

RAW RESULTS – COBURG BUILD OUT SCENERIO – SETTING 8

UGB EMPLOYMENT LANDS

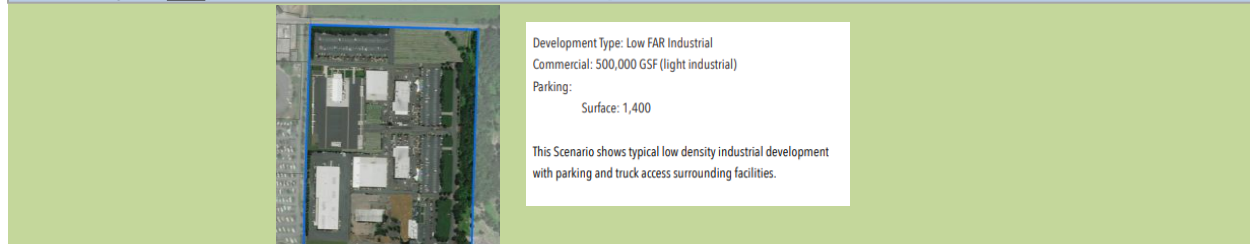
CITY OF COBURG BUILD OUT SCENARIOS - ALL COMMENTS	
	<i>Setting 8 Scenerio 1</i>
What do you like about this approach to development on this site?	
	<p>Development Type: Low FAR Industrial Commercial: 500,000 GSF (light industrial) Parking: Surface: 1,400</p> <p>This Scenario shows typical low density industrial development with parking and truck access surrounding facilities.</p>

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.
I am not real sure if I like this I think if I'm reading this correctly you want 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

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

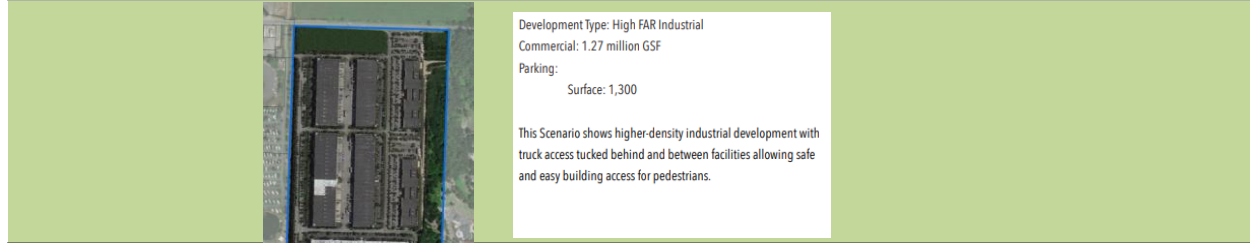


too much industrial use
Ugly, Coburg has enough industrial development, poor use of farmland
1. With an addition of a development like this Coburg will officially be a town of industrial businesses not a quaint community with a population of 1,141. 2. We will go back to a community that has more daily employees than residents. 3. Our town does not have the capacity of roads to handle this type of development. 4. How awful for the residents on the hill if something like this is developed. 5. Build sports fields since there is a shortage and the families can stay in the hotel across the freeway and dine in the cute cafes.
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 ?! There is already lots of vacant commercial areas nearby..
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 loose their rural view at the resort

I always have concerns about encroaching on neighborhoods, as this one looks like it does that do residents on Van Duyn.
We seem to have an abundance of similar and underutilized facilities already existing.
The manufacturing is going affect the surrounding homes with noise and possibly air quality issues.
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 value of their property
Again, this will not contribute to the livability of town, will only increase traffic, sewer and water fees.
Everything!!!!
We have upper end residential development directly to the east of this property. We should encourage the development of businesses that word go along with those properties.
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. You are swaying the survey!
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
Manufacturing will impact the green spaces around them, we have challenges trying to 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 began spray prep yesterday
Needs to be clean and quiet
No
Seems like it would be noisy next to the travel-trailer/camper place. And how much industrial does Coburg need/want?
I'm getting fatigued. What is the time-frame for all of this happening? Is it 10 years? Or more like 50 years??
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 1990's.
any historical value ?
Not the prettiest, but it could be beneficial use of the land.
Keep it farmland

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

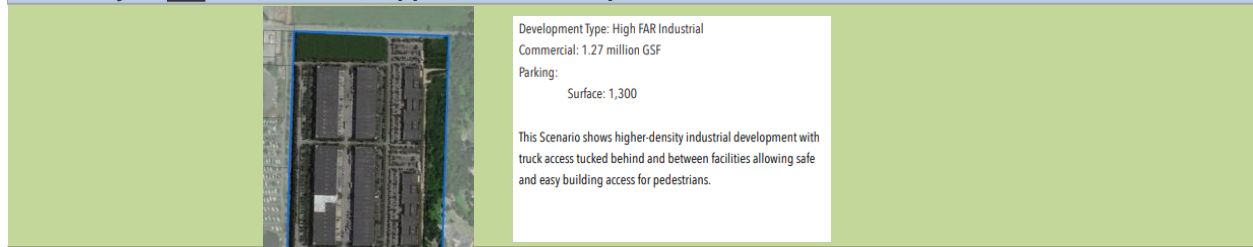


Nothing
1. Nothing
this will bring jobs and leverage the asset value of I-5
I don't know enough about the impacts of these scenarios to comment.
Some green space included. Screening from surrounding housing development provided.
Jobs
If warehouse is needed.
Creates jobs
higher density
Nothing. Again, 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.

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 f0r manuafture and distribution companies. Amd 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?



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?

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.