

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Bethel Community Park/YMCA Lease

Meeting Date: April 30, 2014
Department: Public Works;
Library, Recreation and Cultural Services
www.eugene-or.gov

Agenda Item Number: A
Staff Contacts: Neil Björklund;
Craig Smith
Contact Telephone Numbers: 541-682-4909;
541-682-5334

ISSUE STATEMENT

This work session will provide an opportunity for the council to review and approve lease terms for the lease of land in Bethel Park to the Eugene YMCA for construction and operation of a Y facility to serve the Bethel area. The council is requested to pass a motion directing the City Manager to execute a lease of land to the Eugene Y.

BACKGROUND

In 2009, the Eugene Family Y approached the City of Eugene Parks and Open Space Division and the Recreation Division with a proposal to expand their services in the Bethel area by building and operating a new facility in Bethel Community Park. At the July 17, 2013, City Council Work Session, staff provided the council an update on the park master plan process conducted by the Parks and Open Space Division. In that process, based on the extensive community input, a revised Master Plan was approved by the Parks and Open Space Division, which provides a site adequate for the proposed Y facility on the west side of the park, next to Legacy Street. Additional information regarding the Master Plan revisions and the public involvement process is available on the project website at www.eugene-or.gov/bethelpark. Development of the community center will require either a modification of the existing Conditional Use Permit (CUP) approval or a new CUP approval. Parks and Open Space staff will work with the Eugene Family Y and their contractors to update the existing CUP consistent with changes in the updated Park Master Plan. Prior to embarking on the land use approval process, and assuming the substantial costs associated with that process, the Y has asked the City to enter into a long-term agreement to lease the identified site to be used for the Y facility.

The lease of land in Bethel Park for a new community center built and operated by the Eugene Y would be a significant collaboration and partnership to expand access to recreation services in the community. This is of special importance in the large Bethel area, which is significantly underserved at present. Staff has compiled the following description of community benefits that are expected from leasing land to the Eugene Y for the construction of a community center in Bethel Community Park:

Expansion of recreational services in Bethel area. The Eugene YMCA will raise private funds to construct a community center in an underserved area of Eugene. Currently, the only Recreation Division facilities in the NW quadrant of town are Petersen Barn and Echo Hollow Pool. The City has identified Petersen Barn as inadequately sized to serve the large Bethel area.

Provision of a broad range of recreational services. The Y's services span all age and income groups. A Y facility in Bethel would provide services similar to what the Y provides at its Patterson Street facility: family recreation programs, youth programs from neo-natal through teens, parenting support and education, adult programs, nutrition, health and well-being programs, disease prevention and control programs, child care and camps. Community meeting space would also be available for community groups.

Construction of branch library space. Should the City continue to provide a branch library in Bethel, the Y will raise private funds to construct a 4,000-square-foot space for it, at a capital cost of \$600,000 to \$800,000.

Provision of branch library space at reduced rental rate. If the City continues to have a Bethel Branch Library, the Y will rent the new branch library facility at the same total monthly rent as the current 3,000-square-foot facility is being rented for, which constitutes a 25 percent reduction in cost per square foot.

Construction and management of swimming pool. Eventually, the Y will construct a swimming pool that will replace Echo Hollow at the end of its useful life. This will allow the City to focus future capital investment in a pool/community center in the Willow Creek planning area, where there are no City recreation facilities.

Provision of scholarships to low-income users. According to Y staff, no one is turned away from the Y for an inability to pay. Membership fees range from about \$50/month for a single adult, to \$90/month for a two-person family. Drop-in costs range from \$4 - \$12, and financial aid is available. The Y provides scholarships to low-income users. Last year the Y provided \$658,696 in financial assistance to their users at the Patterson Street facility and off-site child care programs to offset user fees. This included \$443,318 in reduced-rate memberships to serve 4,740 community members (see membership information below).

Staff has reviewed accessibility of the Eugene Y and the City's community centers, and finds that accessibility and affordability is very similar for both. Although the Y is considered a "membership" organization, it is not an exclusive membership organization. In other words, a membership is never required to use Y facilities. Rather, a membership reduces the rate paid per use, while also contributing funds that help support the many community programs the Y provides. The following information about membership was provided by the Y:

Eugene Y membership fees are assessed as a means to generate revenue in support of our cause-driven mission in the community. Membership is not, in intent or implementation, a deterrent to access. All Y services, programs and facilities are accessible at any time to all

members of the community via day passes or multi-day passes. Additionally, the Y provides financial assistance (scholarships) for membership and day pass/multi-day pass fees, in order to keep our promise to never turn any child (or family) away from the Y due to his or her inability to pay. In 2012, the Y awarded \$443,318 in financial assistance to individuals for access to our Y facilities alone ("Y membership"--this figure does not include the financial assistance awarded during the year for all other Y programs).

Based on the comparative accessibility of the Y and City community centers, and on the expected community benefits of providing City park land for a community center built and managed by the Y, staff concludes that it would be both appropriate and beneficial to provide this land in Bethel Community Park to the Y for construction of a community center via a long-term lease.

RELATED CITY POLICIES

The Parks, Recreation and Open Space Project and Priority Plan, adopted by the council in May 2006, lists the following as a Priority 5 project: "Provide major community center on west side of Beltline to serve Bethel." Priority 5 projects were defined as "projects that realize the community's long-range vision for parks, open space, recreation programs and services, but are not anticipated to be completed within the next 20 years."

The council's goal of "Effective, Accountable Municipal Government" and the related outcome of "Public engagement that involves the community broadly" applies to this project. The Parks and Open Space Division led an extensive public process involving hundreds of community members in making the decision to allow a larger community center in Bethel Community Park.

COUNCIL OPTIONS

- A. Direct City Manager to execute a lease of land in Bethel Community Park to the Eugene Y consistent with the proposed lease terms in Attachment A and the map in Attachment B.
- B. Direct City Manager to execute a lease of land in Bethel Community Park to the Eugene Y consistent with lease terms identified by the council.
- C. Take no action.

CITY MANAGER'S RECOMMENDATION

Direct City Manager to execute a lease of land in Bethel Community Park to the Eugene Y consistent with the proposed lease terms in Attachment A and the map in Attachment B.

SUGGESTED MOTION

Move to direct the City Manager to draft and execute a long-term lease with the Eugene Y consistent with the lease terms in Attachment A and the Map of Lease Area in Attachment B.

ATTACHMENTS

- A. Proposed Outline of Lease Terms

B. Proposed Map of Lease Area

FOR MORE INFORMATION

Staff Contact: Neil Björklund, Parks and Open Space Planning Manager

Telephone: 541-682-4909

Staff E-Mail: neil.h.bjorklund@ci.eugene.or.us

Staff Contact: Craig Smith, Recreation Services Director

Telephone: 541-682-5334

Staff E-Mail: craig.h.smith@ci.eugene.or.us