

the road because of a dangerous bend.

Expensive — Springfield just passed an urban renewal district for Glenwood that could help finance infrastructure improvements and land acquisition. Tax diversion from ancillary, for-profit development spurred by the non-profit hospital would fill the coffers of the urban renewal district. In addition, state and federal transportation and economic development money would likely flow to the popular major project. By building in Glenwood, PeaceHealth could also save the \$10 million it has pledged to help solve traffic problems it is creating with RiverBend. PeaceHealth has spent millions acquiring land at RiverBend, but could recoup some or all of that investment by reselling the land. Riverfront land for the hospital in Glenwood would cost an estimated \$18 million to buy, that's several million dollars less than the reported profits PeaceHealth gave developer John Musumeci for land at RiverBend.

Uncertainty — Popular and political support for a far less urban sprawl-inducing site could smooth over difficulties of building in Glenwood. Opposition to the RiverBend site continues to create political and legal uncertainty for PeaceHealth. RiverBend was rejected by the courts for zoning and traffic problems and PeaceHealth is now seeking to shore up the plan by having the Springfield City Council change local regulations. But Al Johnson, an attorney for the Jaquas, says the proposed fixes aren't likely to solve the legal problems of moving a downtown regional medical facility

to a residentially zoned riverbank field on the far edge of town. Even with the proposed fixes, "they've got the same kinds of problems," Johnson said. The Glenwood option "might be a lot faster."

Delay — Planning and building a hospital in Glenwood would take time. But strong popular and political support could mean less delays than building at RiverBend. Already, the RiverBend project is one year behind schedule.

Room to Expand — Glenwood has enough room to fit the 49-acre RiverBend project, including the 2,500 parking spaces, a 1.1 million sq. ft. hospital complex and 400,000 sq. ft. more of ancillary buildings PeaceHealth has described in public documents for RiverBend.

"Everything that they wanted at RiverBend is accommodated," Poticha says.

Land Use Laws — Like RiverBend, Glenwood would require changes in land use plans and zoning. Such changes could be expedited if local officials unite behind Glenwood as a better choice for the community.

Quality of Health Care — PeaceHealth has emphasized the importance of the "healing" natural environment of the McKenzie River to its decision to choose RiverBend. But Glenwood also offers an attractive riverfront with views of East Alton Baker Park on the other bank. Plans for the site include a wide, park-like riparian buffer with a bike trail and perhaps a bike bridge to the park.

ADVANTAGES

While Glenwood offers equal or greater advantages to PeaceHealth than RiverBend, it offers far greater advantages to the community.

Cost — Not having to serve sprawling edge development with costly new roads, sewers and other services could save taxpayers millions. Compared to RiverBend's greenfield, much of the transportation and service infrastructure needed for Glenwood already exists or requires only short connections.

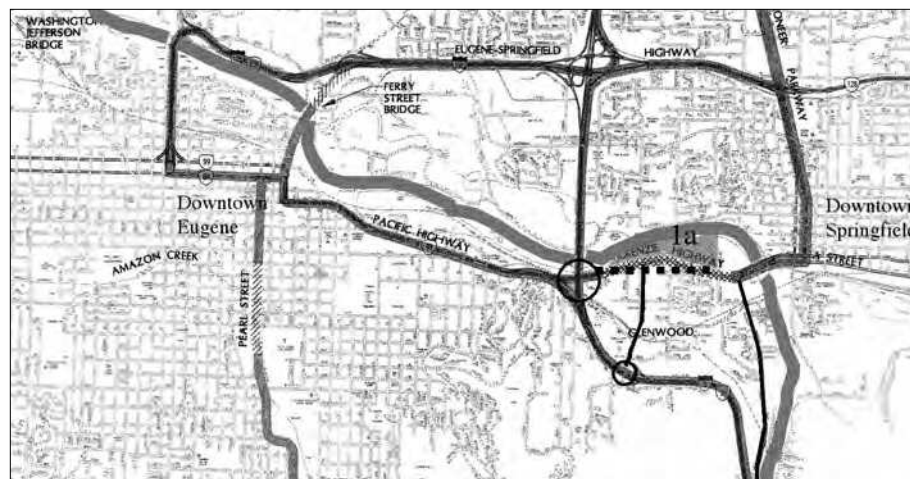
Convenience — As said, Glenwood is centrally located and offers short commutes for hospital workers and patrons and will be served by frequent BRT bus service.

Safety — Ambulances would have shorter trips to Glenwood than RiverBend. In earthquakes and floods, Glenwood would likely be accessible to most of the population whereas access to RiverBend is vulnerable to collapsed bridges and flooding.

Environment — Shorter trips for the thousands of hospital workers and customers will mean far less exhaust and less of the ugly freeways and urban sprawl that threatened the area's environment and quality of life. Whereas RiverBend threatens the pristine natural McKenzie waterfront, the Glenwood option would help restore a park-like Willamette riverfront that's now blemished by ugly industrial uses to the top of the riverbank.

"There's a location there that could be improved rather than destroyed," Johnson says.

Glenwood is centrally located.



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