

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Downtown Improvements – Old Lane Community College Building

Meeting Date: May 18, 2016
Department: Planning & Development
www.eugene-or.gov

Agenda Item: A
Staff Contact: Anne Fifield
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ISSUE STATEMENT

This work session is a continuation of the council's discussion from March 14 on funding options for downtown improvements and will be an opportunity for the council to discuss the Old Lane Community College (LCC) Building project and funding options in more detail.

BACKGROUND

On December 14, 2015, the council directed the City Manager to schedule a work session to inform the council on the downtown high-speed fiber project and improved park blocks and all the mechanisms for funding these projects. On January 11, 2016, the council discussed the two projects and gave feedback on the scope to inform the January 20 work session on funding mechanisms.

At the January 20 work session, the council discussed a variety of funding options and requested follow-up information that staff provided at the January 27 work session. On February 8, the council provided direction to the City Manager to present to the Agency Board, for its review, a proposed amendment to the Downtown Urban Renewal Plan that would increase the spending limit to pay for:

- creation of a high-speed fiber network downtown,
- Park Blocks/open space improvements,
- a permanent, improved space for a possible year-round Farmers' Market, and
- redevelopment of the old LCC building at 1059 Willamette Street.

The council also requested a recommended alternative to the Downtown Urban Renewal funding option.

The Urban Renewal Agency Board reviewed a draft amendment and alternative funding option on March 14 and "moved to forward to the City, including the Planning Commission, as well as to the overlapping taxing districts, and request that 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 and I. In addition, individual work sessions shall be scheduled after council break on each of the four types of projects including alternative funding strategies."

Today's work session is on the Old LCC Building. See Attachment A for summary information on the project. Attachment B is a table of the potential funding sources for redevelopment of the Old LCC Building. Attachment C is a list of downtown redevelopment tools that have been used in the past.

The work session on high-speed fiber was on April 13. The other two project work sessions were on May 9.

RELATED CITY POLICIES

Redevelopment of LCC's old building addresses many goals for Eugene and downtown, including:

Envision Eugene Pillars

- Provide ample economic opportunities for all community members.
- Promote compact urban development and efficient transportation options.
- Provide for adaptable, flexible and collaborative implementation.

Regional Prosperity Economic Development Plan

- Strategy 1. Grow Local Opportunities
 - Our region is an excellent environment to foster the start-up and growth of new enterprises. Building the success and competitiveness of local businesses is a fundamental strategy to create quality jobs as we move our economy forward. As a region, our mission is to foster an environment that nurtures this culture of enterprise and provides a welcome home for targeted key industries.
- Strategy 2. Energize a Creative Economy – Priority Next Step – Innovation Incubators
 - Incubate innovation by using private and public networks and spaces. Incubation sites should be flexibly configured to meet a wide range of business needs including specialized laboratory space to support technological innovation.
- Strategy 3. Invest in Tomorrow's Talent – Tactic 3.3
 - Attract entrepreneurial and innovative talent by building a culture that values learning, the entrepreneurial spirit, acceptance, diversity, and creativity.
- Strategy 5: Identify as a Place to Thrive - Priority Next Step - Urban Vitality
 - As we foster a creative economy, dynamic urban centers are an important asset. Eugene, Springfield and many of the smaller communities in the region recognize the importance of supporting and enhancing vitality in their city centers. Building downtowns as places to live, work and play will support the retention and expansion of the existing business community and be a significant asset to attract new investment. The Cities of Eugene and Springfield will continue to enhance their efforts to promote downtown vitality through development and redevelopment.

City Council Goal of Sustainable Development

- Increased downtown development

Eugene Downtown Plan

- Use downtown development tools and incentives to encourage development that provides character and density downtown.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.

COUNCIL OPTIONS

This work session is an opportunity for discussion; no action is requested so no options have been identified.

CITY MANAGER'S RECOMMENDATION

No recommendation at this time.

SUGGESTED MOTION

No motion necessary at this time.

ATTACHMENTS

- A. Project Summary
- B. Funding Options
- C. Downtown Redevelopment Tools

FOR MORE INFORMATION

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