

Sustainable City Year Program University of Oregon

City of Springfield 2011-2012 Press Book



CityRegion



registerguard.com/localnews

TUESDAY, MAY 17, 2011

SECTION B



Bob Welch

Golfer puts her drive to the test

This is a story of golf interrupted. Of a young woman balancing academics and athletics.

Of time and tests and divots and stress.

We begin months ago when Churchill High School senior Erin Butler discovered an inconvenient truth: The second day of the Midwestern League golf tournament at Tokatee Golf Club near Blue River was going to fall smack on the date of a test she could ill afford to miss. No ordinary test, this.

Instead, the International Baccalaureate, which is to International High School seniors what the Masters is to professional golfers: a test for which Butler had been preparing since her junior year and for which, if successfully completed, she'd be granted 12 credits to be used at any college in the world.

Did we mention that Butler, who already has accepted a Presidential Scholarship to the University of Oregon, wants to study abroad to become a forensic anthropologist?

The test would involve two hours of essay writing on two of three books Butler had read: "Balzac and the Little Chinese Seamstress" by Dai Sijie, "1984" by George Orwell and "Sula" by Toni Morrison.

"You miss this, and two years of work are down the drain," says Butler's mother, Julie.

Oh, yeah, did we also mention that the Lancers have only four players on their girls golf team and would need scores from all four if they were to have a chance at going to state for an unprecedented second straight year by finishing among the top two teams?

Wait. What if Erin played Sunday-Monday instead of Monday-Tuesday as the rest of the field was doing?

Churchill Coach Jim Nielsen proposed the idea to tournament director

Board hears Civic pitches

Three entities with ideas for Eugene's ballpark site present their proposals in closed sessions

By EDWARD RUSSO
The Register-Guard

One by one, the people with grand plans for Civic Stadium on Monday took their best swings in private sessions before the Eugene School Board, hoping to be selected as the favorite contender in two days.

Later, representatives from each of the three groups said

their presentations went well and expressed confidence they would be selected by the seven-member board Wednesday evening, when a decision is expected to be announced.

"I think we are prepared to do what we need to do to deliver a great mixed-use center," said Eugene developer Steve Master, who wants to build a Fred Meyer-anchored shopping

center on the property near 20th Avenue and Willamette Street in south Eugene.

Save Civic Stadium, the community group with the only plan to preserve the stadium on its present site, and the Eugene Family YMCA, which wants to partner with out-of-state developers to build a new recreation center and student apartments on the 10.2-acre parcel, also made hour-long presentations to the board. The pitches were made in

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WHAT'S NEXT ON CIVIC STADIUM

Wednesday: 7 p.m., Eugene School Board will discuss proposals in open session, with goal of making tentative selection

Where: Education Center, 200 N. Monroe St.

June 1: Board to make final decision

Listen: Meetings broadcast on KRVM-AM 1280

Springfield is UO project

The assignment: Solve some of the city's biggest challenges

By SUSAN PALMER
The Register-Guard

SPRINGFIELD — The city has just become a massive class assignment for hundreds of University of Oregon students.

Starting this fall, Springfield will be the focus of the UO's Sustainable City Year, part of a sustainability initiative that marries student projects with city needs.

A cross-disciplinary program, the

initiative promotes environmentally sustainable design and development, UO program manager Chris Jones said.

Cities interested in having students tackle real-world challenges — creating green buildings, developing parks, improving traffic planning, refurbishing neighborhoods — can apply.

The two-year-old program has already garnered attention with international and national awards for work done in Gresham and Salem.

The theory is simple, Jones said.

Students already must come up with projects to demonstrate their mastery in their areas of study. Under the Sustainable City Year, they work on real-life challenges and needs in Oregon communities.

"They are working on real projects for a real city," Jones said, as opposed to hypothetical ideas developed in an academic setting by professors or students.

Among the nine projects students

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KEVIN CLARK/The Register-Guard

Students in the University of Oregon's Sustainable City Year will be tasked with coming up with innovative ways to address some of the city's planning and policy challenges. One project under consideration is the former Walmart site at Mohawk and Centennial.

Civic: School board to reveal its preference on Wednesday

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nonpublic executive sessions of the school board. Government bodies are allowed to have closed meetings to discuss real estate transactions, personnel decisions and litigation.

The board on Wednesday is to announce a preference for one of the groups. That decision is to be finalized on June 1.

Save Civic Stadium President Ron Craslinek said the presentation allowed him to answer the board's questions in person.

"We find that as people really understand our proposal, they almost always become excited about it," he said. "We've tried to make it understood that our plan isn't just some far-fetched way to save the stadium. It is an economic development project that creates a sports and entertainment hub for Eugene."

Eugene Y Executive Director Dave Perez said he's confident in his team, which includes executives with developers Valeo Companies of Lake Forest, Calif., and Capstone Companies of Birmingham, Ala. Valeo executive Conrad Sick, who attended the meeting, said that in their questions, board members zeroed in on the financial details of the proposal.

"What they are clearly grappling with is the risk associated with the development and the return they would be getting" by selling the property or leasing

the land, he said.

Master, along with developer Peter Powell of Bellevue, Wash., and Fred Meyer, had offered the school district \$3.8 million for the land, with the Y offering \$3.5 million. Save Civic Stadium offered to lease the land for \$70,000 a year, with the possibility of sharing 15 percent of the stadium's profit.

However, the board also gave the groups an opportunity to modify their offers on Monday. But at the board's request, each of the groups declined to say whether they increased their purchase or lease offers.

An in-house committee of school district employees and its real estate consultant, John Brown, had ranked the Fred Meyer proposal the highest of the three proposals.

To make its selection, the school board is to evaluate each group's experience, qualifications and financial capability, according to the district's written request for proposals. The main goal of the school district is "to dispose of the property for the highest possible revenue," the document said.

Civic Stadium, built in 1938, attracted generations of residents for baseball, high school graduations, soccer, community events, even rodeo. The Eugene Emeralds minor league baseball team called Civic home for 40 years, before the ball club moved to the University of Oregon's PK Park at the end of the 2009 season.

Springfield: Salem was previous project

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tackled in Gresham: coming up with sustainable development standards for large-scale commercial and retail projects, identifying potential conflicts between the city's mixed use development plans and its "nature in neighborhoods" policies, and designing a new city hall.

"We got a tremendous amount of what we viewed as consultant-level work from these grad students," Gresham spokeswoman Laura Shepard said.

Because Gresham was the UO's guinea pig, the program was free to them. In the second year, five cities applied to participate, and the university selected Salem, which paid \$330,000 and in return received an estimated 80,000 hours of work from more than 500 students working on 16 projects that were part of 28 different academic courses in 10 different departments, Jones said.

Architecture students, for example, came up with a design for a new police station to replace Salem's aging, seismically deficient location in the basement of City Hall, Jones said.

As the Salem City Council considers a facility bond measure, it knows much more because of the student work, Jones said. It has a seismic feasibility study, a soil analysis, and two dozen ideas about where the new station could be located, how big it should be and what it might look like, he said.

The bulk of the money went into producing the reports and designs developed by the students, who were paid \$3.50 to \$5.50 an hour, according to a story on the project in the Statesman Journal newspaper. Similar work by consultants would cost much more, Jones said.

Besides architecture, the academic disciplines include public policy and planning, communications, business and law, Jones said.

While the work is focused on helping cities be environmentally sustainable, the university's definition is broad, Jones said.

Some of the work in Salem involved ways of reinventing the city's neighborhood associations to foster more com-

munity involvement.

The work that students will tackle in Springfield is still being refined but could include a redevelopment proposal for the former 40,000-square-foot Walmart grocery store, long empty and sitting on a site of nearly 11 acres off Mohawk Boulevard, Assistant City Manager Jeff Towery said.

The city could also use some fresh ideas for redeveloping the old Booth Kelly lumber mill, a 17-acre site that includes 200,000 square feet of large industrial buildings that the city owns and rents to businesses.

A "way finding" project is also on the list, which would help people figure out city travel routes. Few people may know that the most efficient route from the new Cabela's store at Gateway Mall to the downtown area is via Martin Luther King Parkway, Towery said.

The city gets to set the scope of the projects, including what they expect the students to deliver in the form of either designs or reports, which lessens the likelihood that Springfield will end up with a stack of dusty documents sitting on a shelf.

"We've invested in this, and we get to decide what the projects are and what they deliver to us," Towery said.

The city will pay the UO \$230,000 to participate. While a half-dozen cities initially expressed interest in the 2011 program, which begins next fall, Springfield was one of just two to complete the application, a sign of tough financial times for local governments, Jones said.

"We heard a lot of 'We'd love to' do this if we were able to afford it," Jones said.

The Salem police station project got a nod from the National Council of Architectural Registration Boards, which sets licensing and credential standards. It awarded the project its 2011 Creative Integration of Practice and Education in the Academy.

The UO's Sustainable Cities Initiative was one of five international finalists for the Globe Award for sustainability research, given out by the Globe Forum, which works on bringing sustainable innovations to the marketplace.

LEGAL NOTICES

Please call 338-2594 for details or e-mail your notice & instructions to legals@registerguard.com

NOTICE
CLAIMS against the Estate of Dorothy Lee Ellis Sistrum, Lane County Circuit Court Case No. 50-11-08883, are required to be presented to the Co-Personal Representatives, Anne S. Erwin and Peter A. Sistrum at P.O. Box 11230, Eugene Oregon, 97440-2430, within four (4) months after May 10, 2011, the date of first publication, or such claims may be barred. Any person whose rights may be affected by the proceeding may obtain additional information from the records of the court, the Personal Representative, or the attorneys for the Personal Representative.
Dorothy A. Nelson
GARTLAND, NELSON, MCCLERRY WADE & WALLOCH, P.C., Attorneys
No. 4961416 - May 24, 2,011

CIRCUIT COURT OF OREGON
LANE COUNTY
Probate Department
CASE NO. 50-11-08289

NOTICE
TO INTERESTED PERSONS
In the Matter of the Estate of WYATT RANDALL SURGEON,
Martie, Plaintiff
Notice is hereby given that Tammy Berry has been appointed and has qualified as the personal representative of the estate. All persons having claims against the estate are hereby required to present their claims, with proper vouchers, within four months after the date of first publication of this notice, as stated below, to the personal representative at: Martie, Elliott & Snell, P.O. Box 575, Tualatin, Oregon 97062, or the claims may be barred. All persons whose rights may be affected by the proceeding may obtain additional information from the records of the court, the personal representative, or the attorney for the personal representative.
Dated and first published this 17th day of May, 2011.
Personal Representative:
Tammy Berry
9230 NE Levee Road
Portland, Oregon 97211
Attorney for Personal Representative
Susan E. Snell, OSB #863356
Martie, Elliott & Snell, P.C.
P.O. Box 575
Tualatin, Oregon 97062

NOTICE
No. 4968143 - May 31, 2011
The local music scene is in the spotlight with
Serena Markstrom's Ticket Files
at registerguard.com/entertainment

TRUSTEE'S NOTICE OF SALE Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. OR-F-11010671 NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Reference is made to that certain Deed of Trust made by, JOSEPH IANTORNO AND MICHELLE IANTORNO, AS TENANTS BY THE ENTIRETY, as grantor, to FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, as Trustee, in favor of OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, as beneficiary, dated 6/12/2007, recorded 6/15/2007, under Instrument No. 2007-040077, records of LANE County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by Residential Credit Solutions, Inc. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: LOT 7, BLOCK 3, WEST ACORN PARK SUBDIVISION, AS PLATTED AND RECORDED IN BOOK 23, PAGE 13, LANE COUNTY OREGON, IN LANE COUNTY, OREGON. The street address or other common designation, if any, of the real property described above is purported to be: 3466 WEST 16TH AVENUE EUGENE, OR 97402 The undersigned Trustee disclaims any liability for any inaccuracy of the above street address or other common designation. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Amount due as of May 5, 2011: Delinquent Payments from February 01, 2011 to 2 payments at \$1,577.58 each \$3,155.36 (02-01-11 through 05-05-11) Late Charges: \$22.10 Beneficiary Advances: \$7,250.00 Suspense Credit: \$1,542.25 TOTAL: \$7,260.66 ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following: UNPAID PRINCIPAL BALANCE OF: \$205,985.52, PLUS interest thereon at 6.5% per annum from 01/01/11 to 4/1/2011, 6.5% per annum from 4/1/2011, until paid, together with the protection of foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and the costs of sale, including a reasonable charge by the trustee. NOTICE IS FURTHER GIVEN THAT THE UNDERSIGNED TRUSTEE, WILL ON MAY 17, 2011 AT THE HOUR OF 11:00 AM, in accordance with the standard time established by ORS 187.110, at FRONT ENTRANCE OF THE LANE COUNTY COURTHOUSE, 125 E. 8TH AVENUE EUGENE, County of LANE, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. NOTICE IS FURTHER GIVEN THAT any person named in ORS 86.753 has the right, at any time prior to the closing of the sale, to cause the foreclosure proceeding to be reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as was not then due due to a default occurred) and by curing any other default complained of herein that is capable of being cured by the performance of the obligations required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Any person having any objection to the sale or any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale. DATED: 5/5/2011 REGIONAL TRUSTEE SERVICES CORPORATION Trustee: KAREN JAMES, AUTHORIZED AGENT 616 1st Avenue, Suite 500, Seattle, WA 98104 Phone: (206)348-2550 Fax: (206)348-2550 Email: info@trustee.com ASAP# FMA3987841 05/17/2011, 05/24/2011, 05/31/2011

TRUSTEE'S NOTICE OF SALE Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. OR-F-11010671 NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Reference is made to that certain Deed of Trust made by, MARGARET I. COLMENAROS, as grantor, to WESTERN TITLE & ESCROW COMPANY OF LANE COUNTY, as Trustee, in favor of AMERICAN GENERAL FINANCIAL SERVICES, INC., as beneficiary, dated 8/29/2005, recorded 8/29/2005, under Instrument No. 2005-097179, records of LANE County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by SPRINGLEAF FINANCIAL SERVICES, INC. FORMERLY KNOWN AS AMERICAN GENERAL FINANCIAL SERVICES, INC. D/B/A AMERICAN GENERAL FINANCIAL SERVICES (DE), INC. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF THE MCKENZIE HIGHWAY, SAID POINT BEING 2,152.10 FEET SOUTH 89 DEGREES 42' 10" EAST AND 515.56 FEET NORTH OF THE SOUTH 1/4 CORNER OF SECTION 14 SAID TOWNSHIP AND RANGE; RUNNING THENCE NORTH 183.84 FEET; THENCE EAST 267.0 FEET; THENCE SOUTH 171.1 FEET TO THE INTERSECTION OF WAY LINE OF THE MCKENZIE HIGHWAY; THENCE ALONG SAID RIGHT OF WAY LINE WITH 87 DEGREES 27' 40" WEST 20.28 FEET TO A POINT OF BEGINNING, IN LANE COUNTY, OREGON. The street address or other common designation, if any, of the real property described above is purported to be: 4130 MCKENZIE HIGHWAY SPRINGFIELD, OR 97478 The undersigned Trustee disclaims any liability for any inaccuracy of the above street address or other common designation. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due, the following sums: Amount due as of April 29, 2011: Delinquent Payments from September 01, 2010 to 2 payments at \$ 777.41 each \$ 1,554.82 (09-01-10 through 04-29-11) Late Charges: \$ 40.00 Foreclosure fees and costs \$ 1,684.00 TOTAL: \$ 3,239.28 ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following: UNPAID PRINCIPAL BALANCE OF \$137,959.93, PLUS interest thereon at 7.800% per annum from 9/1/2010, until paid, together with escrow advances, foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and additional sums accrued by the deed of trust.

TRUSTEE'S NOTICE OF SALE Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. OR-F-11010671 NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Reference is made to that certain Deed of Trust made by, BETH ANN A MORH, as grantor, to FIRST AMERICAN TITLE INSURANCE CO. OF OREGON, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, as beneficiary, dated 10/10/2006, recorded 10/27/2006, under Instrument No. 2006-078986, records of LANE County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by ONEWEST BANK, FSB. Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: LOT 58, PARK VILLAGE AT TOWN CENTER, PHASE III, AS PLATTED AND RECORDED MARCH 21, 2006, RECEPTION BOOK 2006-081835, RECORDS OF RECORDS OF LANE COUNTY, OREGON, IN LANE COUNTY, OREGON. The street address or other common designation, if any, of the real property described above is purported to be: 206 PARK VILLAGE COURT FLORENCE, OR 97439 The undersigned Trustee disclaims any liability for any inaccuracy of the above street address or other common designation. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Amount due as of May 4, 2011: Delinquent Payments from January 01, 2011 to 5 payments at \$3,376.43 each \$ 16,882.15 (01-01-11 through 05-04-11) Late Charges: \$ 636.10 Beneficiary Advances: \$ 2,750.00 Suspense Credit: \$ 1,542.25 ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following: UNPAID PRINCIPAL BALANCE OF \$227,158.22, PLUS interest thereon at 6.875% per annum from 01/01/11 to 4/1/2011, 6.875% per annum from 4/1/2011, until paid, together with the protection of foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and the costs of sale, including a reasonable charge by the trustee. NOTICE IS FURTHER GIVEN THAT THE UNDERSIGNED TRUSTEE, WILL ON MAY 17, 2011 AT THE HOUR OF 11:00 AM, in accordance with the standard time established by ORS 187.110, at FRONT ENTRANCE OF THE LANE COUNTY COURTHOUSE, 125 E. 8TH AVENUE EUGENE, County of LANE, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. NOTICE IS FURTHER GIVEN THAT any person named in ORS 86.753 has the right, at any time prior to the closing of the sale, to cause the foreclosure proceeding to be reinstated by payment to the beneficiary of the entire amount then due (other than such portion of the principal as was not then due due to a default occurred) and by curing any other default complained of herein that is capable of being cured by the performance of the obligations required under the obligation or trust deed, and in addition to paying said sums or tendering the performance necessary to cure the default, by paying all costs and expenses actually incurred in enforcing the obligation and trust deed, together with trustee's and attorney's fees not exceeding the amounts provided by said ORS 86.753. In construing this notice, the masculine gender includes the feminine and the neuter, the singular includes the plural, the word "grantor" includes any successor in interest to the grantor as well as any other person owing an obligation, the performance of which is secured by said trust deed, and the words "trustee" and "beneficiary" include their respective successors in interest, if any. Any person having any objection to the sale or any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale. DATED: 5/4/2011 REGIONAL TRUSTEE SERVICES CORPORATION Trustee: KAREN JAMES, AUTHORIZED AGENT 616 1st Avenue, Suite 500, Seattle, WA 98104 Phone: (206)348-2550 Fax: (206)348-2550 Email: info@trustee.com ASAP# FMA3987841 05/17/2011, 05/24/2011, 05/31/2011

TRUSTEE'S NOTICE OF SALE Pursuant to O.R.S. 86.705 et seq. and O.R.S. 79.5010, et seq. Trustee's Sale No. OR-F-11010671 NOTICE TO BORROWER: YOU SHOULD BE AWARE THAT THE UNDERSIGNED IS ATTEMPTING TO COLLECT A DEBT AND THAT ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. Reference is made to that certain Deed of Trust made by, BETH ANN A MORH, as grantor, to FIRST AMERICAN TITLE INSURANCE CO. OF OREGON, as Trustee, in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR INDYMAC BANK, F.S.B., A FEDERALLY CHARTERED SAVINGS BANK, as beneficiary, dated 10/10/2006, recorded 10/27/2006, under Instrument No. 2006-078986, records of LANE County, OREGON. The beneficial interest under said Trust Deed and the obligations secured thereby are presently held by ONEWEST BANK, FSB. 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Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Amount due as of May 4, 2011: Delinquent Payments from January 01, 2011 to 5 payments at \$3,376.43 each \$ 16,882.15 (01-01-11 through 05-04-11) Late Charges: \$ 636.10 Beneficiary Advances: \$ 2,750.00 Suspense Credit: \$ 1,542.25 ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. 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Said Trust Deed encumbers the following described real property situated in said county and state, to-wit: LOT 58, PARK VILLAGE AT TOWN CENTER, PHASE III, AS PLATTED AND RECORDED MARCH 21, 2006, RECEPTION BOOK 2006-081835, RECORDS OF RECORDS OF LANE COUNTY, OREGON, IN LANE COUNTY, OREGON. The street address or other common designation, if any, of the real property described above is purported to be: 206 PARK VILLAGE COURT FLORENCE, OR 97439 The undersigned Trustee disclaims any liability for any inaccuracy of the above street address or other common designation. Both the beneficiary and the trustee have elected to sell the said real property to satisfy the obligations secured by said trust deed and a notice of default has been recorded pursuant to Oregon Revised Statutes 86.735(3); the default for which the foreclosure is made is grantor's failure to pay when due the following sums: Amount due as of May 4, 2011: Delinquent Payments from January 01, 2011 to 5 payments at \$3,376.43 each \$ 16,882.15 (01-01-11 through 05-04-11) Late Charges: \$ 636.10 Beneficiary Advances: \$ 2,750.00 Suspense Credit: \$ 1,542.25 ALSO, if you have failed to pay taxes on the property, provide insurance on the property or pay other senior liens or encumbrances as required in the note and deed of trust, the beneficiary may insist that you do so in order to reinstate your account in good standing. The beneficiary may require as a condition to reinstatement that you provide reliable written evidence that you have paid all senior liens or encumbrances, property taxes, and hazard insurance premiums. These requirements for reinstatement should be confirmed by contacting the undersigned Trustee. By reason of said default, the beneficiary has declared all sums owing on the obligation secured by said trust deed immediately due and payable, said sums being the following: UNPAID PRINCIPAL BALANCE OF \$227,158.22, PLUS interest thereon at 6.875% per annum from 01/01/11 to 4/1/2011, 6.875% per annum from 4/1/2011, until paid, together with the protection of foreclosure costs, trustee fees, attorney fees, sums required for the protection of the property and the costs of sale, including a reasonable charge by the trustee. NOTICE IS FURTHER GIVEN THAT THE UNDERSIGNED TRUSTEE, WILL ON MAY 17, 2011 AT THE HOUR OF 11:00 AM, in accordance with the standard time established by ORS 187.110, at FRONT ENTRANCE OF THE LANE COUNTY COURTHOUSE, 125 E. 8TH AVENUE EUGENE, County of LANE, State of OREGON, sell at public auction to the highest bidder for cash, the interest in the said described property which the grantor had, or had the power to convey, at the time of the execution by him of the said trust deed, together with any interest which the grantor or his successors in interest acquired after the execution of said trust deed, to satisfy the foregoing obligations thereby secured and the costs and expenses of sale, including a reasonable charge by the trustee. 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EDITORIALS

City becomes a classroom

UO students will do real-world work in Springfield

Municipalities have a lot of work to do. Universities have a lot of students hoping to learn how to do it. The city of Springfield and the University of Oregon have formed a partnership that promises to fulfill both needs, providing the city with ideas and personnel while supplying the UO with a living laboratory where students can learn how to tackle real-world planning and development projects. The UO already has had productive collaborations with other cities, and this one should prove particularly fruitful in Springfield.

Springfield competed to be selected as the UO's partner under the university's new Sustainable Cities Initiative, a cross-disciplinary program involving fields ranging from planning and public policy to architecture and law. More than 400 students taught by 20 professors will work on nearly two dozen projects approved by the Springfield City Council.

Salem participated in the program last year, its first full year after a pilot project in Gresham. When Springfield officials asked Salem's mayor how much of the students' work proved to be of use, the answer was unequivocal: "Every bit of it."

The Springfield Public Library, for instance, occupies about a quarter of the space in City Hall, and it needs more room. The city purchased property for an eventual library expansion near the new criminal justice building. UO students will evaluate the site and provide design ideas. Springfield has neither the time nor the money to do such work on its own, but whenever the city gears up for a library construction project, it will have a head start on identifying the site's limitations and design possibilities.

Or consider the Booth-Kelly prop-

erty, the city-owned site of a former mill-turned-retail complex south of downtown. The property's latest incarnation has been as an incubator for new businesses, but the building is old and in need of repairs.

UO students will examine redevelopment opportunities, taking into account the site's proximity to downtown, mass transit and the newly renovated Springfield Millrace.

Municipal projects aren't the only ones on the list, partly because Springfield's local governments have united to form Team Springfield. The UO students will help the Springfield School District prepare a site plan for a new school that could be built someday in the Jasper-Natron area. They'll work with the Willamalane Park and Recreation District to improve connections and fill gaps in the city's system of bicycle paths.

Springfield officials say none of these projects would move forward at this time without the initiative. The students will gain experience working on real problems in a real city. The benefits to the city are plain, although obtaining them requires a commitment from Springfield officials to guide the students in their work and make use of what they produce.

The UO is sometimes thought of as Eugene's university, but in fact it's a state institution serving all of Oregon — as is illustrated by the Sustainable Cities Initiative's previous work in Salem and Gresham. Springfield has the advantage of being a convenient classroom with a fast mass transit link between downtown and the UO campus. It will be easy for students, many of whom live in Springfield, to visit the actual sites of the projects they'll be working on. Perhaps a connection can endure beyond the one-year duration of the program.

University's environmental law program blends 'green' with graduate education

By ERIC DIEP

Published August 21, 2011, last modified August 22, 2011

For more than 40 years, the [Environmental and Natural Resources Law Program](#) at the University's School of Law has combined six interdisciplinary projects with a rigorous environmental law education curriculum to prepare students to succeed in public-interest work, nonprofit agencies or the public sector.

"ENR has a focus on public interest and environmental law and cutting-edge legal education," said Heather Brinton, the program's managing director. "That's what made it one of the oldest and respected environmental law research programs in the country."

To further the program's mission of engaging the law to support sustainability in a community and bringing global content to the curriculum, the program has developed theme-based projects that combines faculty expertise with student energy. [Conservation Trust Project](#) explores public trust theory and private property tools to protect natural resources. [Energy Law and Policy Project](#) examines law and policy to promote a green energy future. [Global Environmental Democracy Project](#) analyzes principles of public participation, freedom of information and access to the judicial system that prepares students to be advocates for global change. [Native Environmental Sovereignty Project](#) takes a look into emerging tribal roles and the relationship managing lands and resources. [Oceans, Coasts, and Watersheds Project](#) engages the law to promote sustainability for ocean, coastal and freshwater resources. [Sustainable Land Use Project](#), which has a white paper adopted by the city of Eugene for microlivestock in suburban areas, evaluates land use, theories and practices to ensure sustainable development in communities.

"The set goal is to impact each of these areas that are really important environmental issues in our country and globally," Brinton said. "We have a quite an impressive Oregon network of alumni and students who work to accomplish solutions to all these environmental conflicts."

Each year, the program offers two fellowships that incorporate project development work for first-year law students: the Chapin Clark Fellowship and the Dean's Environmental Law Fellowship. First-year ENR fellows are assigned

to work with one of these six projects with second- and third-year law students. Amanda Rogerson, a 1L law school student, became interested in the Native Environmental Sovereignty Project and the intersection between federal and tribal law on land.

“I think the University of Oregon has one of the oldest environmental law programs in the country, so it’s pretty well-known,” Rogerson said. “It just seems the breadth of environmental law classes and American Indian law classes were a perfect sort of mix for me.”

With generous donor and grant support, ENR fellows receive funding for their innovative research on these interdisciplinary projects, which help develop initiatives, gain a wider perspective on the issues by integrating a more specialized study and advance various aspects of the projects.

Aside from the [Climate Change Initiative](#) directed by fellows of the Global Environmental Democracy Project, the ENR Program has partnered with the [Sustainable Cities Initiative](#) since 2010 to promote the design and development of sustainable cities. During the academic year, Environmental Law Clinic was one of 30 courses that was part of the Sustainable City Year partnership with the City of Salem. Students researched legal topics around urban sustainability, including topics such as gray water reuse, incorporating green building standards into the city’s building code, and sustainable stormwater management.

“Feedback from City of Salem staff on the law students’ involvement with the Sustainable City Year program has been enthusiastic,” said Chris Jones, the program manager for SCI. “SCI is thrilled that law students are able to make significant contributions to the sustainability of Oregon’s cities as part of this innovative, nationally unique, multidisciplinary program.”

Students studying environmental and natural resources law can gain valuable opportunities in joint degrees through Statements of Completion and coursework, relevant legal experience through clinics and externships, contribute in achieving solutions through ENR’s projects and fellows program, as well as participate in campus organizations and publications.

“(A degree from the ENR program) enables students that are dedicated on making a difference in environmental issues,” Brinton said. “It gives them the tools that they need to bring out positive change from a policy perspective as well as applying all of the tools that we have now — legal tools — to make a difference on the ground.”

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Springfield mayor sees duty as honor

Steve Kaye, EDN

Running a city isn't something one normally thinks about, unless it involves criticism or an election, of course. In this era of politics and politicians as villains, it is almost surprising to find a mayor who is generally liked by the population, the city council, business, even the political parties.

Enter Christine Lundberg, the mayor of Springfield. Since her Dec. 2010 swearing-in she has been a leader in growth and revitalization, and in changing the political tone in her city.

Lundberg was born and raised in Springfield, and grew up in a home where public service was considered an honor. Her mother, who suffered from polio and was confined to a wheelchair, was a great influence on her life.

"She saw everything as an opportunity and was very big on public service," Lundberg said. "She influenced my decision for running for public service office."

After graduating from Springfield High School, Lundberg attended the University of Oregon as well as Lane and San Diego Community Colleges. She served in the Navy, and after her children were born she began volunteering in their schools.

Lundberg then began to work on campaigns and community projects, including the Springfield Budget Committee, Finance and Judiciary Committee, Lane Metro Partnership, Springfield Legislative Committee, Metropolitan Policy Committee and Springfield Economic Development Agency. She was elected to the Springfield City Council in 1999, where she served more than 10 years.

Lundberg said she has learned a lot of lessons during her time on the city council. She learned that government years are much longer than normal years in that "you have to be very patient, and if it's a good idea then it should get done eventually, but it definitely won't happen tomorrow."

Lundberg says children and politics have taught her to listen better.

"It's the best way to learn," Lundberg says. Another important lesson the mayor learned was realizing that as long as you are willing to reach a solution, there's always one available.

Lundberg chose to raise her family in Springfield for many reasons, one of which is the

community feeling, which by no accident is one of the council's goals. She says Springfield is working hard to maintain a community feeling.

According to Lundberg, Springfield's population is growing, creating a need for more housing and more businesses. The city now has several regional and national companies including Royal Caribbean, Symantec and Sacred Heart Medical Center at Riverbend, all of which help support the community. According to Lundberg, some of the areas where growth has taken place include downtown, Gateway, and the area of town that borders the Willamette River and Eugene.

As mayor, Lundberg not only leads city council meetings, but also has a role in shaping and retooling the council's goals to make Springfield a better place to live and work. These annually revisited goals include maintaining financially responsible and stable government services; developing and revitalizing the community's economy; enhancing public safety; creating a positive, diverse, and inclusive environment; and preserving the hometown livability and environmental quality of Springfield through infrastructure and facility improvement and maintenance.

Lundberg said Springfield has been a "financially conservative community and has always set aside enough reserves to be able to keep us steady." According to her, one of the ways the city has been able to do this is by "projecting three years in advance, so we take a good hard look, always with a very frugal set of lenses."

The economic downturn over the last few years has hit many communities hard, requiring the cutting of staff and programs to save money. Lundberg says Springfield has been strongly affected in the job market, as well as residential real estate sales and development. Even so, the city has been able to move forward because the council was able to effectively plan ahead, according to the mayor.

Lundberg said the city council is making a real effort to maintain streets and facilities and not let them deteriorate.

"They have been very creative in finding new money or redistributing it so they can add a little bit back into our street fund," Lundberg says of the city councilors. And she says this kind of thinking has resulted in the city's ability to fix potholes that develop, along with other upkeep the city needs.

Springfield was recently chosen as University of Oregon's 2011-2012 partner city in the Sustainable Cities Initiative. This program aims to create a mutually symbiotic relationship between the university and the city through faculty-taught courses and university students completing key hands-on sustainability projects that the city has listed as a goal.

"We are very excited that we are partnering with the University of Oregon, and there's nothing like student enthusiasm and ability to think outside the box," Lundberg said. "The innovative bright ideas for projects" are what excites this mayor about the future of her city in the hands of the university program.

This is the third year the program has adopted a city, and the city will reap the rewards of the work of 400 students and approximately 20 faculty members. The idea is to have more people working together to create sound ideas for the benefit of the community.

Lundberg acknowledges that her position as mayor requires an inordinate amount of her time, but her mother's lessons in serving the community still echo in her ear. The mayor told Eugene Daily News that she would like to run for a second term before considering retirement.



Posted by [stevekaye](#) on

Sep 1 2011. Filed under [Latest](#)

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City staff and UO students combining forces

By SHANNON MCGUIRE
Springfield Times Intern

City management and University of Oregon students are uniting in hopes of making a better Springfield.

The Sustainable Cities Year Program has started with student sight seeing and planning. Last spring, Springfield offered a couple dozen projects either to be refined or developed that would match the educational goals of university students.

"Essentially the students are to look at it like a consulting job and the city is their client," said Jeff Towery, Springfield assistant city manager. "Generally it's really helping move several projects forward that we probably wouldn't work on this year. We're getting lots of work done that might have taken several years because we don't have the money, time or staff. It's a great learning experience for the students who can bring new energy and intellect and a lack of boundaries creativity of the classroom."

Courtney Griesel, Springfield management analyst, noted there is great enthusiasm within Springfield City Hall.

"We're all very excited," Griesel said. "The students' work is a good jump off point for developers and saves the city millions of dollars and hours."

Thirteen different classes are working this fall on projects for the Sustainable City Year Program in 10 different disciplines, including architecture, public planning, journalism and arts and administration.

This past week city officials and students focused on the Waremart project and midterm project re-



Courtesy photo Chris Jones

City of Springfield senior planner and Sustainable City Year Program partner Mark Metzger leads University of Oregon architecture and planning students on a tour of the former Waremart property along Mohawk Boulevard in Springfield.

views.

A site vacant for several years, the Sustainable Cities Year Project teams hope to make use of the building in an environmentally and economically friendly way. In a panel discussion of the project last Thursday, local developers gave students their insights into the design of the building and problems they may encounter.

"It (the Waremart building) doesn't look impressive from the outside, but it has the most beautiful structure that you will ever see in that type of building," said panelist Larry Bissett, a retired developer and UO alum. "I've never built a building from scratch."

However, panelist and local real estate broker Jean Tate said, "it's a lot easier building new because in remodeling you encounter problems that you cannot foresee."

Local developer Doug McKay pointed to the building's size as a drawback.

"There aren't many people with a need for that large of a store," McKay said.

Ideas of splitting the building, knocking it down and even moving a bowling alley into the site were tossed around among the panel, but the students are the ones making the proposals.

"It's going great," said Chris Jones, Sustainable Cities Initiative Program manager. "We're about halfway through the term and have three different projects to present."

Two of the projects reviewed last week were ideas for building a new school in southeast Springfield in the Jasper-Natron area and the Waremart site. Architecture students presented their designs to city officials and professors alike.

"Everything I've heard from the students has been positive," Jones said. "They love working on real projects. It gives them extra incentive to do well."

By the spring, program members hope to improve the economic and environmental sustainability of Springfield and increase its capacity for business and change.

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Wed HOME > NEWS > SUSTAINABILITY > COLLEGE STUDENTS GIVE SUSTAINABLE DESIGN TIPS TO SPRINGFIELD

College students give sustainable design tips to Springfield

POSTED: Wednesday, February 15, 2012 at 05:43 PM PT
BY: Reed Jackson
Tags: Springfield, University of Oregon



As part of the University of Oregon's Sustainable City Year Program, students are helping the city of Springfield design and develop new and ongoing projects, such as a new library. (Rendering courtesy of University of Oregon)

University of Oregon students are helping the city of Springfield design and develop a number of projects, in conjunction with the Sustainable City Year Program. It's part of the university's Sustainable Cities Initiative to teach students about sustainable design by engaging them in city development.

In each of the past three years, the SCYP - through an application process - has selected one city in Oregon to assist with sustainability projects and goals. This year, Springfield was chosen.

"Students hunger for coursework that combines the theoretical with the applied," said **Chris Jones**, program manager for the Sustainable Cities Initiative. "They desperately want to contribute their work toward sustainability goals. Connecting their regular coursework to municipal projects is incredibly motivating and satisfying."

So far this year, more than 200 students from five academic departments have worked on projects with Springfield officials, addressing environmental, economic and social aspects of sustainability.

Students have rendered designs for a new elementary school, performed the city's first greenhouse gas inventory, proposed innovative bicycle transportation projects and developed urban design concepts for a former lumber mill.

Students with majors outside of architecture and design have been involved too. Some majoring in public relations, for example, were assigned to create press releases and written content about the regional wastewater system and its relation to Willamette River quality.

Each project gives students a glimpse of day-to-day activities and interactions their potential career paths would entail.

"It responds to a need that exists and isn't just speculative," said **Ian Korn**, an

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architecture graduate student who participated in the program last fall. “We get a better feel for what our work life will be like, and they (city officials and local residents) can point out issues or ask questions we would have never thought of on our own.”

Springfield is using the program as a cost-efficient way to gain new perspectives on some ongoing projects. The city has to pay an “administrative cost” for each class that’s involved with a project, but according to **Courtney Griesel**, the city’s project manager for SCYP, the price is small compared to the return.

“It allows students and faculty who have been studying and reading about cutting-edge principles to contribute some creative and innovative ideas,” Griesel said. “We are always looking for ideas to improve current projects and step to new projects, and we were able to use the ideas from the partnership to help.”

Griesel added that typically seven groups of students work on a project simultaneously - much more manpower than the city usually has available.

In of their biggest efforts for the city so far, students examined the process to develop, finance and construct a **Leadership in Energy and Environmental Design** silver-rated library building. They didn’t limit their ideas.

“There are so many things that a city planner who is worried about budget, time and public reaction would skip over because they don’t see it as feasible,” Korn said. “As students, we don’t have anyone to tell us, ‘No, you can’t do that.’ We can dream big.”

Although Griesel admitted that some of the ideas presented last term had to have “a dose of real” added to them before they could be considered, she said that most of the projects will move forward with at least some of the students’ recommendations.

Students enrolled in the program’s winter and spring term classes will be able to contribute to existing projects, like the library, and also develop their own with the city.

“Springfield benefits because they get our ideas - that’s what architecture students are best at,” Korn said. “We hope that we can inspire Springfield to dream big too.”



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Merry
Christmas



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SPRINGFIELD TIMES

Volume 4, Number 6

Friday, December 23, 2011

24 Pages / 75 Cents

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SPRINGFIELD TIMES

FRIDAY, DECEMBER 23, 2011

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Bicycle class ideas presented to city staff

By CRAIG MURPHY
Springfield Times Editor

Student plans for bicycle pathways presented at Springfield City Hall recently might never be used.

Then again, one never knows. University of Oregon students in professor Marc Schlossberg's bicycle transportation planning class spent the fall term drawing up plans for bicycle paths in Springfield, as part of the Sustainable Cities Initiative (SCI). The year-long program is partnered with Springfield this year.

The final presentations were held earlier this month in the Springfield City Hall lobby, giving students a chance to interact with city staff.

"This is not a transportation engineering course and it's not a design course," Schlossberg said. "This looks at how to retrofit cities to bike traffic. The students are put into groups - mostly four students - to retrofit designs."

David Reesor, Springfield senior transportation planner, met with the students in the fall. It's a course he is familiar with: he took the class eight years ago.

"We did group projects like this, though the SCI was not set up yet," Reesor said. "The way this is set up is such a neat learning experience for the students."

Schlossberg emphasized it's not just the students who benefit.

"These designs are things the city is interested in but they don't have the resources for," he said. "The students wrestle with ideas. They get to throw out ideas with-

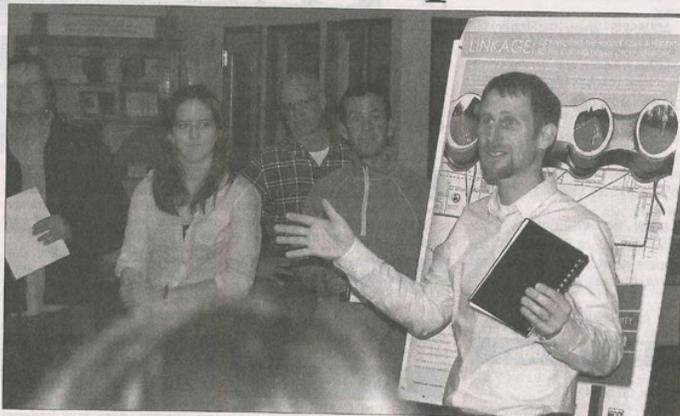


Photo by Craig Murphy/Springfield Times

Professor Marc Schlossberg from the University of Oregon talks with students from his bicycle transportation planning class during their presentations in the Springfield City Hall lobby Dec. 9.

out any political restraints. We have 10 totally different projects represented here."

Reesor liked what he saw from students.

"From a city's perspective, it's helpful to get fresh ideas," Reesor said. "This helps spur creative ideas. Even if we just get a few suggestions, that is a success."

The group of Joan Russick, Kate Bidwell, Misha Belyayev and Cortney Mild did a project using the old Weyerhaeuser haul road in the Bob Straub Parkway area.

"We wanted to take the haul road and turn it into a multiuse path," Russick said. "Our design is to add lights and add a bridge

at Bob Straub. It's a great road to ride on."

Mild enjoys the interactive aspect of the class.

"The format gives us great motivation," Mild said. "It's not just something you do for the professor and the grade. You really get into it."

Schlossberg noted that's a common theme among his students.

"Students love doing the real work," he said. "They want to do the work while they are learning. They are doing applied projects and they get to interact with city staff. That adds more pressure but it also adds a whole lot of motivation. The students were pretty motivated to do well, especially

when they have an audience. We are creating a new model of higher education here."

Mayor Christine Lundberg was among the people listening to ideas presented by students.

"I'm ecstatic we are partnered with the SCI this year," Lundberg said. "It's exciting to hear each and every idea."

Schlossberg said while there is no guarantee ideas presented will become reality, that has happened in the past.

"A few years ago some students had a design for Alder Street in Eugene," he said. "It was redone last summer with that design. At the minimum, we are creating conversations."

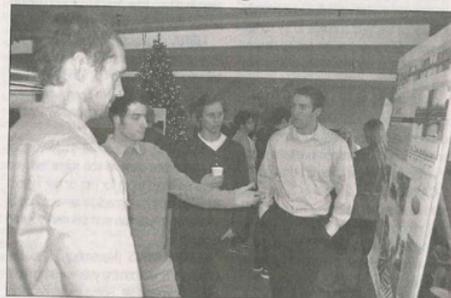


Photo by Craig Murphy/Springfield Times

David Reesor (left), senior transportation planner with the City of Springfield, talks with students from the University of Oregon's bicycle transportation planning class Dec. 9 at Springfield City Hall. Reesor took the class eight years ago. The current students are taking the class as part of the year-long Sustainable Cities Initiative.



Photo by Craig Murphy/Springfield Times

Springfield Mayor Christine Lundberg talks with students from the University of Oregon's bicycle transportation planning class during their presentations at Springfield City Hall Dec. 9. The class is part of the year-long Sustainable Cities Initiative.

Roadmap to Green

UO's sustainability program bypasses Eugene

by Ted Taylor

The city of Eugene has yet to participate in the UO's ultimate "town and gown" collaboration on sustainability, but Springfield has jumped on it with enthusiasm.

The UO's Sustainable City Year Program (SCYP) is getting positive attention from *The New York Times* and *Forbes* magazine. Numerous universities around the country, and as far away as China and New Zealand, are interested in replicating what the UO has created, and the program is attracting both students and faculty to UO.

In a nutshell, the SCYP contracts with one Oregon city each school year and hundreds of UO students, grad students and faculty descend upon that city to work with city staff on a dozen or more specific projects involving sustainability.

Springfield cobbled together the \$230,000 cost for the 2011-12 school year, using a mix of public and nonprofit funding sources. Salem did it the year before, and Gresham did the inaugural program in 2009-10.

The Jan. 31 deadline for applications passed with Eugene not applying for the second year in a row. Why would Eugene, with a national reputation for sustainability initiatives, not take advantage of an award-winning local program touted in *Forbes* as "addressing and catalyzing change across all issues that impinge on sustainability"?

"We've decided not to apply this year," says Babe O'Sullivan, sustainability liaison in the city manager's office, citing the city's long-established, broad-based



Robert Liberty. Photo by Trask Bedortha



Chris Jones. Photo by Ted Taylor

working relationship with the UO, the high cost of the program (\$250,000 this year), the city's list of sustainability projects already completed or under way, and the extra burden on city staff. "It didn't seem to fit with the way we are doing our work, the time frames and the pace with which we are doing our work," she says. "We don't have a lot of stored-up projects that we've been waiting to do."



Lauren Schwartz and Hiroshi Kaneko. Photo by Trask Bedortha

O'Sullivan says the city is talking to Chris Jones, program manager of the UO's Sustainable Cities Initiative (SCI), which oversees SCYP, about

Eugene possibly participating in a scaled-down version of the program, this year or next.

Jones says Eugene was well positioned to apply this year "because Eugene has a number of plans that are either recently passed or soon to be completed: the Eugene Pedestrian and Bicycle Master Plan, Envision Eugene, Climate and Energy Action Plan — plans that have been in the works for a couple of years now." Jones says the next crucial step for cities is trying to figure out how to implement these plans, "and that's where the students can fit in best. They are poised to do great things if they chose to."

Robert Liberty, executive director of SCI, says he's impressed with the multiple and diverse ways the UO and city of Eugene have collaborated over the years to their mutual benefit. "The city's been very supportive," he says.

But is the city doing enough and planning enough to be truly sustainable? "I applaud the positive moves toward sustainability planning in Eugene," says Kevin Matthews of Friends of Eugene (FoE). "When we drill down to the details, however, I'm not sure that we're really living up to our community's potential."

Matthews, who is also editor of *ArchitectureWeek*, says the Climate and Energy Action Plan "fails to address whether its actions, even if fully accomplished, would add up to meet our stated targets. In fact, calculations done for FoE suggest that the concrete actions listed in the plan are barely enough to get us halfway there, even at 2030."

"There are many other areas where our aspirations and our actions may not be matching up," says Matthews, "from a lack of substantive grappling with climate factors in Envision Eugene and other current planning projects to a failure of the city to enforce its own green building standards when signing long-term leases for new office space."

Matthews says the city has accomplished "a lot of largely aspirational and qualitative sustainability planning work so far. It is time now, if not earlier, to bear down and start balancing the real numbers — on things like growth in vehicle miles traveled (VMT) over time — in order to actually achieve real community outcomes. If that's something the SCYP would help Eugene deal with, then at \$250,000 it would be a bargain."

Shawn Boles of the Sustainability Commission is also skeptical of the idea that the city is already doing plenty of sustainability work and cannot afford to do more. "This rationale sounded thin to me," he says, "and I asked for a list of city/UO projects. Have not heard back about this."

The decision process

The decision on whether to apply for SCYP was made by city staff, rather than through the Eugene Sustainability Commission (ESC) or the City Council. But councilors, commissioners and Mayor Kitty Piercy were aware of the opportunity, even if not included directly in the decision.

"The SCY proposal was not vetted through the Sustainability Commission this year or any of the last

three years,” says Jan Bohman, city community relations director. “The commission did not identify it as a priority in their annual work planning and it has not been discussed between the commission and City Council in work plan discussions.” Bohman did say at least one member of the ESC encouraged the staff to apply, and city staff told commissioners about the decision at the ESC meeting Jan. 18. “Some commissioners expressed an interest in seeing reconsideration in the future when resources are available to support city participation,” says Bohman.

Mayor Piercy defends the decision, saying “We love the SCYP at UO and have supported and encouraged it from the get-go. ... We have been partnering with them across many disciplines for years and all the more so in my tenure — with LCC as well. We are most fortunate to have such good partners here with us locally where we infuse sustainability work into all we do. I’m not saying we are perfect at all, but we are embracing this in a very full way.”

Piercy and Bohman cite examples of green city/UO collaborations including the Courthouse Garden on city land, the “greenest ever” Olympic Track & Field Trials, the HUD Lane Livability grant in support of sustainable communities, UO faculty involvement in both the Mayor’s Sustainable Business Initiative and the Sustainability Commission, and dozens of others.

The city is also working on a basket of its own sustainability projects, such as the Climate and Energy Action Plan, Zero Waste Project, Green Building program, Pedestrian and Bicycle Master Plan and Envision Eugene. “We feel it would be a better use of time and resources to continue to focus our efforts on these initiatives that already have a great deal of community support,” says Bohman, “rather than starting a number of new projects in one year as called for by the SCYP model.”

Jones says for a program to be successful, it needs to be “supported and originated at the highest levels of the city government. In Gresham, Salem and Springfield it came from the city manager’s office, and had the strong support of the city councils. If you don’t have those things, the program really can’t run.”

Salem’s experience

Salem chose projects that were “closely tied to City Council goals so the students could move those projects forward,” says Jones. “Now the staff are following up on the student recommendations to take the next steps.” Those projects included a north downtown waterfront redevelopment, conceptual designs for a new police station and civic center, downtown parks connectivity and bike paths, natural area restoration and improved civic engagement with the Latino community and other groups.

Close to 600 UO and PSU students from 10 academic disciplines put in some 80,000 hours to make their recommendations. The police station design project alone involved 24 students and two architectural firms. UO students majoring in product design worked on improved street lighting in parks.

The Salem SCYP got the attention of *The New York Times* in a story by Michael Burnham (Aug. 23, 2010). UO architecture professor Nico Larco is quoted saying, “Sustainability is something we have to pay attention to. ... We’re starting to see ‘green’ translate not only into environmental and human health but also into business and dollars.”

Salem’s *Statesman Journal* newspaper did a series of about 15 stories about the Salem SCYP, and those stories and others can be found at sci.uoregon.edu/press

Springfield’s experience

Springfield also picked projects linked to council goals. Projects this year include redevelopment of the 11-acre Waremart property in the Mohawk area with its 40,000 sq. ft. building that has been empty for about 10 years. Redevelopment of the site is considered a catalyst for the economic health of the area. Students in architecture, landscape architecture, transportation, urban planning, public relations, law, business and other disciplines are crafting proposals with the help and guidance of city staff, UO professors and even practicing architects and other professionals in the community. Waremart property owner Steven Yett is heavily involved in working with students on the project.

Congressman Peter DeFazio kicked off Springfield's SCYP back in September, saying the collaboration will bring residents, faculty, students and other strategic partners "to develop new approaches to projects involving bicycle and pedestrian transportation planning, redevelopment for some of the city's commercial and industrial sites, and preservation of the historic Dorris Ranch. I am looking forward to seeing the results of the students' work."

Piercy also lauds Springfield's SCYP, saying "We're thrilled that Springfield is doing the SCYP program. They've been so wary and now they are fully engaged. They have much to be proud of. Smaller communities around us are doing great things, too."

"I've been totally happy with SCI," says former Eugene city manager Vicki Elmer, who is lead professor in UO's Oregon Leadership in Sustainability graduate program and involved in the Springfield year. "It is always a challenge to get a good local client who will spend the time." She says Courtney Griesel, Springfield's management analyst in the city manager's office, is "amazing" and "awesome," and "she is totally committed to sustainability and getting us everything we need to do class prep."

How students benefit

EW talked to two students involved in SCYP, Hiroshi Kaneko of Portland and Lauren Schwartz of Ashland. Both were drawn to the program because of its interdisciplinary scope and its practical applications in the "real world" of work.

"It's been tremendous," says Kaneko, an architecture student. "I like what they are doing, bridging education with the community," he says. "Not all academics can be applied to real world situations."

Schwartz is an MBA candidate, a student in landscape architecture and graduate teaching fellow with SCI. Her involvement in the first SCYP in Gresham involved plans for an economically depressed neighborhood. She says her experience inspired her to pursue an MBA in sustainable business practices. Last year in the Salem SCYP she worked on a proposal to partner Salem, which has excess wastewater treatment capacity, with SeSequential Biofuels, which has excess waste from processing restaurant grease into biofuels. The sludge can be "digested" to generate power from methane gas.

Why use students in city projects, other than the practical experience they gain? "Cities benefit because they don't have a lot of money available for redesigning parks, playgrounds, downtown areas, empty storefronts, parking lots, empty buildings," says Chris Jones. "So for a little bit of money, comparatively speaking, they get 400 really bright students descending on their town to help them come up with ideas, plans and proposals."

Jones says the student ideas are "vetted with the help of professors, city staff and other professionals and partners. We encourage the city staff and professionals to put some boundaries on the student work, but not too much." Jones adds that "students can explore a much wider range of alternatives than city staff typically can."

What is the future?

Is the UO's ground-breaking sustainability program in itself sustainable? Robert Liberty says it was difficult for Gresham, Salem and Springfield to come up with the money to participate in the SCYP, and "since then the fiscal outlook has worsened. What was hard then has become even tougher today. Hence, some cities have sent us their regrets, despite their desire to participate."

Liberty says the \$250,000 cost of the program covers the mostly part-time salaries and administrative costs associated with managing such a large program involving hundreds of undergraduate and grad students. The cost next year also includes an independent evaluation of the program to make sure it is operating efficiently.

Liberty says he's had some encouraging conversations with staff at two cities in the Portland area. "We might have to adapt our one-city partnership model a bit (or not) to make it work," he says, "but I am hopeful and determined that our program will continue in the next academic year."

Looking ahead, Liberty says the program will need some supplementary funding, “probably philanthropic funding,” to help bring the cost of participation down. “We believe it is important for the city to care enough to commit both money and staff time,” he says. “It would be great if we could cover two-thirds to one-half of the costs from other sources, so that smaller, less affluent communities, like Coos Bay or Klamath Falls, could participate if they wanted to.”

Meanwhile, free workshops at UO are being planned in April and June to accommodate out-of-state and out-of-country university faculty and others who want to learn how they might replicate SCYP in their own cities.

More information on SCI and SCYP can be found at sci.uoregon.edu

Irreplaceable Nature

*Architect Timothy Beatley drew big crowds on the UO campus in mid-January with a film and lecture about nature in our cities. Beatley is a UO graduate and the Theresa Heinz professor of sustainable communities at the University of Virginia. He is known internationally through his books, the latest published in 2011 by Island Press called *Biophilic Cities: Integrating Nature Into Urban Design and Planning*. Shelley Deadmond, a graduate student in a new program called OLIS, Oregon Leadership in Sustainability, reviews Beatley’s book for EW.*

My earliest memories of interacting with the natural world date back to when I was about 4 years old when my older brother and I would catch and collect frogs in a five-gallon bucket until dinnertime. My parents’ semi-rural home in Northern California was abundant with the inch-long hoppers after wet springs created prime breeding grounds. When dinner was ready, we’d do a final count, then set them free and run inside to wash up before eating.

These are the types of memories Timothy Beatley suggests everyone should have, regardless of where they live, in his newest book *Biophilic Cities*. Beatley wants to expand the discussion beyond buildings and sites to biophilia, or abundant nature, at the city scale.

“Biophilic cities place the focus squarely on the nature, on the presence and celebrations of the actual green features, life-forms and processes with which we as a species have so intimately coevolved,” he writes.

Because of its local focus, a biophilic perspective will mean different things depending on location. Natural



histories and site-specific abundances vary greatly by place but are of crucial importance to a city that thrives with life of all kinds, not just humans. Beatley argues that the extent to which nature is regarded as ancillary in some modern urban cities is nearly criminal. He cites Richard Louv's notion of American children having what he terms "nature deficit disorder," where the only remedy is to go outside.

The basic argument is that close-proximity access to natural and wild spaces is essential at all times. Understanding that this will depend on a city's physical conditions, infrastructure, and governance priorities, Beatley gives compelling examples of ways in which cities have made some aspects of biophilia the focus of a given initiative, neighborhood or building.

The not so subtle assertion that nature is God will likely be the books' main criticism. Beatley does everything but say it. Nature is his religion and he's preaching far and wide. He's not alone. An ever-growing choir recognizes the ecological horrors of the past 150 or so years and is actively seeking a less harmful means for living on the planet.

Garnering social capital, working within and reforming current governmental policies and the investment of money and time are the main challenges a biophilic endeavor will face. Beatley doesn't give any solid methods for approaching these challenges but rather encourages readers by giving examples of why these will be changes worth fighting for.

Beatley clearly demonstrates his understanding of the creative power of thought; we manifest that to which we give value, and so he asks for a re-valuing of ourselves and thus the physical places where we live. He pleads page by page for his reader to agree that nature must be considered vital, primary, irreplaceable. — *Ted Taylor*



**Page 10:
Lowell boys
beat
Mohawk**



**Page 9:
Miller girls
plaster the
Pirates, 68-41**



SPRINGFIELD TIMES

Volume 4, Number 15

Friday, February 24, 2012

16 Pages / 75 Cents

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FRIDAY, FEBRUARY 24, 2012

Councilors get update on downtown design plans

By **CRAIG MURPHY**
Springfield Times Editor

Plans are in the works to improve downtown Springfield, but help from the city is needed.

Ted Corbin from the Springfield Main Street Design Committee, one of the groups connecting city leaders and downtown revitalization efforts led by NEDCO (Neighborhood Economic Development Corporation), went over various ideas brought up in the past two years during a Springfield City Council work session last week.

"What we need is predictability and opportunity," Corbin said. "We need chances to do things no one else is doing. We also need to know what the landscape of downtown is."

Some of Corbin's suggestions were to encourage city leaders to come up with a program prohibiting the lack of maintenance by businesses, a number of potential projects between \$1,000 and \$4,000 in cost and the idea of hiring a downtown manager.

"That has been done many times in the past, with various levels of success," Corbin said of the last option. "The oppor-

tunity to provide public-private partnership is in a different place than before. We can take past efforts as a guide. There is a lot of interest to gather the energy that has been gathering on many fronts."

Mayor Christine Lundberg recalled past downtown manager positions.

"As a manager, I'm a firm believer you can only be as good as the person that can dedicate time to a project," Lundberg said. "We've had incarnations all over the place. We've had many versions of what downtown should be. I also believe in private-public partnerships."

In other business Feb. 13, councilors heard an update about the Sustainable City Year partnership between Springfield and the University of Oregon. UO students have been working on potential designs for various projects, including the former Wamart building, new library designs and improved bike paths.

Robert Liberty, executive director of the Sustainable City Initiative, said students and city staff alike have benefited.

"It's been very rewarding for us," Liberty said. "It's been a wonderful partnership. I'm glad there are still two terms to go."

Chris Jones, SCI program manager, noted city staff presented 14 projects for students to work on.

"There will be more than 400 students participating by the end of the year," Jones said. "There have been hundreds more at the university and the city partners have been represented with strong participation."

Courtney Griesel, management analyst for the city, credited city staff as well as the students who have been spending plenty of time working on projects.

"These are insanely bright students," Griesel said. "We end up getting incredible projects from this."

Councilor Marilee Woodrow pointed to the recent library proposals as one positive example of the work done.

"Seeing the library presentations was fascinating," Woodrow said. "They were in context. They were incorporated with other things that would be available. I was impressed."



Photo by Craig Murphy/Springfield Times
Ted Corbin (left) and Linda Pauly give an update on downtown plans during a Springfield City Council work session Monday, Feb. 13.



Photo by Craig Murphy/Springfield Times
Courtney Griesel (left) from the Springfield City Managers office and Chris Jones (center), program manager of the Sustainable Cities Initiative (SCI) at the University of Oregon, give an update to Springfield City Councilors during a work session Monday, Feb. 13.