

# DOWNTOWN IMPROVEMENTS

City of Eugene  
March 14, 2016



# City Council Direction

## Projects

1. High-Speed Fiber
2. Year-Round Farmers' Market
3. Park Blocks & Open Space Improvements
4. LCC Old Downtown Campus

## Examine 2 Funding Strategies

1. Downtown Urban Renewal
2. Recommended Alternative to Urban Renewal

# Today

- Projects & costs
- Two funding strategies
- Give feedback on:
  - Proposed range of project packages
  - Two financing strategies
- If UR desired as possible strategy, take the draft out for public input
- If not, continue discussion

# Projects & Costs

## Yet-to-occur elements

- Public engagement
- Design engineering
- Property negotiations
- Project scoping



## Project packages

A = \$17M

B = \$25M

C = \$48M



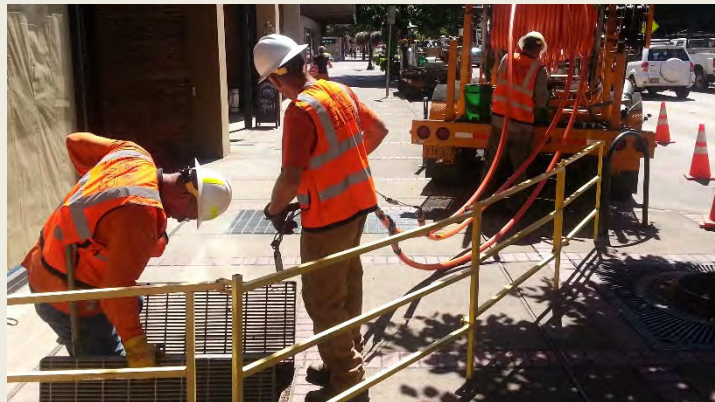
# HIGH SPEED FIBER



Package A, B, C = \$3M

## Publicly Owned Fiber Network

- Construction of new fiber lines downtown
- Create a “back-haul” connection



Initial Phase Total Cost Estimate \$4M



# FARMERS' MARKET



Package A = \$1M

- Structure: Pavilion or shelter
- Land & Site Prep: Not included



Estimated  
Total \$1.5M



# FARMERS' MARKET



Package B = \$4M

Estimated  
Total \$4.5M

## Path B1

- Structure: Pavilion or shelter
- Land: Purchased/improved



## Path B2

- Structure: Full-service building
- Land & Site Prep: Not included





# FARMERS' MARKET



Package C = \$6.5M

- Structure: Full-service building
- Land: Purchased/improved



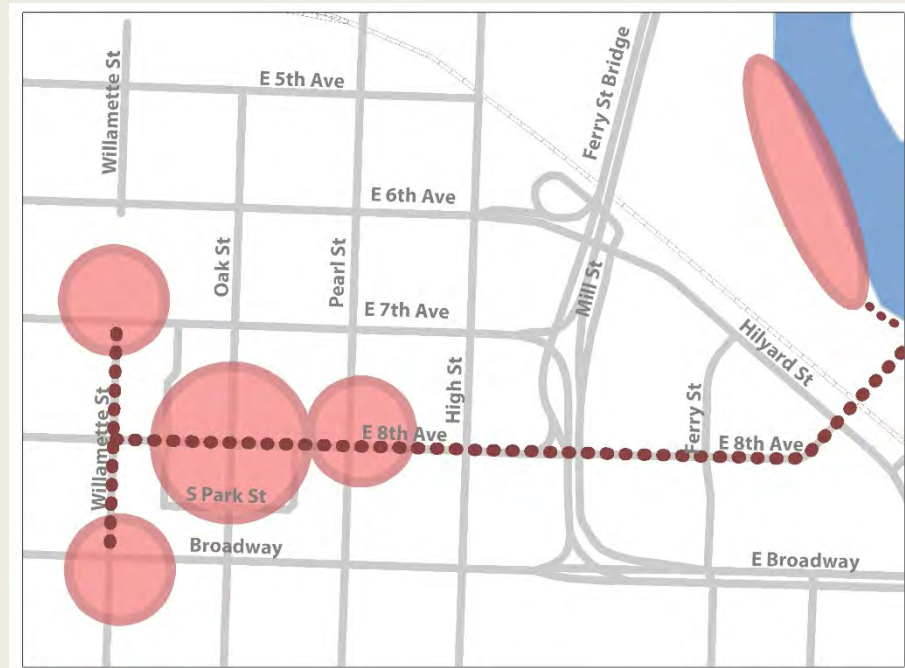
Estimated  
Total \$7M



# PARK BLOCKS & OPEN SPACE



- Public engagement
- Range of locations
- Range of packages





# PARK BLOCKS & OPEN SPACE



## Package A: \$8.2M

### Park Blocks

- New Restrooms
- Landscape Improvements

### Hult Center Plaza

- Outdoor Information Kiosk
- Increased Accessibility

### Broadway Plaza

- Public Art
- Seating
- Lighting

### 8th Avenue & Willamette Street

- Pedestrian & Bicycle Improvements
- Public Art

### City Hall Plaza

- Opt. 1: Stretches Project Dollars
- Opt. 2: Improved Materials or Additional Amenities



# PARK BLOCKS & OPEN SPACE



## Package B: \$11M

### Park Blocks

- New Restrooms
- *Weather Cover*
- *Choice of Larger Projects*

### Hult Center Plaza

- Outdoor Information Kiosk
- Increased Accessibility

### Broadway Plaza

- Public Art
- Seating
- Lighting

### 8th Avenue & Willamette Street

- Pedestrian & Bicycle Improvements
- Public Art

### City Hall Plaza

- Opt. 1: Stretches Project Dollars
- Opt. 2: Improved Materials or Additional Amenities



# PARK BLOCKS & OPEN SPACE



## Package C: \$25M

### Park Blocks

- New Restrooms

▪ *Transformational Projects*

### Hult Center Plaza

- Outdoor Information Kiosk
- Increased Accessibility

▪ *Outdoor Simulcast Screen*

### Broadway Plaza

- Public Art
- Seating
- Lighting

▪ *Larger Projects*

### 8th Avenue & Willamette Street

- Pedestrian & Bicycle Improvements
- Public Art

▪ *2-way conversion (8<sup>th</sup> Ave.)*

### City Hall Plaza

- Opt. 1: Stretches Project Dollars
- Opt. 2: Improved Materials or Additional Amenities

▪ *Enhanced Projects*



# OLD LCC BUILDING



A = \$1M, B = \$2M, C = \$3M

## Create Innovation Hub

- Incubator space
- Dynamic public space
- Building renovation & modernization

Total Project Estimate \$2M - \$6M

# Project Delivery



- Project management
- Public engagement
- Loan program administration
- Financial administration
- Legal agreements
- Debt issuance



# Funding Strategies

1. Urban Renewal
2. Alternative to Urban Renewal
  - New General Fund Dollars
  - General Obligation Bond

# #1. Downtown Urban Renewal

- Continue tax increment
  - \$2M/yr ongoing
- Maximum indebtedness paid within
  - A = 9 years
  - B = 15 years
  - C = 30 years



# #1. Downtown Urban Renewal

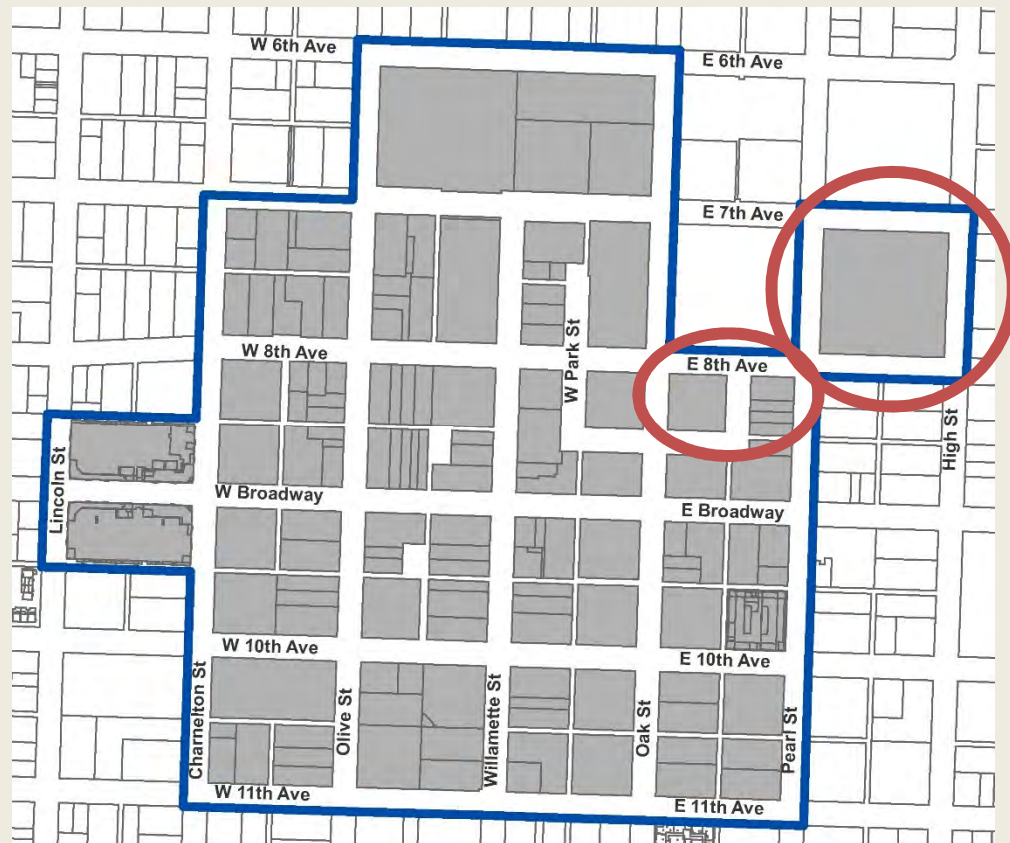
## Plan Amendment

- Refine project list
  - *Fiber*
  - *Farmers' Market*
  - *Park Blocks & Open Space*
  - *Old LCC Building*
  
- Spending limit increase
  - Maximum indebtedness
  - *A = \$17M*
  - *B = \$25M*
  - *C = \$48M*

# #1. Downtown Urban Renewal

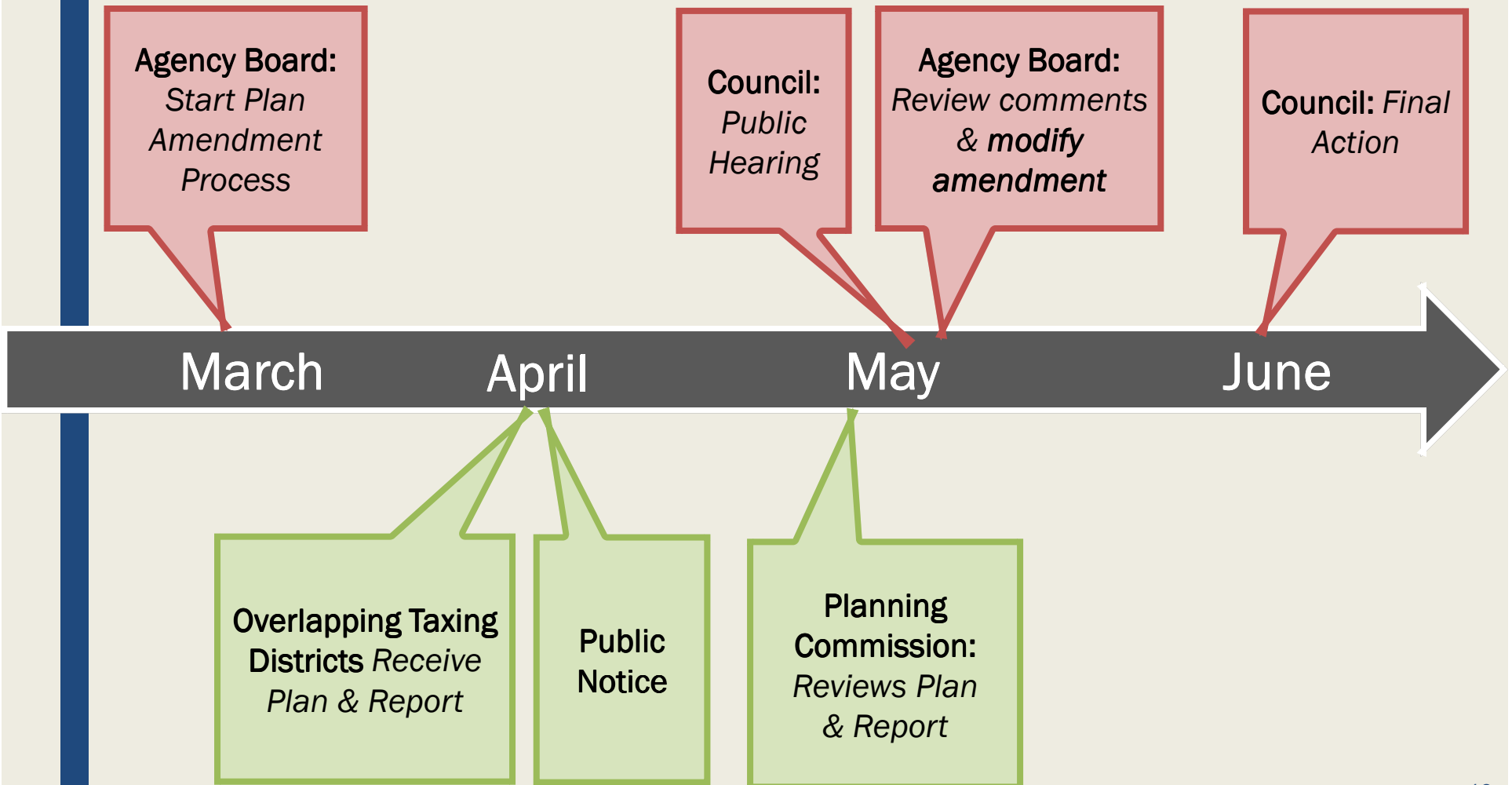
## Boundary Expansion

- East Park Block Area
- City Hall Block
- 7 acres





# Downtown Urban Renewal Next Steps



## #2. Alternative to Urban Renewal

- No More Tax Increment Financing
  - New General Fund Revenues: \$1M / year
- General Obligation Bonds
  - A = \$7M, B = \$13M, and C = \$30.5M
- Bonds repaid in 20 years



# Comparison

	Downtown Urban Renewal	Alternative to Urban Renewal
<b>Accomplish all projects</b>	Yes	Yes
<b>Public Cost:</b> Change in taxes per year for typical home	Stays the same	A + \$7 B + \$13 C + \$30
<b>General Fund Impact:</b> Year debt is paid off & new general fund revenues available	A = 2026 B = 2031 C = 2046	2037
<b>Local Schools Impact:</b> On-going funds redistributed to local schools	Stays the same	Loss of \$340,000/year

# Recommendation:

Move to forward to the City, including the Planning Commission, as well as to the overlapping taxing districts, and request the City Manager schedule a public hearing on proposed amendments to the Downtown Urban Renewal Plan, consistent with the draft plan and report included in Attachments H & I.