

What do you like about this approach to development on this site?

Development Type: Single Family homes. Large lot sizes.
 Residential Units: 33
 Approximate Residential Density: 4 dwelling units per acre
 Parking: 2 per unit (66 total)

This Scenario provides a low density development alternative.
 This Scenario produces minimal economic benefit per developable area.



Much preferred over Scenario 2. Hard to tell where exactly all the transportation access points are.
 This is a good approach for SOME areas. I like that there are sidewalks if there are (can't tell). I appreciate the higher density for some areas. I like that the streets are wide enough for on street parking.
 Fewer people and cars/traffic than high density housing.
 Homes likley to have long term residence.
 Feels familiar
 I like the traditional roads with access to the front of each house. It looks like thought was put into having multiple ways to access the housing development (transportation).
 This setup looks as it will still give the hometown feel. It seems to match the housing across at Hatfield estate as well.
 Adding a nice neighborhood is a great idea...
 Growth but with less impact on traffic, quieter neighborhood
 the least impact on the rest of town. it makes sense to put homes there.
 We don't need 30 or 100 new houses every 2 to 5 years. Build 5 a year is good
 Less population in the area. Bigger lots for families to enjoy

This scenario better preserves the character and identity of Coburg and is less likely to overload our infrastructure. With this approach Coburg could provide a diverse economic range of owner occupied homes. Economic diversity of it's residence is one of the things I like about Coburg and I believe is important for a healthy city.
 Good for young families: room to play, open space for a park, close to school.
 Nicer and spaced out residential properties
 Consistent lot size with rest of town
 Manageable traffic for fewer homes like this plan.
 Would keep traffic at a minimum.
 Walkable neighborhood close to school and downtown.
 Nothing. Keep Coburg a small town!
 It would bring more families to Coburg
 Houses not so packed on top of each other.
 Keeps the small town vibe but potentially improves property values. Less traffic than proposal 2.
 More consistent with current city feel
 I like that it is not mixed-use development.
 Has great access to both north Coburg road and van duyn street. It allows for more expansion and the ability to utilize the current roads when in the future the city expands to the north. The style of houses also mimic the current style and vibe of historic Coburg.
 Less homes
 Nothing
 less traffic and keeps small town feel.
 Keep the small town feel with larger lot sizes.
 Family homes on large lots
 Less of a cramped appearance.
 Only housing
 Improves property value
 Location and access
 Green space in the middle
 I like family homes near the school. I do think the school will to be updated as Coburg grows. It would be GREAT if it was just a Coburg school instead of Coburg kids going to Eugene because they can't get into the school.
 More fitting to the feel of COBurg
 Less population density
 Don't like it, but must grow. Residential or Agriculturally. Leave some room for Wider streets? Sidewalk, and bike lane. Not enough room to turn around in new two housing project's. Homeless in berry bushes and behind them. Owners should keep Brush down. Always. No blackberry bushes, no tall grass. I would like to Ask at this late point for farmers to plow Their fields. Just a request. I live surrounded with Farming Land. I live 1.1 Miles fr city hall. To bad they didn't come out to our neighbor we Are in District without A City. Think about us too. If this is not for Pioneer Estates, make them wait until houses are built. I have a Hill View. Don't let my view go away.
 Consistent with most build-out in the past.
 Preserves character of Coburg
 Preserves the residential/neighborhood feel of Coburg.
 More residential so in keeping with adjacent homes.
 green space, community feel
 More single family homes for suburban living which brings the value of living in Coburg up.
 Ok, I like no townhouses or apartments.
 That there will be no multi-use/commercial development.
 If the large lot is going to continue to be a residence then it is nice that it is near other homes
 Good
 I do not like this approach.
 It's not adding to much that it would overwhelm existing infrastructure.
 Multiple access points to and around the new development. That's good. But still is not without a huge impact.
 I don't dislike this type of development but we need to provide affordable housing and opportunities for our aging population- perhaps cottages.
 I live on North Willamette...much less traffic than scenario 2. And maybe the City will finally fix the road in front of house.
 Having adequate space between single residential housing.
 It keeps the Coburg feel intact. Large lots with space and nice family homes. We are small town and we should be.
 I like the entryway locations to the neighborhood and it would cut down on dirt in our neighborhood.
 Larger lots making the subdivision feel more like the Country setting that is Coburg
 Not as many people and cars as scenario two.

What do you like about this approach to development on this site?

Possibly affordable housing
based on 4 houses per acre, the lots are 0.25 acres each, which is decent lot size. Much bigger than some of the Hayden Homes lots that were allowed.

Nothing

It is more in keeping with the Hatfield Development across West Van Duyn
I would like to see some higher density here along with family homes.
Keeps more to small town atmosphere
Fits existing "look" of Coburg.
its better than the alternative with townhouses if this has to happen
Good use of land while maintaining neighborhood similar to others in Coburg
Not high density, maintains small town feel
Not much.

Better than some other approaches with probably nicer houses. Use existing photos from Coburg
Multiple entrance/exits points. Size of lots not too small.
Would rather there was no development at this site
Would be ok if higher end homes, not starter homes
If you can't stop development, this one is better than apartment complexes , strip malls etc.
Large lot sizes keeping community from being too dense
Fewer dwellings, greater variety of buildings, sustainable property value, less traffic.,
Location is reasonable but only reasonable if the school is retained, or rebuilt.
Neutral since I believe it is crazy building on existing precious farmland to begin with.
Larger lots with green space incorporated. Residential near school.
Meets housing need
Adds less traffic.
Seems reasonable

It leaves some area undeveloped or open for a community/park space
I like having open farmland on the outskirts of town giving us and ole time country feel. Cosy and family like atmosphere.
DON'T NEED ANY MORE HOUSES
As compared to other options: Less people, less houses, less noise, less traffic. May help maintain a better quality of life than other scenarios.
Fewer houses, less people
I like there is no mixed use. I'm not against mixed use in Coburg, but have a strong belief more housing is needed.
The lay out and ability to enter 5 ways or at least 1m assuming there would be access from N Willamette St
Bigger lots, less dense, some farm land still exists
I only like this better than sen 2. Don't like it at all though
Allows for single family dwellings with some kind of yard. Highly sought after residential.
Less homes
With limited access into and through town this would add less traffic than multi use homes
I like the thought of the buildings.
Coburg needs more housing. Period.
I like the less density and shorter buildings
looks like what we have now
Large lots, spaced out homes, small town community feel.
The photos used above are not from the development off Abby Rd in Coburg. The photos are on the opposite side of town of the Hayden Home subdivision. How can you survey the public with miss information?
Smaller impact of traffic and nice lot sizes. Hopefully they will be medium income homes.
Fewer dwellings, meaning less traffic in and out of the area and town
It is attractive and would keep additional traffic on Willamette more manageable. Doesn't utilize the land as efficiently as possible.
Neighborhood with hometown community feel.
One road access to Coburg Road and N Willamette...nice Larger lot sizes and bigger houses, with smaller homes interspersed.
Prefer homes to mixed use commercial in scenario 2
No apartments or mixed use buildings. We don't need more little shops
density is probably good but layout is blah
nothing
I don't want mixed use or high density housing in Coburg.
Keeps the look of residential living that exists in town. However the new developments look pretty sterile but I guess that will change with more mature landscaping.
I live on Abby road and the lots sizes are quite large.
Fits in with the current neighborhood standards of Coburg. Low density approach permits controlled/slow growth.
This would maintain, increase property value. Improves the higher end properties.
Nice family homes
Nice larger high end homes
Not much to like
Photos showed are not of Abby Rd area. It is the other side of town. Miller and Lincoln on the East side of Town!
It's on a Main Street with plenty of access and isn't taking property away from landowners.
Less people more families
I like single family zoning. Think the lots should be larger than what was allowed for Hayden.
That it's on the northwestern end o the city.
It's reasonable, allows privacy for each home.
Like the large lot sizes.
Larger lot sizes. Would prefer custom built homes rather than track homes such as a Hayden Development.
Less traffic is produced with fewer houses than a development with smaller lots
none
Bigger lot sizes, not too many homes packed into small spaces.
Low density approach
Large lots. Less density

What do you not like about this approach to development on this site?

Development Type: Single Family homes. Large lot sizes.
Residential Units: 33
Approximate Residential Density: 4 dwelling units per acre
Parking: 2 per unit (66 total)

This Scenario provides a low density development alternative.
This Scenario produces minimal economic benefit per developable area.



Have serious concerns about the traffic impact, especially during school peak times. It's already bad enough with the lines that form before and after school. Not to mention, the fire station is right there.

The backside of homes along the major corridor. This will end up as fencing with absolutely no added interest to that street (w Van Duyn). Ideally, lots along that Main Street would have garages served by an alley, and the porches of the homes would face the street. No tall fencing should be allowed along the major street.

Too dense, no open space, lacks imagination.

Not a good use of space, expensive houses

Houses are a little too uniform - almost like the scene in Edward Scissorhands where all the houses on the neighborhood are identical except the color. 2. It appears there is not a designated space to park in front of all the houses like the rest of Coburg. 3. All the houses are about the same size. Why not have a few duplexes to the neighborhood to increase the density responsibly.

...as long as it adds without taking. Adding roads whilst engineering a safe path to growing the City. homes continue to attract high income groups offering little to middle and lower income groups in Coburg lots are small, homes are large. I'd prefer smaller, more affordable homes instead of big ugly box homes.

Too many houses

More people still. Like the population size as is vs new development. Less parking as well with this approach

I'm a bit confused by this proposal. You state it as being 4 units per acre, but I believe that the photo you show is of the Hayden development which is denser than that. Now that we have sewers, I think that future development in Coburg could be a bit denser than 4 homes per acer, but I'd rather see Coburg remain much closer to this scenario than the scenario 2.

Density is pretty compressed.

Traffic

More people without increases in services(restaurants, stores, etc)

Hate to lose farmland to sprawl

More of the same. Diversity of housing choices is not improved in the city.

The traffic will make the road way more congested, and more unsafe for pedestrian.

It looks great

Less density leads to more sprawl

No park for families.

Coburg has a fair amount of this housing type. It would be nice to have smaller, more affordable options for young families and seniors, provided they are thoughtfully designed. Egresses to N Coburg as shown would be a problem. Corner of N Coburg and W Van Duyn is congested with elementary school traffic.

Large homes being built in amongst our smaller "native" homes are pretentious and overbearing.

.25 acre lots seem small and I would not consider them to be large lots. It would be nice to have fewer houses and larger lot sizes.

The lots seem to close together. The houses in the picture above seem like they're stacked right on top of each other. The houses facing north Coburg road should have their front doors facing toward the east to avoid the busy roads.

Loosing what Coburg is about. Homes surrounded by farm land

There obviously is not enough water supply for this addition. The traffic on Coburg road here is already too busy and there is no safe access in and out of this development. It is also being built in a school zone!

The potential traffic jams with driveways across from the fire station. Additionally, the traffic may slow down the flow in and out of the elementary school.

I do not like the street that exits the subdivision onto West Van Duyn almost kitty cornered from North Water Street. It is hard enough to get out on Van Duyn from Water street as it is. If you add that street exit from the subdivision, you are just asking for an accident, as people try to pull out from each street at the same time.

Lots are too small

too crowded no garden space

Crowded

I do not like cookie-cutter houses so close together

Limits future commercial space.

It doesn't Address intersection near fire department How's it shouldn't take access right off the intersection going to cause major issues with school it's a horrible intersection as it is now

I think it is a good beginning. I think more needs to be done for Bottom Loop, N. Coburg Road and Coburg Harrisburg Road. Work on who you have and make the new projects wait. Stupid idea but it does have a ring to it.

The score reflects no green space area - a big minus for the Abby St development. To copy that is a fail.

Connection to city core. It seems very separated

Not particularly affordable housing. Dont' like the grid layout -- curving streets are more pleasing.

More traffic on Main Street right in front of development. It is already very difficult at the intersection at the fire station.

No park for children and families. No multi-use. We already have one of these out here....Need more family oriented homes.

The lots are too small

The lot sizes lend themselves to appearing like the Hayden Homes development, which looks completely out of place compared to the rest of our historical city. The traffic on Van Duyn in this area is already a mess.

Value to our town

I do not like this approach because I am not thrilled about continued housing developments. I especially dislike this example because I love the view of hills and these fields while walking and biking around town. I also love that the kids at the school have a view of the Coburg hills and the fields rather than new housing developments.

It adds only higher income housing and ignores the desperate need for more affordable homes in coburg.

Have serious concerns about traffic to and from the school during peak times with the additional traffic and the backup traffic on the streets.

Too traditional.

Growth happens. My sunset view will be destroyed if houses are 2 story.

I like everything about it.

The increased traffic could create delays going onto the main drag.

I really don't have anything that I do not like about it.

Too close to busy road. Who would want to live that close to Coburg Road

Too dense.

Too many homes. Lot sizes should be bigger. Less people ,less traffic. Slow down growth!!!

street emptying in front of the school

What do you not like about this approach to development on this site?

Too many people, too much traffic.

Too many units

More expensive than what most people can afford.

the small town feeling is going away

Lane County controlled speed limit of 35 MPH on W. Van Duyn will need to be reduced.

Odd layout of homes in a high traffic density with lots of noise from REXIUS trucks all day long. Not safe for children pedestrians along Van Duyn Street. Also placing development next to school that is not accepting Coburg children. Reduce number of homes to 22 and construct a high fence around entire plot. Is this going to be septic or city sewage? If this is septic maybe you should factor in cost of near by developments that are septic and switch them to city sewing. Do it all at once.

Homes too close together. We started with minimum of 1/3 acre now seems to be getting smaller and smaller

Do not like single residential. Would like to see this extend our downtown

Overtaking precious farmland.

houses too big for their lots, streets barely wide enough for 2 way+pedesrian traffic, neighborhoods next to freeway and industrial park don't fit in with historical residential core

i feel like its too many houses crammed together!

Concerned with adequate traffic flow in and out of this development and impact on current streets

Traffic problems, not enough greenery, and density. About 1/2 the density would be more in keeping with the "feel" of Coburg. Also fire safety with the houses so close would be compromised. Truck traffic is too high for the area.

The driveway access for the residences facing the fire station. That is a busy intersection and really needs to be addressed. The same with N Willamette and Van Duyn St. Open up to more McMansions!

Driveways on N Coburg Rd across from firehouse could be problematic in terms of pedestrian traffic, especially for school children going to and from school. Road in front of development is not an extension of E. Van Duyn St. and, to minimize confusion, should be called Coburg Rd, as it currently is. I'm guessing Lane County would object to renaming the street anyway, since they own and maintain it!

Less added business.

I hate that Coburg must grow and that the view North of Coburg across lovely farmland the Coburg Hills will now become suburbia. But the sewer made this development (and even, unfortunately, extending the urban growth boundary still further north someday) necessary and inevitable. Change is hard though I'm happy for families to get to share Coburg. Still I hate to see Coburg turn into a bedroom community of Eugene.

Too much house on too little lots - looks like a city suburb development

Just want Coburg to keep its farmland atmosphere. I worry that's going to go away in the future

DON'T NEED ANY MORE HOUSES

Too close to light industrial district

Traffic. All this development and we have yet to see any notable public infrastructure improvements. Do we see proposed roundabouts?

I do not believe that the continued building of low density residential is the best solution. The small community character of coburg can be achieved with multi-family housing. More housing is needed. More AFFORDABLE housing is needed.

Nothing

Too dense

Too many homes

This field is on my way home and completely changes the town feel. Much of the small/farm town feel will be gone. Not to mention traffic and the school already being there

I don't like that the traffic will increase with the 35 speed limit that only a few follow heading into town.

I do not like that more people will be speeding heading east into coburg.

I worry about traffic through town.

Would like to see sidewalks and wider streets. New Development has drainage a that looks bad when people don't keep it weeded and using roundup that goes into our water table is not a good solution.

Heavier traffic on N Willamette

It does not provide enough additional housing for the resources being used. I think a community is better with more diverse citizens and a good mix of rental and ownership.

Would appreciate having the wide open land rather than houses. Who is going to grow our food if we continue to lose land?

Sfd

These large homes are not accessible to families of moderate income.

House are TOO close together and too aligned. No creativity or variety

layout lacks any kind of creativity. One of the cool things about Coburg neighborhoods is the lack of similarities to your standard track home vanilla subdivision layout. Compare, for example, Hayden Homes subdivision with what was done east of the Park. Differing lot sizes, differing set backs, no consistency at all. That is at least one thing we should strive for. Also a mix of single family, duplexes, etc. would be good for the community.....ie: more affordable housing options

The houses are set too close to each other. This is supposed to be country living - not big city living.

No park space, street lighting, congestion?

Mixed use development is important. The new addition of Coburg Inn down town increases the livability of the community. This scenario lacks such a plan.

I would prefer no new development :)

Traffic concerns on Coburg Bottom Lp. near Coburg Charter. Traffic concerns on Van Duyn (traffic with Rexius & other ag. equipment already makes this a busy road).

Major traffic concerns at the "intersection" of Willamette & Van Duyn.

Nothing

NA

No home should have a lot smaller than 1/4 acre and streets need to be wider. More density, more congestion and problems. Including crime

Need round a bout at entrance to downtown and a signal at intersection at fire station

Using up farm land

too many speeding cars and traffic near the school already..not a good spot for a new neighborhood

Houses are too close together and seem kind of boxy

Expense of homes

Hayden quality I dislike. Need better quality developers to build these.

Nothing

Don't like the 2-per-unit part of it.

Don't like the residential driveways going straight out onto N Coburg Rd. Would the original single-family house and all outbuildings really stay?? Would seem like those would be torn down and more houses put in.

That there is any development on beautiful farmland! And that it would further the evolution of Coburg from small country town to bedroom community.

too close together

This prime location would be great for more business.

They are kind of crammed in there!

Waste of space.

What do you like about this approach to development on this site?



Development Type: Mixed-Use and Townhomes
 Residential Units: 76
 Single-Family Townhomes: 40
 Multi-Family Apartments: 36
 Commercial: 25,000 GSF
 Parking:
 Within buildings: 2 per unit
 Surface: 1.5 per unit; 62 for commercial

This Scenario provides a high density, maximum capacity development alternative. Mixed-use development provides for residential units above and ground floor retail space. This Scenario maximizes benefit derived from the setting through a mixed use structure that fronts the street with parking in the back.

Utilizes interior lot area for larger parking areas. Possible downtown grocery store is a good potential. Although we could use a hardware store in Coburg I hate the big box strip mall concept.

Nothing

Nothing.

It would be nice to have store close you can get the little extras close by instead of going into Eugene.

Nothing

Low traffic impact, large parking space

the stores will be ugly. we can be more creative that this.

nothing not what Historic Coburg is about.

Not much

Less traffic and stress on infrastructure.

Low priority. Could provide a some new jobs. Could cut down on trips to Eugene for essentials.

Need some place to shop other than our current DariMart.

Nothing beneficial about this

Nothing.

Yes. Spacious and manageable with elbow room. But bring in Walmart grocery.

A grocery store would be nice.

My hope is this would be a business or businesses that would help me avoid trips into Eugene and Springfield (groceries and hardware).

Coburg doesn't need dollar stores and bi-marts

This town already has a truck stop, we don't need more!nooooo

The one good thing is at least there's a building fronting main street. If the whole site were thoughtfully designed with attractive architecture, lots of greenery, attractive spots for outdoor eating, lots of parking screening. . . it might be salvaged. A box store right in the heart of main street seems like the wrong setting though.

Nothing.

Absolutely nothing! Terrible idea!

I like the idea of adding more business to that area.

Nothing

Nothing

It makes sense to have a business there.

Nothing

More shopping options

i don't think coburg has the population to support these type of businesses

The convenience of a convenience store

Na

Please keep Coburg small

nothing

Nothing

Parking and retail in in town

Nothing

Nothing.

Nothing

don't like

It would be very convenient to have a small store like Bi-Mart or a Dollar General to not have to drive into town for items.

NOTHING>>>>

Nothing, we don't need any big chains in Coburg causing more traffic to come into town. You need to do your homework, the lot pictured is not big enough for a Bi-Mart. which are larger than 22,000 square feet.

No

I do not like this approach to development.

It does add the potential for stores that eliminate the need to drive to other towns for goods and services.

Might be the best option for preserving the historic charm of our city.

Opportunities for a grocery or other needed commercial building.

Nothing. This ruins the historic, small town feel

Nothing

I don't.

The location is good.

I think it's been well thought out. And if Coburg has to grow, and it does, this is a good fit.

Nothing except the idea of it being developed

I think this type of development SHOULD go on the main road through town. I would love to have an actual grocery/pharmacy in Coburg

Nothing.

It is small. Less people

Nothing!!

more commercial

Better shopping choices

if you want coburg to be like santa clara it would work

Adds more commercial opportunities to Coburg

Nothing

Not much, if we are stuck with this scenario spaciousness would be preferred.

More local shopping, and off the street parking

Less population with more available shopping. Use existing photos of Coburg

Nothing

Absolutely NO DOLLAR GENERAL HAVING A STORE LIKE THAT WOULD BRING DOWN THE REAL ESTATE.

Nothing

Very little. Parking should be behind any developments.

Addresses the need for parking.

Nothing!

Commercial development.

We need a grocery store rather than having to shop in Eugene or Springfield. Let's keep our \$ locals.

Opportunity for larger vendor.

Nothing

NO MORE BUILDING

Nothing. Zero. Zip. Nada. I am not kidding.

Absolutely nothing. This is of no benefit to Coburg.

I like having the option of commercial retail but...

Competition would force the DariMart to make improvements in order to keep up. It is the worst building in down town.

Would love to see a grocery store come to coburg.

Not much

Nothing

great this town needs new commercial and retail stores, like maybe a grocery outlet.

Wouldn't mind a LOCAL grocery option. BiMart, Winco, Market of Choice, or smaller local options.

Allows for more convenient grocery stores in town

Not much.

Nothing.... how is commercial next to residential working for us now....please keep in line with our vision.... if people want fast food and dollar stores they can drive into Eugene... most people work in Eugene and can stop on there way home

..... think quaint please .. we are not like Harrisburg or JC... let us be pollyanna...and trendy....not post dunk bad taste

Nothing

What do you like about this approach to development on this site?

don't like a thing about it

Nothing

Nothing

nothing.....this type of commercial development should be avoided.
the businesses are tucked back where they aren't too obtrusive.

Nothing

The addition of some commercial development is a good idea

Nothing

The attractiveness of this option is 100% dependent now which retailer committed to the property.
Nice to have the lot developed with a building that would look like an old fashioned Coburg business

Nothing

This is just sad.

Nothing!

We need more commercial units in coburg.

We need more choices to shop.

Not much.

Like how it is set back from the road keeping a small town feel

Would be "convenient" to have a BI-Mart or similar in town. But it's not like we have to drive very far to get to one.

Not much

I suppose some residents would like the shopping convenience? I'm not sure.

better

I like the idea of having a grocery store.... but I wouldn't want to see a "discount" store in Coburg.

traffic problems

Low density

Nothing.

What do you not like about this approach to development on this site?



Development Type: Mixed-Use and Townhomes

Residential Units: 76

Single-Family Townhomes: 40

Multi-Family Apartments: 36

Commercial: 25,000 GSF

Parking:

Within buildings: 2 per unit

Surface: 1.5 per unit; 62 for commercial

This Scenario provides a high density, maximum capacity development alternative. Mixed-use development provides for residential units above and ground floor retail space. This Scenario maximizes benefit derived from the setting through a mixed use structure that fronts the street with parking in the back.

Way too dense for this neighborhood. We don't need another Crescent Avenue clone here in Coburg. Transportation impact too great, especially near the school and fire station. Roundabouts? Really? No thank you.

The "fronting the street" part of this isn't shown and will not happen without being clear. The pedestrian access to the retail will tend to be from the parking side unless it is mandated otherwise. On the townhomes, they will tend to be garage door fronts with a narrow portion for the front door unless the garages are mandated to be in the back (alley or driveways to the back every so often), which might make a very nice high density street. The response to Willamette street is non-existent, and similar small cottages are more appropriate along this edge.

Too crowded. Too many cars/traffic.

Needs park(recreation and play space), likley a more transient residential people.

Doesn't feel like a small town

1. Impact on pre-existing neighborhoods with a cookie cutter high density neighborhood is not consistent with the rest of Coburg. 2. Transportation impact on existing roadways, current roads could not handle the increase in cars and trips..

3. Doesn't make sense to add mixed use buildings outside the downtown core of Coburg. 4. The mixed use structures will negatively impact existing neighbors with increase in noise, traffic, etc. 5. It looks like a mini business campus in our

small town of Coburg. 6. Where is the parking for everyone living in the Townhouses? The parking lots look like they are for the mixed use structures? 7. Where is the green space for the development? A park? TOO DENSE for Coburg - a

population of 1,141. 8. We need to keep ourselves true to the vision of keeping Coburg Coburg and not falling prey to developers wanting to make money in our town.

Takes away the country farm town look. Looking more like bigger city. Kinda has the apartment rental look, more people coming and going instead of residential home owners.

We should stay true to the country home appeal.

More traffic, noisier neighborhood

increased traffic through town. speeding cars are already a problem now.

Traffic circles are a terrible idea, especially for local farmers who need to get equipment through town.

Its not what the city needs

More people, less room for families

This is too dense. Coburg will completely lose it's character and identity. I don't think our infrastructure, even with sewers could handle it, especially our water and road systems. Also, while I think that in general there needs to be more

affordable houses in the state, town houses are typically tenant occupied, which means the landlord is getting ahead, not the resident. Also, landlords and tenants tend not to be as concerned about the livability of their town as owner occupied

homeowners.

Too many people packed into a small space.

Too crowded and takes away the charm and quietness of Coburg. Increases traffic even more than the other scenario

Lots more people and traffic that will overwhelm current road network

TOO MUCH TRAFFIC!!! These do not promote hometown feel. Just brings in rental mentality and what they can take from community.

It would increase the traffic flow, considerably.

Big concern for aesthetics of mixed use in heart of town. Don't want ugly "slab" buildings in Coburg.

Town homes are junk

Seems a bit crowded, a rather sudden contrast in density versus surroundings.

No townhouses/apartments in our little farming town. Ugly ugly ugly.. And far too many people and cars. We don't want to be Eugene, or even Junction City.

Apartments will lower property values, increase traffic, and ruin the small town feel of Coburg.

Complete change of current city structure. Would be like a city separate from the historic city.

I don't like the townhouses. I think they would stick out in a bad way in Coburg- seems too "big city".

I dislike the townhouses a lot. I feel it takes away from the historic feel of Coburg itself. It was cause a lot of congestion, parking for the apartments would be a nightmare. It takes the feel away from a small country town. It doesn't allow for

road expansion to the north when Coburg decides to expand to the north.

It's way to modern. Your loosing the vintage and big lots look of coburg

There obviously is not enough water supply for this addition. The traffic on Coburg road here is already too busy and there is no safe access in and out of this development. It is also being built in a school zone! This area is not zoned residential

or multi-family and should not be..

Too dense Changes whole culture of the city

too many houses too close

Huge increase in traffics near the school and fire station, slowing down fire response times and backing up traffic for school. Rexius will constantly be negotiating that roundabout in a way that will negatively impact everyone!!

Too many units for a small town feel.

I do not like the Multi-level townhomes! How about building single-level zero lot line homes for the baby boomers to downsize into!

Cramped looking and reminiscent of Eugene

I hate the idea of townhomes

traffic roundabouts can you picture 53 ft semis trying to get through them. they are stupid

Nothing really

Near busy roads not a good place

Too many homes all at once and on top of each other. Not good for traffic/parking either

Maybe to much Density?

Doesn't fit with a small town Coburg feel ... why bring in Coburg Road to Coburg

High density

Does Coburg warrant this much mixed use? And splitting the difference is not included, i.e. 1/2 townhomes and 1/2 houses.

Not in keeping with rural feel of area

Too many households for busy road and failing intersections

Looks very similar to strip mall. Would welcome more retail but not so close to established residences. Rather put businesses closer to I-5.

although this includes parking not sure it will be enough

Rent will be too high for families because of its location and people will move in and move out. No stability. Rents for newest apartments are as much as a house payment and isn't realistic for renters. We will have more trouble with people

treating our Coburg with respect because they have no roots as a community. This includes business patrons.

This will generate a lot more traffic with so many apartments/townhouses and ruin the single family home feeling in Coburg

Looks like cookie-cutter dense housing that appears in North Eugene on Coburg Rd. Why have more of that in Coburg?

Not sure I want to introduce higher density housing...more traffic

Nothing

I think the idea of high density housing in our small town takes away from the charm and small town feel.

NA

How would this pass transportation engineering? The impact would be significant from the increased traffic, especially during school peak times.

Parking issues.

Too many people and increased traffic with mixed use. Being on the edge of high traffic area is why I live in Coburg.

This is not Coburg. It's Eugene.

Traffic would be a major issue, noise and safety would also be major issues. People live here because it's small and quite with space to move around.

I do not like the modern townhomes in this small community.

I feel like this subdivision of housing looks very much like Eugene and does not fit in the Coburg style of living at all

Too many cars going through the Main Street of town. People already go too fast and don't stop for walkers.

Too close to major road where traffic is heavy and people dpeed

This would allow for a greater population explosion in Coburg, which I don't believe the city is prepared for. Would our water bill go down? It was supposed to with Hayden and now it's going up again.

Too much like Crescent Village. Looks nice at the start and then looks worse very shortly.

Do not like it. Too many people, too much traffic.

I would like to see retail businesses concentrated downtown along Wm street so folks don't have to cross Van Duyen

Too many people, too much traffic

More likely to destroy small town feeling of town.

Higher traffic than from traditional single family homes.

coburg will become a mini eugene with over population and excess traffic with uncaring drivers

Is not consistent with surrounding Neighborhoods, adds additional traffic and congestion to an already busy street, Makes the city more of a strip like in appearance.

Hard pass on high density housing

Once again same issues are previous layout. Attention to safety, no traffic lights, or places for people to walk. This type of development will draw families and unless there are play/park structures the residences will be exiting frequently. Are

they lower rental units, or Section 8 housing?

Tends to bring in more traffic and lower income residents and more potential crime.

Too many "units" in the space.

Too much density, removes country feel of historical Coburg

Would not want apartments

What do you not like about this approach to development on this site?

Development Type: Mixed-Use and Townhomes

Until a traffic study and mitigation on Coburg Rd, occurs, no further growth north of town should occur, it is already virtually impossible to cross the street near city hall during business hours. It is very difficult to even turn onto the road in a vehicle. Increasing traffic to the north end of town will result in a traffic pattern like that of Sisters, Oregon. Imagine what it will be like at rush hour, when the beltline is backed up to I 5, and traffic heading North through Coburg is backed up to Chad Drive. We need a bypass road to skirt downtown Coburg, either north through the industrial park or across the Egge land to connect up with Funke Rd. Without an alternate route the downtown of Coburg will not be able to retain it's small-town character, one of the primary goals of Coburgs development code.

I can't see this happening to our town at all!

Too many people in too small of a space, more traffic, chances are that property values will not hold up as well.

The style of the architecture is not in keeping with the rest of Main Street in Coburg. The architecture should look more historic.

I don't like they layout of the townhouses. It's like a wall against the farm land. The farm land should be visible at some point.

Townhomes don't belong in Coburg but if allowed at all would need less density and increased/tightened building design standards more in keeping with the status quo in Coburg. The 2 pictures above are perfect examples of the types of buildings we don't need in Coburg, poorly designed and massively overbuilt eyesores! The amount of traffic that streams (and screams) by on Coburg Road (misabeled as W Van Duyn St) would make this a dangerous thoroughfare for students and pedestrians (elderly especially), plus having 2 access streets dump out onto this section of an oft high speed road is ridiculous planning. You think there is already an excessive amount of traffic on this section of major roadway to all northern destinations? This kind of development, with such a high density of people, will make this section of road at times feel like a freeway!

Townhomes.

Do not want low income housing

Reduced dwelling value, increased traffic.

Keep commercial downtown.

Lots of units = lots of people = lots of traffic which the streets (and lack of sidewalks) of Coburg can't support

Too busy.

DON'T NEED ANY MORE HOUSES

too close to light industrial district

More houses, more people, more noise, more traffic.

Traffic. All this development and we have yet to see any notable public infrastructure improvements.

I believe the entire site would be best suited for housing only. Mixed use does not seem appropriate for this site.

Too many homes. Not in line with the cottage/country feel of COBURG.

Does not fit Coburg small town feel. Losing this field changes the town to a standard housing development you will lose so much farm town appeal

Doesn't fit the current model of the city and why so many homeowners moved to Coburg in the first place. If home buyers want low maintenance urban living the city of Eugene and Springfield offer plenty of that.

Way too many houses and people

Too much traffic through town south through the exit points of Pearl street and south Willamette

There is nothing to like about this.

This will not help my property value and even more people will be speeding heading into coburg heading east.

What is the need for this type of development?

High density houses.

Roundabouts. The traffic is going to be crazy! Kids will no longer be able to walk to school or friends house. It simply will not be safe.

Worry that mixed use might not stay full. Don't really want apartments. Would like permanent residents if we are expanding population. Want residents that take pride in ownership and being part of a community.

Too many homes. Too much traffic. I can see this causing long waits at the stop light

It would greatly increase the traffic on Willamette which would negatively impact pedestrians and current businesses.

How is a tractor going to maneuver the roundabouts... or a large truck....we are a small residential farming communitie..... high density ???? We already cannot handle the traffic, if we look at our current vision statement... most of these building scenarios are not with in keeping of that very expensive vision statement.

Takes away the Coburg town charm.

Too dense. Too busy. Too many people...right around the school.

Too much activity on that street

I have thoughts, as a retiree, of moving into one of those units, but they are a bit pricey for someone on fixed income.

We don't need the retail space and it looks like insufficient parking although I don't know what "tuck under parking" would look like. There is no foot traffic for retail in this part of town.

Mixed use works where there is demand for retail and/or commercial uses. On this stretch of road, you could not generate enough economic activity to warrant retail or commercial uses.

the houses, townhouses are set too close to each other. This is the country not New York City.

Not enough parking for the housing, traffic increase, low income, crime.

The higher density townhouses and apartments may eventually be necessary but right now this plan sets this scenario apart from the rest of the town. It is disconnected from the residential feel of the town. It looks too much like the development in Eugene along Crescent between Coburn Road and Game Farm. And this development is also odd for this area of Eugene and appears to be a copy of Portland on the riverfront near the Hyatt.

I do not want town homes or apartments built

Again, traffic is the main concern. Traffic concerns on Coburg Bottom Lp. near Coburg Charter. Traffic concerns on Van Duyn (traffic with Rexius & other ag. equipment already makes this a busy road). Major traffic concerns at the

"intersection: of Willamette & Van Duyn.

This would detract from the current downtown area, and just extent the North Eugene style.

Don't like townhouse idea

Over populated

Retail space is hard to keep rented

Too many people in such a small area

way too many homes and people making traffic and school traffic issues awful

Nothing. Listen to your residents.

Too many townhouses too close together. It's ghastly. Keep Coburg small.

Renters can have an option in Coburg New retail space draws new business interest

To crowded

Increased traffic, crime.

I know it's just an example, but that style of townhome is very trendy right now, and I think 20 years from now it will be VERY obvious what decade those were built. I would prefer a more farmhouse / cottage style (2-story and narrow is fine!) because that is more timeless. Could have been built in 1880, 1920, 1940, etc.

Would rather see businesses on Willamette street. Still plenty of opportunities to develop "Main Street". People move to Coburg to get away from high density housing.

Do we really want to look like the newer north Eugene area??? And, so much traffic is created with this scenario. Our little downtown is too busy as it is!

too close together

Can't tell what's in the bottom left. Is that more mixed-use? If so, I think it'd be nice.

Too modern. Too much. Too high density

Would not like this in a single family home neighborhood but good for downtown.

What do you like about this approach to development on this site?



Development Type: Commercial (Dollar/Convenience Store)
 Residential Units: 0
 Commercial: 22,400 GSF
 Parking:
 Commercial: 56
 District: 150

This Scenario provides a low density development alternative. The setting is dominated by surface parking and contains a small commercial structure to the rear of the setting. This Scenario produces minimal economic benefit in the developable area.

Utilizes interior lot area for larger parking areas. Possible downtown grocery store is a good potential.

Although we could use a hardware store in Coburg I hate the big box strip mall concept.

Nothing

Nothing.

It would be nice to have store close you can get the little extras close by instead of going into Eugene.

Nothing

Low traffic impact, large parking space

the stores will be ugly. we can be more creative that this.

nothing not what Historic Coburg is about.

Not much

Less traffic and stress on infrastructure.

Low priority. Could provide a some new jobs. Could cut down on trips to Eugene for essentials.

Need some place to shop other than our current DariMart.

Nothing beneficial about this

Nothing.

Yes. Spacious and manageable with elbow room. But bring in Walmart grocery.

A grocery store would be nice.

My hope is this would be a business or businesses that would help me avoid trips into Eugene and Springfield (groceries and hardware).

Coburg doesn't need dollar stores and bi-marts

This town already has a truck stop, we don't need more!nooooo

The one good thing is at least there's a building fronting main street. If the whole site were thoughtfully designed with attractive architecture, lots of greenery, attractive spots for outdoor eating, lots of parking screening. . . it might be salvaged. A box store right in the heart of main street seems like the wrong setting though.

Nothing.

Absolutely nothing! Terrible idea!

I like the idea of adding more business to that area.

Nothing

Nothing

It makes sense to have a business there.

Nothing

More shopping options

i don't think coburg has the population to support these type of businesses

The convenience of a convenience store

Na

Please keep Coburg small

nothing

Nothing

Parking and retail in in town

Nothing

Nothing.

Nothing

don't like

It would be very convenient to have a small store like Bi-Mart or a Dollar General to not have to drive into town for items.

NOTHING>>>>

Nothing, we don't need any big chains in Coburg causing more traffic to come into town. You need to do your homework, the lot pictured is not big enough for a Bi-Mart. which are larger than 22,000 square feet.

No

I do not like this approach to development.

It does add the potential for stores that eliminate the need to drive to other towns for hoods and services.

Might be the best option for preserving the historic charm of our city.

Opportunities for a grocery or other needed commercial building.

Nothing. This ruins the historic, small town feel

Nothing

I don't.

The location is good.

I think it's been well thought out. And if Coburg has to grow, and it does, this is a good fit.

Nothing except the idea of it being developed

I think this type of development SHOULD go on the main road through town. I would love to have an actual grocery/pharmacy in Coburg

Nothing.

What do you like about this approach to development on this site?

Development Type: Commercial (Dollar/Convenience Store)

It is small. Less people

Nothing!!

more commercial

Better shopping choices

if you want coburg to be like santa clara it would work

Adds more commercial opportunities to Coburg

Nothing

Not much, if we are stuck with this scenario spaciousness would be preferred.

More local shopping, and off the street parking

Less population with more available shopping. Use existing photos of Coburg

Nothing

Absolutely NO DOLLAR GENERAL HAVING A STORE LIKE THAT WOULD BRING DOWN THE REAL ESTATE.

Nothing

Very little. Parking should be behind any developments.

Addresses the need for parking.

Nothing!

Commercial development.

We need a grocery store rather than having to shop in Eugene or Springfield. Let's keep our \$ locals.

Opportunity for larger vendor.

Nothing

NO MORE BUILDING

Nothing. Zero. Zip. Nada. I am not kidding.

Absolutely nothing. This is of no benefit to Coburg.

I like having the option of commercial retail but...

Competition would force the Darimart to make improvements in order to keep up. It is the worst building in down town.

Would love to see a grocery store come to coburg.

Not much

Nothing

great this town needs new commercial and retail stores, like maybe a grocery outlet.

Wouldn't mind a LOCAL grocery option. BiMart, Winco, Market of Choice, or smaller local options.

Allows for more convenient grocery stores in town

Not much.

Nothing.... how is commercial next to residential working for us now....please keep in line with our vision... if people want fast food and dollar stores they can drive into eugene... most people work in eugene and can stop on there way home think quaint please .. we are not like harrisburg or JC... let us be pollyanna...and trendy....not post dunk bad taste

Nothing

don't like a thing about it

Nothing

Nothing

nothing.....this type of commercial development should be avoided.

the businesses are tucked back where they aren't too obtrusive.

Nothing

The addition of some commercial development is a good idea

Nothing

The attractiveness of this option is 100% dependent now which retailer committed to the property.

Nice to have the lot developed with a building that would look like an old fashioned Coburg business

Nothing

This is just sad.

Nothing!

We need more commercial units in coburg.

We need more choices to shop.

Not much.

Like how it is set back from the road keeping a small town feel

Would be "convenient" to have a Bi-Mart or similar in town. But it's not like we have to drive very far to get to one.

Not much

I suppose some residents would like the shopping convenience? I'm not sure.

better

I like the idea of having a grocery store.... but I wouldn't want to see a "discount" store in Coburg.

traffic problems

Low density

Nothing.

What do you not like about this approach to development on this site?



Development Type: Commercial (Dollar/Convenience Store)
 Residential Units: 0
 Commercial: 22,400 GSF
 Parking:
 Commercial: 56
 District: 150

This Scenario provides a low density development alternative. The setting is dominated by surface parking and contains a small commercial structure to the rear of the setting. This Scenario produces minimal economic benefit in the developable area.

Pedestrian access to the retail is horrible with no connection to the street. Service vehicles have no alternative other than the single point of access. The traffic impact to N. Willamette would be a question.

This does not fit with the overall style/feel of our town. it takes away from community, just another big ugly store surrounded by asphalt.

Ugly, no real benefit to community, looks and feels like urban sprawl, doesn't contribute to building a sense of community. Erases Coburg's identity

1. Haven't we learned the impact of building out Truck and Travel so close to residential neighborhoods. The negative impact of noise, dust, smoke smell on the neighbors who are unable to open their windows year round and enjoy clean air and the quiet of living in a small city. 2. Again, the building the industrial park in such close proximity to residential neighborhood. The noise from industrial park can be heard at Norma Pieffer park - 7 days a week, 24 hours a day. 3. Commercial retail on this level does NOT belong in downtown HISTORIC Coburg. The impact on the surrounding neighbors will be significant. The noise, the smell of exhaust will impact the housing values of the surrounding neighborhood. 4. Main Street does not have the capacity to withstand the increase of car trips for a commercial/retail. 5. Dangerous to children who walk or bike ride to school without serious thought into safety issues. 6. Would this type of development even pass through the Planning Commission in a designated Historic Downtown Core. Be mindful of incoming construction to continue to keep our Downtown historic, walkable, inviting to community. This development is NOT keeping our town historic. coburg will lose it's "no franchise" look.

To commercialize Coburg is the same as forgetting the reason why so many people want to live here.

Boring use of space, little economic growth

doesn't add any character to the town

don't need box business in residential area Not Historic Coburg

No benefit per listing

Very poor use of space. People might make a quick stop on their way home, but it doesn't make for an attractive destination that will bring outside dollars into the community. This is the type of development you typically see in outskirts of a bigger city, not in a thriving small town.

Lacks the charm of most of the businesses in the area. Your example shows a Dollar General which tends to drive other small businesses out by undercutting prices.

Little healthy foods offered in this type of store.

More traffic on Willamette. More noise in our peaceful town.

Does not improve quality of life or solve problems of Coburg

Don't want all the commercial business in town.

We don't need a dollar general store how about Walmart grocery and Outback

Increase in traffic.

A big concern for aesthetics of the buildings. No slab or monochromatic look. Frontage should be visually inviting with details and depth in facades.

Keep coburg a small business oriented town. No large box stores.

Everything about it

City core should have more density - cater to foot traffic versus vast surface parking.

Does not fit Coburgs amazing feel and quality of businesses.

The examples in the photos are not desirable for a main street or town center such as the subject site. This type of development detracts from sense of a main street or town center. Discourages foot traffic on prime section of main street. Sea of pavement is unattractive, uninviting, and heats up town in the summer.

Everything. Drive to Eugene if you want to go to Dollar General. Big ugly commercial buildings that don't fit our old town charm.

Everything! It's hideous, will ruin property values, and I will fight this tooth and nail.

Lots of concrete. Stores too close to current residential

I think this would be a poor location for a big box store and would really take away from the historic feel of Coburg in the middle of town.

I don't like the idea of a big box store in this location. Coburg is built on its history/antiques. Specialty stores would be better in this proposed area. Maybe a brewery or a mixed usage kind of area.

It's to commercial in the heart of our vintage community

There are already traffic jams in the little town of Coburg. There are plenty of box stores in Eugene and we don't need one here. It would only last 6 months and would be vacant for a long time. (Like Ralph's on River Road in Eugene... empty for a long time and now is a U-Haul store!) "Looks like park land to me" ...

it does not represent our small town feel- way too commercial

I DO NOT want commercial, retail backing up to our neighborhood!

I would prefer that it have a more small town general store appearance

It gets rid of the small town feel

Not a good use

More traffic along Willamette St

Poor use of space

Too commercial - is love for the quaint feel of Coburg to remain with unique shops

It changes Coburg from a nice charming town to a river road or highway 99 look, BAD!!!!

Don't not fit small town feel

everything

Ugly, not beneficial to community. Diminishes small town feel. Pavement increases heat retention in area.

Not in keeping with small town flavor. Put retail of this caliber near I-5.

too commercial

Nothing. I like the idea of having a commercial space in the heart of town.

We don't need any more large commercial businesses in town. Especially chains like Dollar General that have thousands of stores across the county and are very poorly run.

I think it would be better to keep Coburg focused on variety and local ownership for businesses. The exception might be a grocery store, but that might be premature at this point. Big chain stores seem to reduce the character of a place.

No need. Less than 3 miles are all the shopping we need

I do not think our small town need a large corporate store. Plus, where would the kids do their mutton busting during the Golden Years.

It seems to go against the charm and small town cottage feel that so defines Coburg.

Not a fan 'least' economic benefit. Would diminish the potential vendors who would want to actually develop a store here based on that model.

Too commercial

Big box not appropriate for central business area.

I do not want box stores or chains to come into our historic core. This will hurt our local businesses and take from our small town feel.

I do not like the big box store. That's why people live here.

I like more of the little country charmer type general stores for our area.

What do you not like about this approach to development on this site?Development Type: Commercial (Dollar/Convenience Store)
Residential Interest: 0

Too commercial.

Parking lots!! Awful awful awful NO Large BOX Stores AND absolutely NOTHING LIKE Dollar General!!

It's hard to see box stores in our small town, but I do believe it's a necessary growing pain.

This is totally out of scale for the location. It would be destroy the good vibe of the historic downtown.

Too boxy. It is ugly.

Everything. No big boxes and no big parking lots

Why would we create more traffic by inviting shoppers from out of town?

more traffic

Nothing like what we have downtown, except for Dairy Market.

we don't have enough police enforcement for coburg as it is, how will this work?

Does not fit well with adjoining Abby Road Estates neighborhood

Big business or chain stores would detract from our "small town" community

Do we really need more big box type junk stores?. At a Dollar type store there is much junk merchandise, and use of nonbiodegradable plastics. Bi-Mart is all over the county and doesn't seem like a good choice.

Need higher quality stores.

More traffic

Nothing. No big box development.

More business? Locate it out by the freeway.

Eugene near enough for retail shopping

NO DOLLAR GENERAL!! Would like to see boutique shops, something to draw tourists to coburg

Again, the town is not prepared for increasing traffic. How will all these folks get in and out of town?

doesn't fit the small town feel!

Reminds me of the song Big Yellow Taxi: "They paved paradise and put up a parking lot."

NO STRIP MALL TYPE STRUCTURES IN THE HEART OF DOWNTOWN. Again the buildings should "Fit Coburg " We should discourage large parking lots On the main streets of the town.

Parking lot galore. Not an efficient use of the land nor does it address any historical significance to the Town of Coburg. Not pedestrian friendly!

Everything! No big box stores with massive parking areas should be allowed in Coburg!

Potential for dollar stores or similar businesses distributing inferior goods. Such store fronts will degrade character of community being so close to downtown.

Reduced small town identity.

Putting a giant parking lot in the middle of historic Coburg? That is a change not in keeping with the spirit or heritage of our city.

NO MORE BUILDING

The establishment of convenience box style store will not increase value/livability of Coburg

No Dollar General stores or their ilk. Stores like Bi Mart are too large. Unless we want to be Santa Clara.

Required parking. Opportunity to hide behind the building. Access to neighboring resident yards.

The location. Too much traffic brought in to access, terrible for residents living around it, noisy. Out of place. The best place for a big box commercial retailer would be across from the McDonalds where the old restaurant used to be.

Too commercial for the interior of town. Ruin the small town feel. Don't like the idea of non-local business taking over the central part of town

Please no dollar general

Not interested in big box type Comercial in Coburg. Quick drive to Eugene to get those types of shopping.

Bringing in a national box store, Dollar General or Big Lots would reduce the charm of down town.

The traffic.

Would make the town look junky

I don't want a franchised store in the middle of town

There is NOTHING about these samples that say Coburg. We might as well merge with Eugene and get a better tax break.

Do NOT want a dollar general in our community or any other large out of state corporation that does not take any pride in the community and is here only to make \$\$\$

Ugly. Ruins small town feel

Coburg will likely always be primarily a bedroom community so any commercial/big box would probably be something we don't want in this town.

Please see above

What are we going to do about traffic this brings to the town when there is a blind turn just feet away from proposed shopping area? How does this impact water usage?

We do not need big box stores in Coburg! If we need items from a big box store, we can travel to get them. Costco and Walmart are close enough!

Yes, a grocery or market would be an okay addition to Coburg but put it out by I-5 . . . not in our quaint downtown

the big box (or medium box) retailer is "not" what you want in Coburg. We pride ourselves on homemade businesses. Be it a coffee shop or an antique store, it's

that kind of retail that makes Coburg, Coburg. Put those types of uses out on the commercial land near I-5....frankly the retailers would do more business there

anyway.....but avoid putting them in town. I had the opportunity to buy this site and was approached by Dollar Store to sell them a pad site. I refused and I think

the owners of that site would as well. Those uses just don't "fit"

The business should be required to use an appropriate outer design to fit into our town. Not their usual look.

No big box stores in Coburg!

These boxy stores are a complete departure of the flavor of Coburg. Parking will always be a problem and big parking lots make it worse. However commercial space is developed cars should be relegated to areas out of the way and make more space for walking and bicycles (not scooters!)

Will bring in too much traffic!

Lacks small town charm of Coburg - would feel out of place. Additional pavement/concrete is not attractive.

NA

Not needed

No historical value. Not at all what the property owner visions.

The last thing Coburg needs is a big box store. This is a place that should have something similar to the Coburg Inn apartments and retail.

Could create more traffic downtown. Maybe develop the field on the east side of Industrial.

It takes away from the small-town feel of Coburg. Eugene has plenty of big-box stores close by.

Ugly, Ugly, Ugly. Does not fit into our small town feel. And it would be unfair to the houses all around (I don't live in that neighborhood).

Coburg doesn't need a big box store or even a Grocery Outlet.

Ugly. Lots of in and out of the business driveway would make walking and bicycling that section more hazardous.

low lightening required

Could bring more convince to Coburg residents. Depending on the business.

Not sure

This type of development does not belong in Coburg. People can go to Eugene for this.

What do you like about this approach to development on this site?



Development Type: Mixed-Use (food market and apartments)
 Residential Units: 36
 Single Family Townhomes: 12
 Multi-Family Apartments: 24
 Commercial: 11, 000 GSF
 Parking:
 Surface: 2 per unit (72 total)
 Commercial: 28
 District: 80

This Scenario provides a high density, maximum capacity development alternative. Mixed-use development provides for residential units above and ground floor retail space along the city's main street. This Scenario maximizes benefit derived from a mixed use structure that fronts the street with ample parking provided in back and to the side.

I like the idea of more shops and restaurants on the main drag.
 Interior of the lot parking. Potential residential interior for that urban housing that doesn't fit the image that Coburg has strived for.
 Small business opportunities with variety, a place to walk to, friendly.
 Maintains small town feel, higher density, includes green space and adds amenities to Coburg
 I like the mixed use look of the picture above (or the townhouses for that matter) facing main street. They add a historic look that fits into the historic downtown core of Coburg. Makes it attractive to come to our town to visit and walk around to visit these small shops and restaurants.
 Adding an upscale Townhome enclave would be a nice addition to shops and essential amenities to the City.
 Vibrant town area, mixed housing
 this will bring tourism business to town, and offers more entry-level housing instead of big ugly box homes
 Stupid Not Historic Coburg
 Mix use so don't like the increase in housing/population BUT if it provides more of a benefit, I would rather go for this with more business opportunities in Coburg. I feel like this would still bring a small town feel to it
 This is the area of Coburg where commercial, mixed use building should be. It keeps the commerce centrally located and minimally impacts existing neighborhoods. If you get parking off the street, then it seems like Coburg's Willamette Street could handle the extra traffic. It could be an attractive destination for shopping, eating, bringing money into the community. If architecture is done right, the buildings could retain an attractive historic look.
 More pleasing to the eye and the style of our community.
 Nothing.
 Creates commercial and residential spaces
 NO STOP CRAMING IN JUNK. TOO MUCH TRAFFIC
 Variety and aesthetic "texture". Diverse housing opportunity for new and legacy residents. Hopefully, businesses that would reduce my need to drive into the metro area.
 This will help mom and pop shops be viable, and keep unique diversity happening in Coburg
 Very nice
 Accommodates foot traffic - more density in city core.
 Same as other. Families and multi-use will bring in good growth and income from Eugene.
 Opportunity for attractive main street building on Willamette, plus a moderate number (not overwhelming) of much needed housing type in rear, along with green space.
 Not. One. Thing.
 I like the shopping potential and the modern style.
 Adds some residential along with shops up close to street. Consistent with current city feel.
 I like that the townhomes are set back from the main road and that there is mixed use with retail potential.
 I like the mixed usage area
 Not as bad but still loosing what coburg is
 Nothing
 love it- keeps the same feel of what we have already started in town.
 Mixed use at FRONT of property is good.
 It provides housing and space for cute little shops.
 Nothing
 Better fits the neighborhood
 Doesn't fit Coburg
 i still don't think we have the population to sustain this type of commercial activity
 Appropriate placement.
 This is better because it keeps with the small town feel of coburg
 I really like commercial store front space with parking behind like the new Coburg Inn.
 More fitting to down town Small ma and pa shops
 Townhouses in town.
 Like the concept could not mimic the current one but be similar.
 More attractive, useful, may increase economy of city, opportunities for small local businesses.
 Affordable housing
 community, historical, small town feel, adds housing
 The commercial mixed use area.
 Fits our town.
 Local businesses could fill in and keep the "local feel" to Coburg. This would not generate a huge amount of additional car traffic.
 I think it would be better to keep Coburg focused on variety and local ownership for businesses. The exception might be a grocery store, but that might be premature at this point.
 Better approach
 I do not like this approach to development.
 Combination of added amenities and affordable housing without sacrificing too much charm.
 Maximization of a mixed use center.
 This seems like it would best meet the needs of current and future Coburg residents.
 Maintains historic look as well as small town feel with boutique style shops/apartments
 It will give the feel and character of Coburg much better
 I love this approach, it falls in line with what we current have in the Coburg Inn property. It keeps our historic downtown walkable feel and provides opportunities for local businesses to open a store front.
 I do like the location and the mixed use keeping the charm of the town
 I feel like this design fits our culture of Coburg
 Feels more like small community living
 I like the idea of retail brow and homes above and I really like the idea of making it fit in architecturally to our community
 I love this approach. It looks more small-town and quaint, in keeping with Coburg's style, but allows for both a food/pharmacy and multi-unit apartments for population growth. If we are going to have apartments/condos, I believe they belong on the main road and not in current residential neighborhoods.

What do you like about this approach to development on this site?

Development Type: Mixed-Use (food market and apartments)
Residential Units: 36

If the buildings were made to blend in with the existing, this would be better.

More contiguous with the development to the south

street frontage mixed use

Not too many units

More in keeping with what we have downtown.

its a great approach if you want to bring in more homeless

Good use of property to add affordable style housing and blends in commercial uses

Residential over commercial could be kept inline with Coburg's culture

Once again too many units.

Higher quality retail stores.

Nothing

Hells extend a mixed use theme. Can help create a unique Main Street opportunity

Residential

Upscale, adds to our community

If something is going there, it should bring jobs, or meet a need in the town. this could be doable.

Mixed use with charming storefronts; parking hidden behind current structures

Better, the style of the architecture in the upper picture is more in keeping with this town.

Better use of the land, brings the commercial to the street for public engagement and makes it more walk-able and pedestrian friendly.

Better if we are in fact going to allow townhomes or apartment buildings in Coburg, to which I am opposed to begin with.

Incorporates trees and green space and promotes desirable types of businesses that lend themselves to historic character near downtown, while also providing residential opportunities.

Similar to current.

This is better than the prior strip mall approach. Mixed use, kept downtown. This seems appropriate.

Better alternative to box stores

NO MORE BUILDING

Better than the other one.

The addition of more housing. Appropriately located commercial.

Much better option, goes with more of the flow of Coburg with small town feel with smaller commercial retail options

Seems more attractive for small local businesses to want to move in

Allows for small retail store and some higher density living while still keeping the quaintness of the town.

Smaller stores in the mixed use building would attract local vendors.

Better location for the 2nd scenario on the van dun development.

Fits more into the community then a franchised store

If a developer with good taste got this. It could be done similar to the Wells, Coburg Inn.

nothing, townhouses in this area would not fit the surrounding area.

This is fine, again townhouses good apartments NO

Fits the Coburg town feel better

In keeping with what is already existing in that area. Having housing behind a commercial business makes sense.

I like the historic look...I do not like all the parking it needs a little more green and town homes should be moved closer to roadway with green space between them and current homes

NA

I love this plan! The buildings are designed in keeping with the historic architecture in our town. I'd love to have a good market that sells fresh meat and fish, along with organic produce, right in our town.

The retail space fits with foot traffic as it is and the apartments would back up to other housing

maybe....just maybe, but again, you would be hard pressed to get enough business oriented traffic to justify a Coburg Inn type development. this might work in 20 years, but not now.....that said, the rowhouse type development "would" work and that should be encouraged, but it is not a commercial use

Not too visible from the main road.

It creates a better feel for Coburg with the opportunity for more local based businesses

More of a town or village appearance with walking space and bicycles (not scooters!)

Looks like historic Coburg.

More in line with the community feel of Coburg and would allow for an extension of the "walkable" Main Street concept that fits Coburg's identity.

Like the mixed walkable living and shopping feel

Nothing

better than commercial industrial proposal

Nothing

This is an appropriate place to do this kind of downtown mixed use development.

Always need more mixed use space.. and office space..

Nothing

This makes a little more sense for people who like apartment/townhome living and walking to eateries.

All of it... trees, boutique look

Keeps the character of the town, while adding more "affordable" housing (apartments), and more retail and food options. I think the more options we have, the more Eugene/Springfield/Harrisburg residents will be attracted to town, and that will benefit all of the already-existing businesses too. Coburg will be a destination and people will spend time here walking the streets and visiting multiple businesses.

Fills a big gap in our town center and allows development with easy access. A small amount of high end townhomes and condos wouldn't hurt property values. This would allow more mom and pop shops versus the box store option.

The photos make it look inviting and pretty.

good mixed use

I like the idea of having a market (or permanent farm stand!) and some other small businesses on the main street. This would continue with the charm of Coburg and would fit much better than a discount/big box store.

traffic problems

Nothing really

I like the mixed use

What do you not like about this approach to development on this site?



Development Type: Mixed-Use (food market and apartments)
Residential Units: 36
Single Family Townhomes: 12
Multi-Family Apartments: 24
Commercial: 11, 000 GSF
Parking:
Surface: 2 per unit (72 total)
Commercial: 28
District: 80
This Scenario provides a high density, maximum capacity development alternative. Mixed-use development provides for residential units above and ground floor retail space along the city's main street. This Scenario maximizes benefit derived from a mixed use structure that fronts the street with ample parking provided in back and to the side. Townhomes frame a tree-lined street.

Screening, buffers against the existing residential areas would be desired. Parking areas need to incorporate natural drainage areas, which can help with the harsh parking lot design.

Traffic patterns
Seems somewhat urban rather than small town

1. Put the townhomes on the main street? Why hide them in a parking lot? 2. TOO much of this development is a parking lot. Almost half of the development is parking. How are our street going to handle the additional cars? 3. Parking lot abutting on existing neighborhoods is not a good idea. Will cause issues with noise and exhaust fumes. 4. Doesn't look like there was a lot of thought in the layout. Looks thrown together and doesn't work.

To crowded
Adding people should happen after the shops and essential amenities are being established.

Traffic impact
Just wrong. Don't need townhomes or apartments Not Historic Coburg
Again, increase in population
If you do this approach, please don't make it too dense, make sure it has green (planting) areas. Green areas not only make it more attractive and pleasant, but are probably necessary for run off drainage. Again, off street parking would be essential.
There might not be enough demand for the store space rentals.
This approach does not fit in with the quaintness of Coburg. Too much traffic will be created by this amount of residents in one area.
None
Too much traffic. Just keep it for commercial retail and not townhome rentals.
Concern for aesthetics and parking in downtown.

Everything. Why are you trying to bring in these awful apartments. Cram people into them, make tons of money and destroy our small town in the process.
Don't like the apartments and the traffic
I'm not a huge fan of townhouses. They would seem out of place in a small town like Coburg.
I think the townhouses are to "big city" for Coburg. I feel it takes away from the quaintness of Coburg.
Commercialization
There is already too much traffic in Coburg. Whoever thinks of such options is "only in it for the money" and obviously doesn't live near the imposition. "Looks like park land to me."

Again, forget multi-level townhomes. Build single level zero lot line homes for downsizing baby boomers and or young people who don't want a lot of yard to care for.
Lack of parking.
Again, you loose the small town feel
Growth of the city.
Same as previous townhouse proposal
Access only onto Willamette street will make it a traffic jam getting in and out of the development. It would be nice to have a second access south towards West MacKenzie street.
Noting
no bioswale and not enough greenery in the blacktop.
Traffic nightmare
Apartment costs will be very over-priced and bring in temporary people. Turn around of tenants will be huge.
Townhouses create too many additional car trips.
Make Coburg a destination for value and growth in a upscale way
I do not think high density housing/markets should be in our small town.
NA
Potential to really diminish the historic And small town charm of Coburg.
More people and traffic
It will depend on the townhouse design.
I like it all.
Maybe too many apartments.
I really do not dislike the mixed use. I think it's a perfect way of keeping charm and building a little bit of residential capacity
Mostly like it but again I want to emphasize affordability and architectural integrity to community
Do we have the infrastructure to handle this kind of influx in our population? it's hard for me to believe...
The density of the housing at the back of the lot.
It allows for more people. Keep it open, for a future community garden area. We need to feed ourselves.
Rentals do not provide the same population as a stable invested homeowner
changes the look of the town
Fewer shopping choices for residents (mostly for visitors?)
again, this will bring in the wrong type of element and cause increases with utilities and waste water
May add some traffic to downtown.
If the multi-family residential is more than townhomes it's 4-plexes, I am Opposed
Is this safe for families with children? Rexius and other trucks barreling down Willamette Street and the noise they bring does not seem like a desirable place to have families with children. What about the impact on the homes on Austin Street? This could decrease the property values.
This area should provide more off the street parking.
More vehicular traffic in already beginning of congestion and likely lower income folks with potential of more crime
Commercial
Road access through town is in adequate for this type of development, and it is in conflict with the Development code goal of preserving a small-town character in the residential core neighborhoods
more conjestion!!!
I would encourage as many small shops in Coburg rather than medium or large. Wider style sidewalks with appropriate lighting that is more in keeping with what we presently have.
Layout could be better! Still a sea of parking. Maybe hire your local architect to design a more efficient layout.

Too much asphalt area for parking, leading to more heat in summer and runoff in winter! Structures in mixed use area should be limited in size, scope, and design so we don't end up with another monstrous overblown structure on main street. We don't need to look like Sisters. We don't need the strip mall look that developers love because it puts more money in their pockets. We've already seen their penchant for maximizing size and lot coverage in the structures they've already built, both commercial and residential, contributing to the diminishment and dumbing down of Coburg's Historic District status. This is especially apparent as they infill with houses that are 2-3 times larger in size, footprint, and lot coverage than historic structures right next to them! It's up to us citizens to insist upon preserving the small town feel of Coburg. Once it's lost it's lost forever. So get involved and let your voices be heard so we keep as much of our past alive for those that come after us.
Less opportunity for larger business.

[s25@](#)

What do you not like about this approach to development on this site?Development Type: Mixed-Use (food market and apartments)
Residential Units: 36

Seems like the large parking lots could be better designed to keep the charm and historic character of Coburg. There must be a way to scale them while maintaining the parking lot counts. Get creative.

NO MORE BUILDING

too much pavement

Example Scale seems too large. This is a small town not Portland, Hillsboro or even Eugene. Of course with all this development small is relative to the eyes of the developers

While I understand parking spaces are required, alternatives to the expansive black top lot would be of benefit. Lack of greenery is a concern.

Too much concrete, small lots on the houses,

We don't need more people/traffic

Additional traffic through town going south.

More people, more traffic.

High density houses

36 residents and commercial space with 1 entry. Traffic through town can not support this kind of growth without some big changes.

see above

APARTMENTS!

More families living on town means more traffic

Additional traffic, but any new development is going to create more traffic.

All the parking lots.

Again...traffic control when there is a blind curve on N Willamette and Van Dyne. Already a problem with big trucks.

What's not to like?

Must have adequate parking.

Rowhouses....ie: higher density, lower priced housing, make sense on that site.....or at least a portion of the site. I would allow the residential side of it to be developed right now but keep the street frontage as future commercial uses only. Someday the street frontage will be developable as commercial....right now, however, probably not

the townhouses are too close together.

No big box or chain stores.

Cars can make these areas a mess. Planning needs to put cars out of the way and make it easy for people to walk and ride around. No skate boards and no scooters.

No more apartments and maybe too busy, lots of traffic

Potential lack of a much needed retailer (expanded grocery, hardware store, etc.) in this space.

NA

I dislike everything about it. This is not Coburg

Will add nicer features to main section of town

What part of this development meets the current code or vision?

Everything. Too crowded

Increased traffic, possibly more crime.

Increased traffic from all those residential units. Increased tourist traffic. I'm not a fan of making Coburg more of a tourist destination. Many out of towners zip through our quiet streets, seemingly unaware that we use them for strolling and socializing etc.

I would like low lightening

Too much for Coburg

All the paved parking lot. It takes up so much space

What do you like about this approach to development on this site?



Development Type: Parking Lot

This Scenario provides surface parking walking distance to the downtown area. This Scenario produces minimal economic benefit to the developable area.

I like adding SOME small parking areas, but not to this scale.
I guess we'll need more parking if we're adding new businesses.
nothing
Nothing

1. Love it! 2. Keeps parking in a central location. 3. Helps keep downtown walkable and accessible. 4. Doesn't impact surrounding, existing neighborhoods like many of the other examples. 5. The addition of trees help keep our town green. 6. Helpful for summer events in town for overflow parking and/or use of flat surface if needed for events. 7. Proximity to parks, downtown, public bathrooms are all positives for creating a parking lot in these locations.

If the town keeps growing like this parking will be needed

It theoretically would alleviate the issue of parking in a small area of the City, adjacent to the major thoroughfare.

More parking is great for Coburg holidays/ celebrations that attract crowds to the downtown/park area

nothing. development in this area should focus around the nearby parks.

Nothing

For certain events, parking would be helpful

Coburg does need more off street parking, especially if it develops more commercial property. If they can't find another way to do it then the area (or some of the area) between N Harrison and N Diamond might be a good place for it. When it isn't needed for parking, perhaps Coburg can find some other ways to utilize the space.

We need parking.

We don't have a parking lot. Would be great for shoppers from in and out of town.

Additional parking that is off street

Parking is always problems that is never enough. Easy to plan Town events with appropriate parking.

Provides needed parking for downtown area.

Not much. A giant parking lot is a perfect excuse to blow up Main Street and add those ugly crowded in apartments and more antique stores we don't need.

Nothing

Nothing

Cleans up that area.

It does not add people or additional water use.

Need more off street parking

We do need more parking in that area of town.

I like that it is off street parking. Potential revenue for city.

Parking is always needed

Need more parking

Too much congestion near park

Na

You have to have more parking with development. Need to make the parking lot appealing to fit into Coburg charm.

The small parking lot

You are good at getting negative feedback for parking lots.

Nothing

Need more parking for large town events.

if we need it

Coburg holds many events and parking is always an issue. This is a wonderful idea!

We don't know if we'll need more parking until we have an answer on the other Multi-use area in the other two developments...

A well designed parking area with landscaping would make it easier for visitors to the park and walk to other additional commercial sites without congesting Willamette street.

Not sure

I do not feel as strongly about a parking lot.

Provides much needed parking to keep cars from parking on street and at park to visit business.

Not much. Helps with parking during the antique fair but that's about it.

This would create parking required for commercial areas.

A good option for more parking for downtown businesses

I don't mind the parking on S Willamette and Pavilion Park.

I do like the parking off street.

I think it's a great solution to having parking for our festivals and for people to come in and enjoy our town.

No big parking lots!! I don't like this approach at all

Nothing

Parking area south of Pavilion Park is good. Other area should become a park, connecting to the parks to the west and to the north.

We do need parking but not to look like the example

Parking during events is definitely in short supply and often blocks up our residential areas.

minimal disruption

Parking lot would be helpful for businesses.

no comment

City parks and commercial establishments need additional parking.

Some commercial spaces could be developed, assuming you are ripping down the antique store and dilapidated buildings behind it.

More off the street parking.

Doesn't bring in higher population but maybe solves some congested parking for events if EVER we have again.

Nothing

Would be good for infrastructure, building for future

well, with all this building going on we will need a parking lot to hold all the cars coming in!!

Nothing

These are good areas for parking lots, as there as they are located reasonably close to the downtown area. The southern half of the property bordered by Harrison and Diamond streets would be a reasonable area for commercial development.

The property that is bordered by Willamette and Harrison would be a reasonable parking lot as it would add to the event areas that are used in our parks. Again I would be careful of the "style" and size of architecture used on our main streets.

I don't.

These are not contiguous properties and as such shouldn't be presented as a package. Parcels should be presented separately even though owned by the same entity. This is a poor presentation by whomever put this survey together!! So come

back to citizens with a more realistic approach to each parcel separately!

Provides more efficient parking for events like the antique fair. This would reduce impacts to nearby residents during such events.

Parking is needed

Reduces need for curbside parking.

Nothing.

NO MORE BUILDING

Not much. How excited can we get about this much parking? Some is needed, but this? The small lot seems big enough.

Nothing

Additional parking is nice to have for all of the events Coburg holds, so we don't have people parking along our residential streets

Additional parking for downtown

More parking would help keep cars off side streets who are shopping and dining in town.

Parking is needed for events so it is a practical solution

More parking for events in coburg.

Lots of parking for all the shops in coburg, and when events are held

If it is developed as a parking lot would it not still be considered buildable land?

I think it would fit.

Parking next to Pavilion park would be nice and would encourage people to come to town to make it easy to walk around to stores and eateries.

Prevents more homes from being built that could help with future traffic issues

What do you like about this approach to development on this site?

It would only be built if there was a need for parking. I like that it would support existing businesses by making convenient parking available for visitors. I don't mind the parking next to the old city hall.

Don't like it

Parking will be needed to ease traffic and promote safety, keeping in mind the developments being considered.

not much.....while parking is needed, that much is unnecessary.....in my opinion. I'd need to see some data that supported that

nothing

Nothing

This could be the plan to keep cars from parking in downtown Coburg. Some plan like this seems essential to the success of buildouts in town.

Nothing.

Nothing

Huge fan of downtown parking!1

Nothing

Not much.

This is a significant improvement to the existing use of those bare lots. Would help the walkability of the city for visitors. Love it!

Public parking is much better than what currently sits at this property.

Would this alleviate traffic and parking in front of nearby homes?

ok

Parking lots are never pretty, but they are important. We often see people parking on random side roads when there is anything going on in town. It would be nice to have some dedicated space.

It does provide parking for people visiting Coburg

What do you not like about this approach to development on this site?



Development Type: Parking Lot

This Scenario provides surface parking walking distance to the downtown area. This Scenario produces minimal economic benefit to the developable area.

This plan. Try diagonal parking along Harrison (Please add sidewalks everywhere). And use the rest of the property for something else. A less brutal approach to the smaller lot, with something else.

do we need this much parking , no other use

Waste of space encourages car traffic, does Not fit in with small town charm of Coburg

Nothing.

It should be up to the businesses to incorporate a parking plan within their own areas.

Little economic growth

why do we need more parking if the amount of local businesses stays the same as it is now? this area should be full of character, and should attract tourist business.

Everything. I have lived here since 1995 and today it sometimes takes me 10 minutes to get on to Willamette street from my place. Bad traffic.

Just a big empty parking lot, not sure how much it will get used

The area right beside the park, between N Willamette and N Harrison should be better utilized. I like the idea of bicycle parking, the kiosk, benches, and an open air cafe there.

Grass surface is lost and pavement increased. Lots of water runoff.

Can't think of anything negative.

Waste of buildable lots

It's perfect

A bit of an "eye sore" to use it as a parking lot.

Parking lots destroy the aesthetics of downtown, especially near our parks. People enjoy grabbing something to eat or drink and sitting in our parks enjoying the downtown bustle while being in a well maintained green area. A parking lot with or without cars just ruins that feel. Improvements for on street parking by creating one way streets and slowing traffic down will spread the parking over a larger area and be less visually impactful.

Do not understand the demand for this amount of parking or the benefit to the community as a whole.

Parking would be nice but would benefit from planter strips, and a few finishing touches like decorative lamp posts that coordinate with others in the parks.

All of it.

Why would we want a parking lot?

Too much concrete!!!!

I feel additional parking in this area is not needed.

A waste of space and money for Coburg.

Seems like a waste of money

Coburg doesn't need a parking lot! What for ?

i don't feel there is a need for more parking and i don't see the benefit to the city

I don't see the cost to benefit ratio working out on this one

However, I don't think we need all that area to be parking!

Possible lack of public restroom.

Would like it to have more of an historical feel

do we really need THIS much parking . (and I'm a car guy)

Do not like at all

Why?!

It's a tough call as parking is important but no economic benefits and parking lots are not very appealing.

The large parking

the concept.

Not necessary to area at this time, no economic benefit to city, heat retention issues, ugly

Would enlarge Pavillion park with smaller parcel.

More trees in the area. We are known for trees so lets do it.

It would be nicer to turn the lot into an addition to the park

Coburg has built in parking along its streets and big events won't be handled by a small parking lot. Perhaps Coburg's big events parking is best handled by a more distant lot with shuttle service.

Have a lot more questions. But like the idea for the purpose

It seems unnecessary to create such a large parking lot near the park.

Increased traffic around park where children are present.

More parking? Really?

Hard surface disrupts rain absorption. Use permeable surface.

Building a parking lot seems like wasting property in some respects.

The large tract across from Norma would be an eye sore for park goers and increase traffic near the park.

It would be nice to have some more retail space

Nothing

Don't like

This seems ridiculous to waste perfectly good commercial lots on parking when we have a plethora of street parking.

I do not see the need for a parking lot of this size in town. If such a thing was developed, it must include lots of landscaping.

Too much parking if everything is left as is.

too much traffic

I don't think both areas should be parking lots. I'd prefer a melding of these two ideas... cafe in the front and parking lot on the back lot.

no comment

It appears to be more parking than is needed

What is the parking lot targeted for? Tourists, antique shows?

Nothing

No comment

Didn't realize Coburg needed more parking. Only needed for community events which are infrequent.

terrible use of land that could be used to expand the park! Every urban planner would say this needs to be retained as open space.

this is what it will take to expand, I'm not a fan!!

Removes some of the charm from downtown

Sea of parking. Not an efficient use of space! Who came up this these scenarios? Look at the book Great Streets!

Pave paradise and put up a parking lot??? On the parcel by Pavilion Park, we don't need or want to see a parking lot right off the 2 main entrances to Coburg, Willamette St and Pearl St!! So come back to citizens with a more realistic approach

to each parcel separately!

Just parking.

Low return on investment.

Parking lots? I know we need parking lots, but something with some charm and character seems more fitting for downtown than strip mall style.

Really adds nothing beneficial to the people living here in Coburg

NO MORE BUILDING

Too much parking. That lot would be huge. Once again is this a large urban area or a town trying to seem small? Put parking on the perimeter and make people walk.

It provides no benefit to Coburg other than reducing cars parked along side streets.

Wasted opportunity for mixed use. This is a tough one

Taking away green space from the community park area.

Unattractive parking structure.

Parking lots that will be hardly used.

That's a lot of pavement

Don't want to loose the Antique store or Food Bank. Wouldn't mind if they intend to remodel or rebuild these and have parking in the storage lot area.

Feels dangerous to have a parking structure next to a park. Ugly and cold.

Underuse of prime developable land.

I do not like the old true value building to be a parking lot or the fenced in area.... that property would make a wonderful community center... museum and library

takes away green space. Presents more issues surrounding traffic control.

Pretty ugly.

There is no need for this much parking at this time

too good of a site to dedicate solely to parking....



What do you not like about this approach to development on this site?

I don't think we need that much extra parking

Waste of the space

It will need careful landscaping to keep it from being an eyesore.

Everything.

Ugly, not needed

A parking lot right on Willamette is ugly and a waste of space. Having one behind and adjacent to the park makes more sense.

Too much traffic down town

I'm not sure Coburg requires that much parking. I've never had a problem finding a parking space when I need it.

It's an ugly parking lot.

no houseing ?

It would be good if it included lots of green space, so that it doesn't look sad.

Just parking

What do you like about this approach to development on this site?



Development Type: Mixed-Use and Commercial (retail dining)
 Residential Units: 8
 Commercial: 9,440 GSF
 Parking:
 On-street: 28 (8 for residential, 20 for commercial)

This Scenario illustrates a higher capacity development alternative. It places a mixed-use building on an underutilized lot and helps to frame the existing park. An open-air cafe next to public bicycle facilities occupy the portion of the setting south of Pavilion Park.

I like that it's more than a parking lot as in the previous example. These examples aren't thought out at all, but better than previous plan. (I hope that we can do better) like the bike kiosk, an important transportation in Coburg. idea's great for public gathering.
 Higher density, adds services to community, encourages less car use,
 1. I like the idea of a bicycle kiosk and cafe but NOT the location. 2. Putting a bicycle kiosk close to the park is a good idea. Better location is next to public bathrooms instead of separate from the park, play structures, bathrooms. Logically it should be closer to other structures.
 It's in the commercial area so a nice building to match some of the other new buildings would be an eye pleasure I also, like the mix use on this property
 It gives the community more options to activities and entertainment.
 Encourage bike use in Coburg is a great idea! Love the open air cafe idea.
 focusing development around downtown and the nearby parks
 don't like it
 Again like the mix but it may be a tad too much
 I like the idea for the kiosk area. The mixed use area would be okay, if Coburg can find another way to come up with more off street parking.
 Parking that is not so ugly.
 The smallness of this approach won't affect traffic and the charm of Coburg.
 Helps fill out current empty lots with useful industry for increasing population
 No quit pushing overcrowding.
 Love the cafe opening up to the park.
 Cafe or restaurant would generate draw to downtown. Must blend aesthetically with open space of parks. Would actually prefer city acquire small lot and expand park.
 More commercial in the city core.
 Not as much asphalt.....
 Hopefully traffic around the park won't be awful, it doesn't look like it would clog up Main Street too terribly. And wouldn't add several hundred cars every day to our already overcrowded streets. This looks to be the least invasive option.
 I love the idea of open air cafes
 Fits in with current city structure
 We ride our bikes a lot and it would be great to have a place to put our bikes. It would be nice to have another cafe in this area too.
 Bike storage is a great idea. More business is a good thing.
 Keeping existing buildings is great
 Possible good use of the land.
 added attractions for people to visit Coburg
 I like the mixed use and bike kiosk next to the park.
 More opportunity for businesses and maybe living space above.
 Nothing
 Both good uses
 maximize downtown value
 It complements the look of coburg
 The idea of an outdoor cafe
 Bwtter
 It keeps Coburg bike friendly and fits into the Coburg charm. I like the looks of Mill Street Square a lot more then the brick Umbrella Properties building.
 Not just a parking lot
 Fits the development of the town if consistent.
 More attractive, business location favorable being near a park, economic activity for city, potential for independent businesses
 Like the bike Kiosk.
 if possible
 added businesses
 If the businesses could stay local it would be fine
 Bicycle kiosk is a great idea...people starting out on the Willamette Valley Scenic Bikeway need some amenities...maybe we need a hotel.
 Yes
 This seems like a reasonable development, as long as it doesn't encroach too much on the park.
 Added business space and definition of downtown recreational area.
 More harmonious with the neighboring commercial/mixed use centers.
 Love the idea of a cafe near the park. It's also a good place for mixed use.
 I love everything about this. Offers opportunities for local businesses, creates a very inviting feel around the parks.
 I like the mixed use
 I really like this however it really doesn't solve the parking issue. But I like this a lot
 I like the idea of multiple uses and love the Kiosk and cafe idea
 I believe this to be a much better use of the space, bringing both expansion and economic development to the downtown Coburg area, while keeping with the quaint facades we currently enjoy.
 Far better use of space and better fit.
 Cafe maybe.
 creates a great gathering place and enlivens dead spaces.
 Smaller and commercial.
 I like the cafe and bike areas in the front.
 this is a better approach to maintaining the small town atmosphere
 Good use of the area. Fits with commercial as wells park setting.
 Reasonable commercial development
 better usage with less homes
 Bicycle storage.
 Indifferent
 I don't mind nice looking store fronts that fit the town, & its heritage, but in order to sustain them people will have to come into Coburg, creating more traffic.
 Either examples shown would fit well in Coburg, both we're done with the "feel" of Coburg in mind. If shops were built on the property between Willamette and Harrison I would encourage those structures to be built on the south side of the property. Leaving the parking area available for use in the park just north of the property. It would be available for the vehicles used in staging in the events in the parks.
 Better than the last scenario, mixed use of the space.
 The City needs to purchase these parcels from the owner, add the one, next to Pavilion Park, to Pavilion Park, and preserve the other parcel for a future City Hall after we've allowed developers to exponentially expand housing in and around Coburg, requiring a much expanded City Hall!
 Provides cleaner, more inviting feel to park and downtown area. Retail and dining opportunities.
 Increased return on investment.
 Develops downtown mixed-use, with charm and character.
 NO MORE BUILDING
 compliments current neighborhood use
 Better. Something other than cars would be there. Pfeiffer park is not that big. A extension of the park with some parking would be good
 Provides recreational options for residents.
 Like the mixed use and option for dining
 I like the potential for cafes/dining
 Again, is a great way to maintain the quaintness of the town and allow for small business.
 Adds parking and services
 Better use of the land.
 Improves the look of the town
 Seems like a good use of the space
 What about the visioning that citizens have done over the years. Could that be used or considered when looking at the code. If not what was the point?
 Don't feel like we need this at this time.
 Brings more business to the town and fits the feel of the community better
 Better use of good site. Jobs and revenue generator.
 The area next to city hall....
 Bike storage and a small cafe.
 I am generally in favor of mixed use developments. People who live in them find them to be convenient. As long as they are built with the historic design of our oldest buildings. I support such a project. The outdoor cafe is a delightful idea.
 This fits Coburg.
 uses fit demand. that scenario might work even today
 It would give more businesses the opportunity to be in Coburg.
 Additional retail opportunity to create a critical mass of appeal for downtown

What do you like about this approach to development on this site?



Development Type: Mixed-Use and Commercial (retail dining)

Mixed use is an important feature for any plan. But again, it needs to be coupled with a way to get cars out of the way
More in line with Coburg's community standards. Encourages walking or riding bikes. Reduces the amount of vehicles in the main corridor of town.

Looks nice

Love the idea of an open area cafe and bike storage and having mixed use in the bigger lot by the park makes sense. There should be some public parking.

We need more retail and office downtown.. Make use of the available land. I love these plans and ideas to turn these barren unkempt lots into useful buildings

Do know

This makes more sense than a parking lot.

Are big upgrades to vacant area and sort of ugly storage area in the middle of town. I do like the green area that faces to pavilion park. The cafe would be nice and I hope they'd do a good business once we get our events back.

This Development would not directly impact residential. Easy access. Great piece of property With lot of potential

It's much more attractive than a parking lot.

This is better

I'm sure it would look nice.

It fits in with what Coburg has right now.

What do you not like about this approach to development on this site?

Development Type: Mixed-Use and Commercial (retail dining)
 Residential Units: 8
 Commercial: 9,440 GSF
 Parking:
 On-street: 28 (8 for residential, 20 for commercial)

This Scenario illustrates a higher capacity development alternative. It places a mixed-use building on an underutilized lot and helps to frame the existing park. AN open-air cafe next to public bicycle facilities occupy the portion of the setting south of Pavilion Park.

Too many things to describe in this "survey" format. I would love to help develop the ideas.

I'd rather keep the businesses on the main drag.

I think the multi-use area should be park with court sports

Seems too urban

1. Structures should switch locations. 2. Having such a large multi use building on that lot looks and feels like it was randomly placed there and doesn't belong. 3. Not enough parking spots to accommodate the multi-use structure. 4. A cafe butted up against a metal workshop??? It doesn't make sense or is appealing.

Retail offices and non community tenants or land use would be a waste of our City's dollars.

I see the need for more parking available.

not sure we need a bicycle kiosk

stupid

Coburg needs more off street parking and that need is only going to increase as Coburg grows.

Concern about whether we can fill the cafe and other store spaces with clients.

Too close to the park.

Not enough added parking

No plan for traffic with development

Concern that development will take away from the beauty of our parks in downtown.

Don't see a need for a cafe. My preference is a combination of the two proposals: mixed use on the large lot and parking on the Willamette St. Lot.

Small city feel....

It's still growth that we don't need.

Seems to be good

Coburg doesn't need more dining options, nor alcohol filling stations... It is too close to the existing park...

You need parking to go along with it!

Lack of parking.

Too modern

nothing

Bike Storage is useless

Unless that's a big roof - Toom much black space. Otherwise, is there sufficient parking - with trees and greenery.

Parking??

parking is a major problem already.

If you do this commercial addition and the others mentioned earlier there would not be enough parking downtown.

Update and upscale our community. Keep it the same style not a lot of mix and match.

I do not want it to take away too much from Pavillion Park for things like concerts in the park and Christmas festivities.

Increased traffic around park where children are present.

Nothing.

I like it all.

Might need additional parking.

Nothing

We don't own that piece of property and Shepherd is not very nice to work with

Off the main commercial retail area.

Less open space. Should be a park.

No need for this type.

maybe too much commercial

Adding more businesses in the back without parking wouldn't be good. I'd make the back area a parking lot for all of downtown.

no sure at this time

Concerned that there will be sufficient balance of parking and eventual uses.

crowded areas for pedestrians and businesses

There are existing building that could be used for cafe. don't want to mens restraunts in Coburg.

Indifferent

This should strongly be considered for purchase to extend the park

Increasing traffic will degrade small-town character of Coburg

more, more, more, traffic!!!

I would like to see some of that wasted space at the north end of this scenario have some parking w/ safe walk-able areas across from the park, crosswalk to the park if parking to be used for park goers and overflow business parking. Again, the City needs to purchase these parcels from the owner, add the one, next to Pavilion Park, to Pavilion Park, and preserve the other parcel for a future City Hall after we've allowed developers to exponentially expand housing in and around Coburg, requiring a much expanded City Hall!

I think we need more parking more this.

Not sure there is enough parking in this option.

It works for me.

NO MORE BUILDING

Nothing when compared to the giant parking lot.

Directly across from the bus stop, this would be a prime location for housing.

It takes away all parking options, could you do 50/50- one parcel of land for parking, the other commercial?

Do not like that it takes away green space from the park. Do not like the building being 2-stories

More people more traffic.

Looks like Minimal parking for new business

Another restaurant.

I would be very concerned about keeping all of these mixed use places full.

More homes and families means more traffic

Unless there is parking added with this scenario it will put more pressure on side streets and parking up neighborhoods.

I still want true value property to be a community center

Green spaces are lost. More traffic around heavily used park that residents use frequently.

It is appealing to me. I especially like visiting the building across from the grange.

Must have adequate parking

really I like this approach entirely. It makes sense in today's economy and would fit right in

I don't think we need more businesses in Coburg.

Nothing

Where do cars go? One the street? That is a very bad idea.

Nothing at this time - dependent on what the proposed Mixed-Use space would be.

I can live with this

Need more public parking.

Don't know

Not sure an increased-capacity commercial building would ever fill up.

Not enough parking. Would rather have a little more car parking with some basic bicycle racks. The covered kiosk stuff doesn't seem necessary. But if I saw it from the side I might understand better.

Again - tourist traffic. How safe is that area then, for children and families at the parks?

none

A parking lot seems like the more practical option for this location.

Nothing

What do you like about this approach to development on this site?



Development Type: 1 or 2-story office or commercial/retail
 Residential Units: 0
 Approximate Residential Density: N/A
 Commercial: 6,000 GSF
 Parking:
 Commercial: 15
 This Scenario shows a commercial or office building with parking provided in front of the building.

This spot is good for vehicular traffic, not as pedestrian as some. (Oh, wouldn't it be good to have sidewalks on most streets if we're looking for that kind of city?!?)
 We can use office space
 Adds businesses
 1. A very quaint cafe could be a nice fit here, although a row of townhouse would be best fit. Historic ones that match our town.
 That area is near residential homes, one or two level building wouldn't be over powering
 nothing
 nothing
 Potential for more stores/shops/business in Coburg
 This area is getting away from the heart of the commercial area and nearer residential areas. The impact on neighbors should be considered. I wouldn't want a tall commercial building going up next to my home if I lived there.
 Looks like the rent would be low.
 Nothing
 Not sure this is a need but if it is okay
 Smaller building would be more appropriate for the neighborhood.
 Decent
 Nothing
 Isn't this lot already developed with 2 new houses in it from Kast construction?
 I can't quite tell what they want but it seems ok
 Good use of the land and upgrade for Coburg.
 I like that the parking is in front, not behind next to the houses. Office above and retail below is a good use.
 Nothing.
 It would be nice to have some office space
 Leave as is
 good use of the space.
 Na
 nothing
 More office space
 in magic cards, this is called palming.
 Office/retail is fine as long as it is in keeping with small town flavor.
 Business is accessible from I-5 and easy to see. Love the idea of a laundromat!
 There is a lot of traffic on Pearl street already so a business would be fine.
 Not that style.
 I do not like this approach to development.
 More businesses being brought to coburg.
 No opinion
 Pearl provides good access for a business/office building.
 I don't.
 Location
 Nothing
 Nothing!! I can't imagine anything uglier than this concept coming into Coburg downtown
 This doesn't fit the town in any way.
 Fits the area. Should be constructed to blend in.
 Office space is good.
 Some commercial is good
 Additional business.
 na
 usage seems reasonable for small office settings
 Good office space with parking.
 Acceptable. Better than 2nd Scenario.. Wish you had used Coburg photos when you say it is similar
 Extends commercial area. Doesn't transition very well to residential
 As long as ample parking is provided
 nothing.....
 Very little. The location is a reasonable location for a commercial property. However the type of structure will influence the "feel" of the downtown area.
 The commercial building at W 7th and Washington in Eugene has this approach and it was executed well.
 OK as long as there is enough parking.
 Improves vacant lot.

What do you like about this approach to development on this site?

Option for different types of business.

Mixed-use near down-town.

NO MORE BUILDING

Nothing like a nice laundromat

Provides opportunities for more businesses.

Like the retail option

1-story possibility. New Small business opportunity

Adds adequate parking for added small business and keeps cars off side streets.

Nothing

Nothing it's the start of residential area to put offices there would look out of place.

Don't mind it being commercial business

More business. Will look good

Pearl is going to become more and more of a major traffic street as the town grows so developing small businesses makes sense over adding more homes facing a thoroughfare.

Nothing

This will offer office space and will not be occupied 24/7 365.

Nothing.

Is there any company with an interest in making the whole building their office building?

either use makes sense in today's economy.....

Retail development is good

Nothing.

Keeps retail on main streets.

We need some office or Doctor offices in Coburg

Seems like a good use of the property.

Agree that this should be commercial development and no higher than a 2-story structure.

If the building is set back, it would still allow for safe travel on the sidewalks, and perhaps a business useful to residents would go in.

good location

Maybe practical use for this location.

leave lot alone

It's fine. It's on a busy thoroughfare so lots of drive by traffic

What do you not like about this approach to development on this site?



Development Type: 1 or 2-story office or commercial/retail
 Residential Units: 0
 Approximate Residential Density: N/A
 Commercial: 6,000 GSF
 Parking:
 Commercial: 15
 This Scenario shows a commercial or office building with parking provided in front of the building.

Terrible examples shown, but this can be a great spot for the pull in market or other small business. A few parking spaces on the side are OK! The main parking can be in the back.

too plain

Too commercial, sterile no charm, emphasizes cars travel

1. Bad location to drop a business like a laundromat? 2. This is exactly where you could put a row of townhouse like the picture earlier. 3. Again, this is in the middle of residential neighborhoods. 4. This is the entrance into Coburg from the freeway so plan accordingly to have an appealing, historic fitting structure built here. TOWNHOUSES!

by adding more to this street you need to add more ways to walk safely across to the other side.

adds no character to the town

Then I will never be able to get out of my street.

Pearl St. is the way many people enter Coburg, try to make whatever goes in there look nice.

Pretty grim on scenario 1. Ugly building.

Don't see a need for it.

Parking?

Concern for traffic and parking. Also concerns about issues with impact on neighboring residents.

This site is one block from Coburg's "main street" on it's other busy street. This site would be better served by a building fronting street and parking at in rear. Nothing says welcome to Coburg like a bunch of businesses crammed into a large two story building as you come into town. Looks just like those ugly apartment buildings. Please, NO.

We do not need more pavement

Unclear

Additional traffic.

Does not offer a place that people would want to come out to Coburg to visit

I think boring commercial structures should stick to the industrial area near I-5.

Again, losing the small town feel

It's not very nice looking.(like the mill st square bldng.)

Not great

That Pearl Street commercial lot is close to your entrance into Coburg so you want it to look inviting not a laundry mat or a street parking.

Parking out front

Guess

Ugly

No laundry facilities on one of our main streets

Make sure there is enough off street parking.

It would be very hard to exit and enter so near to the corner

This is a residential area despite the zoning. Do we really want people entering our historical town to be confronted by a two-story commercial building in this lot? And where would customers park? They will be parking on Skinner Street without a doubt.

Given the pandemic and increased value in remote working...I'm not enthusiastic about creating office space in such a prime location

Keep similar to Willamette st store fronts

I do not feel as though this should be a commercial lot near so many residential homes and streets.

Would hope that the building would reflect the image and aesthetic of coburg.

Not sure how it fits in with residential on both sides.

The parking on Pearl St doesn't give the small town store front appeal as you come in from the freeway. I don't want two story office space as I feel that will always be under utilized.

The office space

Just doesn't fit our charm

Less people

Horrible looking and causes me grief at the very idea!!

More development.

Parking in front is ugly.

need more mixed use but to look nicer than the examples shown

More Traffic.... More People..... make current access much more difficult. No way to skirt around to get somewhere quieter

Nothing

Parking lot in the front. Could it be moved to the rear?

na

access needs parking lots

Nothing

Not a problem if it doesn't bring in much more traffic or people

Will cause severe congestion on Pearl

What do you not like about this approach to development on this site?

everything.....

Potential for vacant building

The structure shown in no way fit the town.

I think this survey is swaying people to the direction you want it to go, with really bad examples and ugly commercial buildings. Why not show the commercial building at W 7th and Washington in Eugene where 5 guys and Starbucks is located? Your example photos do not address the historical character of Coburg, but this approach has been done well in other cities/towns.

Neutral until a firm plan is presented.

I do not have thoughts here.

Seems off down-Town and encroaching on living dwellings.

NO MORE BUILDING

Please find better examples. The ones shown make me depressed.

No housing.

This lot is surrounded by single family residential homes. An office/store/mixed use would not fit in. People already speed down the alley from the daycare. Addition traffic is not needed.

This needs to be residential homes, I'd feel really bad for the houses around there looking at an office building.

Would prefer single story unit.

n/a

Its residential in its look and a commercial building wouldn't fit

It's spare, unwelcoming and ugly. It does not fit with our town.

Lots of little office spaces is not necessary or attractive

Nothing big box

Feels like a waste of space to only have office/retail space.

Nothing two story

Could add some apartments

Needs to be mixed as it's far enough out side cbd to be pure commercial use. Need residential units as well.

Nothing

Businesses come and go so frequently, I wonder if a building in this location would difficult to rent/lease and how long it would stay occupied.

Please change the building code so that buildings as unsightly as the examples cannot be built! Would like some "CCR's" that call for building finishes that fit the character and history of the town. We should aim for something like Sisters or Jacksonville!

If a building as ugly as the one pictured is erected I'd much rather see a weedy lot.

no more traffic signals

May not be the prettiest/most appealing use.

The building needs to fit in with the character of Coburg

What do you like about this approach to development on this site?



Development Type: Mixed-Use
 Residential Units: 8
 Commercial: 8,000 GSF
 Parking: Off-street: 28 (8 for residential, 20 for commercial)
 This Scenario provides smaller unit residential above retail to meet the demand for smaller units that allow residents to age-in-place when they are ready to downsize while remaining within walking distance to essential amenities and services.

Great spot for mixed use.
 Yes, more shops/restaurants!
 A more creative look a walk up interest
 Includes residential, more fitting for the current fee of Coburg, seems More Sustainable
 1. Nothing. It does not fit in this location. Looks like you randomly dropped a large building into a residential neighborhood.
 these types of buildings are beautiful.
 I like parking in the back and mixed use development
 adds more affordable housing to the town
 nothing
 Mixed use here could be okay, if it doesn't impact the neighbors too much. Keep the building low.
 Like the parking in the rear. Buildings seem to fit our environment more pleasingly.
 Small.
 No don't need rentals.
 Potential to increase potential of Coburg as a destination for diners shoppers. Well designed building could add to appeal of downtown.
 Density
 In town center, building frontage on street has the right curb appeal, with parking in rear.
 Nothing
 Great mixed use. Residential and commercial
 More business is good
 Good use of the land.
 love adding additional businesses that people would want to come and visit
 Mixed use is ok, just put parking in front.
 It fits Coburg better.
 Nothing
 Leave as is
 It looks a bit nicer than the last design.
 Good
 I like the retail space up next to Pearl Street with parking behind like the new Coburg Inn.
 Get both office store and housing
 As long as heritage and character is consistent everythig. especially parking in the rear with lots of tress and greenery
 More attractive
 Nice looking and practical.
 community, historical feel, business growth
 Love the idea of parking in rear. If affordable, housing above commercial building gives neighborhood feel
 better site plan
 I think I like mixed residential with commercial below as it increases small, local businesses and patrons for those businesses
 Yes
 I do not like this approach to development.
 Additional affordable housing and business brought to coburg.
 I love the store front on Pearl with parking in the rear. I like the residential units above with storefront below.
 I like the charm and mixed use as well as the parking in the rear.
 Looks great and feels good
 I like the concept and structure of the 2nd less imposing structure and we definitely need room for our seniors to live and a cafe/coffee shop below

 This is completely in line with Coburg's look and feel. I believe long term this would maintain value better and still allow for both population and economic expansion.
 Nothing.
 Mixed use is good for this space.
 wonderful
 small commercial
 More traditional look
 better idea
 Better than the alternative, that's about it
 attractive, no homes
 Not much.
 Ties in homes with businesses area
 lesser density with mix of business and residential...would be a good setting for lowcost housing for seniors
 This makes sense as far as I'm concerned, good area for it!if
 More neighborhood friendly that previous example

What do you like about this approach to development on this site?

The type of architecture is more in keeping with this town. Parking in the rear is an excellent idea as the building would act as a bit of a sound barrier to the residential areas to the south.

More street friendly. Your photos address the historical character of Coburg.

Potentially OK but need to see details of any proposal.

Multiple use, similar to current.

Could be a nice mixed-use.

NO MORE BUILDING

Very Groovy. Better than the other Scenario by far.

This is the perfect location for AFFORDABLE housing. Next to the bus route.

Like the mixed use

Attracting small business owners to town

Would fit in better transitioning from business to residential.

Not much

Fits town

Allows for more housing and small business development.

Nothing...its surrounded by homes

In an area of businesses, parking is provided...in the back. Out of sight.

Just what I am looking for! Something for elders like me-to age in place! In my beloved town. I don't want to relocate!

That's better. Keeps the character of Coburg.

either use would seem to make sense in today's economy. These proposed uses fit.....although anything mixed use project that requires retail or commercial uses will suffer as the economy just doesn't support uses weighted to commercial. The residential aspect does make sense even now. I would allow a live/work scenario.....that makes sense today

Complements existing development

Mixed use with retail on bottom on residential above feels like a much better use of this land.

Nothing

This is more practical and uses the space better. I like the parking in rear.

Am a fan if it's a smaller in scope building. Being surrounded by homes all around, it cannot be a out Of place unit so as it blends in to the area.

I don't

I like this idea better than the previous option.

This solves everything I complained about in Scenario 1. This site is important because for visitors coming off the highway, if they see a welcoming building here, they will be more likely to continue into town and see how delightful Willamette St is.

I like the idea of smaller housing options for people, and not ones that are ridiculously expensive. Businesses appealing and useful to residents - who could walk to them! _ would be nice.

ok

Love having the parking in the back, off of the street. It makes for a much more appealing look and is in line with the charm of Coburg. Also love the idea of mix-use as much as possible.

leave lot alone

It is a busy street which is good for this kind of development

What do you not like about this approach to development on this site?



Development Type: Mixed-Use
 Residential Units: 8
 Commercial: 8,000 GSF
 Parking:
 Off-street: 28 (8 for residential, 20 for commercial)

This Scenario provides smaller unit residential above retail to meet the demand for smaller units that allow residents to age-in-place when they are ready to downsize while remaining within walking distance to essential amenities and services.

Still ok to put some parking at the side, use the alley! The parking needs buffering.
 I think it's fine
 Too urban

1. Parking lots butted up against existing neighborhoods is not a good planning idea. 2. TOO big of a building - building like this should be on main street.

The buildings seem to large for the Surrounding area

nothing

I will age in place at my own home.

This is getting away from the commercial center of Coburg and near neighborhoods. It shouldn't have a loud, high traffic, businesses or tall buildings.

More concern about having clients to fill all of these spaces with viable businesses.

Traffic

Keep rentals out.

Parking and traffic. Building should be moderate in size to blend with environment.

Everything.

Seems like Corvallis

Additional traffic and water use.

Parking in rear next to someone's house is NOT ok!

Lack of parking.

Nothing

nothing as long as its only two story.

Noting

no brick, one brick building is enough. Otherwise nothing.

It's okay.

not much, make sure building is in keeping with Coburg atmosphere

nothing

This is a residential area despite the zoning. Do we really want people entering our historical town to be confronted by a two-story commercial building in this lot? And where would customers park? They will be parking on Skinner Street without a doubt.

Have a theme and stick to it. Rustic

I do not feel as though this should be a commercial lot near so many residential homes and streets.

Would hope that the building would reflect the image and aesthetic of coburg.

Pearl is a noisy street for adding more residential especially with the parking in back and the building close to the street. Wouldn't it be better for the residential to face Skinner?

I like it all.

Nothing

Not enough parking

I don't have any dislikes but would want to make certain that our codes REQUIRE the architecture to be compatible with our history. Unlike what we allowed to happen in Hayden Homes. Would want to see code k ok a gauge that requires historic colors and architecture throughout the downtown area

Outsized for the space.

Make sure the building is not schlock.

nothing

Would businesses be useful for residents?

more traffic on pearl

needs to be shops that could be used on a daily basis not just frills and decorating

Higher population density and traffic. Need to enforce already existing laws before adding more. potential problems. We have CCRs in place in Coburg estates never enforced. Even the very expensive houses are junking up the streets

the people who live behind, will have to deal with businesses next to them!!!

Any loss of trees on the property.

It's almost what is proposed currently as advertised through the listing Realtor, but with a bit more commercial and the residents of that area were not impressed.

Neutral until shown further proposals.

Perhaps adds too much of the same thing.

Too mixed-use away from down-town.

NO MORE BUILDING

Works for me if the building are proportional to the size of the town.

I don't want COBURG to become the town of "mixed use" spaces everywhere. Also, I don't know if 2nd story apartment living is very attractive for people to "age in place"

Again, this is in the middle on single family homes. A mixed use or apartment building would not fit in. Alley traffic

What do you not like about this approach to development on this site?

Is 9 parking spaces going to be enough for this building business

Don't need more on street parking. Need building that provide parking on site.

Too many people. Too much traffic

People luke us because we are quaintplease keep it that way

Parking. Keep the area tailored to walking through the town.

I'd want to make sure the design is integrated with the historic buildings in our town.

Could be all apartments as an alternative...2-story units with the old brick building look like in the Bronx.

Nothing

N/A.

Not needed, congestion, too close to street. Where is the parking?

Would be better medical office

How would the neighbors feel about it?

I truly feel that the Coburg Inn development is grossly out of scale to the area. An imposing building like that is an unattractive intrusion on a neighborhood that is primarily, still, home to many.

dont upset the neighbors

Do we have enough businesses interested in opening in Coburg? I hope so!

It's pretty big and close to single family homes

What do you like about this approach to development on this site?



Development Type: Commercial (Fast-food, self storage)
 Commercial Storage: 150,000 GSF
 Commercial Gas Station: 1

This Scenario provides a commercial building along the street with a self storage facility filling the rest of the area.

Less cars/traffic. Another restaurant choice is good!

I guess every community needs a storage area, we have too much stuff.

Nothing

1. I like the storage units for this piece of property IF and only IF there is required vegetative buffer around the property so it looks more appealing.

this land isn't fit for residential due to its proximity to the truck stop, so perhaps this is a good alternative

nothing

Removes the noise from the trucks, puts more businesses in the area

I don't know enough about the impacts these scenarios would make to have an opinion. I don't live on that side of town, but what I hear from friends who do, is that the lights and noise from the truck stop are a problem. Businesses that would buffer that and be nicer for the residence over there seem like a good idea.

We need the storage spaces for all of those crammed together living spaces we are considering. Fast food would be okay as long as it's limited to only one more such store.

Nothing

Would be nice to have STARBUCKS or other drive through something

Ugly in back, pleasant in front. Low impact on city resources.

Off the road, so isn't so easy to see the "ugly" of it. Doesn't add too many more people to our already overcrowded town.

Fast food and storage is a good idea.

Storage.

Upgrade to the existing commercial area.

Another fast food place is nice

Jobs

We need more fast food options.

Having storage is important

Need more restaurants

More restaurant options

Nothing.

Not a fan

Close up freeway

Good for quick freeway access.

Better than what it is today

IEEE!

Useful services in already ugly area of town

Self storage okay.

makes sense

nothing

Nothing

Quieter for local residents than manufacturing...

Growth

I do not like this approach to development.

Provides a necessary service for residents.

Don't like.

I am unsure of this one. I like the idea of storage but I don't like that location for it.

Location is good

Nothing

Nothing

I would love a Starbucks...

Nothing.

Storage is good.

Excellent - preserves current population density

Good mix of businesses.

na

Nothing

Do we really need another coffee vendor?

Nice to have storage area close to Coburg

Eyesore coming into town

My favorite of all the scenarios. business belongs out by the freeway.

nothing

What do you like about this approach to development on this site?

It is a reasonable area for commercial development however I would encourage the city to not encourage any more fast food type of shops.

People are consumer driven and have a lot of stuff and need a place to put it. Your're still swaying the survey by providing bad examples.

need to see further plans & proposals

Commercial building

Both of these things are needed.

Nothing.

NO MORE BUILDING

Delete the fast food and have an eatery. If there are going to be metal buildings this is as good a place as any.

Having office space boosts economy to have those who come to work use our retail.

I like that it is not additional dense housing

Good city revenue from highway traffic without increasing cars through town

Nothing

Don't like any of this

More business

In keeping with what is already there.

Nothing

Seems that there will not be an issue about water use with this plan.

I think if it is on the outskirts of town, near Coburg Kitchen and the gas station, it will augment the services already developed for the trucking industry and town visitors.

More fast-food fits with being at an I-5 exit

neither.....I build self storage and can tell you from experience that storage should go elsewhere. We have land suitable for storage (I almost bought a property specifically for that purpose) we don't need more....in my opinion. and a commercial use there is very questionable. Too far from the downtown area to walk to and too close to I-5 where there are better sites.

The right restaurants would be good, no chains.

Eh. The only thing I am drawn to is the added fast-food eatery to potentially appeal to additional freeway traffic. Seems like a good revenue source for the city with some added customers stopping to top off their gas tanks.

Nothing

They need the overflow parking

Can't see another fast-food going in next to McD's, but the self-storage might be a good idea.

Practical use of this property, since it is next to a noisy truck stop.

Not a thing. Do we really want to turn onto a freeway exit mecca, like what has happened to Keizer and Woodburn?!

its ok

I'm very torn on this one. I think it very much depends on the type of business. I think I speak for many of our residents when we say that we prefer having more local businesses and less major chains. As a resident who lives in the Hayden Homes development, I can say that with that type of business comes more noise, smell, and much more freeway traffic. I'd also want to ensure that a big national chain isn't taking away business from our local shops. So this is a tough one for me.

It's industrial and busy on that end of town already.

What do you not like about this approach to development on this site?

Development Type: Commercial (Fast-food, self storage)
 Commercial Storage: 150,000 GSF
 Commercial Gas Station: 1

This Scenario provides a commercial building along the street with a self storage facility filling the rest of the area.

Ugly, adds nothing to Coburg except Traffic

1. Why would we want anymore fast food in Coburg? 2. If you want access to fast food live in Eugene or Springfield. 3. Fast food in this location, again creates problems with our roads. 4. Our roads need A LOT of attention right now. The increase of more cars and trips will only increase the damage to our streets. Fast food will attract lots of traffic at late hours opposite a family neighborhood there is already a self-storage place on Coburg Rd a few miles south of town. again I will never be able get out of my drive way.

See previous comment.

Not lovely additions.

Do not see a need for this.

Dislike self storage units in or near city limits

Do we need storage units? I don't know the need or if study has been done.

I do not want any more I-5 traffic coming into Coburg. I do not want more cars and noise after hours.

Low job numbers.

Low employment opportunities

Still ruins the look and feel of our little town

The city does not need more storage. Does not meet needs of residents.

Takes away from the truck stop. They use this lot to sleep at night. Truckers bring a lot of money to the truck stop.

No to fast food. Your loosing what coburg is about

It seems like truckers need the area to attend to existing businesses and/ or a rest stop. We don't need more storage areas... Even more traffic to the interchange...

Nothing.

Fast food

Removing the truck parking would not be good for the truck stop.

Family owned would be better

nothing

Don't need storage when new one right down the road

guess

No fast food in town! Put it further up the road at I-5.

Trucks need parking. This is a very important stop for the I-5 traffic.

We don't need a bunch of ugly storage units sitting it downtown Coburg

Pictures are missing...what about all the truckers that park in this area each night? What are we sacrificing by removing this resource for them?

Need to keep similar

I do not think our small town needs fast-food restaurants.

Minimal value added to town. Eye sore.

We don't need more fast food do we? We have some close by storage locations.

I don't like the fast food or the location for storage units.

Would rather have something more charming off the main streets.

I believe the worst thing you can see when you drive into a town is row of self storage. Veneta did that and it just does not set well when you're approaching a new town.

Fast food and storage ad you come into Coburg. Let's get creative here and make this less of an ugly introduction to our town and a more friendly intriduction

I really don't think a self-storage belongs in town on this side of the highway. Seems like a great idea for the other side of the highway, but I don't think we need to increase any traffic coming into town from I-5 with the already strange turn into Hayden Homes. I've almost gotten hit there several times by cars that don't realize it's not actually two lanes any more.

The town does not need another fast food restaurant. Self storage facilities add no character whatsoever.

More fast food retail is no good.

Need for the trucks..... That lot is full often in the winter months.

Nothing; it's great

Is self-storage needed in this area? Could it be RV storage, which seems to be lacking?

na

Hard pass on a large self storage facility. Too industrial, invites crime.

No Comments

will not contribute to quality of life for Coburg residents, will make it just like an eyesore neighborhood in Southern California, really is this what we want? we already have storage units, and multiple coffee places!!

No fast foods. They contribute to the trash and the clutter of the town. Any drive through type business would not fit with the character of this town.

What do you not like about this approach to development on this site?

I don't like franchise restaurants! There's a lot of wasted space. That parking lot is full of truckers at night. Not necessarily a bad thing, they deliver the products you buy at the store! Where are they going to go. Do you have a plan for them?

need to see further plans & proposals

Self storage on the rest of the lot. Boo!

There are many truck drivers that moved to Coburg due to this parking lot. There is already an issue nation wide on no place to park truck. Maybe charge truckers to park to earn revenue.

Keep taking away places to park semis

Not convinced that the storage would be fully utilized.

Don't need a storage place in our entrance to Coburg. Ruins the charm and character of our historic city.

NO MORE BUILDING

Nothing says welcome than fast food and storage!

Not a fan of storage. Unattractive

Storage facilities seem like they would attract a lot of out-of-town

This is not what I want for coburg. Not small town feel.

Nothing that would put a local small business into competition with a national chain.

n/a

Please keep the fast food restaurants out of Coburg we want people to visit us said down and enjoy you don't want to be a pit stop on the freeway for every Tom d*** and Harry to just peruse then and never make it a block into our town.. It's already hard enough to handle all that traffic

Storage places can be problematic if not kept up. Specific requirements about architecture will have to fit in to the community buildings.

I would not want another coffee shop competing with the charming coffee drive through in the region.

Where do all the trucks go that use it now? Is there space for them in the existing lot behind Truck & Travel? I don't want more storage units. Why encourage that?

This is very visible and a storage unit would look trashy

Not in favor of fast food and franchises coming into the community. Self-storage seems like a waste of space

Self-storage doesn't seem like a high-priority service in Coburg. There is a self-storage just South of town.

Too valuable of land to waste a storage center there.

We don't need storage. Waste of space.. people can drive 3 miles south and utilize storage there.. use this space for something that brings people to coburg or better the lives of our residents.. storage needs to be outskirts of city.

No place for the overflow trucks to go.

Would Coburg benefit from a self-storage facility?

See above.

too much lightening

I like the idea of not having the truck parking across the street any longer!

Something better than a storage facility could be put in there. Waste of space

What do you like about this approach to development on this site?



Development Type: Street-facing office and commercial/
 manufacturing to rear
 Commercial Office Frontage: 30,000 GSF
 Light Industrial: 45,000 GSF
 Parking:
 Office: 60
 Light Industrial: 45
 Additional: 45

This Scenario provides a commercial development along the full street frontage to frame the street, with parking behind and light manufacturing away from the main street.

mixed use could give us some needed retail and manufacturing (maybe inovating), and jobs small business opportunities
 Brings jobs to Coburg
 1. Moving large office building in a location that seems like a good fit. 2. Mixed use building would have a nice look coming into town.
 Quieter, work hours traffic.
 its a good use of that land, and will generate some jobs
 nothing
 Again another business in the area which I believe it good for Coburg
 See previous comment.
 Clean looking office spaces. Might attract clients from Eugene.
 Would bring a few jobs to Coburg
 Ok but has traffic studies been done?
 Job production. Would be helpful to local restaurants and businesses. Traffic and parking considerations have minimal impact.
 Good location for dense use.
 Nothing. This is waaaaay to big. Ridiculous for our small town.
 Coburg could use more office space. Maybe dentists or Drs offices
 It fits in with marathon
 Upgrade to the existing commercial area.
 Mixed use is fine
 Jobs
 It looks modern.
 Bringing something new to the area
 Doesn't take advantage of freeway
 Nothing. It doesn't fit in with the truck stop or surrounding uses.
 Na
 Good to create more jobs.
 More upscale housing And adding more jobs
 Mixed-use on Pearl, Major commercial in the rear, lots of tress in the parking lot front. love the green space in the rear.
 In keeping with freeway/industrial area
 Good use of this space if nicely done.
 good idea
 Like the idea of a business building in back
 We could use some space for professional buildings in Coburg
 No already have at the other side of the street
 I do not have strong feelings about this approach to development.
 Brings more businesses and there employees to coburg while fitting the local area and not effecting the overall feel of downtown.
 This adds businesses/manufacturing without impacting residential. It's great to keep all this close to the interstate.
 I like that is it different than what we currently have to offer. I like the look from Pearl St being a nice office building.
 Not much
 This is much cleaner and fits better for the industrial area of Coburg.
 I like this better than first idea . It needs trees and landscaping to make it more acceptable and it would be a great area for a medical facility and pharmacy Dental, Eldercareetc
 I like the multi-use in FRONT and the manufacturing in BACK from a visual perspective.
 Nothing
 It is in keeping with present development.
 provides local jobs, looks nice from the street, parking behind building good
 some commercial, preserves residential
 Good businesses for the area, which would have easy access to IH5 (workers can easily come from Springfield - Eugene).
 na
 Nothing
 attractive away from town
 Doesn't affect much of which I I can think
 Much more aesthetically appealing.
 Same as above
 I don't!
 This would be a much better type of use for this property and our town. It could easily support dental, medical, urgent care, realitor or legal type offices.
 Obviously Mixed use is better.

What do you like about this approach to development on this site?

need to see further plans & proposals

We have a need for this type of development.

This works better for our entrance. If the design of the mixed-use buildings facing Pearl is kept 'charming' it works.

NO MORE BUILDING

What is mixed use about the examples shown? That said, Coburg could use some white collar industry housing and jobs

Mixed use with office option. Brings in more people to work who will use our retailers. But offers also more retail space

Bring jobs to town

Small offices up front, bigger office and parking tucked behind away from view

encourages business into the community

brings business. Seems like it will fit in that area of town well

More likely to create family level wage jobs and is still consistent with the surrounding area.

Nothing

Do not like this plan at all

Nothing. There are plenty of other commercial buildings already in the area.

It fits the area and space.

makes much more sense. A business park on that site would make sense. While still a bit of a walk to downtown, it's close enough and people at the business park would feel a sense of community. Good idea

Street facing office would be nice

this plan seems to provide a space to hide some parking serving the entire town. Again I like the mixed use area that fits with existing development.

This feels more high-impact and is more in line with current commercial developments along Industrial way. Perhaps one of the mixed-use buildings could include a fast-food restaurant and drive through to appeal to freeway traffic.

Nothing.

Very much a fan of this idea.

Same as above

Seems like a better use than self-storage.

Hmm, I think the light industrial would be fine here.

Fewer trucks?

ok

Much better! This would look great.

Seems to fit this space.

What do you not like about this approach to development on this site?



Development Type: Street-facing office and commercial/
 manufacturing to rear
 Commercial Office Frontage: 30,000 GSF
 Light Industrial: 45,000 GSF
 Parking:
 Office: 60
 Light Industrial: 45
 Additional: 45

This Scenario provides a commercial development along the full street frontage to frame the street, with parking behind and light manufacturing away from the main street.

Too many cars/traffic
 needs to be clean business
 Increase traffic, lack of housing

1. How can our road handle this type of development? 2. Remember what Pearl street and all the side streets were like when Monaco employees were racing through town? 3. Put the green space on the south side in a more usable location. If the mixed use has restaurants it could accommodate outside seating. 4. Put the parking as deep into the property as possible. 5. Light manufacturing so close to an existing neighborhood might not be a good idea. An office building could work.

nothing

too many vehicles

Manufacturing possibility - could bring noise back to the area vs the truck stop

See previous comment.

Similar to the space in Eugene called Holly Square (?) at the corner of Coburg Road and Beltline. Constantly available for rent/lease. That might be the case in Coburg too.

Traffic

Potential affect on city resources.

Exactly that. It's just too big and seriously obtrusive.

Manufacturing is noisy... I think it could disrupt the nearby residents.

There are plenty of these units still available down north Coburg industrial way. Coburg does not need more of these types of buildings.

It seems like truckers need the area to attend to existing businesses and/ or a rest stop. Is there really a demand for such a building?

Depends on what they want to manufacture here!

The location proposed.

The modern look. Keep Coburg historic looking

Doesn't fit well.

Family owned owned would better

Keep out of Coburg

nothing

Noting

If manufacturing, it needs a sound code. not enough trees around the plant. does the Coburg Loop have access to the green space? if not how is it accessed.?

Not useful to residents

Wonder about traffic congestion, especially at end of work day. All those workers leaving at 5 pm? Yikes!

Again, the trucks are needing a space.

Manufacturing needs to be someplace else than downtown

Noise from manufacturing near a residential area.

Manufacturing means noise for local residents...what about all the trucks that use this space on a nightly basis? What about the business this generates for Coburg?

No

My concern would be additional traffic down Delaney.

Potential for higher traffic.

I worry about the noise from the manufacturing building.

I would rather see our manufacturing off the main streets

Nothing

That it would allow a huge building with heavy lighting close to residential

I realize this will have to get developed, but the truck stop is already INCREDIBLY LOUD. I would be wary of adding further noise pollution in this area of town.

Definitely does not fit the surrounding development.

I like it.

manufacturing too close to homes. will manufacturing continue overnight?

Given that more office workers are working from home, is there a need for more commercial office space here? I'm seeing "for lease" signs on buildings along Chad Dr. as an example.

na

Don't like this either. The truck stop is bad enough.

No comments

will not add to quality of life for residents, will dilute sense of community

We do have this kind of buildings in Coburg, they are down Industrial way!!!!!!

What do you not like about this approach to development on this site?

It would force either a higher concentration of trucks onto the truck and travel development, which would increase the truck traffic on the two adjoining streets to the truckstop.

Aren't there warehouse vacancies down Industrial way? Is there a need? Would this type of building get occupied or stay vacant? I think there needs to be a feasibility study done before I can give a thumbs up.

need to see further plans & proposals

There are many truck drivers that moved to Coburg due to this parking lot. There is already an issue nation wide on no place to park truck. Maybe charge truckers to park to earn revenue.

Where are semi suppose to park if take away these areas There is limited parking at truck stop remember if you bought it a truck brought it!!!

No thoughts.

NO MORE BUILDING

Hard to get excited about large building and parking lots in an already over congested traffic area.

Big buildings that don't line up with Coburg character

This exists in industry way and there are open spaces in multiple buildings

Not much I think it makes good use of the space.

N/a

Please go back to your vision statement in read through that I think there is a theme already occurring

Really? The industrial area is not completely occupied already.

It is too large, stark and ugly.

Again, where do the spare big-rigs go?

nothing

I prefer this approach.

No storage facilities for

way too big and too many people coming into town all the time

One of the nice things about Hayden Homes is that it is on the edge of the city and doesn't impact the core. If the chicken property could be purchased that would be a great area for housing that would not impact the historic core

Same as above

Where is the parking for the mixed use?

I doubt that commercial / office type businesses would want to be right next to the truck stop all day. I know I wouldn't rent office space there.

I'm concerned what "light manufacturing" includes. Fumes like we get from the trailer manufacturer? (That make us unable to use our backyard some days) Noise? may be too noisy

Does light manufacturing mean lots of noise? This would be my only concern. But it can't be that much louder than the trucks!

More manufacturing could create even more noise and light pollution.

What do you like about this approach to development on this site?

Hotel across from serenity lane may be appropriate.

Brings commercial buildings in our industrial zone and services I-5 traffic.

NO MORE BUILDING

Good place for a hotel complex especially if you locally taxed the food and lodging. Flipping boatloads of cash that would help reduce our water bill. Ashland does it. I like the idea of the possibility of some type of fast food like Starbucks or something.

I like that it is not more Hayden Homes

Added city revenue

It is outside of town and for the most part the traffic will not impact the historical Coburg.

Hotel would be fine if limited to 2 story units. If we want to be a bedroom community to Eugene and keep a small town feel we need to limit the size and height of incoming buildings.

Good to bring more business.

Consistent with what you find at freeway exits. Provide hotel for visitors to local businesses and Serenity Lane.

Nothing

Has a hotel and food options right off the freeway. Keeps traffic outside the town

Having a hotel for guests, with it's own little restaurant, would be a great addition. Not a Motel Six. No fast food. We have enough of that at the opposite corner. Great tax base for our town.

Are there companies interested in this? And what about the old Hillside Grill lot? Why is it not included.

good uses for the site although I would encourage development "facing" Industrial Way and not with it's back to the street....but good ideas in so far as uses. That said.....probably won't happen in the near future as the area is awash in hotel rooms right now most of which are concentrated in the Gateway area. Many hotel operators have considered that site.....it just doesn't make economic sense "right now"

Nothing

This seems like a standard way to develop areas off the interstate. Not sure I like it but don't know good alternatives. The next scenario is a start.

This feels like a viable approach for this site.

I like this

Not much.

Always like more businesses.

Would be good area for hotel and restaurants/fast food.

Nice to have a hotel by I-5

Zilch. Horrible

its ok

It would be nice to have a nice Hotel in Coburg for guests.

A hotel would be a perfect fit for this spot

What do you not like about this approach to development on this site?



Development Type: Retail (fast-food, convenience store) and Lodging (hotel)
 Commercial: 200,000 GSF (3 levels)
 Commercial: 20,000 GSF (1 level, pad)
 Parking:
 Surface: 550

This Scenario shows typical low-density highway commercial development with buildings surrounded by parking.

Too many things to list.
 We have the best soil in the world needs to stay farming
 Doesn't Add to Coburg's character
 1. NO MORE FAST FOOD RESTAURANTS 2. Have cute cafes similar to what we see when we travel to cute historic towns. 3. Many of the smaller towns up the Columbia Gorge have quaint hotels and restaurants. Not chain hotels and fast food restaurants. 4. Fast food restaurants cheapen the area and vision of what we want in Coburg. 5. Keep in mind wanting to create a town that is desirable to visit. Not another exit with a cheap hotel and fast food. 6. Great opportunity to create a lovely stop over, a memorable stop over with unique food options and lodging.
 nothing
 I don't know enough about the impacts of these scenarios to comment.
 Seems pretty disjointed from the community.
 Will take away the quietness of nearby residential area
 No hotel move them on down the road. Invites too many exiting to our community
 Concern for demand on city resources.
 Lacks imagination. Anywhere usa.
 Hate to see more fast food businesses come in.
 I don't like a hotel in this location.
 Brings more people into the closer residential areas. Which can lead to break in's, theft, vandalism. Not as dressy as scenario 2
 It's attracting i5 creeps right to your new neighborhoods back yard.
 Additional traffic and water use- but this type of development is appropriate for this plot.
 it does not fit with the other changes to make Coburg a place people would want to come out and visit
 Nothing. It is well suited for the job.
 Nothing
 Nap
 Wayyyy too commercial. Love the country setting and would prefer not to expand in this way
 No hotels. There's already a truck stop with prostitution and truck drivers. I-5 has a problem with human trafficking and it makes me uncomfortable thinking of more people stopping over in a small town. It makes me worry about the kids that play like this is still a small town.
 nothing
 No open space
 This look is anathema to Coburg. the entrance to Coburg needs to look like a garden.
 Hotel in area not likely to be busy, but if it is could bring traffic and other concerns
 Not too excited about more warehouse looking buildings. Maybe some retail or office buildings?
 Not much
 The Convenience store and fast food would only add more traffic. We already have this option across the street.

I am concerned about loosing sight of the hills along the path that parallels Industrial Way. I think that development here should minimize the blocking of the view.
 What is truly needed
 I do not feel as though we need more fast food and commercial development.
 Stress on infrastructures.
 Lodging on top of the interstate is terrible. Again, why do we need fast food. If we do, I guess this is the best spot.
 I do not like the motel / hotel option here. I just don't see a need for that kind of development here.
 Could create too much traffic at I5, which can already be heavy.
 Because it looks like freeway desgin
 I hate to encourage any fast food stores!!
 We already have a truckstop across the street from a new park. Do we need further transient traffic in this town? I don't think so...
 Makes the area way too much like Keiser or Woodburn. Competes against already established businesses.
 Too much to police.
 Please please hide the sea of parking. Especially as folks come into town.
 too much commercial, too much traffic, changes character of town, blocks views
 Only helpful for travelers, not residents.
 na
 should do something more inline with the historical aspect of community
 Brings in more problems to town with hotel and places for bums to hang out. Prefer farm and the blackberries back.
 I guess we can't stop it from coming to our quiet little town.

What do you not like about this approach to development on this site?

It will make Coburg just like every other sprawling off-ramp town in Southern California....No!
all our farmland is disappearing!!

Again no fast food or drive-through type of businesses. A sit down restaurant, Hotel or medium sized shops would also be a reasonable addition to the area.

Bad examples! There are better examples to choose from in which this has been done elegantly. do better research! Still swaying the survey!
need to see further plans & proposals

Hotel, mostly parking, attracts through traffic and primarily lends itself to large commercial chains that will provide limited benefits to community. Would misrepresent character of community and degrade historic feel.

I would like to see something other than these options in this space. Like a recreation opportunity, pool facility, sport court.

is there any way to keep the architecture of these buildings anchored to Coburg's history--as a registered Historic District? Why not aim for Coburg character, not just another cookie-cutter design that could be found anywhere along the Interstate?

NO MORE BUILDING

Once again it is difficult to get excited about commercial freeway development with changes to the freeway exit.

PLEASE NO HOTEL.

I don't like the idea of a hotel and the possible traffic of people & activity. Also don't like the loss of more farm land

Will bring too much traffic into our quaint town. Would overload the streets and the could change the dynamic of how the current homeowners live, and play.

Lots of strangers and travelers coming to town. Different Coburg.

Don't want high rise buildings

Ugly

Same old same old that you find at every freeway exit.

I do not like anything about this scenario

Uses green space that the town will lose.

I am concerned for the residents of the neighborhood across the street. More crime. More traffic.

Everything

Lack of Coburg "character" but that's not super important for the purpose that it intends to serve.

Congestion

no way..a hotel..really?? Not necessary

It makes an ugly commercial area as people enter Coburg. We have enough already on the other side.

Nothing

How much commercial square footage does Coburg need? Also, with hotels and restaurants just a few miles south at Gateway, I can't see travelers stopping in Coburg.

Seems a little haphazard and random. Not unique at all. It's pretty far from main street (Willamette St)

The whole freeway exit oasis thing - my gawd. Coburg will become grossly unappealing.

Too much noise

But I don't love the idea of adding more "big box" fast-food restaurants.

traffic gets worse

One less place to grow hay and for the geese to find food while migrating.

What do you like about this approach to development on this site?



Development Type: Mixed-use built to access lane along the boulevard with hotels and offices behind
 Residential: 90 units
 Commercial: 200,000 GSF (3 levels, hotel/office)
 Parking:
 Surface: 890

This Scenario shows a full build-out of the setting with ground floor retail shops, hotels, and offices above. A frontage street allows cars that wish to stop and park to get off of the larger boulevard as well as creates space for pedestrian and bicycle traffic. Ample parking is provided on street and behind the frontage buildings.

Very little.

A better idea than previous, could offer some of land to be put into food production.

Adds Businesses and residential plans for pedestrian and bikes, more sustainable

1. Have half of this space mixed use and the other half lodging and cafes.

I like the idea of bike and foot traffic encouraging people to visit different parts of Coburg commercial development here makes sense, but making it people-friendly might not work

Would like that nearby, again increase in population but would like the mix nearby, more homes and more shops/stores

I don't know enough about the impacts of these scenarios to comment.

More attractive and inviting. Lots of green in those parking areas.

Nothing

Close to freeway and shouldn't clog downtown roadways for those of us who live NW of Coburg and rely on driving thru town to get to freeway or around town.

Create jobs. Aesthetically appealing. Would be nice to see freeway property developed.

Builds economic base while providing additional commercial that can be utilized by the local community.

Obviously much more attractive configuration than scenario 1. Storefronts on the street are so much more attractive, and create a more comfortable setting for pedestrians. This is inviting to community and visitors.

Keeps this big of a development off of Main Street.

Looks for dressy right off the freeway makes the town look clean.

Upgrade to the existing commercial area.

offers a variety of business to extend the feel of the city towards the freeway.

Really like this use

Jobs

I like the appearance.

Something new to the area

Not a great use of the land

Who would want to live that close to I-5?

Can't support this many more people

Looks good

More housing

Much better than #1. a 10 for the green space and trees which are lacking in earlier proposals.

More attractive. Provides some services that can be used by locals. Less of a roadside motel feel.

Nicer looking

yes unique supports community and historical feel, supports bicycle use

Nothing

The Hotel combined with office space is nice. Some new retail shops would be nice.

No

I do not like this approach to development.

The best of both worlds with business living and accommodations seems to do the most good for the most people.

I like the concept.

I like all the available options, the walk and bike availability.

I like the mixed use and nice feel of this proposal

Mischief better. Not as cold as the previous commercial design

I like the idea, I like the look and I like the boulevard

This is much more in line with the current Coburg look/feel.

Prefer this over the other choice for this parcel.

Better use of land, if it is to be plowed under. Instead of developing it why not make it a huge park a great way to showcase Coburg as you get off the freeway.

Like this much better. Nice walking area. A small hotel would be nice in this scenario.

nothing!

A good mix for residents and travelers.

na

Preferable to vanilla fast food and hotel chain, but the money from UO overflow would be nice and probably not too intrusive.

ok

Better than Scenario 1

Would like to see Business entrance facing the street with parking in the back

It's not business.

What do you like about this approach to development on this site?

Architecture that is in keeping with the rest of Coburg that is of a high density type of architecture along with small to medium size shops that would not be adversely affected by the noise of the freeway would be a good fit for this area. A couple of small to medium size food shops would be a good addition A couple of small to medium size food shops would be a good addition to the freeway area of Coburg.

The streetscape photos do a better job. It is more pedestrian friendly, but remember this intersection gets a lot of traffic and your photos don't show that. need to see further plans & proposals

Space for pedestrian and bicycle traffic. Mixed use with residential and retail opportunities. Some opportunity for hotel, but would not be dominated by large chain hotel. Would better blend with character of community.

May be appropriate for the area.

Much better in keeping with Coburg National Historic District registry.

NO MORE BUILDING

Nice,

I like the mix better with commercial use, retail shops. I'd like to see a small grocery store- nothing big box, but something in between Dairy Mart and giant. This is more small town friendly.

Small businesses.

Don't love but don't hate it.

Looks classier, more high end

I like the buffer closing industrial way giving those homes a space between them and the industrial area

n/a

Much more interesting and a more welcoming stop for travelers.

I'm getting tired of this survey I have to think on this 1A little bit

Not as dense a plan. Green spaces and walking options. the road looks very inviting for walking/biking.

Perhaps it would act as a sound barrier that blocks the noise of highway traffic?

Allows for lower priced housing.

it looks good on paper but the commercial component will simply not work. This development scenario has been tried countless times in larger communities and the retail / commercial area sits vacant for years and years. This is a planner's dream that simply doesn't work.

Complements existing development

This type of area is preferable to the previous scenario but I'm not sure this works near I-5. Who wants to live near I-5?

Much more preferable as I believe this approach fits into Coburg better.

Nothing

Why not have something classier when entering town? Just because we don't have this type, doesn't mean we shouldn't.

Same as above.. things that will benefit the community. Mor people to enjoy our dOwntown and patronize our businesses..

Nothing

Nothing.

This is like a dream. Is there really enough population and traffic to support all of these additional businesses? We would want it to thrive, not struggle. I like the idea of a hotel near I-5.

The trees?

ok

This seems like a nice approach and would look better.

Seems to be the right type of development for the space

What do you not like about this approach to development on this site?



Development Type: Mixed-use built to access lane along the boulevard with hotels and offices behind
 Residential: 90 units
 Commercial: 200,000 GSF (3 levels, hotel/office)
 Parking:
 Surface: 890

This Scenario shows a full build-out of the setting with ground floor retail shops, hotels, and offices above. A frontage street allows cars that wish to stop and park to get off of the larger boulevard as well as creates space for pedestrian and bicycle traffic. Ample parking is provided on street and behind the frontage buildings.

The example plan and Elevation are incongruous. Not the same idea. Are you trying to show a boulevard high tech development?

Maybe a little classier looking, but sounds like more cars/traffic.

Not sure if the location would support this type of development due to proximity of freeway.

1. Where do people eat? More food options would need to be added to Industrial Way to accommodate employees. We don't need employees racing through side streets to get to downtown Coburg for take out at Saloon, grab a pizza or Morelos. We saw this with Monaco and we know it did not work well. 3. Our current roads can not handle this much additional traffic.

being near the freeway is not very pleasant. Industrial Way has a lot of rude, speeding traffic. I would question whether pedestrian and bike traffic are important around that area.

Increase in population of Coburg

I don't know enough about the impacts of these scenarios to comment.

Who will be using all of these developed spaces? How can we fill this much commercial/ business building spaces?

Too large and will be too much noise and traffic for nearby residents. Don't see a need.

Don't like rental property

Traffic concerns. Effect on city resources.

Way too big and will ruin our walking trail and make it dangerous for recreational family biking and getting out with our pets

Leave coburg alone. It will expand too much and loose its values and the reason we live out here.

Additional traffic and water use. Not as good of choice for the land as scenario one.

Lack of parking.

Bringing in a different crowd of people

Who would want to live that close to I-5?

Will bring more crime and issues. City can't even support what they have now with water and sewer.

This is better than the other approach but would still be so sad to see the farmland disappear

Too big

nothing

To much housing need more job space

the frontage street along I-5 - gone. a wall of trees like the other frontage St and an I-5 sound barrier is needed.

Not likely to be popular as "boutique" hotel or apartments due to proximity to highway/truckstop

Think Industrial Rd should one day be used as part of a bypass around Coburg so whatever goes in here needs to reflect that future.

Not keeping with Coburg town and access to travelers. Don't need a strip mall here.

A lot of extra traffic off the freeway probably entering into the town.

I am concerned about loosing sight of the hills along the path that parallels Industrial Way. I think that development here should minimize the blocking of the view.

Not needed

I do not feel as though we need hotels and additional units

Stress on infrastructures and traffic.

It would be on top of the interstate. How loud would that be to live there??

I do not like the hotel options.

Would rather have the mixed use items closer to downtown.

Nothing

Would there be a developer interested in thus type of a project

I still don't love the idea of further transient traffic.

Takes out a nice, open space.

too much traffic, too high a population density

Nothing, really.

na

Same response as in Scenario 1

Residential

will destroy small town character of town, and look at all that pavement! It will heat up that whole area....

doesn't make sense for Coburg.

Any large Building or automotive RV sales type of business. We need some small or medium sized type of business is at the entrance to our town.

Better, but sill needs improvement. Hire an architect and landscape architect! You still have an inefficient use of space.

need to see further plans & proposals

Hotel.

I would like to see something other than these options in this space. Like a recreation opportunity, pool facility, sport court.

Works.

NO MORE BUILDING

What do you not like about this approach to development on this site?

but next to the freeway? Who wants to walk out there?

Loss of farm land

More permanent residents people bring more traffic.

Please go back to your vision statement and try to figure out traffic flow in Coburg before we start developing more things

It is a monstrosity!

Would people want to live that close to I-5? I guess they do just south of here.

Nothing

N/A.

I truly dislike this proposal. I would fight this tooth and nail

we don't need this

Need commercial development

This proposal takes Coburg away from its small-town feel and makes it something its not.

It's big. Would a developer take this on, given the current retail climate with stores struggling / closing? I feel like something this large would negatively impact the existing businesses in Coburg, because out-of-town visitors would stay right here, and not be as likely to venture into town, walk around, patronize the Willamette St stores and restaurants.

That I seriously think we'd have to move from this sweet town that we thought we were moving to a couple years ago. Hotels??? Really?

nothing

I'm a little confused by the "frontage street" idea, but it might look nice.

traffic problems

Less open space for farming or migrating birds.

What do you like about this approach to development on this site?



Development Type: Highway Commercial
 Commercial: 1 service station, 1 truck stop
 Parking: As needed

This Scenario shows a typical fast food option with access from the east as stipulated for properties close to a highway intersection.

Nothing

1. IF you are going to put fast food in Coburg, the other side of town would be the best place. 2. I personally am not interested in having more fast food restaurants in town.

fast food and gas stations are inevitable in this area

Moves that truck stop to a new location, per the other proposal, move the current away from homes put on the other side of the interstate away from them I don't know enough about the impacts of these scenarios to comment.

Not much.

Might be needed?

Ease of use

Again, doesn't overcrowd our town with large ugly buildings. Offers travelers and citizens other options for eats and quick stop shopping.

I love the location for this. Perfect spot for it.

Appropriate use of the land near the interchange.

More hotel space for tourist dollars. Job opportunities for community.

Nothing

would be good addition

It improves access to the property and improves the chances of it happening.

Good options

Another gas station would be good.

Food

Its a typical 1-5 service stop

Meh. Anything would be an improvement.

no

Truck traffic can stay on east side of I-5

A fast food restaurant opposite side of freeway good option

I would be okay with expanding the highway commercial area...maybe it would work with the resort area if there were a small grocery store/deli there

Yes

I do not have as strong of feeling about commercial development on the other side of I-5.

Additional resources and convenience for residents without sacrificing feel or coburg.

This fits that area, gas station, fast food etc...

For this use, I like to location

It's very freeway standard

Not in favor of fast food but if it has to happen this is ok

I would love for the truck stop to move to the OTHER SIDE of the highway. It makes a lot more sense when you consider the residential neighborhoods surrounding the current truck stop and the fact that there is now a park across from the truck stop.

If there must be a type of this use, this is the place.

Don't like.

good commercial, not near residential

More services for truckers.

na

If high dollar, high traffic commercial must come, would prefer it on the east side of I-5.

Limited commercial and traffic

Do whatever on that side of the freeway...doesn't effect me. :-)

people coming off the freeway would have more than one choice, for a pit stop!

Nothing.

I would like that taco truck to remain! They are awesome and they get a lot of customers!

need to see further plans & proposals

Placement of fast food on north side of I-5 would direct commuter traffic away from town center.

No need for another truck stop needed in town

Similar to current.

NO MORE BUILDING

Not too much. Why not put some residential stuff over here and get it out of the existing town.

What do you like about this approach to development on this site?

Simple. Non residential.
Great revenue stream for the city
Out of City by the freeway

If we have to have this type of business this location is probably most desirable as it is not located right next to homes in town, but more adjacent to freeway.
Needed

This one is the biggest joke of them all as 711? Really we have some wonderful stores in town let's send business their way they have been very supportive of us Coburg is not representative of A711 Build a quaint little motel with some wonderful little beast rose and dining even put in a little food truck court out there and take care of the people that are already here
cleans up the area.

It's practical.

It fits the existing use of this area

good uses for the site given it's proximity to I-5 and ease of access / egress.....this scenario makes sense

No truck stop

Seems like this would be a good fit for highway commercial.

Keeps congestion on east side of town

Farther away from town

Nothing

Too far away to make a difference for us. Another fast food place would benefit travelers. So for that sake. And more local jobs. I support it. But to far from us to be included in what I feel is coburg

More commercial needs

Nothing.

Would like one more gas station. I guess the gas taxes would benefit the city

It's not on the west side.

its ok

Love the idea of moving the truck stop to the other side of the freeway.

Right type for this area

What do you not like about this approach to development on this site?



Development Type: Highway Commercial
 Commercial: 1 service station, 1 truck stop
 Parking: As needed

This Scenario shows a typical fast food option with access from the east as stipulated for properties close to a highway intersection.

just more truck support

Coburg doesn't need more truck stops and fast food franchises

1. Do we want Coburg to be the fast food stop while driving up and down I-5? 2. We already have Dari-Mart and Coburg Crossings, why put another convenient store in Coburg?? Support our longstanding, local businesses.

nothing

I don't know enough about the impacts of these scenarios to comment.

We already have a lot of truck activity. Noise, smell, traffic.

Already have something similar?

Truck lots are just plain ugly. I understand the freeway interchange is a draw for that type of business, but the creation of jobs is low and it adds to the traffic concerns. Ho hum.

Wonder if it would hurt the business of the already existing truck stop.

Don't need more concrete and truck space

It's really close to the RV park. Might be to many vehicles for them.

There is already a mini mart there.

More traffic and water use.

We already have a truck stop in town.

Nothing. The site is a good location for this.

Bringing more truckers in

What happens to the existing fuel island ?

Na

nothing

Not good use for land

It's a typical I-5 service stop.

Ugly, already have these services in this area

Again, meh.

nothing

No opinion

I think development of this area requires safe passage over the overpass for pedestrians

Yes

I do not think we need additional development.

NA

I don't understand this one to be able to comment. Are you saying add another truck stop?

I am happy with this.

Not as useful as some of the other proposals

It's very freeway standard

Fast food in general

Adds too much traffic to the area.

It conflicts too much with the area to the south.

No more fast food, especially large corporate.

nothing

Noisy for people in the RV park.

na

Would prefer no high traffic options at all.

again repeating fast food options and parking lots

No comment

We don't need a convenience store or more fast food! This would make us an offramp destination, will not contribute to town, except in increased sewer and water fees for residents.

Still a bad example with franchise businesses.

need to see further plans & proposals

Fast food and invites commuter traffic.

Do we need another truck stop?

What do you not like about this approach to development on this site?

We already have a truck stop and all needed amenities (gas, convenience store etc) right off the freeway

NO MORE BUILDING

No more fast food.

Increased trucker activity

Doesn't really add value to the corner.

Typical junky interstate

It will be sad to see the smaller business - Dari Mart, coffee shack loose to commercial chains

n/a

7 elevens and all those little fast food places are tacky with all the health of conscious people and the bend towards getting that way why in God's name would you want to have a place where people can't get anything that's good for them

Gas stations bring their own set of environmental issues.

Pretty unsightly

Do we need more parking for semi's?

No truck stop

Do we really need more of this type of space across from the truck stop?

Does Coburg need another truck service station?

we don't need to invite I-5 traffic.... that invites the wrong thing for a small community

We've trashed the west side of the freeway with ugly commercial and don't need more of the same on the East.

Nothing

I wonder how McD's feels about the possibility of moving across the Interstate.

Not another truck stop.

Fast food garbage.

must be low light

More and more and more traffic

What do you like about this approach to development on this site?



Development Type: Office or Hotel
 Commercial: 80,000 GSF (3 stories)
 Parking:
 Surface: 200

This Scenario shows a higher density option of offices and/or hotels with ample outdoor usable space and parking acting as a buffer along the highway.

It's hard to tell what is proposed here as far as access to the site.
 need the hotel space, like the greenway as a buffer
 Buffer from highway, includes possibility of jobs
 1. Great location for hotel and offices. 2. LOVE that the hotel/office space is not facing the freeway. Nothing is worse than staying in a hotel off the freeway and it is loud. 3. Great place for parking lot, in the back and close to freeway. 4. Hotel and office are walking distance to downtown.
 I'm not sure we need what is proposed here
 I don't know enough about the impacts of these scenarios to comment.
 Green spaces, not crowded together, attractive.
 Away from residential
 Maybe ok with traffic east of freeway
 Creates potential business for our downtown. More aesthetically pleasing than a truck lot. Revenue from room tax would help city with economic development and tourism draw.
 The concept is attractive.
 Nothing. Let's keep our growth rate manageable. This is too much.
 This would be a great fit. Location is excellent and might help tax base.
 The east side of the highway is a much better location for a hotel near Coburg.
 Great idea. Great location. Updates the area.
 Seems classy
 Appropriate use of the land near the interchange.
 I like the appearance.
 Something new to Coburg
 Like both scenarios
 Need hotels and restaurants. Take advantage of freeway access
 Nothing.
 Good idea
 Hotel would be good for Coburg retail shopping.
 More jobs temp housing to bring people to coburg for fairs

Oh boy, the further we get from downtown the more trees there are in parking lots. tons of green space. best blacktop design yet. love the hotel - that is essential.
 More attractive, increases traffic will probably be on highway/exits rather than city surface roads
 It's okay.
 yes!
 Better looking and inviting for travelers. Better than the overgrown empty lot that is there.
 Hotel good. Traffic may not impact the downtown of Coburg as previous Hotel options
 This would, for a while, provide residences with great views of the countryside without blocking those views for others in Coburg. Public walking should be added so that all residents can partake of that rural view.
 No
 I do not have as strong of feeling about commercial development on the other side of I-5.
 Additional needed residential options as well as accommodations to encourage tourism with out sacrificing the feel of downtown.
 Hopefully quieter spot for lodging.
 I love the idea just not sure it would be a good use for the property.
 Location
 Very nicely done and charming
 I really like this idea if it's attractive and fits in to our community. I think the area could use something like this
 Best side of the freeway for such.
 Better use of the area.
 Yes yes.
 Better to keep some congestion over on the other side of the freeway.
 Out of the way - away from residential; good commercial type
 A mix for residents and travelers. Less noise for people in the RV park.
 na
 Nothing
 See above
 anything would look better then it does right now! It is quite the eye sore currently!
 Great area for apartment buildings that would have easy access on and off the freeway. The area should have several shops that could cater to The people living and merchants in the area, Similar to the West Broadway area of Eugene.

What do you like about this approach to development on this site?

The example photos. By the way, Hotels aren't laid out like this.

need to see further plans & proposals

Directs hotel traffic away from downtown.

Hotel work be great there

We currently do not have this type of development to my knowledge.

Works with 'character' architecture of Coburg, while serving our commercial needs and population growth needs.

NO MORE BUILDING

Good. Residential stuff even if it is a hotel

Possible for builder to incorporate Coburg character in structure. Attract small businesses

Love, classy. Great space and location for added tourism.

Great revenue for the city

I would rather have hotel/store front options next to freeway then fast food options.

nice looking

Provides lodging and/or business and keeps the extra car traffic out of town.

I like the idea of a small motel or hotel and a beast rose I do think we can do something with that developing green spaces with a hotel option for the town.

We need a hotel of a little higher quality.

Has a classy look. Is there a company interested in building it? Or would it just end up looking like a Motel-6?

another possible hotel site but office won't work at this location.....at least won't work now. Look at the vacancy in the Gateway area (east towards the hospital).

That area has all of the same linkages this site in Coburg does and there are a ton of vacant buildings

Aesthetics, use

Could this type of development connect to a mixed use area across I-5? There will need to be easy attractive pedestrian and bicycle pathways over I-5. No scooters or skateboards!!

Interesting approach.

at least its farther out from town

A little less typical commercial. If we have to have a hotel, this is good place to do it.

Much better use. A hotel on the other side of I5 I like.

Nothing

I like this proposal better than the other one that suggested a hotel on the west side of I-5, and there did used to be a hotel in this location.

I like the parking being a buffer between the buildings and I-5. I like the hotel idea (but not two hotels). So either one on this property or on the previous west-of-I-5 property. Is much more of an upgrade / improvement to the property, compared to Scenario 1. 3 stories is okay in this location.

If this perfectly nice country property has to be built up, at least this would be somewhat hidden. And on the east side.

ok

This is also a great option as a hotel in Coburg would be really nice.

less impact

Calmer and quieter businesses.

What do you not like about this approach to development on this site?



Development Type: Office or Hotel
 Commercial: 80,000 GSF (3 stories)
 Parking:
 Surface: 200

This Scenario shows a higher density option of offices and/or hotels with ample outdoor usable space and parking acting as a buffer along the highway.

- Unlikely to happen, but if I were to stay here I would not like the long walk to the motel! It does make sense to buffer the freeway noise.
- Not sure if it would be needed, Encourages reliance on cars
- 1. Hotel and office building should look more like the multi-use or townhouses - more small town, historic Coburg. 2. Need cafes to support office space and hotel. 3. Added people on the walking path that goes right through residential neighborhoods. Additional safety concerns for neighbors. fast food and gas stations are inevitable in this area
- I don't know enough about the impacts of these scenarios to comment.
- Nothing.
- Too large.
- Don't need hotel move them on down the road to eugene or elsewhere
- Concerns for effect on city resources.
- I'm concerned about a small town like this having enough infrastructure to support this level of development.
- Please no. This building is simply too big. We are not Eugene, nor do we want to be.
- Why are the choices all hotels or business buildings? Neither of which are going to be successful in Coburg.
- Might be to busy for the RV park
- More traffic and water use. Are the existing businesses for sale?!
- If it's a hotel then that's good.
- Nothing
- Too fancy/expensive for the location.
- nothing
- Needs food area for hotel people
- I'm confused about the access rd and how it intersects with Van Duye. Hotel needs a pool.
- Diminishes rural feel of area
- Same
- nothing
- No opinion
- If you put in residential area you MUST have safe pedestrian access across the overpass.
- All of it
- I do not think we need offices or large scale hotels in Coburg.
- NA
- I really do dislike it, I could go either way.
- I would rather not see more daily commuters come into coburg
- Nothing
- More traffic
- Not sure there is a need for this type of development.
- I like it.
- How about a Trader Joe instead of a tacky, been done hotel
- nothing
- Nothing.
- na
- as with other places we don't have enough commercial resturants to handle this many guests
- More potential for crime and floating population.
- we don't need a hotel in town, there are two big one near gateway that are barely surviving...
- I would encourage as many trees to be planted in the area as reasonably possible, the town needs more young trees.
- No parking for the Northern hotel. No one is going to walk all that way. A lot of wastes space unless you are providing a place for all those misplaced truckers from a previous example. Save the Food truck! (they deserve a restaurant!)
- need to see further plans & proposals
- Invites commuter traffic.
- No thoughts.
- NO MORE BUILDING
- Looks OK.
- Loss of farmland. Possible big chain hotel moving in, doesn't align with Coburg character
- the truck parking seems more needed
- I'm OK with this one just keep it tasteful and and beautiful and again representative of our genre
- It's too tall! 3 stories.

What do you not like about this approach to development on this site?

Nothing

Feels like renting office space may be a challenge here give the location isn't incredibly desirable.

Nothing

How does this coincide with the travel-trailer/camper operation to the south?

We are going to have to have 24-hour police on duty, if our city expands this much, with this many additional visitors and residents.

Hotels.....would really lie to keep the Coburg exit quiet.

nothing

More traffic

What do you like about this approach to development on this site?



Development Type: Low FAR Industrial
 Commercial: 500,000 GSF (light industrial)
 Parking:
 Surface: 1,400

This Scenario shows typical low density industrial development with parking and truck access surrounding facilities.

Less traffic/cars

Nothing

1. Don't like it! TOO BIG for our small little town.

nothing

I don't know enough about the impacts of these scenarios to comment.

Doesn't look like it would be as expensive to develop. Good space from surrounding housing.

Jobs

Perfect keep traffic flow in mind

Creates jobs.

Coburg is already too crowded. Blowing out the other side of town at least spreads that growth around a bit.

Keeping coburg small.

Appropriate use of the land near a similar zone.

Jobs

Nothing.

Nothing

Great place for development. Stay on east side of the freeway

Brings jobs to Coburg. Takes advantage of freeway access

It fits the location with easy I-5 access.

Na

I like that it's East of freeway

Great, more jobs!!

Not sure, how badly is it needed? How about combining one an two - with green space trees and bioswales.

We need a full-sized grocery store !!!!!!!

not enough info for me

Brings businesses into Coburg but keeps it on east side to distinguish neighborhood and industrial area

Great industrial business area

Only if substantial pedestrian access across the overpass plus significant local park area with a view is built into the development of this area. Such a precious resource shouldn't be wasted.

I do not have strong feelings about this development.

Adds additional businesses to coburg.

I don't.

Location

It fits well with the industrial area that we already have along the freeway

Nothing!! Taking out additional farmland is a horrible idea!!!!!!

Good use for the site.

Don't like.

good use of the space; away from residential

Good use of unoccupied land.

na

Tax dollars, and keeping the eyesore on the less-inhabited side of the interstate.

Nothing

Same as #7

Nothing.

Mix of sea of parking and buildings. Could be good if done right, you know with streets and organized, Not photoshoped!

need to see further plans & proposals

Industrial east of freeway

Similar to current.

Nothing

NO MORE BUILDING

Industrial on the lighter side

Nothing

nice to have more business closer

Brings more business to town and utilizes the proximity to the freeway.

What do you like about this approach to development on this site?

I am not real sure if I like this I think if I'm reading this correctly you went to develop on farmland I think we have plenty of Businesses that went under that we can develop on already existing lots let's keep the farmland farmland and try to do something a little different I hate driving down the freeway and seen huge industrial buildings

NA

I'd want to see what the demand is for this kind of property.

nothing

yes.....good idea, good planning. These uses make perfect sense for this site. it may be some time before the market warrants construction of this scale, but these are good uses for the site

Both scenarios have to live in harmony with the previous two scenarios.

Indifferent.

Nothing

More business the better.

No

It's farmland and it should stay farmland.

This is far enough out of town that light industrial makes sense. Great I-5 access seems like it would make this site extremely desirable to a nationwide large business.

The side of the freeway it's on.

ok

Could be good for businesses.

Keep it farm land

CITY OF COBURG BUILD OUT SCENARIOS - ALL COMMENTS

Setting 8 Scenerio 1

What do you not like about this approach to development o



Development Type: Low FAR Industrial
Commercial: 500,000 GSF (light
industrial)

Parking:

Surface: 1,400

This Scenario shows typical low density
industrial development with parking and

too much industrial use

Ugly, Coburg has enough industrial development, poor use of farmland

1. With an addition of a development like this Coburg will officially be a town of industrial businesses not a quaint community with a population of 1,141. 2. We will go back to a community that has more daily employees than residents. 3. Our town does not have the capacity of roads to handle this type of development. 4. How awful for it's ugly and a waste of good land

I don't know enough about the impacts of these scenarios to comment.

Doesn't appear to have any planning, kind of hodgepodge.

Noise it will create, and pollution.

Not sure it is needed

Concern for effects on city resources.

Hate that farmers are selling off their farmland for blacktop and business.

Messy

Raw development of land near residences. Is there really a demand for such a place ?!

I doesn't look very appealing. I prefer farmland.

It ruins the beauty of the Coburg hills

It would be expensive to develop and rent.

**Don't need more industrial
nothing**

Too much of Roberts road. will illuminate the hotel and disturb the guests.

Ugly, not efficient use of land

We need a full-sized grocery store !!!!!!!

nothing

no opinion

I pity those who would lose their rural view at the resort

I always have concerns about encroaching on neighborhoods, as this one looks like it

We seem to have an abundance of similar and underutilized facilities already existing.

The manufacturing is going to affect the surrounding homes with noise and possibly air

Not sure if it is needed

Nothing

Save the farm land!

Vacancies on Industrial Way. Why do we need more?

All cows matter.... They need living space too

nothing

Lower tax base than the other choice?

na

A lot, but if it must come it's in the right place.

More heavy traffic for residents who currently live there. I think it would lower the

Again, this will not contribute to the livability of town, will only increase traffic, sewer

Everything!!!!

We have upper end residential development directly to the east of this property. We

should encourage the development of businesses that would go along with those

Mix of sea of parking and buildings. There are no streets and this is yet another bad

example. You know... all those wealthy individuals up in the hills will never allow this.

need to see further plans & proposals

Does the need exist?

This is outside our Urban Growth Boundary.

NO MORE BUILDING

Loss of so much farmland

big and busy

Industrial buildings are ugly absolutely ugly

keep these spaces occupied. Upkeep/maintenance will be difficult.

It's utilitarian and ugly. And I really prefer the hotel idea.

Keep the farm land

Indifferent.

**Don't know why it's being asked for suggestions because it's already a done deal. They
Needs to be clean and quiet**

No

**Seems like it would be noisy next to the travel-trailer/camper place. And how much
I'm getting fatigued. What is the time-frame for all of this happening? Is it 10 years? Or
As with all the east side options, light pollution concerns me. I'm sure long term
residents enjoyed their beautiful night skies a lot more before all the building since the
any historical value ?**

Not the prettiest, but it could be beneficial use of the land.

Keep it farmland

n this site?



What do you like about this approach to development on this site?



Development Type: High FAR Industrial
 Commercial: 1.27 million GSF
 Parking:
 Surface: 1,300

This Scenario shows higher-density industrial development with truck access tucked behind and between facilities allowing safe and easy building access for pedestrians.

Nothing

1. Nothing

this will bring jobs and leverage the asset value of I-5

I don't know enough about the impacts of these scenarios to comment.

Some green space included. Screening from surrounding housing development provided.

Jobs

If warehouse is needed.

Creates jobs

higher density

Nothing. Again, just too big.

Might help with water and new job growth

Nothing

Appropriate use of the land near a similar zone.

Jobs

Nothing.

Nothing

East side of freeway is good for employment opportunities

Brings jobs to Coburg. Takes advantage of freeway access

Great if you can coax hundai or symantic (ha ha)to re-re-locate here.

Na

Looks good, more jobs!!!

Nothing

Need grocery

seems like a good idea, don't know alot about this type of lot

Businesses on east side of freeway

Do not like

Only if substantial pedestrian access across the overpass plus significant local park area with a view is built into the development of this area. Such a precious resource shouldn't be wasted.

I do not have strong feelings about this development.

Addition of new business type to coburg in a market area that is currently growing.

I like the look of this better.

I like the internal development that will limit the affect to the surrounding homes. I like the large scale that hopefully will attract a large employer or two.

Location

Again it's industrial and it fits for the freeway exposure.

Nothing! Why are we considering taking out farmland???

The containment of these buildings is a better visual than option 1, but I do believe this is the right location for this type of light industry.

Nothing.

Don't like.

The density and the landscape buffer on San Duyn Rd.

not bad - will add to current truck traffic though. Good for manufacturing, away from residential

Maximum use of space.

na

Nothing

same as #7

Very little.

You put streets in! It's organized.

need to see further plans & proposals

Industrial east of freeway

Currently do not have this in Coburg.

Nothing. This is outside our Urban Growth Boundary. You'll need to justify why you want to extend it in the first place.

NO MORE BUILDING

Yuck

Nothing

brings business

Potential for more family wage jobs to come to the area. Close enough to the freeway that additional car traffic should not impact town.

What do you like about this approach to development on this site?

Nothing

NA

It's probably needed.

Looks like it has possible value for businesses

again good uses for the site....

Indifferent.

Nothing

Same as above. Would be a great place for manufacture and distribution companies. And add great local jobs to coburg.

No

Nothing.

Great I-5 access seems like it would make this site extremely desirable to a nationwide large business. Haha, wish I owned this land, it is going to be so valuable once annexed!! Will increase Coburg's property tax base.

Trees

ok

Unsure

Too big, less farmland and hasn't building already started?

What do you not like about this approach to development on this site?



Development Type: High FAR Industrial
 Commercial: 1.27 million GSF
 Parking:
 Surface: 1,300

This Scenario shows higher-density industrial development with truck access tucked behind and between facilities allowing safe and easy building access for pedestrians.

- Not necessary in Coburg, waste of farmland
- 1. It's awful! 2. Enormous. 3. How will our town handle this much traffic.
- nothing
- I don't know enough about the impacts of these scenarios to comment.
- Clients? Clients? Clients?
- Noise and pollution it will create
- Concern for effects on city resources.
- I'm concerned about the transportation system getting overloaded and a very small town struggling to provide services and infrastructure, including water to such an increase in development.
- Too. Big.
- Ugly right next to those beautiful homes
- Raw development of land near residences. Is there really a demand for such a place ?! There is already lots of vacant commercial areas nearby..
- I prefer farmland.
- Ruining the Coburg hills view
- This is not the silicon valley.
- Don't like
- nothing
- Looks like an Amazon shipping center There must be another concept a split between 1 & 2, we were fearful of a commercial big box shipping center located next to 1-5 in 2007. this is what that looks like.
- Ugly
- Need grocery
- Don't like the idea of HIGH density commercial
- Too many buildings
- This saddens me for the loss of the view.
- I always have concerns about encroaching on neighborhoods, as this one looks like it does that do residents on Van Duyn.
- Na
- I am happy with this.
- Not sure if we would want to see another manufacturer that could end up being abandoned
- Nothing
- Hate the concept.
- Too much density for the site.
- Why are we annexing this area?
- will add significantly to current truck traffic
- Consideration of noise for the RV park should be considered.
- na
- More heavy traffic for residents who currently live there. I think it would lower the value of their property better here than on the west side of I5, but still will degrade small town character
- Don't like how huge it all is!!
- I believe the town would be better served by a number of small businesses rather than one or two large businesses. The effect of a large business shut down is too disruptive to any town.
- Still only one way in. You know nothing about fire and the requirements of the fire code. See Oregon Fire code appendix D need to see further plans & proposals
- Industry
- No thoughts.
- Goes beyond our Urban Growth Boundary
- NO MORE BUILDING
- Yuck
- The industrial zoning. Can this be annexed and rezoned to residential? Seems like a great place for additional high or medium-density residential.
- Loss of way too much farmland
- big and busy
- I don't like anything about it
- Too dense...too full of opportunities for transient traffic.
- Not a good fit so close to that neighborhood.
- Is there interest in this kind of space by businesses along I-5?

What do you not like about this approach to development on this site?

Indifferent.

Clean and quiet. congestion

All of it! Should not be building on the East.

No

All of it.

Is the sewer system up to handling all of this development?

Aaack! That's a lot of buildings!

Lots of parking lots

I'm not sure what this means. Is it similar to the industrial business space down Industrial way?

Too ugly and big considering it used to be farmland.

CITY OF COBURG BUILD OUT SCENARIOS - FINAL QUESTION

Do you have any final comments, thoughts, or suggestions on how development in Coburg should account for future residential and employment growth?

Development with low impact environmental uses, in keeping the small town charm and walkability, outdoor space for play, small business friendly appealing to innovative thought, and keeping our farm land a must

Please plan for sustainable development and do not give up valuable farmland for sprawl. We need to look at ways to increase density and encourage less reliance on cars

If we truly want to stay true to our vision of Coburg, let's be mindful of what we want and who we want to come to our town. Let's not fall prey to outside development with interests in making money not the health and well being of our community. What a great opportunity we have to allow development that will enhance our historic town. Keep the building code so that there is uniformity in new construction that matches the existing look of our small town. Let's not have a cookie cutter approach where every development looks different than the next. Before our city entertains any of this new development we need to get our current streets and roads up to date and repaired. NO FAST FOOD RESTAURANTS NEEDED - keep Coburg quaint, cute and historic! Employment growth does bring in more money, but at times comes at a price to the integrity of our community. Stay strong and let's build a city that visitors remember, talk about and want to return due to our cozy, quaint, historic look and feel of our town. Thank you!

Community facilities - library, walking/bike paths, swimming pool, tennis courts would be great.

I really like the bike paths and other resident amenities that have been built recently. Please keep our small-town feel as much as possible!

Schools - Coburg Charter is great but the limit on the ability for Coburg kids to go in a word SUCKS. Expansion in school and the preferences for Coburg kids needs to change if the plan is to increase the residential population

If you have more houses please be aware of access roads and enough parking. If you go and look at other areas that have similar buildings. Take time to see what works and doesn't work. Even the new house that were built recently. Had someone took two seconds to move the entrance where the road goes from two to one road it would have been better for traffic flow and accidents that have happened or almost happened.

I'm glad that Coburg is paying attention to this and seeking community input. As Coburg grows, hopefully not too fast and uncontrolled, I hope it can retain its own identity as a peaceful, pleasant, friendly, historical, rural town. Where the people who live here feel safe to walk down the street and know their neighbors. A place where people come to relax, shop, eat, and maybe enjoy a concert in the park or other event. I'd hate to see Coburg become just another typical city or a suburb of Eugene.

Wow. Big changes coming our way. Seems like you have given the unplanned possibilities (the old way) and greener, more attractive planned possibilities. Thanks.

We moved to Coburg due to its smallness, and quietness, and safety, and less pollution. Most of the suggested scenarios will take away some of that.

Geez traffic is bad enough thru Coburg and many depend on going thru Coburg already and many small towns never consider traffic until it is jammed and too late when over building or expanding.

Thank you for your work. Have you considered building a library, community center, or pool? There are more families with young kids moving in, and there will be more families coming as the aging population transitions. My biggest concern looking through the options is not enough infrastructure that would cause increased traffic. I'm also concerned about increase in noise and crime. I definitely do NOT want anymore fast food on the west side of I-5.

A focus on our downtown commercial planning should be emphasized. The parks and surrounding streets should be looked at with a goal to maintain a safe and desirable destination for residents and visitors. I think restricted traffic patterns (one way streets) can create some good on street parking and create a safer environment for pedestrians and kids at the park and downtown area.

No more commercial! Please build more homes

Keep laser focused on preserving Coburg's character. People will be anxious to build here anytime the overall market is doing well. They are willing to adhere to development standards. There is no need to rush the town into development. Gradual, thoughtful growth for a small town is much easier to manage successfully.

Who exactly gets to decide that Coburg really does need to grow at this speed. Every scenario here is a pretty big deal that will absolutely affect the traffic, population, and general feel of our sweet little town. The very reason so many people want to live out here is because it IS quaint, and quiet and SMALL! All this breakneck speed growth is ruining the very reason why myself (and I'm sure a whole lot of others) want to live here. Just please slow it down. We barely catch our breath and our water bill goes up because we've grown so fast our current system is already outgrown. And so it goes until we are another Junction City. I just want to understand why we "have to" grow so fast and on such a big scale.

I feel like Coburg needs to focus on residential growth over employment growth. We have plenty of commercial buildings that we can't keep occupied. For commercial developments, cute cafes, fun shops, and good eateries are going to make the town more profitable/build more desire. Having more apartments, industrial developments, and commercial dumps are going to ruin the feel of Coburg and drive people away.

Keep Coburg livable and historic please

We need to consider more schools in Coburg to accommodate for our growing population.

CITY OF COBURG BUILD OUT SCENARIOS - FINAL QUESTION

Do you have any final comments, thoughts, or suggestions on how development in Coburg should account for future residential and employment growth?

Plan on an area for a new school to be developed. Our town is growing and it needs its own personal school.

The proposed development North of Coburg is not included here. Emerald Street and the others are not appropriate for such additional traffic. No more farm land needs to be developed. No more water is available. I like the proposals for development near I-5 better than any of the others.

Area builders should really consider single-level zero lot line homes. There is a great need as baby boomers get older and decide to down size. They need smaller SINGLE level homes on a small lot with hardly any yard to care for. They do not want to have to pay fees toward a HOA. They just want a little space to putter around in as they see fit (hence, zero lot line).

I think the downtown area should cater to residents and cute shops. And industrial buildings should stay by I-5. Keep growing Coburg, but with higher end housing, larger lots, boutique shops, and keep it historically aesthetic.

whatever happens in coburg should blend in to it's surroundings. We don't need a porn shop next to the dari-mart. (or anywhere in coburg!)

Choose adjacent properties to the city of Coburg for expansion. Make sure there are properly developed roads to sustain neighborhoods. Actually hire someone who has experience with city planning to make sure we plan expansion well. Growth can be good if planned out well.

Would love to keep the unique small town country feel

Coburg is a small town and many people like that feel. I personally would opt for singly family homes and not townhouses to keep that theme consistent. I think some retail would be ok but not anything big like a bi mart or rays for example.

Somehow SLOW the traffic down!!!!!!

Need a mix of higher end housing and mid level And more places to have jobs Ad food to feed people

standardised building code for consistency of look, lighting, sound barriers (where necessary), and utilities including fiber Optic. Coburg is a mish-mash righ now. some of which has great character and some is concerning. for the survey, One never know what number was selected, this was confusing.

Did I mention that we need a full sized grocery?

thank you for gathering input

Keep businesses clustered in downtown area, keep housing in outlying areas and bring in businesses into the east side of the freeway.

Coburg is a small, cute, quaint town and we would like to keep it small. From appearances we would like to look more like Sisters than Harrisburg.

Expansion across the freeway offers opportunities for Coburg residents to have access to pastoral views. I think that as a principle, if possible, Coburg should maintain a greenspace adjoining any rural area for the purpose of maintaining pedestrian/bicycle access to this precious visual resource

As is evident by my answers, I would like to keep Coburg as small of a town as possible. I am not thrilled about the idea of growth and development.

This was too many scenarios in one sitting. Better to split in half. I thought it would take 10 to 15 minutes. I think it took 30 minutes. It takes time to figure out where these spots are and what's around them.

I would rather see places such as the Coburg Inn come in. Keeping this area quaint is very important. Too much commercialization could ruin the charm.

I appreciate all the time and consideration of the Coburg management and planning commission. I appreciate protecting our culture while helping us continue to grow. Thank you

I love the cozy small town feel of Coburg. So much of this is big business, isn't the close enough in Eugene

Let's make certain this time our code language is strong and supports the historical small town atmosphere that people live about Coburg. Do not allow a planner to push things into our community that we do not support. I am so disappointed that those of us who served diligently on Planning Commission over the years wasted our time and energy

There should be some kind of review, if does not exist already, of projects to make sure they are a good fit for the space.

Problem with growing equals more people and will not have the country that many love about this town. More people more crime. The other issue is better chance of becoming city limits of lane county which property taxes go up.

I ask the Planning Commission and City Council to consider the land as a vital resource that can never come back if we build on every space in town!!! Great job guys!!

32807 E Maple St..... Happy to visit about my vision for Coburg.... Clay Baxter

CITY OF COBURG BUILD OUT SCENARIOS - FINAL QUESTION

Do you have any final comments, thoughts, or suggestions on how development in Coburg should account for future residential and employment growth?

generally focus more on small residential, less on commercial, but commercial ok in out of the way places. Try to preserve farm community ambiance. Not every piece of land needs to be monetized. Leave most of this land alone.

Regarding the residential build-outs for Coburg... Please suggest to possible builders that they consider "zero lot line" homes (garden or patio homes) that are popular with Seniors and Empty Nesters that want to downsize. There aren't many in this area (if at all), but I'm familiar with them from Texas where my Mom had one. They are single story, don't have much yard (just patios), and would be a better fit for Coburg than more large homes or multi-story townhomes. There is such a need in this area for this type of residence!

I would prefer that coburg remain a small historical town rather than become the next santa clara with homeless people wandering around looking in our back yards hoping for a new fix. we don't have police service at night and have to deal with drivers that seem to come from LA. No one waves at each other any more and tend to be suspicious of there own neighbors. sometimes fast growth can cause horrendous growing pains. I hope it all works out in the end. So you know, I never wanted the wastewater program as I had a perfectly working septic tank that was more cost effective for me than the monthly fees for wastewater. I'm sure the cost will go up rather than down with coburgs growth.

Maintain Coburg as a mostly residential community, with business development that serves those residents (restaurants, shops, services). Keep chain establishments at bay and if large commercial or fast food type businesses must come, out I-5 between them and the bulk of the town.

I wish when you said "like currently in Coburg" you would have used real examples from our town. I see no future to this expansion helping the people currently in Coburg who want to live in a rural area. Cost of sewer and water by expanding does not give me a good feeling of ours ever being reduce. Promises from past council have not been fulfilled....i.e. gray water used for irrigation.

Since 95% of the traffic that come through town in NOT local, creating any kind of bypass would be wonderful. That way traffic would only be a result of people getting to their home or a business.

Keep the historical county farm house feel. Restaurants/wine tasting are fine but no hotels or fast food

The council, planning commission and city staff must revise the Development code to include specific, measurable code criteria that supports the goal statements in the code about preserving the small town character of the historic residential neighborhoods. The current criteria are not adequate to support the goal statements. Quantifiable criteria regarding increasing traffic is needed. A requirement that developers meet with residents as part of the planning process is needed. The development code is a good start in the preserving the character of town, but it is not adequate given the increasing pressure to develop. It needs teeth, so that commissioners can exercise clear judgements about whether a proposed plan will preserve or degrade the character of the town.

Keep Coburg and it's downtown area as small as reasonably possible.

I don't mean to tear apart others' work. I was starting to have fun with it. I understand that time was put into this survey and appreciate all their hard work. But Hire an architect! Do feasibility studies and include financial feasibility. A bit more research needs to be done with better precedents. You have a university near by with students studying architecture, landscape, planning and architectural historic preservation! Use them! I am sure you can find a faculty member to lead a design studio for better hypothetical solutions! There's a professor with expertise in housing. This survey was biased. However, it's a good start to get the conversation going. I have come to the conclusion that everyone in the town is for growth, as long as it's not down their street ("not in my backyard" mentality.) I think there needs to be design charettes for these areas involving the public led by design professionals, someone who can translate what the people want through pictures/design. Everyone wants to have their hand in shaping the future of Coburg, maybe more than others. Please reach out to me. I'd love to help. I think you know who I am, my dog is Mizzie. I am not about anonymity. I want my voice heard.

Preserve as much of the core of old town Coburg as possible by encouraging use and repurposed use of existing historic structures as much as possible. Put limits on developers so they can't and don't destroy our history, structures, and overall small town feel for at least the core of the City. Put strict restrictions on the demolition, outlandish changes, and inappropriate uses of our historic homes and properties. Limit the outlandish infills that are happening all over town. Encourage owners of historic properties to respect and maintain their properties and dis-incentivize any untoward uses and destruction of said properties.

Avoid creating commercial or industrial opportunities that will degrade character and uniqueness of Coburg. They may provide easy and short term economic gain, but over time will dampen the attractiveness of the community to people/business owners that take pride in what they do and attract people/business that will only take from the community and not give back. Who travels or goes to events and then thinks to themselves, "wow, that Burger King and Dollar General Store in Coburg were really great. I'm want to bring my family back and get another whopper!"

We should plan to accommodate intelligent growth with appropriate business and employment opportunities, while improving the infrastructure for current residents. The town will grow and the feel may change some, it happens. We should try to minimize the reduction in small town feel and be mindful of current residents desires (the reason they live here in the first place) while still looking for the right growth opportunities.

Try to keep Coburg with its own identity. Perhaps an 'architect' design criteria (difficult to develop and apply, as it may be), is one way. Otherwise, we will become a bedroom community destroying our unique heritage and charm.

We would like to see a larger grocery store on one of areas on the west or east side of I5

Thank you for asking!

THE CITY CAN'T AFFORD ANY MORE GROWTH, YOU CAN'T KEEP STREETS MAINTAINED AS IS. WHY DON'T YOU ASK WHAT THE CITY THINKS OF THE JOB CITY OF COBURG IS DOING. YOU PEOPLE JUST HAVE ON YOUR MINDS WE NEED TO GROW THE CITY, WHAT A JOKE.

CITY OF COBURG BUILD OUT SCENARIOS - FINAL QUESTION

Do you have any final comments, thoughts, or suggestions on how development in Coburg should account for future residential and employment growth?

There is high quality farm land between the existing Coburg industrial district and residential neighborhoods. Any expansion of residential development into this area will be a cause of friction in the community.

For me, the examples shown for many of the scenarios are so out of scale to the town that it is difficult to gauge what may actually be built especially the non residential stuff. There must be small towns like this one with similar examples to use. Showing me a BiMart and parking lot, I hope that never happens and not because of BiMart. This town will be awash with traffic like Sisters if this development happens without any Public Infrastructure improvements and that goes beyond our city streets. A tax on food and lodging which could be dedicated to a number of things the including local water bill which seems to go up when it ought to be going down as least that is what we were told.

Please consider codifying an affordable housing set aside requirement for each residential and mixed-use development (i.e. 10% of the units). We have a dire need for affordable housing. Please explore partnership opportunities with affordable housing providers such as Cornerstone, SVDP, NEDCO, Homes for Good, or Sponsors. These providers give support to all of their residents to help them thrive.

Yes I would love to see a path built at the end of Vintage way that goes behind homes along Christian Way, Abby Road and connects to path along Coburg bottom loop. It gets old having to walk the Main Street with more and more traffic coming through, its loud and not very pleasant. Also a bike path that connects at Armitage Park as the speed on the road to and from Coburg is not safe for biking.

There is way too much green space being lost in this process. With so much building Coburg will lose its charming farm town character. It's the reason we all moved out of Eugene... escape the density & retreat to the open, quaint town. What can be done to avoid losing so much farmland so close to town?! It's really sad.

Please please DO NOT TAKE AWAY THE FIELD ACROSS FROM THE SCHOOL!!! Coburg will lose so much appeal aside from traffic there is already and issue on school days

Adding Single family homes with larger lots would be wonderful! Eugene has taken the American Dream from so many by requiring high density living. People are starving for a home with a yard. A place for families to grow and space to play.

Growth done correctly will be great for the city and it is coming. My main concern is traffic into and out of town. In the past six months I have seen a large increase in traffic at Pearl and Willamette. Due to this people cute through side streets creating safety issues. I believe we need a third way to exit town toward Eugene.

Survey was way to long and didn't allow you to save and continue later. I'm sure this made many people not willing to complete. I think they need to mail this out with return postage and a due date to residents so that they can complete the survey at their leisure and return. I can only say if all this where to happen we would be selling and moving out of Coburg. We moved here to live out of the hub of the city and this would no longer be the case.

I think traffic needs to be taken in serious consideration. And the character of the town is something that is highly valued by residents. With only two main collector streets, Willamette and Pearl, in town anything proposed must be judged by traffic and impact on quality of life for current residents. Ideally another main road to reroute some excess traffic would be worth exploring.

Where do I begin let's see I know the vision statement I think we need to button-up some of the things that we already have going on let's figure out traffic 1st before we figure out more buildings let's figure out how to make our Main Street a beautiful and wonderful and prideful place with buildings that are cohesive of its era let's figure out how would the city can purchase buildings and I'm talking about the guldager Home and other buildings on Main Street that have significant historic value that are imploding and other buildings that really don't look historic or trendy and may need a face left let's concentrate on those buildings the Heli house bed and breakfast is another building that's privately owned I worry about I think we need to concentrate on our core and I think we need to think about when we go to other small towns and cities what it is that we like about them I don't know about you but commercial buildings is not something that I like scene I also don't like walking down a beautiful little town street and seen A711 or a Dollar General those things do not interest me I know we can do better than this

I would like to keep the charm and small town feel with thoughtful development throughout the community.

There is always concern over development and how that will impact the draw on water resources. Also, controlling traffic and keeping our small town capable of handling more people. Coburg must look at addressing traffic flow through the town and get the infrastructure solid before looking at how to address the open spaces.

Mixed use is the way of the future. Ecologically sound, attractive and convenient.

We need a library!

Keep the historical look and don't lose sight of the farmland value and its impact on the feel of the town.

this survey was a good idea but unfortunately most people, unless they are in the commercial real estate development business, will respond solely with their hearts....not from the basis of experience. They have no grounding in the "business" of development. While everyone's opinions matter, asking someone with no experience for advice in planning and development related issues is like asking me to perform surgery. While I think I might know what to do, don't let me operate on you.....same goes for commercial real estate development. If you want your buildings occupied, and a thriving business and residential environment, talk to someone in the business who knows what works and what doesn't No one has all of the answers, but we have seen (and done) projects that work and projects that don't. Lots of things look good on paper and may look good in a development code, but some of those ideas will never work from an economic standpoint.

CITY OF COBURG BUILD OUT SCENARIOS - FINAL QUESTION

Do you have any final comments, thoughts, or suggestions on how development in Coburg should account for future residential and employment growth?

No high density housing, no tract home developments like Hayden!

Think carefully about where cars are to be housed and parked. They will detract from whatever plan is used. Also, in the car area there needs to be ample places for electric cars to charge.

I believe an appropriate mix of low & high density housing needs to be made a priority as Coburg continues to grow.

Take it SLOW. Stop listening to LCOG they are not a friend of the fine people of Coburg.

slowly...already seeing more crime in last couple years.

Keep all residential on the borders of the historic core so traffic does not go through neighborhoods in the core. This is our town and we should not have to sacrifice our private property and quality of life to add to the city's tax base or to benefit developers. If that was helping now, maybe our money stealing sewer fee would be going down instead of going up. Keep Coburg Coburg and cut out this ridiculous expansion fever!

I like a lot of these ideas.. I do know coburg needs for mixed use buildings. Flex buildings. And office space. So anything that will help fill that void I feel would have. A positive impact on our community.

Need more grocery store choices and fast food.

North / South traffic on Willamette street is already bad, (big backups at the traffic light in the afternoon) and it's getting harder and harder to cross the street. All of this would make even more heavy (load) truck traffic through town. A time-line on this would have been helpful too. Can't tell if one or two projects will be chosen at a time to move forward, or? I do appreciate all of the planning that is going into the growth and development that is going to happen no matter what.

We are pro development as long as it makes sense for Coburg. People live in Coburg because it has a small town feel. There can still be development without losing this.

Always, ALWAYS keep in mind the history, the sweet beauty, and the livability of Coburg. We moved here in 2018 - invaders, I know. Two of the things that struck me as PRECIOUS beyond words: the children are safe, and play in the streets; you can see both ends of town if you stand anywhere on Coleman. How many towns still feel safe and free from fear of dangers to children and women alone? How much bigger and busier will Coburg get before those are gone forever? WHY is growth an inevitability? I can't get over the rapid increase in population and traffic. The traffic makes our streets unsafe, and erodes the special social aspect of the quiet roads. This is all just breaking my heart, for the special place I've loved for many decades.

Low quiet development close to house

I think it's most important to keep the charm of Coburg in mind as you consider all of the possibilities. I am new to Coburg but what attracted me is the charm. Adding too much big-box or buildings with ugly street-facing parking, or too "modern" will not look good in Coburg. Especially in downtown! I think it's important to consider who the audience is for each piece of land. Is a new development intended to make life better for current residents or is it for freeway traffic? If any big-box stores are considered for Coburg, I really hope the residents can be involved in the selection of such businesses. Thank you for putting out a survey!

Just because there is UGB doesn't mean something need to be built. Do we really want to get that big? We had a design charrette 25 years ago or so and so much of that has fallen by the wayside. The city is going to do what they want to do no matter what people want if they can make money at it.