

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Beverly Property

Meeting Date: February 19, 2014
Department: Public Works /PDD
www.eugene-or.gov

Agenda Item Number: A
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ISSUE STATEMENT

This work session is an opportunity for the Eugene City Council to continue the discussion on the proposed acquisition of the Beverly property in the Amazon Headwaters area. At the appropriate time during the work session, the council can go into executive session in order to discuss a possible purchase price to offer.

BACKGROUND

On February 10, 2014, the City Council held a work session and began discussions on the Beverly property. The primary purpose of this summary and its attachments is to provide information and context for this site to support the council's discussion and deliberation. Additional information will be provided at the council work session.

Site Description

The Beverly site consists of three tax lots south of Martin Street and west of the Martin Street Trailhead for the Ridgeline Trail System (see map, Attachment A). These three parcels total 24.5 acres, and contain approximately 1,000 linear feet of the middle fork of the Amazon Headwaters, as well as about 1,000 linear feet of a minor tributary to that stream. The site is bisected by a 225-foot-wide Bonneville Power Administration (BPA) power line easement running east-west, and a 40-foot-wide Eugene Water & Electric Board (EWEB) power line easement running roughly north-south. Both easements are periodically cleared for maintenance access and safety. The site is also bisected by the previously cleared right-of-way for West Amazon Drive.

Site History

A very brief chronology of land use proposals, City actions and decisions for the Beverly site follows:

- 1979, site annexed to City of Eugene.
- 1998, proposal for 20-lot planned unit development (PUD) submitted, then withdrawn by owner.
- 1999, City acquired 13 acres from Beverly, with accompanying lot line adjustment.
- 2000, proposal for 57-lot PUD denied by hearings official.
- 2001, City offer to acquire 7.6 acres containing the west branch of Amazon Creek

headwaters was rejected by owner.

- 2005, Water Resources Overlay District applied to the site, requiring 40-foot setbacks along streams.
- 2005, Stormwater Development Standards applied to the site, requiring treatment of stormwater run-off.
- 2006, proposal for 81-lot PUD submitted, then withdrawn by owner.
- 2012, proposal for 75-lot PUD, submitted, then revised to current 47-lot PUD.
- 2013, appeal of Planning Commission action upheld, 47-lot PUD approved.

Protections Currently Applied to Site

The following protections are now applied to the Beverly site:

- 40-foot Water Resources Conservation Setbacks applied to all three stream corridors
- PUD approval requires stormwater treatment and erosion control measures
- PUD approval prohibits grading on slopes that meet or exceed 20 percent
- PUD approval prohibits development within the majority of Tax Lot 101
- PUD approval requires 12 acres of additional open space on the remaining site, including protected stream corridors and other common areas within the development

Park Land Acquisition near this Area

Over the past 14 years, eight acquisitions of park land for the ridgeline park system have been completed in the vicinity of the Beverly site in southeast Eugene, totaling more than 660 acres. See map in Attachment B. The average cost per acre previously paid for park land within the Beverly site was \$13,846.

The City and its regional partners have identified priority acquisition areas for additions to the Ridgeline System, all of which meet multiple criteria shown below.

- Unique recreational opportunities to the community.
- Strategic recreational connection to, or between, existing ridgeline park sites.
- Habitat quality documented as high compared to other sites.
- Diversity of habitat types within the site which are regional priorities for conservation.
- High connectivity of habitat to other protected habitat areas.
- High recreational connectivity and habitat value compared to per acre purchase price.

2006 PROS Bond Status

In November 2006, voters approved \$27.5 million in G.O. Bonds for park and natural area acquisitions, athletic fields, and a wetland education center. Additional information will be provided prior to the council work session detailing the status of the bond funds, including the balance remaining, after deducting completed acquisitions and current contracted projects, and identifying projects currently under discussion.

RELATED CITY POLICIES

There is no adopted policy that calls for acquisition of open space within this site.

COUNCIL OPTIONS

This work session is informational only. If the council decides that it wants to move forward with a possible purchase, then council should move into executive session to discuss the amount that council would be willing to spend on such a purchase.

CITY MANAGER'S RECOMMENDATION

There are no specific recommendations at this time. This information is presented at the council's request.

SUGGESTED MOTION

None at this time.

ATTACHMENTS

- A. Beverly Site Map
- B. Map of Past Park Land Acquisition in the Area Surrounding the Beverly Site

FOR MORE INFORMATION

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