

# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



---

Work Session: Civic Stadium

---

Meeting Date: March 16, 2011  
Department: Planning and Development  
*www.eugene-or.gov*

Agenda Item Number: B  
Staff Contact: Sarah Medary  
Contact Telephone Number: 541-682-6877

---

## ISSUE STATEMENT

The City Council has requested a work session to discuss the Civic Stadium property, including an update of the Eugene School District's Request for Proposal (RFP) process that is currently underway.

## BACKGROUND

In June 2010, the Eugene School Board decided to make the Civic Stadium property available for sale through an RFP process. An RFP was issued in October 2010, and bids were accepted through February 1, 2011. School District 4J received three proposals for the property.

The Eugene School Board is scheduled to meet on March 16, 2011, in executive session to discuss the three proposals. At that meeting, the board will determine the specific process and timeline for selecting the preferred proposal. It is anticipated that the final decision could occur sometime in May 2011.

As of the writing of this staff report, the Eugene School Board has not seen or discussed the formal proposals. Therefore, the full details of each proposal are not available at this time. However, staff has been provided the following brief descriptions of each proposal from the following organizations (see respective site plans on Attachment B):

### **Save Civic Stadium, Eugene, Oregon**

Property Development Proposal: Rehabilitation of the stadium and site conversion into a multipurpose sports venue. This concept would maintain the existing historically-designated grandstands and provide additional seating along the east side of the property. Total seating would allow up to 6,500 people. This concept is intended to accommodate a professional soccer franchise, but could also include youth sports, recreational opportunities and outdoor performances.

Purchase Offer: Long-term lease with option to purchase.

### **Eugene YMCA, Eugene, Oregon**

Property Development Proposal: A new YMCA facility and an off-campus student housing neighborhood. This concept would replace the existing stadium and include two structures accommodating the YMCA facilities, as well as townhomes for student housing.

Purchase Offer: Cash offer of \$3.5M with terms and conditions or a long-term ground lease.

**Master Development, LCC & Powell Development Co., Eugene, Oregon**

Property Development Proposal: Mixed use development with stores, restaurants, and residential apartments. This concept would replace the existing stadium with a large anchor commercial tenant (Fred Meyer) and other smaller commercial uses. In addition, the project would include separate multi-family housing structures.

Purchase Offer: Cash offer of \$3.8M with terms and conditions. School District 4J will request a ground lease proposal.

While the City does not have a role in the selection of the preferred proposal, the City will have direct responsibility for the review and issuance of the required permits for the future development proposal. Dependent upon the selected proposal, the range of required permits could vary significantly. Some proposals may require a limited amount of land use approvals, while others may require more extensive land use review, including formal public hearings before the planning commission and City Council.

**RELATED CITY POLICIES**

Growth Management Policies

**COUNCIL OPTIONS**

For discussion only, no formal action is required

**CITY MANAGER'S RECOMMENDATION**

No action is required on this item. Therefore, no recommendations are offered by the City Manager.

**SUGGESTED MOTION**

No action is required on this item. Therefore, no motions are suggested.

**ATTACHMENTS**

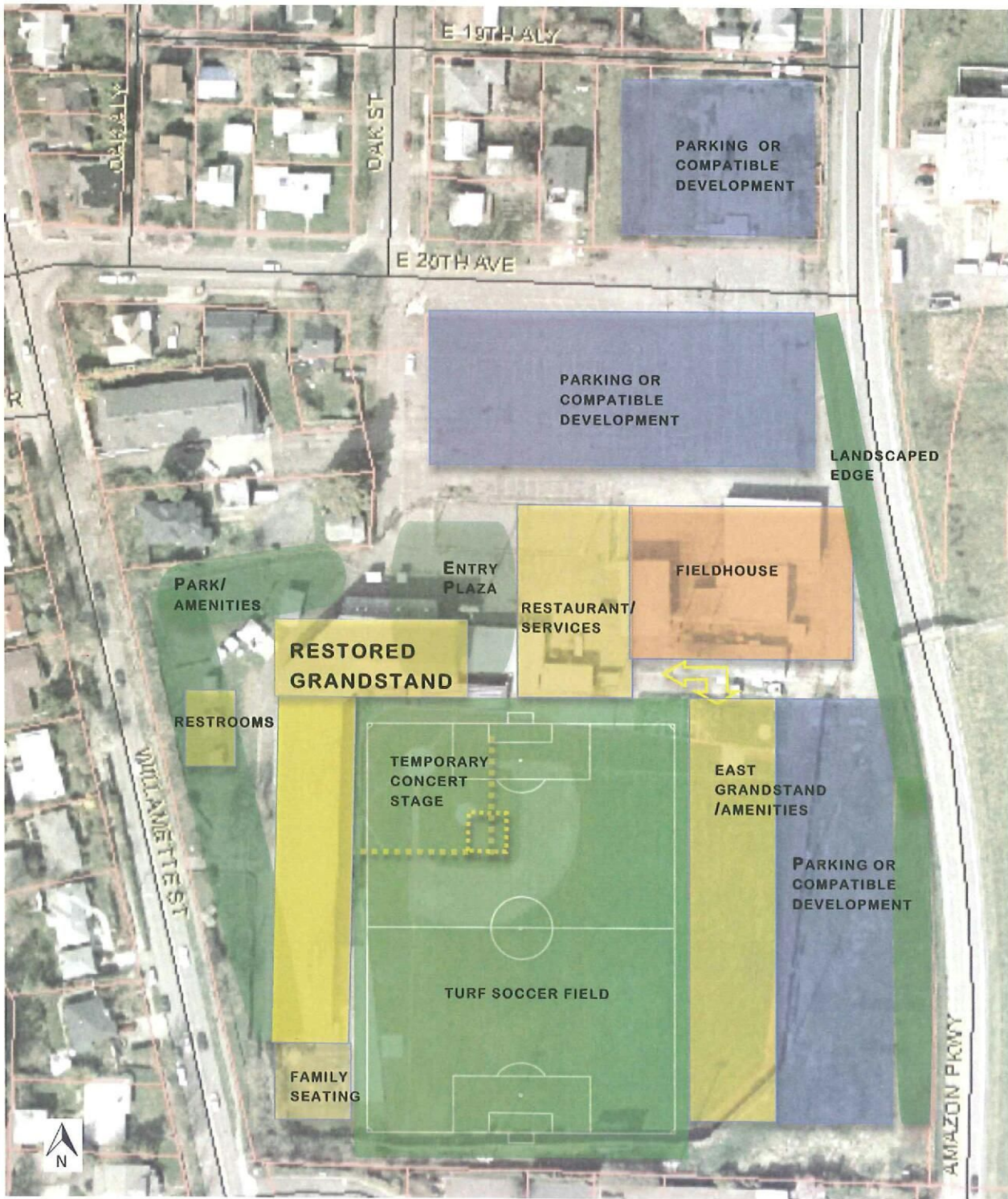
- A. Existing site plan of Civic Stadium
- B. Proposed Site Plans

**FOR MORE INFORMATION**

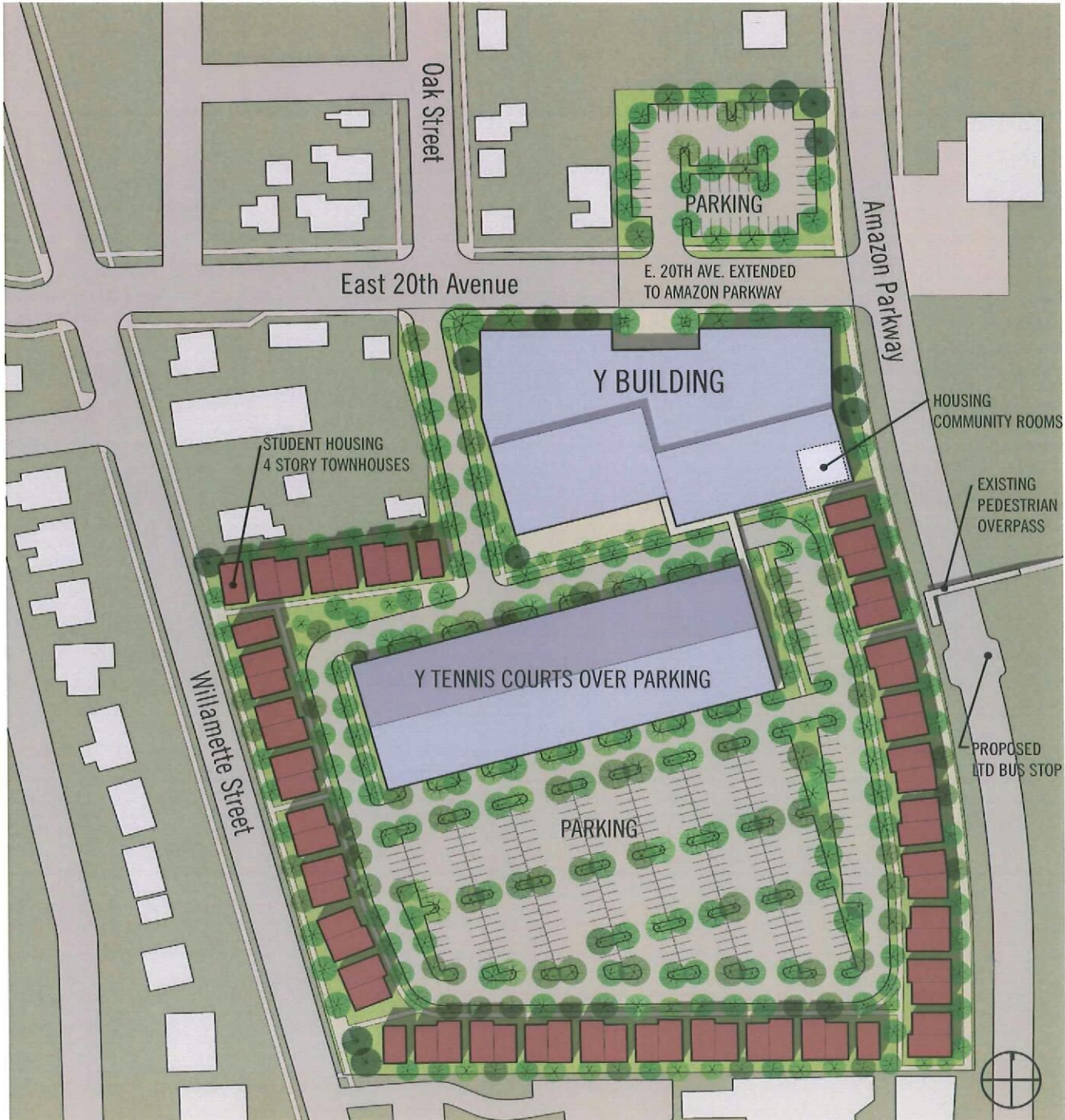
Staff Contact: Sarah Medary  
Staff Phone: 541-682-6877  
Staff E-Mail: [Sarah.J.Medary@ci.eugene.or.us](mailto:Sarah.J.Medary@ci.eugene.or.us)

# Civic Stadium Property





CIVIC STADIUM CONCEPTUAL SITE PLAN



**SITE PLAN**

**BALL PARK VILLAGE**

**EUGENE, OREGON**

- Y BUILDINGS
- STUDENT HOUSING

**Eugene YMCA**

**P V O T**  
ARCHITECTURE



Figure 8: perspective rendering of Civic Plaza

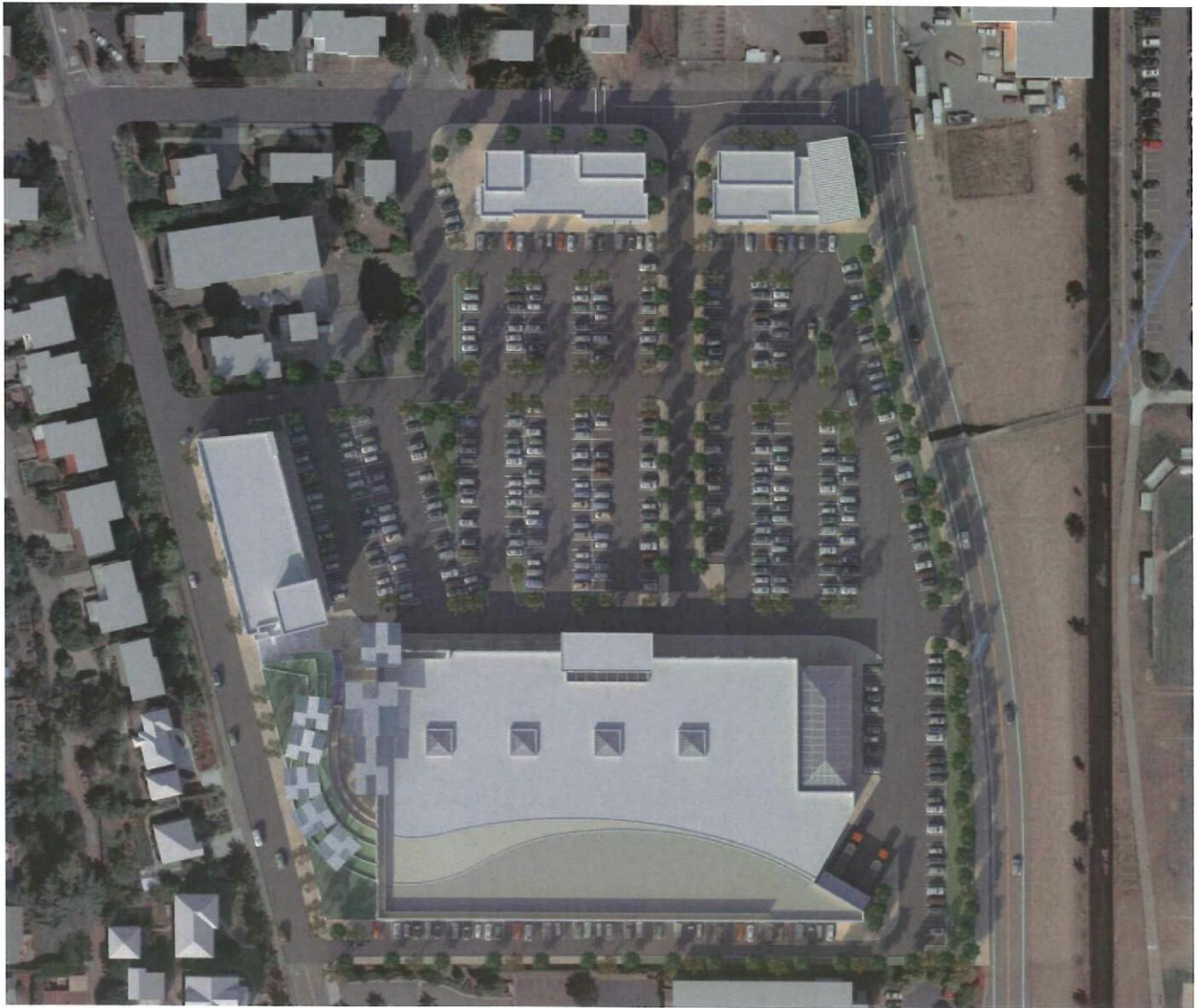
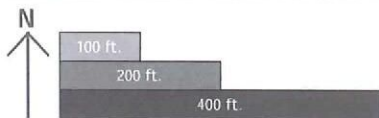


Figure 9: site plan



**Master Development LLC &  
Powell Development Co.**