- ★ “Nodal Development”
- “Mixed use development”

*Category:*

Glenwood and Downtown

- “Glenwood river frontage poor neighborhoods”
- “Locating high school downtown – some questioned why, others think it helps downtown”
- Downtown – buy old buildings and tear them down – financing to help new businesses”
- “Smoking in front of building is a deterrent to Walkability downtown”
- “Control (planning) of number of bars, gentlemen’s clubs on Main Street and Springfield”
- “Incentives to rehab old buildings for new ‘boutique’ businesses”
- “Older businesses / buildings – Development costs for redevelopment – railroad dividing streets”
- “Historic preservation where appropriate”
- “Opportunities – vacant buildings or lots available; redevelopment of vacant lots saves money”

*Category:*

Maintenance & Upkeep

- “Keep streets maintained”
- “Cleaning streets – removing old cars, etc.”
- “Property owners should be required to enhance landscaping and then maintain”
- “Improve neighborhoods – community groups”
- “Let’s not build 2018’s slums”
- “Ownership opportunities seem to work the best”
- “Enforce regulations re yard cleanup and maintenance”

*Category:*

Parking

- “Need on-street parking and attraction along Franklin & South A”
- “Need more parking limitations”
- “Safety limit parking – no 3 or 4 cars/lot”
- “Glenwood needs more parking – needs better sidewalks to attract foot traffic”
- “Parking in the neighborhoods only in driveways and garages – fencing and/or lawn maintenance”

2<sup>nd</sup> Session: 7:00pm – 8:00pm

★ = labeled priority topic by participants

Category:

Affordable Housing

- “Past projects have been low quality...results in social problems. The density of the development is part of the problem.”
- “Mobile home-park closures – Senator Morresette’s proposals – allow inclusionary zoning.”
- “Springfield can’t afford more affordable housing – will result in more low-income jobs.”
- “Affordable housing should be coordinated with social services to help tenants become contributing members of society.”
- “Mixed use affordable housing – the commercial space won’t attract high-quality businesses.”
- “Affordable housing – need to balance provision of publicly subsidized affordable housing with interest and ability of tenants to get decent jobs.”
- “Springfield needs more higher-end housing to encourage more investment, both private and public.”

Category:

Glenwood & Downtown

- “Opportunities for industrial development along Hwy 99 – good transportation access.”
- “Glenwood – Opportunities for development along river. Industrial – I-5 access commercial and residential mixed use.”
- “Glenwood – problem is that property owners have unrealistic expectations for profit...will be an obstacle for redevelopment.”
- “Downtown – physical clean up of businesses.”
- “Mixing uses in downtown – housing and commercial.”
- Use urban renewal money to fix up downtown in small increments.”
- “Affordable housing – concern that concentrated affordable housing will cause safety problems.”

Category:

Job Growth

- “Concern that Springfield will start becoming more obstructionist – less business friendly...”
- “Schools – provide training for workforce.”
- ★ “Springfield needs to attract stable, higher wage jobs.”

- “Enterprise zones – draw jobs. The State has the opportunity to reimburse City for lost taxes.”
- “More economic development marketing.”
- “Springfield’s pro-business attitude and regulations – good thing.”
- “Lessen regulation for small issues for property owners (e.g. yard sales; tree cutting; etc.)”
- “City leadership – very good. City also good about involving the public.”
- “Problem of low wages – national problem that consumers want cheap good...low paying jobs.
- “Lack of semi-skilled dependable labor – this is a problem.”

*Category:*  
Safety

- “City continue open communications and public involvement”
- ★ “Neighborhood safety – concerned about Lane County criminal justice system.”
- “Get problematic people to leave downtown.”
- “Clean out meth-labs.”

*Category:*  
Growth Management

- “Problem – circular logic of needing infrastructure to provide jobs and jobs to fund infrastructure.”
- “Do the long-range planning – UGB expansions...comprehensive planning, zoning, etc.”
- “Issue – cost of fuel will discourage people from living on the fringe.”

*Category:*  
Redevelopment

- “Invest in neighborhoods. Priority for low income areas.”
- “Economic incentives for businesses.”
- Tax incentives, low interest loans, public / private partnerships.”
- “Mohawk neighborhood – zoning is a barrier to development or redevelopment.”
- “Redevelopment in the Mohawk area - also in Downtown – important before more land brought in to UGB.”
- ★ “Use zoning to change neighborhoods (e.g. schools in downtown and lack of buffers between schools and bars).”
- “Mohawk – need to encourage higher-end housing – provides more property tax revenue.”

*Category:*  
Financing

- “Public finance – issue is that money is earmarked for specific uses – creates artificial limits.”
- ★ “There is a structural problem with public finance – continual problem.”
- “State legislation to allow more local taxing authority.”
- “Concern that growth costs tax payers – not pay for itself (e.g. SUB raising rates).”