



**Eugene City Council**

125 E. 8th Ave., 2nd Floor  
Eugene, OR 97401-2793  
541-682-5010 • 541-682-5414 Fax  
www.eugene-or.gov

# EUGENE CITY COUNCIL AGENDA

May 23, 2016

**5:30 p.m. CITY COUNCIL WORK SESSION**

**Harris Hall**

**125 East 8<sup>th</sup> Avenue**

**Eugene, Oregon 97401**

**7:30 p.m. CITY COUNCIL MEETING**

**Harris Hall**

**125 East 8<sup>th</sup> Avenue**

**Eugene, Oregon 97401**

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**Meeting of May 23, 2016;  
Her Honor Mayor Kitty Piercy Presiding**

**Councilors**

George Brown, President

Pat Farr, Vice President

Mike Clark

George Poling

Chris Pryor

Claire Syrett

Betty Taylor

Alan Zelenka

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**CITY COUNCIL WORK SESSION**

**Harris Hall**

**5:30 p.m.**

**A.**

**WORK SESSION:**

**West Eugene Enterprise Zone & E-Commerce Zone Re-Designation**

**6:30 p.m. B. COMMITTEE REPORTS AND ITEMS OF INTEREST FROM  
MAYOR, CITY COUNCIL AND CITY MANAGER**

**CITY COUNCIL MEETING  
Harris Hall**

- 1. PLEDGE OF ALLEGIANCE TO THE FLAG**
- 2. PUBLIC FORUM**
- 3. CONSENT CALENDAR**  
*(Note: Time permitting, action on the Consent Calendar may be taken at the 5:30 p.m. work session.)*
  - A. Approval of City Council Minutes**
  - B. Approval of Tentative Working Agenda**
  - C. Appointment to Metropolitan Wastewater Management Commission**
  - D. Extension of Opportunity Village Temporary Use Period**
- 4. PUBLIC HEARING:  
A Special Ordinance Granting an Exemption to the Application of Section 6.200 of the Eugene Code, 1971 (Ordinance to Renew Five-Year Exception to Application for Controlled Ecological Burning)**
- 5. PUBLIC HEARING:  
An Ordinance Adopting an Amended Urban Renewal Plan for the Downtown Urban Renewal District**

*\*time approximate*

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The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

City Council meetings and work sessions are broadcast live on the City's Web site. In addition to the live broadcasts, an indexed archive of past City Council webcasts is also available. To access past and present meeting webcasts, locate the links at the bottom of the City's main Web page ([www.eugene-or.gov](http://www.eugene-or.gov)).

El Consejo de la Ciudad de Eugene aprecia su interés en estos asuntos de la agenda. El sitio de la reunión tiene acceso para sillas de ruedas. Hay accesorios disponibles para personas con afecciones del oído, o se les puede proveer un interprete avisando con 48 horas de anticipación. También se provee el servicio de interpretes en idioma español avisando con 48 horas de anticipación. Para reservar estos servicios llame a la recepcionista al 541-682-5010. Todas las reuniones del consejo estan gravados en vivo en Metro Television, canal 21 de Comcast y despues en la semana se pasan de nuevo.

**For more information, contact the Council Coordinator at 541-682-5010,**  
Eugene City Council Agenda May 23, 2016







# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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### Work Session: West Eugene Enterprise Zone & E-Commerce Zone Re-Designation

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Meeting Date: May 23, 2016  
 Department: Planning and Development Department  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: A  
 Staff Contact: Denny Braud  
 Contact Telephone Number: 541-682-5536

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#### **ISSUE STATEMENT**

The West Eugene Enterprise Zone program (WEEZ) is set to expire on June 30, 2016. The council will be asked to consider the continuation of the program prior to expiration. If re-designated, the WEEZ program would continue for 10 years. The Electronic Commerce (E-Commerce) Zone overlay will also expire along with the WEEZ. This work session is an opportunity to discuss the WEEZ and E-Commerce programs. Action will be scheduled at a later date.

#### **BACKGROUND**

##### *West Eugene Enterprise Zone*

The Oregon Enterprise Zone program is a State program established by the legislature in 1985 for the primary purposes of job creation, encouraging new investment, diversification, and competitiveness. The program offers a three-year property tax exemption for new buildings, renovation and expansion of buildings, and equipment investments made by qualified businesses located within a designated area defined by the zone sponsor. The exemption is designed to encourage new investment via a short-term property tax exemption, with the long-term goal of job creation and increased tax revenue for taxing districts after the exemption period. A qualified business is a (non-retail) manufacturing, processing, call-center, headquarters, distribution, or warehousing business that will increase its base employment by at least 10 percent. The short-term property tax exemption is limited to new, authorized investments that a qualified business makes in the WEEZ.

Currently, there are 69 designated enterprise zones throughout the State, and there is no longer a limit on the number of enterprise zones that may be designated state-wide. Lane County zones include Eugene, Springfield, Oakridge/Westfir, Cottage Grove/Creswell/South Lane, Florence, Veneta, and Junction City/Harrisburg (Lane and Linn County).

The existing WEEZ was designated in 2005, and is jointly sponsored by the City of Eugene and Lane County. The WEEZ boundary includes approximately 7.53 square miles in West Eugene (See Attachment A map). Lane County is a co-sponsor because a portion of the boundary is within the Urban Growth Boundary. The boundary includes most of the industrial-zoned property in West

Eugene. The boundary was expanded in 2010 to take in a small area that included Oakshire Brewing and Hop Valley Brewing.

During the past 10 years, there have been 33 applications from eligible companies. With the exception of Hynix, all of the companies that used the program were existing local businesses. The average investment in the West Eugene zone was approximately \$4.8 million. Not including Hynix, authorized investments in the WEEZ since 2005 totaled \$148 million. (See Attachment B – West Eugene Enterprise Zone Activity.)

State law allows zone sponsors to adopt local criteria for businesses authorized for participation in the enterprise zone program. Prior to 2005, when the City and County were seeking enterprise zone designation, they undertook a process to develop and adopt Public Benefit Criteria for the WEEZ. The process began with the convening of a joint City/County committee composed of two elected officials from each governing body and a total of four community representatives, two of whom were appointed by each governing body. The committee met through January, 2006, providing opportunities for stakeholder participation and community involvement, including public hearings, and developed a proposal for public benefit criteria as contained in Ordinance No. 20368. (See Attachment C.) The additional local criteria is listed in Exhibit A of Ordinance No. 20368 and include factors such as the following:

- Attractive wages
- Employer-provided benefits (health insurance, paid time off, childcare, life insurance, retirement, profit sharing etc.)
- Support for small business
- Redevelopment of existing facilities
- Local referral agency hiring
- Responsible construction goals
- Size of investment.

If a WEEZ business receives a property tax exemption but fails to meet enough of the additional local criteria, then the business would be required to pay back up to 25 percent of the property tax exemption benefit. Additionally, the local criteria caps the tax exemption benefit at \$32,000 per year per job. If the investments exceed the cap, the excess above the cap is repaid as a public benefit contribution. The maximum contribution under the cap is one-third of the tax exemption. State Statutes limits the amount of tax exemption that can be recaptured (“clawed-back”) to one-third of the tax exemption.

#### *E-Commerce Zone Overlay*

In 2012, the City and County successfully applied for an E-Commerce overlay zone in the WEEZ. Although the E-Commerce zone is fairly new, it will expire when the WEEZ expires on June 30, 2016. State law (ORS 285C.095) limits the number of E-Commerce zones to 15. Since there are 69 designated enterprise zones in the state, the E-Commerce zone designation is highly competitive.

Once designated, the E-Commerce zone program applies to all of an existing enterprise zone boundary. E-commerce is defined as engaging predominantly in transactions via the internet or an internet-based computer platform. These transactions can include taking orders, closing sales,

making purchases, providing customer service or undertaking other activities that serve the business's overall purpose. The most significant feature of these E-Commerce designations is that qualifying businesses may receive a state income tax credit against the business's annual state income or corporate excise tax liability.

The state income tax credit that is available to qualified e-commerce businesses equals 25 percent of the investment cost made in capital assets used in e-commerce operations inside the enterprise zone. The annual maximum credit amount is \$2 million per year. Unused tax credit amounts may be carried forward over the next five years. The credit is claimed directly on corporate or individual tax returns. To be eligible for the credit, companies must be in compliance with the enterprise zone eligibility criteria. There have been no qualified E-Commerce projects within the WEEZ to date.

The following enterprise zones currently have E-Commerce designations: Beaverton, Bend, East Portland, Dallas/Independence/Monmouth, Greater Redmond Area, Gresham, Hillsboro, Hermiston, Jackson County, Medford Urban, Portland, Rogue, Salem, Springfield Community, and West Eugene.

#### *Next Steps*

After this discussion, the next steps for re-designating the WEEZ include a council resolution authorizing the City Manager to apply to the state for re-designation. Once the council takes action, then the Lane County Board of Commissioners will be asked to pass a similar resolution. With the resolutions in place, the City Manager will put together the requisite application materials and submit the application to the state. The enterprise zone re-designation will be effective as soon as the state approves the application.

For the E-Commerce designation, the council and County Board will need to approve resolutions authorizing application to the State of Oregon. Applications are submitted when one or more of the E-Commerce Zone designations becomes available. Eugene's expiring E-Commerce Zone is the only one available, and there appears to be strong interest across the state for such designation. If Eugene is re-designated, there will be a gap between the beginning of the re-designated WEEZ and an E-Commerce designation.

#### **RELATED CITY POLICIES**

The enterprise zone and E-Commerce designations encourage economic development activity targeted in the core area that supports adopted planning and policy goals and objectives.

Examples include:

#### Envision Eugene Pillars

*Provide ample economic opportunities for all community members*

1(a). Plan for an employment growth rate of 1.4 percent. This growth rate translates into an increase of 35,800 jobs over 20 years.

1(c). Work with property owners of current vacant or developed industrial lands, especially those larger than 25 acres, to reduce the financial and regulatory obstacles to development, with a goal of making these sites ready for development.

Regional Prosperity Economic Development Plan

- *By 2020, create 20,000 net new jobs in the chosen economic opportunity areas; reduce the local unemployment rate to, or below the state average; and increase the average wage to or above the state average.*
  
- *Strengthen Key Industries*
  - Identify strategies to address unique and logistical needs of existing and emerging industries
  - Develop associations or networks among targeted cluster businesses for innovative networking, information-sharing and provide opportunities for business growth
  - Pursue opportunities to expand and recruit businesses, ideas, and entrepreneurs into our region
  - Enhance our existing business and community

**COUNCIL OPTIONS**

Information only.

**CITY MANAGER'S RECOMMENDATION**

No recommendation provided at this time. Options, recommendations, and draft resolutions for the WEEZ and E-Commerce Zone re-designations will be provided at a future meeting.

**SUGGESTED MOTION**

Information only.

**ATTACHMENTS**

- A. West Eugene Enterprise Zone Map
- B. West Eugene Enterprise Zone Activity
- C. Ordinance No. 20368 (Includes Public Benefit Criteria)

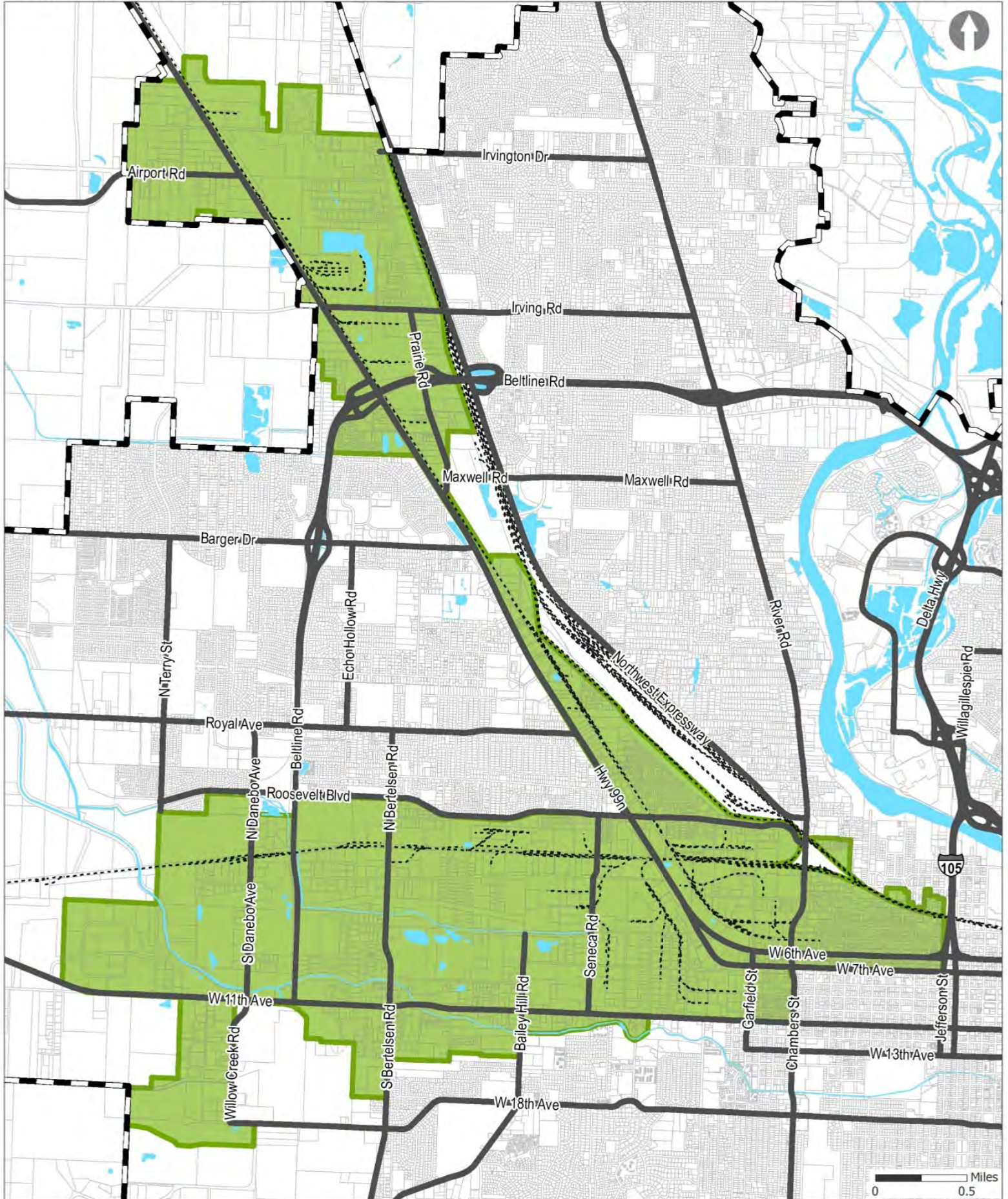
**FOR MORE INFORMATION**


Staff Contact: Denny Braud  
Telephone: 541-682-5536  
Staff E-Mail: Denny.Braud@ci.eugene.or.us










 Eugene UGB   
  West Eugene Enterprise Zone  
 --- Railroads

City of Eugene  
 Planning and Development  
 October 15, 2012
 

## **WEST EUGENE ENTERPRISE ZONE ACTIVITY 2005-2015**

### **Investments**

Total number of authorized investments: 33

Investments by local companies: 31 (94%)

Value of investments: \$516.5 million

Value of investments (excluding Hynix): \$148 million

Average Investment (excluding Hynix): \$4.8 million

### **Exemptions**

City portion of total tax exemptions – annual average: \$268,000

Total tax exemptions granted: \$6.1 million \*

Average total tax exemptions per year: \$610,000

### **Jobs**

Total projected job creation at application (excluding Hynix): 307

Last reported job creation for all completed investments (excluding Hynix): 524

Average exemption per job created: \$11,650

### **Pending**

Pending applications: 5

Pending application proposed investments: \$468,820,000

Pending application projected jobs: 283

\* Does not include Hynix tax exemption. Hynix was disqualified in 2008 and repaid \$5.4 million in foregone taxes.



**Summary of West Eugene Enterprise Zone Investments  
2005-2015**

<b>Business Name</b>	<b>Estimated Investment</b>	<b>Projected Job Creation</b>
Ardelis Inc., dba Rolf Prima	\$ 320,000	4
Aurora Innovations Inc.	\$ 1,000,000	6
ES&A	\$ 1,856,000	20
Extreme Technologies	\$ 3,058,000	12
Flappin Flags	\$ 550,000	1
GloryBee Foods #1	\$ 137,500	20
GloryBee Foods #2	\$ 500,000	
Golden Temple	\$ 11,000,000	30
Heli-Tech (2014 Auth.)	\$ 601,000	3
Heli-Tech	\$ 2,000,000	3
Heritage Distilling Company	\$ 770,300	8
Hop Valley	\$ 8,210,000	12
Hynix Semiconductor #1	\$ 156,000,000	91
Hynix Semiconductor #2	\$ 212,621,000	0
Imagine Graphics #1	\$ 749,100	2
Imagine Graphics #2	\$ 787,350	2
Lanz Cabinets	\$ 5,000,000	40
LightSmyth Technologies	\$ 750,000	1
Lile International Co.	\$ 2,410,000	1
Mohawk Metal	\$ 1,850,000	10
Ninkasi Brewing #1	\$ 525,000	4
Ninkasi Brewing #2	\$ 16,000,000	60
Oakshire #1 (Madera)	\$ 350,000	5
Oakshire #2 (Madison)	\$ 250,000	5
Oregon Precision Industries	\$ 2,000,000	8
Pacific Recycling Inc.	\$ 14,600,000	12
Peterson-Arne	\$ 5,900,000	8
Quality Metal Finishing	\$ 840,000	2
Seneca Sustainable Energy	\$ 47,479,143	11
SnoTemp (Eugene Freezing & Storage)	\$ 15,000,000	4
Strapworks	\$ 2,000,000	6
Valley-Tel	\$ 541,000	2
Green Valley Group LLC dba Wild Time Foods	\$ 880,000	5
<b>TOTALS</b>	<b>\$ 516,535,393</b>	<b>398</b>
<b>Without Hynix TOTALS</b>	<b>\$ 147,914,393</b>	<b>307</b>

*Continued on next page*

***Summary of West Eugene Enterprise Zone Investments  
2005-2015 (continued)***

**Pending Applications**

<b>Business Name</b>	<b>Estimated Investment</b>	<b>Projected Job Creation</b>
<b>Glorybee Foods</b>	\$ 18,070,000	19
<b>Yogi Tea</b>	\$ 19,100,000	18
<b>Carte Blanch Caterers</b>	\$ 150,000	2
<b>PakTech</b>	\$ 31,500,000	15
<b>Avago Technologies</b>	\$ 400,000,000	229
<b>TOTAL PENDING</b>	<b>\$ 468,820,000</b>	<b>283</b>

Information is based upon Enterprise Zone Authorization Approval Forms

The number of jobs created is the minimum; many companies exceed these numbers.



**COUNCIL ORDINANCE NUMBER 20368**

**COUNCIL BILL NUMBER 4923**

**AN ORDINANCE ESTABLISHING LOCAL CRITERIA APPLICABLE IN THE WEST EUGENE ENTERPRISE ZONE AND ADOPTING A PUBLIC BENEFIT SCORING SYSTEM; REPEALING RESOLUTION 4851; AND PROVIDING AN EFFECTIVE DATE.**

**ADOPTED: May 22, 2006**

**PASSED: 6:2**

**REJECTED:**

**OPPOSED: Bettman, Taylor**

**ABSENT:**

**EFFECTIVE: June 23, 2006**

**ORDINANCE NO. 20368**

**AN ORDINANCE ESTABLISHING LOCAL CRITERIA APPLICABLE IN THE WEST EUGENE ENTERPRISE ZONE AND ADOPTING A PUBLIC BENEFIT SCORING SYSTEM; REPEALING RESOLUTION 4851; AND PROVIDING AN EFFECTIVE DATE.**

**The City Council of the City of Eugene finds that:**

**A.** On April 20, 2005, the City Council adopted Resolution No. 4832 authorizing the City Manager to make application to the State of Oregon for designation of a West Eugene Enterprise Zone.

**B.** On August 2, 2005, the Board of Commissioners adopted Order #05-8-2-5, and on August 8, 2005, the City Council adopted Resolution 4851, in which the Board and Council adopted interim local criteria.

**C.** On June 28, 2005, by Director's Order No. DO-05-130, the Oregon Economic and Community Development Department approved the application and designated the West Eugene Enterprise Zone, effective July 1, 2005.

**D.** As provided by Resolution 4851, the City of Eugene and Lane County undertook a process to develop and adopt permanent standards and public benefit criteria for the West Eugene Enterprise Zone. The process began with the convening of a joint City/County committee composed of two elected officials from each governing body and a total of four community representatives, two of whom were appointed by each governing body. The committee met through January, 2006, providing opportunities for stakeholder participation and community involvement, including public hearings, and developed a proposal for permanent standards and public benefit criteria, which is attached as Exhibit A.

**E.** In developing its recommendation the Committee gave consideration to the support of existing businesses and retention of existing jobs as important elements of the West Eugene Enterprise Zone.

**NOW, THEREFORE,**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Based on the above findings, which are hereby adopted, the City Council hereby establishes the Local Public Benefit Criteria and Scoring System for the West Eugene Enterprise Zone, as set forth in Exhibit A attached hereto.

**Section 2.** Public benefit contributions shall be distributed on an annual basis to the following entities:

- 20% to Lane County;
- 20% to the City of Eugene; and
- 60% to support local education. The amount shall be distributed proportionally (based on permanent tax rates) to K-12 education, Lane ESD, and Lane Community College. The K-12 contribution shall be distributed to the 4-J and Bethel school districts in amounts proportional to the districts' enrollments.

**Section 3.** Enterprise Zone data will be reported to the Eugene City Council and the Lane County Board of Commissioners on an annual basis and will include information on new investments, tax exemptions granted, job creation, and public benefit criteria.

**Section 4.** Resolution 4851 is repealed upon the effective date of this Ordinance.

**Section 5.** Notwithstanding the effective date of Ordinances as provided in the Eugene Charter of 2002, this Ordinance shall become effective 30 days from the date of its adoption by the Council and approval by the Mayor or upon the adoption of a Resolution or Order of the Lane County Board of Commissioners containing substantially similar provisions, whichever date is later.

**Passed by the City Council this**

**22nd day of May, 2006**

  
 \_\_\_\_\_  
 City Recorder

**Approved by the Mayor this**

24 day of May, 2006

  
 \_\_\_\_\_  
 Mayor

## Public Benefit Criteria

### West Eugene Enterprise Zone (est. 2005)

<b>1.</b>	<b>Small Business</b>	<b>9 points maximum</b>
<p>Number of permanent, full-time employees after project completion, at submission of the Oregon Enterprise Zone Claim.</p> <p style="margin-left: 40px;">Less than 25 employees = 9 points                  Between 25 and 49 employees = 7 points                  Between 50 and 99 employees = 5 points                  Between 100 and 499 employees = 2 points</p>		

<b>2.</b>	<b>Health Insurance</b>	<b>7 points maximum</b>
<p>. Medical benefits for all eligible employees * = 4 points                  (Employer pays not less than 70% of the premium)</p> <p>. Medical benefits for family = 3 points                  (Employer pays not less than 50% of the premium)</p> <p style="margin-left: 40px;">* An eligible employee works 32 hours or more per week in a permanent position and has completed all necessary probation period.</p>		

<b>3.</b>	<b>Training &amp; Advancement Opportunities</b>	<b>7 points maximum</b>
<p>. Annual training expenditure <b>greater than or equal to</b> the U.S. average (as a percentage of total payroll).</p> <p style="margin-left: 40px;">Annual training expenditure <math>\geq 2.34\%</math> = 4 points  <i>(Benchmark source: American Society for Training and Development)</i></p> <p>. Company has a comprehensive written policy for wage or position advancement.</p> <p style="margin-left: 40px;">Written advancement policy = 3 points  <i>(Shall include details such as job descriptions, position classifications, regular performance evaluations, step advancement, progression pay schedule)</i></p>		

<b>4. Wages</b>	<b>7 points</b>
<p>. For companies with 25 or more employees, median wage for ALL employees is <b>equal to or greater than</b> the median wage for the traded sector industries* within Lane County.</p> <p style="text-align: center;">2005 Median wage = \$ 14.95 per hour</p> <p>. For companies with less than 25 employees, median wage for ALL employees is <b>equal to or greater than</b> 85% of the median wage for the traded sector industries within Lane County.</p> <p style="text-align: center;">85% of 2005 Median wage = \$ 12.70 per hour</p> <p><i>* Traded sector industries include manufacturing, wholesale trade, and transportation / warehousing as defined by the Oregon Employment Department.</i></p>	

<b>5. Employee Benefits</b>	<b>6 points maximum</b>
<p>Company provides non-mandated employee benefit(s) to all employees.</p> <p style="margin-left: 40px;">Childcare = 1 point          Life Insurance = 1 point          Employer Paid Time Off * = 1 point          Profit Sharing = 1 point          Retirement Plan = 1 point          Transportation = 1 point</p> <p><i>* Includes holiday, vacation, sick leave, undesignated leave (minimum of 10 days)</i></p>	

<b>6. Redevelopment</b>	<b>5 points</b>
<p>New investment is an expansion of the current site or a redevelopment of a brownfield or vacant building(s).</p>	

<b>7. Referral Agency Hiring</b>	<b>3 points maximum</b>
<p>Percentage of new jobs hired through local, training/referral agencies.</p> <p style="margin-left: 40px;">Greater than 10% = 1 point          Greater than 30% = 2 points          Greater than 50% = 3 points</p> <p><i>Examples: Department of Human Services, Catholic Community Services, Goodwill Industries, Lane Workforce Partnership, Lane Community College, local unions, Oregon Employment Department,</i></p>	

*Private Rehabilitation Agencies, St. Vincent de Paul, Salvation Army, Vocational Rehabilitation, other.*

<b>8. Construction</b>	<b>3 points maximum</b>
<p>Company takes steps to ensure a positive work environment during construction of a qualified enterprise zone investment.</p>	
<ul style="list-style-type: none"> <li>. Utilization of State approved (Oregon Apprenticeship and Training Division) apprenticeship programs for construction trades during construction.</li> </ul>	2 points
<ul style="list-style-type: none"> <li>. Qualified firm signs a “Build Oregon Responsibly” agreement.</li> </ul>	1 point

<b>9. Investment Size</b>	<b>2 points maximum</b>
<p>Size of new investment.</p>	
Assessed value equal to or greater than \$2,500,000	1 point
Assessed value equal to or greater than \$5,000,000	2 points

The criteria above will determine if a company is required to make a Public Benefit Contribution. Companies scoring below 25 points will be required to make a Public Benefit Contribution. The formula for calculating the Public Benefit Contribution is described below.

### ***Calculating the Public Benefit Contribution***

Companies that score below 25 points will make a public benefit contribution based on the following formula:

$\frac{25 - \text{Criteria Points Earned}}{100} \times \text{Tax Exemption} = \text{Public Benefit Contribution}$
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### ***Example***

If a company scores 20 points and has a tax exemption of \$100,000, the company will make a \$5,000 Public Benefit Contribution (5% of the tax exemption).

$\frac{25 - 20}{100} \times \text{Tax Exemption} = \text{Public Benefit Contribution}$
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$$\frac{25 - 20}{100} \times \$ 100,000 = \$ 5,000$$

### ***Job Creation Cap – Additional Public Benefit Criteria***

The three-year tax exemption benefit shall be limited to a maximum of \$96,000 per job created or \$32,000 per job created per year, whichever is less. Tax exemption benefits in excess of that amount shall be paid as a public benefit contribution. Public benefit contribution payments made with the criteria points formula (above) will be credited towards the payment required by the job creation cap. The maximum public benefit payment shall be one-third of the tax exemption benefit.



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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### Pledge of Allegiance to the Flag

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Meeting Date: May 23, 2016  
 Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 1  
 Staff Contact: Kris Bloch  
 Contact Telephone Number: 541-682-8497

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#### **ISSUE STATEMENT**

The Pledge of Allegiance to the Flag will be recited in observance of Memorial Day which is celebrated on May 30.

#### **BACKGROUND**

The City Council voted at its June 27, 2011, work session to begin formal council meetings with a voluntary recitation of the Pledge of Allegiance to the Flag at those meetings closest to the following holidays: Memorial Day, Veterans Day, Flag Day, and the Fourth of July. In addition, the council voted to begin a practice of reading from the Declaration of Independence and/or the Constitution of the United States at the beginning of its meeting closest to the Fourth of July.

According to the United States Code, Title 4 (U.S. Flag Code), the Pledge "...should be rendered by standing at attention and facing the flag with the right hand over the heart. When not in uniform, men should remove any non-religious headwear with their right hand and hold it at the left shoulder, the hand being over the heart. Persons in uniform should remain silent, face the flag, and render the military salute."

The Pledge is as follows: *"I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."*

#### **CITY MANAGER'S RECOMMENDATION**

No recommendation is necessary.

#### **SUGGESTED MOTION**

No motion is necessary.

#### **FOR MORE INFORMATION**

Staff Contact: Kris Bloch

Item 1.

Telephone: 541-682-8497  
Staff E-Mail: kris.d.bloch@ci.eugene.or.us

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Public Forum

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Meeting Date: May 23, 2016  
Department: City Manager's Office  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 2  
Staff Contact: Beth Forrest  
Contact Telephone Number: 541-682-5882

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#### **ISSUE STATEMENT**

This segment allows citizens the opportunity to express opinions and provide information to the council. Testimony presented during the Public Forum should be on City-related issues and should not address items which have already been heard by a Hearings Official, or are on the present agenda as a public hearing item.

#### **SUGGESTED MOTION**

No action is required; this is an informational item only.

#### **FOR MORE INFORMATION**

Staff Contact: Beth Forrest  
Telephone: 541-682-5882  
Staff E-Mail: [beth.l.forrest@ci.eugene.or.us](mailto:beth.l.forrest@ci.eugene.or.us)



# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



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## Approval of City Council Minutes

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Meeting Date: May 23, 2016  
Department: City Manager's Office  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3A  
Staff Contact: Kris Bloch  
Contact Telephone Number: 541-682-8497

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### ISSUE STATEMENT

This is a routine item to approve City Council minutes.

### SUGGESTED MOTION

Move to approve the minutes of the April 27, 2016, Work Session, and May 9, 2016, Work Session and Meeting.

### ATTACHMENTS

- A. April 27, 2016, Work Session
- B. May 9, 2016, Work Session and Meeting

### FOR MORE INFORMATION

Staff Contact: Kris Bloch  
Telephone: 541-682-8497  
Staff E-Mail: [kris.d.bloch@ci.eugene.or.us](mailto:kris.d.bloch@ci.eugene.or.us)





## ATTACHMENT A

## MINUTES

**Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**April 27, 2016  
12:00 p.m.**

**Councilors Present:** George Brown, Betty Taylor, Alan Zelenka, George Poling, Mike Clark, Claire Syrett, *Greg Evans via phone*, Chris Pryor

Mayor Piercy opened the April 27, 2016, city council work session.

### 1. **WORK SESSION: City Hall Update**

Design and Construction Manager Mike Penwell and representatives from Rowell-Brokaw gave a PowerPoint presentation on the new City Hall discussing energy performance, seismic standards, civic identity, cost information, proposed funding, and council decision points.

Council discussion:

- Council hasn't seen a lot of financial detail and have a responsibility to ask for that information.
- Council should have been informed of financial overrun of project earlier.
- This process has been mismanaged; design should include council offices.
- Cost increases are due to new enhancements council desires but hasn't made a decision on yet.
- The investment of Risk Fund dollars in seismic upgrade is a good business decision.
- Important to have an operable building for the community in the wake of a major disaster.
- It would be irresponsible to build this building without the seismic upgrade.
- The City Manager has done exactly as the Council has directed.
- Spending on this project is extravagant and the community is not supportive.
- An adjustment around experience and expectations for this project is needed; increased communication to the public is critical.
- LEED gold status is important; will reduce operating costs and increase energy efficiency.
- Council doesn't need dedicated offices at this time; cubicles and access to a meeting room is sufficient.
- City Hall should have a high level of civic quality and should be something the community is proud of.

**MOTION AND VOTE:** Councilor Clark, seconded by Councilor Brown, moved that the City Manager go to the next EWEB board meeting - not staff - and ask them this question: Would the board please vote at your convenience, on your willingness to enter into negotiations with the City for the purchase of their building? **FAILED 2:5**, Councilors Brown and Clark in support.

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Taylor, moved to temporarily suspend work on the current City Hall project until the council has had at least one more work session to thoroughly review the financial status of the project. **FAILED 3:4**, Councilors Brown, Taylor and Clark in support.

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved to extend 15 minutes. **PASSED 7:1**, Councilor Brown opposed.

Item 3.A.

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved that the new City Hall should be a LEED Gold-certified building. **PASSED 7:1**, Councilor Brown opposed.

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved that the new City Hall have a seismic rating of 1.5. **FAILED 3:5**, Councilors Zelenka, Syrett, and Pryor in support.

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved that the new City Hall include dedicated offices in the current phase of the project. **FAILED 2:6**, Councilors Brown and Taylor in support.

**MOTION AND VOTE:** Councilor Zelenka, seconded by Councilor Taylor, moved that the new City Hall should have the level of civic quality presented in the design. **PASSED 6:2**, Councilors Brown and Taylor in opposition.

The meeting adjourned at 1:38 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder

## MINUTES

**Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**May 9, 2016  
5:30 p.m.**

**Councilors Present:** George Brown, Betty Taylor, *Alan Zelenka via phone*, *George Poling via phone*, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

Mayor Piercy opened the May 9, 2016, City Council Work Session.

**A WORK SESSION: Downtown Improvement – Farmers’ Market**

Community Development Manager Denny Braud and Senior Planner Nan Laurence gave a PowerPoint presentation discussing the Farmers’ Market value, activity level, existing conditions, goals, options, and funding.

Council discussion:

- The Urban Renewal District money (500k) earmarked for Farmers’ Market improvements has remained untouched and there are no concrete plans to use it.
- The 4J School District is very concerned about the loss of revenue if the Urban Renewal District would terminate.
- The market is too cramped and has insufficient space; council should clarify what it is willing and able to do and then act.
- The Farmers’ Market is in need of immediate attention.
- The community cares deeply about the future of the market.
- Extension of the URD is unnecessary, alternative funding sources are available to pay for Farmers’ Market projects and improvements.
- Public/private partnership opportunities are available and should be explored.
- County has a large responsibility in this initiative; encourage them to help.

**B. WORK SESSION: Downtown Improvements – Park Blocks and Open Space**

Community Development Manager Denny Braud and Senior Planner Nan Laurence gave a PowerPoint presentation discussing downtown improvements and open space funding options, network of spaces, public engagement and place-making, and capital improvements.

Council discussion:

- Engagement of neighborhoods is needed.
- As downtown revitalizes, greater effort to make it welcoming and usable for all in our community is needed.
- Spending \$25 million downtown is not a viable option.
- Park Blocks need permanent restroom, more seating and more lighting.
- Phased approach is key; start with basic improvements first.

**C. CONSENT CALENDAR**

**MOTION AND VOTE:** Councilor Evans, seconded by Councilor Taylor, moved to approve the Items on the consent calendar. **PASSED 8:0**

Item 3.A.

The work session adjourned at 6:59 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder

## MINUTES

**Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401**

**May 9, 2016  
7:30 p.m.**

**Councilors Present:** George Brown, Betty Taylor, *Alan Zelenka via phone*, *George Poling via phone*, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

Mayor Piercy opened the May 9, 2016, City Council Meeting.

1. Mayor Piercy read a proclamation declaring May 12, 2016 as Eugene Symphony Day.

2. **PUBLIC FORUM**

1. Ed Moye – Opposed the South Willamette Special Area Zone (SW-SAZ).
2. Susan Ban – Supported the proposed Housing First resolution
3. Karen Creighton – Concerned about summer programs and small budget for Sheldon Center.
4. Seth Sadofsky – Opposed proposal to withdraw the SW-SAZ.
5. Corina MacWilliams – Supported immediate implementation of Climate Recovery Ordinance.
6. Thomas Price – Supported council asking more questions of Sustainability Commission.
7. Jennifer Smith – Opposed proposal to withdraw the SW-SAZ.
8. Vic Hariton – Opposed the SW-SAZ and supported stopping the plan.
9. Sage Fox - Supported action on and implementation of the climate recovery ordinance.
10. Jenny Gordon - Supported immediate implementation of Climate Recovery Ordinance.
11. Laurie Powell - Supported immediate implementation of Climate Recovery Ordinance.
12. Emily Semple – Supported idea of a city shelter and greater effort to help the homeless.
13. Merle Weiner – Opposed proposal to withdraw the SW-SAZ.
14. Richard Guske – Supported idea of a city shelter to help homeless.
15. Lonnie Douglas – Supported cancelling the City Hall project and looking for other options.
16. Jack Richardson – Supported improvements for the Farmers’ Market.
17. Jennifer Frenzer-Knowlton – Supported a city shelter and revised Housing First resolution.
18. Sue Sierralupé – Supported more bathrooms downtown.
19. Michael Gannon – Supported education efforts for pedestrian rights.
20. Eliza Kashinsky – Opposed withdrawal of the SW-SAZ and supported a facilitated conversation.
21. Judi Horstmann – Opposed withdrawal of the SW-SAZ and supported a facilitated conversation.
22. Cindy Kokis – Supported a city shelter and more sanitation efforts.
23. Kimberly Gladen – Discussed inadequate enforcement of the laws in the downtown plaza.
24. Spencer Nelson – Opposed the idea of a \$15.00 minimum wage.

Council discussion:

- There was no dishonest or ill intent with regard to SW-SAZ.
- More oversight would be needed to keep downtown bathrooms safe and operational.
- Requests for a refinement plan for the South Willamette area are acknowledged.
- The City Manager has consistently followed direction from Council on the City Hall plan.

**2. ACTION: Housing First Resolution**

**MOTION AND VOTE:** Councilor Evans, seconded by Councilor Taylor, moved to adopt Resolution 5153 as amended with friendly (below), in support of the Housing First strategy. **PASSED 8:0**

- **Amend the second sentence of Section 1 to read: “To that end, the City of Eugene is committed to a Housing First approach as a core strategy to address the need for adequate low-cost housing.”**
- **Amend the second sentence of Section 2 to read: “The Housing First approach is not intended to be a substitute for the current programs or future program expansion and innovations of the City that address those emergency shelter needs.”**

Council discussion:

- Modifications are intended to clarify what the intentions are.
- Emergency and temporary shelters need to be added to the inventory of community resources.
- City can’t do this alone; multi-governmental strategy is important.

**3. ACTION: Motion to Withdraw South Willamette Special Area Zone**

**MOTION AND VOTE:** Councilor Brown, seconded by Councilor Evans, moved to withdraw the entire South Willamette Special Area Zone adoption package, including but not limited to the creation of the South Willamette Special Area Zone. **PASSED 8:0**

Council discussion:

- Despite good intentions, this project didn’t work.
- Important for council to recognize that the wrong approach and process was taken and try again.

The meeting adjourned at 8:57 p.m.

Respectfully submitted,

Chuck Crockett  
Deputy City Recorder

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Approval of Tentative Working Agenda

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Meeting Date: May 23, 2016  
Department: City Manager's Office  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3B  
Staff Contact: Beth Forrest  
Contact Telephone Number: 541-682-5882

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#### **ISSUE STATEMENT**

This is a routine item to approve City Council Tentative Working Agenda.

#### **BACKGROUND**

On July 31, 2000, the City Council held a process session and discussed the Operating Agreements. Section 2, notes in part that, "The City Manager shall recommend monthly to the council which items should be placed on the council agenda. This recommendation shall be placed on the consent calendar at the regular City Council meetings (regular meetings are those meetings held on the second and fourth Monday of each month in the Council Chamber). If the recommendation contained in the consent calendar is approved, the items shall be brought before the council on a future agenda. If there are concerns about an item, the item may be pulled from the consent calendar at the request of any councilor or the Mayor. A vote shall occur to determine if the item should be included as future council business." Scheduling of this item is in accordance with the Council Operating Agreements.

#### **RELATED CITY POLICIES**

There are no policy issues related to this item.

#### **COUNCIL OPTIONS**

The council may choose to approve, amend or not approve the tentative agenda.

#### **CITY MANAGER'S RECOMMENDATION**

Staff has no recommendation on this item.

#### **SUGGESTED MOTION**

Move to approve the items on the Tentative Working Agenda.

**ATTACHMENTS**

A. Tentative Working Agenda

**FOR MORE INFORMATION**

Staff Contact: Beth Forrest  
Telephone: 541-682-5882  
Staff E-Mail: beth.l.forrest@ci.eugene.or.us



# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

May 19, 2016

<b>MAY 23</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Enterprise Zone Program		60 mins – PDD/Braud
B. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins

<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Pledge of Allegiance to the Flag (Memorial Day)		
2. Public Forum		
3. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
c. Appointment to Metropolitan Wastewater Management Commission		PW/Cahill
d. Approval of Opportunity Village Eugene		CS/Cariaga
4. PH: Exemption to Burn Ban Ordinance		PW/Miller
5. PH: Downtown Urban Renewal Plan Amendment		PDD/Nobel

<b>MAY 25</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Downtown Urban Renewal Plan Amendment – Review Comments		90 mins – PDD/Nobel

<b>MAY 26</b>	<b>THURSDAY</b>	<b>**NOTE: BUDGET COMMITTEE MEETING ADDED**</b>
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<b>6:15 p.m.</b>	<b>Budget Committee Meeting</b>	
<b>B/T Room, Library</b>	<b>Expected Absences:</b>	
A. Public Hearing and Budget Committee Deliberation & Recommendation		

<b>JUNE 8</b>	<b>WEDNESDAY</b>
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<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences: Piercy</b>	
A. WS: Community Justice Update		90 mins – CS/Hammitt

<b>JUNE 13</b>	<b>MONDAY</b>
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<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Downtown Urban Renewal Plan Amendment		45 mins - PDD/Nobel
B. WS: Downtown Parking		45 mins – PDD/Petry

<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Pledge of Allegiance to the Flag (Flag Day)		
2. Public Forum		
3. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
4. Action: Exemption to Burn Ban Ordinance		PW/Miller
4. Action: CDBG Human Service Cap RFP		PDD/Jennings
5. Action: Appointments to Boards, Committees and Commissions		CS/Forrest

# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

May 19, 2016

## JUNE 15 WEDNESDAY

**Noon Council Work Session**  
**Harris Hall Expected Absences:**  
 A. WS: \$15 Minimum Wage for City and Contract Employees 45 mins – CS/  
 B. WS: Rental Housing Code 45 mins – PDD/Nicholas

## JUNE 20 MONDAY

**5:30 p.m. Council Work Session**  
**Location TBD Expected Absences:**  
 1. Forum on South Willamette PDD

## JUNE 22 WEDNESDAY

**Noon Council Work Session**  
**Harris Hall Expected Absences:**  
 A. WS: Parks and Recreation System Plan Update 45 mins – PW/LRCS  
 B. WS: (*Police Auditor Annual Performance Evaluation*)

## JUNE 27 MONDAY

**5:30 p.m. Council Work Session**  
**Harris Hall Expected Absences: Evans, Taylor**  
 A. Committee Reports and Items of Interest from Mayor, City Council and City Manager 30 mins  
 B. WS: Climate Recovery Update 45 mins – CS/Nelson

**7:30 p.m. Council Meeting**  
**Harris Hall Expected Absences:**  
 1. Public Forum  
 2. Consent Calendar  
     a. Approval of City Council Minutes CS/Bloch  
     b. Approval of Tentative Working Agenda CS/Forrest  
 3. PH: Ordinance on Metro Plan Amendments - Brenelaine Investments PDD/Galloway  
 4. PH and Action: COE Supplemental Budget CS/Miller  
 5. PH and Action: COE FY17 Proposed Budget CS/Miller  
 6. PH and Action: URA Supplemental Budget CS/Miller  
 7. PH and Action: URA FY17 Proposed Budget CS/Miller

## JUNE 29 WEDNESDAY

**Noon Council Work Session**  
**Harris Hall Expected Absences: Evans, Taylor**  
 A. WS:  
 B. WS:

## JULY 11 MONDAY

**5:30 p.m. Council Work Session**  
**Harris Hall Expected Absences:**  
 A. WS: South Willamette Forum Follow-Up 90 mins - PDD

**7:30 p.m. Council Meeting**  
**Harris Hall Expected Absences:**  
 1. Pledge of Allegiance to the Flag (Independence Day)  
 2. Public Forum  
 3. Consent Calendar  
     a. Approval of City Council Minutes CS/Bloch  
     b. Approval of Tentative Working Agenda CS/Forrest  
     c. Authorization of EWEB Bond (refinancing) CS/Cutsogeorge

A=action; PH=public hearing; WS=work session

# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

May 19, 2016

<b>JULY 13</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Healthy Downtown		45 mins – PDD/Hammond
B. WS: Overview of Chronic Nuisance Code		45 mins- PDD/Nicholas
<b>JULY 18</b>	<b>MONDAY</b>	
<b>7:30 p.m.</b>	<b>Council Public Hearing</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. PH:		
<b>JULY 20</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Minority, Women, & Disadvantaged Business Enterprise		45 mins – CS/Silvers
B. WS: Renter Displacement Protection		45 mins – PDD/Jennings
<b>JULY 25</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
B. WS:		
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
<b>JULY 27</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		
B. WS:		
<b>COUNCIL BREAK: JULY 28, 2016 – SEPTEMBER 12, 2016</b>		
<b>SEPTEMBER 12</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS: Process Session		90 mins - CS
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
3. Committee Reports: LWP, Chamber of Commerce, HPB, LRAPA, MWMC		

A=action; PH=public hearing; WS=work session

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# EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

May 19, 2016

<b>SEPTEMBER 14</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		45 mins –
B. WS:		45 mins –
<b>SEPTEMBER 19</b>	<b>MONDAY</b>	
<b>7:30 p.m.</b>	<b>Council Public Hearing</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. PH:		
<b>SEPTEMBER 21</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		45 mins –
B. WS:		45 mins –
<b>SEPTEMBER 26</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest from Mayor, City Council and City Manager		30 mins
B. WS:		
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
<b>SEPTEMBER 28</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		45 mins –
B. WS:		45 mins –
<b>OCTOBER 10</b>	<b>MONDAY</b>	
<b>5:30 p.m.</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. Committee Reports and Items of Interest: HRC, SC, HSC, LCOG, MPC, PSCC		30 mins
B. WS:		
<b>7:30 p.m.</b>	<b>Council Meeting</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Bloch
b. Approval of Tentative Working Agenda		CS/Forrest
<b>OCTOBER 12</b>	<b>WEDNESDAY</b>	
<b>Noon</b>	<b>Council Work Session</b>	
<b>Harris Hall</b>	<b>Expected Absences:</b>	
A. WS:		
B. WS:		

A=action; PH=public hearing; WS=work session





# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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Action: Appointment to Metropolitan Wastewater Management Commission

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Meeting Date: May 23, 2016  
 Department: Public Works  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 3C  
 Staff Contact: Michelle Cahill  
 Contact Telephone Number: 541-682-8606

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### ISSUE STATEMENT

This is an action item to appoint one member to the Metropolitan Wastewater Management Commission to fill a position with a term which will expire January 31, 2018.

### BACKGROUND

The purpose of the Metropolitan Wastewater Management Commission (MWMC) is to act as the governing and policy-making body for regional wastewater management activities. Seven persons compose the commission, three of whom represent the city of Eugene: one elected official and two citizen-at-large members. The Mayor appoints the elected official and nominates the citizen representatives for three-year terms. The City Council then votes on the Mayor's citizen nominations.

Hilary Loud, a current citizen representative, requested to step down from the commission. This nomination is for an interim representative, with an opportunity to continue for future terms subject to Mayor Nomination and Council Approval.

The Mayor nominates Peter Ruffier for this appointment. Mr. Ruffier brings vast experience in the wastewater industry and great experience with the MWMC partnership. Applications from three candidates were reviewed for this position.

### RELATED CITY POLICIES

The Metropolitan Wastewater Management Commission serves as an advisory body to the City Council working under an intergovernmental agreement.

### COUNCIL OPTIONS

1. Appoint the applicant who has been nominated.
2. Appoint someone else.
3. Seek additional candidates for this position.

### CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation on this item; the appointment is made by the council.

**SUGGESTED MOTIONS**

I move to appoint Peter Ruffier to Position 1 on the Metropolitan Wastewater Management Commission for an interim term beginning on June 1, 2016, and ending on January 31, 2018.

**ATTACHMENTS**

- A. List of Current MWMC Membership
- B. Applicant Details

**FOR MORE INFORMATION**

Staff Contact: Michelle Cahill  
Telephone: 541-682-8606  
Staff E-Mail: michelle.r.cahill@ci.eugene.or.us



**ATTACHMENT A****Metropolitan Wastewater Management Commission**CHARGE

The purpose and objective of the Commission is to provide wastewater treatment services on a regional basis for the Eugene-Springfield metropolitan area and to take action necessary or convenient to perform its functions and duties.

Source of Existence: Intergovernmental Agreement - February 9, 1977  
(Eugene, Springfield, Lane County)

Bylaws: Yes  
Code: --

Sunset Date: Mandatory/Council

Membership: 7 (1 Springfield elected official, 1 citizen member)  
Number: (1 Eugene elected official, 2 citizen members)  
(1 County elected official; 1 citizen member)

In City: } Bylaws do not specify residence requirement  
Out City: }

Terms: 3 years or at pleasure of governing body  
Ward: No  
Qualifier: See Membership

Appointed By: City Elected Official: Mayor/Council recommendation  
County Elected Official: Lane County Board of Commissioners  
Citizen members: City Council/Lane County application

Meeting Time: At least one meeting each month at a time specified.  
(Currently the 2<sup>nd</sup> Friday of each month at 7:30 a.m.)  
Occasional night meetings

Funding Source: MWMC

Staff Liaison: Matt Stouder, Environmental Services/MWMC General Manager  
Anette Spickard, DPW Director/ MWMC Executive Officer  
Michelle Cahill, Eugene Wastewater Director

Elected Official  
Liaisons: Faye Stewart, Lane County Commissioner  
Joe Pishioneri, Springfield City Councilor  
George Brown, Eugene City Councilor

<b>STAKEHOLDERS</b>	<b>Metropolitan Wastewater Mgmt 1/1/2016</b>	<b>Active</b>	
<b><u>Name</u></b>	<b><u>Phone</u></b>	<b><u>Cycle Start Date</u></b>	<b><u>Exp Date</u></b>
LOUD, HILARY 1800 Lakewood Court, #102 Eugene, OR 97402 <u>Eugene Citizen</u>	hm: wk: cell: 541-914-4111 <a href="mailto:hilaryloud@gmail.com">hilaryloud@gmail.com</a>	2/1/15 Gave resignation 1/1/2016 Will fill in until a new person is appointed	<b>1/31/18</b>
MEYER, WALT 3987 Brae Burn Dr Eugene, OR 97405 <u>Eugene Citizen</u>	hm: 541-914-9690 wk: 541-431-1280 cell: 541-914-9690 <a href="mailto:Nwmeyer1@hotmail.com">Nwmeyer1@hotmail.com</a> <a href="mailto:WMeyer@westyost.com">WMeyer@westyost.com</a>	2/1/16	<b>1/31/19</b>
BROWN, GEORGE 1740 Graham Drive Eugene, OR 97405 <u>Eugene Council</u>	hm: 541-344-8264 wk: 541-682-8341 cell: <a href="mailto:George.R.Brown@ci.eugene.or">George.R.Brown@ci.eugene.or</a>	2/1/14	<b>1/31/17</b>
STEWART, FAYE 125 E 8 <sup>th</sup> Ave. Eugene, OR 97401 <u>Lane County Comm.</u>	hm: 541-942-0870 wk: 541-682-4203 Cell: 541-954-4061 <a href="mailto:Faye.Stewart@co.lane.or.us">Faye.Stewart@co.lane.or.us</a>	2/01/16	<b>1/31/19</b>
INGE, BILL 1831 W. Broadway Eugene, OR 97402 <u>Lane County Citizen</u>	hm: 541-525-4900 (unlisted) wk: 541-342-1831 cell: 541-525-4900 (Unlisted) <a href="mailto:binge@alsco.com">binge@alsco.com</a>	7/1/13	<b>6/30/17</b>
KEELER, DOUG 3905 Hayden Bridge Rd. Springfield, OR 97477 <u>Springfield Citizen</u>	hm: 541-741-9168 wk: cell: 541-912-3004 <a href="mailto:Doug.Keeler@comcast.net">Doug.Keeler@comcast.net</a>	2/1/13	<b>1/31/19</b>
PISHIONERI, JOE 961 S 70th Street Springfield, OR 97478 <u>Springfield Council</u>	hm: 541-747-7033 wk: 541-682-2222 cell: 541-579-8778 <a href="mailto:jpishioneri@springfield-or.gov">jpishioneri@springfield-or.gov</a>	2/1/15	<b>1/31/18</b>

**Total Stakeholders in the Metropolitan Wastewater Management Commission - 7**



# Interested Applicants

InterestedApplicants

4/15/2016 3:10:37 PM

## Metropolitan Wastewater Management Commission

Name **Jamie . McLeod**

Address **1575 Riverview St.**

**Eugene OR 97403**

Occupation **Law Student**

Business Address **1515 Agate St**

**Eugene OR 97405**

Evening Phone **408-768-3579** Day Phone **408-768-3579**

Do You Live within the City Limits? **Y** If so how long? **2 yr, 7 mo**

Ward **3** Neighborhood **Laurel Hill Valley Citizens**

Employer **Univ. of Oregon**

Fax E-Mail **jamiemcleod08@gmail.com**

How did you learn of this vacancy? **Friend**

### Optional Information

Gender **F** Age **46-55** Ethnicity **White/European American**

Disability **N** Description

Additional Languages spoken

### Education / Training

**Juris Doctorate, University of Oregon (May 2016); Master of Regional Planning, Cornell University; Bachelor of Science Civil Engineering, Rensselaer Polytechnic Institute; Planner, American Institute for Certified Planners (AICP)**

### Job Experience

**Law Clerk, Klamath Co Court & Army Corps of Engrs & Land Use Board of Appeals; Envr. Planner, Santa Clara Valley Water District; Council Member, Santa Clara, CA; City Planner, Sunnyvale; Water & Sanitation Prog Mngr, Intl Rescue Comm, Bosnia & Kosovo**

### Community Service / Volunteer

**Community Mediator, Santa Clara Co; Refugee Resettlement Director, International Rescue Committee; Audit Committee; Ethics Committee; Water For People, India; Senior Examiner, California Awards for Performance Excellence.**

### Personal Experience

**Graduated high school in southern Oregon; co-founded alliance of policy makers, planners, developers, and envr leaders to create regional green building standards; provided clean water trainings in rural Indian and Kosovar villages; well travelled.**



## Interested Applicants

InterestedApplicants

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### Personal Interest

**My interest in water and waste management led me to study environmental law; other fmr service: Santa Clara Co Recycling & Waste Reduction, Bay Area Water Supply & Conservation Agency, and San Francisco Bay Area Regional Water System Financing.**

No Supplemental Answers

### Contribution

**My intent would be to utilize my experience and training to provide recommendations to the Council – and exercise any delegated authority – on goals, policies, service/utility rates, capital projects, budget oversight, and grant management.**



# Interested Applicants

InterestedApplicants

4/15/2016 3:10:37 PM

## Metropolitan Wastewater Management Commission

Name **Peter . Ruffier**

Address **2724 Malibu Way**

**Eugene OR 97405**

Occupation **Retired**

Business Address

**Eugene 97405**

Optional Information

Gender **M** Age **56-65** Ethnicity **White/European American**

Additional Languages spoken

Education / Training

**Bachelor of Science Degree, Michigan State Univ (1976) Masters Degree (Water Resources Management), Univ of Wisconsin (1979). Extensive post-grad studies in environmental science and water quality topics.**

Community Service / Volunteer

**Chair of the Oregon Association of Clean Water Agencies, member of the State DEQ's Policy Advisory Committee on state's water quality standards, member of the International Standards Development Committee of the Alliance for Watershed Stewardship**

Evening Phone **5415147019** Day Phone **5415147019**

Do You Live within the City Limits? **Y** If so how long? **22 years**

Ward **1** Neighborhood **Friendly Area Neighbors**

Employer

Fax E-Mail **ruffier@comcast.net**

How did you learn of this vacancy? **Friend**

Disability **N** Description

Job Experience

**Research Biologist, Madison Metropolitan Sewerage District (1997-1988), Director of Technical Services, Assoc of Metro Sewerage Agencies (1988-1991), Wastewater Div Director, City of Eugene (1992-2010), Regulatory Affairs Director, Clean Water Servcs**

Personal Experience

**My career was spent in wastewater and water quality, including an 18 year period as Director of the Wastewater Division for the City of Eugene. I have gained a depth of experience on the issues pertinent to the MWWC, both technical and political.**

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## Interested Applicants

InterestedApplicants

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### Personal Interest

**I have been involved in the implementation of environmental policy through my work, and would like to be a part of establishing such policy. I consider myself an environmental realist, integrating the ideologies of environmental protection and preservation with the practical realities of available monetary and material resources to accomplish the ideological objectives. I have a strong background in wastewater operations and water quality regulations and policy and would like to continue to be involved in these areas and make a positive contribution to my community.**

### Contribution

**I believe that I can bring a strategic perspective to the MWMC that combines my operational experience and my involvement in state, federal, and international water quality issues to contribute to the development of appropriate policies and guidance for the next steps that the Commission must take. The Commission is operating under an NPDES permit that is on administrative extension. The next permit will include many new requirements for the treatment of wastewater and the management of biosolids. Properly anticipating such requirements and taking steps in advance that could mitigate or avoid strict new regulations, will require the type of experience and insights which I can bring to the Commission. There will also be issues not related to the technical aspects of wastewater-- such as whether to extend service to Goshen, and the fiscal challenges attached to enhanced wastewater treatment-- where my unique background will be very valuable in the development of effective solutions.**

No Supplemental Answers



# Interested Applicants

InterestedApplicants

4/15/2016 3:10:37 PM

## Metropolitan Wastewater Management Commission

Name **Shannon C. Wilhite**

Evening Phone **616-558-0404** Day Phone **616-558-0404**

Address **1760 Villard St.**

Do You Live within the City Limits? **Y** If so how long? **2 yrs. 6 m.**

**Eugene OR 97403**

Ward **3** Neighborhood **Fairmont Neighbors**

Occupation **Student - University of Oregon Law**

Employer

Business Address

Fax E-Mail **scmwilhite@gmail.com**

How did you learn of this vacancy? **Web Site**

### Optional Information

Gender **F** Age **36-45** Ethnicity **White/European American**

Disability **N** Description

Additional Languages spoken

### Education / Training

**Graduate coursework: Wastewater Management Master's Program (1 yr.) and Independent Project: Persistent Organic Pollutants' Affect on Genetics. UO Law: Sustainability and the Law and Sustainable Cities Initiative Project: Stormwater Management.**

### Job Experience

**City of Arcata: water quality biologist (1 yr.), Soundhein Environmental Services: testing water quality from LUFT sites (3yrs.)**

### Community Service / Volunteer

**350 Eugene, OLCV, Our Children's Trust: Legal writing on Climate Change, Bernie Sanders' Presidential Campaign, and Environmental Protection and Information Center: Research on pesticides and herbicides.**

### Personal Experience

**Over the last 11 years I have been dedicated to various water issues/projects. I also walk/bus/bike in Eugene for personal health and to reduce CO2 emissions. I am part of Terracycle, which works to eliminate household/business waste, and I compost.**



## Interested Applicants

InterestedApplicants

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### Personal Interest

**I feel passionately about sustainability, and water/ water quality. I feel sustainability, climate change, and water are issues of our time. I feel for a city to be sustainable it can be modeled with more similarities to the natural world. For example, there is little need to go far beyond our local area for most of our food, composting keeps useful waste out of the landfill, and greening the city means cooler temperatures, more oxygen/carbon sink, and a healthier living space for both the individual and the community as a whole. I am also passionate about reducing our dependence on substances that harm the ecosystem like CO2 and chemicals. I love to research and I do a lot of research in this specific area!**

**My family and I spend a lot of time camping and enjoying nature. I value the aesthetic and spiritual connection I have with the natural world and I hope to see a healthy world for all in now and in the future.**

No Supplemental Answers

### Contribution

**I would like to be of service to my community and feel this is a platform where I can be of assistance. Specifically, I hope to help with public education about the affects of chemicals/pharmaceuticals on our ecosystem & how to reduce the use and prevent them from entering our water systems. I would love to work with the City to create sustainable living spaces by looking to the natural world for examples. I would like to work towards removing the City from dependence on coal, gas, and oil, as well as other pollutants. This can be done through use of alternative energy sources, and conservation of energy and water. I feel the City can adopt and apply the precautionary principle to the decision making process in order to establish what is not only best for us but for future generations.**



# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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### Approval of Extension of Opportunity Village Temporary Use Period

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Meeting Date: May 23, 2016  
 Department: Central Services  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item: 3D  
 Staff Contact: Michael Kinnison  
 Contact Telephone Number: 541-682-5009

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#### **ISSUE STATEMENT**

The City's agreement with Opportunity Village Eugene (OVE) permitting use of the Public Works Maintenance site at 111 North Garfield for micro-housing development to assist homeless individuals is due to sunset on June 1, 2016. Staff are recommending an extension of the sunset date for an additional two years through June 1, 2018.

#### **BACKGROUND**

On December 10, 2012, the council passed the motion to authorize the City Manager to take the steps necessary to locate a pilot project for a low-cost micro-housing project for homeless individuals at a City-owned property located at 111 North Garfield Street for a period ending October 1, 2014. On September 10, 2014 the council passed a motion extending the temporary use period to June 1, 2016.

#### **Highlights From 2015**

OVE has capacity to house up to 45 people in 30 residential units consisting of a mix of small bungalows and Conestoga huts. The site hosts a number of community spaces and infrastructure, such as showers, a communal kitchen, raised garden beds and a community space with computer access.

OVE served a total of 49 people last year, 15 of whom were new residents in 2015. New residents were primarily "local," with all but two of those entering from the Eugene/Springfield area. A majority were non-Hispanic (14), white (11), female (nine) and between ages 25 - 54 (nine). Six new residents reported some type of disability. Thirteen individuals that departed OVE in 2015 were known to have transitioned to improved housing situations such as an apartment, permanent supportive housing or into homes of family and friends.

The OVE program continues to attract considerable attention both regionally and nationally and has served as a model for other communities looking for creative solutions to address homelessness. In 2015, officials from Medford, Salem, Bend, Boulder and Tucson visited the site and OVE representatives presented at a TEDx conference in Salem, the City Club of Eugene and the "Build Small, Live Large" conference in Portland. Many other communities, such as Madison, Wisconsin, and Austin, Texas, have developed programs modeled after OVE. Additionally, the City

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has received positive feedback related to the operation of OVE from surrounding neighbors and businesses.

**RELATED CITY POLICIES**

- Eugene Code 4.815 Prohibited Camping, and Eugene Code 4.816 Permitted Camping.
- Council goal for a safe community: A community where all people are safe, valued and welcome, including desired outcomes for decreased property crime, a greater sense of safety, visible and accessible police presence, and better police/community relations.

**COUNCIL OPTIONS**

The council may choose to extend the temporary use period authorizing OVE, or allow it to sunset on June 1, 2016.

**CITY MANAGER'S RECOMMENDATION**

The City Manager recommends extending the temporary use period through June 1, 2018.

**SUGGESTED MOTION**

I move to authorize the City Manager to extend the temporary use period for Opportunity Village Eugene through June 1, 2018.

**FOR MORE INFORMATION**

Staff Contact: Michael Kinnison  
Telephone: 541-682-5009  
Staff E-Mail: [michael.j.kinnison@ci.eugene.or.us](mailto:michael.j.kinnison@ci.eugene.or.us)

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY




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Public Hearing: A Special Ordinance Granting an Exemption to the Application of Section 6.200 of the Eugene Code, 1971 (Ordinance to Renew Five-Year Exception to Application for Controlled Ecological Burning)

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Meeting Date: May 23, 2016  
 Department: Public Works  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 4  
 Staff Contact: Shelly Miller  
 Contact Telephone Number: 541-682-4888

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### ISSUE STATEMENT

The purpose of this hearing is to provide an opportunity for public input regarding a proposed ordinance to provide an exception to the application of Eugene Code 6.200 (open burning) for prescribed burning by the U.S. Bureau of Land Management (BLM), The Nature Conservancy (TNC), and City of Eugene for wetland vegetation protection, management, and restoration for a period of five years. The council is scheduled to take action on the proposed ordinance on June 13, 2016.

### BACKGROUND

#### Council Action History

In 1986, and 1987, the City Council first approved exceptions to the application of Eugene Code 6.200 to permit The Nature Conservancy to conduct controlled ecological burns in the Willow Creek Natural Area. Due to the recurring nature of these requests, in September 1990, the City Council approved a five-year exception for the Willow Creek Natural Area by Ordinance No. 19715. The five-year exception has been re-approved in consecutive five-year periods since: 1995- Ordinance No. 20014, 2001- Ordinance No. 20231, 2006- Ordinance No. 20370, and 2011- Ordinance No. 20476.

#### Purpose for and application of exception

The purpose of these controlled burns is to maintain native prairie vegetation and to control invasive vegetation in the native prairie sites. To date, The Nature Conservancy has conducted burns within the area covered by the exceptions in 1986, 1987, 1991, 1994, 1996, 1997, 1998, 1999, 2001, 2005, 2007, 2008, 2009, 2011, and 2015. In addition, controlled burns were conducted on BLM lands within the exception area in 1996, 1998, 2000, 2005, 2009, 2011, 2012, 2013, and 2014 and on City of Eugene land in 2002, 2007, 2008, 2012, 2013, and 2014. The total area burned annually under the latest exception (between 2011 and 2015) ranged from 17 to 206 acres (78 acres on average).

#### Policy Issues

The two primary policy areas are (1) maintaining and improving air quality in the Metro Area and

(2) protecting, maintaining and managing wetlands designated for restoration and protection in the West Eugene Wetlands Plan and the associated rare plant and animal species. A key policy issue is the proposed expansion of areas allowed to be burned, and any potential air quality impacts or community perceptions of potential problems from these prescribed burns, contrasted with past City efforts to curtail commercial grass seed field-burning in the southern Willamette Valley. The City lobbied to exempt ecological burns from state regulations curtailing commercial grass seed field-burning for the purposes of improving habitat and providing fire-fighting training opportunities. Both of these goals are met in this ordinance.

### **Other Background Information**

See attached Memorandum dated May 16, 2016; a white paper by Ed Alverson, and journal article.

### **Timing**

The appropriate season for conducting controlled ecological burns in wetland areas is late summer to early fall. Since the previously approved exception to the open burning ordinance expired on December 31, 2015, no ecological burning can be conducted within City limits until this exception is approved. Therefore, staff recommends immediate action on the ordinance, so that it will become effective prior to the upcoming burning season.

### **COUNCIL OPTIONS**

1. Accept public testimony and take action on the item at the June 13, 2016, council meeting.
2. Accept public testimony, direct staff to make modifications to the proposed ordinance, and take action on the revised ordinance at the July 11, 2016, council meeting.

### **CITY MANAGER'S RECOMMENDATION**

The City Manager recommends that the council take action on the proposed ordinance at the June 13, 2016, meeting.

### **SUGGESTED MOTION**

None; this is a public hearing only. Action on the proposed ordinance is scheduled for June 13, 2016.

### **ATTACHMENTS**

- A. Proposed ordinance
- B. Exhibit A: map of potential burn sites within current city limits and outside of city limits but within UGB
- C. Memorandum from Staff, dated May 16, 2016
- D. "Use of Controlled Ecological Burns in Willamette Valley Native Prairies", Ed Alverson, May 2011
- E. Nuckols, J.L., N.T. Rudd, E.R. Alverson, and G.A. Voss. 2011. Comparison of burning and mowing treatments in a remnant Willamette Valley wet Prairie, Oregon, 2001-2007. Northwest Science, Vol. 85 (2): 303-316.
- F. Copy of Eugene Code 6.200 Outdoor Burning

**FOR MORE INFORMATION**

Staff Contact: Shelly Miller

Telephone: 541-682-4888

Staff E-Mail: [shelly.a.miller@ci.eugene.or.us](mailto:shelly.a.miller@ci.eugene.or.us)



## ATTACHMENT A

## ORDINANCE NO. \_\_\_\_\_

**GRANTING AN EXEMPTION TO THE APPLICATION OF SECTION 6.200 OF THE EUGENE CODE, 1971.****The City Council of the City of Eugene finds as follows:**

**A.** Section 6.200 of the Eugene Code, 1971, (EC), proscribes the practice of open burning within the City of Eugene with specified exceptions to this ban. This ordinance is a component of local measures designed to assure compliance with federal ambient air quality standards.

**B.** Maintenance and enhancement of air quality is critical to the health and welfare of metropolitan area residents, the area's ability to attract new businesses, and the avoidance of sanctions for noncompliance.

**C.** The West Eugene Wetlands Plan (the Plan) was adopted by the City Council on May 20, 1992, by Ordinance No. 19853 as a refinement to the Metro Plan. The Plan was amended by the City Council by Ordinance Nos. 19867, 20002, 20119, 20126, 20147, 20171, 20200, 20201, 20208, and 20259 during the years 1992 to 2002. The Plan sets forth policies for preserving significant wetlands in West Eugene, allowing development of lower quality wetlands, and establishing a system for mitigation of filled wetlands. The Plan also includes goals and policies for protecting and expanding populations and habitats of rare, threatened or endangered plants, including Bradshaw's lomatium (*Lomatium bradshawii*), Willamette Valley daisy (*Erigeron decumbens var. decumbens*), and white-topped aster (*Aster curtus*), and policies for protecting and managing the native Willamette Valley wet prairie plant community. In addition, the Plan contains policies for managing the preserved wetlands in public ownership.

**D.** Experimental burns conducted in 1986, 1987, and 1991 in the Willow Creek natural area within wetland habitat containing the above-mentioned plant species have resulted in expansion of populations of those plants in the areas burned. Controlled burns in 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, and 2015 on several sites have also been beneficial for managing wetland habitat and maintaining and improving wet prairie habitat.

**E.** Management of these wetlands and preservation of native plant species and native plant communities requires controlled open burning of vegetation for scientific purposes and to foster growth of wetlands species in the areas noted on the map attached as Exhibit A hereto and incorporated herein by reference. This burning of vegetation in these areas will help restore them to their historical condition and replicate the indigenous environment for the plants.

**F.** Some wetland sites owned by the City, Bureau of Land Management, and The Nature Conservancy that are currently outside of the Eugene City limits and/or the urban growth boundary also need controlled open burning for the purpose of managing wet prairie habitat and protecting rare plant species. Some of these areas may be annexed to the City within the period from 2016 to 2020.

**G.** A limited and special exception to the open burning ban in EC 6.200 is necessary for the purposes outlined above. This limited exception is based upon the high costs and limited practicability of alternative vegetation management and control methods, the limited nature of the expected burns, air pollution control strategies that will be employed to prevent significant degradation of air quality, the special recognition given to this area and habitat in the comprehensive planning documents, the City's direct responsibility under those plans for preservation of the natural resources in this area, and the general public benefit derived from the preservation of this habitat. This limited exception is unique and should not serve as precedent for future exceptions for other purposes or signal any relaxation of the City's commitment to preservation of air quality.

**H.** Exceptions to the open burning ban for the management of wetlands in the West Eugene Wetlands Plan area have been previously granted by the City Council by Ordinance No. 19403 enacted August 13, 1986, Ordinance No. 19493 enacted July 27, 1987, Ordinance No. 19634 enacted September 11, 1989, Ordinance No. 19715 enacted September 12, 1990, Ordinance No. 19983 enacted September 12, 1994, Ordinance No. 20014 enacted May 22, 1995, Ordinance No. 20231 enacted June 25, 2001, Ordinance No. 20370 enacted June 26, 2006, and Ordinance 20476 effective July 16, 2011. An exception is again necessary to ensure the continued proper and effective management of this valuable natural resource area.

**NOW, THEREFORE,**

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** The findings set forth above are adopted.

**Section 2.** The City shall continue to use its outdoor burning ordinance as one method for maintaining and improving air quality of the metropolitan area.

**Section 3.** An exception to the application of EC 6.200 is given to the Bureau of Land Management, Eugene Public Works Department, and The Nature Conservancy to conduct periodic "wetland management" controlled open burning of vegetation for scientific purposes and to foster growth of wetlands plant species in the areas noted on the map attached as Exhibit A hereto and incorporated herein by reference, providing the following conditions are met:

- a. Prior to commencement of any burn, the Bureau of Land Management, Eugene Public Works Department, or The Nature Conservancy shall give notice to the Eugene Fire Marshal and the Lane Regional Air Protection Agency and shall obtain the approval of those agencies to conduct the burn in the time, place, and manner proposed.
- b. No more than 250 acres of open burning shall be conducted within the City of Eugene in any one calendar year.
- c. Environmental protection and fire suppression strategies, personnel, and equipment (including wind direction, moisture regime, and firefighting equipment) shall be approved in advance by the Eugene Fire Marshal and Lane Regional Air Protection Agency. The Bureau of Land Management, Eugene Public Works Department, and The Nature Conservancy shall comply with all conditions



- imposed by those agencies.
- d. Burning shall only occur when wind and weather conditions are such that air quality impacts are minimized and safety can be maintained.
- e. Burns shall occur periodically only in the time period between the effective date of this Ordinance and December 31, 2020.
- f. The Bureau of Land Management, Eugene Public Works Department, and The Nature Conservancy assume responsibility for providing all equipment and personnel associated with the burn and for complying with all applicable federal, state and local laws.

**Section 4.** In the event the areas are annexed to the City prior to December 31, 2020, an exception to the application of EC 6.200 is given to the Bureau of Land Management, Eugene Public Works Department, and The Nature Conservancy to conduct periodic "wetland management" controlled open burning of vegetation for scientific purposes and to foster growth of wetlands plant species in any of the "Ecological Burn Site" areas shown on the map attached as Exhibit A hereto and incorporated herein by reference, following annexation of those sites to the City of Eugene, providing the following conditions are met:

- a. Prior to commencement of any burn, the Bureau of Land Management, Eugene Public Works Department or The Nature Conservancy shall give notice to the Eugene Fire Marshal and the Lane Regional Air Protection Agency and shall obtain the approval of those agencies to conduct the burn in the time, place and manner proposed.
- b. No more than 75 acres of open burning shall be conducted within any one calendar year.
- c. Environmental protection and fire suppression strategies, personnel and equipment (including wind direction, moisture regime, and firefighting equipment) shall be approved in advance by the Eugene Fire Marshal and Lane Regional Air Protection Agency. The Bureau of Land Management, Eugene Public Works Department, and The Nature Conservancy shall comply with all conditions imposed by those agencies.
- d. Burning shall only occur when wind and weather conditions are such that air quality impacts are minimized and safety can be maintained.
- e. Burns shall occur periodically only in the time period between the effective date of this Ordinance and December 31, 2020.
- f. The Bureau of Land Management, Eugene Public Works Department, and The Nature Conservancy assume responsibility for providing all equipment and personnel associated with the burn and for complying with all applicable federal, state and local laws.

**Passed by the City Council this**  
 \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 \_\_\_\_\_

**Approved by the Mayor this**  
 \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 \_\_\_\_\_

Item 4.

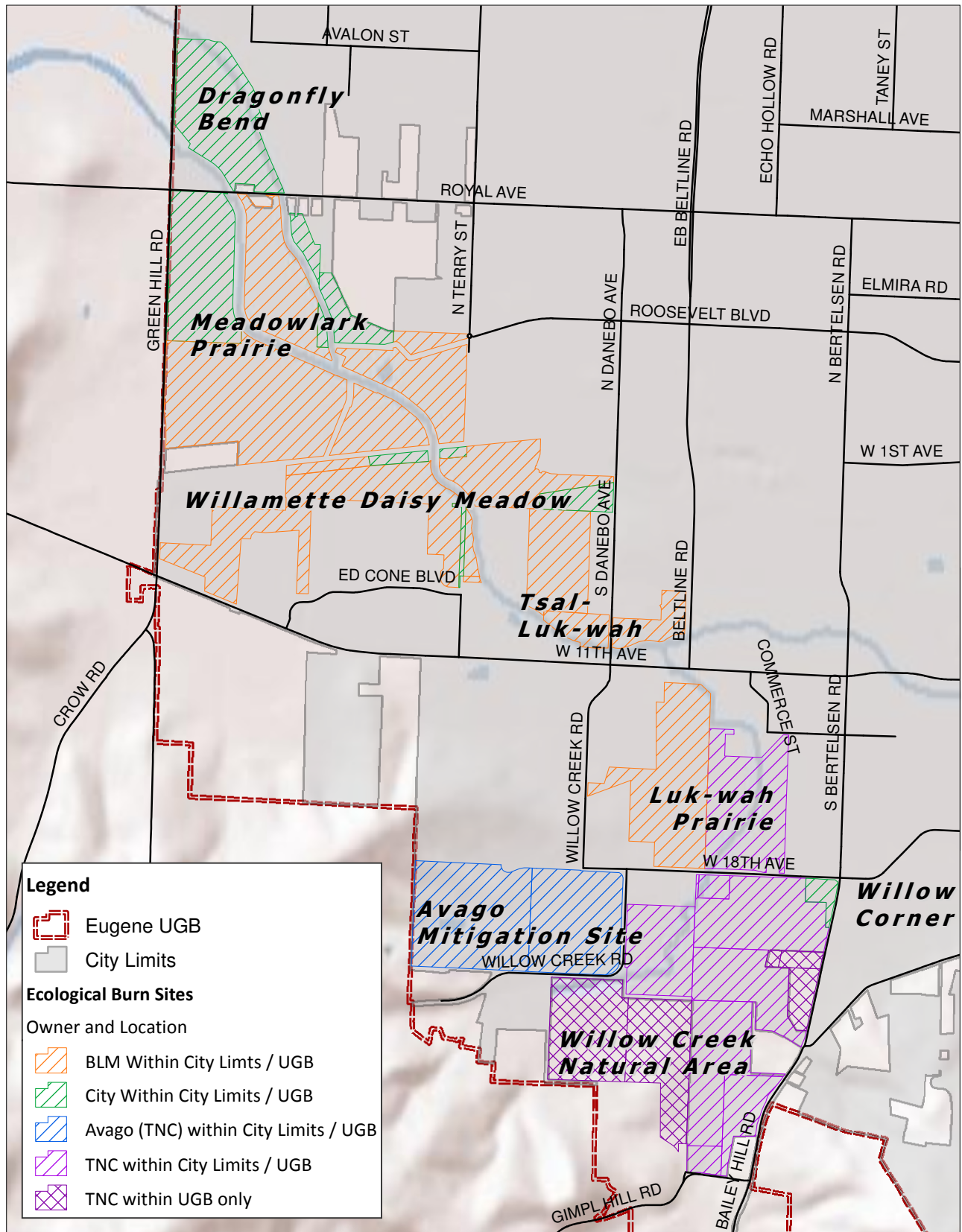
**City Recorder**

**Mayor**

# Exhibit A

Ecological Burn Sites - 2016-2020

Within City Limits and/or Urban Growth Boundary (UGB)



February 4, 2016





## ATTACHMENT C

# MEMORANDUM

Date: May 16, 2016

To: Mayor Piercy and City Council

From: Shelly Miller, Ecological Services Team Supervisor, 541-682-4888

Subject: Exception to Open Burning Ordinance for Controlled Ecological Burns in West Eugene

## 1. Introduction

The use of fire, an important natural process, under carefully managed conditions and circumstances is currently referred to as ecological burning. Controlled ecological burns have been successfully conducted in West Eugene, under a City Council exemption from the prohibition of open burning, since 1986. The purpose of this memo is to provide specific information regarding the proposed application of ecological burns in West Eugene over the next five years. Background information regarding the justification and need for ecological burning is provided in the attached white paper, "Use of Controlled Ecological Burns in Willamette Valley Native Prairies," by Ed Alverson (2011) and "Comparison of Burning and Mowing Treatments in a Remnant Willamette Valley Wet Prairie, 2001-2007 (Nuckols, et al. 2011).

## 2. Description of acreage and locations to be burned

Over the next five years, agencies responsible for managing protected wetland sites in west Eugene propose controlled ecological burns on a maximum of 250 acres within the City limits annually, and a maximum of 75 acres outside City limits but within the urban growth boundary annually. Ordinance Exhibit A shows the areas that are proposed for ecological burning at some point within the next five years.

## 3. Description of Potential impacts to Adjacent Properties

Potential impacts to adjacent properties depends largely upon the location of the property relative to the prevailing wind direction at the time of the burn. Controlled burns in West Eugene would be conducted only under conditions where the prevailing wind is coming from the north or northeast. Thus, impacts to properties to the north or northeast of the burn site

would generally be negligible, as smoke is dispersed to the south and southwest. Burns would also be conducted under atmospheric conditions that result in optimal lift and dispersion of smoke. The smoke column would likely be visible overhead from properties within a half mile of the burn sites. Some slight ash fall might also be experienced with most ash fall occurring within 500 feet downwind of the burn site.

Special precautions will be taken for burns at sites that are adjacent to manufacturing facilities where smoke is a special concern. Burns would only be conducted with prevailing winds that carry the smoke away from these facilities, and at a time when the manufacturing process is not in operation and air intake systems are not in use.

#### 4. Reasons for When, How Often, and Where Burning Will Occur

Controlled ecological burns will be conducted in the late summer or early fall. This is the season in which herbaceous vegetation is dormant and is not permanently damaged by fire. Burns will occur only on days when the weather conditions (temperature, relative humidity, and wind speed) provide the proper window to conduct a safe burn. Generally controlled ecological burns are conducted after the first fall rains have reduced regional fire hazards somewhat but fine fuels such as grasses are still brown and dormant.

Research to date indicates that the optimal burn frequency for meeting site ecological goals is once every three to six years. Thus, most of the sites will only be burned once during the next five year period. Decisions of which parcels to propose for burning and when is decided annually using information from site assessments.

The areas selected for ecological burning typically include the highest quality native prairie remnants under protective management. These are typically the sites that will benefit most from burning. Many of these prairie sites contain endangered plant species which have been shown to benefit from such burns.

#### 5. Description of Burning Procedures

Controlled ecological burns will be conducted by trained personnel from the U.S. Bureau of Land Management (BLM), The Nature Conservancy (TNC), the Eugene-Springfield Fire Department (ESFD), trained Parks and Open Space Division staff, contract crews, and other partner fire protection agencies (e.g., Oregon Department of Forestry). Beginning in 2008, the City of Eugene Fire Department (now ESFD) began serving as the lead agency for burns on City-owned land. This allows EFD the additional benefit of using controlled burns as valuable wild-land fire training opportunities for staff.

The State of Oregon has delegated to the Lane Regional Air Pollution Authority (LRAPA) the authority for management of air quality within the Eugene-Springfield area. In order to conduct controlled ecological burns, partners must submit a permit application to LRAPA that includes all of the planned burn sites for the next year. The LRAPA reviews the application and issues a special permit. In addition, both LRAPA and the Oregon Department of Agriculture are involved in determining whether burning can be conducted on a given day and site, based on the impact that expected weather conditions will have on smoke dispersal.

Controlled ecological burns are conducted only under the authority of an approved burn plan (as described above), which identifies specific parameters under which the burn may be accomplished.

Elements of the plan include:

1. The identification of the resource/ecological fire objectives.
2. The prescription "window" under which the burn can be accomplished, which includes temperature, relative humidity, wind speed and direction and the conditions of the fuel to be consumed.
3. A communications plan.
4. A notification plan (for emergency services and interagency information).
5. An ignition and holding plan, which defines specifically how the area will be ignited and what resources will be used to suppress the fire along the perimeter.
6. An equipment and staffing plan which defines specifically the amount of staff that will be needed, the amount and type of equipment that will be used in the ignition and holding actions.
7. A contingency plan, identifying the amount and type of resources that will be on site, in addition to ignition and holding resources, in event an escapement occurs.

Prior to ignition, all required permits will be obtained and all jurisdictional interagency fire departments will be notified of the proposed burn. Immediately after the burn, aggressive mop up is implemented to extinguish all smoldering embers and latent heat.

All personnel active on the ecological burns receive extensive training in the use and application of fire in wild land and urban interface situations. In addition, ecological burns provide agencies with a unique controlled opportunity to train staff in wildland fire fighting techniques and to become familiar with fire- fighting equipment operation.

In all cases a fire break is established around a planned burn. This may consist of an existing road, trail, or a mowed line which will be used as a holding line with proper water/foam support. The ecological burn area is evaluated well in advance to ascertain the location of the fire lines, holding areas, water sources and values at risk. A thorough safety briefing for all participants is conducted prior to ignition. By conducting the briefing, all personnel are informed of the sequence of events that will occur as the burn progresses.

All weather parameters required by the appropriate agencies are measured. This is accomplished by launching helium balloons to verify transport wind direction and by obtaining the meteorological conditions at the site. The weather conditions are documented each fifteen minutes throughout the duration of the burn.

In the event traffic control is required professional, certified flaggers will be used, required ODOT permits will be obtained and proper signing per OSHA regulations will be instituted. A burn boss is assigned to each burn project. The burn boss has access to a cellular phone at the burn site and numerous interagency radio frequencies are at the boss's discretion to use. Lookouts are posted downwind to keep the boss apprised of any abnormalities. In most cases a qualified EMT is on site to assist with medical situations.

#### 6. Description of Public Notice and Outreach

We will follow the typical procedure for notification of the Council's public hearing on this item. Postcards will be sent to all neighbors within ¼ mile of each burn unit. If individual addresses are not available for residents in neighboring apartment complexes alternative methods will be used such as door hangers and posters. When burn season is active, the partners will maintain a web-based blog, Facebook page, and 1-800 number to provide updates on active burns and near-term plans.

#### 7. Controlled ecological burns and recent state legislation

Controlled ecological burns are exempted from recent state legislation curtailing open burning on commercial grass seed farms. The City lobbied for this exemption in order to provide both an important tool for protecting and restoring biological diversity in wetland prairies and to provide opportunities for training fire staff in wildland fire-fighting techniques.

#### 8. Costs and Who Pays for Burning

Costs of burning are paid by either the land-owning agency or the agency providing the burn crews. The fee for obtaining the burn permit from the Lane Regional Air Pollution Authority (LRAPA) is paid on a rotating basis by the Bureau of Land Management, U.S. Army Corps of



Engineers, City of Eugene, Friends of Buford Park and Mt. Pisgah or The Nature Conservancy. These organizations pool all of their native prairie ecological burns under a single LRAPA permit.

BLM crews serve as the lead agency for burns on federal lands. The Nature Conservancy uses its own trained staff along with contract crews to provide burn resources at the Willow Creek Preserve. The Eugene-Springfield Fire Department provides lead support with trained Parks and Open Space Division staff on City burns. However, all of these organizations, along with other partner agencies such as the Oregon Department of Forestry, have historically collaborated, volunteering support for each other to ensure adequate resources are available at each ecological burn, regardless of who owns the land.

#### 9. Conclusions

This pending proposal for authorization to conduct controlled ecological burns follows the course of past requests authorized by the Eugene City Council. We believe the proposed burning can be accomplished with minimal, temporary, negative impacts to adjacent property owners and multiple, long-term benefits to natural areas and local plant and animal life in and surrounding the City of Eugene.



## USE OF CONTROLLED ECOLOGICAL BURNS IN WILLAMETTE VALLEY NATIVE PRAIRIES

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Controlled ecological burning involves the controlled use of fire as a management tool in natural areas. Scientists have been using controlled burns throughout the Willamette Valley to meet natural area conservation objectives and habitat restoration goals. The purpose of this paper is to provide historical background and ecological information to better understand why controlled ecological burns are considered to be so essential to natural area management in the Willamette Valley.

### **1. Natural History and Role of Fire in the Willamette Valley**

The first explorers and settlers who arrived in the Willamette Valley in the early 1800's described the Willamette Valley as supporting extensive areas of prairie and oak savanna. Land surveys conducted by the General Land Office of the US Government in the 1850's documented that about 1 million acres of the Willamette Valley were prairie lands at that time (Christy and Alverson, in press). These native prairie and oak habitats have been greatly reduced in extent due to agriculture, grazing of domestic livestock, residential and urban development, and expansion of forest vegetation into former prairies. Only small remnants of high quality native prairie and savanna are known to currently exist in the Willamette Valley at present. The exact number of remaining acres has not been documented, but the reduction from the original extent has been estimated to be close to 98%.

The exact details of how the prairies and savannas originally became established are uncertain. The prairies may have become established during a time when the climate was warmer and drier than today (Hansen 1942, Walsh et al. 2010). At present, the climate of the Willamette Valley is sufficiently cool and moist to support forest vegetation on most sites in the absence of disturbance, but prairie or savanna may have been the "climax" vegetation at an earlier time when the climate was warmer and drier than today.

However, there is some evidence that the extensive prairies and savannas were maintained, if not actually created, by fires set by Native Americans. Studies documenting pollen deposits in the Willamette Valley since the end of the ice age has shown a positive correlation between increases in grass pollen and increases in charcoal contained in the sediments at certain times in the past (Walsh et al. 2010). This suggests the possibility that prairies and savannas may have been created or maintained by human-set fires, since the incidence of lightning-caused fires in the Willamette Valley is generally low. More studies are needed to provide greater understanding of how prairies and savannas came to dominate the Willamette Valley in prehistoric times, but many researchers today believe that fire played a significant role.

The Kalapuya Indians had abundant motivation to use fire in the landscape (Boyd, 1999).

Because of the falls on the Willamette River at Oregon City, the Willamette was not a major salmon stream, and the Kalapuya did not utilize salmon to the extent that tribes along the Columbia River did. Instead, the Kalapuya hunted game such as deer and elk, and gathered food plants from the native flora. The prairies provided the majority of their food plants, including camas (*Camassia* spp.) bulbs, yampah (*Perideridia* spp.) roots, and tarweed (*Madia* spp.) seeds. Though they were not farmers in the conventional sense, they used fire to maintain habitats for valued food plants just as a farmer tills and plants a field to produce a crop. In addition, they may have found fire useful in hunting game, by attracting animals to browse on the fresh green growth that emerges soon after a fire. During the millennia that the Kalapuya people (presumably) subjected the Willamette Valley to fires, a diverse flora and fauna evolved that had appropriate adaptations to avoid, withstand, or even become dependent on fire to maintain suitable habitats. In some cases, these were animal and plant species occurring nowhere else in the world except the Willamette Valley.

Thus it was a "natural" landscape shaped (most likely) by human-set fires that the first explorers and settlers encountered in the early 1800's (Habeck 1961, Johannessen et al. 1970, Towle 1974). Morris (1934), Johannessen (1971) and Boyd (1986) document this practice through reviews of the early explorers and missionaries journals (David Douglas-1826, John Work-1834, C. Wilkes-1845, B. Hines-1881, etc.). These records report that fires were set annually in late summer and early fall, and covered extensive portions of the Willamette Valley. The main difficulty with the historic record is that it does not clearly describe how often presettlement fires returned to any given location, and that is a pertinent question that cannot necessarily be determined from the historical record (Whitlock and Knox, 2002).

Drastic population declines resulting from introduced diseases, and ultimately, the removal of the Kalapuya Indians to the Grand Ronde Reservation halted wide scale burning in the Willamette Valley in the 1830's and 1840's. Without fire, wet prairies that have been left undisturbed have in many cases gradually changed into ash forests, while the drier prairies and savannas have succeeded to oak woodlands and maple and Douglas-fir forests.

## **2. Fire Effects**

Having established that fires likely were a significant feature of the presettlement landscape, scientists began developing hypotheses regarding the specific roles that fire plays in maintaining prairie habitats. Historical analyses of vegetation change at individual sites led to the development of a number of hypotheses, including:

- 1) Fires occurring at frequent intervals maintained open prairie habitats and prevented colonization of trees and shrubs on sites where they would be able to occur if fire was excluded;
- 2) Many herbaceous prairie species possess tolerance or even adaptation to fire as a frequent influence; and
- 3) Some non-native plant species, particularly those coming from regions where fires do not occur, are negatively affected by fire.

Thus, implementing controlled ecological burns could potentially reduce cover of invading woody plants, enhance the populations of native plant species, and help reduce the abundance of some undesirable non-native plants.

Experience with controlled burning in native prairies began in the 1970's at Finley National Wildlife Refuge, and continued in the 1980's on land at Fern Ridge Reservoir owned by the US Army Corps of Engineers, and at The Nature Conservancy's Willow Creek Natural Area. Ten controlled burns, typically covering 10 to 50 acres, have been conducted in the wet prairie habitats at Willow Creek, in 1986, 1987, 1991, 1994, 1996, 1998, 2001, 2005, 2007, and 2009. Over the past 15 years, additional controlled burns have occurred on BLM lands in 1996, 1998, 2000, 2005, and 2009, and on City of Eugene land in 2002, 2007, and 2008. In general, the results of the burns have supported the hypotheses listed above. Typically, new green growth begins to sprout within two weeks after the burn; species such as tufted hairgrass, the dominant native grass in wet prairies, grow more vigorously through the fall and winter than in unburned areas. The following year, and often the following two years, see increases in the flowering and seed production of many native prairie plants.

With increased flowering and seed production, the fire adapted species may gradually increase in population size. For example, a study of the State and Federal listed endangered Bradshaw's lomatium (*Lomatium bradshawii*) found that within two years of a fire the populations showed an increase in density of vegetative and reproductive plants (Pendergrass et al., 1999). At Willow Creek, monitoring data consistently show native species that were used as food plants by Kalapuya people such as camas (*Camassia quamash*), wild onion (*Allium amplexans*), and yampah (*Perideridia* spp.) increase in abundance in the year following woody vegetation removal or controlled burns (Jancaitis 2001). This is consistent with research at Fern Ridge Reservoir where camas (*Camassia quamash*), and tarweed (*Madia glomerata*), two species used by Kalapuya people, increased in abundance after repeated burning (Taylor 1999, Pendergrass 1995).

From 2001 to 2007, The Nature Conservancy collected data for an experiment designed to compare the response of wet prairie species to burning and mowing. Burn and mow treatments were implemented twice through the duration of the study, in 2001 and 2005. For both, burn and mow treatments, more "desirable" species responses (increases in a native species or decreases in non-native species) were recorded. However, 15 species showed a desirable treatment response from burning, while only 8 species showed a desirable treatment response from mowing. The higher level of desirable responses from the burn treatments suggests that fire is a critical management tool in wet prairie, at least in higher quality native remnants (Nuckols et al., in press).

While late summer mowing is a useful management treatment for holding back vegetative succession, we have observed stronger effects of fire on woody vegetation than from mowing. While most woody plants (except for conifers) readily sprout after mowing or burning, we have observed that controlled ecological burns are successful in killing a small percentage of trees and shrubs outright. After repeated controlled burns, tree stumps become sufficiently damaged that a

percentage are completely consumed by fire, resulting in an end to additional sprout production. In the last few years at Willow Creek, manual removal of woody plants has been implemented in conjunction with controlled burns, to help speed progress toward achieving site management goals.

Burning also appears to reduce the use of prairie habitats by meadow voles, which are small rodents that eat vegetation. During peak years of vole abundance (such as in 2001 and 2005), they can have substantial negative impacts on native prairie communities because of their herbivory (grazing) of native prairie plants.

We still have much to learn about fire effects in Willamette Valley prairies. The response of prairie species to management treatments such as fire or mowing are complex and may vary from year to year depending upon a variety of environmental factors, from fire behavior to precipitation patterns. As we continue to implement controlled burns, long term monitoring and data collection efforts will be a key to helping us improve our prairie management strategies as well as refine our restoration priorities.

### **3. Benefits and Potential Drawbacks to Controlled Ecological Burns**

Reviewing the landscape history of the Willamette Valley provides the perspective that fire has been an important component of the "natural" ecosystem for thousands of years, and monitoring data for recent controlled burns supports the idea that many native prairie plants benefit from such fires. One of the reasons herbaceous prairie plants benefit from fire is because the fires that burn in these prairies are of low intensity and are of short duration. During a low intensity controlled burn, the dried leaf litter is consumed, but the meristems (growing points) of the plants are left unharmed, protected in the crown of the plant or buried underground. The precise reasons for the benefits of fire are not fully understood, but a variety of mechanisms have been proposed. For some species, seeds may lie dormant in the soil until the heat from a fire breaks the seed coat and stimulates germination. The burning of leaf litter that occurs during a fire releases nutrients and makes them available to plants when they otherwise would not be, providing a sort of fertilizer effect. When the leaf litter is burned, the bare soil that is left behind may be a better microenvironment for germination of seeds of native prairie plants, due to increased light and better contact with the soil. Other biological functions, such as soil microbial activity, may also be stimulated by fire.

Of course, fires can have negative effects as well. Most animals are able to move out of the way of typical prairie fires, and we have observed only a minor amount of vertebrate wildlife mortality (small numbers of dead garter snakes) in previous controlled burns in West Eugene. Invertebrates, especially those that are present in the leaf litter, may be more subject to mortality by controlled burns, but their populations can usually persist if some areas of habitat are always left unburned. Because of this possibility, The Nature Conservancy burns more no more than 1/3 of the habitat of the endangered Fender's blue butterfly at Willow Creek in any one year.

Controlled ecological burns will always need to be treated with caution because of the potential for fire to spread beyond the burn unit. Safety is always the paramount consideration, and it is

incumbent upon the burn boss to ensure that a controlled burn is conducted under appropriate conditions. Fire managers use computer models to predict fire behavior given certain site conditions, and under specific weather conditions. These models are used to determine the appropriate range of temperatures, humidity, and wind speed under which a burn can be safely conducted. For each controlled burn, a burn plan is prepared that states the conditions under which the controlled burn can be safely carried out, and if those conditions are not met, the burn is postponed until a later date. The burn plan also specifies the crew and equipment needed, and the pattern by which ignition will occur. Safety is also bolstered by providing appropriate fire breaks that are mowed or plowed around the burn unit to help contain the fire within the desired area

The main drawback of controlled ecological burns from the point of the general public is the smoke that is generated. While a controlled burn may resemble a grass field burn, the amount of smoke produced by a controlled burn in a native prairie is much less than a burn of an equal area of grass seed field. This is because the amount of fuel present in a grass seed field is 2 to 4 times greater per unit area than in a native prairie. Controlled burns in Eugene are only conducted when the prevailing wind blows the smoke away from the populated urban areas, and under atmospheric conditions that provide for the most efficient dispersal of smoke. Weather conditions are monitored continuously during a burn to ensure prevailing winds remain appropriate during the entire ignition period. Similarly, burn units are typically smaller than grass seed fields which mean that the actual length of time during which the burns occur is quite short and the amount of fuel burned during an event is generally less than typical grass seed field burns.

#### **4. Alternatives to Controlled Ecological Burns**

A number of alternatives to controlled ecological burning have been proposed, but none appear to provide all of the ecological benefits of fire. Mowing can inhibit the growth of woody plants and maintain the open prairie aspect. Mowing also may improve habitat for some of the rare prairie species, if it is done at the proper time of year. For example, the Bradshaw's lomatium population in Amazon Park has greatly increased in size over the past 15 years since the first mowing has been delayed until the plants have finished growth and the seeds have matured. At the plant community level, as noted above, mowing was found to provide ecological benefits in wet prairie, but not as extensive as the benefits of controlled burns.

However, mowing large acreages can be expensive, and wet prairies typically have a very irregular surface with numerous divots, hummocks, and ant mounds that make equipment operation difficult. Mowing may promote the growth of invasive non-native grasses such as tall fescue (*Festuca arundinacea*). Mowing also does not provide the nutrient cycling benefits or microhabitats suitable for seedling germination that fire provides.

Manual labor can be used to remove woody plants that have invaded prairie habitats. In fact, at Willow Creek we have determined that manual removal is necessary to achieve our management goals because the ash and pear trees are too well established to be removed by fires occurring on a 2 to 5 year interval. Removal of woody plants also reduces the amount of fuel that the fire

could consume, and reduces the smoke that is produced by controlled burns. However, once the woody plants are removed, fire plays a useful role by killing back any seedlings or stump sprouts that may emerge.

Using heavy equipment to remove woody plants is an undesirable option in native prairie remnants, because the soil disturbance would damage existing vegetation and likely allow invasive non-native species to increase. Using manual labor to remove woody vegetation causes less damage to the existing herbaceous cover, but is generally more expensive.

It may be possible to use tractor-mounted propane torches to achieve some of the ecological benefits of controlled burns in sites that are especially smoke-sensitive. However, the same problems with negotiating the divots, hummocks, and ant mounds mentioned above under mowing are pertinent here.

## **5. Summary and Conclusions**

The Willamette Valley has an interesting history of interactions between human populations and the natural landscape, of which fire was a significant component. Controlled ecological burning is viewed by scientists and land managers as an important tool for ensuring that this natural legacy is passed on to future generations. Some type of active management of these native prairie sites is necessary to maintain open habitat conditions and keep out woody plants, and fire is the most natural means to achieve these ends. Without controlled burning, we will find it to be both more difficult and more expensive to maintain remaining high quality native prairie sites. Although controlled burns may result in some localized, short term inconveniences to the public, our experience as land managers indicates that the overall benefits, both to the general public and to the natural habitats, outweigh the inconveniences involved.

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## **Comparison of Burning and Mowing Treatments in a Remnant Willamette Valley Wet Prairie, Oregon, 2001–2007**

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## Comparison of Burning and Mowing Treatments in a Remnant Willamette Valley Wet Prairie, Oregon, 2001–2007

### Abstract

Wet prairies dominated by the perennial bunchgrass *Deschampsia cespitosa* occurred extensively in the Willamette Valley at the time of Euro-American settlement. Historical evidence and recent habitat changes suggest that late summer fires set by Native Americans suppressed woody vegetation and promoted vegetative growth, seed production and seedling recruitment of herbaceous species. Using prescribed fire for prairie management is challenging; dry season mowing is often the preferred alternative in wet prairies. We initiated a seven year experiment to compare the effects of late summer/fall mowing and burning on native and non-native vascular plants in a remnant Willamette Valley wet prairie. We analyzed change in percent frequency from pre-treatment to the first two post-treatment years (and over all years) with ANOVA for a randomized complete block design. Twenty-five of 61 species or life stages showed treatment effects from burning or mowing. Ordination and MRBP tests indicated small treatment effects on overall species composition. With burning, the response of 15 species was desirable relative to management objectives (the increase of a native herbaceous or decrease of non-native or woody species) and eight showed undesirable effects. With mowing, eight and seven species exhibited desirable and undesirable treatment outcomes, respectively. While both fire and mowing appear to provide short term benefits to native wet prairie plants, more species benefitted from burning than mowing. While prescribed fire may be a preferred management tool where and when it can be implemented, the optimal management treatment will depend upon the suite of introduced species at a given site.

### Introduction

Wet prairies were extensive in the Willamette Valley at the time of Euro-American settlement, occupying approximately 138,000 ha, or about 10% of the Willamette Valley ecoregion. Wet prairies occupied areas of seasonally wet or saturated soils, typically on valley terraces, within a larger landscape mosaic of over 670,000 ha dominated by wet prairie, upland prairie, and savanna (Christy and Alverson 2011). Since settlement, most of these plant communities have been lost to agriculture, urban development, invasive plant species, and ecological succession (Johannessen et al. 1971, Christy and Alverson 1994), and only small fragments, amounting to less than 2% of the original extent, still remain as remnant native-dominated prairie and savanna (E. Alverson, unpublished data).

Many ecologists conclude that fires, largely set by Native Americans, were an important ecological influence for maintaining the prairie-savanna mosaic on the Willamette Valley landscape (Johannessen et al. 1971, Boyd 1999). This conclusion is supported by anecdotal

historical evidence as well as modern observations of secondary succession occurring in extant prairies and savannas. Frequent fires effectively retard establishment of woody vegetation in prairies and savannas. This is accomplished by killing woody seedlings and some saplings (particularly conifers), and by top-killing broadleaf shrubs and tree saplings, though broadleaf woody plants often resprout from a protected root system. Fire also has other potential and differential effects on recruitment, vegetative growth, survival, distribution, and reproductive output of herbaceous plants in prairie and savanna habitats. Fire effects on abundance of both native and non-native herbaceous plants have been documented in Willamette Valley wet prairies (Pendergrass 1995, Streatfield and Frenkel 1997, Taylor 1999, Jancaitis 2001, Clark and Wilson 2001, Wilson 2002).

Prescribed fire has been used to manage Willamette Valley wet prairies since the 1970s. However, implementing controlled burns in small remnants within a larger context of agricultural and urban lands is logistically challenging (Hamman et al. 2011), prompting consideration of alternative methods of maintaining native prairies. Mowing vegetation during the dry

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season (late summer or early fall), at the same time that fires typically occur, is an alternative commonly employed by prairie managers in the region (Campbell 2004). Mowing is clearly effective at suppressing woody vegetation, at least for the short term, with little or no apparent damage to native herbaceous species that are largely dormant at this time of year. However, it is less clear whether mowing produces a beneficial response of native herbaceous plant species relative to introduced species. To investigate this question, we initiated a seven year experiment to compare the effects of late summer/fall mowing and burning on native and non-native vascular plants within a remnant Willamette Valley wet prairie. Our study is the first to compare species responses to fire and mowing in a high quality Willamette Valley wet prairie.

## Methods

We designed a replicated field study in a wet prairie remnant at the Willow Creek Natural Area, a 210 ha preserve managed by The Nature Conservancy and located on the west side of Eugene, Lane County, Oregon (Figure 1). Though one of the best remaining examples of wet prairie in the Willamette Valley, Willow Creek is typical in that remnant habitat is surrounded by a land use mix that includes protected lands, urban development, agricultural lands, and rural residential lands. Prescribed fire has been used as a management treatment over about 20 ha of wet prairie at Willow Creek since 1986, with return intervals generally between 2 and 5 years. The study was implemented as a randomized complete block design in four macroplots (each 50 x 100 m) originally established for monitoring

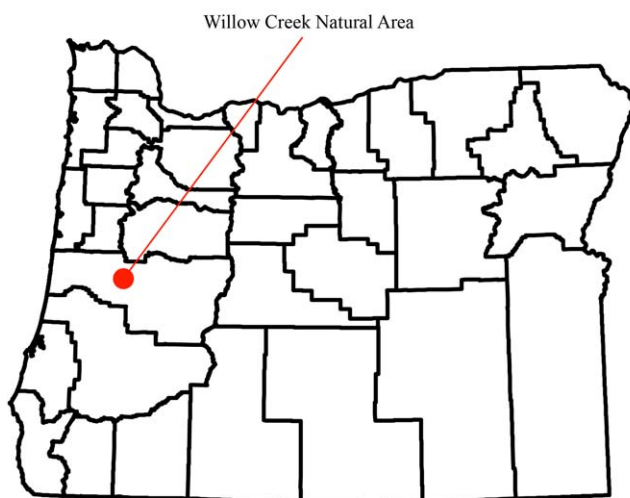


Figure 1. Location of the Willow Creek Natural Area, Lane County, Oregon.

the wet prairie community. Each macroplot served as an experimental block, with a third randomly assigned to a burn, mow, or control (no management) treatment. In the late summer of 2001, treatments were applied to three macroplots, and in 2005, treatments were applied to all four macroplots. No other treatments were applied in intervening years. The burns were completed October 2, 2001, and September 27, 2005. Both took place under similar conditions between 1100 and 1500 hrs PDT at temperatures ranging 24 to 30 °C, with relative humidity ranging from 30 - 40% and winds from 5-10 kph. Standard fire behavior calculations provide an output reference fine fuel moisture of approximately 6% for these conditions and a resulting flame length of 1-1.5 m. Mow treatments were applied the week before burn treatments using rotary style mowers set at heights of approximately 15 cm.

We measured vegetation response to treatments with nested frequency plots, the same method historically used for monitoring the plant community. We estimated percent frequency of plant species by noting presence in permanently located, nested quadrats of 1.0, 0.10, and 0.01 m<sup>2</sup> (48 per treatment unit) in mid- to late summer every year between 2001 and 2007. Nested quadrats provide a way of simultaneously estimating frequency at varying spatial scales for rare and common species (Elzinga et al. 1998). Plots were systematically located after a random start along nine transects in each macroplot. Quadrats were spaced at 2 m intervals along each transect for all macroplots, except 3 m intervals for macroplot 1. Presence in the smallest sized quadrat was noted for each species. Sampling of vascular plants involved a subset of all species that occurred with at least 10% frequency across all macroplots when comprehensive vegetation monitoring was initiated in 1993, though a few additional taxa were added in subsequent years prior to 2001 (Table 1). Taxonomy generally follows Cook and Sundberg (2011), with the exception of *Danthonia*, which follows Hitchcock (1950).

For each treatment period, we compared effects of burning and mowing on the change in percent frequency from pre-treatment to the first two post-treatment years (calculated as post-pretreatment) with ANOVA for a randomized complete block design ( $\alpha = 0.1$ ). Treatment effects on change from 2001 to 2007 were also analyzed, resulting in five ANOVA models for each species. Macroplot 1 was excluded from analysis for 2001 and overall treatment effects because it did not receive the first round of treatments. Fisher's LSD was used for comparing treatment means. We analyzed data for 61 species or life stages (32 native herbaceous, 27

TABLE 1. List of species sampled for the Willow Creek wet prairie burn/mow experiment. Congeneric species pairs indicate taxa that were not distinguished in field data collection. An asterisk \* denotes species for which data were analyzed. All guilds with more than one species were also analyzed for treatment effects.

<p><b>Native Annual Forbs</b>  <i>Centaurium muhlenbergii</i>  <i>Centunculus minimus</i>*  <i>Cicendia quadrangularis</i>  <i>Lotus unifoliolatus</i>  <i>Madia</i> spp.*</p> <p><b>Native Perennial Forbs</b>  <i>Allium amplexans</i>*  <i>Apocynum cannabinum</i>  <i>Brodiaea coronaria</i> or <i>B. elegans</i> ssp. <i>hooveri</i>*  <i>Camassia leichtlinii</i> ssp. <i>suksdorfii</i>  <i>Camassia quamash</i> ssp. <i>maxima</i> [reprod.]*  <i>Camassia quamash</i> ssp. <i>maxima</i> [veg.]*  <i>Epilobium ciliatum</i> s.l.  <i>Erigeron decumbens</i> var. <i>decumbens</i>*  <i>Eriophyllum lanatum</i> var. <i>leucophyllum</i>*  <i>Fragaria virginiana</i> var. <i>platyphylla</i>*  <i>Grindelia integrifolia</i>*  <i>Horkelia congesta</i> ssp. <i>congesta</i>*  <i>Lomatium bradshawii</i>*  <i>Lotus formosissimus</i>*  <i>Microseris laciniata</i> ssp. <i>laciniata</i>*  <i>Perideridia montana</i> or <i>P. oregana</i>*  <i>Potentilla gracilis</i> var. <i>gracilis</i>*  <i>Prunella vulgaris</i> var. <i>lanceolata</i>*  <i>Pyrrocoma racemosa</i>*  <i>Ranunculus occidentalis</i> var. <i>occidentalis</i>  <i>Ranunculus orthorhynchus</i> var. <i>orthorhynchus</i>  <i>Sericocarpus rigidus</i>*  <i>Sisyrinchium idahoense</i>, <i>S. bellum</i>, or <i>S. hitchcockii</i>*  <i>Symphytotrichum hallii</i>*  <i>Toxicoscordion venenosum</i>*  <i>Triteleia hyacinthina</i>*  <i>Wyethia angustifolia</i>*</p> <p><b>Native Annual Graminoids</b>  <i>Juncus bufonius</i> s.l.*</p> <p><b>Native Perennial Graminoids</b>  <i>Carex aurea</i>*  <i>Danthonia californica</i> var. <i>americana</i>*  <i>Deschampsia cespitosa</i> var. <i>cespitosa</i>*  <i>Dichanthelium acuminatum</i> var. <i>fasciculatum</i>*  <i>Eleocharis acicularis</i> var. <i>acicularis</i>  <i>Juncus nevadensis</i> var. <i>nevadensis</i>*  <i>Juncus occidentalis</i> or <i>J. tenuis</i>*  <i>Luzula comosa</i> s.l.*</p> <p><b>Native Shrubs &amp; Trees</b>  <i>Crataegus suksdorfii</i>  <i>Fraxinus latifolia</i>*  <i>Spiraea douglasii</i> var. <i>douglasii</i>*  <i>Toxicodendron diversilobum</i></p>	<p><b>Introduced Annual Forbs</b>  <i>Centaurium erythraea</i> [reprod.]*  <i>Centaurium erythraea</i> [veg.]*  <i>Galium divaricatum</i> or <i>G. parisiense</i>*  <i>Geranium dissectum</i>  <i>Linum bienne</i>*  <i>Parentucellia viscosa</i>*  <i>Trifolium dubium</i>*  <i>Vicia hirsuta</i> or <i>V. tetrasperma</i>*  <i>Vicia sativa</i> var. <i>angustifolia</i></p> <p><b>Introduced Biennial Forbs</b>  <i>Daucus carota</i> [reprod.]*  <i>Daucus carota</i> [veg.]*  <i>Leucanthemum vulgare</i> [reprod.]*  <i>Leucanthemum vulgare</i> [veg.]*</p> <p><b>Introduced Perennial Forbs</b>  <i>Hypericum perforatum</i>*  <i>Hypochaeris radicata</i>*  <i>Leontodon saxatilis</i> ssp. <i>saxatilis</i>*  <i>Mentha pulegium</i>*  <i>Plantago lanceolata</i>*  <i>Senecio jacobea</i></p> <p><b>Introduced Annual Graminoids</b>  <i>Aira caryophyllea</i> or <i>A. elegans</i>*  <i>Briza minor</i>*  <i>Bromus hordeaceus</i> ssp. <i>hordeaceus</i>  <i>Cynosurus echinatus</i></p> <p><b>Introduced Perennial Graminoids</b>  <i>Agrostis capillaris</i>*  <i>Anthoxanthum odoratum</i>*  <i>Festuca rubra</i> var. <i>commutata</i>*  <i>Holcus lanatus</i>*  <i>Juncus marginatus</i>*  <i>Phleum pratense</i>  <i>Poa compressa</i>  <i>Schedonorus arundinaceus</i>*</p> <p><b>Introduced Shrubs &amp; Trees</b>  <i>Pyrus communis</i>*  <i>Rosa eglanteria</i> or <i>R. nutkana</i> (invasive native shrub)*  <i>Rubus armeniacus</i>*</p>
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introduced herbaceous, and 2 native woody invasive species). We limited data analysis to species with an average change of at least 10% absolute frequency in at least two treatment blocks, as well as some rare

species not meeting these criteria, and most woody species occurring in the wet prairie. Species omitted from analysis were generally at low frequency or not widely distributed within the wet prairie habitat. In



addition, we analyzed data for plant guilds (scored as present at the smallest scale containing a guild member for each quadrat) to compare treatment responses of the functional group and its component species.

We chose to analyze absolute change in frequency because this provides the simplest interpretation of treatment effects for management applications. An alternative approach would have been to analyze post-treatment frequency with the pre-treatment abundance as a covariate in ANCOVA. While ANCOVA has greater power at larger sample sizes, it may have less power for small studies such as ours because it uses an extra degree of freedom for estimating the effect of the covariate. The problem of low power extends to testing the assumption of equal slopes among treatments. A simple interpretation of treatment effects is not possible when slopes are unequal, and this condition may also lead to a low power test for the main effect (Engqvist 2005). Finally, it is inappropriate to use ANCOVA to adjust for initial differences of the covariate (i.e., pre-treatment abundance) between treatments (Quinn and Keough 2002). Although baseline abundance was similar across treatments for most species, this was not true for some of the non-native species and guilds.

Data for the quadrat size exhibiting the largest average temporal change were typically used for each species or guild (usually 1 m<sup>2</sup>). We examined residual plots and max/min variance (of change) ratios to identify severe violations from the assumption of homogeneous variances ( $> 5$ ). ANOVA on balanced designs is very robust to departures from normality, but not to heterogeneous variances (Quinn and Keough 2002). Percentage data outside the midrange of 30-70% are known to be more problematic for ANOVA, because the variance of binomial data is a quadratic function of the mean (Zar 1996, Warton and Hui 2011). The arcsine square-root transformation is a commonly recommended remedy, although Zar (1996) states that a transformation is not warranted for balanced designs. Our analysis revealed a few cases where the arcsine transformation reduced treatment variance ratios and detected small treatment effects (usually  $< 10\%$  absolute change in frequency) that were not significant for raw data. However, these cases were typically introduced upland species uncharacteristic of native wet prairie, and the transformation produced larger variance ratios and non-significant results for other species with larger treatment differences. Because of these discrepancies and the difficulty interpreting results (i.e., change in the arcsine scale), we report results only for untransformed data. Although logistic regression may be the

most suitable analysis for binomial data, it can result in inflated Type I error rates and lower power for very small sample sizes (Warton and Hui 2011). SAS 9.2 and Systat 13 were used for univariate analysis and graphing time trends for species and guilds.

We characterized treatment effects as desirable or undesirable according to species origin. We considered a desirable treatment effect to be one that indicates success in attaining our management objectives (Wilson and Clark 2001). For example, a desirable treatment effect is an increase in frequency of a native herbaceous species, or a decrease in an introduced (or any woody) species. An undesirable treatment effect is a decrease in frequency of a native species or an increase in an introduced species. Only treatments significantly different from the control were counted. For example, if frequency of a native species increased significantly more in burn than mow but neither treatment was different from control, it was not scored as a desirable effect for burn or undesirable effect for mow. Plot data were collected separately for vegetative and reproductive life stages for four taxa, (one native and three introduced) because we anticipated different responses in their vegetative and reproductive life stages (Table 1). The different life stages are therefore treated as separate “species” for this analysis.

To illustrate annual changes in species composition for each macroplot and treatment, we used non-metric multi-dimensional scaling (NMS) in PC-ORD (v. 5.32). Data were relativized by species maxima to equalize the importance of common and rare species (McCune and Grace 2002). The autopilot mode of NMS was used with the Sorensen (Bray-Curtis) distance measure, the maximum thoroughness setting and randomization tests; the best configuration was re-run to apply the varimax rotation to increase orthogonality among axes. Separate ordinations were done for the years of 2001-2003 (excluding macroplot 1) and 2005-2007 (using all four macroplots). Successional vectors were used to illustrate the rate and direction of changes in species composition for each macroplot; vectors were also translated to the origin to highlight treatment differences (McCune and Grace 2002). We report Kendall’s tau (a rank correlation coefficient) instead of Pearson’s  $r$  to examine correlations of species abundance with ordination axes, because the former does not assume linearity.

We used the Blocked Multi-Response Permutation Procedure (MRBP) in PC-ORD to test for differences in species composition among treatments in each year (McCune and Grace 2002). This procedure compares the observed average distances within treatments with

those expected by chance. A measure of effect size, the chance-corrected within-group agreement ( $A$ ) is reported along with  $P$ -values.  $A = 0$  if within-group differences are equal to the random expectation, is  $< 0$  when group members more dissimilar than expected, and  $= 1$  if all plots within groups are identical. Values for ecological data are commonly  $< 0.1$  even when groups are significantly different (McCune and Grace 2002). Data were relativized by species maxima to reflect ordination results. We used the default Euclidean distance measure and median alignment of blocks to emphasize differences among treatments within blocks for MRBP tests, setting  $\alpha = 0.1$  for all comparisons. To determine whether treatment effects on composition were being driven by only larger changes of more abundant species, we also ran MRBP on data relativized by species totals, giving equal weight to common and rare species (McCune and Grace 2002). Only species analyzed for treatment effects with ANOVA were included in the multivariate analyses.

## Results

Of the 61 species or life stages (all hereafter called species) included in the analysis, 25 responded at least once to mowing, prescribed fire, or both treatments. Fourteen of these were native herbaceous species, 10 were introduced herbaceous species, and one an invasive native woody species. In addition, one native guild and four introduced guilds were impacted by treatments (Tables 2 and 3).

The magnitude and persistence of treatment effects varied considerably across species and over time. Statistically significant effects were often of short duration and not consistent for both treatment periods. Fourteen species had a significant response to a given treatment in only one comparison, while 11 responded to a given treatment in more than one comparison. There was no indication of cumulative treatment effects even for the latter group.

The importance of prescribed fire as a management treatment was highlighted by a simple tally of species with a significant response in any one of the five pre-post treatment comparisons. These comparisons included both the first and second years following the 2001 and 2005 treatments, as well as a comparison of the final year of the study (2007) and the pre-treatment conditions (Table 4). Fifteen species showed a significant desirable response to fire, while eight responded in a desirable direction to mowing. Fewer species responded in an undesirable direction, and the burn and mow treatments were more equal in this regard (eight

for fire and seven for mowing). Thus, nearly twice as many species exhibited a desirable response to fire compared to mowing, and exhibited a more favorable ratio of desirable to undesirable outcomes.

With native guilds, the only treatment effect that was undesirable was for perennial forbs from 2005 to 2006 for both burn and mow treatments (Table 2). This effect was the result of a greater increase from 2005 to 2006 in the control than in either treatment.

For introduced guilds, we documented treatment effects for biennial forbs, perennial forbs, and annual graminoids. Burning temporarily suppressed introduced biennial forbs in 2006, but delivered persistent, unfavorable management responses in introduced annual graminoids in each two year post-treatment period. Introduced perennial forbs were the only guild that showed contradictory results, with a desirable treatment effect in the first year after the 2005 burn, but an undesirable treatment effect in the second year after the 2001 burn. An undesirable treatment effect for this guild was also recorded in the mow treatment in the second year after the 2001 burn (Table 3).

Recording frequency of different life stages allowed us to distinguish different responses to the two management treatments (Tables 2 and 3). For *Leucanthemum vulgare*, fire was beneficial in reducing vegetative plants relative to the control, but no burn treatment effect was observed for the flowering life stage. In contrast, an undesirable response to mowing was detected as the flowering life stage increased in the first year after both the 2001 and 2005 treatments. Flowering *Camassia quamash* increased significantly relative to the control in the first year following the 2001 burn, but not significantly in the second year, while vegetative *C. quamash* increased significantly in the second year but not significantly in the first (Figure 2 and Table 2). The significant second year increase in the vegetative plants may have resulted from seed produced in the first year after the burn, but we did not distinguish first year seedlings from older vegetative plants.

The direction of treatment effect was consistent for the ten species with significant responses to the same treatment in more than one pre-post comparison. Only one species exhibited inconsistent treatment effects. *Linum bienne*, an introduced annual forb, decreased in abundance relative to control after the 2001 prescribed burn but showed a relative increase from 2001 to 2007 (Table 3). One possible explanation for this result is the timing of the burns relative to seedling germination triggered by fall precipitation. Local weather data from the Eugene airport are consistent with the hypothesis



that more seed was left to germinate after the 2005 burn. Measuring from August 1 of each year, more rain and more days with measurable precipitation occurred prior to the 2001 burn (2.7 cm over 13 days before October 2) compared to the 2005 burn (1.6 cm over 6 days before September 27). Furthermore, the magnitude of the desirable treatment effect (3.5) was much smaller than that of the undesirable one (22.9). We interpret these results as representing variation in response reflecting the subtle interplay between the phenology of each plant species and the specific unique conditions of the vegetation at the time of treatment application.

Time vectors from NMS ordinations showed that most of the variation in composition was due to spatial (macroplot) differences and temporal changes common across treatments (Figures 3 and 4). Many of the species more highly correlated with ordination axes were unaffected by treatments (Table 5).

However, we did document treatment effects on composition (Table 6). Treated plots within the same macroplot varied in the rate (vector length) or direction of compositional change, especially in the first post-treatment year (Figures 3b and 4b, Table 6a). Treatment effects were smaller and inconsistent in 2002-03, with  $A < 0.1$  even for significant  $P$ -values. The burn-mow difference in 2002 was driven largely by trends in Macroplot 3, which also contributed largely to the burn effect in 2003 (Figure 3b). Effects were larger after the second set of treatments in 2006, when composition varied among all three treatment levels (Figure 4b). This is likely due to the greater power from an additional macroplot. The 2007 difference between control and burn was largely due to Macroplots 1 and 7 (Figure 4b). MRBP results for data relativized by species totals are similar to those from the relativization by maxima, suggesting that real changes in composition (and not just abundance) contributed to these differences (Table 6b).

## Discussion

The results of our study can be viewed both as a broad measure of the value of implementing management treatments in wet prairie and as a focused appraisal of individual species responses to a limited number of treatment events. However, interpretation of our results is somewhat complicated by variation in abiotic and biotic environmental parameters during the course of the study. In particular, the years 2001 and 2005 were marked by both extremely low precipitation and by high population numbers of voles (*Microtis* sp.). Vole herbivory appeared to be selective, with a disproportionate impact on certain species of herbaceous plants, both

native and introduced. The effect of low precipitation and high vole abundance in 2005 is particularly illustrated by the graph of time trends for *Camassia quamash* (Figure 2). Because the 2001 and 2005 vegetation data represent both the pre-treatment vegetation condition and the high impact of vole herbivory, treatment effects on individual species (and on species composition) are inevitably confounded with influences of these other factors. Large changes in frequency of some species were observed in control plots, sometimes larger than the changes observed in the treatment plots. As a result, ordination analysis revealed that treatment effects on composition were small relative to the natural temporal variation observed across all plots (Figures 3–4).

The greater ratio of desirable to undesirable treatment responses (particularly the 1.9:1 ratio for the burn treatment), highlights the importance and value of management in Willamette Valley wet prairies. Furthermore, only 13 of the 61 species analyzed (seven native and six introduced) exhibited an undesirable response to either management treatment for any year to year comparison. In the absence of natural and historic anthropomorphic disturbance regimes (primarily fire), active management is needed to prevent conversion of prairie to forest and halt the increase of introduced herbaceous species at the expense of declining native species. The challenge is identifying the set of management approaches that most favor native over non-native (or native invasive) species appropriate for a given site.

In our study more species/life stages responded favorably to fire than mowing (15 vs. 8). Of particular management importance is the desirable response to fire by seven of ten native perennial forbs showing significant treatment effects, five “species” of which (*Brodiaea coronaria/ elegans*, *Camassia quamash*/reproductive, *Camassia quamash*/vegetative, *Toxicoscordion venenosum*, and *Triteleia hyacinthina*) were geophytes growing from underground bulbs or corms.

However, both treatments promoted favorable responses for several native species. The perennial forb *Potentilla gracilis* and the perennial graminoids *Deschampsia cespitosa* and *Juncus occidentalis* all responded in a desirable direction to both treatments. Two introduced annual forbs, *Centaureum erythrea* (the reproductive life stage) and *Galium divaricatum* or *G. parisiense*, showed beneficial responses to either treatment as well. Suppressing establishment of woody vegetation in wet prairie is another goal of our management, and we found both burning and mowing effective at reducing the invasive native woody plant *Fraxinus latifolia* in the second year after the 2005 treatments.

TABLE 2. Significant treatment effects of the Mow/Burn experiment for native guilds and herbaceous species at the Willow Creek Preserve, 2001-2007. Change in % frequency from pre- to two post treatment years (and from 2001 to 2007) is reported for Control. Treatment effects are calculated as the difference between the change in % frequency between each treatment and Control, e.g.,  $\Delta$  Burn -  $\Delta$  Control. Results are for 1 m<sup>2</sup> unless noted otherwise. Significant treatment effects at the 0.1 level (Fisher's LSD) are in bold text; a positive number in bold represents a desirable treatment effect, and negative number in bold represents an undesirable treatment effect.

Guild/Species	2001 Treatments: Change from 2001 to (n = 3)						2005 Treatments: Change from 2005 to (n = 4)								
	2002			2003			2007			2006			2007		
	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control
<b>Perennial Native Forbs (0.01 m<sup>2</sup>)</b>	7.6	7.6	2.8	9.7	0.7	-1.4	15.3	-4.2	0.7	10.4	-8.3	7.8	4.2	1.0	
<i>Brodiaea coronaria</i> or <i>B. elegans</i>	1.4	-4.2	-3.5	2.1	<b>14.6</b>	0.0	9.0	<b>8.4</b>	-6.2	2.6	3.1	10.9	<b>11.5</b>	-4.1	
<i>Camassia quamash</i> ssp. <i>maxima</i> [reprod]	11.8	<b>25.7</b>	4.9	35.4	11.8	<b>-28.5</b>	34.7	27.1	0.0	25.0	11.5	4.2	20.3	1.6	
<i>Camassia quamash</i> ssp. <i>maxima</i> [veg.] (0.1 m <sup>2</sup> )	13.9	9.0	0.0	13.9	<b>13.2</b>	<b>-11.8</b>	20.1	<b>12.5</b>	-6.2	28.6	-3.1	-2.6	31.8	-6.3	
<i>Grindelia integrifolia</i>	0.0	-2.1	4.2	6.9	-6.2	<b>6.3</b>	16.0	<b>-12.5</b>	<b>8.3</b>	1.0	-2.6	<b>4.7</b>	1.6	<b>1.5</b>	
<i>Horkelia congesta</i> ssp. <i>congesta</i>	0.0	-2.1	2.1	0.0	<b>-2.1</b>	0.7	0.0	-1.4	0.7	0.0	0.5	-0.5	0.0	-0.5	
<i>Lotus formosissimus</i>	-7.6	0.0	1.4	-8.3	1.4	2.1	-13.2	<b>-7.6</b>	6.3	5.2	-5.2	-6.3	2.1	-2.6	
<i>Microseris laciniata</i> ssp. <i>laciniata</i> (0.1 m <sup>2</sup> )	2.8	11.8	2.8	-0.7	<b>9.7</b>	4.2	-2.8	1.4	3.5	6.8	0.5	-2.6	1.6	0.0	
<i>Potentilla gracilis</i> var. <i>gracilis</i>	-2.8	-2.1	3.5	-3.5	0.0	<b>8.4</b>	-3.5	<b>5.6</b>	<b>14.6</b>	1.0	1.6	2.1	-4.7	6.8	
<i>Toxicoscordion venenosum</i>	2.1	2.8	0.0	2.1	0.7	0.0	5.6	2.7	9.0	1.6	<b>17.2</b>	5.7	0.6	9.9	
<i>Triteleia hyacinthina</i>	2.1	1.4	0.0	1.4	<b>17.4</b>	-0.7	1.4	2.1	0.0	-0.5	2.6	0.5	2.6	0.5	
<b>Native Annual Graminoids</b>															
<i>Juncus bufonius</i> s.l.	0.7	11.1	1.4	6.3	-2.8	-1.4	0.7	3.5	0.7	15.6	2.1	<b>-13.5</b>	1.6	1.0	
<b>Native Perennial Graminoids (0.01 m<sup>2</sup>)</b>															
<i>Danthonia californica</i> var. <i>americana</i> (0.1 m <sup>2</sup> )	-3.5	0.0	2.1	-3.5	1.4	4.9	-14.6	6.2	6.9	-2.1	3.6	4.7	3.1	4.7	
<i>Deschampsia cespitosa</i> var. <i>cespitosa</i> (0.01 m <sup>2</sup> )	4.2	-20.1	-4.2	4.2	<b>-15.3</b>	-1.4	2.1	-3.5	0.7	-6.3	0.0	5.2	-3.1	1.0	
<i>Juncus occidentalis</i> or <i>J. tenuis</i>	-4.9	11.1	9.0	-9.0	<b>9.0</b>	<b>11.1</b>	-14.6	1.4	2.8	-5.2	0.5	7.3	4.2	-2.6	
	-16.7	<b>11.1</b>	<b>7.0</b>	-16.7	9.7	0.0	6.9	-9.7	-1.4	31.8	-2.6	2.6	30.7	-5.2	

TABLE 3. Significant treatment effects of the Mow/Burn experiment for introduced guilds herbaceous species, and native woody species at the Willow Creek Preserve, 2001-2007. Change in % frequency from pre- to two post treatment years (and from 2001 to 2007) is reported for Control. Treatment effects are calculated as the difference between the change in % frequency between each treatment and Control, e.g.,  $\Delta$  Burn -  $\Delta$  Control. Results are for 1 m<sup>2</sup> unless noted otherwise. Significant treatment effects at the 0.1 level (Fisher's LSD) are in bold text; a negative number in bold represents a desirable treatment effect, and a positive number in bold represents an undesirable treatment effect.

Guild/Species	2001 Treatments: Change from 2001 to (n = 3)						2005 Treatments: Change from 2005 to (n = 4)								
	2002			2003			2007			2006			2007		
	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control	$\Delta$ Control	$\Delta$ Burn - $\Delta$ Control	$\Delta$ Mow - $\Delta$ Control
<b>Introduced Annual Forbs</b> (0.1 m <sup>2</sup> )	-2.1	-6.2	4.2	-11.1	-9.7	9.7	-31.9	0.0	-2.1	-8.9	-9.3	8.9	-39.6	-4.7	-5.7
<i>Centaurium erythraea</i> [reprod.]	-1.4	<b>-43.0</b>	6.3	0.0	<b>-36.8</b>	7.6	-19.4	-28.5	-13.2	-14.6	<b>-68.2</b>	0.5	-44.8	<b>-27.1</b>	<b>-16.7</b>
<i>Centaurium erythraea</i> [veg.]	-23.6	<b>-34.7</b>	14.6	-65.3	2.8	5.6	-55.6	-1.4	-11.1	-54.2	-9.9	8.3	-65.1	-2.1	-10.9
<i>Galium divaricatum</i> or <i>G. parisiense</i>	-2.1	0.7	-11.1	-6.9	-4.2	<b>-21.6</b>	-17.4	-2.7	<b>-24.3</b>	21.9	<b>-27.1</b>	-11.0	-28.1	-6.8	-19.8
<i>Linum bienne</i>	1.4	<b>-3.5</b>	2.1	4.9	2.1	2.1	1.4	<b>22.9</b>	0.7	12.0	1.0	<b>5.2</b>	2.6	9.4	-4.2
<i>Trifolium dubium</i>	5.6	-1.4	-1.4	4.9	-4.9	-3.5	-1.4	-0.7	-6.9	0.0	<b>5.2</b>	<b>5.7</b>	0.0	0.0	0.5
<b>Introduced Biennial Forbs</b>	-16.7	-2.1	8.3	-11.1	-6.9	-1.4	-0.7	-5.6	-4.2	3.1	<b>-14.0</b>	1.1	1.6	-6.8	-2.6
<i>Leucanthemum vulgare</i> [reprod.]	-7.6	3.4	<b>36.8</b>	15.3	-15.3	6.9	21.5	-6.9	3.5	-22.9	12.5	<b>24.5</b>	6.3	-2.6	-7.3
<i>Leucanthemum vulgare</i> [veg.]	-17.4	-4.2	6.9	-27.1	1.4	13.2	-1.4	-8.3	-8.3	-1.0	<b>-11.0</b>	4.6	-1.0	-6.3	-3.6
<b>Introduced Perennial Forbs</b> (0.1 m <sup>2</sup> )	-10.4	3.5	6.9	-29.9	<b>21.6</b>	<b>24.3</b>	9.0	5.6	0.0	7.8	<b>-11.4</b>	4.2	0.0	-4.7	2.1
<i>Mentha pulegium</i>	-5.6	2.1	<b>8.4</b>	-2.8	3.5	<b>10.4</b>	22.9	-7.6	5.6	2.6	-8.9	-3.1	3.6	-2.6	-3.1
<b>Introduced Annual Graminoids</b> (0.1 m <sup>2</sup> )	0.7	<b>33.3</b>	-9.0	3.5	<b>29.1</b>	-6.3	-0.7	19.4	-15.3	16.1	<b>16.7</b>	2.7	4.2	<b>16.1</b>	-9.9
<i>Aira caryophylla</i> or <i>A. elegans</i>	-20.8	9.0	3.5	-11.1	9.0	9.7	-3.5	16.0	2.8	3.6	-2.1	-0.5	-0.5	<b>10.4</b>	-1.1
<i>Briza minor</i>	1.4	<b>39.6</b>	6.2	6.9	<b>29.9</b>	1.4	2.1	19.4	-11.8	36.5	<b>13.0</b>	<b>-13.1</b>	15.6	<b>16.2</b>	<b>-19.8</b>
<b>Introduced Perennial Graminoids</b>	0.0	0.0	0.7	0.0	0.7	1.4	0.7	0.7	0.0	0.5	0.5	0.0	0.5	0.5	0.0
<b>Native Trees - <i>Fraxinus latifolia</i></b>	0.0	-3.5	-0.7	0.0	0.0	1.4	0.7	-1.4	0.0	4.2	-3.6	-2.6	5.2	<b>-6.8</b>	<b>-4.2</b>

TABLE 4. Vascular plant species showing significant treatment effects of the Mow/Burn experiment at the Willow Creek Preserve, for at least one year-to-year comparison for the period 2001-2007. Treatments showing significant effects are indicated with an asterisk (\*). Results are for the 1 m<sup>2</sup> quadrat size unless noted otherwise.

Species responses in any year to year comparison				
Species	Positive Response		Negative Response	
	Burn +	Mow +	Burn -	Mow -
<b>Native Perennial Forbs</b>				
<i>Brodiaea coronaria</i> or <i>B. elegans</i>	*			
<i>Camassia quamash</i> ssp. <i>maxima</i> [veg.] (0.1 m <sup>2</sup> )	*			*
<i>Camassia quamash</i> ssp. <i>maxima</i> [reprod]	*			*
<i>Grindelia integrifolia</i>		*	*	
<i>Horkelia congesta</i> ssp. <i>congesta</i>			*	
<i>Lotus formosissimus</i>			*	
<i>Microseris laciniata</i> ssp. <i>laciniata</i> (0.1 m <sup>2</sup> )	*			
<i>Potentilla gracilis</i> var. <i>gracilis</i>	*	*		
<i>Toxicoscordion venenosum</i>	*			
<i>Triteleia hyacinthina</i>	*			
<b>Native Annual Graminoids</b>				
<i>Juncus bufonius</i> s.l.				*
<b>Native Perennial Graminoids</b>				
<i>Danthonia californica</i> var. <i>americana</i> (0.1 m <sup>2</sup> )			*	
<i>Deschampsia cespitosa</i> var. <i>cespitosa</i> (0.01 m <sup>2</sup> )	*	*		
<i>Juncus occidentalis</i> or <i>J. tenuis</i>	*	*		
<b>Introduced Annual and Biennial Forbs</b>				
<i>Centaurium erythraea</i> [veg.]	*			
<i>Centaurium erythraea</i> [reprod.]	*	*		
<i>Galium divaricatum</i> or <i>G. parisiense</i>	*	*		
<i>Linum bienne</i>	*		*	*
<i>Trifolium dubium</i>			*	*
<i>Leucanthemum vulgare</i> [veg.]	*			
<i>Leucanthemum vulgare</i> [reprod.]				*
<b>Introduced Perennial Forbs</b>				
<i>Mentha pulegium</i>			*	
<b>Introduced Annual Graminoids</b>				
<i>Aira caryophyllea</i> or <i>A. elegans</i>			*	
<i>Briza minor</i>		*		*
<b>Native Woody Species</b>				
<i>Fraxinus latifolia</i>	*	*		
<b>Overall number of significant responses per treatment category:</b>	<b>15</b>	<b>8</b>	<b>8</b>	<b>7</b>

Results that contradict our management goals are of equal interest. Both treatments were generally ineffective at suppressing introduced grasses (Table 3). Fire produced relatively large and consistent increases in *Briza minor* after both treatment periods, while mowing appeared to suppress it in 2006-2007 (Table 3). Fire

also increased *A. caryophyllea/elegans* after the 2005 treatment. However, both species are small statured annuals, which are likely to benefit from a short term removal of thatch and litter after a burn, and do not appear to suppress associated native species. Both species tend to decline to pre-burn abundance a few years after

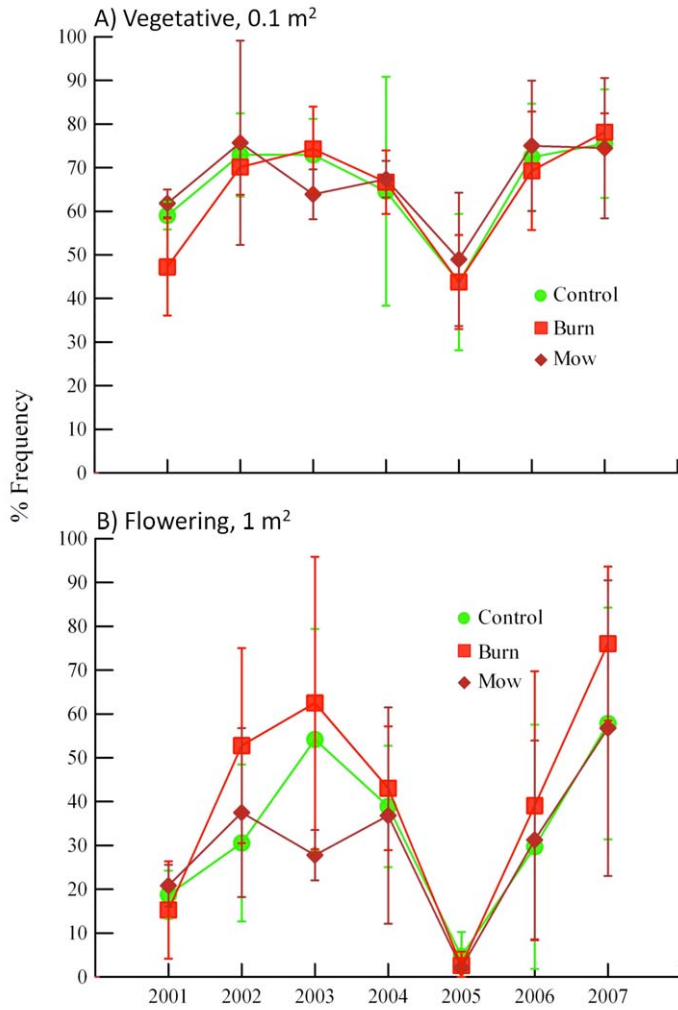


Figure 2. Mean ( $\pm$  SD) percent frequency by treatment and year for vegetative and flowering *Camassia quamash*. n = 3 for 2001-2004; n = 4 for 2005-2007.

the burn (there was no significant treatment effect for either species in the 2001 to 2007 comparison), so provided burns are not conducted on short rotation they are unlikely to be highly problematic in Willamette Valley most wet prairies.

Several native species also exhibited undesirable responses to burning. *Danthonia californica* var. *americana* was suppressed by the 2001 fire. This may be of little consequence from a community perspective, since *D. californica* var. *americana* is among the most abundant native herbaceous species in the wet prairie at Willow Creek. The fire effect did not persist to the 2001-2007 comparison and was not generated by the second round of treatments. *Lotus formosissimus* is a relatively uncommon native perennial forb in the Willamette Valley, and concern for this species is more about its substantial decline from 2001 to 2007 across all treatments than about the negative impact of the 2005 burn.

*Horkelia congesta* ssp. *congesta* declined in the second year after the 2001 burn relative to the control, though the treatment effect in this study was perhaps too small to be considered biologically important. This is a globally at-risk taxon restricted to a small number of prairie remnants throughout its global range of the Willamette and Umpqua Valleys as a consequence of habitat loss, invasive species, and grazing (U.S Fish and Wildlife Service 2010). However, this species is also monitored at Willow Creek with more intensive census plots. Unburned subpopulations of *H. congesta* located outside of the treated macroplots declined after 2001 even more strongly

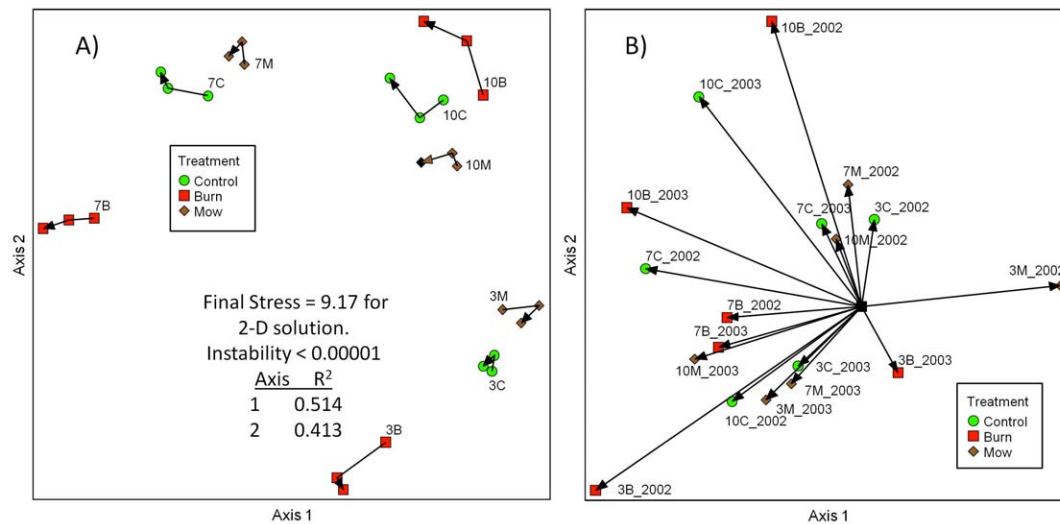


Figure 3. A) Time vectors (2001-2003) for treatment plots from NMS ordination with arrow indicating the direction of time vector (last point is 2003). B) Vectors translated to the origin. Data relativized by species maxima.



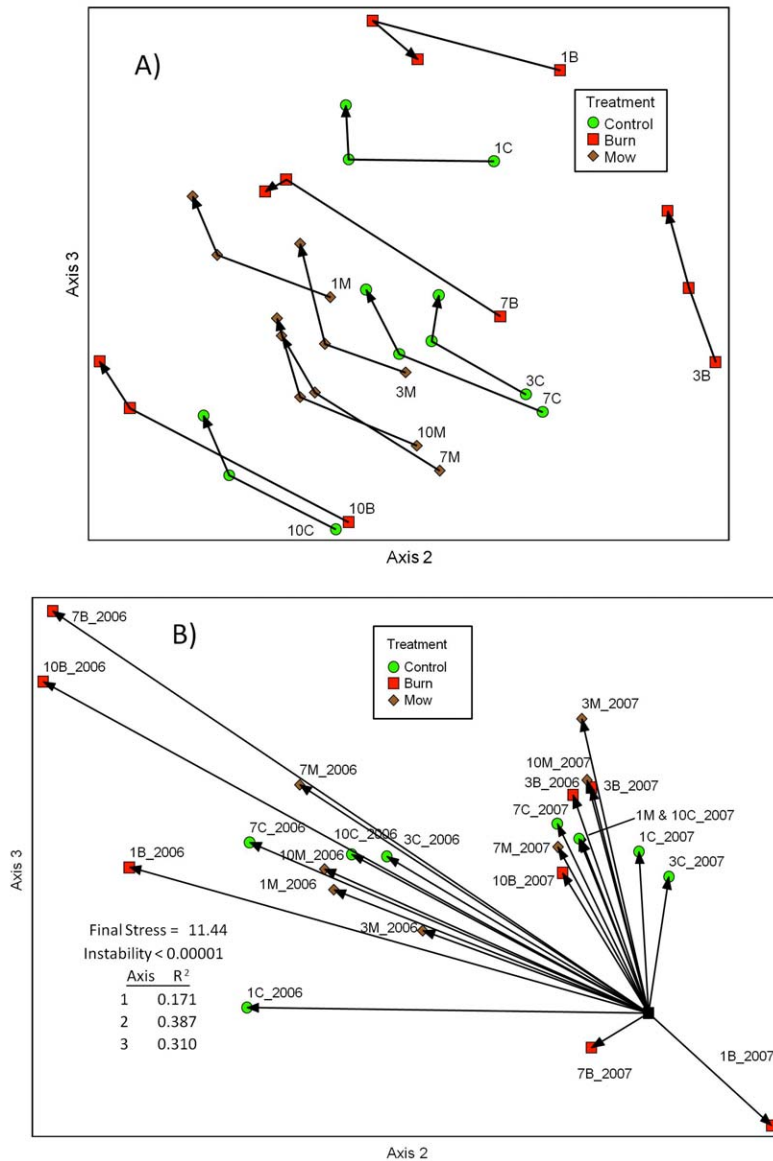


Figure 4. A) Time vectors (2005-2007) for treatment plots from NMS with arrow indicating the direction of time vector (last point is 2007). B) Vectors translated to the origin. Data relativized by species maxima.

than in the burn treatments. This focused monitoring allows managers to track population trends more precisely and make specific modifications to management treatments (such as exclude areas of occupied habitat from future burn units) if warranted.

*Grindelia integrifolia* was the only native species that increased with mowing while decreasing after burning. Its response to mowing was consistent for both the 2001 and 2005 mow treatments, but the negative response to fire was only observed in the first post-treatment period. This is a relatively weedy native species and fluctuations in its abundance are not especially problematic from a management perspective.

Because some non-native plant species in Willamette Valley wet prairies may be adapted to fire or mowing, decisions about management treatments may differ depending upon the suite of introduced species that occur at a given site. In the case of Willow Creek, we feel that the fire-adapted species (particularly non-native annual grasses) are not especially problematic given our likely burn regime. In fact, fire is the preferred treatment for non-native species of greater management concern than introduced grasses, such as the forbs *Leucanthemum vulgare* and *Mentha pulegium*. Both species increased in response to mowing, and the former decreased after burning (in its vegetative life stage). At other sites, fire-adapted non-natives not present at Willow Creek may call for an emphasis on mowing over fire.

Our results are similar in many ways to results of previous studies of management treatments, particularly fire, in Willamette Valley wet prairies (Streatfield 1995, Pendergrass 1995, Taylor 1999, Jancaitis 2001, Clark and Wilson 2001, Wilson 2002). These studies documented desirable responses to a burn treatment relative to the control for native species such as *Camassia quamash*, *Microseris laciniata*, *Potentilla gracilis*, and *Toxicoscordium venenosum*, as well as negative responses of the abundant native grass *Danthonia californica*.

Results presented here also share some similarities to studies of fire in a broader range of habitats across the larger Willamette Valley-Puget Trough-Georgia Basin ecoregion as well. For example, Dunwiddie (2002) observed an increase in cover of annual species in upland prairie on Yellow Island, San Juan County, Washington, for the first three years following a 1987 burn, after which cover of annuals returned to pre-burn levels. In our study, a similar fire effect was observed particularly with non-native annual grasses. While the burn treatment exhibited a greater frequency change (increase) over the course of our study (2001-2007) as compared to the change in the control, the difference between the two comparisons was not statistically significant.

Our results also suggest that controlled burns produce beneficial treatment effects that are not duplicated by mowing alone. However, given the logistical constraints

TABLE 5. Kendall's tau rank correlation coefficients with NMS ordination axes for each treatment period. Species listed have a coefficient of at least  $\pm 0.40$  for one axis. Statistics for 2005-2007 are provided only for axes 2 and 3, which explained 70% of the variance in that data matrix. \* indicates species responding to one or both treatments (Tables 2-3).

Species	Axis			
	2001-2003		2005-2007	
	1	2	2	3
<i>Aira caryophyllea/elegans</i> *	0.04	0.60	-0.55	-0.50
<i>Allium amplexans</i>	-0.49	0.24	-0.21	0.58
<i>Anthoxanthum odoratum</i>	0.08	-0.51	0.21	0.21
<i>Brodiaea coronaria</i> or <i>B. elegans</i> *	-0.50	0.07	-0.23	0.34
<i>Briza minor</i> *	0.01	0.27	-0.51	-0.12
<i>Carex aurea</i>	0.11	-0.44	-0.04	0.45
<i>Centaurium erythraea</i> [reprod.]*	0.44	-0.09	0.26	-0.32
<i>Centunculus minimus</i>	-0.10	-0.41	0.20	0.07
<i>Danthonia californica</i> var. <i>americana</i> *	-0.02	0.38	-0.41	-0.31
<i>Daucus carota</i> [reprod.]	0.55	-0.18	-0.23	-0.08
<i>Daucus carota</i> [veg.]	0.71	-0.24	-0.07	-0.15
<i>Deschampsia cespitosa</i> var. <i>cespitosa</i> *	-0.40	0.53	-0.47	-0.09
<i>Erigeron decumbens</i> var. <i>decumbens</i>	-0.42	0.43	-0.38	-0.08
<i>Eriophyllum lanatum</i> var. <i>leucophyllum</i>	0.07	0.61	-0.48	-0.38
<i>Festuca rubra</i> var. <i>commutata</i>	0.40	0.15	-0.40	-0.26
<i>Fraxinus latifolia</i> *	0.76	-0.20	-0.07	0.12
<i>Fragaria virginiana</i> var. <i>platyphylla</i>	0.55	-0.29	-0.10	-0.08
<i>Galium divaricatum</i> or <i>G. parisiense</i> *	0.14	0.42	-0.04	-0.60
<i>Grindelia integrifolia</i> *	-0.36	0.56	-0.28	-0.35
<i>Holcus lanatus</i>	-0.09	0.56	-0.41	-0.30
<i>Hypericum perforatum</i>	0.34	-0.21	0.45	-0.19
<i>Hypochaeris radicata</i>	0.58	-0.29	-0.56	0.15
<i>Juncus marginatus</i>	0.30	-0.58	0.16	0.48
<i>Juncus nevadensis</i> var. <i>nevadensis</i>	-0.55	-0.10	0.05	0.36
<i>Juncus occidentalis</i> or <i>J. tenuis</i> *	-0.18	0.49	-0.45	-0.15
<i>Leontodon saxatilis</i> ssp. <i>saxatilis</i>	0.27	-0.19	-0.50	-0.11
<i>Leucanthemum vulgare</i> [veg.]*	0.66	-0.23	-0.26	-0.35
<i>Leucanthemum vulgare</i> [reprod.]*	0.65	-0.14	-0.31	-0.25
<i>Linum bienne</i> *	0.50	-0.02	-0.38	-0.33
<i>Lomatium bradshawii</i>	0.03	-0.44	-0.15	0.47
<i>Lotus formosissimus</i> *	-0.52	-0.05	0.37	0.34
<i>Luzula comosa</i> s.l.	0.19	0.24	-0.51	0.15
<i>Madia</i> spp.	0.19	0.17	-0.42	-0.38
<i>Microseris laciniata</i> ssp. <i>laciniata</i> *	-0.52	0.33	-0.46	-0.05
<i>Parentucellia viscosa</i>	0.54	-0.26	0.16	-0.41
<i>Perideridia montana</i> or <i>P. oregana</i>	-0.11	0.41	-0.39	-0.29
<i>Plantago lanceolata</i>	0.42	0.29	-0.50	-0.25
<i>Prunella vulgaris</i> var. <i>lanceolata</i>	0.28	0.22	-0.48	-0.31
<i>Pyrrocoma racemosa</i>	0.52	-0.49	-0.05	0.41
<i>Rubus armeniacus</i>	0.25	-0.66	0.04	0.50
<i>Schedonorus arundinaceus</i>	0.22	-0.56	0.38	0.18
<i>Sericocarpus rigidus</i>	-0.03	-0.49	0.12	0.68
<i>Sisyrinchium bellum</i> , <i>S. hitchcockii</i> or <i>S. idahoense</i>	-0.53	0.27	-0.37	-0.06
<i>Spiraea douglasii</i> var. <i>douglasii</i>	0.37	-0.66	0.33	0.07
<i>Symphyotrichum hallii</i>	0.40	0.28	-0.53	-0.06
<i>Trifolium dubium</i> *	0.66	-0.40	0.05	-0.04
<i>Vicia hirsuta</i> /or <i>V. tetrasperma</i>	0.40	-0.23	0.08	-0.24
<i>Wyethia angustifolia</i>	0.48	-0.23	-0.13	0.21

TABLE 6. Summary of MRBP tests for differences in species composition among treatments for data relativized by A) species maxima and B) species totals. Statistics for pairwise comparison are provided where the treatment effect is significant at the 0.1 level. The chance-corrected within-group agreement (*A*) is a measure of within-treatment heterogeneity compared to that expected by chance.

A) Year	Treatment		Control vs. Burn		Control vs. Mow		Burn vs. Mow	
	<i>A</i>	<i>P</i>	<i>A</i>	<i>P</i>	<i>A</i>	<i>P</i>	<i>A</i>	<i>P</i>
2001	-0.00976	0.6391	----	----	----	----	----	----
2002	0.03553	<b>0.0937</b>	0.00282	0.5258	0.04903	0.1555	0.01781	<b>0.0698</b>
2003	0.04533	<b>0.0902</b>	0.07217	0.0760	-0.02056	0.5539	0.05107	0.1565
2005	0.04775	<b>0.0844</b>	0.03980	0.1457	0.02702	0.2667	0.08068	0.1337
2006	0.12432	<b>0.0019</b>	0.12857	<b>0.0299</b>	0.12174	<b>0.0355</b>	0.14549	<b>0.0402</b>
2007	0.05059	<b>0.0816</b>	0.06107	<b>0.0453</b>	0.01044	0.3354	0.05779	0.2019

B) Year	Treatment		Control vs. Burn		Control vs. Mow		Burn vs. Mow	
	<i>A</i>	<i>P</i>	<i>A</i>	<i>P</i>	<i>A</i>	<i>P</i>	<i>A</i>	<i>P</i>
2001	0.01647	0.2731	----	----	----	----	----	----
2002	0.03553	<b>0.0937</b>	0.00282	0.5258	0.04903	0.1555	0.01781	0.0698
2003	0.07715	<b>0.0707</b>	0.10458	<b>0.0907</b>	0.01667	0.4180	0.04849	0.2667
2005	0.02984	<b>0.0437</b>	0.02236	0.1548	0.02430	0.2130	0.03589	0.1673
2006	0.08069	<b>0.0024</b>	0.04449	<b>0.0483</b>	0.10646	<b>0.0327</b>	0.07494	<b>0.0426</b>
2007	0.04602	<b>0.0932</b>	0.04654	<b>0.0596</b>	0.04646	<b>0.0492</b>	0.05033	0.2154

to implementing controlled burns and their undesirable effects on some species, an integrated program of fire and mowing may provide the optimal mix for promoting native biodiversity while reducing the risk or magnitude of undesirable ecological responses. Remnant Willamette Valley wet prairies, like upland prairies, savannas, and oak woodlands, therefore require an integrated management approach to achieve biodiversity conservation objectives. Fire and mowing are best viewed as parts of an integrated management regime that includes other activities such as herbicide applications to manage noxious weeds, manual or mechanical removal of woody vegetation, and seeding and planting of native grasses and forbs. Other studies of combined treatments have shown more desirable results can be achieved, especially when enhancing lower quality prairie remnants, if treatments are scheduled with a specific sequence and timing. In this context, the value of burning over mowing as a management tool comes not just from the greater number of desirable effects observed in this study, but also from its potential to create a window for additional restoration treatments such as seeding or herbicide application (Stanley et al. 2011).

Decisions about where, when, and how often to implement fire or mowing treatments are largely made based on context; some factors to consider will inevitably be site specific, but other factors may be common for a class or classes of sites. Based upon the findings of our study and others, there are two situations where the use of fire is especially appropriate. The first is in high

quality prairies, where the abundance of native herbaceous plants compared to non-native species makes an overall positive response most likely. In such sites, even where certain native species experience a decline, there is a higher probability that the openings thus created will be colonized by another native species, compared to the response in a low quality prairies. Second, fire is a preferred management tool over mowing in lower quality prairies where individual non-native species that exhibit a desirable response to fire are specific management targets. *Leucanthemum vulgare*, which is abundant in many prairie remnants, is an example of a non-native species that exhibited a desirable response to fire in our study in the vegetative stage, while the effect of mowing on the reproductive stage produced an undesirable effect. Thus our study provides additional insights to support managers' decision-making processes when considering and prioritizing potential prairie management treatments.

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**6.200 Outdoor Burning.**

- (1) No person shall kindle, maintain or allow to be maintained, an outdoor fire, bonfire, rubbish fire or garbage fire; nor shall any person kindle, maintain or allow to be maintained a fire for the purpose of burning grass, hay or straw, tree limbs and trimmings; nor shall any person maintain or allow to be maintained a fire for land clearing operations, or commercial burning; nor shall any person kindle, maintain or allow to be maintained any other type of open burning with the following exceptions:
  - (a) Outdoor recreation fire used for cooking with the fire in a fireplace, barbecue set, or an outdoor fire used for cooking only.
  - (b) Recreation fire in an approved campsite in fire pits provided.
  - (c) Fires set and maintained for fire fighting training or training fire protection personnel.
  - (d) In cases of fire hazard that cannot in the judgment of the fire marshal be removed or disposed of in any other practical manner, a fire may be allowed by written permit only. Said permit is to be issued by the fire marshal.
- (2) No person shall accumulate or suffer or allow to accumulate material which in the judgment of the fire marshal constitute a fire hazard. Any such accumulation is a nuisance and subject to abatement as provided in this Code.



# EUGENE CITY COUNCIL AGENDA ITEM SUMMARY




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## Public Hearing: Ordinance on Downtown Urban Renewal Plan Amendment

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Meeting Date: May 23, 2016  
 Department: Planning & Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: 5  
 Staff Contact: Amanda Nobel  
 Contact Telephone Number: 541-682-5535

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### ISSUE STATEMENT

The public is invited to comment on a proposed ordinance to amend the Downtown Urban Renewal Plan. On March 14, 2016, the Urban Renewal Agency Board started an amendment process that includes increasing the spending limit for four projects (creation of a high-speed fiber network, Park Blocks/open space improvements, year-round Farmers' Market, and redevelopment of the former Lane Community College Downtown Center) and expanding the district boundary to include the East Park Block area and the City Hall block. The specific spending limit (maximum indebtedness) increase is to be determined by the council after hearing from the public and overlapping taxing districts and prior to final action on the amendment, with a not-to-exceed amount of \$48 million.

### BACKGROUND

On March 14, the Agency Board started a process to amend the Downtown Urban Renewal Plan as a funding strategy for a package of downtown projects. The proposed amendments would 1) increase the spending limit (maximum indebtedness) to be able to pay for specific projects, 2) expand the district boundary to incorporate the East Park Block area for potential Park Blocks improvements and the City Hall block for potential improvement to City Hall Plaza and other open space enhancements. (See Attachment A for a summary of the council discussions and actions since December 2015.)

The Agency Board also requested individual work sessions on each of the four projects to discuss the project details and alternative funding sources. Those work sessions occurred on April 14 (high-speed fiber), May 9 (Farmers' Market and the Park Blocks/open space), and May 18 (former LCC downtown center). A comparison of the two funding strategies (downtown urban renewal and an alternative to urban renewal) provided at the March 14 work session is in Attachment B, with more information on the urban renewal strategy in Attachment C and more information on the alternative to urban renewal in Attachment D.

### *Amendment Process*

The Downtown Urban Renewal District was created in July 1968. The plan has been amended five times, most recently in 2010. Two of those amendments extended the life of the district, and three

of those amendments made other changes that did not extend the district life. The proposed plan includes a summary of the past amendments.

State law requires a “substantial plan amendment” for the council to increase the spending limit. The substantial amendment process requires a mailed notification to all Eugene property owners; review by the Planning Commission; notification to other impacted taxing districts; and a public hearing. Concurrence from certain overlapping taxing districts is required. The proposed ordinance containing the 2016 amendments is included as Attachment E. (The proposed plan as amended and the report on the plan are included as Exhibits A and B to the ordinance, respectively.)

A public notice was mailed to Eugene property owners on April 18. Written notice to the overlapping taxing districts was mailed April 15.

The Planning Commission discussed the amendments on May 9 and adopted a motion recommending “council approval of the amendments based on the Planning Commission’s review of the proposed new boundary and the new projects contemplated in the Plan with respect to their consistency with the City’s planning policies. The motion does not include consideration of the financial aspects of the plan.” (*Passed 4:3 Mills, Baker, and Barofsky opposed*). The Planning Commission also emphasized its support for the boundary expansion to include connecting the Downtown District to the Riverfront District along 8<sup>th</sup> Avenue so that urban renewal funds can be used to make improvements as part of the Willamette to Willamette Initiative. Several commissioners expressed the following additional comments: a) concerns that expanding the boundary to include the City Hall block (as opposed to just 8<sup>th</sup> Avenue) may exacerbate public frustration over the City Hall project and incorrectly give the impression that council wants to fill the \$7 million budget gap with urban renewal funds, b) concerns that scope and scale for individual projects is too broadly defined, and c) encouragement to make the public process transparent, including the council’s process for refining/deciding the specific spending.

The final public notification element that is required by statute is this public hearing.

#### *Amendment Key Questions*

The main question for consideration is:

**A. Should the council keep downtown urban renewal as a funding option?**

If yes, then the following additional questions apply:

**B. Which downtown improvement projects to include in the plan amendment?**

When a project is in the Plan it is eligible for the Agency Board to consider spending urban renewal funds on it. Collectively, the projects will build on momentum to foster a vibrant downtown and boost the local economy.

**C. What is the overall amount of funds to be available for Agency Board to consider using for downtown improvement projects?**

This amount is the spending limit (maximum indebtedness). Increasing the spending limit would allow the Agency to increase its financial capacity to fund the downtown improvements that the Agency Board decides to implement. Each project would require

subsequent approval by the Agency Board and vetting through the budget process, which includes public hearings. See Attachment F for a visual representation of the project approval process.

Increasing the maximum indebtedness figure is necessary to allow the Agency to spend tax increment dollars on additional projects. Maximum indebtedness refers to a total spending limit during the life of the plan. For Eugene, the maximum indebtedness was adopted in 1998 and spending towards that limit began in fiscal year 1999. The current maximum indebtedness amount of \$46.6 million has almost been fully spent, with the bulk spent on the Library, the new Lane Community College Downtown Campus, and paying off the bonds on the Broadway Place Garages to free up funds for downtown public safety. ***Adopting a maximum indebtedness figure does not authorize or obligate the District to enter into debt.*** Rather, it allows current and future Agency Boards to have the ability to fund projects over time, either with cash or by issuing debt.

**D. Should the district boundary be expanded?** If yes,

- East Park Block area?
- City Hall block, which includes 8<sup>th</sup> Avenue?

Expanding the District boundary allows the Agency to improve the East Park Block and City Hall Plaza/8<sup>th</sup> Avenue, if the Agency Board chooses to implement those projects once the project details have been determined.

*District Sunset*

In the proposed plan amendment the district will cease the division of taxes after repayment or defeasance of all debt issued to fund the projects. The date for cessation of division of taxes will depend on the level of spending authorized under the amendment. This is the same as in the 2010 plan amendment. The council could decide to establish a review process a certain amount of time before that anticipated end to review the impact to the overlapping taxing districts and receive public comment.

*Overlapping Taxing Districts Impact*

For the overlapping taxing jurisdictions, a share of property taxes from the “excess value” or “incremental value” is not collected by the overlapping jurisdictions during the period of an active district, which is foregone revenue. The overlapping districts have potential direct and indirect benefit from the urban renewal funded projects.

The School District 4J Board discussed the proposed plan amendment on May 4; the Board voted 7:0 on May 18 “to concur with the Eugene City Council’s proposed plan amendment to increase maximum indebtedness for the Downtown Urban Renewal District by up to \$48 million in accordance with ORS 457.220 and 457.470(7).”

The Lane County Board of County Commissioners (BCC) reviewed the proposed plan amendment on May 17, expressed support for the amendment, and voted to review a letter of support on Tuesday, May 24. Staff will provide the council with any written comments received from Lane County at the May 25 council work session.

On May 11, the LCC Board of Directors discussed their building, reviewed the proposed plan amendment, and voted 6:0 to support the proposed projects, specifically the LCC Downtown Center project, for inclusion in the Downtown Urban Renewal Plan amendment and the use of tax increment financing as the funding mechanism.

As a result of a complex property tax system and the State school funding formula, School District 4J receives more revenue because of the Downtown Urban Renewal District. The estimated net impact to School District 4J is that they would lose about \$340,000 per year if the Downtown District did not use tax increment financing. This estimate is from Lane County Assessment and Taxation and takes into account the effect of Measure 5 compression and the State school funding formula. LCC and Lane ESD would experience similar impacts as 4J because of the State school funding formula, with only a small share of the resulting property tax revenue accruing locally. The estimated maximum forgone revenue for FY16 is \$70,000 for LCC and \$25,000 for Lane ESD, however, much would be offset by the State school funding formula. In FY16, it is estimated that the City of Eugene general fund would forego about \$1,000,000 of revenue and Lane County would forego \$180,000 of revenue. (See Attachment E, Exhibit B Chapter 9 for a description of what would happen if the Downtown District stopped receiving a portion of property tax revenue.)

#### *Timeline*

The council is scheduled to review comments received from the public hearing, Planning Commission, and taxing districts at a work session on May 25. The council action on the plan amendments is scheduled for June 13. This timing is necessary if the council would like to retain the use of tax increment revenues for the Downtown District.

### **RELATED CITY POLICIES**

High-speed fiber, Park Blocks/open space improvements, year-round Farmers' Market, and activating the old LCC building address 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.
- Protect, repair and enhance neighborhood livability.
- 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*

- Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.
- Emphasize Broadway, Willamette Street, 5<sup>th</sup> and 8<sup>th</sup> Avenues as Great Streets through public improvements and development guidelines. Include portions of these streets as follows:
  - 8<sup>th</sup> Avenue between Willamette Street and the Willamette River.
- Enhance public places throughout downtown through the careful design of civic buildings, streetscapes, parks and plazas. Include public art and other elements to create special places for all ages.
- Connect special places downtown with enhanced street designs, public art, directional signs, transit routes and historic markers to create an inviting and memorable route through downtown.
- Support public safety activities that increase visibility, access actual and perceived safety for individuals and property downtown.
- Enhance functional designs for streets, sidewalks and related public improvements with carefully chosen design elements, including materials, alignments, plantings and streetscape elements.
- 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.

#### *Climate Recovery Ordinance*

An active, inviting, well-designed public open space downtown enhances walkability and livability, supports downtown as a 20-minute neighborhood, and reduces reliance on fossil fuels.

A number of financial policies would guide the creation of the final finance plan, including the City's debt policies.

**COUNCIL OPTIONS**

None. Public hearing only.

**CITY MANAGER'S RECOMMENDATION**

None. Public hearing only.

**SUGGESTED MOTION**

None

**ATTACHMENTS**

- A. Summary of Council Discussions/Actions on Downtown Improvements Since December 2015
- B. Funding Strategies Comparison
- C. Downtown Urban Renewal Funding Strategy
- D. Alternative to Downtown Urban Renewal Funding Strategy
- E. Proposed Ordinance Amending the Downtown Urban Renewal Plan
  - Exhibit A: Proposed Downtown Urban Renewal Plan*
  - Exhibit B: Accompanying Report*
- F. Diagram of Project Approval Process

**FOR MORE INFORMATION**

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**ATTACHMENT A****Summary of Council Discussions/Actions  
on Downtown Improvements**

On December 14, 2015, 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, 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, council discussed a variety of funding options and requested follow-up information that staff provided at the January 27 work session.

On February 8, 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.

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." Those work sessions occurred on:

- April 14 on high-speed fiber,
- May 9 on Farmers' Market,
- May 9 on Park Blocks/open space, and
- May 18 on former LCC Downtown Center.

**ATTACHMENT B****Downtown Improvements Funding Strategies – Comparison**

City Council reviewed cost estimates for the project packages at the March work session from \$17M to \$48M. Because elements of each project are yet to occur (public engagement for Park Blocks/open space, design engineering for fiber, property negotiations for Farmers’ Market, and LCC’s decision on next steps for its building), there is a range of opportunities within each project. Staff provided an estimated range of potential packages to give a sense of scale and scope. Council is not limited to these three packages. Possible packages for discussion purposes include:

A = \$17 million, B = \$25 million, C = \$48 million.

On February 8, council asked for two funding strategies for the four downtown improvement projects: Downtown Urban Renewal and an Alternative to Downtown Urban Renewal. This review occurred on March 14. The “Alternative to Downtown Urban Renewal” strategy includes the proceeds from ceasing redistribution of taxes in the Downtown Urban Renewal District and a General Obligation (GO) Bond. See Attachment D for additional information. Both funding strategies provide project delivery, administration for the loan program and support for continued investment downtown, and debt issuance costs.

	<b>Downtown Urban Renewal</b>	<b>Alternative to Downtown UR</b>
Change in taxes / yr for avg. home	--	A = \$7, B = \$13, C = \$30
Year bonds are paid off and new General Fund revenues available	A = 2025 B = 2030 C = 2046	2037
Requires vote	No	Yes (GO Bond)
One-time funds from the Downtown Urban Renewal District to the City General Fund for projects	Impact occurs in: A = 2026 B = 2031 C = 2047	Approx. 23% of any tax increment dollars left in the UR fund when all debt is paid (not incl. \$500k for farmers’ market)
Annual funds redistributed to General Fund	Impact occurs in: A = 2026 B = 2031 C = 2047	\$1M
One-time funds redistributed to local schools *	Impact occurs in: A = 2026 B = 2031 C = 2047	Prorated share of any tax increment dollars left in the UR fund when all debt is paid
Annual funds net impact to local schools *	Maintains current impact	Loss to 4J of \$340,000/yr.

\* Net benefit to schools is AFTER the State’s school funding formula and Measure 5 compression.

**ATTACHMENT C****Downtown Urban Renewal – Funding Strategy**

City Council reviewed cost estimates for the project packages at the March work session from \$17M to \$48M. Because elements of each project are yet to occur (design engineering for fiber, property negotiations for Farmers' Market, public engagement for Park Blocks/open space improvements, and LCC's decision on next steps for its building), there is a range of opportunities within each project. Staff provided an estimated range of potential packages to give a sense of scale and scope. Council is not limited to these three packages. Possible packages for discussion purposes include: A = \$17 million, B = \$25 million, C = \$48 million.

Under the Downtown Urban Renewal funding scenario, council would amend the Downtown Urban Renewal District Plan (as proposed in Attachment E, Exhibit A) to increase the spending limit, which would continue the redistribution of taxes. Further information is provided in the chart below and followed by timeline information.

<b>Sources of Funds</b>	<ul style="list-style-type: none"> <li>○ Continue Downtown District tax increment financing</li> <li>○ Amend Downtown District spending limit increase by [A = \$17M, B = \$25M, C = \$48M] to allow opportunity to access tax increment funds for projects</li> </ul>
<b>Uses of Funds</b>	Projects package [A = \$17M, B = \$25M, C = \$48M] in the amended plan and after the regular budgeting process, which includes Agency Board budget approval once project details are determined and reviewed by the Budget Committee and a public hearing
<b>How it Works</b>	It is a redistribution of taxes based on the increase in the renewal area's property value; the revenue is then reinvested in the area
<b>Project Authorization</b>	Prior to undertaking any projects, each project would need to receive budget approval through the Agency Board. This is separate from the amendment process and would occur later, once project details are determined and reviewed through the budget process, which includes public hearings
<b>Implementation Costs</b>	Project delivery administration (including project legal and professional services), loan program / business assistance, financial administration, and debt issuance costs
<b>Impact on Taxpayers</b>	<ul style="list-style-type: none"> <li>○ Not a new tax; no change in tax bill</li> <li>○ The bonded debt tax rate impact from the Downtown District is a total of \$0.55 for the average household per year (\$0.0029/\$1000 of assessed value)</li> </ul>
<b>Financial Impact on Overlapping Taxing Districts</b>	<ul style="list-style-type: none"> <li>○ County continues to forgo \$180,000/yr. (FY16 est.)</li> <li>○ 4J School District maintains net gain of about \$340,000/yr. (FY16 est.)</li> </ul> (For more information see the report on the plan, Attachment E, Exhibit B Chapter 9.)

<b>Timing/Process</b>	Multiple part / month process ( <i>See "Timeline" below</i> ) <ul style="list-style-type: none"> <li>○ Review by taxing districts, public, planning commission</li> <li>○ Public hearing May 23</li> <li>○ Ordinance action June 13</li> </ul>
<b>Voting/Elections</b>	<ul style="list-style-type: none"> <li>○ No election required</li> <li>○ If referred by voters, by June 13 for November 8 ballot</li> <li>○ If referred by Council, by July 25 for November 8 ballot</li> </ul>

**Timeline for Proposed Plan Amendment**

March 14 Agency Board work session start plan amendment process

April 15 (1) Notify taxing districts, by mail, that amendments are proposed and inform them of the proposed hearing date (May 23)

- Districts receive a copy of the draft plan and are invited to comment
- Districts are given an opportunity to meet and review the maximum indebtedness proposed in the plan
- Solicit concurrence from districts

(2) Place materials and proposals on City website

April 18 Mail out postcard to the general public – include hearing date, web address, etc. (ORS 457.120)

May 9 Planning Commission review and comment

May 23 City Council Public Hearing on ordinance amending the Downtown District Plan

May 25 City Council work session to review overlapping taxing district recommendations, comments from the public, and the Planning Commission recommendation

June 2 Refined plan amendments prepared by staff, including financial analysis (based on City Council direction considering comments received by the public, other jurisdictions, and Planning Commission). Final Plan prepared by staff.

June 13 Council meeting to consider ordinance amending the Downtown District Plan  
*[If the ordinance is adopted, the referendum signature process would need to be completed by 7/13 at 5pm]*

July 14 If council adopts ordinance on June 13, ordinance becomes law (31<sup>st</sup> day after Mayor’s signature) – *unless referendum process successful*  
*[If the referendum is successful, the election would be on 11/8]*

**Attachment D****Alternative to Downtown Urban Renewal – Funding Strategy**

City Council reviewed cost estimates for the project packages at the March work session from \$17M to \$48M. Because elements of each project are yet to occur (design engineering for fiber, property negotiations for Farmers’ Market, public engagement for Park Blocks/open space improvements, and LCC’s decision on next steps for its building), there is a range of opportunities within each project. Staff provided an estimated range of potential packages to give a sense of scale and scope. Council is not limited to these three packages. Possible packages for discussion purposes include: A = \$17 million, B = \$25 million, C = \$48 million.

“Alternative to Downtown Urban Renewal” includes the proceeds from ceasing redistribution of taxes in the Downtown Urban Renewal District and a General Obligation (GO) Bond. Under this funding scenario, the City could ask voters to approve a GO Bond. The City would also issue a \$7 million General Fund bond with a portion of the new General Fund dollars resulting from termination of tax increment financing in the Downtown District. Detailed information is provided below.

<b>Sources of Funds</b>	<ul style="list-style-type: none"> <li>○ Termination of tax increment financing in the Downtown District generates several funding sources: <ul style="list-style-type: none"> <li>- New on-going property tax revenue for: <ul style="list-style-type: none"> <li>○ on-going services</li> <li>○ annual payments on a \$7 million General Fund bond</li> </ul> </li> <li>- Existing excess cash returned to City – approx. 23% of any tax increment dollars left in the UR fund when all debt is paid (not including the \$0.5M for Farmers’ Market)</li> </ul> </li> <li>○ GO Bonds of [A = \$7M, B = \$13M, C = \$30.5M]</li> <li>○ \$0.5M available under the 2010 Amendment cap will still be available for the Farmers’ Market project</li> </ul>
<b>Uses of Funds</b>	Projects package [A = \$17M, B = \$25M, C = \$48M] after the regular budgeting process, which includes Agency Board budget approval once project details are known and public hearings
<b>How it Works</b>	<ul style="list-style-type: none"> <li>○ Council ceases tax increment collections</li> <li>○ Voters approve a new property tax</li> </ul>
<b>Project Authorization</b>	Council would need to authorize any projects through the normal budget process, as well as additional authorizations for GO Bond referral to the voters and debt issuance for the General Fund and GO Bonds.
<b>Implementation Costs</b>	Project delivery administration (including project legal and professional services), loan program / business assistance, financial administration, and debt issuance costs.
<b>Impact on Taxpayers</b>	Compared to the current situation, the average taxpayer would pay about [A = \$7, B = \$13, C = \$30] more per year for the new GO Bond

<p><b>Financial Impact on Overlapping Taxing Districts</b></p>	<ul style="list-style-type: none"> <li>○ Prorata redistribution of any tax increment dollars left in the downtown urban renewal fund when all debt is paid but NOT including the \$0.5M for Farmers’ Market (one-time)</li> <li>○ Ends ongoing redistribution of taxes to Downtown Urban Renewal District</li> <li>○ For schools – based on Tax Assessor calculations, 4J would have a net loss of approximately \$340,000 per year <i>(See Attachment E, Exhibit B Chapter 9, Table 11 for more information)</i></li> </ul>
<p><b>Timing/Process</b></p>	<ul style="list-style-type: none"> <li>○ Collection of tax increment funds would cease as of FY17 and taxing districts would receive one-time and ongoing property tax revenues</li> <li>○ GO Bond proceeds could be available ~3 months after a successful election</li> <li>○ Property taxes for GO Bond would be levied starting in FY18</li> </ul>
<p><b>Voting/Elections</b></p>	<p>Referred by council by July 25 for November 8 ballot</p>



## ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE ADOPTING AN AMENDED URBAN RENEWAL PLAN  
FOR THE DOWNTOWN URBAN RENEWAL DISTRICT.****The City Council of the City of Eugene finds that:**

**A.** The Downtown Urban Renewal Plan (the “Plan”) was initially adopted on July 3, 1968, by Resolution No. 257 of the Urban Renewal Agency of the City of Eugene (the “Agency”), and on December 19, 1968, by Resolution No. 1609 of the Eugene City Council. The Plan has subsequently been amended, most recently on May 24, 2010, by Ordinance No. 20459 of the Eugene City Council.

**B.** Starting in December 2015, the City Council considered downtown improvements with the desire to foster a vibrant downtown, provide near-term economic stimulus, and prepare for the 2021 World Track and Field Championships in a way that results in long-term benefit to the community.

**C.** In March 2016, the Agency decided that the public should be provided an opportunity to comment on whether the Plan should be amended and, if so, what projects should be included. To meet the timelines for a possible adoption, the Plan would include four possible projects, with the extent of funding for the possible projects to be determined after the public has commented. In accordance with the provisions of ORS 457, in March 2016, the Agency Director prepared an amended Plan (the “proposed Plan”) which included a range of options with the maximum being:

- (1) Increasing the maximum indebtedness by \$48 million, to a total of \$96.6 million, to cover the specific projects itemized in Finding D;
- (2) Continued annual review of tax increment projects by a community member panel (the Expenditure Review Panel); and
- (3) Expanding the boundary by 10% (7 acres) to incorporate the East Park Block area and the City Hall block.

**D.** The City Council and the Urban Renewal Agency Board of Directors (the “Agency Board”) have determined that the following possible downtown projects are consistent with the outcomes set forth in Finding B above, and that the Plan should be amended to authorize these projects and to allow them to be funded with tax increment funds:

- (1) High-Speed Fiber. Creation of high-speed fiber network downtown will reduce costs and increase telecommunications speed to support existing businesses and new businesses. High-speed fiber supports employment growth and attracts new

investments downtown. The service would also support City, Lane Community College, Lane County, Lane Council of Governments, and 4J and Bethel school districts.

(2) Improved Space for Farmers' Market. Improvements to the Park Blocks along 8<sup>th</sup> Avenue, or another downtown location, will make the location more attractive, functional, and permanent for a possible year-round Farmers' Market. The Lane County Farmers' Market is a cornerstone of downtown activity and one of the most significant public events in the city.

(3) Lane Community College (LCC) Old Building. LCC wants to redevelop its former education facility at 1059 Willamette Street. Recent discussions included creating a multi-tenant facility that could house maker space, co-working space, wet labs, and affordable business startup and art incubation space. Redevelopment of the vacant 66,000 square foot building would require extensive repairs.

(4) Park Blocks & Open Space Improvements. A broad public engagement effort would collect input from the community on their hopes and vision for the Park Blocks and other downtown open spaces (i.e. Hult Center Plaza, Broadway Plaza, and the new City Hall Plaza). Specific improvements could include more restrooms, lighting, seating, signage, security, paving, or landscaping.

**E.** On March 14, 2016, the Agency Board considered a draft of the proposed Plan and accompanying Report on the Urban Renewal Plan for the Downtown Urban Renewal District (the "Report") and then forwarded it to the City Council for a public hearing and possible adoption.

**F.** On April 15, 2016, a draft of the proposed Plan and the Report were forwarded to the governing body of each taxing district affected by the Plan with an offer to consult and confer with each district. *[Prior to final Council action, insert comments or recommendations received from other taxing districts.]*

**G.** On April 18, 2016, notice of the proposed Plan was sent to owners of property within the City as required by ORS 457.120(1). The notice included, but was not limited to, the date, time and place of the public hearing, in addition to the website where the proposed Plan and the Report could be viewed.

**H.** On May 9, 2016, the Planning Commission met to review the proposed Plan and Report, and *[insert Planning Commission's recommendation or action taken, if any]* based on the City's land use policies.

**I.** On May 18, 2016, the Board of Eugene School District 4J met to consider whether to concur with the plan amendment. *[Insert 4J Board's action taken, if any].*

**J.** After the notice was mailed pursuant to ORS 457.120, the City Council conducted a public hearing on May 23, 2016, on the proposed Plan.

**K.** State law, ORS 457.220(4), limits how much a municipality can increase maximum indebtedness. The proposed Plan would increase the original maximum indebtedness by more than 20%, which would exceed the limitation. ORS 457.470(7), however, also provides that the limitations “*do not apply to the extent the municipality approving a plan obtains the written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area.*” Together, *[insert names of districts that have concurred]* and the City impose at least 75% of the amount of taxes imposed under permanent rate limits in the urban renewal area. The City concurs with that increase in maximum indebtedness by enacting this ordinance.

**L.** The proposed Plan includes the following:

- (1) Increasing the maximum indebtedness by \$\_\_\_ million, to a total of \$\_\_\_ million *[prior to final Council action, insert monetary amounts]*, to cover the specific projects itemized in Finding D above;
- (2) Continued annual review of tax increment projects by the Expenditure Review Panel; and
- (3) *[Expanding the boundary or keeping it the same, depending on what council decides].*

**M.** Based on the recommendations of the Agency Board and the Planning Commission, and the written and oral testimony before the Planning Commission and the City Council, the City Council hereby amends the proposed Plan (the “revised, proposed Plan”) and specifically finds and determines that:

- (1) The area defined in the revised, proposed Plan is blighted for the reasons explained in Exhibit C to this Ordinance;
- (2) The rehabilitation and redevelopment described in the revised, proposed Plan is necessary to protect the public health, safety or welfare of the City;
- (3) The revised, proposed Plan conforms to the Metropolitan Area General Plan, State Land Use Planning Goals, the Downtown Plan, the adopted Growth Management Policies, the Vision for Greater Downtown Eugene, Envision Eugene, and other adopted City plans and policies, and provides an outline for accomplishing the urban renewal projects proposed in the revised, proposed Plan;
- (4) No one will be displaced as a result of any of the projects included in the revised, proposed Plan;
- (5) No real property is expected to be acquired as a result of the projects included in the revised, proposed Plan, unless improvements to the Farmers’ Market necessitates property acquisition;

(6) Adoption and carrying out of the revised, proposed Plan is economically sound and feasible as described in the Report included in Exhibit B to this Ordinance; and

(7) The City shall assume and complete any activities prescribed it by the revised, proposed Plan.

**THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:**

**Section 1.** Based upon the above findings, the Report attached as Exhibit B, and the blight findings attached as Exhibit C to this Ordinance, all of which are hereby adopted, the revisions to the Urban Renewal Plan for the Downtown Urban Renewal District, as reflected in Exhibit A attached hereto, are approved and adopted as the urban renewal plan for the area set forth therein.

**Section 2.** The City Manager is requested to:

(a) Publish a notice of the adoption of the amended Plan in the Register-Guard, a newspaper published within the City of Eugene and having the greatest circulation within the City, no later than four days following the date that this Ordinance is adopted. In accordance with ORS 457.135, the notice shall contain a statement that the amended Plan shall be conclusively presumed valid for all purposes 90 days after its adoption by this Ordinance and that no direct or collateral attack on the action adopting the amended Plan may be commenced thereafter;

(b) Forward a copy of this Ordinance and the amended Plan to the Urban Renewal Agency of the City of Eugene, which Agency will cause the amended Plan to be recorded in the official records of Lane County, Oregon; and

(c) Forward a copy of this Ordinance and the amended Plan to the Lane County Assessor and request that the Assessor perform the duties directed by ORS 457.430 through ORS 457.450.

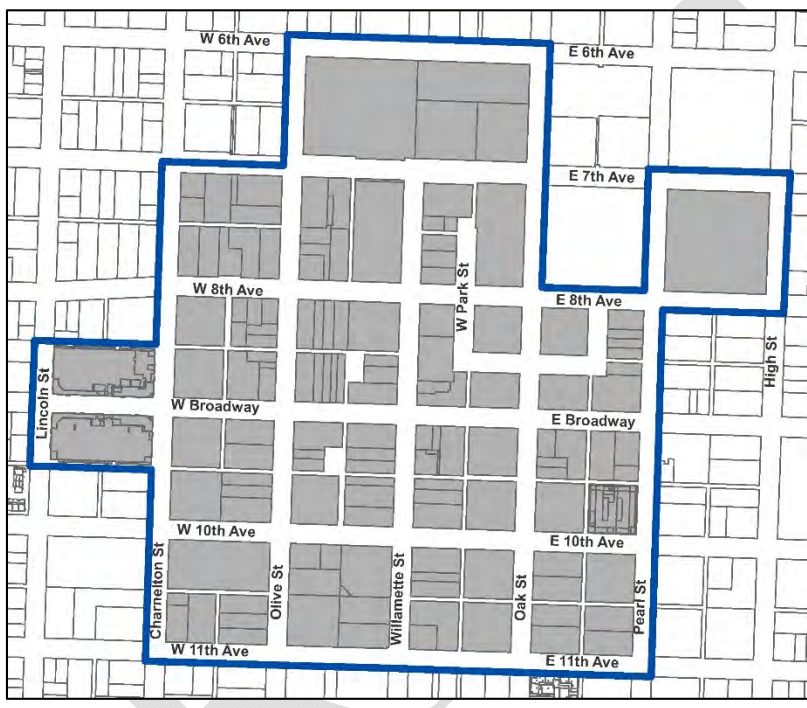
**Passed by the City Council this**  
\_\_\_\_\_ **day of** \_\_\_\_\_, **2016**

**Approved by the Mayor this**  
\_\_\_\_\_ **day of** \_\_\_\_\_, **2016**

\_\_\_\_\_  
**City Recorder**

\_\_\_\_\_  
**Mayor**

# Urban Renewal Plan for the Downtown Urban Renewal District



Adopted July 1968  
 - Modified -  
 December 1968  
 December 1989  
 June 1998  
 September 13, 2004  
 May 24, 2010  
 \_\_\_\_\_, 2016

**Urban Renewal Agency of the City of Eugene, Oregon**



**URBAN RENEWAL PLAN FOR THE  
DOWNTOWN URBAN RENEWAL DISTRICT**

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## I. ADOPTION

Resolution Number	Date	Purpose
Resolution No. 257	7/3/1968	Adoption of the Urban Renewal Plan for the Central Eugene Project (the Plan).

## II. AMENDMENTS

Amendment Number	Date	Purpose
Resolution No. 1609	12/19/1968	<ul style="list-style-type: none"> <li>○ Modified the Plan to allow for additional projects as required by HUD to receive additional federal funds.</li> </ul>
Ordinance No. 19648	11/8/1989	<ul style="list-style-type: none"> <li>○ Aligned the Plan with Metro Plan policies: strengthen the area's position as a regional service center, maintain the Eugene central business district as a vital center, incorporate principles of compact urban growth, encourage retail and commercial development in the downtown area, and promote the development of parking structures in the downtown core.</li> <li>○ Expiration set for FY10.</li> </ul>
Ordinance No. 20120	6/1/1998	<ul style="list-style-type: none"> <li>○ Responded to Measure 50 to a) include a maximum amount of indebtedness and b) select Option 1 for the city-wide special levy as the method for collecting ad valorem property taxes for payment of debts related to urban renewal projects.</li> <li>○ Limited expenditure of new funds to completing existing projects and construction of a new main library.</li> <li>○ Removed the business assistance loan program.</li> <li>○ Approved a plan to reduce district administration costs over the following three years.</li> </ul>
Ordinance No. 20328	9/13/2004	<ul style="list-style-type: none"> <li>○ Expanded the projects for which tax increment funds could be used</li> <li>○ Created a public advisory committee</li> <li>○ Added the requirement for specific Agency approval of projects greater than \$250,000 (other than loans), and adding a limit of \$100,000 on the mandate for a public hearing in the event of a plan change (applies to minor amendments that can be approved by the URA without ORS 457.095 approval – Section 1200, C of the 2004 Plan).</li> <li>○ Added the Downtown Revitalization Loan Program (DRLP).</li> <li>○ Expiration set for 2024.</li> </ul>
Ordinance No. 20459	5/24/2010	<ul style="list-style-type: none"> <li>○ Limited scope of two previously approved projects, removed the ability to initiate all other previously approved projects, and authorized one new project expenditure of new funds to completing existing projects and construction of a new main library.</li> <li>○ Except for the three projects and existing projects previously approved no initiation of additional projects.</li> <li>○ Expiration upon the repayment or defeasance of debt related to the urban renewal projects specifically identified in the Plan.</li> </ul>

## **URBAN RENEWAL PLAN FOR THE DOWNTOWN URBAN RENEWAL DISTRICT**

### **Section 100 – Introduction**

The Downtown Urban Renewal Plan was revised in 2016 to expand a previously approved project and to authorize several new projects. The previously approved project is “Public Parks, Public plazas, Public Rest Rooms, Public Open Spaces, and Streets: Park Blocks Improvements for the Farmers’ Market”, which will be expanded to fund improved parks and plazas throughout the Plan Area, including improvements to the Park Blocks for overall community use, to support the continued use for the Saturday Market, and to improve the area for the Farmers’ Market. The new projects are “Public Utilities: High-Speed Fiber” for the implementation plan costs that benefit the Plan Area, “Other Public Facilities: Old Lane Community College Building” for the redevelopment of the now vacant school building. Except for these projects, the Agency will not initiate additional projects to be funded with tax increment dollars after the date of this 2016 Amendment.

Upon the repayment or defeasance of debt related to the urban renewal projects specifically identified in the Plan, as amended by the 2016 Amendment, the Downtown Urban Renewal District will cease collecting tax increment dollars, any unused tax increment funds will be returned to Lane County for redistribution to overlapping taxing districts, and the City Council will determine how to close out the Plan.

### **Section 200 – Definitions**

The following definitions will govern this Plan.

2016 Amendment means the update to the Plan that was completed in 2016.

Agency means the Urban Renewal Agency of the City of Eugene.

Butterfly Parking Lot means the property on the northwest corner of 8<sup>th</sup> Avenue and Oak Street that is owned by Lane County and in use as a two-level parking structure.

Downtown Plan means the Eugene Downtown Plan as adopted by the Eugene City Council in 2004 as a refinement of the Eugene Springfield Metropolitan Area General Plan.

Eugene Fiber Implementation Plan means the plan to extend the municipal high-speed fiber network to downtown buildings and establish the high-speed connection between local and regional internet exchanges.

High-Speed Fiber means the portion of the Eugene Fiber Implementation Plan that is located within the Plan Area and that benefits the Plan Area.



Old LCC Building means the 66,000 square foot building at 1059 Willamette Street owned by Lane Community College and vacated in January 2013 when the new Lane Community College Downtown Campus opened on 10<sup>th</sup> Avenue and Olive Street.

Plan means this Urban Renewal Plan for the Downtown District.

Plan Area means the property included in the Downtown Urban Renewal District as more fully described in Section 300.

Projects means only the urban renewal projects that are listed in Section 600 of the Plan, as amended by the 2016 Amendment.

Tax Increment Financing means a method of financing urban renewal projects as authorized by ORS Chapter 457.

Willamette to Willamette Initiative means the collection of projects focusing on infrastructure and activity along 8<sup>th</sup> Avenue to and from the Willamette River.

## **Section 300 – Legal Description**

The Downtown Urban Renewal District includes an area of approximately 77 acres. The Plan Area includes all of the land within the boundaries designated on the map attached as Plan Exhibit A and described as containing all lots or parcels of property, situated in the City of Eugene, County of Lane, State of Oregon, bounded generally as described in Plan Exhibit B.

## **Section 400 – Goals and Objectives**

### **A. GOALS**

The goals of the Plan are to:

1. Improve the function, condition, and appearance of the Plan Area through:
  - a. Infrastructure improvements to parks, plazas, and open space, including the Park Blocks, to provide an inviting civic space aligned with the Willamette to Willamette Initiative, better opportunities for the Farmers' Market, and inviting and accessible connections between the parks, plazas and open space;
  - b. Funding of critical utility high-speed fiber;
  - c. Redevelopment of the Old LCC Building;
2. Eliminate blight and blighting influences;
3. Strengthen the economic conditions of the Plan Area; and

4. Enhance downtown's role as the regional economic, governmental, and cultural center and a central location for public and private development and investment.

## **B. OBJECTIVES**

Development in the Plan Area has been intended to implement the adopted policies contained in the Downtown Plan and to develop downtown as the heart of a livable, sustainable city. The objectives for the Plan are to ensure that:

1. The parks, plazas and open space provide inviting civic spaces:
  - a. Benefit the community overall to bring even more community members into the Plan Area and allow for accessibility and connectivity between the public spaces,
  - b. Farmers' Market can continue to bring hundreds of community members into the Plan Area, and
  - c. Benefit downtown, as athletes, visitors, media and local residents are in the center of our city for the World Track and Field Championships in 2021;
2. High-speed fiber can:
  - a. Increase internet speed for lower monthly costs;
  - b. Increase the competitiveness of the existing technology sector, which will increase the number and size of technology businesses and related jobs, in accordance with the Regional Prosperity Economic Prosperity Plan;
  - c. Reduce costs and increased telecommunications speed for City, Lane Community College, Lane County, Lane Council of Governments (LCOG), 4j and Bethel school districts; and
  - d. Lower the cost of telecommunications service for residential buildings inside the Plan Area and at least two existing affordable housing projects within one block of the Plan Area;
3. Redevelopment of the Old LCC Building will transform a large, vacant building adjacent to Lane Transit District into an active use contributing to downtown vitality;

## **Section 500 – Land Use Plan**

The use and development of all land within the Plan Area shall comply with the regulations prescribed in the City's comprehensive plan, zoning ordinance, subdivision ordinance, City charter, or any other applicable local, State or Federal laws regulating the use of property within an urban renewal area.

## Section 600 – Urban Renewal Projects

To achieve the objectives of this Plan, the Agency may incur indebtedness to finance the following urban renewal projects, and no others, and may pay that indebtedness with tax increment funds:

### A. PUBLIC PARKS, PUBLIC PLAZAS, PUBLIC REST ROOMS, PUBLIC OPEN SPACES, AND STREETS

Former Section 600 A of the Plan authorized the Agency to participate in funding infrastructure improvements to the Park Blocks in order to make that location more attractive and functional for the Farmers' Market. Beginning with the effective date of the 2016 Amendment, the Agency will also be able to use tax increment funds to improve any public parks, public plazas, rest rooms, open spaces, and streets within the Plan Area. The Agency may spend tax increment funds on infrastructure improvements to these elements that may include the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the Plan Area, including but not limited to landscaping, walkways, plazas, accessibility improvements, lighting, furniture, and art. A portion of that total may also be spent on changes to the surrounding streets (e.g. 8<sup>th</sup> Avenue and Oak Street), reincorporating the site of the Butterfly Parking Lot as part of the historic four corners of the Park Blocks, and connecting the public spaces as part of the Willamette to Willamette Initiative. (The planning work was started in the fall of 2015 and is a more comprehensive way of looking at the Park Blocks and 8<sup>th</sup> Avenue; how they fit into the bigger vision for connecting downtown to the river, and creating a fabulous public realm downtown.)

#### **Council Question 1** – What scope for the park blocks improvements?

- OPTION A: spruce up
- OPTION B: minimum blank slate
- OPTION C: blank slate

#### **Council Question 2** – What scope for the open space improvements?

- OPTION 1: minimal lighting and benches
- OPTION 2: park blocks plus
  - a) Broadway Plaza
  - b) Hult Plaza
  - c) City Hall Plaza
  - d) Connections between the spaces (lighting, furniture, art)

#### **Council Question 3** – Should the boundary be expanded?

- OPTION 1: expand to include East Park Block area
- OPTION 2: expand to cover the City Hall Block so that it's a possible location for Farmers' Market and/or so City Hall Plaza could be enhanced
- OPTION 3: keep boundary as it is and only improve the west Park Block

*Community Engagement:* The project will begin with asking the community about their aspirations and vision for our town square, as well as a needs assessment in our growing downtown neighborhood. The results of that work could likely necessitate a placemaking plan (focusing on uses, amenities, activities and pathways) and a management plan (focusing on operations) to illustrate and implement the community vision. The geographic area could be limited to the Park Blocks or have a broader approach as “Park Blocks Plus,” which could include other key downtown open spaces: Hult Plaza, Broadway Plaza, the plaza at the new City Hall [if added to the Plan Area boundary], the new riverfront park, and the pedestrian path system in between these places. If the scope extends beyond the Plan Area, other sources of funds will contribute to the cost.

*Implementation:* Implementation would be based on the community engagement results as approved by the Agency Board through its regular course of business in the budget process. It could include implementation of components of the 2006 Master Plan for the Park Blocks, which focused on changes to all surrounding streets and reincorporating the southern half of the Butterfly Parking Lot; removing barriers on the southeast and southwest Park Blocks, which was not part of the 2006 Master Plan; and building a permanent structure for the Farmers’ Market. If the Butterfly Parking Lot/Park Blocks is not feasible, the Agency may improve/purchase another location within the Plan Area for the Farmers’ Market.

Other downtown open space projects that are not yet developed, but that are vetted through the community engagement project and approved by the Agency Board would also be eligible for implementation.

**B. PUBLIC UTILITIES: High-Speed Fiber**

The Agency may assist with the Eugene Fiber Implementation Plan to extend the municipal high-speed fiber network to downtown buildings and to establish the high-speed connection between local and regional internet exchanges for costs attributable to the Plan Area.

*Installing Downtown Fiber:* The 2013 City of Eugene Broadband Strategic Plan identified the development of a downtown fiber network as a strategic goal. After completion of the Strategic Plan, City staff worked with Lane Council of Governments (LCOG) and the Eugene Water and Electric Board (EWEB) on a successful pilot project, to test the feasibility of implementing a downtown network. The City, EWEB, and LCOG identified a workable method to connect several commercial buildings by running fiber optics cables through existing electrical conduit. With LCOG, EWEB, and the Technology Association of Oregon, the Fiber Implementation Plan a) calls to construct fiber connections to additional downtown buildings and b) includes the costs and benefits of leasing a publicly operated connection from a local internet connection point to large, regional internet exchanges in Portland and San Jose, California.

High-speed fiber will serve and benefit the Plan Area because: (1) Existing businesses and new businesses benefiting from the high speed and competitive cost will grow employment

and attract new investments to the Plan Area; (2) housing residents will have an added benefit for living within in the Plan Area; and (3), and public agencies within the Plan Area will have reduced costs and increased telecommunication speed for City, Lane Community College, Lane County, and LCOG.

**C. OTHER PUBLIC FACILITIES: *Old LCC Building***

The Agency may fund redevelopment of the Old LCC Building, which may include housing or activities that advance the Regional Prosperity Economic Development Plan (e.g. an innovation center with maker space, wet lab, or art/tech incubator). The building will benefit the Plan Area by increasing public usage of the area and stimulating additional public and private investment. This work would include Lane Community College and could include collaboration with others.

**D. PROJECT DELIVERY AND ADMINISTRATIVE ACTIVITIES**

Many of the Agency's project delivery and administrative activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004.

1. The Agency may retain the services of independent professional people or organizations to provide project delivery administrative or technical services such as:
  - a. Project management;
  - b. Preparation of market, feasibility, or other economic studies;
  - c. Public engagement;
  - d. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;
  - e. Preparation of property acquisition appraisals;
  - f. Provision of special rehabilitation, restoration, or renovation feasibility and cost analysis studies;
  - g. Provision of legal, debt issuance, accounting or audit services;
  - h. Assistance with preparation of the annual financial report required under Section 800 of this Plan and the financial review required under Section 900 of this Plan; and
  - i. Support ongoing investments within the Plan Area (e.g. potential new businesses, existing businesses with expansion, dealing with safety issues).
  
2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.

3. The Agency may invest its reserve funds in interest-bearing accounts or securities authorized under ORS 294.
4. The Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this Plan.

#### **E. EXISTING ACTIVITIES**

The Agency may complete urban renewal projects authorized prior to the 2016 Amendment (for example, the Farmers' Market improvements, the Broadway Commerce Center and Woolworth Building projects at Willamette and Broadway, and downtown lighting).

The Agency also may continue to operate the Downtown Revitalization Loan Program. All dollars loaned must come from program revenue and not from tax increment funds.

#### **Section 700 – Methods for Financing the Projects**

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, State, City, County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out the Projects authorized by this Plan.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Plan Area, shall be divided in accord with and pursuant to Section 1c, Article IX of the Oregon Constitution and ORS 457, and used by the Agency for the Projects authorized by this Plan.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, the Agency shall develop a budget in conformance with the provisions of ORS Chapter 294 and ORS 457, which shall describe sources of revenue, proposed expenditures, and activities.

#### **Section 800 – Annual Financial Statement Required**

A financial statement shall be prepared and provide information in accordance with ORS 457. The statement shall be filed with the City Council and notice shall be published in accordance with ORS 457.

#### **Section 900 – Community Member Participation**

The activities and projects defined in this Plan, and the adoption of amendments to this Plan shall be undertaken with the participation of community members, owners, tenants as individuals, and organizations who reside within or who have financial interest within the Plan Area together with the participation of general residents of the City. The Agency shall convene not less than once each year a committee of such persons to prepare a report on: a) the activities of the Agency for the previous fiscal year, and b) whether the Agency's

expenditure of tax increment dollars was limited to the projects authorized by this Plan and the associated administrative costs authorized by the Plan.

### **Section 1000 – Non-Discrimination**

In the preparation, adoption, and implementation of this Plan no public official or private party shall take any action to cause any person, group, or organization to be discriminated against in a manner that violates Section 4.613 of the Eugene Code, 1971.

### **Section 1100 – Recording of this Plan**

A copy of this Plan shall be recorded with the recording officer of Lane County.

### **Section 1200 – Procedures for Changes or Amendments**

The Plan will be reviewed and analyzed periodically and may need to be modified based on public engagement results, design engineering for the fiber project, project negotiations for Farmers' Market, and project scoping for the Old LCC Building. Types of Plan Amendments are:

#### **A. TYPE ONE AMENDMENT – SUBSTANTIAL CHANGE REQUIRING SPECIAL NOTICE**

Type One amendments shall require approval per ORS 457.095, and notice as provided in ORS 457.120. Type One plan changes will consist of:

1. Increases in the Plan Area boundary in excess of one percent (1%) of the existing area of the Plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this Plan.

#### **B. TYPE TWO AMENDMENT – SUBSTANTIAL CHANGE NOT REQUIRING SPECIAL NOTICE**

Type Two amendments shall require approval per ORS 457.095, but will not require notice as provided in ORS 457.120. Type Two amendments will consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2016 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Any change or provision of this Plan which would modify the goals and objectives or the basic planning principles of this plan.

Substantial changes shall include, but are not limited to, revisions in project boundaries, land uses, project activities, street system changes, or other elements desired by the Agency Board that will change the basic planning principles of this Plan.

**C. TYPE THREE AMENDMENT – MINOR AMENDMENT**

Minor amendments may be approved by the Agency Board in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 600A of this Plan.
3. Addition of a project substantially different from those identified in Section 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 2016 dollars.
4. Increases in the Plan Area boundary not in excess of one percent (1%).

**D. AMENDMENT TO THE CITY’S COMPREHENSIVE PLAN OR ANY OF ITS IMPLEMENTING ORDINANCES**

Should the City Council amend the City’s comprehensive plan or any of its implementing ordinances and should such amendment cause a substantial change to this Plan, the City Council amending action shall cause this Plan to be amended provided that the Planning Commission and City Council approve the amendment. In the event of such amendment, the text and/or exhibits of this Plan, if applicable to this Plan, shall be changed accordingly by duly recorded ordinance.

**Section 1300 – Duration and Validity of Approved Plan**

**A. DURATION OF THE PLAN**

Taxes may be divided under this Plan only until the maximum indebtedness for the Plan Area has been issued and paid or defeased, or the Agency has determined that it will not issue the full amount of that maximum indebtedness, and all indebtedness that will be issued has been issued and paid or defeased. When that indebtedness has been paid or defeased the Agency will notify the assessor pursuant to ORS 457.450(2) to cease dividing taxes for the Plan Area, and shall return any unused tax increment funds to Lane County for redistribution to overlapping taxing districts. However, the Downtown District and this Plan may remain in effect as long as legally required to exist and until the Agency transfers any remaining assets and liabilities of the Plan Area to the City of Eugene. As of the date of the 2016 Amendment, it is estimated that: the last fiscal year for which taxes will be divided is FY\_\_\_\_\_. [Blank to be filled in once Council determines the maximum indebtedness amount; package A = FY25, package B = FY30, package C = FY46]

**B. VALIDITY**

Should a court of competent jurisdiction find any word, clause, sentence, section, or part of this Plan to be invalid, the remaining words, clauses, sentences, section, or parts shall be unaffected by any such finding and shall remain in full force and effect for the duration of the Plan.



## Section 1400 – Maximum Indebtedness

The sum of \$33,000,000 was established in 1998 as the spending limit (maximum amount of new indebtedness which could be issued or incurred from tax increment funds) under this Plan after June 1, 1998. That figure was developed using the estimated project costs, plus a 5% annual inflation factor. The 2010 Amendment increased the maximum indebtedness amount by \$13.6 million, to a total of \$46.6 million.

The 2016 Amendment increased the maximum indebtedness amount by \$\_\_ million [Blank to be filled in once Council determines package size; A = \$17M, B = \$25M, C = \$48M], to a total of \$\_\_ million [Blank to be filled in once Council determines package size; which would be added to the existing total]. The 2016 Amendment increased the maximum indebtedness limit established by this Section 1400 does not apply to or limit:

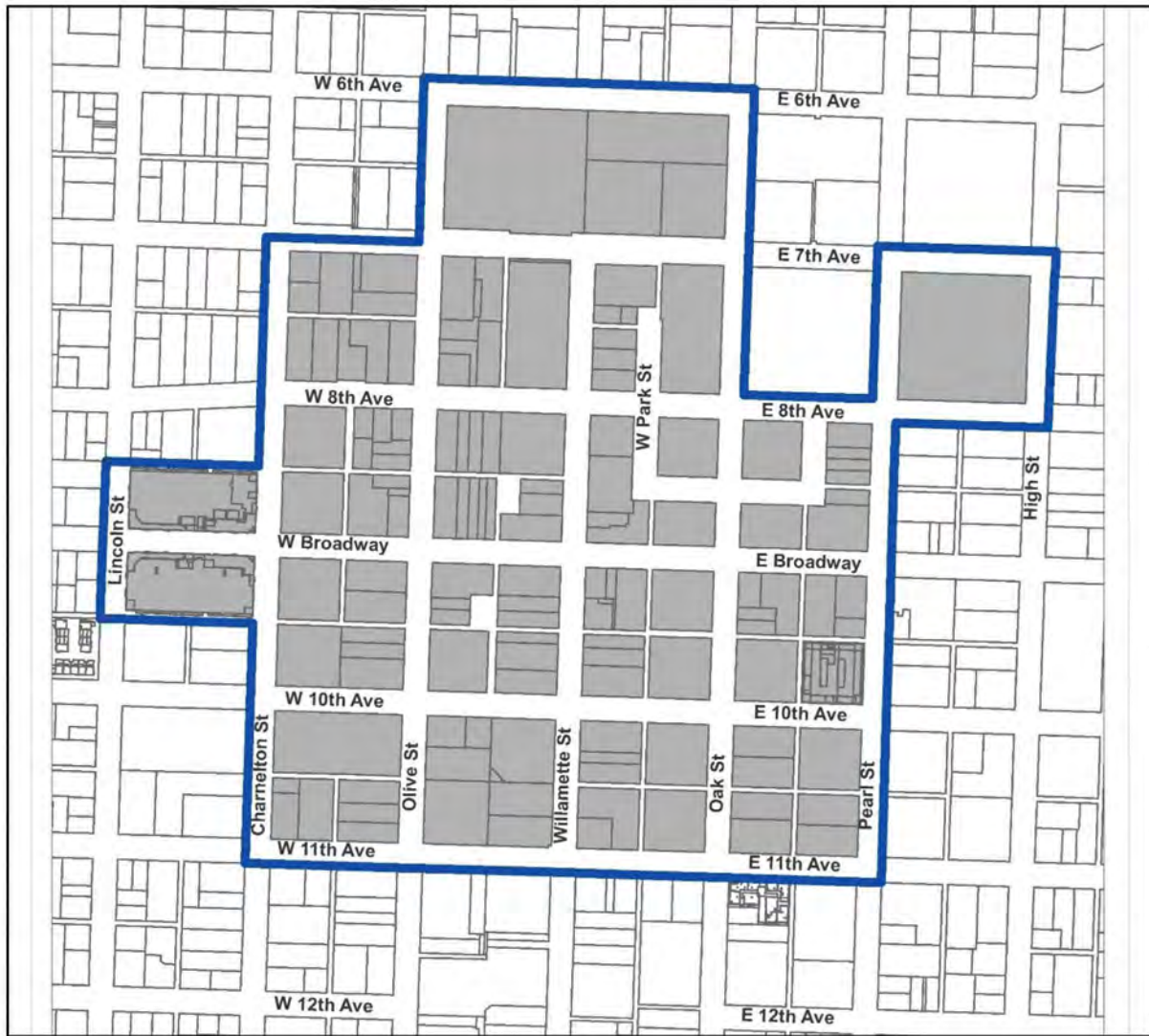
1. The obligation of the Agency to pay interest on indebtedness issued or incurred under this Plan;
2. Any indebtedness issued to refund indebtedness issued or incurred under this Plan, to the extent that the refunding indebtedness does not exceed the principal amount of the refunded indebtedness, plus the amount of the refunding indebtedness that is used to pay costs of the refunding;
3. Funds to repay indebtedness existing on the date of the 1998 Amendment; and
4. Expenditures made from funds other than tax increment funds, such as loans made from the Downtown Revitalization Loan Program.

Legislation passed in 2009 (ORS 457.220) placed additional limits on how much a municipality can increase maximum indebtedness. That same legislation, however, also provides that those limitations “do not apply to the extent the municipality approving a plan obtains the written concurrence of taxing districts imposing at least 75 percent of the amount of taxes imposed under permanent rate limits in the urban renewal area.” The City concurred with that increase in maximum indebtedness when it approved this Plan. Therefore, the new legislative limitations are not applicable to the proposed maximum indebtedness increase. After consultation with the other overlapping taxing districts, \_\_\_\_\_.

## Section 1500 – Formal Matters

At this time, no property is anticipated to be purchased that would result in relocation. If property is identified for purchase that would involve relocation, the Agency would develop provisions for relocation.

## PLAN EXHIBIT A: Plan Area Map



## PLAN EXHIBIT B: Plan Area Description

Beginning at the southwest corner of the intersection of 11<sup>th</sup> Avenue and Charnelton Street in the City of Eugene, Lane County, Oregon, commencing northerly along the west right-of-way line of Charnelton Street to the point of intersection of the south right-of-way line of the alley between 10<sup>th</sup> Avenue and Broadway;

- (1) thence, westerly along the south right-of-way line of said alley to the west line of Lincoln Street;
- (2) thence, northerly along the west right-of-way line of Lincoln Street to the point of intersection of the north right-of-way line of the alley between Broadway and 8<sup>th</sup> Avenue if extended;
- (3) thence, easterly along the north right-of-way line of said alley to the west right-of-way line Charnelton Street;
- (4) thence, northerly along the west right-of-way line of Charnelton Street to the northwest corner of the intersection of 7<sup>th</sup> Avenue and Charnelton Street;
- (5) thence, easterly along the north right-of-way line of 7<sup>th</sup> Avenue to the northwest corner of the intersection of 7<sup>th</sup> Avenue and Olive Street;
- (6) thence, northerly along the west right-of-way line of Olive Street to the northwest corner of the intersection of 6<sup>th</sup> Avenue and Olive Street;
- (7) thence, easterly along the north right-of-way line of 6<sup>th</sup> Avenue to the northeast corner of the intersection of 6<sup>th</sup> Avenue and Oak Street;
- (8) thence, southerly along the east right-of-way line of Oak Street to the northeast corner of Oak Street and South Park Avenue;
- (9) thence, easterly along the north right-of-way line of South Park Avenue extended to the east right-of-way line of Pearl Street;
- (10) thence, southerly along the east line of Pearl Street to the southeast corner of the intersection of Pearl Street and West 11<sup>th</sup> Avenue; and
- (11) thence westerly along the south right-of-way line of West 11<sup>th</sup> Avenue to the point of beginning.

### City Hall Block

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at the Southwest corner of Block 18 as platted and recorded in Skinner's Donation to Eugene per Judgement Docket "A" page 2, Lane County Oregon Plat Records in Lane County, Oregon; thence Southerly along the westerly line of Block 24 of said Skinner's Donation to Eugene to the Northwest corner of Block A of Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence Westerly along the Northerly line of Block 1 of said Mulligan Addition to Eugene to the Northwest corner of said Block 1 of said Mulligan Addition to Eugene; thence Southerly along the west line of said Block 1 to the Southwest corner of Lot 3 in said Block 1; thence westerly to the centerline of Pearl Street; thence Northerly along

said centerline to the intersection with the Southerly line when extended the south line of Block 7 of said Mulligan Addition to Eugene; thence Westerly along said south line of said Block 7 to the Southeast corner of said Block 7; thence Northerly along the East line of said Block 7 to the Southeast corner of Block 6 of said Mulligan Addition to Eugene; thence Easterly along the south line of Block 17 of Skinner's Donation to Eugene to the point of beginning being the Southwest corner of Block 18 of said Skinner's Donation to Eugene and there ending, all in Eugene, Lane County, Oregon.

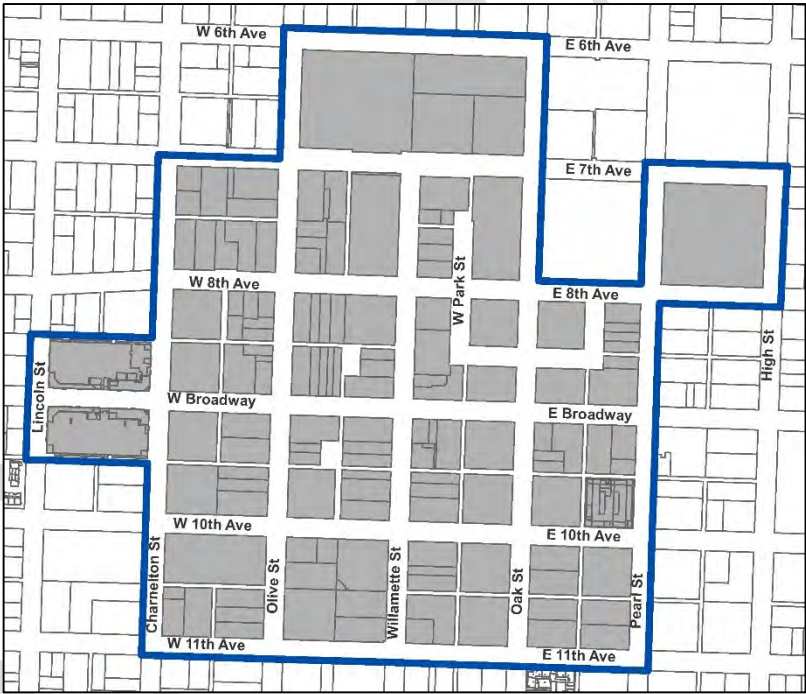
### **East Park Block Area**

A tract of land located in the Northeast one-quarter of Section 31 in Township 17 South, Range 3 West of the Willamette Meridian being more particularly described as follows; Beginning at Southeast corner of Lot 1, Block 7 Mulligan Addition to Eugene as platted and recorded in Volume A, Page 122, Lane County Oregon Plat Records in Lane County, Oregon; thence Easterly along the projection of the south line of said Lot 1 to the centerline of Pearl Street; thence Southerly along said Pearl Street centerline to the intersection when projected the south line of Lot 6, Block 12 of said Mulligan Addition to Eugene; thence Westerly along the projected south line of said Lot 6 and along the north right-of-way line of South Park Street to the intersection with the east right-of-way line of Oak Street; thence northerly along said east right-of-way line of said Oak Street to the northerly right-of-way line of East 8<sup>th</sup> Avenue; thence Easterly along said northerly right-of-way line of said East 8<sup>th</sup> Avenue to the point of beginning being the Southeast corner of said Lot 1, Block 7 of Mulligan Addition to Eugene and there ending, all in Eugene, Lane County, Oregon.

**Ordinance Exhibit B  
Draft Report on the Downtown Urban Renewal Plan**

**DOWNTOWN URBAN RENEWAL DISTRICT  
REPORT**

For the Downtown Urban Renewal District Plan  
Originally Adopted July 3, 1968 by Eugene Urban Renewal Agency Ordinance No. 257  
Amended December 19, 1968 by Eugene City Council Ordinance No. 1609  
Amended November 8, 1989 by Eugene City Council Ordinance No. 19648  
Amended June 1, 1998 by City Council Ordinance No. 20120  
Amended September 13, 2004 by City Council Ordinance No. 20328  
Amended May 24, 2010 by City Council Ordinance No. 20459  
Amended \_\_\_\_\_, 2016 by City Council Ordinance No. \_\_\_\_\_



**Urban Renewal Agency of the City of Eugene, Oregon**



## **ACKNOWLEDGEMENTS**

### **Eugene City Council and Urban Renewal Agency Board**

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## REPORT ON THE DOWNTOWN URBAN RENEWAL DISTRICT PLAN

### Chapter 1: Introduction

The 2016 Amendment to the Downtown Urban Renewal District Plan (the “Plan”) makes the following changes:

- Specifies project activities to be undertaken;
- Sets an increase in the maximum indebtedness to allow for those specific projects with a range of sizes to get community feedback prior to City Council making a final decision on whether to approve the 2016 Amendment; and
- Sets the expectation that the Downtown Urban Renewal District will terminate the use of tax increment financing after repayment or defeasance of all debt issued to fund the limited set of projects.

[Throughout this draft Report a range of packages will be used: A = \$17 million, B = \$25 million, and C = \$48 million. In a few instances where clarity would be unduly compromised, package C is used and shows the maximum end of what City Council is considering.]

The City of Eugene has prepared an amendment to the Plan, originally adopted on July 1968 and modified December 1968, December 1989, June 1998, September 2004, and May 2010. This amendment is considered a substantial amendment under ORS 457. City Council considered downtown improvements in 2016 with the desire to foster a vibrant downtown, provide near-term economic stimulus, and prepare for the 2021 World Track and Field Championships in such a way as to result in long-term community benefit. This Report accompanies the Plan and consists of text, tables, and appendices.

The Downtown Urban Renewal District contains approximately 77 acres (the “Plan Area”). The legal description for the Plan Area is in Section 300 of the Plan and is further described on graphic exhibits included in the Plan and in the appendix to this Report.

## Chapter 2: Description of Physical, Social, Economic, and Environmental Conditions in the Plan Area

*Note: This description and assessment is current to the identified dates.*

### A. Physical Conditions

#### 1. Land Area

The Plan Area encompasses about 77 acres, after the seven acre boundary expansion included in the 2016 Amendment. (See Appendix, Exhibit A for a map of the Plan Area.) This seven acre boundary expansion represents 10% of the total Plan Area, and is well within the limit of 20% maximum expansion under ORS 457.220(3).

The total incorporated land area for the City of Eugene, as of January 2016, is 28,314 acres. The Plan Area represents about 0.27 percent of the City's total land area. This area combined with the Riverfront Urban Renewal District of approximately 178 acres, equals approximately 255 acres in renewal districts, which is less than one percent of the City's total land area and well below the 15 percent maximum allowed by Oregon State law.

**Council Question** – What areas to add to the boundary? The expansion can be up to 14 acres.

- OPTION 1: East Park Block area (1.9 acres)
- OPTION 2: City Hall block (5 acres)
- OPTION 3: keep boundary as it is and only improve the west Park Block

#### 2. Existing Land Use and Zoning

Table 1 below shows generalized land use as of January 2016 by category. Table 2 shows the zoning as of January 2016 by zoning district. A description of each use permitted is found in the City Land Use Code. (The zoning map is located in the Appendix, Exhibit B.)

**Table 1. Generalized Land Use**

<b>Current Plan Area</b>	
<i>Land Use</i>	<i>Acres</i>
Communication	0.7
Educational	1.9
Transportation Related	1.9
Government	1.0
Wholesale Trade	0.03
Industrial	0.3
Religious	0.05
Recreation	7.7
Residential, Multi-Family	6.4
General Services	11.4
Parks	0.7
Residential, Group Quarters	0.3
Retail Trade	18.8
Vacant	0.2
Alleys, walkways, Bikepaths	0.01
Roads	27.9
<b>Total</b>	<b>79.1</b>
<i>(Total does not equal current Plan Area acreage due to rounding and vertical land use designations. i.e. parking below residential.) Data: 1/21/16</i>	
<b>City Hall Block</b>	
<i>Land Use</i>	<i>Acres</i>
Government	2.6
Roads	2.4
<b>Total</b>	<b>5</b>
<b>East Park Block Area</b>	
<i>Land Use</i>	<i>Acres</i>
General Services	0.3
Parks	0.5
Retail Trade	0.1
Roads	1.0
<b>Total</b>	<b>1.9</b>

**Table 2. Zoning**

<b>Current Plan Area</b>		
<i>Zoning Designation</i>	<i>Zoning</i>	<i>Acres</i>
Major Commercial	C-3	46.9
Public Land	PL	3.1
Special-Historic	S-H	0.1
Non-zoned Public Right of Way		19.7
<b>Total</b>		<b>69.8</b>
<b>City Hall Block</b>		
<i>Zoning Designation</i>	<i>Zoning</i>	<i>Acres</i>
Public Land	PL	2.6
Non-zoned Public Right of Way		2.4
<b>Total</b>		<b>5</b>
<i>Data: 3/7/16</i>		
<b>East Park Block Area</b>		
<i>Zoning Designation</i>	<i>Zoning</i>	<i>Acres</i>
Major Commercial	C-3	0.4
Public Land	PL	0.5
Non-zoned Public Right of Way		1
<b>Total</b>		<b>1.9</b>
<i>East park Block acres for east block, not including west block. Both blocks constitute the total taxlot. Data: 2/20/16</i>		

3. Historic Structures

In the past, numerous old buildings were lost in the downtown core area due to demolition or neglect. While not all of these structures were historically or architecturally significant, it is clear that our urban heritage was not considered worthy for preservation or re-use. Today, the Agency aims to take an active role in celebrating that urban heritage by preserving and reclaiming obsolete or underutilized buildings as well as parts of the urban landscape in need of

improvements, such as the Park Blocks, that form an important part of the fabric and history of downtown, which is part of our legacy for future generations.

4. Parks and Plazas

Downtown plays two roles in our city, as both the shared civic, cultural, and economic center, and as a neighborhood of its own. Downtown needs to be served by parks and plazas that provide public gathering spaces, room for events, and areas of nature in the heart of the city. As development continues downtown, the role of these urban open spaces becomes even more important for livability, for conviviality, and as amenities to draw and sustain a high quality and diverse mix of commercial, governmental, residential, and cultural uses. The open spaces that are currently downtown (Broadway Plaza, the Park Blocks, and the Hult Center Plaza) do not appear to meet the area's needs for open space as they are insufficient, deteriorated, uninviting, in places not accessible, and overall not conducive to incidental or intentional use. All of these have obsolete or deteriorated features. They are also underutilized and lack basic infrastructure including adequate lighting, power, and water (gray water and drinking water for public or commercial use) as well as comfortable and inviting amenities such as well-designed seating, restrooms, and public wi-fi. These improvements will increase the utility and desirability of these spaces, make the Plan Area more inviting and attractive overall, and create the conditions for increased residential and commercial investment in the future.

5. Telecommunications Utility System

The existing infrastructure cannot accommodate the telecommunications needs of firms in business sectors that are growing and anticipated to grow in the 21<sup>st</sup> century. The existing telecommunications infrastructure offers service that is too slow to meet the requirements of firms that consume or produce large volumes of data, limiting the ability of the Plan Area to attract and retain key industry sectors. The City of Eugene worked with Lane Council of Governments (LCOG) and the Eugene Water and Electric Board (EWEB) on a successful pilot project, to test the feasibility of implementing a downtown municipally owned network. The partners identified a workable method to connect several commercial buildings by running fiber optic cables through existing electrical conduit. The pilot project built new telecommunications infrastructure in three buildings that allows the transfer of large volumes of data at very fast speeds. The City and its partners are identifying the network architecture and cost of constructing a municipally owned fiber network in downtown Eugene.

6. Streets, Alleys, Sidewalks

Major portions of the streets, alleys, and sidewalks within the Plan Area were upgraded as part of the original renewal project; Based on the blight findings this has changed. Many of our pedestrian walkways and some streets have deteriorated. Park Street runs adjacent to the Park Blocks on three sides. This street needs improvements to accommodate the Park Blocks activities, including sidewalk improvements, curb changes, and a redesign of parking. Oak Street and 8<sup>th</sup> Avenue

are the major streets bisecting the Park Blocks, both only carrying traffic in one direction. Plans and policy direction support the conversion of 8<sup>th</sup> Avenue to a two-way street. Both streets need improvement to maintain traffic flow and allow for ease of pedestrian use, such as with lane narrowing and bump-outs.

7. Sanitary Sewer System

The sanitary sewer system was upgraded as part of the original renewal project. This upgrading consisted of relining the existing lines with plastic pipe liners. Each building was reconnected at that time. The engineering analysis showed that the existing capacity was sufficient.

8. Water Delivery System

According to the Eugene Water and Electric Board, the water delivery system throughout the original Downtown Urban Renewal District is in sufficient condition and of sufficient capacity to support additional development.

## B. Social Conditions

1. Housing

Census 2010 data reports that there are 194 housing units in census blocks that cover the Plan Area and that housing in the Plan Area is completely renter occupied and market rate. Since 2010, an additional 115 housing units have been built, a majority of which are student housing at the Lane Community College Downtown Campus that has 75 apartment units for 255 residents.

2. Socio-Economic

As of Census 2010, 264 people were living in Census Blocks that cover the Plan Area. Since then, 115 new housing units were built in the Plan Area contributing to a potential increase in population. In and surrounding the Plan Area, the median income was substantially lower than the City median income. See Table 3 below. See Appendix Exhibit C for a map of census boundaries. No people are living in the potential boundary expansion areas.

**Table 3. Median Household Income**

	<b>Median Household Income</b>	<b>Margin of Error</b>
<b>City of Eugene</b>	\$42,715	+/-1,045
<b>Census Tract 3900, Block Group 1</b>	\$12,288	+/-2,703
<b>Census Tract 3900, Block Group 2</b>	\$11,633	+/-3,239

*Data: Census ACS 2010-2014, Table B19013*

3. Employment

In April 2014, there were 301 employers and 4,497 employees in the Plan Area (QCEW 2014). The largest employers in the district were the City of Eugene, Sykes Enterprises and Venture Data (InfoUSA 2014). Data: Lane Council of Governments, Oregon Employment Department 2014-April Quarterly Census of Employment and Wages (QCEW). InfoUSA - April 2014.

*East Park Block area:* Total Employers: 8, Total Employees 36 (QCEW)  
*City Hall Block:* Currently vacant

**C. Economic Conditions**

1. Value of Property

The FY16 taxable assessed value for the entire City is \$13,931,659,840. The total assessed value for the Plan Area as of FY16 is \$181,601,898. Table 4 below demonstrates that the frozen base for the two combined urban renewal districts is well below the 15% limit imposed by ORS 457.

**Table 4. Assessed Value of the Frozen Base**

	Downtown Urban Renewal District	Riverfront Urban Renewal District	Total	Total as a % of City AV
Frozen Base	\$31,386,991	\$50,609,448	\$81,996,439	0.6%

*East Park Block Area AV:* \$2,212,127 (excludes publicly owned property)  
*City Hall Block AV:* n/a (publicly owned, tax exempt)

2. Relationship of the Value of Improvements to the Value of Land

The current ratio of improvement value to land value within the Plan Area, based on 2015 assessment records and excluding all tax exempt property, is 4.5 to 1.

**D. Environmental Conditions**

The Plan Area has been an established commercial business area for many years. Most streets, sidewalks, alleys, and sewers are in place and will be upgraded and maintained. The public park areas within the Plan Area will be maintained as needed by the City. There are opportunities through this Plan Amendment, however, to improve the function and condition of some of the streets, public parks, and public plazas. The Park Blocks are directly on a pedestrian, bicycle, and car path to the river and are a critical piece of the Willamette to Willamette Initiative. A central intent of that project is to transform 8<sup>th</sup> Avenue from a one-way west bound only street with inadequate pedestrian and bicycle amenities into a two-way, inviting, and gracious path to and from the river and the anticipated development on the EWEB property as well as the university area to the east. Significant infrastructure design and construction will be required to implement this transformative project.

## **Chapter 3: Expected Impact, Including Fiscal Impact, of the Plan in Light of Added Services or Increased Population**

The 2016 Amendment allows for several projects (described in more detail in Chapter 5) that will improve the function, condition, and appearance of the Plan Area through:

- Improved parks and plazas throughout the Plan Area, including improvements to the Park Blocks for overall community use, to support the continued use for the Saturday Market, and to improve the area for the Farmers' Market;
- Funding of critical high-speed fiber utility; and
- Redevelopment of the Old LCC Building.

These projects also support the Plan goal to strengthen the economic conditions of the Plan Area. One measure of this goal is the expected increase in the taxable property values caused by the projects. Areas adjacent to the Plan Area are also expected to become more viable. From FY17 through the estimated remaining life of the District [A = FY25, B = FY30, C = FY46], property values in the Plan Area are estimated to increase by about [A = \$50M, B = \$87M, C = \$254M]. The projects will also contribute to the goal of enhancing downtown's role as the regional economic, governmental, and cultural center and central location for public and private development and investment. Improvements to parks and plazas will contribute to the goal of reinforcing the Plan Area as a place to live, work, or visit by providing inviting and highly functional spaces for the community to enjoy on a daily basis as well as for programmed events.

Regarding potential impacts to the 4J school district, while the 2016 Amendment projects are not directed at residential projects, they are likely to increase jobs and amenities downtown, which will ideally increase the number of people living downtown. (See Chapter 9 for a summary of the financial impact that the Downtown District has on 4J.) The Fiber Implementation Plan includes the acquisition of telecommunications infrastructure that would provide a publicly owned and/or operated connection from a local internet connection point to large, regional internet exchanges in Portland and San Jose, California. The infrastructure could lower the telecommunications operating costs for public agencies, including 4J. The 2016 Amendment projects, like all development projects, are expected to impact police services, transportation, utilities, and other public services.

Projects within the Plan Area were selected for the way in which they support planning efforts and strategies, such as Envision Eugene, and adopted policy documents, such as the Eugene Downtown Plan. The planning documents were based on assumptions about the value of and expected need for higher density of uses and development, with a consequent need for new and improved services and amenities. The Plan is expected to facilitate improvements within the Plan Area, thereby addressing the goals of these documents. The policies of the Downtown Plan strongly support increased residential and mixed use development downtown, and the reinforcement of downtown as the economic and cultural center of the community.

The Downtown Plan also contains specific policies in support of improvements to public open spaces downtown. Similarly, the pillars of Envision Eugene that will benefit from the 2016 Amendment are to provide ample employment opportunities, to provide housing affordable to all income levels, and to promote compact development and efficient use of transportation. Specifically, the 2016 Amendment projects are expected to increase jobs and amenities downtown, which could increase housing demand downtown, thereby supporting Envision Eugene strategies to meet more of Eugene's multi-family and jobs needs downtown, increase job opportunities, and transform downtown into a mixed use neighborhood that fosters active, walkable community living. The projects in the Plan do not result in an intensification of development beyond that previously anticipated under the planning documents.

The 2016 Amendment falls under the provisions of Ballot Measure 50. In the Measure 50 environment, taxing bodies "forego" revenue produced by the growth in values over a Plan Area's frozen base. The Agency will use tax increment revenues to carry out the Plan. The use of tax increment revenues will affect the property tax revenues and bonded debt tax rates of other taxing jurisdictions that share assessed value with the Plan Area. The property tax impacts are described in Chapter 9.

## **Chapter 4: Reasons for Selection of the Plan Area**

The Plan Area was adopted in 1968 with approximately 70 acres. This area was selected after a comprehensive community process under the guidance of the Federal Department of Housing and Urban Development (HUD). In 2016, the Agency Board proposed an expansion to the Plan Area by seven acres to include the City Hall block and the East Park Block area. (See Exhibit D for a map of the Plan Area with the expansion areas highlighted.) Two of the four goals of the Plan are to (1) improve the function, condition, and appearance of the Plan Area, (2) reduce blight and blighting influences, (3) strengthen the economic conditions of the Plan Area, and (4) enhance downtown's role as the regional economic, governmental, and cultural center and a central location for public and private development and investment.

According to ORS 457.010, "blighted areas" means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
  - (A) Defective design and quality of physical construction;
  - (B) Faulty interior arrangement and exterior spacing;



- (C) Overcrowding and a high density of population;
  - (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
  - (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
- (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
  - (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
  - (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
  - (e) The existence of inadequate streets and other rights of way, open spaces and utilities;
  - (f) The existence of property or lots or other areas that are subject to inundation by water;
  - (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
  - (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
  - (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

A total of 76 or 70% of properties in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 76 properties, 19 locations have blighted conditions found in roads and sidewalks. These conditions are so prevalent and consistent in the Plan Area that the City concludes that the entire Plan Area is blighted. The blighted conditions impact the safety, health, and welfare of the community through decreased property values and taxes, potentially unsafe conditions for accessibility through deteriorating public right-of-ways, lack of seismic stability, and maintenance in public buildings and open spaces, vacancy and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the Plan Area, leading to lowered value and a disincentive to invest. Urban renewal funds that are directed at improving or reducing the blighted conditions will attract positive activity downtown, stimulate economic development and private investment, promote downtown revitalization, and enhance the value of the Plan Area as a whole. As the number of businesses and opportunities for investment increases, existing businesses and development will also benefit, including restaurants, retail and housing, leading to improved conditions, and higher property values within the Plan Area.

## **Chapter 5: Relationship Between Existing Conditions and Each Project Activity Undertaken in the Plan**

All Projects set forth in Section 600 of the Plan are intended to correct the existing deficiencies in the Plan Area as described in this report (see Chapter 2).

The proposed 2016 Amendment Projects are:

- 1) Infrastructure improvements to parks, plazas, open space, and streets including the Park Blocks to provide an inviting civic space aligned with the Willamette to Willamette Initiative for the community, better opportunities for the Farmers' Market, and inviting and accessible connections between the public spaces;
- 2) Funding of critical high-speed fiber utility; and
- 3) Redevelopment of the Old LCC Building.

**1) Improved Parks, Plazas, Open Space, and Streets:** Improvements to the parks and plazas in the Plan Area benefit the growing community of employees, commercial and cultural uses, visitors, and residents, as well as the community at large with a revitalized, attractive, safe, and economically healthy downtown core. Improvements to the parks and plazas would be undertaken after a robust public engagement effort to determine what changes are most desired and effective to enhance their function during programmed and non-programmed times. The goal of the public engagement effort would be to draw on the experience and expertise of a wide group of community members to clarify the community's commitment to downtown and to develop parks and plazas in alignment with the community's vision for the heart of the city.

The City founders understood the importance of public space; the Park Blocks are a living legacy of their forethought and civic spirit. The design, appearance and function of the Park Blocks are a critical component of Eugene's identity and economic health and the long-term location for two beloved organizations, the Saturday Market and the Lane County Farmers' Market. On a direct path to the Willamette River from downtown, the Park Blocks are also a key part of the Willamette to Willamette Initiative.

For the three other public spaces in the Plan Area, Broadway Plaza, the Hult Center Plaza, and the new City Hall plaza [if the Plan Area is expanded], improvements are needed to benefit the public in terms of the safety, health, and welfare of residents through the removal of blighted conditions, improved amenities and attractiveness of these spaces as well as their impact on existing and desired adjacent uses. With the needed improvements in place, these downtown spaces will have the potential to more fully support the emerging downtown neighborhood and to provide an inviting urban open space in the core of the city for the entire community. A focused, strategic investment in the amenities, design, and character of these spaces strengthens the conditions for increased desired uses and development downtown.

The Lane County Farmers' Market operates multiple times per week during the spring, summer, and fall on a portion of the Park Blocks on 8<sup>th</sup> Avenue. The Farmers' Market continues to encounter difficult issues with that location, such as inadequate electrical service, uneven and unpaved surfaces, and lack of a permanent shelter. Reincorporating the Butterfly Parking Lot into the Park Blocks for the Farmers' Market would re-establish the original Park Blocks and support a cornerstone of downtown activity and one of the most significant public event venues in the city. For the past few years, the Farmers' Market has expressed a need and desire to expand its offerings to maintain financial viability and potentially operate year-round. The Agency will improve the Park Blocks in order to make that location more attractive and functional for the Farmers' Market. If that location is not feasible, the Agency may improve/purchase another location within the Plan Area.

The Hult Center is a community asset with an underutilized and awkwardly configured plaza that would benefit from community engagement and subsequent system planning and/or improvements. The Agency assembled the land and donated the property to the City for the Hult Center development. In 1978, voters supported an \$18.5 million general obligation bond to finance the Hult Center construction. Since its grand opening in 1982, the Hult Center has been charming audiences with popular performances in the Silva Concert Hall and the Soreng Theater. However the outside of the Hult Center does not create an inviting and safe place for gathering before or after events.

The parks and plazas in the Plan Area have the potential to add to the livability and the economic vitality of the entire downtown. As downtown density increases, these areas could provide much needed urban open spaces to support the growing downtown neighborhood, as well as an inviting destination for the entire community. At present, they are little used outside of programmed events, and need improvement to enhance function, accessibility, attractiveness, and identity.

Blighted conditions in these areas include barren spaces with broken and deteriorated pedestrian open areas and walkways. The expenditure of urban renewal funds for these parks and plazas will improve or remove blighted conditions, attract positive activity downtown, stimulate economic development, promote downtown revitalization, provide a healthier and safer place for residents to congregate, and enhance the value of the Plan Area as a whole.

- 2) High-Speed Fiber:** The 2013 City of Eugene Broadband Strategic Plan identified the development of a downtown fiber network as a strategic goal. After completion of the Strategic Plan, City staff worked with LCOG and EWEB on a successful pilot project, to test the feasibility of implementing a municipally owned downtown network. The City, EWEB, and LCOG identified a workable method to connect buildings by running fiber optics cables through existing electrical conduit. The Plan Area has high-speed fiber in several buildings as a result of the pilot project that was completed in 2016. The remainder of the Plan Area has slower telecommunications service with limited access to internet service providers.

In addition, internet service providers in Eugene experience a constrained supply of access to the regional internet exchange points resulting in slower connection speeds and higher costs relative to larger cities. Constructing telecommunications infrastructure would provide a publicly owned and/or operated connection from a local internet connection point to large, regional internet exchanges in Portland and San Jose, California that could lower the telecommunications operating costs for the City, other public agencies, school districts, and internet service providers.

Constructing a municipally owned fiber network will serve and benefit the Plan Area because: (1) existing and new businesses benefiting from the high speed and competitive market will grow employment and attract new investments to the Plan Area; (2) residents will have an added benefit for living within the Plan Area; and (3) public agencies within the Plan Area will have reduced costs and increased telecommunications speed, including the City, Lane Community College, Lane County, and LCOG. The 4J and Bethel school districts (outside the Plan Area) will also benefit.

As the number of businesses and opportunities for investment increases, existing businesses and development will also benefit, including restaurants, retail and housing, leading to improved conditions and higher values within the Plan Area. Increased technological opportunities in the Plan Area can also invite new investment, potentially increasing property values and in turn, property taxes, reducing blighted conditions including depreciation ratios.

- 3) Old LCC Building:** The 66,000 square foot Old LCC Building was vacated in January 2013 when the new Lane Community College Downtown Campus opened on 10th Avenue and Olive Street. At present, the vacant Old LCC Building neither provides space for activate uses nor adds to downtown vitality. Redevelopment of this large structure may include housing or activities that advance the Regional Prosperity Economic Development Plan (e.g. an innovation center with maker space, wet lab, or art/tech incubator). An upgraded facility will benefit the Plan Area by improving a blighted building that is currently vacant, increasing the mix of uses in the Plan Area, and stimulating additional public and private investment. Blighted conditions at this property include vacancy, underutilization, decreased property values, and population loss. Redevelopment of this property will help eliminate blight by contributing to reinvestment in the community that can lead to increased property values, through revitalization of a stagnant and underutilized property, and creating an attraction for investors and/or entrepreneurs to reinvest in the Plan Area.

The four projects included in the proposed 2016 Plan Amendment were selected for their ability to address blighted conditions and to serve as catalysts for reducing the prevalence of blight within the Plan Area. The improvements to the Park Blocks and the other downtown open spaces will target areas with documented evidence of blight in order to increase the accessibility, enjoyment and use of these areas. As a result, the downtown open spaces will transform from underutilized areas to amenities drawing additional users and ultimately new residents and employees. Adding high-speed fiber will also add

significant value to the district by creating the conditions for businesses to succeed, particularly those businesses in the growing cluster of high-tech firms. Strengthening businesses in this economic sector increases the ability of firms to add new employees, grow the business base, and add additional value to properties within the Plan Area. Using urban renewal funds to assist in the renovation of the LCC Old Building directly addresses a significant blighted property in the Plan Area. When this large, underutilized, and outdated structure is transformed for new uses, the property will support other activities in the Plan Area and the blighting influence of a vacant property will be removed, which will positively impact adjacent and nearby properties. Improvements for the Farmers' Market will strengthen the local food sector of our regional economy and reduce or remove the blighting conditions of the existing location. A renovated location or new structure will also enhance the ability of the Farmers' Market to serve as an amenity to other businesses and residents' downtown, as well as an attraction for the entire community, leading to additional activity in the Plan Area and, ultimately, greater economic stability and increased values within the Plan Area.

## **Chapter 6: Estimated Total Cost of Each Project or Activity, Sources of Money, and Anticipated Completion Date for Each Project or Activity**

This Report on the 2016 Amendment includes the estimated cost of Projects to be carried out following the adoption of the amendment. Table 5 shows that urban renewal financing is estimated to provide [A = \$17M, B = \$25M, C = \$48M] (or approximately [A = 86%, B = 87%, C = 90%]) of funding out of an estimated total of [A = \$19.75M, B = \$28.75M, C = \$53.05M] of public and private investment from FY17 through [A = FY25, B = FY30, C = FY46].

Table 5 lists the project activities included in the Plan and estimated cost ranges. Because elements of each project are yet to occur (e.g. public engagement for Park Blocks/open space, design engineering for fiber, project negotiations for Farmers' Market, and project scoping for the Old LCC Building), there is a range of opportunities within each project. The estimated range gives a sense of scale and scope. Below is a short description of each of the 2016 Amendment Projects.

*Parks, Plazas, Open Space, and Street Improvements:* The City will develop a plan for parks, plazas, and open space improvements, after a public engagement process. The Agency will contribute funding for the improvements. Projects could include improvements to the Park Blocks, reincorporation of the Butterfly Parking Lot, and street improvements in order to make that location more attractive and functional for the community and the Farmers' Market. If that location is not feasible, the Agency may improve/purchase another location within the Plan Area. Other open space projects may be developed as a result of the public engagement process. The community work will start in FY17 and the improvements will happen subsequently and following the Agency Board budget approval process.

*High-Speed Fiber:* The Agency will contribute to the Eugene Fiber Implementation Plan for those costs associated with the Plan Area. This project will enhance the economic prosperity of downtown and increase telecommunications speed for businesses, residents, and public agencies. Federal grants, private party contributions, and other City contributions are anticipated. The project will start in FY17 and is estimated to be completed during FY18.

*Old LCC Building:* LCC is considering redevelopment options for its currently vacant building on Willamette Street between 11<sup>th</sup> and 10<sup>th</sup> Avenues. The specific project activities to be undertaken by the Agency will be defined by the Agency Board and set out in an agreement with LCC. A combination of private party or other public agency contributions would be anticipated. LCC has not released timing information for when they will be ready to finalize plans and move forward with redevelopment. The Agency would hope to complete the transaction by 2019.

*Project Delivery Administration:* Actions for this activity include program administration (project management, loan administration, support for ongoing investments within the Plan Area, public engagement, financial services, debt issuance and administration); legal services; reporting (budgets, financials); preparation of market, feasibility, or other economic studies; preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies; providing accounting or audit services; providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies; assisting in preparation of the annual financial reports required under Sections 800 and 900 of the Plan; providing property acquisition appraisals; and evaluation of the plan and the success of its activities. Many of the activities are provided through a contract between the City of Eugene and the Agency dated June 15, 2004. The Agency may also acquire, rent, or lease office space and office furniture, equipment, and facilities necessary to conduct its affairs in the management and implementation of this plan.

Projections for district administration assume that once the projects are complete, district administration expenses will be reduced to a level that will be sufficient to run the loan program, support ongoing investments within the Plan Area, and ensure administration of outstanding debt, budget development, annual review of project activities, and financial report preparation. Specifically, the administration projection summarized in the bullet points below includes staffing for project delivery, ongoing financial administration, and the loan program. Additional items in the projection include legal and consulting fees necessary to protect the City/Agency and complete the Projects, debt issuance cost needed for the Projects, and property management.

- *Project delivery:* 2 FTE; \$0.27M average per year FY17 thru FY21
- *Loan program administration:* 0.9 FTE; \$0.11M - 0.19M average per year FY17 thru [A = FY25, B = FY30, C = FY46]

- *Legal costs, public engagement, financial administration, overhead & misc.:* \$0.1M - 0.13M average per year FY17 thru [A = FY25, B = FY30, C = FY46]; higher in the early years and a smaller amount for maintenance over time
- *Debt Issuance costs:* \$0.3M - 0.5M when issued; to be determined

**Table 5. List of Project Activities and Cost Ranges**

<b>Project Activity</b>	<b>Estimated Cost *</b>
<b>Park Blocks Improvements</b> <i>Based on public engagement results, could include Spruce Up (\$1M – 3M) to Blank Slate (\$7M – 15M)</i>	\$ 1M – 15M
<b>Open Space Improvements</b> <i>Based on public engagement results, could include: Hult Plaza, Broadway Plaza, City Hall Plaza, and connections between with art, furniture, lighting</i>	\$ 5M – 10M
<b>Farmers' Market **</b> <i>Depends on land cost and structure type</i>	\$ 1M – 6.5M
<b>High-Speed Fiber</b>	\$ 1.5M – 3M
<b>Old LCC Building</b>	\$ 1M – 3M
<b>Project Delivery Administration</b>	
<i>Project delivery</i>	\$ 0.27M/yr
<i>Loan program</i>	\$ 0.11M – 0.19M/yr
<i>Legal, public engagement, financial admin, etc.</i>	\$ 0.1M – 0.13M/yr
<i>Debt issuance cost</i>	\$ 0.3M – 0.5M
	<hr/>
<b>Projects Funded from 2016 Amendment</b>	<b>A = \$17M</b>
	<b>B = \$25M</b>
	<b>C = \$48M</b>
<b>Projects Funded from Private Sources &amp; Other Federal, State &amp; Local Government</b>	<b>A = \$2.75M</b>
	<b>B = \$3.75M</b>
	<b>C = \$5.05M</b>
	<hr/>
<b>TOTAL Funding for All Projects</b>	<b>A = \$19.75M</b>
	<b>B = \$28.75M</b>
	<b>C = \$53.05M</b>

\* The minimum cost estimates for each project added together do not equal package A \$17M because package A includes a small contingency in case estimates come in higher.

\*\* The Farmers' Market project would also have an additional \$500,000 to add to the total listed in Table 5 from the 2010 Amendment. The resulting estimate for the project would be \$1.5M - 7M.



Projects will begin in FY17. Decisions on priorities of funding for Projects will be made by the Agency Board in its annual budget process and at regular Agency Board meetings, all of which are open to the public. Construction of the Projects contemplated in the 2016 Amendment is expected to be completed by FY21. Debt issued to fund the projects is estimated to be paid off by [A = FY25, B = FY30, C = FY46], depending on future tax increment revenue levels.

The Agency shall convene not less than once each year the Expenditure Review Panel to prepare a report on (1) the activities of the Agency for the previous fiscal year, and (2) whether the Agency's expenditure of tax increment dollars was limited to the Projects and the associated administrative costs authorized by the Plan.

## **Chapter 7: Estimated Amount of Money and Anticipated Year in Which Indebtedness will be Retired or Otherwise Provided For Under ORS 457.420 to 457.460**

The contribution from the Agency for Projects is estimated at about [A = \$21.5M, B = \$36M, C = \$103M], including interest, premium, and other costs. The Projects will be funded with a combination of urban renewal tax increment financing under ORS 457 and other sources. The Agency may apply for funding from other federal, state, and local grants in order to complete the projects. In addition, the public facilities included within the Plan may also be funded in part with other public funds, such as systems development charges and general obligation bonds, among other sources.

Oregon Revised Statutes require that each urban renewal district that receives property taxes include a "maximum indebtedness" limit in their urban renewal plan. "Maximum indebtedness" is a required spending cap for all property tax expenditures over a period of time. "Maximum indebtedness" is not a legal debt limit. It is more like a spending limit.

***Adopting a maximum indebtedness figure does not authorize or obligate the Agency to spend money or enter into debt.*** Within the maximum indebtedness limitation, the Agency Board has the ability to fund projects over time, either with cash or by issuing debt.

Certain expenditures are included in the maximum indebtedness calculation and certain expenditures are excluded. For instance, cash payments for projects and administrative expenses are included in the calculation, but expenditures made from sources other than tax increment revenues are not included in the spending limit, such as Downtown Revitalization Loan Program funds. In addition, interest on debt is not included in maximum indebtedness, nor is the refinancing of existing indebtedness.

The City Council amended the Plan in 1998 to include a maximum indebtedness limit of \$33 million. The \$33 million figure represented the amount that the Agency was allowed to cumulatively spend in tax increment revenues starting in 1998. That figure was based on

the estimated cost of building a new main library, plus continuation of the administrative costs in the district, preparing annual financial statements, disposing of the former Sears building on 10<sup>th</sup> Avenue and Charnelton Street (which is now the site of the new LCC Downtown Campus), overseeing completion of the Broadway Place and Overpark elevator projects, and administering the loan portfolio. It included an annual inflation factor of 5% on project costs and excluded existing debt.

In 2010, the maximum indebtedness limit of \$33 million was almost fully spent or committed, with the bulk having been spent on building the downtown library. City Council amended the Plan in order to complete three projects: LCC downtown campus; Farmers' Market improvements, and assuming the Broadway Place Garages debt. Maximum indebtedness was increased by \$13.6 million, which resulted in a revised maximum indebtedness figure of \$46.6 million for the cumulative spending in the Plan Area from 1998 to the end of the Plan. This revised maximum indebtedness amount was the estimated amount needed to accomplish the three additional projects and to provide for district administration.

The \$46.6 million of maximum indebtedness has almost been fully spent or committed on the three projects included in the 2010 Plan Amendment. In order to accomplish additional projects, it is estimated that an additional [A = \$17M, B = \$25M, C = \$48M] will need to be added to maximum indebtedness, as shown in Table 6 below:

**Table 6. Maximum Indebtedness Calculation**

<b>Project</b>	<b>Estimated Cost</b>
<u>2016 Plan Amendment</u>	
Park Blocks Improvements	\$1M-15M
Open Space Improvements	\$5M-10M
Year-Round Farmers' Market	\$1-6.5M
High-Speed Fiber	\$1.5-3M
Old LCC Building	\$1-3M
Project Delivery Admin ( <i>thru A = FY25, B = FY30, C = FY46</i> )	\$3.8M-10.5M
<i>Total Addition to Maximum Indebtedness</i>	A = \$17M, B = \$25M, C = \$48M
1998 Plan Amendment	\$33M
2010 Plan Amendment	\$13.6M
2016 Plan Amendment	A = \$17M, B = \$25M, C = \$48M
<i>Total Maximum Indebtedness</i>	A = \$63.6M, B = \$71.6M, C = \$94.6M

Table 7 in Exhibit E includes information about future revenues and expenditures in the Plan Area. The timing and amounts for individual project activities will be determined by the Agency Board each year during the annual budget process. Completion dates for individual activities may be affected by changes in the plans of other private or public partners, local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

Current projections show that the tax increment revenues should be sufficient to pay for the projects and associated debt by [A = FY25, B = FY30, C = FY46]. The district would cease collecting tax increment funds once there are sufficient tax increment funds available to repay all debt issued or obligations created to fund the Projects.

## **Chapter 8: Financial Analysis of the Plan with Sufficient Information to Determine Feasibility**

The financial analysis of the plan shown in Table 7 in Exhibit E includes the anticipated tax increment revenues over the projected remaining life of the Plan. The analysis shows that the anticipated tax increment revenues are based on reasonable projections of new development and appreciation in existing property values. The projection of tax increment revenues is based on the following assumptions:

- Property assessed values will increase by 3% per year, which includes increases on existing property as well as a small amount of new investment in existing downtown area properties.
- No significant, new taxable development is anticipated during the next several years.
- Tax rates applicable to the Downtown Urban Renewal District are projected to go down over time, due to the Oregon statute that says that certain urban renewal plans may only collect tax increment on permanent tax rates or bonds and levies approved by voters prior to October 6, 2001. In particular, bonded debt tax rates applicable to the Downtown Urban Renewal District will be reduced as bonds approved by voters prior to October 6, 2001 are retired.

The projections result in urban renewal tax revenues between FY17 and [A = FY25, B = FY30, C = FY46] of approximately [A = \$21.5M, B = \$36M, C = \$103M]. Together with other revenues and existing fund balances, these revenues will support the [A = \$17, B = \$25M, C = \$48M] of increased maximum indebtedness plus the interest on the debt to fund the 2016 Amendment Projects. In addition to the redevelopment projects, the revenues will be sufficient to pay for other obligations, such as project delivery and administrative activities, including an allocation of overhead costs. Those costs are projected to increase over time due to inflation and higher retirement costs at a rate of about 5% per year.

The Agency will also carry a balance equal to two months of operating costs each year, per City of Eugene financial policy and a debt service reserve account, if required by lenders.

## **Chapter 9: Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, Both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Plan Area**

Taxing bodies that overlap with the Plan Area are affected by the use of tax increment funds to implement the Plan. When a district is first created, the assessed value within the Plan Area is established as the “frozen base.” This is a way of keeping the overlapping taxing districts “whole” as of the date the urban renewal district is created. Property taxes from the overlapping jurisdictions (schools, general governments, bonds) are then divided among the jurisdictions that continue to receive taxes on the frozen base. In theory, if urban renewal efforts are successful, the value of the district will grow above the base. That increase is called the “incremental value” or “excess value.” The Agency receives taxes on the incremental value. This has an impact on the amount of revenue that the overlapping jurisdictions receive, versus what they would have received if there were no urban renewal districts in effect.

*Impact on Tax Bills:* In addition to the impact on the overlapping taxing jurisdictions, urban renewal also makes individual tax bills look different. Urban renewal districts do not impose new taxes; rather, they redistribute taxes from overlapping taxing districts to the urban renewal districts. There are two basic steps to understand how an individual’s tax bill is affected by tax increment financing in Oregon. The first step determines the amount of property taxes that the urban renewal agency should receive, and the second step determines how the taxes are accounted for on property tax statements.

The first step in determining how tax increment financing affects an individual’s tax bill consists of applying the tax rates of the taxing districts (such as the city, county, and school districts) to the incremental value of the urban renewal district. That product is the amount of taxes that the urban renewal agency should receive. The second step determines how to divide or split the tax rates of the taxing districts so that when those “divided rates” are applied to all tax bills in the city, the urban renewal agency receives its share, and the taxing districts receive the remainder. As of January 2016, there were seven urban renewal districts in Lane County, and the calculation is done for each of these districts.

The Lane County Assessor determines how the tax rates for the schools, city, and county should get divided between the taxing districts and the urban renewal districts. As an example, the City’s permanent tax rate is \$7.0058 per \$1,000 of assessed value. The Lane County Assessor divides that tax rate into three pieces: \$6.8821 goes to the City of Eugene, \$0.0755 goes to the Downtown Urban Renewal District, and \$0.0482 goes to the Riverfront Urban Renewal District. This calculation is done for each tax rate on the tax bill.

With the information from the Lane County Assessor about the division of tax rates, an analysis can determine how an individual tax bill is affected by urban renewal division of

tax. For the typical Eugene home that the Lane County Assessor calculated for FY16, this taxpayer would pay the same amount of total taxes before or after urban renewal division of taxes. The only difference is that some of the tax revenues go to the urban renewal districts, instead of to the overlapping taxing districts. Table 8 in Exhibit F sets out this calculation for the typical taxpayer in Eugene. As can be seen, **the before and after urban renewal views of this taxpayer's bill are exactly the same.**

*Impact on Tax Rates:* Urban renewal nominally affects voter-approved local option levies and bonds because the affected district has less property value to levy taxes against, resulting in slightly higher tax rates. Based on the FY16 tax rates, the estimated impact of this slight tax rate increase from the Downtown Urban Renewal District is about \$0.55 per year for the typical Eugene taxpayer, which represents less than 0.02% of the total tax bill of \$3,565 in FY16.

The Downtown Urban Renewal District is a “reduced rate plan” under the statutes, which means that the property taxes that may be used to fund urban renewal activities is limited to the permanent tax rates and any bonds or local option levies that were approved by voters prior to October 2001. The projected tax rate used to generate urban renewal revenues for the district will be reduced over time as bonds approved by voters before October 2001 are paid off.

*Impact on Overlapping Taxing District Revenues:* For the overlapping taxing jurisdictions, a share of property taxes from the “excess value” or “incremental value” is not collected by the overlapping jurisdictions during the period of an active district, which is foregone revenue. The incentive for the overlapping districts to support urban renewal is higher property tax revenues in the long-run and potential direct and indirect benefit from the urban renewal funded projects. When the district is ended, the overlapping taxing districts are able to tax the entire value within the district. Under the theory of urban renewal, this value is higher than it would have been if there had been no district in effect.

The estimated amount of urban renewal taxes to be divided over the remaining term of the Plan (net of discounts, delinquents, etc.) is shown in Table 9 in Exhibit G. Only the permanent tax rates of the overlapping jurisdictions are considered in this analysis because there are no local option levies that impact the Downtown Urban Renewal District, and bonded debt tax rates will be reduced from year to year until the existing bonds are paid off.

As can be seen in Table 9, in FY16, it is estimated that the City of Eugene would forego about \$1,000,000 of revenue because of the Downtown Urban Renewal District division of tax calculation. In [A = FY26, B = FY31, C = FY47] after tax increment financing is terminated, the City of Eugene is estimated to receive [A = \$1.4M, B = \$1.7M, C = \$2.8M] of additional tax revenue per year. Lane County is estimated to forego \$180,000 of revenue in the first fiscal year, and to benefit by [A = \$260,000, B = \$300,000, C = \$510,000] of additional tax revenue per year after division of tax is terminated in [A = FY26, B = FY31, C = FY47].

The impact on school districts from the termination of the urban renewal district is more complicated. Table 9 shows the foregone taxes, excluding any impacts from tax rate compression under Measure 5 and Measure 50 and excluding any impacts from the State school funding formula. Table 9 shows that the combined school districts (4J, Lane Community College, and Lane Education Service District) are estimated to forego \$810,000 of revenue in the first fiscal year, and to benefit by [A = \$1.1M, B = \$1.3M, C = \$2.2M] of additional annual tax revenue after the division of tax is terminated in [A = FY26, B = FY31, C = FY47]. This is not the complete story, however.

The impact on schools from the division of tax calculation for urban renewal districts is largely an impact on the State's budget because schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If the money is not available from local property taxes, the State will make up the difference. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses. In other words, the State can choose to allocate any extra money to education or to some other budgetary priority. If the State chooses to keep the money in education, some of that money would return to Eugene schools based on the applicable statewide school funding formula and the rest would be distributed to school districts across Oregon.

The Lane County Assessor conducted an analysis of the impact of the Downtown Urban Renewal District on School District 4J's local option levy, including the impacts of tax rate compression. It is a net loss of \$340,000. The analysis is included as Table 10 in Exhibit H. That analysis is summarized in Table 11 on the following page. Note that the difference in the impact to overlapping districts between Table 9 and Table 10 is due to tax rate compression in the education category for an additional 821 properties that would occur if the Downtown District were not collecting division of tax revenue.

This analysis concludes that 4J is better off financially if the Downtown Urban Renewal District continues to collect tax increment funds than it would be if tax increment financing were terminated. The reason is that taxes that are currently counted under the "general government" category for Measure 5 tax rate limitations (i.e., the "school property tax dollars" that now go to urban renewal) would move into the "education" category. When that happens, the education category of taxes must be reduced for a number of individual properties within the City because schools are already collecting as much as they can under Measure 5 limits for those properties. State law says that local option levy proceeds are the first to be reduced in the event of compression.

**Table 11 – Estimated Revenue without Downtown Urban Renewal District  
FY16 Tax Data, AFTER Discounts, Delinquencies, & State School Funding Formula**

<b>Taxing District</b>	
Eugene School District 4J – <i>permanent rate</i>	\$20,000
Eugene School District 4J – <i>local option</i>	(360,000)
Lane Community College *	70,000
Lane Education Service District *	25,000
<b>Total Education</b>	<b>(\$245,000)</b>
City of Eugene	\$1,000,000
Lane County – <i>permanent rate</i>	180,000
Lane County – <i>local option</i>	0
Eugene Urban Renewal Downtown	(2,015,000)
Eugene Urban Renewal Riverfront	0
<b>Total General Government</b>	<b>(\$835,000)</b>
City of Eugene – <i>Bond I</i>	\$40,000
City of Eugene – <i>Bond II</i>	0
Eugene School District 4J – <i>Bond I &amp; II</i>	0
Lane Community College – <i>Bond II</i>	0
<b>Total Bonds</b>	<b>\$40,000</b>
<b>TOTAL TAXES</b>	<b>(\$1,040,000)</b>

\* The other school districts that overlap with the Downtown District would experience similar impacts to 4J for the school funding formula (described below), although the specific financial consequences are not calculated in this Report.

In order to understand the Lane County Tax Assessor’s analysis for 4J impact, there are three factors to consider:

1. Revenue from 4J’s permanent levy would increase by approximately \$586,000, for a net gain of approximately \$20,000 after applying the State school funding formula. (4J receives about 2.8% of the total State-wide funding.) This is the best-case scenario that assumes all else is equal, and the State decides to provide more funding for schools as a result of having more property tax revenue available.
2. 4J will lose about \$360,000 of local option levy proceeds (after discounts and delinquencies) if the Downtown District no longer collects tax increment funds because of compression. The State funding formula does not apply to local option levies, so the full impact of this reduction would be felt in 4J’s budget. Both of these estimates are based on FY16 tax roll information and would vary in future years with changes in market conditions. The estimates are also based on gross taxes, without taking into account discounts for early payment or delinquencies.
3. There is also a one-time impact. If tax increment collections are terminated, there would be a return of any excess tax increment funds collected by the Downtown District to the overlapping taxing districts. The amount returned will depend on how much tax increment is on hand at the time of the calculation, which cannot be estimated at this time. However, the State confirmed that this would not represent

additional money to be spent on education in 4J; rather, it would go through the State school funding formula, and 4J would receive about 2.8% of the total on a one-time basis.

In summary, 4J would experience an ongoing loss in its budget of about \$340,000 annually as a result of terminating tax increment collections in the Downtown District and a one-time impact of less than 3% of any one-time funds provided to the State. The other school districts that overlap with the Downtown District would experience similar impacts, although the specific financial consequences are not calculated in this report.

## **Chapter 10: Relocation Report**

### **A. Requirement**

An analysis of the existing residences of businesses required to relocate permanently or temporarily as a result of Agency actions under ORS 457.170.

#### Response

No specific relocation activity is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 281.045 through 281.105.

### **B. Requirement**

A description of the methods to be used for the temporary or permanent relocation of persons living in and businesses situated in, the Plan Area in accordance with ORS 281.045 through 281.105.

#### Response

No specific relocation activity to be initiated by the Agency is identified in the Plan. If urban renewal assistance results in relocation requirements, a relocation plan will be developed for that purpose. Relocation activities and assistance would be provided in accordance with ORS 281.045 through 281.105.

### **C. Requirement**

An enumeration, by cost range, of the existing housing units in the plan area to be destroyed or altered and new units to be added.

#### Response

No specific existing housing units are proposed to be removed by actions of the Plan.

### **D. Requirement**

A description of new residential units which are likely to be constructed within the Plan Area.

#### Response

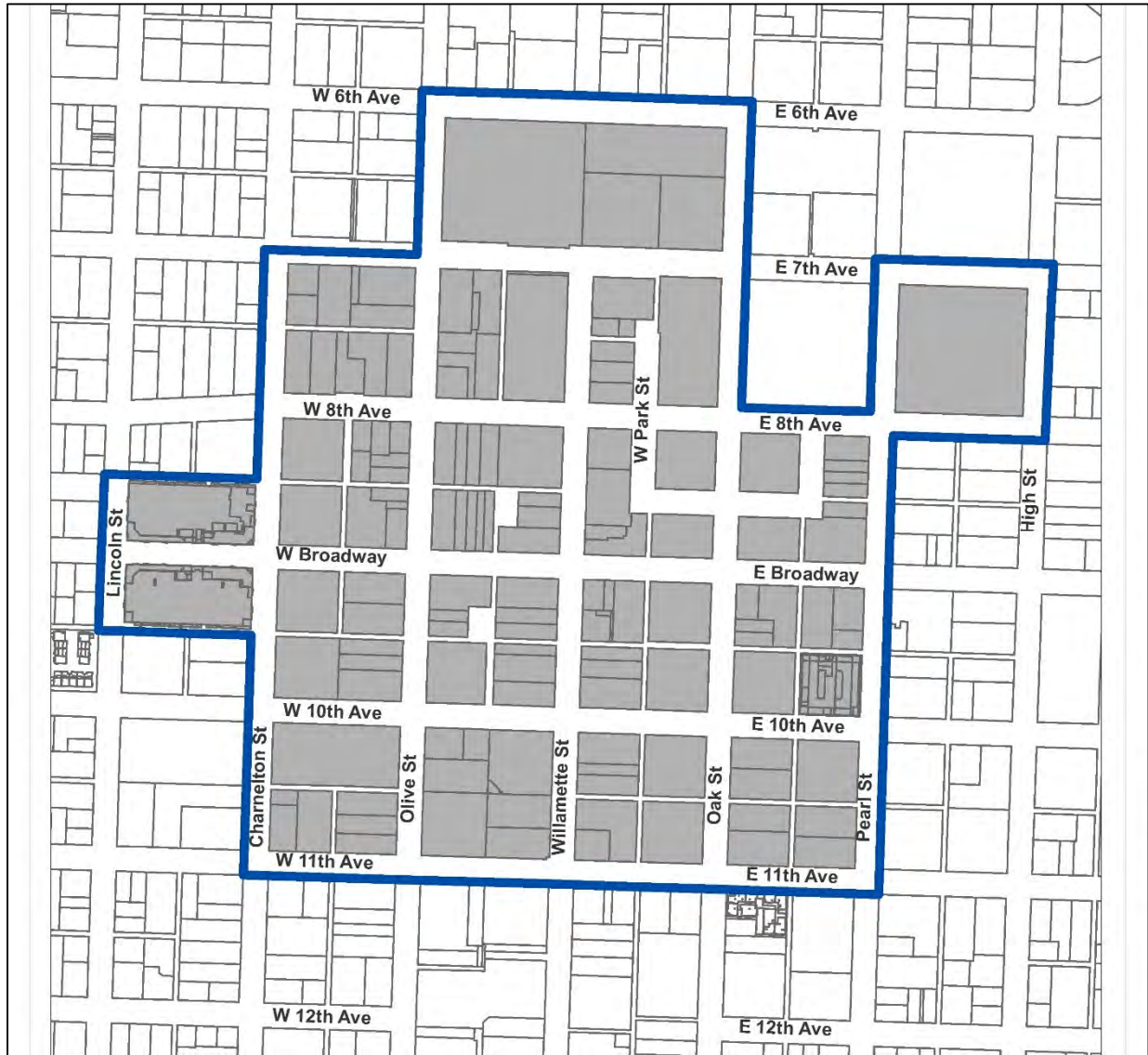
Some new residential units are expected to be constructed within the Plan Area.



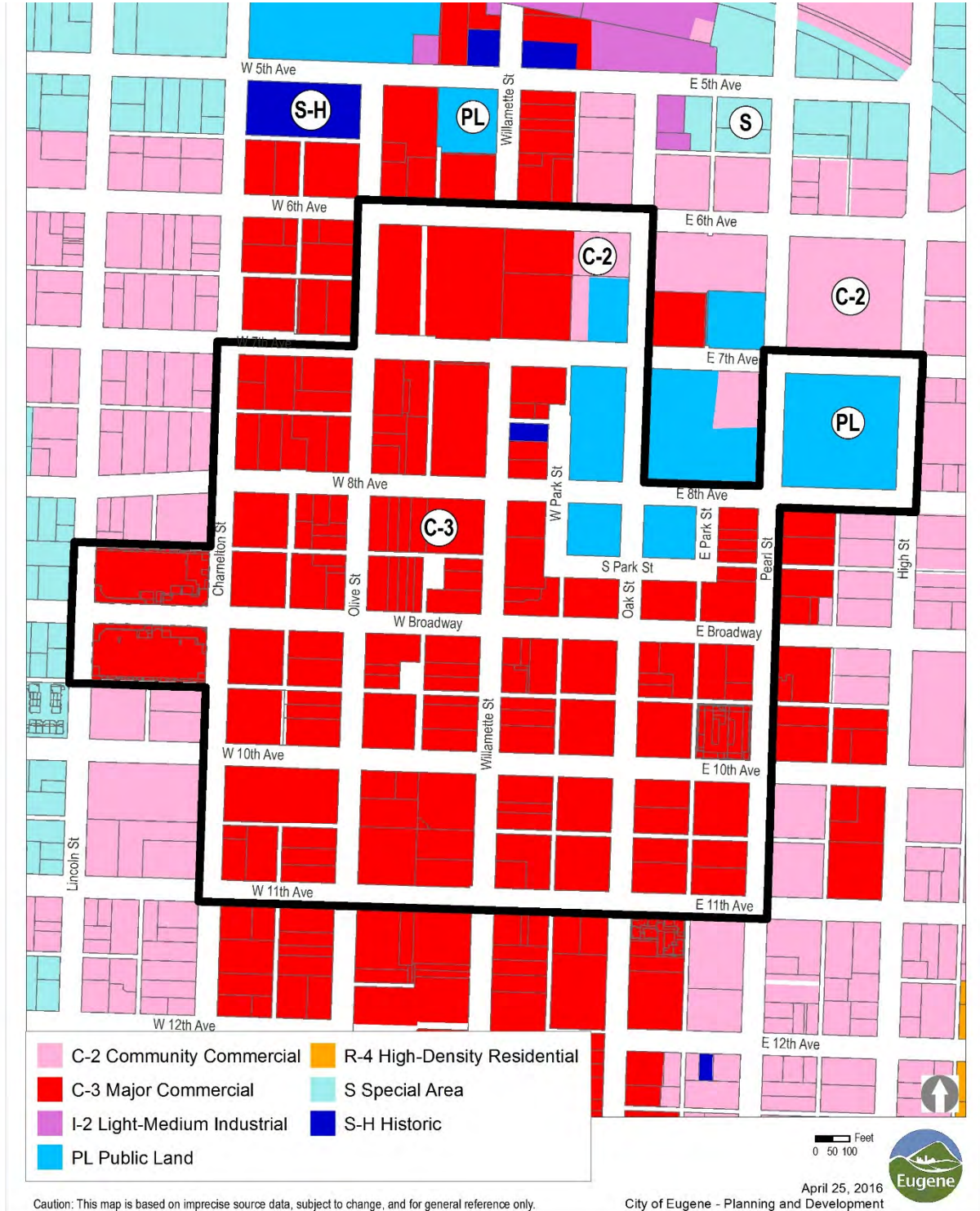
## **Chapter 11: Appendix**

- Exhibit A: Plan Area Map
- Exhibit B: Zoning District Map
- Exhibit C: Census Boundaries Map
- Exhibit D: Plan Area Map with 2016 Expansion Area Highlighted
- Exhibit E: Table 7 – Projected Revenues and Expenditures for the Plan Area [package C]
- Exhibit F: Table 8 – Impact of Urban Renewal on an Individual Tax Bill
- Exhibit G: Table 9 – Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY16 – FY46 [package C]
- Exhibit H: Table 10 – Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions, FY16 Tax Data (Including the impact of school funding formula and Measure 5/50 tax rate compression)

## Report Exhibit A - Plan Area Map

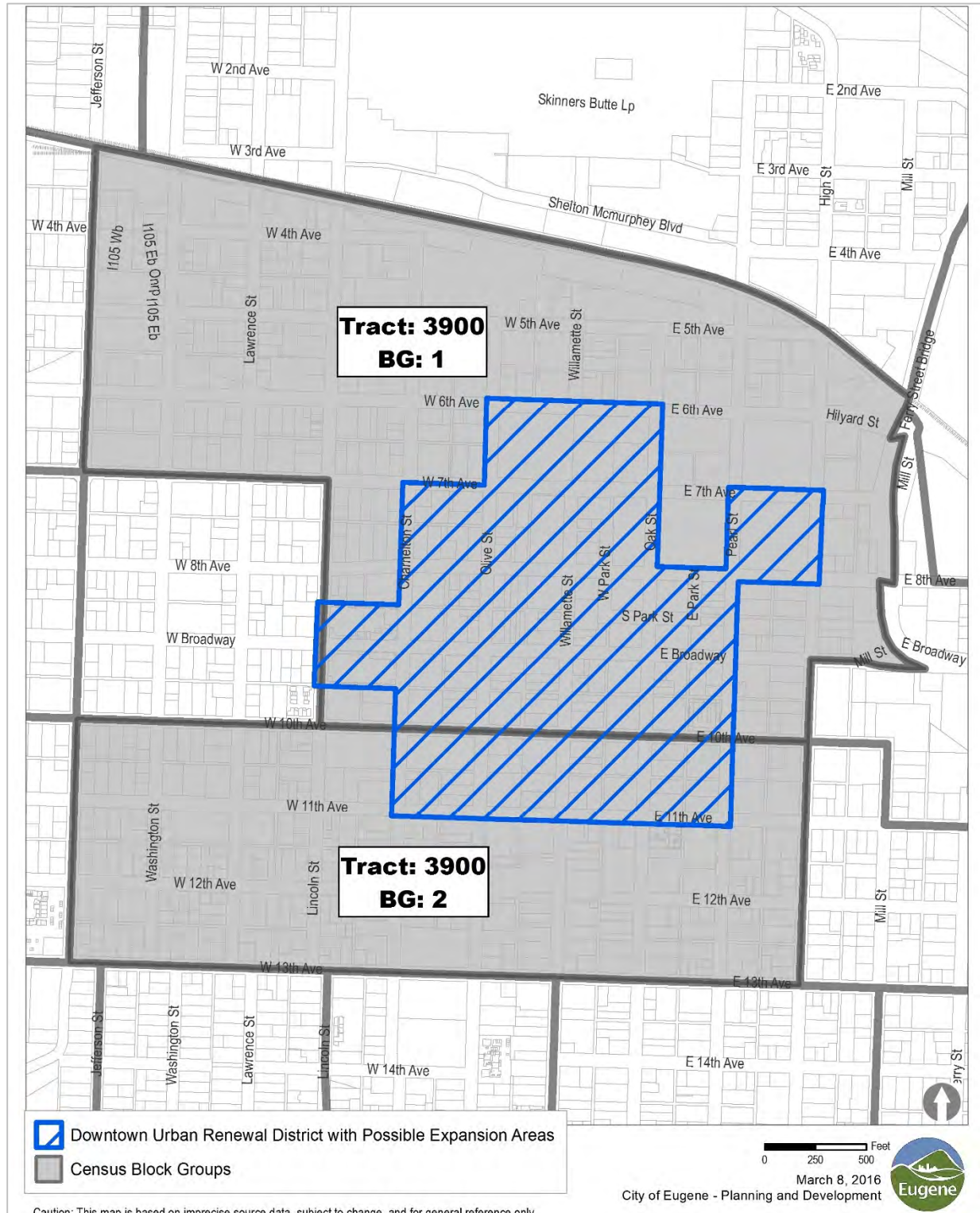


## Report Exhibit B – Zoning District Map

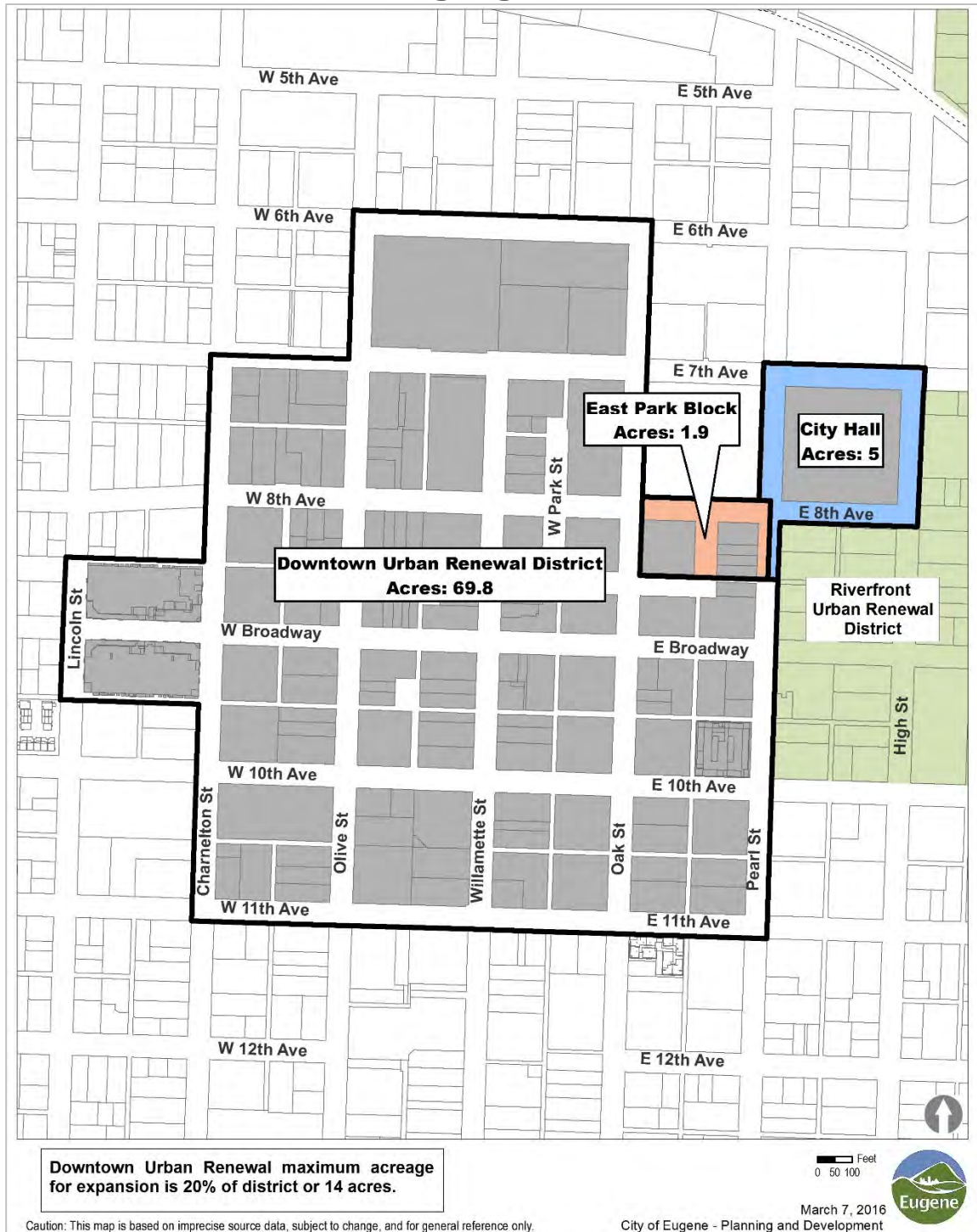




## Report Exhibit C – Census Boundaries Map



# Report Exhibit D – Plan Area Map with 2016 Expansion Area Highlighted



## Report Exhibit E: Table 7 – Projected Revenues and Expenditures for the Plan Area\* (Part 1)

<b>Resources</b>	<u>FY16</u>	<u>FY17</u>	<u>FY18</u>	<u>FY19</u>	<u>FY20</u>	<u>FY21</u>	<u>FY22</u>	<u>FY23</u>	<u>FY24</u>	<u>FY25</u>	<u>FY26</u>
Property Taxes <sup>1</sup>	1,985,000	2,070,000	2,140,000	2,220,000	2,300,000	2,380,000	2,460,000	2,550,000	2,640,000	2,730,000	2,730,000
Debt Issued	-	38,000,000	-	-	-	-	-	-	-	-	-
DRLP Loan Repayments	500,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000
Interest Earnings	19,000	17,000	28,000	21,000	15,000	10,000	6,000	11,000	19,000	29,000	41,000
Beginning Working Capital	3,513,109	1,019,877	1,362,443	1,009,443	702,443	452,443	252,443	499,443	910,443	1,414,443	2,010,443
<b>Total Resources</b>	<b>6,017,109</b>	<b>41,276,877</b>	<b>3,700,443</b>	<b>3,420,443</b>	<b>3,187,443</b>	<b>3,012,443</b>	<b>2,888,443</b>	<b>3,230,443</b>	<b>3,739,443</b>	<b>4,343,443</b>	<b>4,951,443</b>
<b>Requirements</b>											
<u>Existing Plan Expenditures</u>											
Administration <sup>2</sup> - Existing Cap	134,654	-	-	-	-	-	-	-	-	-	-
Downtown Lighting	15,972	-	-	-	-	-	-	-	-	-	-
Farmers Market improvements	500,000	-	-	-	-	-	-	-	-	-	-
Debt Service & Issuance Costs	2,253,000	1,287,000	-	-	-	-	-	-	-	-	-
Totals Existing Plan	2,903,626	1,287,000	-	-	-	-	-	-	-	-	-
<u>New Plan Expenditures</u>											
Administration <sup>2</sup> - New Cap	-	522,000	543,000	566,000	589,000	613,000	163,000	170,000	177,000	185,000	193,000
Approved Projects	-	37,500,000	-	-	-	-	-	-	-	-	-
Debt Service & Issuance Costs	-	500,000	1,982,000	1,983,000	1,978,000	1,979,000	1,979,000	1,979,000	1,979,000	1,978,000	2,483,000
Totals New Plan	-	38,522,000	2,525,000	2,549,000	2,567,000	2,592,000	2,142,000	2,149,000	2,156,000	2,163,000	2,676,000
<u>Non-Tax Increment Expenditures</u>											
DRLP Loans Granted <sup>3</sup>	2,093,598	105,434	166,000	169,000	168,000	168,000	247,000	171,000	169,000	170,000	170,000
Total Expenditures	4,997,224	39,914,434	2,691,000	2,718,000	2,735,000	2,760,000	2,389,000	2,320,000	2,325,000	2,333,000	2,846,000
Debt Service Reserve <sup>4</sup>	-	-	-	-	-	-	-	500,000	1,000,000	1,500,000	2,000,000
Other Reserves	1,019,885	1,362,443	1,009,443	702,443	452,443	252,443	499,443	410,443	414,443	510,443	105,443
Total Reserves	1,019,885	1,362,443	1,009,443	702,443	452,443	252,443	499,443	910,443	1,414,443	2,010,443	2,105,443
<b>Total Requirements</b>	<b>6,017,109</b>	<b>41,276,877</b>	<b>3,700,443</b>	<b>3,420,443</b>	<b>3,187,443</b>	<b>3,012,443</b>	<b>2,888,443</b>	<b>3,230,443</b>	<b>3,739,443</b>	<b>4,343,443</b>	<b>4,951,443</b>

\*Based on package C. Packages A and B would have shorter durations.

### Notes:

- Final year of tax increment collections would be adjusted downward based on amount needed to completely fund maximum indebtedness.
- Administration includes project legal and professional services, and project administration.
- All available non-tax increment resources are budgeted for loans in each year, but actual loan activity may differ.
- There may be a potential lender requirement for debt service reserve.

## Report Exhibit E: Table 7 – Projected Revenues and Expenditures for the Plan Area\* (Part 2)

<b>Resources</b>	<u>FY27</u>	<u>FY28</u>	<u>FY29</u>	<u>FY30</u>	<u>FY31</u>	<u>FY32</u>	<u>FY33</u>	<u>FY34</u>	<u>FY35</u>	<u>FY36</u>	<u>FY37</u>
Property Taxes <sup>1</sup>	2,820,000	2,920,000	3,020,000	3,120,000	3,230,000	3,340,000	3,450,000	3,570,000	3,690,000	3,810,000	3,940,000
Debt Issued	-	-	-	-	-	-	-	-	-	-	-
DRLP Loan Repayments	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000
Interest Earnings	43,000	47,000	52,000	60,000	59,000	60,000	64,000	59,000	57,000	56,000	58,000
Beginning Working Capital	2,105,443	2,287,443	2,564,443	2,940,443	2,911,443	2,984,443	3,155,443	2,926,443	2,806,443	2,791,443	2,882,443
<b>Total Resources</b>	<b>5,138,443</b>	<b>5,424,443</b>	<b>5,806,443</b>	<b>6,290,443</b>	<b>6,370,443</b>	<b>6,554,443</b>	<b>6,839,443</b>	<b>6,725,443</b>	<b>6,723,443</b>	<b>6,827,443</b>	<b>7,050,443</b>
<b>Requirements</b>											
<u>Existing Plan Expenditures</u>											
Administration <sup>2</sup> - Existing Cap	-	-	-	-	-	-	-	-	-	-	-
Downtown Lighting	-	-	-	-	-	-	-	-	-	-	-
Farmers Market improvements	-	-	-	-	-	-	-	-	-	-	-
Debt Service & Issuance Costs	-	-	-	-	-	-	-	-	-	-	-
Totals Existing Plan	-	-	-	-	-	-	-	-	-	-	-
<u>New Plan Expenditures</u>											
Administration <sup>2</sup> - New Cap	201,000	210,000	219,000	228,000	238,000	249,000	260,000	271,000	283,000	296,000	309,000
Approved Projects	-	-	-	-	-	-	-	-	-	-	-
Debt Service & Issuance Costs	2,481,000	2,480,000	2,478,000	2,981,000	2,979,000	2,981,000	3,483,000	3,479,000	3,480,000	3,480,000	3,980,000
Totals New Plan	2,682,000	2,690,000	2,697,000	3,209,000	3,217,000	3,230,000	3,743,000	3,750,000	3,763,000	3,776,000	4,289,000
<u>Non-Tax Increment Expenditures</u>											
DRLP Loans Granted <sup>3</sup>	169,000	170,000	169,000	170,000	169,000	169,000	170,000	169,000	169,000	169,000	168,000
Total Expenditures	2,851,000	2,860,000	2,866,000	3,379,000	3,386,000	3,399,000	3,913,000	3,919,000	3,932,000	3,945,000	4,457,000
Debt Service Reserve <sup>4</sup>	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
Other Reserves	287,443	564,443	940,443	911,443	984,443	1,155,443	926,443	806,443	791,443	882,443	593,443
Total Reserves	2,287,443	2,564,443	2,940,443	2,911,443	2,984,443	3,155,443	2,926,443	2,806,443	2,791,443	2,882,443	2,593,443
<b>Total Requirements</b>	<b>5,138,443</b>	<b>5,424,443</b>	<b>5,806,443</b>	<b>6,290,443</b>	<b>6,370,443</b>	<b>6,554,443</b>	<b>6,839,443</b>	<b>6,725,443</b>	<b>6,723,443</b>	<b>6,827,443</b>	<b>7,050,443</b>

\*Based on package C. Packages A and B would have shorter durations.

Notes:

1. Final year of tax increment collections would be adjusted downward based on amount needed to completely fund maximum indebtedness.
2. Administration includes project legal and professional services, and project administration.
3. All available non-tax increment resources are budgeted for loans in each year, but actual loan activity may differ.
4. There may be a potential lender requirement for debt service reserve.

## Report Exhibit E: Table 7 – Projected Revenues and Expenditures for the Plan Area\* (Part 3)

<b>Resources</b>	Totals									
	<u>FY38</u>	<u>FY39</u>	<u>FY40</u>	<u>FY41</u>	<u>FY42</u>	<u>FY43</u>	<u>FY44</u>	<u>FY45</u>	<u>FY46</u>	<u>FY17-46</u>
Property Taxes <sup>1</sup>	4,070,000	4,200,000	4,340,000	4,480,000	4,630,000	4,780,000	4,930,000	5,100,000	5,260,000	102,920,000
Debt Issued	-	-	-	-	-	-	-	-	-	38,000,000
DRLP Loan Repayments	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	170,000	5,100,000
Interest Earnings	52,000	49,000	47,000	48,000	52,000	58,000	57,000	59,000	64,000	1,298,000
Beginning Working Capital	2,593,443	2,413,443	2,347,443	2,402,443	2,583,443	2,900,443	2,859,443	2,947,443	3,188,443	1,019,877
<b>Total Resources</b>	<b>6,885,443</b>	<b>6,832,443</b>	<b>6,904,443</b>	<b>7,100,443</b>	<b>7,435,443</b>	<b>7,908,443</b>	<b>8,016,443</b>	<b>8,276,443</b>	<b>8,682,443</b>	<b>148,337,877</b>
<b>Requirements</b>										
<u>Existing Plan Expenditures</u>										
Administration <sup>2</sup> - Existing Cap	-	-	-	-	-	-	-	-	-	-
Downtown Lighting	-	-	-	-	-	-	-	-	-	-
Farmers Market improvements	-	-	-	-	-	-	-	-	-	-
Debt Service & Issuance Costs	-	-	-	-	-	-	-	-	-	1,287,000
<b>Totals Existing Plan</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,287,000</b>
<u>New Plan Expenditures</u>										
Administration <sup>2</sup> - New Cap	323,000	337,000	352,000	368,000	385,000	402,000	421,000	440,000	460,000	9,973,000
Approved Projects	-	-	-	-	-	-	-	-	-	37,500,000
Debt Service & Issuance Costs	3,980,000	3,979,000	3,982,000	3,980,000	3,982,000	4,479,000	4,480,000	4,480,000	4,305,000	90,749,000
<b>Totals New Plan</b>	<b>4,303,000</b>	<b>4,316,000</b>	<b>4,334,000</b>	<b>4,348,000</b>	<b>4,367,000</b>	<b>4,881,000</b>	<b>4,901,000</b>	<b>4,920,000</b>	<b>4,765,000</b>	<b>138,222,000</b>
<u>Non-Tax Increment Expenditures</u>										
DRLP Loans Granted <sup>3</sup>	169,000	169,000	168,000	169,000	168,000	168,000	168,000	168,000	167,000	5,078,434
<b>Total Expenditures</b>	<b>4,472,000</b>	<b>4,485,000</b>	<b>4,502,000</b>	<b>4,517,000</b>	<b>4,535,000</b>	<b>5,049,000</b>	<b>5,069,000</b>	<b>5,088,000</b>	<b>4,932,000</b>	<b>144,587,434</b>
Debt Service Reserve <sup>4</sup>	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	-	-
Other Reserves	413,443	347,443	402,443	583,443	900,443	859,443	947,443	1,188,443	3,750,443	3,750,443
<b>Total Reserves</b>	<b>2,413,443</b>	<b>2,347,443</b>	<b>2,402,443</b>	<b>2,583,443</b>	<b>2,900,443</b>	<b>2,859,443</b>	<b>2,947,443</b>	<b>3,188,443</b>	<b>3,750,443</b>	<b>3,750,443</b>
<b>Total Requirements</b>	<b>6,885,443</b>	<b>6,832,443</b>	<b>6,904,443</b>	<b>7,100,443</b>	<b>7,435,443</b>	<b>7,908,443</b>	<b>8,016,443</b>	<b>8,276,443</b>	<b>8,682,443</b>	<b>148,337,877</b>

\*Based on package C. Packages A and B would have shorter durations.

Notes:

1. Final year of tax increment collections would be adjusted downward based on amount needed to completely fund maximum indebtedness.
2. Administration includes project legal and professional services, and project administration.
3. All available non-tax increment resources are budgeted for loans in each year, but actual loan activity may differ.
4. There may be a potential lender requirement for debt service reserve.



## Report Exhibit F: Table 8 – Impact of Urban Renewal on an Individual Tax Bill

### Effect of Urban Renewal on Tax Bill for Typical Eugene Home in FY16

	Taxes	Taxes Directed To:			Taxes	Difference
	Before UR Reallocation	Taxing Districts	Downtown UR District	Riverfront UR District	After UR Reallocation	
<b>Education Taxes</b>						
Eugene School District 4J	\$901.37	\$881.93	\$11.86	\$7.57	\$881.93	(\$19.44)
Eugene School District 4J LOL	284.73	284.73	0.00	0.00	284.73	0.00
Lane Community College	117.52	115.47	1.25	0.80	115.47	(2.05)
Lane Education Service District	42.37	41.63	0.46	0.28	41.63	(0.74)
<b>Total</b>	<b>\$1,345.98</b>	<b>\$1,323.75</b>	<b>\$13.57</b>	<b>\$8.66</b>	<b>\$1,323.75</b>	<b>(\$22.23)</b> *
<b>General Government Taxes</b>						
City of Eugene	\$1,329.85	\$1,306.37	\$14.33	\$9.15	\$1,306.37	(\$23.48)
Lane County	242.84	238.57	2.60	1.67	238.57	(4.27)
Lane County Public Safety LOL	104.40	104.40	0.00	0.00	104.40	0.00
Eugene UR Downtown District	0.00	0.00	0.00	0.00	31.09	31.09
Eugene UR Riverfront District	0.00	0.00	0.00	0.00	23.59	23.59
<b>Total</b>	<b>\$1,677.09</b>	<b>\$1,649.34</b>	<b>\$16.93</b>	<b>\$10.82</b>	<b>\$1,704.02</b>	<b>\$26.93</b>
<b>Bonded Debt Taxes</b>						
City of Eugene Bond I	51.48	50.59	0.55	0.34	50.59	(0.89)
City of Eugene Bond II	156.20	155.14	0.00	1.06	155.14	(1.06)
Eugene School District 4J Bond I	3.32	3.26	0.04	0.02	3.26	(0.06)
Eugene School District 4J Bond II	292.89	290.45	0.00	2.45	290.45	(2.45)
Lane Community College Bond II	38.10	37.85	0.00	0.25	37.85	(0.25)
<b>Total</b>	<b>\$542.00</b>	<b>\$537.29</b>	<b>\$0.59</b>	<b>\$4.12</b>	<b>\$537.29</b>	<b>(\$4.71)</b>
<b>Total Taxes</b>	<b>\$3,565.07</b>	<b>\$3,510.38</b>	<b>\$31.09</b>	<b>\$23.59</b>	<b>\$3,565.07</b>	<b>\$0.00</b>

Source: Lane County Assessment & Taxation, Table 4e, Detail of Urban Renewal Plan Areas by Taxing District, Tax Year 2015-16. Assessed value of \$189,821 for typical Eugene home per Lane County Assessor media release dated 10/19/15.

\* See Chapter 9 “Impact on Overlapping Taxing District Revenues” section for more information on net impact to schools.

## Report Exhibit G: Table 9 – Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY16 – FY46\* (Part 1)

	Tax Increment Collections							
	Actual FY16	Projected FY17	Projected FY18	Projected FY19	Projected FY20	Projected FY21	Projected FY22	Projected FY23
<b>District Division of Tax Revenue Impact<sup>1</sup></b>								
<i>School District 4J<sup>2</sup></i>	\$670,000	\$690,000	\$720,000	\$750,000	\$770,000	\$800,000	\$830,000	\$860,000
<i>Lane Community College</i>	\$90,000	\$90,000	\$90,000	\$100,000	\$100,000	\$100,000	\$110,000	\$110,000
<i>Lane Education Service District</i>	\$30,000	\$30,000	\$30,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
<i>City of Eugene</i>	\$990,000	\$1,030,000	\$1,060,000	\$1,100,000	\$1,140,000	\$1,180,000	\$1,220,000	\$1,260,000
<i>Lane County</i>	\$180,000	\$190,000	\$190,000	\$200,000	\$210,000	\$220,000	\$220,000	\$230,000
<b>Permanent Tax Rates</b>								
<i>School District 4J</i>	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485
<i>Lane Community College</i>	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191
<i>Lane Education Service District</i>	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232
<i>City of Eugene</i>	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058
<i>Lane County</i>	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793
<b>Incremental Value in the Downtown UR District<sup>3</sup></b>	\$150,210,000	\$155,660,000	\$161,270,000	\$167,050,000	\$173,000,000	\$179,130,000	\$185,450,000	\$191,960,000

\*Based on package C. Packages A and B would have shorter durations.

### Notes:

1. Property tax collections for all years is 94.0%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit H – Table 10.
3. Existing property values increase at 3% per year.
4. Tax increment collections are projected to cease in FY46.
5. FY47 amount is what overlapping districts would receive in taxes after cessation of urban renewal tax collections.

## Report Exhibit G: Table 9 – Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY16 – FY46\* (Part 2)

	Tax Increment Collections							
	Projected FY24	Projected FY25	Projected FY26	Projected FY27	Projected FY28	Projected FY29	Projected FY30	Projected FY31
<b>District Division of Tax Revenue Impact<sup>1</sup></b>								
<i>School District 4J<sup>2</sup></i>	\$890,000	\$920,000	\$950,000	\$980,000	\$1,020,000	\$1,050,000	\$1,090,000	\$1,120,000
<i>Lane Community College</i>	\$120,000	\$120,000	\$120,000	\$130,000	\$130,000	\$140,000	\$140,000	\$150,000
<i>Lane Education Service District</i>	\$40,000	\$40,000	\$40,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
<i>City of Eugene</i>	\$1,310,000	\$1,350,000	\$1,400,000	\$1,450,000	\$1,500,000	\$1,550,000	\$1,600,000	\$1,660,000
<i>Lane County</i>	\$240,000	\$250,000	\$260,000	\$260,000	\$270,000	\$280,000	\$290,000	\$300,000
<b>Permanent Tax Rates</b>								
<i>School District 4J</i>	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485
<i>Lane Community College</i>	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191
<i>Lane Education Service District</i>	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232
<i>City of Eugene</i>	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058
<i>Lane County</i>	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793
<b>Incremental Value in the Downtown UR District<sup>3</sup></b>	\$198,660,000	\$205,560,000	\$212,670,000	\$219,990,000	\$227,530,000	\$235,300,000	\$243,300,000	\$251,540,000

\*Based on package C. Packages A and B would have shorter durations.

### Notes:

1. Property tax collections for all years is 94.0%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit H – Table 10.
3. Existing property values increase at 3% per year.
4. Tax increment collections are projected to cease in FY46.
5. FY47 amount is what overlapping districts would receive in taxes after cessation of urban renewal tax collections.

## Report Exhibit G: Table 9 – Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY16 – FY46\* (Part 3)

	Tax Increment Collections							
	Projected FY32	Projected FY33	Projected FY34	Projected FY35	Projected FY36	Projected FY37	Projected FY38	Projected FY39
<b>District Division of Tax Revenue Impact<sup>1</sup></b>								
<i>School District 4J<sup>2</sup></i>	\$1,160,000	\$1,200,000	\$1,240,000	\$1,280,000	\$1,320,000	\$1,370,000	\$1,410,000	\$1,460,000
<i>Lane Community College</i>	\$150,000	\$160,000	\$160,000	\$170,000	\$170,000	\$180,000	\$180,000	\$190,000
<i>Lane Education Service District</i>	\$50,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$70,000	\$70,000
<i>City of Eugene</i>	\$1,710,000	\$1,770,000	\$1,830,000	\$1,890,000	\$1,950,000	\$2,020,000	\$2,080,000	\$2,150,000
<i>Lane County</i>	\$310,000	\$320,000	\$330,000	\$350,000	\$360,000	\$370,000	\$380,000	\$390,000
<b>Permanent Tax Rates</b>								
<i>School District 4J</i>	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485
<i>Lane Community College</i>	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191
<i>Lane Education Service District</i>	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232
<i>City of Eugene</i>	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058
<i>Lane County</i>	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793
<b>Incremental Value in the Downtown UR District<sup>3</sup></b>	\$260,030,000	\$268,770,000	\$277,770,000	\$287,040,000	\$296,590,000	\$306,430,000	\$316,560,000	\$327,000,000

\*Based on package C. Packages A and B would have shorter durations.

### Notes:

1. Property tax collections for all years is 94.0%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit H – Table 10.
3. Existing property values increase at 3% per year.
4. Tax increment collections are projected to cease in FY46.
5. FY47 amount is what overlapping districts would receive in taxes after cessation of urban renewal tax collections.

## Report Exhibit G: Table 9 – Division of Tax Impact of the Plan on Overlapping Taxing Jurisdictions, FY16 – FY46\* (Part 4)

	Tax Increment Collections							Revenue to Overlapping Districts when Tax Increment Ceases
	Projected FY40	Projected FY41	Projected FY42	Projected FY43	Projected FY44	Projected FY45	Projected FY46 <sup>4</sup>	Projected FY47 <sup>5</sup>
<b>District Division of Tax Revenue Impact<sup>1</sup></b>								
<i>School District 4J<sup>2</sup></i>	\$1,510,000	\$1,560,000	\$1,610,000	\$1,660,000	\$1,710,000	\$1,770,000	\$1,830,000	\$1,890,000
<i>Lane Community College</i>	\$200,000	\$200,000	\$210,000	\$220,000	\$220,000	\$230,000	\$240,000	\$250,000
<i>Lane Education Service District</i>	\$70,000	\$70,000	\$80,000	\$80,000	\$80,000	\$80,000	\$90,000	\$90,000
<i>City of Eugene</i>	\$2,220,000	\$2,300,000	\$2,370,000	\$2,450,000	\$2,530,000	\$2,610,000	\$2,700,000	\$2,780,000
<i>Lane County</i>	\$410,000	\$420,000	\$430,000	\$450,000	\$460,000	\$480,000	\$490,000	\$510,000
<b>Permanent Tax Rates</b>								
<i>School District 4J</i>	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485	\$4.7485
<i>Lane Community College</i>	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191	\$0.6191
<i>Lane Education Service District</i>	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232	\$0.2232
<i>City of Eugene</i>	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058	\$7.0058
<i>Lane County</i>	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793	\$1.2793
<b>Incremental Value in the Downtown UR District<sup>3</sup></b>	\$337,750,000	\$348,820,000	\$360,230,000	\$371,980,000	\$384,080,000	\$396,540,000	\$409,380,000	\$422,480,000

\*Based on package C. Packages A and B would have shorter durations.

**Notes:**

1. Property tax collections for all years is 94.0%.
2. Analysis does not include impact on School District 4J's local option levy, which currently benefits from the existence of the urban renewal districts. Additionally, the impact on schools is really an impact on the State's budget because schools are mainly funded on a per-pupil funding formula rather than by the level of property tax dollars generated within their boundaries. See Chapter 9 "Impact on Overlapping Taxing District Revenues" section for more information and Exhibit H – Table 10.
3. Existing property values increase at 3% per year.
4. Tax increment collections are projected to cease in FY46.
5. FY47 amount is what overlapping districts would receive in taxes after cessation of urban renewal tax collections.

## Report Exhibit H: Table 10 – Estimated Impact of Downtown District Tax Increment Collections on Overlapping Jurisdictions<sup>1</sup>, FY16 Tax Data (Including the impact of school funding formula and Measure 5/50 tax rate compression)

Taxing District	Levy	<u>With</u> Downtown Tax Increment <sup>2</sup>	<u>Without</u> Downtown Tax Increment <sup>2</sup>	Difference	Estimated Revenue After Discounts, Delinquencies, & School Funding Formula <sup>3</sup>
<b>EDUCATION</b>					
Eugene School District 4J	Permanent	52,436,917	53,023,217	586,300	20,000 <sup>4</sup>
Eugene School District 4J	Local Option	11,760,371	11,382,386	(377,985)	(360,000)
Lane Community College	Permanent	8,371,200	8,445,856	74,656	70,000
Lane Education Service District	Permanent	3,017,925	3,045,123	27,198	25,000
<b>Total Education</b>		<b>\$75,586,413</b>	<b>\$75,896,582</b>	<b>\$310,169</b>	<b>(\$245,000)</b>
<b>GENERAL GOVERNMENT</b>					
City of Eugene	Permanent	95,803,317	96,854,328	1,051,011	1,000,000
Lane County	Permanent	17,509,307	17,700,169	190,862	180,000
Lane County	Local Option	16,570,854	16,570,854	-	-
Eugene Urban Renewal Downtown	Urban Renewal	2,122,696	-	(2,122,696)	(2,015,000)
Eugene Urban Renewal Riverfront	Urban Renewal	1,597,478	1,597,478	-	-
<b>Total General Government</b>		<b>\$133,603,652</b>	<b>\$132,722,829</b>	<b>(\$880,823)</b>	<b>(\$835,000)</b>
<b>BONDS</b>					
City of Eugene	Bond I	3,712,786	3,753,187	40,401	40,000
City of Eugene	Bond II	11,386,348	11,386,348	-	-
Eugene School District 4J	Bond I	196,187	198,468	2,281	-
Eugene School District 4J	Bond II	17,452,656	17,452,656	-	-
Lane Community College	Bond II	2,775,096	2,775,096	-	-
<b>Total Bonds<sup>5</sup></b>		<b>\$35,523,073</b>	<b>\$35,565,755</b>	<b>\$42,682</b>	<b>\$40,000</b>
<b>TOTAL TAXES</b>		<b>\$244,713,138</b>	<b>\$244,185,166</b>	<b>(\$527,972)</b>	<b>(\$1,040,000)</b>

### Notes:

- Numbers vary from the FY16 Adopted Budget document due to the use of current year's tax data and the inclusion of compression.
- Data provided by Lane County Assessment & Taxation, tax year 2015-16.
- The assumed collection rate is 95%.
- Assumes that legislature allocates the additional property taxes to schools throughout the State and 4J receives its 2.8% share of the total.
- Bonded debt tax rates would be slightly reduced if tax increment collections were ceased. An estimate based on \$40,000 of bonded debt taxes is a tax rate decrease of approximately \$0.0029 per \$1,000 of assessed value, or about \$0.55 per year for the typical home.

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**ORDINANCE EXHIBIT C: Property Analysis Report**

(5-5-2016)

## Urban Renewal Amendment

## Documentation of Blighted Areas

The tax lots in the Downtown Urban Renewal Plan District were evaluated in the Spring of 2016. Descriptions and photos of each of the properties in the District are provided after the report in Attachment 2 to Exhibit C. Identification numbers have been assigned to properties as shown on the *Map to Accompany Downtown Urban Renewal Slums and Blight Report 2016* (Attachment 1 to Exhibit C). Properties were evaluated as the building or area with the same owner and/or use (for example parking lots), and may contain multiple tax lots. Properties have been assessed for characteristics of “blight” as the term is defined per ORS 457.010(1), listed below.

ORS 457.010 provides: “As used in this chapter, unless the context requires otherwise:

(1) ‘Blighted areas’ means areas that, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

- (a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
  - (A) Defective design and quality of physical construction;
  - (B) Faulty interior arrangement and exterior spacing;
  - (C) Overcrowding and a high density of population;
  - (D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;
  - or
  - (E) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
- (b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- (c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
- (d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- (e) The existence of inadequate streets and other rights of way, open spaces and utilities;
- (f) The existence of property or lots or other areas that are subject to inundation by water;
- (g) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;
- (h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- (i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

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## 1 SUMMARY OF FINDINGS

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A total of 171 taxlots are within the Urban Renewal District boundaries. The Blight Findings Matrix (Attachment 3 to Exhibit C) includes a row for each taxlot, identified and grouped by property name. The Matrix includes columns relating to each of the nine criteria in ORS 457.010(1). If a property was determined to meet a definition/criteria of ORS 457.010(1), it is indicated on the matrix.

For a determination that a property is “blighted,” only one of the criteria evaluated needs to be met. The final column on the Blight Findings Matrix indicates whether there are property characteristics that make it “blighted” under the definition/criteria of ORS 457.010(1).

The determination of blight for a particular property is indication of the character of the area and substantiation of the need for reinvestment and improvement in the District; it is not an indication that that property is slated for improvement or for demolition. Even though not every property is determined “blighted”, the City concludes that overall, the area within the Downtown Urban Renewal District and possible expansion areas are blighted due to the number of properties with blighted conditions. This conclusion is supported by substantial evidence, as discussed below. Information for properties was gathered primarily from visual surveys of the buildings’ exteriors and, in some cases, sources familiar with the entire property.

## 2 GENERAL FINDINGS

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### **ORS 457.010(1)(a)**

The language in the statute that defines blight under ORS 457.010(1)(a) specifies that properties must be unfit or unsafe to occupy for their intended purposes due to one or more of the conditions listed in ORS 457.010(1)(a) (A – E). The statute does not elaborate on what “unfit” or “unsafe to occupy” means, nor does it state that the building must be literally unusable or uninhabitable. For purposes of these blight findings, the City concludes that a building is “unfit for its intended purpose” or “unsafe to occupy,” even if the building is in fact occupied and otherwise habitable, if it satisfies one of the conditions set forth in ORS 457.010(1)(A) through (E). These conditions are described below.

### **ORS 457.010(1)(a)(A)**

Properties identified on the Blight Findings Matrix as meeting (a)(A) were determined to have structures that are unfit for their intended purpose or unsafe to occupy because of *defective design and quality of physical construction*.

Information provided by City of Eugene Public Works in 2010 indicated that every public building built prior to 1998 is out of compliance with current seismic code requirements. This was the case with the following publicly-owned properties in the District: 4, 32, 46, 47, and 70. These buildings are considered blighted due to seismic concerns. While every private building built prior to 1998 is also likely out of compliance, it is also possible that some of those structures would meet today’s code. Without a detailed inspection for each structure it is not feasible to assess current seismic code compliance.

In addition, properties 2 and 37 fits blight criteria based on conditions being *unfit and unsafe to occupy based on defective design and quality of physical construction*.



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**ORS 457.010(1)(a)(B)**

Three properties in the district fit blight criteria (a)(B), these are properties 32, 37, and 45. These buildings are unfit or unsafe to occupy based on *faulty interior arrangement and exterior spacing*.

**ORS 457.010(1)(a)(C)**

None of the properties in the District were determined to have structures that are unfit for their intended purpose or unsafe to occupy due to *overcrowding and a high density of population*.

**ORS 457.010(1)(a)(D)**

None of the properties in the District were determined to have structures that are unfit or unsafe to occupy based on *inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities*.

**ORS 457.010(1)(a)(E)**

Five properties in the district were classified as unfit or unsafe to occupy based on *obsolescence, deterioration, dilapidation, mixed character or shifting of uses*. These are properties 37, 50, 65, 67, and 79.

**ORS 457.010(1)(b)**

Nine properties in the district were classified blighted due to *economic dislocation, deterioration or disuse of property resulting from faulty planning*. These are properties 17, 30, 37, 38, 45, 65, 67, 88 and 107.

**ORS 457.010(1)(c)**

Eight properties met the blight criteria due to *the division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development*. These were properties 56a, 56b, 60, 69, 80, 95, 103, and 104. Several of these properties are comprised of multiple taxlots and it may be that some of these lots fit the criteria, but not all. Details are listed in property matrix, Attachment 3.

**ORS 457.010(1)(d)**

None of the properties in the District are characterized by the existence of property or lot layouts in disregard of contours, drainage or other physical characteristics of the terrain and surrounding conditions.

**ORS 457.010(1)(e)**

A total of 22 locations and/or properties in the district are blighted based on the criteria: *the existence of inadequate streets and other rights of way, open spaces and utilities*. Of these, 19 are locations are in the street or pedestrian rights-or-way with map identification numbers 109-127, and three are taxloted properties with map identification numbers 30, 37 and 107.

Locations were classified as meeting this criteria if there were extensive breaks in the sidewalk resulting in an uneven surface, large holes in the pavement, crosswalks with holes and uneven ramps, all of which contribute to lack of accessibility. Extensive damage in road surfaces was also noted in the survey.

**ORS 457.010(1)(f)**

None of the properties in the District are characterized by the existence of property or lots or other areas that are subject to inundation by water.

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**ORS 457.010(1)(g)**

Sixty-five properties met the blight criteria: *a prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.*

In particular, properties with evidence of depreciated values were classified as blighted. Depreciated values are defined in this survey as having a ratio of 4:1 or less of property Improvement Value to Land Value. These are properties: 1, 2, 5, 9, 15, 16, 17, 18, 19, 22, 23, 24, 26, 28, 29, 30, 31, 35, 37, 38, 39, 41, 42, 43, 44, 45, 49, 50, 51, 52, 55, 56a, 56b, 57, 59, 60, 62, 63, 64, 68, 70, 73, 74, 75, 77, 79, 80, 82, 83, 84, 87, 88, 89, 91, 92, 93, 94, 95, 97, 98, 100, 103, 104, 105 and 107. Some of these properties have multiple taxlots, so the ratio was created by totaling values for taxlots.

The depreciation ratio is based on staff research in 2010 which did a comparison of analyses completed by other communities in the state, including Springfield, Tillamook and Portland. Properties that have no land value such as public buildings, open space or public plazas, have N/A (not applicable) in the Matrix and Detailed reports.

**ORS 457.010(1)(h)**

Fifty-one properties were classified as blighted based on the following criteria: *a growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.*

In particular, properties with one floor or less were identified as blighted. This is based on the rationale that the district is primarily zoned C-3, Major Commercial, with a maximum allowable height of 150 feet. Properties with one floor or less, indicate an underutilization of property. Blight determination under this criteria was also based on a review of the property's vacancy and empty space, such as empty storefronts and large open space areas such as below ground stairwells with courtyards, oversized open sidewalk areas, or surface parking. These indicate that potential use of the property is less than its current state. These are properties 4, 11, 15, 16, 17, 18, 20, 22, 23, 26, 28, 29, 30, 32, 35, 37, 38, 41, 42, 44, 45, 47, 50, 51, 56a, 56b, 59, 60, 64, 65, 66, 68, 73, 74, 75, 76, 77, 79, 80, 82, 83, 84, 87, 88, 91, 92, 95, 97, 103, 104, and 107.

**ORS 457.010(1)(i)**

There are eight properties in the district that are classified as blighted based on the definition criteria: *a loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else-where.*

This determination was based on a review of the property's state of disrepair and lack of apparent maintenance visible in public owned spaces with vegetation overgrowth, rusted materials, garbage, broken utility connections and ground contamination risks such as the former McAyeals Cleaners site which is now publically owned. Property in these conditions and continued deterioration add to current costs of maintenance and public services. A privately owned property was classified under this criteria based on its vacancy status and extensive property deterioration which encroaches into public right-of-way, thus increasing costs to taxpayers. These are properties: 11, 15, 30, 37, 38, 65, 67 and 107.

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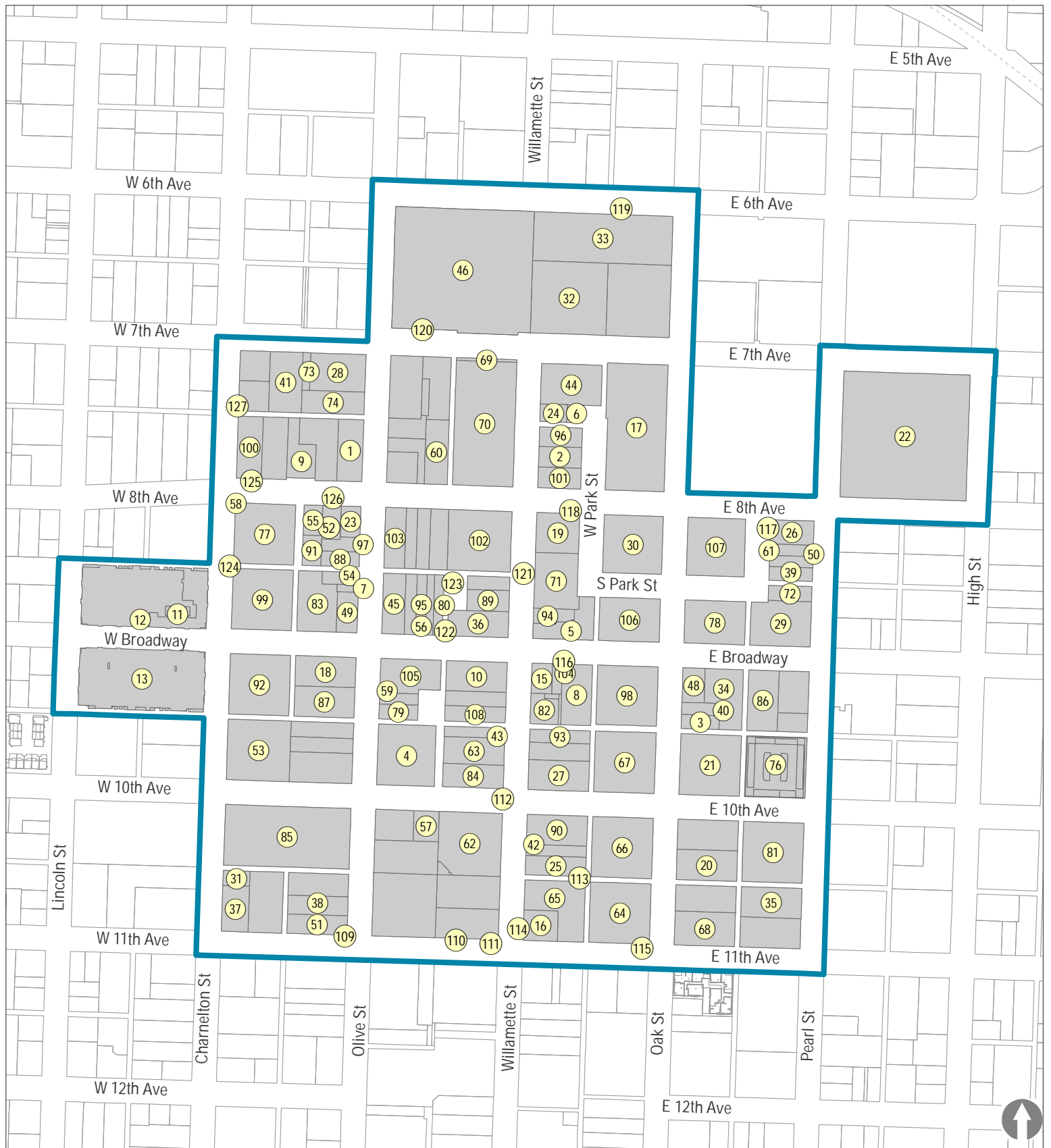
### 3 CONCLUSION

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A total of 76 or 70% of properties in the Downtown Urban Renewal District are determined to have blighted conditions. In addition to the 76 properties, 19 locations have blighted conditions found in roads and sidewalks. These conditions are so prevalent and consistent in the area that the city concludes that the entire urban renewal area is blighted. The blighted conditions impact the safety, health and welfare of the community through decreased property values and taxes, potentially unsafe conditions for accessibility through deteriorating public right-of-ways, lack of seismic stability and maintenance in public buildings and open spaces, vacancy and outdated structural designs that are deteriorating. The evidence of blight and blighting influences reduces the economic activity in the area, leading to lowered value and a disincentive to invest. Urban renewal funds that are directed at improving or reducing the blighted conditions will attract positive activity downtown, stimulate economic development and private investment, promote downtown revitalization, and enhance the value of the area as a whole. As the number of businesses and opportunities for investment increases, existing businesses and development will also benefit, including restaurants, retail and housing, leading to improved conditions, and higher property values within the Urban Renewal District.

The four projects included in the proposed 2016 Plan Amendment were selected for their ability to address blighted conditions and to serve as catalysts for reducing the prevalence of blight with the Plan Area. The improvements to the Park Blocks and the other downtown open spaces will target areas with documented evidence of blight in order to increase the accessibility, enjoyment and use of these areas. As a result, the downtown open spaces will transform from underutilized areas to amenities drawing additional users and ultimately new residents and employees. Adding high-speed fiber will also add significant value to the district by creating the conditions for businesses to succeed, particularly those businesses in the growing cluster of high-tech firms. Strengthening businesses in this economic sector increases the ability of firms to add new employees, grow the business base, and add additional value to properties within the Plan Area. Using urban renewal funds to assist in the renovation of the Lane Community College former downtown campus directly addresses a significant blighted property downtown. When this large, underutilized and outdated structure is transformed for new uses, the property will support other activities downtown and the blighting influence of a vacant property will be removed, which will positively impact adjacent and nearby properties. Improvements for the Farmers' Market will strengthen the local food sector of our regional economy and reduce or remove the blighting conditions of the existing location. A renovated location or new structure will also enhance the ability of the Farmers' Market to serve as an amenity to other businesses and residents' downtown, as well as an attraction for the entire community, leading to additional activity downtown and ultimately greater economic stability and increased values within the Plan Area.

# Map to Accompany Downtown Urban Renewal Slums and Blight Report 2016



- Property or Location inventoried with label
- ▭ Downtown Urban Renewal District
- UR Properties

0 50 100 Feet



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 1	Name: 8 <sup>th</sup> and Olive Building	Determination of Blight: Yes
Taxlot(s): 1703311215300	1703311215500	Depreciation Ratio: 2.45
Property Notes:	Building appears in good condition. Determination of blight ORS 457.010 (1)(g).	

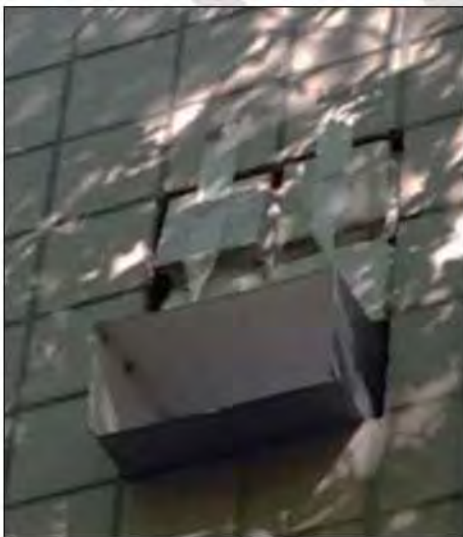


Photos show multiple sides of building.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 2	<b>Name:</b> AHM Brands	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311109300		<b>Depreciation Ratio:</b> 1.93
<b>Property Notes:</b>	Building appears in fair condition. One location has what appears to be tape holding tiles in place on west side. Determination of blight ORS 457.010 (1)(a)(A) and (g).	



Photos: Top: Building facing Willamette Street; bottom left: sections with what appears to be taped tiles; bottom right: back side of building facing West Park Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	3	Name:	Alliance insurance	Determination of Blight:	No
Taxlot(s):	1703311406800			Depreciation Ratio:	6.75
Property Notes:	Building is in good condition.				



Photos: Building front facing Oak Street.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 4	<b>Name:</b> Atrium Building	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311302600		<b>Depreciation Ratio:</b> 4.00
<b>Property Notes:</b>	Property is in fair conditions and has mostly city offices. There are signs of damage visible on the exterior, with damaged exterior stairs and older windows. The windows on the upper levels do not open regularly affecting ventilation. The property has underutilized outdoor open space and closed street side windows on south side. Blight determination based on ORS 457.010 (1)(a)(A), and (h) and includes seismic stability concerns.	



Photos: Top: Building view from 10<sup>th</sup> Avenue and Olive Street; middle left: image of damage on interior stairwell window edge; middle right: underutilized open space facing 10<sup>th</sup> Avenue; bottom left: wood damage example; bottom right: exterior stairs damage.



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 5	<b>Name:</b> Aveva	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311403900		<b>Depreciation Ratio:</b> 2.15
<b>Property Notes:</b>	The property appears in good shape. The building has some exterior damage along the building-ground line, including an area with piping exposed, one section appears boarded up on 2nd floor and the adjacent parking lot has damage. The adjacent parking is also underutilized space. Determination of blight ORS 457.010 (1)(g).	



Photos: Top: front of building facing Broadway and Willamette Street; middle left: damage on building ground line; middle right: exposed pipes on building ground line; bottom: damage on parking lot.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 6	<b>Name:</b> Baden & Company	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311109001		<b>Depreciation Ratio:</b> 5.09
<b>Property Notes:</b> Building appears in good shape.		



Photos: Building front facing West Park Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 7	Name: Barbershop and Tattoo, Emerald Vapors	Determination of Blight: No
Taxlot(s): 1703311304700		Depreciation Ratio: 6.62
Property Notes:	Building appears in good shape	



Photos: Front of building facing Olive Street.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 8	<b>Name:</b> Belly	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311405200		<b>Depreciation Ratio:</b> 4.38
<b>Property Notes:</b>	Building in good condition. Building has offices on second floor, bottom floor commercial.	

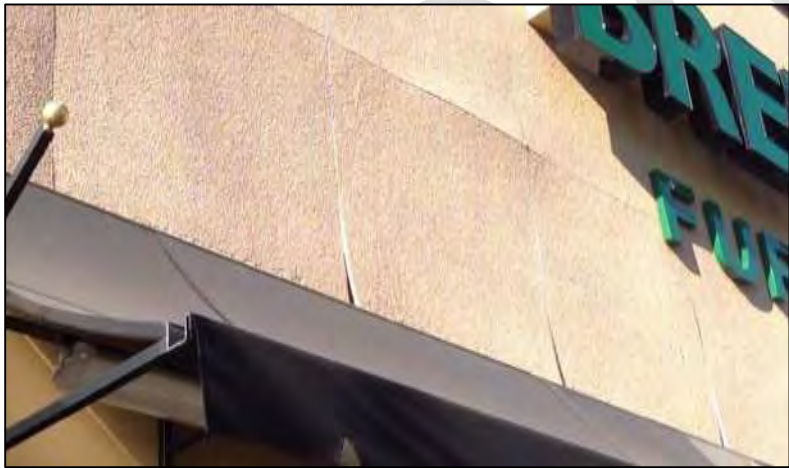


Photos: Building front facing East Broadway.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 9	<b>Name:</b> Brenners Furniture	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311214900	1703311215400	<b>Depreciation Ratio:</b> 1.92
<b>Property Notes:</b>	Building is large, appears in fair condition. The facade section with tiles appear to be wearing. Determination of blight ORS 457.010 (1)(a)(A) and (g).	



Photos: Top: front of building facing West 8<sup>th</sup> Avenue; bottom: close-up view of wear on façade tiles.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	10	Name:	Broadway Commerce Center	Determination of Blight:	No
Taxlot(s):	1703311301300			Depreciation Ratio:	13.97
Property Notes:	Recently renovated (last five years). Building in good condition. Office on top 4 floors and commercial on bottom.				



Photos: View of building on Broadway and Willamette Street.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 11	<b>Name:</b> Broadway Place North	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311316100	1703311316300	<b>Depreciation Ratio:</b> N/A
1703311316500	1703311316800	1703311316900
<b>Property Notes:</b>	Building in good condition. Property has upper level apartments, street level commercial, and lower level public parking. The building has closed public restrooms with a portable restroom as replacement, these closed restrooms are underutilized space. Building is also adjacent to a poor condition building to the north not in district. The property land value is zero so blight cannot be calculated based on depreciation values. The presence of vacant restrooms with portable toilet is creates added expense to taxpayers, safety, and perceptions of blighted areas. Blight Determination based on ORS 457.010 (h) and (i).	



Photos: Top: building on NW corner of Broadway and Charnelton Street; bottom: portable restroom in alley north of building.

<b>Property:</b> 12, 13	<b>Name:</b> Broadway Place North & South	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311316700		<b>Depreciation Ratio:</b> NA
<b>Property Notes:</b>	These are taxlots on the Broadway place properties, north and south that in both regions. No determination of slums and blight.	

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 14	<b>Name:</b> Broadway Place South	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311316200	1703311316400	<b>Depreciation Ratio:</b> NA
	1703311316600	
<b>Property Notes:</b> Property in good shape.		



Photos: View of property mid-block on Broadway.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 15	<b>Name:</b> Broadway Plaza	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311404801		<b>Depreciation Ratio:</b> 0.10
<b>Property Notes:</b>	This property is a public open space plaza. The property is underutilized, does not have utilities such as running water, or amenities such as a drinking fountain, a bathroom, or shade. The area also has concerns for safety based on past vandalism. Blight determination by ORS 457.010 (1)(g), (h), and (i).	



Photos: View of property from Broadway and Willamette Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

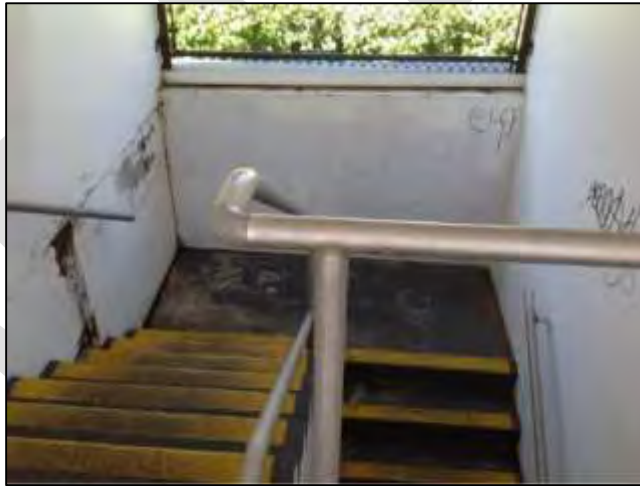
<b>Property:</b> 16	<b>Name:</b> Business	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311412900		<b>Depreciation Ratio:</b> 0.92
<b>Property Notes:</b>	Buildings appear in good condition. Property is a series of storefront businesses in single story building, including a smoke shop, salon, tattoo parlor and mini-mart. There is a fenced off alleyway behind the building that is underutilized space and is used for garbage. Blight determination by ORS 457.010 (1)(g) and (h).	



Photos: Top: view of business from Willamette Street; bottom, view of alley around businesses.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 17	<b>Name:</b> Butterfly Lot	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311109500		<b>Depreciation Ratio:</b> 0.06
<b>Property Notes:</b>	This property is a two level parking structure with second level below ground. The property is deteriorated with large pot holes, rusty access stairwells, graffiti, and deteriorated building. Surrounding the property there are uneven sidewalks and numerous utility boxes in green spaces. The angle of the pedestrian access ramps is questionable. Determination of blight with ORS 457.010 (1)(a)(B), (g), and (h).	



Photos: Top: view of property from 8<sup>th</sup> Avenue at West Park Street; bottom left: pedestrian walkway; bottom right: stairwell on property to lower level.

Images continued on next page.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property 17 – Butterfly Lot Images continued



*Photos: Top left: image of access ramp damage; top right: image showing example of damage to building; middle left: image shows green space on property with utility boxes and garbage; middle right: deterioration of pavement shown with holes and uneven surface; bottom: access ram shown.*

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 18	Name: Buy 2 block	Determination of Blight:	Yes
Taxlot(s): 1703311304900		Depreciation Ratio:	3.90
Property Notes:	The building appears in good condition. Several stores occupy this single story block including Subway, Buy 2, and the Jazz Station. Determination of blight ORS 457.010 (1)(g), and (h).		



Photos: Top: view of property from Broadway and Olive Street; bottom: view of property looking east on Broadway.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	19	Name:	Cascade Title	Determination of Blight:	Yes
Taxlot(s):	1703311404600			Depreciation Ratio:	3.52
Property Notes:	Building appears in relatively good condition. It is an older building, but has some wear such as cracks in pavement. Determination of blight ORS 457.010 (1)(g).				



Photos: Top: View of property from West 8<sup>th</sup> Avenue and West Park Street; middle left: image shows example of cracks in pavement on sidewalk outside building; middle right: image shows wear; bottom: image shows damage in cement at base of stair railing.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 20	<b>Name:</b> Century Link	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311411500	1703311411600	<b>Depreciation Ratio:</b> NA
<b>Property Notes:</b>	Property appears in good shape. The building is a telecommunications building with a brick exterior, street level windows on two sides for store, museum and offices. The property also has empty space on north and west side. The building design does not allow easy building re-use. Determination of blight ORS 475.010 (h).	



Photos: Top: view of building facing Oak Street; bottom: example of empty space outside museum on north side.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 21	<b>Name:</b> Citizens building	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311406900		<b>Depreciation Ratio:</b> 16.22
<b>Property Notes:</b>	The property appears in good condition. The property has a ten story office building, however half of bottom floor appears to be vacant.	



Photos: View of building on Oak Street.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 22	<b>Name:</b> City Hall block	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311110600		<b>Depreciation Ratio:</b> 0
<b>Property Notes:</b>	Future development site of Eugene City Hall. Land is a vacant one block parcel with buildings removed. Current standing is determination of blight based on ORS 457.010 (1)(g) and (h).	



Photos: View of property from East 8<sup>th</sup> Avenue and Pearl Street.

<b>Property:</b> 23	<b>Name:</b> City of Eugene Auditor	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311303900		<b>Depreciation Ratio:</b> 2.05
<b>Property Notes:</b>	Building appears to be in good condition. Determination of blight based on ORS 457.010 (1)(g) and (h).	



Photos: View of building on 8<sup>th</sup> Avenue.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 24	<b>Name:</b> Commercial and office	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311109000		<b>Depreciation Ratio:</b> 2.75
<b>Property Notes:</b>	Property appears in good condition. Building is a single story with commercial and office uses. Determination of blight based on ORS 457.010 (1)(g) and h.	



Photos: Front of building facing Willamette Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 25	Name: Concentric Sky	Determination of Blight: No
Taxlot(s): 1703311412700		Depreciation Ratio: 4.76
Property Notes:	Property appears in good shape. There is a large hole in pavement in back of building.	

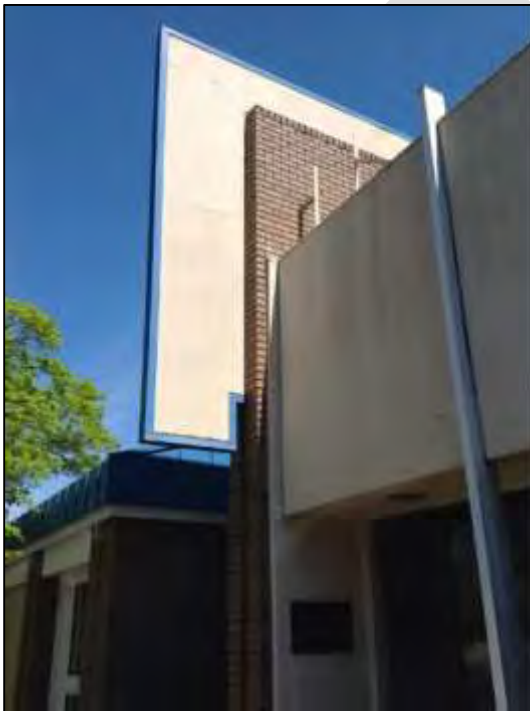


Photo: Top: front of building facing Willamette Street; bottom: damage in pavement in back of building.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	26	Name:	Court Reporters and law offices.	Determination of Blight:	Yes
Taxlot(s):	1703311402300			Depreciation Ratio:	2.07
Property Notes:	Building appears to be in good shape. Has minor blemishes from ages, rust from outdated metal awning, cracks in facade in a spot. Building shows evidence of graffiti that has been painted over in multiple locations. Building has a part of façade that extends out over sidewalk. Determination of blight based on ORS 457.010 (1)(g) and (h).				



Photos: Top: View of property East 8<sup>th</sup> Avenue and Pearl Street; bottom left: façade piece that extends our over sidewalk; bottom right: damaged and cracked cement walkway at base of building.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 27	<b>Name:</b> Downtown Athletic Club	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311405600	1703311405700	<b>Depreciation Ratio:</b> 6.47
<b>Property Notes:</b> Building appears in good condition.		



Photos: View of property from East 10<sup>th</sup> Avenue and Willamette Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 28	<b>Name:</b> Dutch Bros	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311215201		<b>Depreciation Ratio:</b>	<b>0.11</b>
<b>Property Notes:</b>	Property is large, almost 1/4 block, mostly parking. Property has underutilization of space. Determination of blight based ORS 457.010 (1)(g) and (h).		



Photos: View of property from West 7<sup>th</sup> Avenue.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 29	<b>Name:</b> East Broadway Shopping	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311402800		<b>Depreciation Ratio:</b>	2.34
<b>Property Notes:</b>	Property appears in good conditions. Building is single level commercial with multiple shops and restaurants. Determination of blight based ORS 457.010 (1)(g) and (h).		



Photos: Top: view of property along East Broadway; bottom: view of building from East Broadway and Pearl Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b>	30	<b>Name:</b>	East Park block	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b>	1703311404700			<b>Depreciation Ratio:</b>	0.05
<b>Property Notes:</b>	East park block. Sidewalk is broken and uneven. Ramps not flush with sidewalk (ne corner). Structure does not appear maintained with plants visibly growing on top. There is metal protruding from open area in multiple places, garbage littered around., some benches have rusty metal frames with peeling paint and an area with a broken light fixture in wall. Property does not have a permanent, but has a portable restroom. Determination of blight based ORS 457.010 (1)(b), (e), (g), (h), and (i).				



Photo: Top: view of shelter; bottom left: growth on shelter; bottom right: broken and exposed light fixture

Property 30 – Images continue on next page.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property 30 images continued.



Photo: Top: Garbage in areas; middle left: example of areas with broken, uneven walkways; middle right: example of areas with metal coming out of walkways; bottom left: portable restroom; bottom right: park bench with peeling paint and rust.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	31	Name:	Edward Jones Investment and housing	Determination of Blight:	Yes
Taxlot(s):	1703311306400			Depreciation Ratio:	3.22
Property Notes:	Property is in fair condition and has two buildings. The buildings are built out to the lot line resulting in no open space for tenants. This also results in garbage for the residential units being placed very close to doors. Minor cement damage noted on patio. Units are accessible by ramp. Also, units are bounded east and south by blighted vacant property. Determination of blight based ORS 457.010 (1)(g).				



Photo: Top: front of building facing Charnelton Street; bottom left: image shows proximity of garbage to font door; bottom right: image shows concrete deterioration.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 32	<b>Name:</b> Eugene Conference Center	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311107600	1703311107700	<b>Depreciation Ratio:</b> 6.39
<b>Property Notes:</b>	Property consists of outdoor area and building. Building appears in good shape. Outdoor area is in poorer shape with broken tiles and cracked cement, this area also appears underutilized. This property is next to the Eugene Hilton. Building appears to be getting re-roofed. Determination of blight based ORS 457.010 (1)(a)(A), (a)(B), and (h), including seismic stability concerns.	



Photo: Top: View of property from East 7<sup>th</sup> Ave; bottom left: damage on outdoor awning, bottom right: image shows example of uneven sidewalk.

Property #32 images continued on next page.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #32 images continued.



*Photo: Top: image shows cracked cement along railing; middle: large open space; bottom: example of broken walkway.*



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 33	<b>Name:</b> Eugene Hilton Hotel	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311107601		<b>Depreciation Ratio:</b> 11.30
<b>Property Notes:</b>	Building appears in fair shape. The steps from the sidewalk have deteriorated so rebar shows. There are lines visible on building cement surface, and the walkway on east side has steep ramp with cracked tiles.	

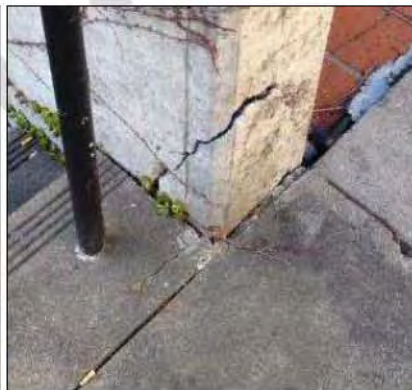


Photo: Top: image of property from Oak Street and East 6<sup>th</sup> Avenue; bottom left: image shows rebar in deteriorated stairs; bottom middle: cracks shown on stairwell; bottom right: image shows example of visible repairs.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 34	<b>Name:</b> Eugene Professional Building	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311406600		<b>Depreciation Ratio:</b> 7.99
<b>Property Notes:</b>	Building appears in good condition and has a few blemishes such as cracks at base of building. Locations area also visible where building exterior has wear.	

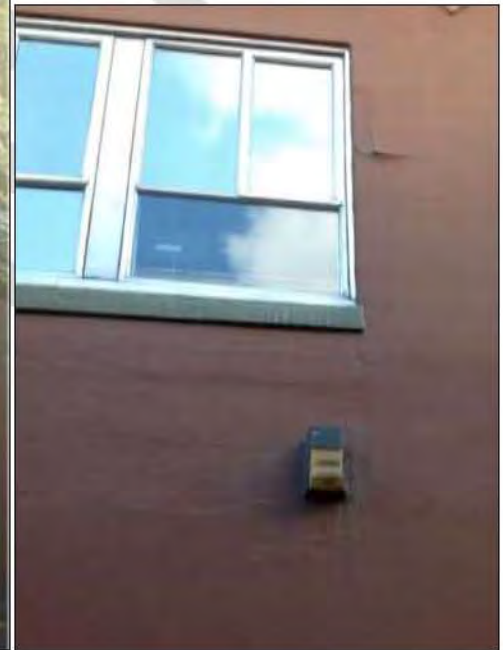


Photo: Top left: view of property from East Broadway; top right: image shows example of façade wear; bottom: cracks in pavement at base of building.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 35	<b>Name:</b> Firestone Auto Center	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311411200	1703311411300	<b>Depreciation Ratio:</b> 0.21
<b>Property Notes:</b>	Property is a large single level building and is old but appears in fair condition. Has large possible graffiti removal spots on east side. Locations with wood in structure appear to be rotting. Determination of blight based ORS 457.010 (1)(g) and (h).	



Photo: View of property from East 11<sup>th</sup> Avenue and Pearl Street.

<b>Property:</b> 36	<b>Name:</b> First on Broadway	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311301100		<b>Depreciation Ratio:</b> 13.66
<b>Property Notes:</b>	Building appears in good condition. Property was recently renovated into second story apartments with ground floor commercial.	



Photo: View of property from Broadway and Willamette Street



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 37	<b>Name:</b> Former Docs Pad	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311306200	1703311306300	<b>Depreciation Ratio:</b> 0.14
<b>Property Notes:</b>	Property is formers "Docs Pad", then a salon. Property contains a dilapidated building and parking. This property did have paid parking for a while. Currently property and parking is fenced off. Old light fixtures abut property on south side. An area behind the building is used for parking and pavement is broken with large holes. Building itself has graffiti, large cracks, broken pieces, and garbage. Determination of blight based ORS 457.010 (1)(a)(A), (a)(B), (a)(E), (b), (e), (g), (h), and (i).	



Photo: Top: shows property from SW corner of 11<sup>th</sup> Ave and Charnelton St, Library can be seen in background; bottom left: shows property from se corner; bottom right: damage to pavement that provides access to parking area behind building.

Property #37 images continued on next page.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #37 images continued on next page.



*Photo: top and bottom images show back side of building with damage, broken fencing, deteriorated building, overgrown vegetation, graffiti and damaged pavement.*



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 38	<b>Name:</b> Former McAyeals Cleaners	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311305900	1703311306000	<b>Depreciation Ratio:</b>	0.38
<b>Property Notes:</b>	This property had a dry cleaners which was removed and is currently under public ownership. This property was contaminated and is now being cleaned up. The future of this property unknown. Determination of blight based ORS 457.010 (1)(b), (g), (h), and (i).		



Photo: View of property, with library to the right and Former Doc's Pad visible in background, indicating another blighted property on same block.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 39	<b>Name:</b> Full City Coffee	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311402600		<b>Depreciation Ratio:</b>	2.72
<b>Property Notes:</b>	This property appears in good condition. Building has two levels, second level is on west side and appears older. Alley has evidence of graffiti in several spots indicating a possible public safety issue. Determination of blight based ORS 457.010 (1)(g).		



Photo: Top: front of building on Pearl Street; bottom: image shows back of building on Park St.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 40	<b>Name:</b> Funk and Levis	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311406700		<b>Depreciation Ratio:</b>	5.42
<b>Property Notes:</b>	Building appears in good condition.		



Photo: View of property from Oak Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	41	Name:	Goodyear Tires	Determination of Blight:	Yes
Taxlot(s):	1703311214600		1703311214700	Depreciation Ratio:	0.29
	1703311215100				
<b>Property Notes:</b>	Property appears in poor shape. Building has peeling paint with moss and plants growing on back. There are garbage and overgrown weeds on rear east location. The property is large about 1/4 block and half appears to be parking. Public sidewalks around building do not look maintained, this adds to further deterioration and perceptions of blight in area. Determination of blight based on ORS 457.010 (1)(g) and (h)				



Photo: Top: view of property from Charnelton Street; bottom left shows example of cement damage; middle: shows garbage and overgrown vegetation on east side of building; bottom right: shows plants growing on side of building.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 42	<b>Name:</b> Harlequin Beads	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311412600		<b>Depreciation Ratio:</b>	<b>2.19</b>
<b>Property Notes:</b>	Building appears in good shape. Determination of blight based on ORS 457.010 (1)(g) and h.		



Photo: View of property from Willamette Street.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 43	<b>Name:</b> Harry Ritchie Jewelers	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311301600		<b>Depreciation Ratio:</b>	4.42
<b>Property Notes:</b>	Property is older but in relatively good condition. The building has graffiti and evidence of safety concerns along northern pedestrian walkway. First floor windows are closed off. Along north perimeter of building is Eugene mall remnant. Determination of Blight ORS 457.010 (g).		



Photo: View of property from Willamette Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 44	<b>Name:</b> Hi-Fi Music Hall	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311108800		<b>Depreciation Ratio:</b>	0.93
<b>Property Notes:</b>	Building appears in good condition. A large portion of property is parking, but this is used by food carts. Determination of blight based on ORS 457.010 (1)(g) and (h).		



Photo: View of property from Willamette Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 45	<b>Name:</b> Horsehead	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311303000		<b>Depreciation Ratio:</b> 0.54
<b>Property Notes:</b>	Property is in poor condition. The building is older and deteriorating. The property has two outdoor seating areas: one south and the other north. South seating area has broken fixtures, graffiti, and the building has damage. The south area has a wooden enclosure that look like planter boxes, which are broken with metal exposed and the planters are overgrown and not maintained. Northern outside area has tables and looks to be used as lunch area. There is a small store in the building on the west side of the building. The building is deteriorated with peeling and broken sections. Determination of blight based on ORS 457.010 (1)(a)(B), (b), (g), and (h)	



Photo: Top: image shows south side of property, viewed from Broadway and Olive Street; bottom left shows deterioration of property and graffiti; bottom right: image shows broken light in south area.

Property #45 images continued on next page.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #45 images continued.



Photo: Top: image shows building deterioration; middle left: image shows south outside seating area, middle right: shows damage to planter in south outside seating area; bottom: shows exit door for south outside seating area.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 46	<b>Name:</b> Hult Center parking	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311206400		<b>Depreciation Ratio:</b> 11.43
<b>Property Notes:</b>	Property is a cement parking garage. The property has visible surface cracks, some that have a white substance coming out of them. There are windows on alley side that have visible water damage inside. Determination of blight based on ORS 457.010(1)(a)(A).	





Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Photo: Top: view of property from Olive Street; middle left: cracks visible on structure; middle right: image shows an example of white material in cracks in structure; bottom: image shows example of window with water damage inside.

<b>Property:</b> 47	<b>Name:</b> Hult Center	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311206400		<b>Depreciation Ratio:</b>	11.43
<b>Property Notes:</b>	Property is in fair condition. The property consists of a building, alley and open space. A large portion of the property is underutilized open space and combined with adjacent underutilized open space of conference center these areas are underperforming their potential. Accessibility is low for those with assisted walking devices or wheelchairs, even strollers with steep ramps, bumpy sidewalks. The property has deteriorating features and cracks are visible on building facade. In the building, a large gallery has closed leaving even greater underutilization. The building also has potential seismic stability concerns. Blight determination based on ORS 457.010 (1)(a)(A) and (h).		



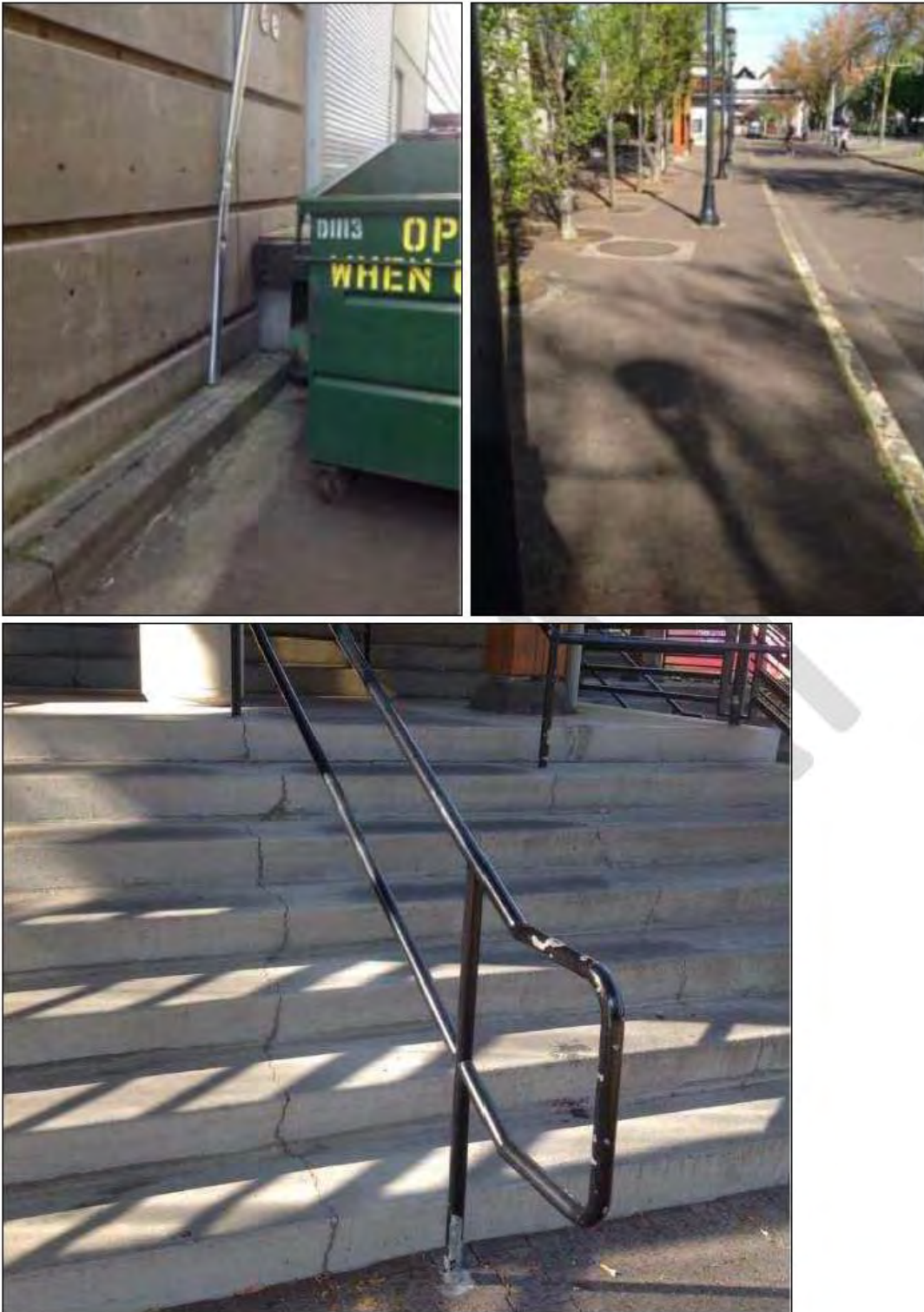
Photo: View of building from pedestrian pathway between conference center and Hult Center.

Property #47 images continued on next page.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #47 Images continued.



*Photo: top left: image shows damage to pipe on rear of building; top right: picture shows an example of sidewalk width; bottom: image shows cracks in steps*

Images continued on next page.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #47 Images continued



*Photo: Image shows open space area, cracks in pavement in stairs landing, and bricks used to create pathways.*

Property #47 images continued on next page.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #47 images continued.



*Photo: Top: image shows deterioration of steps; bottom: image shows cracks in cement of structure*



Property #47 images continued.



Photo: Image shows example of cracks along surface (diagonal lines).

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 48	Name: IDX	Determination of Blight:	No
Taxlot(s): 1703311406500		Depreciation Ratio:	10.20
Property Notes:	Building appears in good condition.		



Photo: Image shows property from Broadway and Oak Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 49	<b>Name:</b> Jamesons and Glamour Girls	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311304800		<b>Depreciation Ratio:</b>	1.65
<b>Property Notes:</b>	Building appears in good shape. Awning on Glamour Girls has damage along top section. Determination of blight based on ORS 457.010 (1)(g) and (h)		



Photo: Top: view of property from Broadway; bottom: image shows damage to awning top.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 50	<b>Name:</b> Jaqua & Wheatley Law Office	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311402400		<b>Depreciation Ratio:</b> 3.44
<b>Property Notes:</b>	Building is in poor condition. There is moss growing out of a crack in front, the raised beds made of brick in front and back have garbage, are overgrown, and are damaged. The building is has closed up windows on both. Determination of blight based on ORS 457.010 (1), (g), and (h).	



Photo: Top and bottom images shows front and back of building

Property images continued on next page.



Property #50 images continued.



Photo: Top: damage at door base; bottom left: façade deterioration; bottom right: broken bricks, overgrown vegetation.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 51	<b>Name:</b> Kiva Grocery	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311306100		<b>Depreciation Ratio:</b>	1.73
<b>Property Notes:</b>	Property is in good condition. There are city installed artistic bike racks out front but the sidewalk outside of property in poor condition. The property includes a large parking area and is adjacent to 2 blighted properties. Determination of blight based on ORS 457.010 (1)(g) and (h).		



Photo: View of property from 11<sup>th</sup> Avenue and Olive Street.

<b>Property:</b> 52	<b>Name:</b> KLCC	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311304000		<b>Depreciation Ratio:</b>	3.57
<b>Property Notes:</b>	Building appears in good condition. Determination of blight based on ORS 457.010 (1)(g).		



Photo: View of property from West 8<sup>th</sup> Avenue.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 53	<b>Name:</b> Lane Community College Downtown Campus	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311305100	1703311305200	<b>Depreciation Ratio:</b> 23.49
1703311305300	1703311306600	
<b>Property Notes:</b>	Property in good condition. Property has a new building with housing and college campus.	



Photo: View of property from West 10<sup>th</sup> Avenue and Charnelton Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 54	<b>Name:</b> Law Office	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311304600		<b>Depreciation Ratio:</b> 5.44
<b>Property Notes:</b> Building appears in good condition.		



Photo: Image shows part of property facing Olive Street

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 55	<b>Name:</b> Law Office	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311304100		<b>Depreciation Ratio:</b> 2.71
<b>Property Notes:</b>	Building appears in good condition. Determination of blight based on ORS 457.010 (1)(g).	



Photo: View of building front from West 8<sup>th</sup> Avenue.



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 56a	<b>Name:</b> Lazar’s Bazaar (Shoe Closeout Center)	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311303100		<b>Depreciation Ratio:</b>	2.13
<b>Property Notes:</b>	Building appears in good shape. The ground in front and back are worn. The rear entrance has torn up AstroTurf. Lot shape is very long and thin. Determination of blight based on ORS 457.010 (1)(c),(g), and (h).		



Photo: Image shows front of property from Broadway.

Property #56a images continued on next page.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #56a images continued.

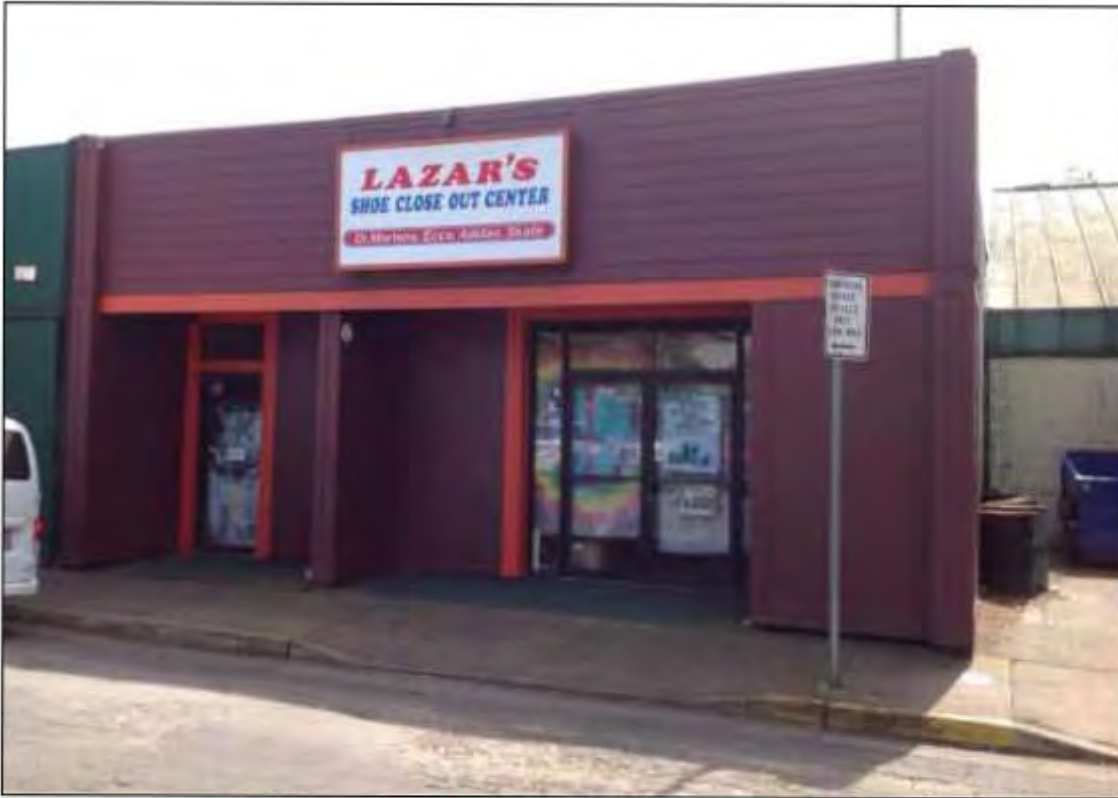


Photo: Top image shows back entrance of property; bottom: image shows close-up view of back entrance ground level; bottom right: shows back entrance storage area.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 56b	Name: Lazar's	Determination of Blight:	Yes
Taxlot(s): 1703311303300		Depreciation Ratio:	2.88
<b>Property Notes:</b>		Building appears in good condition. The front entrance has some minor wear. This property is related to property #56a, a store on the same property, one business to the west. Lot shape is long and very thin. Determination of blight based on ORS 457.010 (1)(c), (g), and (h).	



Photo: Top: front of building facing Broadway; bottom: front entrance wear.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b>	57	<b>Name:</b>	LTD Eugene Station	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b>	1703311301901		1703311302000	<b>Depreciation Ratio:</b>	0.92
	1703311302100		1703311302200		
	1703311302300		1703311302400	1703311302500	
<b>Property Notes:</b>	Property appears in good condition. Property is a public transit bus station with 2 buildings and multiple bus terminals on about ¾ of a block. For both buildings, the presence along 11th Avenue is vacant with closed up windows. Empty space on corner of Willamette and 11th lends to the feeling of vacancy. Windows along Olive Street also drawn. Determination of blight based on ORS 457.010 (1)(g).				



Photo: Images above show transit station.

<b>Property:</b>	58	<b>Name:</b>	LTD Street Section	<b>Determination of Blight:</b>	N/A
<b>Taxlot(s):</b>	1703311306901			<b>Depreciation Ratio:</b>	N/A
<b>Property Notes:</b>	This property is a small corner section of taxlot, possibly intended for EmX.				



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 59	<b>Name:</b> Lucky's Bar	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311302800		<b>Depreciation Ratio:</b>	1.64
<b>Property Notes:</b>	Property is in fair condition. Determination of blight based on ORS 457.010 (1)(g) and (h).		



Photo: View of property from Olive Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	60	Name:	M. Jacobs	Determination of Blight:	Yes
<b>Taxlot(s):</b>	1703311215600		1703311215800	Depreciation Ratio:	0.85
	1703311215601		1703311215900		
	1703311215602		1703311216000	1703311216100	

**Property Notes:** Property is in fair condition. Property consists of a large building and multiple parking lots. The building contains multiple businesses, the north parking lot is a paid parking lot, and the southern lot is general parking and has food carts. The building has fresh paint and shows signs of deterioration, including wood rot on exterior, and a concave sidewalk that could also be an accessibility area. Building deterioration also includes the outdoor walkway ceiling panels are broken and falling out in places, a light with electrical wires showing, and a broken drainpipe on alley. The parking lot is made up of multiple lots with irregular shapes. Lot is used for food carts, sometimes, or is vacant and represents 1/4 block underutilized space. Determination of blight based on ORS 457.010 (1)(a)(A), (c), (g), and (h).

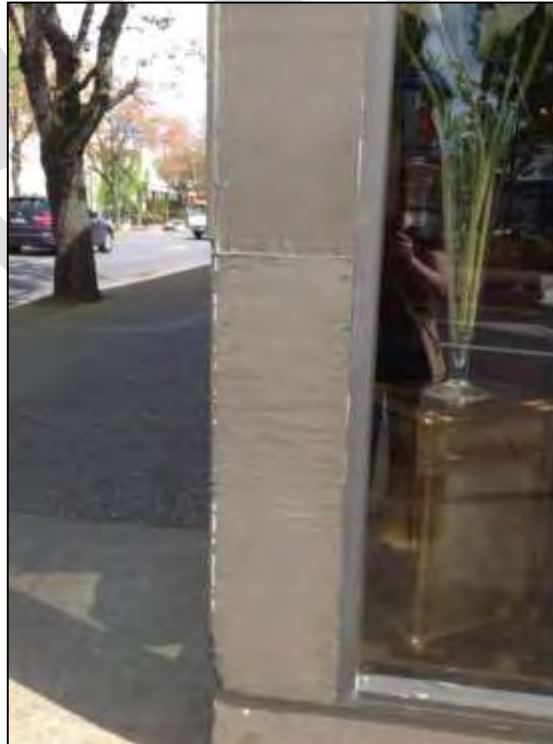


Photo: Top: View of property from East 8<sup>th</sup> Avenue and Olive Street; bottom images show damaged wood on structure.

Property #60 images continued on next page.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #60 images continued.



Photo: Top left: example of deteriorated cement; top right: property damage; middle: top of exterior door that is mis-aligned with structure; bottom left: entrance with concave entryway; bottom right: outside light fixture with wires exposed.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 61	<b>Name:</b> Masters Development	<b>Determination of Blight:</b> No
<b>Taxlot(s):</b> 1703311402500		<b>Depreciation Ratio:</b> 6.15
<b>Property Notes:</b>	Building appears in good condition.	



Photo: View of property from Pearl Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 62	<b>Name:</b> McDonald Theater building	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311301900		<b>Depreciation Ratio:</b> 1.34
<b>Property Notes:</b>	Property is in fair condition. Property contains a large building that holds not only the Theater, but also a restaurant and several shops, there are also some vacant storefronts with windows covered. The building has cracks along surface on West 10th Avenue. This section also has rot visible in a door, poor quality, and mildew/moss on building edge and a drainage pipe has no connection to drain. Determination of blight based on ORS 457.010 (1)(a)(E) and (g).	



Photo: Top: View of property from West 10<sup>th</sup> Avenue and Willamette Street; bottom: shows example of damage on building, especially where the door meets the sidewalk

Property #62 images continued on next page.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #62 images continued.



*Photo: Top: image shows where drainpipe does not meet drainage; bottom left: shows cracks in building surface; bottom right: shows damage and deterioration in building.*



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 63	<b>Name:</b> Newberry's	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311301700		<b>Depreciation Ratio:</b>	2.25
<b>Property Notes:</b>	Building appears in good condition. Building is in good shape at ground floor, and upper levels seem to have more wear around windows. Determination of blight based on ORS 457.010 (1)(g).		



Photo: View of property from Willamette Street.

<b>Property:</b> 64	<b>Name:</b> Office Building (Vacant)	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311412100		<b>Depreciation Ratio:</b>	1.06
<b>Property Notes:</b>	Building is in good condition. The building is currently vacant. The property is mostly parking. Parking is reserved during the day in parking lot. Determination of blight based on ORS 457.010 (1)(g) and (h).		



Photo: View of property from East 11<sup>th</sup> Avenue and Oak Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 65	<b>Name:</b> Old LCC Downtown Building	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311412800		<b>Depreciation Ratio:</b>	6.54
<b>Property Notes:</b>	Property is in fair condition. Property consists mainly of the building, which is large, vacant, and lacks windows.. Determination of blight based on ORS 457.010 (1)(a)(E), (b), (h), and (i).		



Photo: Top: view of property from Willamette Street; bottom: view of property from East 11<sup>th</sup> Avenue.



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 66	<b>Name:</b> Overpark Garage South	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311412300		<b>Depreciation Ratio:</b>	5.12
<b>Property Notes:</b>	Property is in good condition. This is a cement parking garage with ground floor commercial, including a dance studio and gym. Property contain oversized pedestrian walkways that are underutilized space. Determination of blight based on ORS 457.010 (1)(h).		



Photo: Top: View of property from East 10<sup>th</sup> Avenue; bottom: example of oversize pedestrian walkways and underutilization of space.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 67	<b>Name:</b> Overpark Garage North	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311405800		<b>Depreciation Ratio:</b>	4.42
<b>Property Notes:</b>	The property is in good shape. Property is a cement parking garage that extends over East 10 <sup>th</sup> Avenue, connecting with Property 66. This property has ground floor commercial. The building has underutilized and poorly designed spaces that were formerly public restrooms and open space in pedestrian pathways. Determination of blight based on ORS 457.010 (1)(a)(E), (b), (h) and (i).		



Photo: Top: view of property from Oak Street; bottom: area with closed restrooms and example pedestrian walkways.

Property #67 images continued on next page.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #62 images continued.



Photo: Top: example of building condition in interior pathways; bottom: view of alley and area of access to pedestrian walkway to restroom.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 68	<b>Name:</b> Pacific cascade credit union and other business	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311411700	1703311412000	<b>Depreciation Ratio:</b> 2.53
<b>Property Notes:</b>	Property is in good condition. The building is single story with large area of parking. Determination of blight based on ORS 457.010 (1)(g), and (h).	



<b>Property:</b> 69	<b>Name:</b> Parcade North Lot	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311216800		<b>Depreciation Ratio:</b> N/A
<b>Property Notes:</b>	This property is a small lot, about 7 feet x 160 feet, on north end of Parcade parking garage. Determination of blight based on ORS 457.010 (1)(c).	

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 70	Name: Parcade	Determination of Blight:	Yes
Taxlot(s): 1703311216801		Depreciation Ratio:	2.58
<b>Property Notes:</b>	Property is in fair condition. Property is a large, older parking garage with ground floor commercial. The garage building appears deteriorated with broken signs, wood areas at street level are broken and look damaged, there are large cracks at the base of the large cement pillars, and the garage surface has areas with deterioration and wear. The sidewalk space near the bars small. The property has a large interior open space that looks like it is used by City maintenance crews, this is potentially underutilized space. Determination of blight based on ORS 457.010 (1)(a)(A) and (g).		



Photo: Top left: image shows broken sign; top right: large open space; bottom: image shows cracks at base of pillar.

Property #70 images continued on next page.

Property #70 images continued.



*Photo: Top: examples of damage on exterior of structure; bottom: images showing examples of façade damage.*

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 71	<b>Name:</b> Park Place	<b>Determination of Blight:</b>	<b>No</b>
<b>Taxlot(s):</b> 1703311404400		<b>Depreciation Ratio:</b>	11.88
<b>Property Notes:</b>	Property is in good condition. The building has ground floor commercial on west side with one vacant space. East side has vacant space and not much street level activity. East side of building has section with evidence of building that is gone, there is a west side entry with damage along bottom of entry, and there are former fluorescent light fixtures on front of building.		



Photo: Top: view of property from Willamette Street; bottom: view of property from West Park Street.

Property #62 images continued on next page.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #62 images continued.



*Photo: Top left shows where sign was partially removed; top right: damaged exterior brick work; bottom: damaged entryway.*

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 72	Name: Park Place Apts	Determination of Blight: No
Taxlot(s): 1703311402700		Depreciation Ratio: 14.98
Property Notes:	Building in good shape, recently renovated.	



Photo: View of property from Pearl Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 73	<b>Name:</b> Parking	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311215200		<b>Depreciation Ratio:</b>	0.07
<b>Property Notes:</b>	Property in fair condition and is adjacent to another property that is not in good condition. Determination of blight based on ORS 457.010 (1) (g) and (h).		



Photo: View of property looking towards West 7<sup>th</sup> Avenue.



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 74	<b>Name:</b> Parking	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311215200		<b>Depreciation Ratio:</b>	0.07
<b>Property Notes:</b>	Good condition. Determination of blight based on ORS 457.010 (1)(g) and (h).		



Photo: View of property looking towards Olive Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 75	<b>Name:</b> Parking - Ambrosia	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311407700	1703311407600	<b>Depreciation Ratio:</b>	0.03
<b>Property Notes:</b>	This property is a quarter block of surface parking. Determination of blight based on ORS 457.010 (1) (g) and (h).		



Photo: View of property from East Broadway Alley along Pearl Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	76	Name:	Parking and Commercial		Determination of Blight:	Yes
<b>Taxlot(s):</b>	1703311407401	1703311407402	1703311407402	1703311407409	Depreciation Ratio:	N/A
	1703311407403	1703311407404	1703311407404	1703311407410		
	1703311407405	1703311407406	1703311407406	1703311407411		
	1703311407407	1703311407408	1703311407408	1703311407412	1703311407413	
<b>Property Notes:</b>	Property is in good condition. The property is a parking garage with ground floor commercial which appears over mostly vacant. There is a ramp on the sidewalk with a questionable angle. Property is underutilized Determination of blight based on ORS 457.010 (1)(h).					



Photo: Top: view of property from Pearl Street; bottom photo shows ramp with questionable angle for accessibility.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 77	<b>Name:</b> Parking - Surface	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311306900		<b>Depreciation Ratio:</b>	<b>0.03</b>
<b>Property Notes:</b>	Property is in fair shape and is a surface parking that is a ¼ block in size. Determination of blight based on ORS 457.010 (1)(g) and (h).		



Photo: View of property from West 8<sup>th</sup> Avenue.

<b>Property:</b> 78	<b>Name:</b> Parkview Place	<b>Determination of Blight:</b>	<b>No</b>
<b>Taxlot(s):</b> 1703311402900		<b>Depreciation Ratio:</b>	<b>7.98</b>
<b>Property Notes:</b>	Property appears in good condition. The building is older and has a few spots where cement looks worn. The Building also has wood which appears buckled under one window.		



Photo: View of property from East Broadway and Oak Street.



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 79	<b>Name:</b> Partially Vacant - former hair salon	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311302700		<b>Depreciation Ratio:</b>	<b>2.83</b>
<b>Property Notes:</b>	Property is in poor condition. On the building, there is rotting wood visible in structure on the west side. The storefront is vacant. The east side of the building appears to be office. Condition on the side is good. Blight determination based on ORS 457.010(a)(E), (g), and (h).		



Photo: Top: view of property west side from Olive Street; middle left: photo is east side of building from service court; middle right: detail photo of entryway off Olive Street; bottom: example of wood damage on exterior.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property:	80	Na	Party Downtown & Red Wagon	Determination of Blight:	Yes
		me:	Creamery		
Taxlot(s):	1703311303400			Depreciation Ratio:	3.80
Property Notes:	Building appears in good condition. Lot shape is long and thin. Back sidewalk seating area is narrow and accessibility questioned. Blight determination based on ORS 457.010 (1)(c), (g), and (h).				



Photo: Top: View of property from West 8<sup>th</sup> Avenue Alley; bottom: image shows seating area width on alley.



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 81	<b>Name:</b> Pearl Street Garage	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311303400		<b>Depreciation Ratio:</b>	5.44
<b>Property Notes:</b>	Property appears in good condition. This property has ground floor commercial. The stairs show rust damage and some damage visible to surface of structure.		



Photo: Top: view of property on East 10<sup>th</sup> Avenue; bottom left: example of surface damage on building; bottom right: example of rust on stairs.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 82	<b>Name:</b> Persian Rugs and Imports	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311404800	1703311405300	<b>Depreciation Ratio:</b>	1.40
	1703311405400		
<b>Property Notes:</b>	Property appears in good condition. The building has a few areas with exterior damage such as damage to Windows with scratched graffiti. Blight determination based on ORS 457.010 (1)(g) and (h).		



<b>Property:</b> 83	<b>Name:</b> Pipeworks Software	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311304500		<b>Depreciation Ratio:</b>	2.58
<b>Property Notes:</b>	Building is in good condition. The street level is not active and is vacant. Blight determination based on ORS 457.010 (1)(g) and (h).		



Photo: View of property on Broadway.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 84	<b>Name:</b> Poppi's Anatolia	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311301800		<b>Depreciation Ratio:</b>	1.95
<b>Property Notes:</b>	Property appears in good condition. Blight determination based on ORS 457.010 (1)(g) and (h).		



Photo: Image shows property front on Willamette Street.

<b>Property:</b> 85	<b>Name:</b> Public Library	<b>Determination of Blight:</b>	<b>No</b>
<b>Taxlot(s):</b> 1703311306500		<b>Depreciation Ratio:</b>	21.67
<b>Property Notes:</b>	Property is fairly new and in good condition.		



Photo: Property from West 10<sup>th</sup> Avenue and Olive Street.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 86	<b>Name:</b> Quakenbush Building	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311407500		<b>Depreciation Ratio:</b>	5.95
<b>Property Notes:</b>	Building appears in good condition even though very old. Questionable section in rear of building with old and visibly patched cinder block construction. Old windows are boarded up alongside of building.		



Photo: Top: front of building on East Broadway; bottom left: example of boarded up window along alley; bottom right: view of rear section of building with old cinderblock looking construction.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 87	<b>Name:</b> RAIN	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311305000		<b>Depreciation Ratio:</b>	1.08
<b>Property Notes:</b>	The building is under renovation and is owned by the University of Oregon. Blight determination by ORS 457.010 (1)(g) and (h).		



Photo: View of property from Olive Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 88	<b>Name:</b> Rogue	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311304400		<b>Depreciation Ratio:</b>	3.38
<b>Property Notes:</b>	Building appears in relatively good condition. Outside seating area in back looks vandalized and in poor shape. Building shows evidence of graffiti. Property is vacant, underutilized, and with extended vacancy creates safety concerns, especially with damage on patio. Blight determination by ORS 457.010 (1)(b),(g), and (h).		



Photo: Top: view of property from Olive Street; bottom: view of back patio damage.



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 89	<b>Name:</b> Scan Design	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311300900	1703311301000	<b>Depreciation Ratio:</b> 3.18
<b>Property Notes:</b>	Building appears in good shape. Blight determination by ORS 457.010 (1)(g).	



Photo: View of property from Willamette Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 90	<b>Name:</b> Schaefer building	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311412500		<b>Depreciation Ratio:</b>	7.19
<b>Property Notes:</b>	Property appears in good shape. There is a section with damage on NE corner.		



Photo: Top: view of property from East 10<sup>th</sup> Avenue and Willamette Street; bottom: image shows damage at base of building.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 91	<b>Name:</b> Service court	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311304200		<b>Depreciation Ratio:</b> 0.12
<b>Property Notes:</b>	Property appears in good condition. Blight determination by ORS 457.010(1)(g) and (h).	



Photo: View of property from Olive alley.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 92	<b>Name:</b> Shawmed	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311306700		<b>Depreciation Ratio:</b>	1.74
<b>Property Notes:</b>	Property appears in good condition. There are several businesses in one building that is a ¼ block n size. The Shawmed section has few windows. This is a single level building, connected to Oregon Contemporary Theater (OCT). The OCT property is painted in good condition in front but back of OCT in less than good condition with graffiti, peeling paint, but no structural damage. Blight determination by ORS 457.010(1)(g) and (h).		



Photo: Top: View of Shawmed section of building from Broadway; bottom left: view of Oregon Contemporary Theater section from Broadway; bottom right: back section of OCT portion of building.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property: 93	Name: Shoe-a-Holic	Determination of Blight:	Yes
Taxlot(s): 1703311405500		Depreciation Ratio:	1.62
Property Notes:	Building appears in good condition. This is an older building and there are a few areas with damage and wear, these include the brick on the side of the building, the façade on the front, and the rear door. Blight determination by ORS 457.010(1)(g).		



Photo:Top left: view of property from Willamette Street; top right: damage by rear door,, bottom left: damage to front façade; bottom right: worn brick area.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 94	<b>Name:</b> Shoryuken Lounge and law office	<b>Determination of Blight:</b> Yes
<b>Taxlot(s):</b> 1703311404000		<b>Depreciation Ratio:</b> 3.10
<b>Property Notes:</b>	Property appears in good condition. East side and second floor appear to be law offices and west 1st floor is a bar and game lounge. The west side of the building has marble looking tiles, a few are gone, and the bottom of building edge has hole. Blight determination by ORS 457.010(1)(g).	



Photo: Top: View of property from Willamette Street; bottom: Damage and deterioration on front of building.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 95	<b>Name:</b> Sidelines Bar	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311303200		<b>Depreciation Ratio:</b>	1.52
<b>Property Notes:</b> Property appears in good condition. Lot shape is long and very thin. Blight determination by ORS 457.010(1)(c),(g), and (h).			



Photo: Top: front of property facing Broadway; bottom: rear of building.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 96	<b>Name:</b> Smeed Hotel	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311109200		<b>Depreciation Ratio:</b>	4.81
<b>Property Notes:</b>	This is an historic building and property appears in good shape.		



Photo: Top: View of property from Willamette Street, bottom: back of property on West Park Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 97	<b>Name:</b> Starlight Lounge, Full House Poker	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311304300		<b>Depreciation Ratio:</b>	3.22
<b>Property Notes:</b>	Property appears in good condition. Building contains two businesses. Blight determination based on ORS 457.010(1)(g) and (h).		



Photo: View of property on Olive Street.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 98	<b>Name:</b> Summit Bank and shopping	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311406200		<b>Depreciation Ratio:</b>	2.02
<b>Property Notes:</b>	Property appears in good condition. The property is a ½ block with a bank and assorted businesses. There are multiple buildings on the property and about ¼ is parking and another ¼ open space. Building is in good condition but utilization of space is low. Blight determination based on ORS 457.010(1)(g) and (h).		



Photo: Top: view of building from Oak Street and Broadway; bottom: View of property from Oak Street



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 99	<b>Name:</b> Sykes	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311306800		<b>Depreciation Ratio:</b>	8.53
<b>Property Notes:</b>	Property is in good condition. Blight determination based on ORS 457.010(1)(g).		



Photo: View of property from Broadway and Charnelton Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 100	<b>Name:</b> Theos, Whirled Pies	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311306800		<b>Depreciation Ratio:</b>	<b>3.32</b>
<b>Property Notes:</b>	Building appears in fairly good condition. A few locations show wood deterioration on exterior. Blight determination based on ORS 457.010 (1)(g).		

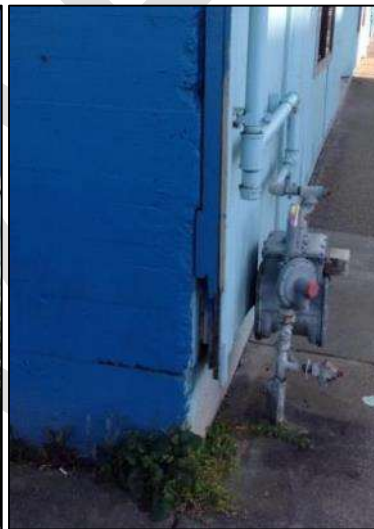


Photo: Top: view of property from West 8<sup>th</sup> Avenue and Charnelton Street; bottom left: north side of building, bottom right: example of damage on exterior

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 101	<b>Name:</b> Tiffany building	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311109400		<b>Depreciation Ratio:</b>	6.79
<b>Property Notes:</b>	Housing over commercial. Building is old, but was renovated a while ago. Property in appears in good condition. Edge where sidewalk meeting building has some damage.		



Photo: View of property from Willamette Street and East 8<sup>th</sup> Avenue.

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 102	<b>Name:</b> US Bank	<b>Determination of Blight:</b>	<b>No</b>
<b>Taxlot(s):</b> 1703311300700		<b>Depreciation Ratio:</b>	13.04
<b>Property Notes:</b>	Building appears in good shape		



Photo: View of property from Willamette Street.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 103	<b>Name:</b> US Bank Parking Lot	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311303500	1703311303600	<b>Depreciation Ratio:</b>	0.04
	1703311303700		
<b>Property Notes:</b>	Property in good condition. The property is surface parking lot which consists of multiple narrow and thin lots. Blight determination based on ORS 457.010 (1)(c), (g), and (h).		



Photo: View of property from mid-block West 8<sup>th</sup> Avenue.

<b>Property:</b> 104	<b>Name:</b> Voodoo Doughnuts	<b>Determination of Blight:</b>	Yes
<b>Taxlot(s):</b> 1703311404900		<b>Depreciation Ratio:</b>	3.30
<b>Property Notes:</b>	Building appears in good condition. Blight determination based on ORS 457.010 (1)(c),(g), and (h).		



Photo: View of building front from Broadway.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 105	<b>Name:</b> Washburne Building	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311302900		<b>Depreciation Ratio:</b>	3.96
<b>Property Notes:</b>	Building in fair condition. There are upper level offices and bottom floor commercial. The building has some peeling paint. Blight determination based on ORS 457.010 (1)(g).		



Photo: View of property from Broadway and Olive Street.

<b>Property:</b> 106	<b>Name:</b> Wells Fargo	<b>Determination of Blight:</b>	<b>No</b>
<b>Taxlot(s):</b> 1703311403300		<b>Depreciation Ratio:</b>	7.08
<b>Property Notes:</b>	Property is in good condition.		



Photo: View of property from Broadway.

Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 107	<b>Name:</b> West Park Block	<b>Determination of Blight:</b>	<b>Yes</b>
<b>Taxlot(s):</b> 1703311404700		<b>Depreciation Ratio:</b>	0.05
<b>Property Notes:</b>	Property is in poor conditions. Damage includes broken sidewalks that uneven and have holes, benches are rusty with peeling paint and some are crooked; and there is a broken utility box with wires exposed. Property does not look maintained with garbage lying around and portable restrooms with graffiti add to perceptions of blight. Accessibility is questionable, the ramp is not flush with the sidewalk and it has holes. Determination of blight based on ORS 457.010 (1) (b), (e),(g),(h), and (i).		



Photo: Top: view of property from Oak Street; bottom: image shows holes and cracks in pavement leading up to ramp

Property #107 images continued on next page.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Property #107 images continued on next page.



Photo: Top left: portable restroom on property, graffiti is covered by black box; top right: image shows plants growing on shelter; middle left: broken utility box; middle right: example of crooked bench; bottom: metal grate in damaged sidewalk

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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Property:</b> 108	<b>Name:</b> Woolworth’s Building	<b>Determination of Blight:</b>	No
<b>Taxlot(s):</b> 1703311301400	1703311301500	<b>Depreciation Ratio:</b>	19.80
<b>Property Notes:</b>	Building is in good condition. Property is a newer five story office building with bottom floor retail facing Willamette Street.		



Photo: View of property facing Willamette street.



Locations in District not Taxloted – These are locations generally in right-of-way and not on distinct properties.

<b>Area:</b>	109	<b>Name:</b>	Sidewalk	<b>Determination of Blight:</b>	Yes
<b>Notes:</b>	Sidewalk is uneven and broken increasing concerns for accessibility. Determination of blight based on ORS 457.010 (1)(e).				





Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Area:</b>	110	<b>Name:</b>	Sidewalk	<b>Determination of Blight:</b>	Yes
<b>Notes:</b>	Sidewalk has a large hole in pavement and vegetation is not maintained. Determination of blight based on ORS 457.010 (1)(e).				



<b>Area:</b>	111	<b>Name:</b>	Road	<b>Determination of Blight:</b>	Yes
<b>Notes:</b>	Road with large potholes and liquid in one. Determination of blight based on ORS 457.010 (1)(e).				



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	112	Name:	Sidewalk	Determination of Blight:	Yes
<b>Notes:</b>	Pedestrian crossing at 10th and Willamette. The crossings most notably on 10 <sup>th</sup> Avenue are broken, pitted, and have large holes increasing concerns for accessibility. Determination of blight based on ORS 457.010 (1)(e).				



Photo: left: east crossing on 10<sup>th</sup>, right: west crossing on 10<sup>th</sup>



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	113	Name:	Sidewalk	Determination of Blight:	Yes
Notes:	Pedestrian walkway has damaged and patched sections and there are damaged utility boxes along walkway. Determination of blight based on ORS 457.010 (1)(e).				



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	114	Name:	Sidewalk	Determination of Blight:	Yes
Notes:	The sidewalk and ramp are uneven with holes. The ramp not very accessible due to pavement, ramp and grate. Determination of blight based on ORS 457.010 (1)(e).				



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	115	Name:	Road	Determination of Blight:	Yes
Notes:	There are several large holes in street. Determination of blight based on ORS 457.010 (1)(e).				





Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	116	Name:	Sidewalk	Determination of Blight:	Yes
<b>Notes:</b>	This location is a divider between building #8 and #104. Location does not look maintained and is used for garbage. Determination of blight based on ORS 457.010 (1)(e).				



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	117	Name:	Sidewalk	Determination of Blight:	Yes
Notes:	Sidewalk around ¼ block damaged, is uneven with holes, has visible wiring, and loose bricks. Determination of blight based on ORS 457.010 (1)(e).				



Photo: bottom image shows wiring in an exposed underground pipe.



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Area:</b>	118	<b>Name:</b>	Sidewalk	<b>Determination of Blight:</b>	Yes
<b>Notes:</b>	Sidewalk has large gap. Determination of blight based on ORS 457.010 (1)(e).				



<b>Area:</b>	119	<b>Name:</b>	Sidewalk	<b>Determination of Blight:</b>	Yes
<b>Notes:</b>	The sidewalk is uneven and has a large space between tiles. Determination of blight based on ORS 457.010 (1)(e).				



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

<b>Area:</b>	120	<b>Name:</b>	Sidewalk	<b>Determination of Blight:</b>	Yes
<b>Notes:</b>	The sidewalk is uneven and broken, raising concerns for accessibility. Determination of blight based on ORS 457.010 (1)(e).				



<b>Area:</b>	121	<b>Name:</b>	Road	<b>Determination of Blight:</b>	Yes
<b>Notes:</b>	Road shows several deep cracks. Determination of blight based on ORS 457.010 (1)(e).				





Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	122	Name:	Pedestrian Walkway	Determination of Blight:	Yes
Notes:	Walkway has holes. Determination of blight based on ORS 457.010 (1)(e).				





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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	123	Name:	Alley and service court	Determination of Blight:	Yes
Notes:	In walkway and service court, the pavement is uneven with large holes. The pedestrian walkway leads people to service court with garbage containers. Determination of blight based on ORS 457.010 (1)(e).				



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	124	Name:	Sidewalk	Determination of Blight:	Yes
Notes:	Sidewalk is uneven with holes. Determination of blight based on ORS 457.010 (1)(e).				



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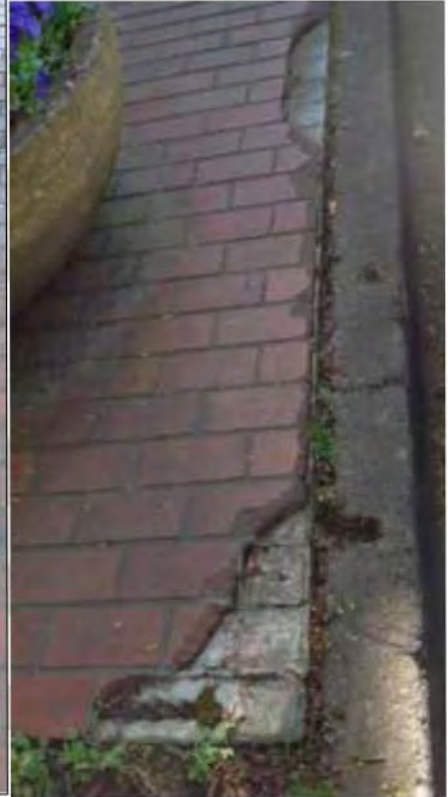
Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	125	Name:	Sidewalk	Determination of Blight:	Yes
Notes:	Sidewalk is uneven and broken with overgrown vegetation. Determination of blight based on ORS 457.010 (1)(e).				



Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	126	Name:	Sidewalk	Determination of Blight:	Yes
Notes:	Sidewalk is damaged and uneven. Determination of blight based on ORS 457.010 (1)(e).				



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Downtown Urban Renewal District – Determination of Slums and Blight - Detailed Property Survey

Area:	127	Name:	Sidewalk	Determination of Blight:	Yes
Notes:	Sidewalk has large holes, it is uneven, broken, and accessibility is questioned. Determination of blight based on ORS 457.010 (1)(e).				





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	Name	Taxlot(s)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction;	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing;	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population;	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;	(f) An economic dislocation, deterioration or disuse of property resulting from faulty planning;	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;	(e) The existence of inadequate streets and other rights of way, open spaces and utilities;	(f) The existence of property or lots or other areas that are subject to inundation by water;	(g) A prevalence of depreciated values; impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;	Improvement Value to Land Value Ratio	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare;	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else- where.	Determination of Blight
1	8th and Olive building Total		N	N	N	N	N	N	N	N	N	N	Y	2.45	N	N	Yes
	8th and Olive building	1703311215300															
	8th and Olive building	1703311215500															
2	AHM Brands	1703311109300	Y	N	N	N	N	N	N	N	N	N	Y	1.93	N	N	Yes
3	Alliance insurance	1703311406800	N	N	N	N	N	N	N	N	N	N	N	6.75	N	N	No
4	Atrium building	1703311302600	Y	N	N	N	N	N	N	N	N	N	N	4.00	Y	N	Yes
5	Aveva	1703311403900	N	N	N	N	N	N	N	N	N	N	Y	2.15	N	N	Yes
6	Baden & Company	1703311109001	N	N	N	N	N	N	N	N	N	N	N	5.09	N	N	No
7	Barbershop and Tattoo, Emerald Vapors	1703311304700	N	N	N	N	N	N	N	N	N	N	N	6.62	N	N	No
8	Belly	1703311405200	N	N	N	N	N	N	N	N	N	N	N	4.38	N	N	No
9	Brenners Furniture Total		N	N	N	N	N	N	N	N	N	N	Y	1.92	N	N	Yes
	Brenners Furniture	1703311214900												2.15			No
	Brenners Furniture	1703311215400												1.65			No
10	Broadway Commerce Center	1703311301300	N	N	N	N	N	N	N	N	N	N	N	13.97	N	N	No
11	Broadway Place North Total		N	N	N	N	N	N	N	N	N	N	N	N/A	Y	Y	Yes
	Broadway Place North	1703311316100															
	Broadway Place North	1703311316100															
	Broadway Place North	1703311316300															
	Broadway Place North	1703311316500															
	Broadway Place North	1703311316500															
	Broadway Place North	1703311316500															
	Broadway Place North	1703311316500															
	Broadway Place North	1703311316800															
	Broadway Place North	1703311316800															
	Broadway Place North	1703311316900															
12	Broadway Place North & South	1703311316700															
13	Broadway Place North & South	1703311316700															
14	Broadway South Total		N	N	N	N	N	N	N	N	N	N	N	N/A	N	N	No
	Broadway Place South	1703311316200															
	Broadway Place South	1703311316200															
	Broadway Place South	1703311316400															
	Broadway Place South	1703311316400															
	Broadway Place South	1703311316600															
	Broadway Place South	1703311316600															
	Broadway Place South	1703311316900															
	Broadway Place South	1703311316900															
	Broadway Place South	1703311316900															

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	Name	Taxlot(s)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction;	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing;	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population;	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;	(e) The existence of inadequate streets and other rights of way, open spaces and utilities;	(f) The existence of property or lots or other areas that are subject to inundation by water;	(g) A prevalence of depreciated values; impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;	Improvement Value to Land Value Ratio	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare;	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else- where.	Determination of Blight	
	<i>Broadway Place South</i>	1703311316900																
15	Broadway Plaza	1703311404801						N	N	N	N	N	Y	0.10	Y	Y	Yes	
16	Businesses	1703311412900	N	N	N	N	N	N	N	N	N	N	Y	0.92	Y	N	Yes	
17	Butterfly Lot	1703311109500	N	N	N	N	N	Y	N	N	N	N	Y	0.06	Y	N	Yes	
18	Buy 2 block	1703311304900	N	N	N	N	N	N	N	N	N	N	Y	3.90	Y	N	Yes	
19	Cascade Title	1703311404600	N	N	N	N	N	N	N	N	N	N	Y	3.52	N	N	Yes	
20	Century Link Total		N	N	N	N	N	N	N	N	N	N	N	N/A	Y	N	Yes	
	<i>Century link</i>	1703311411500																
	<i>Century link</i>	1703311411600																
21	Citizens building	1703311406900	N	N	N	N	N	N	N	N	N	N	N	16.22	N	N	No	
22	City Hall block	1703311110600							N	N	N	N	Y	0.00	Y	N	Yes	
23	City of Eugene Auditor	1703311303900	N	N	N	N	N	N	N	N	N	N	Y	2.05	Y	N	Yes	
24	Commercial and office	1703311109000	N	N	N	N	N	N	N	N	N	N	Y	2.75	N	N	Yes	
25	Concentric Sky	1703311412700	N	N	N	N	N	N	N	N	N	N	N	4.76	N	N	No	
26	Court Reporters and law offices.	1703311402300	N	N	N	N	N	N	N	N	N	N	Y	2.07	Y	N	Yes	
27	DAC Total		N	N	N	N	N	N	N	N	N	N	N	6.47	N	N	No	
	<i>DAC</i>	1703311405600																
	<i>DAC</i>	1703311405700																
28	Dutch Bros	1703311215201	N	N	N	N	N	N	N	N	N	N	Y	0.11	Y	N	Yes	
29	East Broadway Shopping	1703311402800	N	N	N	N	N	N	N	N	N	N	Y	2.34	Y	N	Yes	
30	East Park block	1703311404700	N	N	N	N	N	Y	N	N	Y	N	Y	0.05	Y	Y	Yes	
31	Edward Jones Investment and housing	1703311306400	N	N	N	N	N	N	N	N	N	N	Y	3.22	N	N	Yes	
32	Eugene Conference Center building Total		Y	Y	N	N	N	N	N	N	N	N	N	6.39	Y	N	Yes	
	<i>Eugene Conference Center</i>	1703311107600																
	<i>Eugene Conference Center</i>	1703311107700																
33	Eugene Hilton	1703311107601	N	N	N	N	N	N	N	N	N	N	N	11.30	N	N	No	
34	Eugene Professional Building	1703311406600	N	N	N	N	N	N	N	N	N	N	N	7.99	N	N	No	
35	Firestone Auto Center Total		N	N	N	N	N	N	N	N	N	N	Y	0.21	Y	N	Yes	
	<i>Firestone Auto Center</i>	1703311411200																
	<i>Firestone Auto Center</i>	1703311411300																
36	First on Broadway	1703311301100	N	N	N	N	N	N	N	N	N	N	N	13.66	N	N	No	
37	Former Docs Pad Total		Y	Y	N	N	Y	Y	N	N	Y	N	Y	0.14	Y	Y	Yes	
	<i>Former Docs Pad</i>	1703311306200																
	<i>Former Docs Pad</i>	1703311306300																
38	Former McAyeals Cleaners Total							Y	N	N	N	N	Y	0.38	Y	Y	Yes	
	<i>Former McAyeals Cleaners</i>	1703311305900																
	<i>Former McAyeals Cleaners</i>	1703311306000																

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	Name	Taxlot(s)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction;	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing;	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population;	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;	(e) The existence of inadequate streets and other rights of way, open spaces and utilities;	(f) The existence of property or lots or other areas that are subject to inundation by water;	(g) A prevalence of depreciated values; impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;	Improvement Value to Land Value Ratio	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare;	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else- where.	Determination of Blight
39	Full City Coffee	1703311402600	N	N	N	N	N	N	N	N	N	N	Y	2.72	N	N	Yes
40	Funk and Levis	1703311406700	N	N	N	N	N	N	N	N	N	N	N	5.42	N	N	No

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41	Goodyear Tires Total		N	N	N	N	N	N	N	N	N	N	Y	0.29	Y	N	Yes
	Goodyear Tires	1703311214600															
	Goodyear Tires	1703311214700															
	Goodyear Tires	1703311215100															
42	Harlequin Beads	1703311412600	N	N	N	N	N	N	N	N	N	N	Y	2.19	Y	N	Yes
43	Harry Ritchie Jewelers	1703311301600	N	N	N	N	N	N	N	N	N	N	Y	4.42	N	N	Yes
44	Hi-Fi Music Hall	1703311108800	N	N	N	N	N	N	N	N	N	N	Y	0.93	Y	N	Yes
45	Horsehead	1703311303000	N	Y	N	N	N	Y	N	N	N	N	Y	0.54	Y	N	Yes
46	Hult Center parking	1703311206400	Y	N	N	N	N	N	N	N	N	N	N	11.43	N	N	Yes
47	Hult Center	1703311206400	Y	N	N	N	N	N	N	N	N	N	N	11.43	Y	N	Yes
48	IDX	1703311406500	N	N	N	N	N	N	N	N	N	N	N	10.20	N	N	No
49	Jamesons and Glamour Girls	1703311304800	N	N	N	N	N	N	N	N	N	N	Y	1.65	N	N	Yes
50	Jaqua & Wheatley Law Office	1703311402400	N	N	N	N	Y	N	N	N	N	N	Y	3.44	Y	N	Yes
51	Kiva Grocery	1703311306100	N	N	N	N	N	N	N	N	N	N	Y	1.73	Y	N	Yes
52	KLCC	1703311304000	N	N	N	N	N	N	N	N	N	N	Y	3.57	N	N	Yes
53	Lane Community College Downtown Campus Total		N	N	N	N	N	N	N	N	N	N	N	23.49	N	N	No
	Lane Community College Downtown Campus	1703311305100															
	Lane Community College Downtown Campus	1703311305200															
	Lane Community College Downtown Campus	1703311305300															
	Lane Community College Downtown Campus	1703311306600															
54	Law office	1703311304100	N	N	N	N	N	N	N	N	N	N	N	5.66	N	N	No
55	Law office	1703311304600	N	N	N	N	N	N	N	N	N	N	Y	2.71	N	N	Yes
56a	Lazar's Bazaar (Shoe Closeout Center)	1703311303100	N	N	N	N	N	N	Y	N	N	N	Y	2.13	Y	N	Yes
56b	Lazar's Bazaar	1703311303300	N	N	N	N	N	N	Y	N	N	N	Y	2.88	Y	N	Yes
57	LTD Eugene Station Total		N	N	N	N	N	N	N	N	N	N	Y	0.92	N	N	Yes
	LTD Eugene Station	1703311301901															
	LTD Eugene Station	1703311302000															
	LTD Eugene Station	1703311302100															
	LTD Eugene Station	1703311302200															
	LTD Eugene Station	1703311302300															
	LTD Eugene Station	1703311302400															
	LTD Eugene Station	1703311302500															
58	LTD Street section	1703311306901												N/A			No
59	Lucky's Bar	1703311302800	N	N	N	N	N	N	N	N	N	N	Y	1.64	Y	N	Yes

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60	M. Jacobs building Total		N	N	N	N	N	N	Y	N	N	N	Y	0.85	Y	N	Yes
	<i>M. Jacobs building</i>	1703311215600															
	<i>M. Jacobs building</i>	1703311215601															
	<i>M. Jacobs building</i>	1703311215602															
	<i>M. Jacobs building</i>	1703311215800															
	<i>M. Jacobs building</i>	1703311215900															
	<i>M. Jacobs building</i>	1703311216000															
	<i>M. Jacobs building</i>	1703311216100															
61	Masters Development	1703311402500	N	N	N	N	N	N	N	N	N	N	N	6.15	N	N	No
62	McDonald Theater building	1703311301900	N	N	N	N	N	N	N	N	N	N	Y	1.34	N	N	Yes
63	Newberry's	1703311301700	N	N	N	N	N	N	N	N	N	N	Y	2.52	N	N	Yes
64	Office Building (Vacant)	1703311412100	N	N	N	N	N	N	N	N	N	N	Y	1.06	Y	N	Yes
65	Old LCC Downtown Building	1703311412800	N	N	N	N	Y	Y	N	N	N	N	N	6.52	Y	Y	Yes
66	Overpark Garage South	1703311412300	N	N	N	N	N	N	N	N	N	N	N	5.12	Y	N	Yes
67	Overpark Garage North	1703311405800	N	N	N	N	Y	Y	N	N	N	N	N	4.42	Y	Y	Yes
68	Pacific Cascade Credit Union and other business Total		N	N	N	N	N	N	N	N	N	N	Y	2.53	Y	N	Yes
	<i>Pacific cascade credit union and other business</i>	1703311411700															
	<i>Pacific cascade credit union and other business</i>	1703311412000															
69	Parcade North Lot	1703311216800	N					N	Y	N	N	N	N		N	N	Yes
70	Parcade	1703311216801	Y	N	N	N	N	N	N	N	N	N	Y	2.58	N	N	Yes
71	Park Place	1703311404400	N	N	N	N	N	N	N	N	N	N	N	11.88	N	N	No
72	Park Place Apts	1703311402700	N	N	N	N	N	N	N	N	N	N	N	14.98	N	N	No
73	Parking	1703311215200							N	N	N	N	Y	0.07	Y	N	Yes
74	Parking	1703311215202							N	N	N	N	Y	0.07	Y	N	Yes
75	Parking -Ambrosia Total								N	N	N	N	Y	0.03	Y	N	Yes
	<i>Parking - Ambrosia</i>	1703311407600															
	<i>Parking - Ambrosia</i>	1703311407700															
76	Parking and commercial Total		N	N	N	N	N	N	N	N	N	N	N	N/A	Y	N	Yes
	<i>Parking and commercial</i>	1703311407401															
	<i>Parking and commercial</i>	1703311407402															
	<i>Parking and commercial</i>	1703311407403															
	<i>Parking and commercial</i>	1703311407404															
	<i>Parking and commercial</i>	1703311407405															
	<i>Parking and commercial</i>	1703311407406															
	<i>Parking and commercial</i>	1703311407407															
	<i>Parking and commercial</i>	1703311407408															

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	Name	Tax/lot(s)	(A) Bldg unsafe or unfit to occupy: Defective design and quality of physical construction;	(B) Bldg unsafe or unfit to occupy: Faulty interior arrangement and exterior spacing;	(C) Bldg unsafe or unfit to occupy: Overcrowding and a high density of population;	(D) Bldg unsafe or unfit to occupy: Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;	(E) Bldg unsafe or unfit to occupy: Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;	(b) An economic dislocation, deterioration or disuse of property resulting from faulty planning;	(c) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;	(d) The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;	(e) The existence of inadequate streets and other rights of way, open spaces and utilities;	(f) The existence of property or lots or other areas that are subject to inundation by water;	(g) A prevalence of depreciated values; impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;	Improvement Value to Land Value Ratio	(h) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare;	(i) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services else- where.	Determination of Blight
	Parking and commercial	1703311407409															

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<i>Parking and commercial</i>	1703311407410															
<i>Parking and commercial</i>	1703311407411															
<i>Parking and commercial</i>	1703311407412															
<i>Parking and commercial</i>	1703311407413															
77 Parking, surface	1703311306900	N						N	N	N	Y	0.03	Y	N	Yes	
78 Parkview Place	1703311402900	N	N	N	N	N	N	N	N	N	N	7.18	N	N	No	
79 Partially Vacant - former hair salon	1703311302700	N	N	N	N	Y	N	N	N	N	Y	2.83	Y	N	Yes	
80 Party Downtown & Red Wagon creamery	1703311303400	N	N	N	N	N	N	Y	N	N	Y	3.80	Y	N	Yes	
81 Pearl Street Garage	1703311411400	N	N	N	N	N	N	N	N	N	N	5.44	N	N	No	
82 Persian Rugs and Imports Total		N	N	N	N	N	N	N	N	N	Y	1.40	Y	N	Yes	
<i>Persian Rugs and Imports</i>	1703311404800															
<i>Persian Rugs and Imports</i>	1703311405300															
<i>Persian Rugs and Imports</i>	1703311405400															
83 Pipeworks Software	1703311304500	N	N	N	N	N	N	N	N	N	Y	2.58	Y	N	Yes	
84 Poppi's Anatolia	1703311301800	N	N	N	N	N	N	N	N	N	Y	1.95	Y	N	Yes	
85 Public Library	1703311306500	N	N	N	N	N	N	N	N	N	N	21.67	N	N	No	
86 Quakenbush Building	1703311407500	N	N	N	N	N	N	N	N	N	N	5.95	N	N	No	
87 RAIN	1703311305000	N	N	N	N	N	N	N	N	N	Y	1.08	Y	N	Yes	
88 Rogue	1703311304400	N	N	N	N	N	Y	N	N	N	Y	3.38	Y	N	Yes	
89 Scan Design Total		N	N	N	N	N	N	N	N	N	Y	3.10	N	N	Yes	
<i>Scan Design</i>	1703311300900											3.66				
<i>Scan Design</i>	1703311301000											2.73				
90 Schaefer building	1703311412500	N	N	N	N	N	N	N	N	N	N	7.19	N	N	No	
91 Service court	1703311304200							N	N	N	Y	0.12	Y	N	Yes	
92 Shawmed	1703311306700	N	N	N	N	N	N	N	N	N	Y	1.74	Y	N	Yes	
93 Shoe-a-holic	1703311405500	N	N	N	N	N	N	N	N	N	Y	1.62	N	N	Yes	
94 Shoryuken Lounge and law office	1703311404000	N	N	N	N	N	N	N	N	N	Y	3.10	N	N	Yes	
95 Sidelines Bar	1703311303200	N	N	N	N	N	N	Y	N	N	Y	1.52	Y	N	Yes	
96 Smeed Hotel	1703311109200	N	N	N	N	N	N	N	N	N	N	4.81	N	N	No	
97 Starlight Lounge, Full House Poker	1703311304300	N	N	N	N	N	N	N	N	N	Y	3.22	Y	N	Yes	
98 Summit Bank and shopping	1703311406200	N	N	N	N	N	N	N	N	N	Y	2.02	N	N	Yes	
99 Sykes	1703311306800	N	N	N	N	N	N	N	N	N	N	8.53	N	N	No	
100 Theos, Whirled Pies	1703311214800	N	N	N	N	N	N	N	N	N	Y	3.32	N	N	Yes	
101 Tiffany building	1703311109400	N	N	N	N	N	N	N	N	N	N	6.79	N	N	No	
102 US Bank	1703311300700	N	N	N	N	N	N	N	N	N	N	13.04	N	N	No	
103 US Bank surface parking Total		N	N	N	N	N	N	Y	N	N	Y	0.04	Y	N	Yes	
<i>US Bank surface parking</i>	1703311303500															
<i>US Bank surface parking</i>	1703311303600															

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<i>US Bank surface parking</i>	1703311303700															
<i>US Bank surface parking</i>	1703311303800															
104 VooDoo Doughnuts	1703311404900	N	N	N	N	N	N	Y	N	N	N	Y	3.30	Y	N	Yes
105 Washburne Building	1703311302900	N	N	N	N	N	N	N	N	N	N	Y	3.96	N	N	Yes
106 Wells Fargo	1703311403300	N	N	N	N	N	N	N	N	N	N	N	7.08	N	N	No
107 West Park block	1703311404700	N	N	N	N	N	N	Y	N	N	Y	Y	0.05	Y	Y	Yes
108 Woolworth's Building Total		N	N	N	N	N	N	N	N	N	N	N	19.80	N	N	No
<i>Woolworth's Building</i>	1703311301400															
<i>Woolworth's Building</i>	1703311301500															
<b>Properties that Meet Criteria</b>		<b>7</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>65</b>		<b>51</b>	<b>8</b>	<b>76</b>
Locations in District not Taxloted																
09 Sidewalk									N	Y	N			N	N	Yes
10 Sidewalk									N	Y	N			N	N	Yes
11 Road									N	Y	N			N	N	Yes
112 Sidewalk									N	Y	N			N	N	Yes
113 Sidewalk									N	Y	N			N	N	Yes
114 Sidewalk									N	Y	N			N	N	Yes
115 Road									N	Y	N			N	N	Yes
116 Sidewalk									N	Y	N			N	N	Yes
117 Sidewalk									N	Y	N			N	N	Yes
118 Sidewalk									N	Y	N			N	N	Yes
119 Sidewalk									N	Y	N			N	N	Yes
120 Sidewalk									N	Y	N			N	N	Yes
121 Road									N	Y	N			N	N	Yes
122 Pedestrian walkway									N	Y	N			N	N	Yes
123 Alley and service court									N	Y	N			N	N	Yes
124 Sidewalk									N	Y	N			N	N	Yes
125 Sidewalk									N	Y	N			N	N	Yes
126 Sidewalk									N	Y	N			N	N	Yes
127 Sidewalk									N	Y	N			N	N	Yes

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