

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: Ordinance Vacating a Portion of Moss Street Located between
East 15th Avenue and East 17th Avenue (VRI 10-1)

Meeting Date: December 12, 2011
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 6
Staff Contact: Steve Ochs
Contact Telephone Number: 541-682-5453

ISSUE STATEMENT

The City Council is scheduled to take action on an ordinance on a vacation request submitted by the University of Oregon for the portion of Moss Street located between East 15th Avenue and East 17th Avenue.

BACKGROUND

On November 21, the City Council held a public hearing and held the record open for two weeks to allow for additional testimony. The record closed on December 5, 2011, and the City Council set an action date on the vacation for December 12, 2011.

As shown on the attached maps (see Attachments A and B), the University of Oregon's requested right-of-way vacation includes the portion of Moss Street located between East 15th Avenue and East 17th Avenue. The University owns the property surrounding the subject right-of-way, and is intending to reconfigure the street to allow for additional head-in parking in order to replace recently lost parking due to construction of new facilities in the area.

Public testimony was received at the hearing, and in writing, during the open record period after the hearing (see Attachment E). Copies of all written testimony have also been placed in a binder along with other application materials in the council office, for reference.

Requests for the vacation of public streets and alleys are considered in accordance with sections 9.8700-9.8725 of the Eugene Code (EC) and Oregon Revised Statutes (ORS) 271.080-271.230, and processed pursuant to EC 9.7445-9.7455. The City conducted the public hearing in accordance with quasi-judicial procedures in State law and as set forth in EC 9.7065 through EC 9.7095.

A draft ordinance (see Attachment C) has been provided to be acted on, relating to the proposed vacation of the portion of Moss Street located between East 15th Avenue and East 17th Avenue. Findings regarding the proposed vacations are attached and included as Exhibit C to the ordinance.

RELATED CITY POLICIES

The Eugene City Council will address the relevant approval criteria from EC 9.8725 in making a decision on the proposed street vacation, as listed below:

The city council shall approve, or approve with conditions and reservations of easements, the vacation of improved public right-of-way, public ways acquired with public funds, or undeveloped subdivision and partition plats, or portions thereof, including public right-of-way and improved public easements located therein, only if the council finds that approval of the vacation is in the public interest.

Consent of the required area has been provided and public notice and the hearing has occurred in accordance with statutory and local code requirements. The basic provision of necessary public services and facilities such as transportation and utilities in the area will be maintained. The attached findings demonstrate that the proposed vacation is consistent with city-wide neighborhood and University policies. The vacation will enable the University to provide additional parking to replace parking that has been lost due to recent construction of the East Campus residence hall. The resulting benefit of this vacation is to reduce parking and transportation impacts on the surrounding area, while providing convenient parking for students, faculty, visitors and guests. Additionally, the City will receive a \$1,856,000 assessment of benefit from the vacated right-of-way (see Attachment D) while adequate public rights-of-way remain to satisfy all access and traffic circulation needs in the vicinity. Approval of the vacation request is therefore found to be in the public interest as required by the approval criteria, and consistent with the findings attached to the draft ordinance.

COUNCIL OPTIONS

The council may:

1. Adopt the ordinance as attached.
2. Adopt the ordinance with specific amendments.
3. Deny the ordinance.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council approve the vacation request and adopt the ordinance as attached.

SUGGESTED MOTIONS

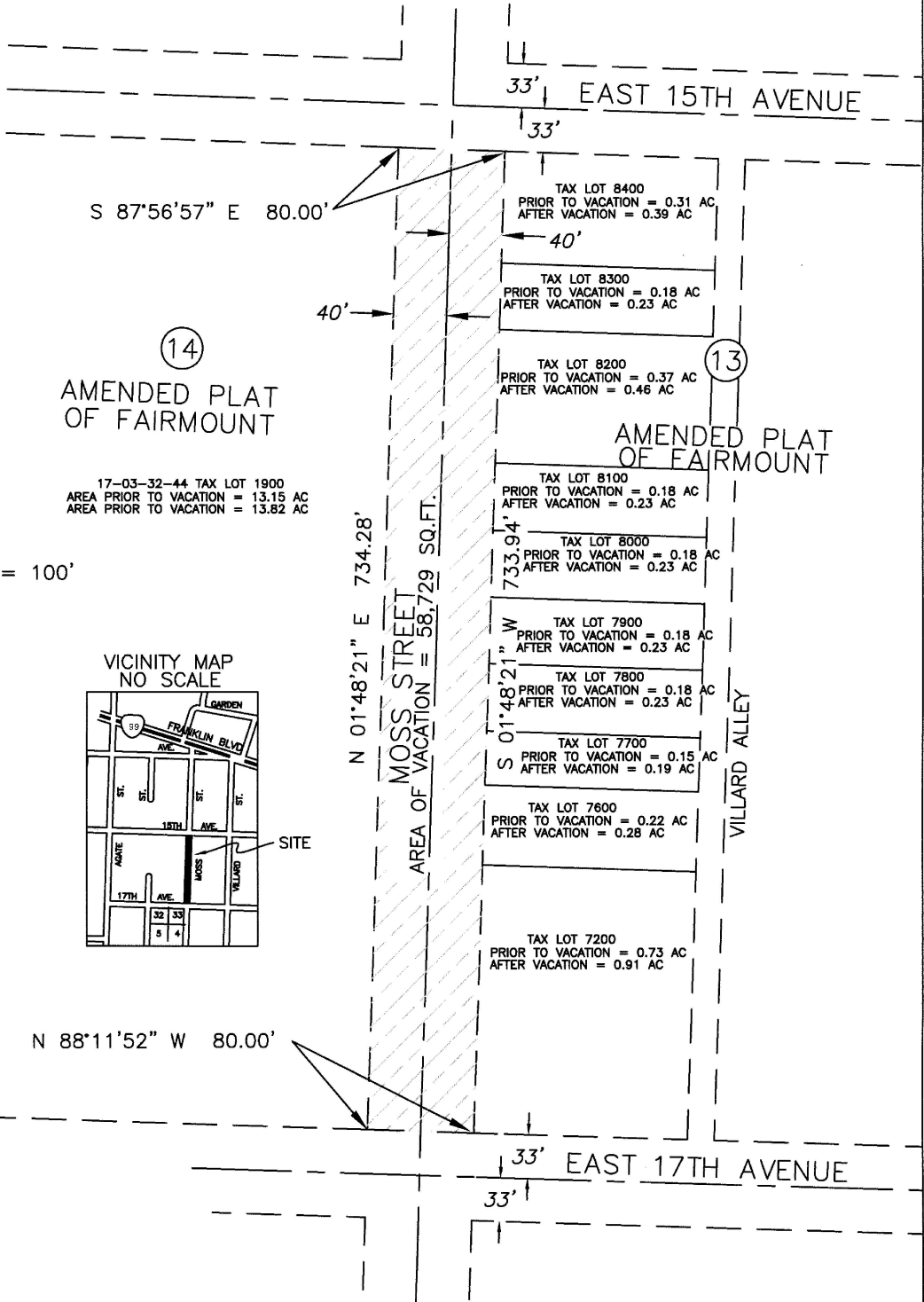
Move to adopt Council Bill No. 5052, an ordinance vacating the portion of Moss Street located between East 15th Avenue and East 17th Avenue.

ATTACHMENTS

- A. Map of Street Vacation Request
- B. Aerial Context Map of Street Vacation Request
- C. Draft Ordinance (with Exhibits A – C) for Street Vacation
- D. Moss Street Vacation Assessment Memorandum
- E. Public Testimony

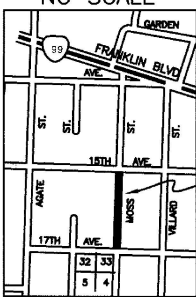
FOR MORE INFORMATION

Staff Contact: Steve Ochs
Telephone: 541-682-5453
Staff E-Mail: steve.p.ochs@ci.eugene.or.us



SCALE: 1" = 100'

VICINITY MAP
NO SCALE



JOB NO. 4447
DRAWN BY: JAW
CHECKED BY: JAW
DATE: 4/20/10
9/14/10

FORD & ASSOCIATES, LLC

LAND SURVEYING * ENGINEERING
CONSTRUCTION SUPERVISION

630 S. Bertelsen
Eugene, OR 97402

P.O. Box 22735
EUGENE, OR. 97402
WebSite: www.fnc.net

(541) 344-1852
Fax (541) 344-9923

MOSS STREET VACATION MAP
FOR
UNIVERSITY OF OREGON

SW 1/4 SECTION 33, TOWNSHIP 17 SOUTH
RANGE 3 WEST, WILLAMETTE MERIDIAN

EUGENE

LANE COUNTY

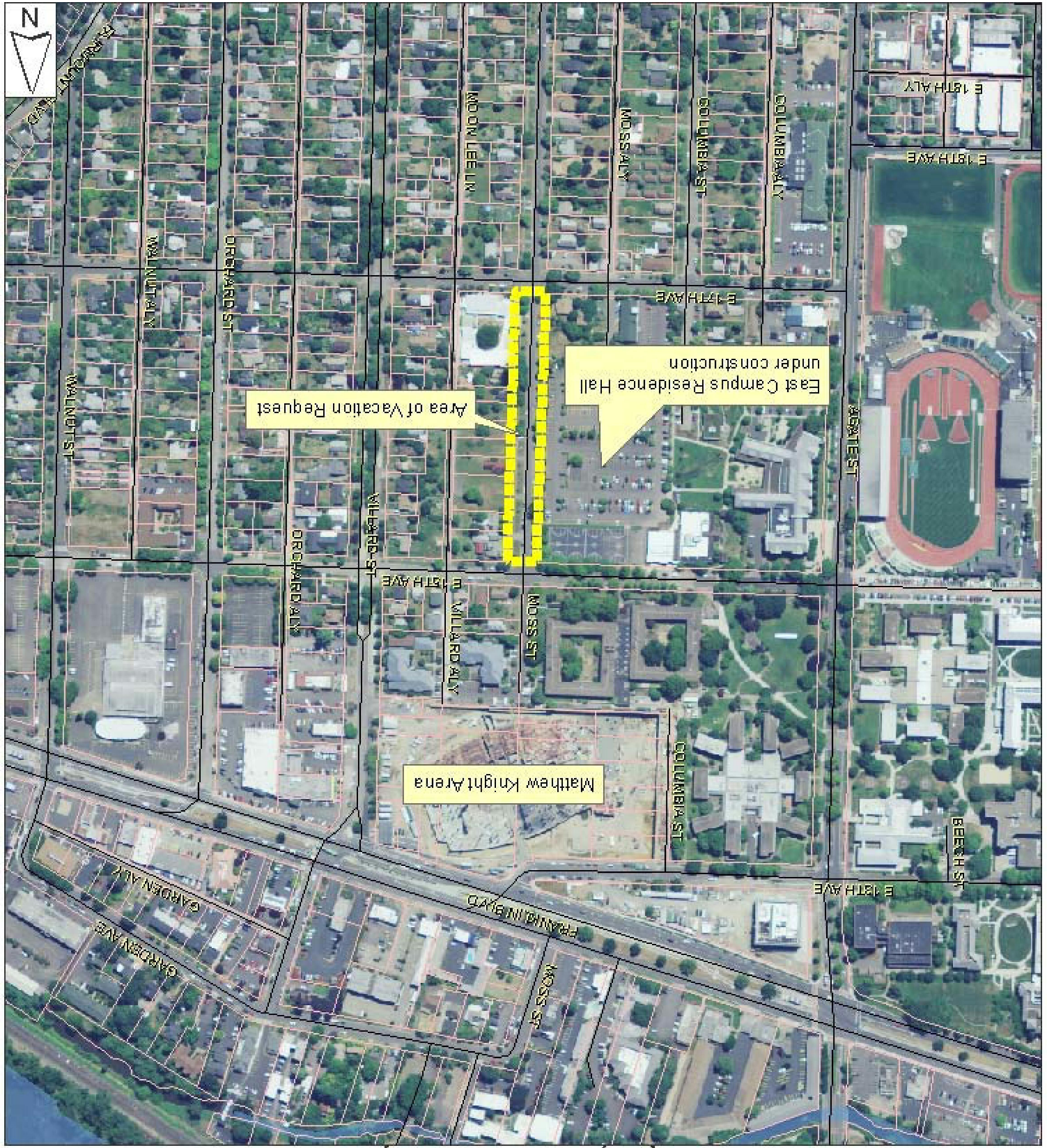
OREGON

REGISTERED
PROFESSIONAL
LAND SURVEYOR

Steven E. Woods

STEVEN E. WOODS
REGISTERED LAND SURVEYOR

Aerial Context Map Moss Street Vacation Request (City File VRI 10-1)



Caution:
This map is based on imperfect
source data, subject to change,
and for general reference only.

<Map Date Here>



ORDINANCE NO. _____

**AN ORDINANCE VACATING A PORTION OF MOSS STREET
LOCATED BETWEEN EAST 15TH AVENUE AND EAST 17TH AVENUE.**

The City Council of the City of Eugene finds that:

A. On May 10, 2010, the University of Oregon, with the consent of the abutting property owner(s), applied for vacation of the portion of the following described street:

Portion of Moss Street extending from East 15th Avenue to East 17th Avenue. The assessor's maps and tax lots for the properties abutting the proposed street vacation are: Assessor's Map 17-03-33-33, Tax Lots 7200, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400; and Assessor's Map 17-03-32-44, Tax Lot 1900, more particularly described in Exhibit A attached to this Ordinance.

The street vacation is subject to the easements described in Exhibit B attached to this Ordinance.

B. The City Council of the City of Eugene has approved an agenda setting a public hearing to be held at 7:30 p.m. on November 21, 2011, for the purpose of hearing protests and remonstrances to the proposed vacation.

C. On November 21, 2011, the City Council held a public hearing regarding the street vacation.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Eugene finds that notice of the hearing was published and posted as required by law, that the consent of the owner(s) of the abutting property has been filed in the proceedings, and that the vacation of the street right-of-way is in the public interest, as described in the Findings attached as Exhibit C to this Ordinance.

Section 2. The street right-of-way described in Exhibit A attached to this Ordinance is vacated subject to the easements described in Exhibit B attached to this Ordinance and shall revert pursuant to the statutes of the State of Oregon.

Section 3. The City Recorder is directed to file a certified copy of this Ordinance with the Recorder of Lane County, Oregon, together with a map or plat of said property, and a certified copy of this Ordinance shall be filed with the Lane County Assessor and another certified copy shall be filed with the Lane County Surveyor.

**Passed by the City Council this
12th day of December , 2011.**

**Approved by the Mayor this
_____ day of December, 2011.**

City Recorder

Mayor

Exhibit A

MOSS STREET VACATION DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 3 WEST, WILLAMETTE MERIDIAN AND BEING THAT PORTION OF MOSS STREET BETWEEN THE SOUTH LINE OF 15TH AVENUE EAST AND THE NORTH LINE OF 17TH AVENUE EAST, IN THE CITY OF EUGENE, LANE COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF BLOCK 13, AMENDED PLAT OF FAIRMOUNT, AS PLATTED AND RECORDED IN VOLUME 2, PAGE 12, LANE COUNTY OREGON PLAT RECORDS; SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF 15TH AVENUE EAST WITH THE EASTERLY LINE OF MOSS STREET; THENCE ALONG THE WEST LINE OF SAID BLOCK 13 SOUTH 1°48'21" WEST 733.94 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 13, SAID POINT BEING THE INTERSECTION OF THE EASTERLY LINE OF MOSS STREET WITH THE NORTHERLY LINE OF 17TH AVENUE EAST; THENCE ALONG SAID NORTHERLY LINE OF 17TH AVENUE EAST NORTH 88°11'52" WEST 80.00 FEET TO THE SOUTHEAST CORNER BLOCK 14 OF SAID AMENDED PLAT OF FAIRMOUNT, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF MOSS STREET WITH THE NORTHERLY LINE OF 17TH AVENUE EAST; THENCE ALONG THE EASTERLY LINE OF SAID BLOCK 14 NORTH 1°48'21" EAST 734.28 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 14, SAID POINT BEING THE INTERSECTION OF THE WESTERLY LINE OF MOSS STREET WITH THE SOUTHERLY LINE OF 15TH AVENUE EAST; THENCE ALONG THE SOUTHERLY LINE OF SAID 15TH AVENUE EAST SOUTH 87°56'57" EAST 80.00 FEET TO THE POINT OF BEGINNING, ALL IN EUGENE, LANE COUNTY, OREGON.

**LEGAL DESCRIPTION
15 FOOT P.U.E. BENEFITTING
NORTHWEST NATURAL GAS**

A strip of land, 15.00 feet in width, located in the Southwest $\frac{1}{4}$ of Section 33, Township 17 South, Range 3 West, Willamette Meridian and being a portion of Moss Street between the south line of East 15th Avenue and the north line of East 17th Avenue, in the City of Eugene, Lane County, Oregon, more particularly described as follows:

BEGINNING at a point on the south line of East 15th Avenue South 87°56'57" East 50.94 feet from the Northeast corner of Block 14, AMENDED PLAT OF FAIRMOUNT, as platted and recorded in Volume 2, Page 12, Lane County Plat Records; thence along said south line of East 15th Avenue South 87°56'57" East 15.00 feet; thence leaving said south line South 1°46'23" West 162.46 feet; thence South 88°13'37" East 10.00 feet; thence South 1°46'23" West 58.00 feet; thence North 88°13'37" West 10.00 feet; thence South 1°46'23" West 513.53 feet to a point on the north line of East 17th Avenue; thence along said north line North 88°11'52" West 15.00 feet; thence leaving said north line North 1°46'23" East 528.53 feet; thence South 88°13'37" East 10.00 feet; thence North 1°46'23" East 28.00 feet; thence North 88°13'37" West 10.00 feet; thence North 1°46'23" East 177.54 feet to the Point of Beginning, all in Eugene, Lane County, Oregon.

LEGAL DESCRIPTION
14 FOOT P.U.E. BENEFITTING
E.W.E.B.

A strip of land, 14.00 feet in width, located in the Southwest $\frac{1}{4}$ of Section 33, Township 17 South, Range 3 West, Willamette Meridian and being a portion of Moss Street between the south line of East 15th Avenue and the north line of East 17th Avenue, in the City of Eugene, Lane County, Oregon, more particularly described as follows:

BEGINNING at a point on the south line of East 15th Avenue South 87°56'57" East 6.33 feet from the Northeast corner of Block 14, AMENDED PLAT OF FAIRMOUNT, as platted and recorded in Volume 2, Page 12, Lane County Plat Records; thence along said south line of East 15th Avenue South 87°56'57" East 14.00 feet; thence leaving said south line South 1°31'03" West 734.21 feet to a point on the north line of East 17th Avenue; thence along said north line North 88°11'52" West 14.00 feet; thence leaving said north line North 1°31'03" East 734.27 feet to the Point of Beginning, all in Eugene, Lane County, Oregon.

Exhibit C

Findings: Vacation of Moss Street for the University of Oregon (VRI 10--1)

Background

The University of Oregon's requested right-of-way vacation includes Moss Street from East 15th Avenue south to East 17th Avenue. The area subject to the request is 1.35 acres (58,729 square feet). The vacation request is part of the University of Oregon's East Campus development plan which involves the vacation of portions of Moss Street and Columbia Street from the City. The University owns all properties that abut the right of way and is proposing to replace the existing on-street parallel parking with head in parking along Moss Street. This will increase the parking supply available for students, faculty and visitors. Segments of Moss Street north of 15th and Columbia Street just south of East 13th Avenue have been previously vacated and similarly converted to provide head in parking.

The vacation request process provides a means to evaluate the need for public ways as land develops and uses change over time, and to address the manner in which the City may dispense with public ways. Requests for the vacation of public streets and alleys are considered in accordance with EC 9.8700-9.8725 and Oregon Revised Statutes 271.080-271.230. These requests are also subject to procedural requirements at EC 9.7445-9.7455.

Compliance with Approval Criteria

The sole approval criterion at EC 9.8725 requires the City Council to find that approval of the requested right-of-way vacations is in the public interest. The full text of the approval criterion is provided below, with findings demonstrating compliance:

The city council shall approve, or approve with conditions and reservations of easements, the vacation of improved public right-of-way, public ways acquired with public funds, or undeveloped subdivision and partition plats, or portions thereof, including public right-of-way and improved public easements located therein, only if the council finds that approval of the vacation is in the public interest.

Public notice of the hearing for the vacation request has been provided in accordance with applicable statutory and local code requirements. Consent for the vacation requests from abutting and affected owners, and payment of a special assessment for the area of vacated right-of-way, have also been provided as required.

Moss Street Vacation Findings

The following findings demonstrate that vacation of the portion of Moss Street between East 15th Avenue and East 17th Avenue is in the public interest. This determination is based on the conclusion that the vacation of the portion of Moss Street between East 15th Avenue and East 17th Avenue is consistent with all applicable adopted policies, will provide efficient use of land and will not

negatively impact the transportation system, surrounding neighborhoods or emergency access. Additionally, future planned development opportunities on the University of Oregon campus can be enhanced through the consolidation of the site. As a result, vacation of the requested street segment will be in the public interest. Detailed findings to support these conclusions are provided below.

The requested vacation is related to major campus construction projects that have recently occurred on the University including the Matthew Knight Arena, Alumni Center and Academic Learning Center all of which have displaced existing parking in the campus area. Most recently, the East Campus Residence Hall is under construction which is displacing 311 parking spaces on campus which had been used for student, faculty and visitor parking. The University's 2010 Parking Plan replaces the lost supply of parking east and north of campus. Parking areas included in this plan that have been constructed include; the Northside Parking Project located north of Franklin Boulevard on Riverfront Parkway (150 spaces); the Matthew Knight Arena Site Parking Garage (375 spaces); the former ODOT site and Romania SUV lot (196 spaces); Villard Alley Parking (56 spaces) and the Moss Street head in parking, which would include 107 spaces and is the subject of this vacation request. This street vacation request is therefore part of an overall plan to mitigate the impact of the recent parking losses on areas surrounding the University.

Public Works staff has confirmed that adequate public rights-of-way exist to satisfy all access and traffic circulation needs in the vicinity. While the applicant notes that Moss Street will remain a two-way through street and the existing street width will be maintained, if vacated, Moss Street will not be required to remain open as a public street. While this street configuration will not be required to remain open as a public street, adjacent uses are all owned by the University and as necessary, adequate access including emergency access will be required through future building permits if the area redevelops. Adjacent uses on Moss Street include the new East Campus Residence Hall on the west side of Moss Street and the Moss Street Child Development Center on the east side of the street. The vacation of Moss Street will not cause additional out of direction travel as it is not a through street and ends in a "T" intersection at East 15th Avenue. Vehicles and bicyclists would need to go to Villard Street to the east or Agate Street to the west to reach a through connections north to Franklin Boulevard with or without the vacation.

Referral comments from Public Works staff, other affected City Departments and utility providers note that the provision of necessary public services and facilities such as transportation and utilities in the area can be maintained upon approval of the vacation request. The City's Public Works Transportation and Engineering staff and the Fire Marshal's office have confirmed that the vacations would not compromise transportation or emergency access. Referral comments and letters of concurrence from utility providers confirm that water and natural gas lines located in the street can be maintained by providing easements to EWEB and Northwest Natural Gas.

Related City Policies – There are adopted policies in the Metro Plan and the applicable refinement plan (Fairmount/ U of O Special Area Study as amended by Ordinance 20312 and Ordinance 20460) that are relevant to the request. While these policies are not mandatory approval criteria, consistency with these policies demonstrates that the request is in the public interest. As described below the proposed vacation is consistent with relevant policies.

Eugene- Springfield Metropolitan Area General Plan Policies

Transportation Element Policy F.7 (Page III-F-6)

Increase the use of motor vehicle parking management strategies in selected areas through-out the Eugene-Springfield metropolitan area.

Parking management strategies are programs that result in the more efficient use of parking resources. The vacation request and redevelopment to increase the parking supply is an element of a larger parking plan which replaces parking lost by recent construction projects on the University campus. This parking plan implements several known parking management strategies by; Providing for shared parking for students, faculty, visitors and event attendees at Hayward Field and the Matthew Knight arena; Regulating parking, as parking in these lots will be limited and/or metered; Increasing capacity of existing parking facilities, as reconfiguration of existing on-street parallel spaces to smaller head in spaces will almost double the number of spaces available on Moss Street between East 15th Avenue and East 17th Avenue (from approximately 60 spaces to 107 spaces). As parking management strategies are being and will be implemented, the request is consistent with this policy.

Transportation Element Policy F.13 (Page III-F-7)

Support transportation strategies that enhance neighborhood livability.

The 2010 University of Oregon Parking Plan reorganizes the parking supply east and north of campus. The parking plan, when combined with parking management strategies and residential parking programs, will help to reduce the pressure on the use of neighborhood residential streets for extended parking, and reduce the amount of cut-through traffic looking for parking over the long term. This strategy will help to enhance neighborhood livability consistent with this policy.

Public Facilities and Services Element Policy G.4 (Page III-G-5)

The cities and Lane County shall coordinate with EWEB, SUB and special service districts operating in the Metropolitan area, to provide the opportunity to review and comment on proposed public facilities, plans, programs, and public improvement projects or changes thereto that may affect on another's area of responsibility.

The City provided referrals to EWEB, Northwest Natural Gas and other service providers as part of the vacation process. EWEB and Northwest Natural Gas both have facilities in the existing right of way and have requested easements to protect their facilities. Easements will be retained as necessary to protect these facilities, consistent with this policy.

Fairmount / U of O Special Study Area Policies (Fairmount SAS)

University of Oregon Lands Policies (East Campus Area) Policy 1 (As added by page 9 of Ordinance 20312)

The City of Eugene and the Fairmount Neighbors recognize the current University-adopted East Campus Policy as a statement of University Policy.

The University of Oregon's 2003 Development Policy for the East Campus Area updated in 2004 is the adopted East Campus Policy. The document contains seven policy elements which guide development in the area. The City recognizes this plan as a statement of University Policy.

University of Oregon Lands Policies (East Campus Area) Policy 2 (Page 25 Fairmount SAS)

The City shall encourage the University to use its property in East Campus in an orderly fashion: intensity of use will be greatest near the already dense Central Campus Area (Agate Street and 15th Avenue) and become less intense as properties approach low-density residential uses.

The requested vacation will allow the University to provide additional parking adjacent to the new East Campus residence hall and in proximity to other University uses including the Matthew Knight Arena and Hayward field. The use of the area for parking and access provides for an efficient use of the area consistent with this policy.

University of Oregon Lands Policies (East Campus Area) Policy 3 (Page 25 Fairmount SAS)

The City shall encourage the University to use its land currently zoned PL (Public Land District) with energy and space efficient structures and land-use patterns.

The area surrounding the vacation is currently zoned PL (Public Land). The creation of head in parking along the vacated portion of the street will increase the number of parking spaces available within the same area. This will allow a more efficient use of the land, consistent with this policy.

Traffic Circulation Policy 2 (Page 42 Fairmount SAS, renumbered to Traffic Circulation Policy 1 by Ordinance 20460)

The adverse effects of motor vehicle movement shall be mitigated as much as possible.

The requested vacation of Moss Street is part of the 2010 University of Oregon Parking Plan which reorganizes the supply of parking in the east and north campus area. The plan is an effort to replace parking that will be lost due to recent construction projects thereby lessening the University related parking impacts and cut-through traffic impacts on the residential neighborhoods surrounding the University. The vacation of Moss Street will not cause additional out of direction travel as it is not a through street and ends with a "T" intersection at East 15th Avenue. Vehicles and bicyclists would need to go to Villard Street to the east or Agate Street to the west to reach through connections north to Franklin Boulevard, regardless of the vacation.

A portion of the parking spaces resulting from the vacation could be used for Matthew Knight Arena parking. To address parking and traffic specifically related to arena events, the City, Fairmount Neighbors and University entered into a legal agreement called the "Arena Impact Mitigation Agreement". The agreement incorporates a Transportation Demand Management Plan

(TDM) Plan which includes traffic control plans, and an event parking district was created that implements a residential parking permit program for the Fairmount Residential area during arena events. If mitigation is found to be insufficient, the agreement may be modified to address these issues. In this manner, adverse effects related to arena specific events can be addressed. Given the findings above, the proposal is consistent with this policy.

Traffic Circulation Policy 9 (As added on Page 4 of Ordinance 20312 and renumbered as Traffic Circulation Policy 7 by Ordinance 20460)

With the exception of alleys, vacations of streets within the state approved University East Campus boundary should not be permitted, unless the applicant, at his or her expense, provides to the City a local street connection study that demonstrates how the proposed street system remaining after such vacation meets the intent of the Eugene Code Street connectivity provisions and that such vacation will not increase traffic volumes on local residential streets.

The applicant provided a local street connectivity study prepared by Branch Engineering. The study addresses Eugene Code street connectivity provisions found at EC 9.6815. The study concludes that after the street vacation, the street system will meet the intent of the street connectivity provisions. Additionally, the local street study notes that the vacation of Moss Street will not increase traffic volumes in the surrounding neighborhoods consistent with this policy.

Parking Policy 1 (Page 45 Fairmount SAS)

Steps shall be taken to gain better use of existing off-street parking areas and to discourage long-term storage of vehicles on the street.

As proposed, the vacation will allow the University to create additional off-street parking areas as once under private ownership the spaces will not be considered on-street spaces. The creation of additional parking spaces will increase the overall availability of off-street parking in the area, consistent with this policy.

Parking Policy 3 (Page 45 Fairmount SAS)

The adverse effects of motor vehicle storage shall be mitigated as much as possible.

As noted above, the vacation will allow the University to create additional off-street parking areas and combined with the parking district in the nearby residential areas will help to discourage long-term storage of vehicles, consistent with this policy.

Parking Policy 4 (As amended on Page 4 of Ordinance 20312)

Parking Systems adopted for any area within the Special Area Study should avoid creating parking problems for any other area or land use of the Fairmount Neighborhood by mitigating parking impacts on the surrounding neighborhood as directed by the City.

The request does not include the adoption of a parking system. To the extent this policy is

applicable to this vacation request, the proposal will allow an increase in the availability of off-street spaces which in turn should decrease and not increase parking problems for other areas, consistent with this policy.

Conclusion

Based on the available information, evidence and testimony received, the City finds that the right-of-way vacation for Moss Street between East 15th Avenue and East 17th Avenue as proposed by the University of Oregon (VRU 10-1), will be in the public interest.



City of Eugene
99 E. Broadway, Suite 400
Eugene, Oregon 97401
(541) 682-5291
(541) 682-5032 FAX

MEMORANDUM

Date: August 26, 2011

To: Lisa Gardner, Planning Director

Cc: Steve Ochs, Associate Planner

From: Russ Royer, Senior Real Property Officer

Subject: Moss Street Vacation Assessment

In preparation for the upcoming vacation hearing Steve Ochs asked that I prepare and send to your attention a summary of the basis of value for the proposed assessment of the segment of Moss Street right of way between 15th Avenue and 17th Avenue which is to be vacated by the City to the U of O. As you may recall there was a basis of value report prepared by a City staff appraiser and also an appraisal prepared by a private appraisal firm (Duncan & Brown) at the request of the University of Oregon.

The valuation reports resulted in a number of meetings with City staff, U of O staff, and the appraisers. The participating City and the University staff agreed to recommend the **final negotiated assessment of \$1,856,000**. The initial assessment prepared by City staff concluded a total assessment value of \$2,136,000, while the estimate of value by the appraisal firm contracted by the University estimated a value of \$1,590,000. Both the City and private appraisers were using the same or similar comparable sales data to estimate the unencumbered market value of the vacation areas. The variance in value tended to result from assumptions of the appraisers and their perception of the immediate demand relative to market supply. The expected market demand resulted in additional discounting of value by the private appraiser. In addition there were utility easements that needed to be reserved on portions of the subject vacation area. The market value of the subject area was discounted to recognize the impact of the reserved easements and the resulting diminution of value to the encumbered areas.

The following summarizes the adjustments for market absorption and the impacts of the reserved easement:

Total area of right of way to be vacated is approximately 58,729 square feet being about 80 feet wide by 734 feet long. Thus half or about 29,364 sq ft will benefit each side of the street which has 2 different values because of the parcel sizes and resulting market absorption discounts.

Both appraisals began from a base unit price of \$40 per square foot, before discounting for easements or market absorption.

D & B applied a 15% annual discount rate to both parcels to address their estimated market absorption of 1.3 acres per year. This yielded a discounted unencumbered value of \$28.75 per sq ft for the larger 13.1 acre parcel on the west side of Moss Street and \$37.70 per sq ft for the smaller 2.6 acre parcel on the east side of Moss. It is assumed half of the r/w vacated would benefit the properties on each side of the street, thus \$28.75 and \$37.70 per sq ft to the respective sides.

Both the City and the Duncan & Brown appraisals discounted the areas of the proposed utility easements by 25%. It was proposed to reserve a 15' easement on each side of the proposed vacation for a gas line (east side) and a waterline (west side). The D&B appraisal further discounted the remaining area between the 2 easements by 25% as they believed it would be similarly restricted because of the resulting narrow shape limiting how it could be developed. As it appears based on proposed development the present highest and best use will continue to be as parking and a driveway in which case the narrow shape would limit such use. And to further mitigate the perceived damage to the area between the 2 easements it is believed reasonable to conclude the gas line can be moved into the westerly easement and run parallel to the waterline. It was explained to be a small gas pipe. EWEB explained it was their understanding there would need to be a 3 foot separation between the gas and waterline. As such, it might be reasonable to increase the 15 foot utility easement by the extra 3 feet from the 15' proposed easement to 18'. This would assume a horizontal separation and provide the same distance on the outside of both of the pipes in the after condition. If vertical separation were used it could minimize the additional easement area. But for this analysis, we are assuming adding the 3 feet horizontal separation. This results in the following vacation assessments:

Easterly half. 29,364 square feet of the right of way at the D & B market absorption adjusted rate of \$37.70 per sq ft yielding \$1,107,022

Westerly half. 16,148 sq ft (22' x 734') unencumbered at the D & B market absorption adjusted rate of \$28.75 per sq ft yielding \$464,255

The 18' x 734' (13,212 sq ft) to be encumbered by a utility easement for the water and gas lines at \$21.56 (75% of \$28.75) per sq ft yielding \$284,850

Total estimated assessment recognizing the D & B market absorption rates and related discounting along with combining the utility easements. **\$1,856,000** (rounded from \$1,856,127)**

The City's original estimate of assessment of special benefit was \$2,136,000 based on \$40 per sq ft with 25% adjustment for easements.

D & B's revised estimate dated 9/16/10 after deleting an emergency vehicle access and adjusting to 2 – 15' easements yielded \$1,590,000.

As a point of reference, the mean of the 2 values would be \$1,863,000.

** The recommended final proposed assessment of \$1,856,000 was concluded as a mutually acceptable administrative settlement by city and university staff and is supported on the findings of both appraiser's reports. The assessment further assumed using one 18' utility easement as opposed to two 15' easements.



July 21, 2005

Received

DEC 1 2011

City of Eugene
Planning Division

MEMORANDUM

To: Campus Planning Committee (CPC)

From: Christine Taylor Thompson, Planning Associate
University Planning

Subject: **Record of the July 12, 2005 CPC**

Attending: Carole Daly (Chair), Janna Alley, Frances Dyke, Richard Linton,
Steve Pickett, Chris Ramey, Michael Stamm, Greg Stripp

Guests: Paul Bloch (Computer Science), Jane Brubaker (Facilities Services),
Jim Hutchison (Chemistry), Dave Johnson (Chemistry), Roger Kerrigan (Facilities
Services), Tim King (Facilities Services), Charlene Lindsay (Facilities Services),
Andrea Mathews (Student, Architecture), Ellen McCumsey (Neuroscience),
Fred Tepfer (University Planning)

Staff: Christine Thompson (University Planning)

Testimony
from Zach
Vishneff.

1. ONAMI at the University of Oregon Project – Meeting One

Background: The chair and staff explained that the committee is being asked to identify key Campus Plan policies, patterns, and other appropriate campus design issues for the ONAMI at the University of Oregon Project. In addition, the committee is asked to comment on the proposed user group representation.

Rich Linton, Vice President for Research and Graduate Studies and user group member, described the project's purpose. The project's origin is unique and has a broader constituency than most. The 9.5 million dollar project will include about 20,000 gs of new space and is part of a larger Oregon-wide initiative to enhance nanoscience research and development. It will free up space in existing facilities to accommodate other existing needs in the sciences.

Jim Hutchison, Chemistry Professor and user group chair, provided a history of the planning process to date. The two primary factors affecting site selection were collaboration and a vibration-free space. Collaboration is a signature of how the university does science on campus, and the project's intent is to build upon internal relations among scientists and expand relations with entities beyond campus. Establishing physical connectivity is particularly important among scientists who are not as likely to naturally interact. A vibration-free space is essential to accommodate nano-scale research.

UNIVERSITY PLANNING OFFICE

1276 University of Oregon, Eugene OR 97403-1276 T (541) 346-5562 F (541) 346-6197 www.uplan.uoregon.edu

The user group considered many sites including sites in the Riverfront Research Park, main campus, and East Campus. The proposed underground site was selected because it best meets the two factors described above. It is adjacent to related science facilities and it exceeds the highest vibration-free standards. Excellent site stability means that a world-class vibration-free research facility can be built without spending millions of dollars per instrument. The stability is a result of the solid rock mass close to the surface and isolation from adjacent Franklin traffic due to an existing utility tunnel. Future stability is guaranteed because no construction is allowed above the facility, a designated open space. In addition, service needs that often cause vibrations and added cost (e.g., elevators) can be located in existing connected buildings.

The proposed site also provides an opportunity to improve the appearance and function of the shared east-facing Huestis/Streisinger entrance. The proposed aboveground portion of the project would establish a new entrance for the ONAMI facility as well as Huestis and Streisinger while preserving the Science Walk connection.

Chris Ramey, University Planning, reviewed the *Campus Plan* policies and patterns. He said all policies are relevant, but Policy 2: Open-Space Framework is particularly relevant because the project will reconstruct the Science Green and create a new aboveground building entrance on its western edge. This new entrance is directly linked to an important pathway, the Science Walk. In addition, this project may present an opportunity to improve the campus edge along Franklin Boulevard and better define the north edge of the Science Green. In accordance with Policy 2: Open-space Framework, approximately 2,000 square feet of designated open-space enhancements or creation are required.

Policy 7: Architectural Style and Historic Preservation is also relevant because the above-ground portion will have to tie into the design of Huestis and Streisinger Halls.

Chris reviewed a preliminary key pattern list and user group as described in the meeting mailing.

Discussion: A guest expressed concern about building a facility on the main campus that is connected to outside industry. Rich said research must respond and relate to cutting edge industry. Jim added that the link to industry allows the academic community to have a world-class research facility that would not otherwise be fundable.

A guest and member said it was important to ensure that future expansion would not require construction above the proposed facility within the designated open space. Jim clarified that future phases would not build above the proposed facility within the designated open space. One reason this site was selected is to ensure that future development will not occur above the facility, thus protecting the high-quality vibration-free environment. Jim said the most vibration-sensitive areas would be built underground at the southern end near 13th Avenue, the greatest distance away from the anticipated future aboveground science building at the northeast corner of the open space.

In response to a guest's question about accommodating future expansion needs of existing facilities in Huestis Hall (e.g. the zebrafish research facility), Jim said the proposed new facility would help by releasing space in Huestis Hall to accommodate existing needs. In addition, there is potential for basement-level expansion south and west of Huestis. Rich added that user group representatives from adjacent buildings have already been involved in the project and will continue to be involved to ensure that such considerations are addressed.

In response to a member's question about accommodating future expansion needs for the proposed facility, Jim said future expansion for related research is anticipated, but it would not require a vibration-sensitive environment. Therefore, related research could be housed in an adjacent aboveground facility at the northeast corner of the open space and linked underground.

Members discussed the importance of restoring the features of the Science Green. Patterns and policies addressing open-space design are important. A member emphasized the importance of retaining the art features such as the Science Walk brickwork and the sundial. Members said some changes in the open-space design would be acceptable as long as the flavor of the open space is retained; it should look like a piece of the UO campus, not an industrial zone with mechanical vent grates and equipment and large areas of concrete. The open space should have more green than paving.

Members discussed the potential for providing natural light into the basement facility and resulting skylights in the designated open space. Jim acknowledged that this will be a significant design challenge. Natural light is a detriment in critical research and equipment areas but desirable in general meeting and work areas.

Jim agreed with a guest's proposal to improve existing landscaping problems, in particular the sloping edge adjacent to the east side of Huestis. A member added that it would be advantageous to improve the Franklin edge as well, acknowledging that it may be out of the project scope.

In response to a guest's question about whether future landscaping maintenance (e.g., mowing) would cause vibration problems, Jim said likely not, but that this should be researched.

A member said the Building Maintenance and Service Policy requirements should be addressed in a way that protects the quality of the open space. Jim said the mechanical systems would be underground and an independent chiller system might be needed to meet the facility's specific temperature-control needs.

A member said policies and patterns addressing transportation are also important because off-campus users will have to access the facility. Staff added that it would also be important to accommodate service access needs. Jim and Chris said existing visitor parking will be used to accommodate off-site users. The new facility will share existing building service areas, but this has not been fully resolved. In response to a member's question, Jim said research equipment will likely be transported through Huestis Hall. He agreed that this was an important factor to address. A guest added that the underground facility will have to be designed so that the open space continues to serve as a required fire lane.

A member noted the benefit of establishing a clear building entrance for both the general public and the university community, which is currently lacking. In response to a question about security needs and whether this would affect the front-door design, Jim said security needs will be addressed as described in the user-group-generated pattern "Security Layers." The outer layer, the front door, will convey a campus image and be welcoming. As a user moves closer to sensitive research areas, security measures will be imposed. Public users will not have independent access to the facility.

Members said user group representation was appropriate. They encouraged selecting a landscape architecture faculty member for the unfilled AAA representative position. In response to a question about including a representative from outside industry, Jim said they considered this option and decided it was more appropriate to convene a focus group to gather outside industry input.

In response to a question from Jim, staff said it is possible for the project to come back for CPC review mid-way through the design process. This is quite common, and it helps verify that the design is proceeding in the right direction before committing to a final design scheme.

Action: No formal action was taken. The committee's comments will be taken into consideration as the ONAMI at the University of Oregon Project design process moves forward.

Please contact this office if you have questions.

- cc. Paul Bloch, Computer and Information Science (Deschutes Building Manager)
- Jane Brubaker, Facilities Services
- Jim Hutchison, Chemistry
- Dave Johnson, Chemistry
- Roger Kerrigan, Facilities Services
- Peter Keyes, Architecture (University Senate)
- Tim King, Facilities Services
- Charlene Lindsay, Facilities Services
- Mike Marusich Neuroscience (Streisinger Building Manager)
- Andrea Mathews, Student in Architecture
- Monte Matthews, Veterinary Services (Streisinger Building Manager)
- Ellen McCumsey, Neuroscience (Huestis Building Manager)
- Steve Nystrom, Eugene Planning
- Beth Prescott, Neuroscience (Streisinger Building Manager)
- Bill Roberts, Neuroscience (Huestis Building Manager)
- George Sprague, Biology (Streisinger Building Manager)
- Fred Tepfer, University Planning
- Bill Trevarrow, Neuroscience (Huestis Building Manager)
- Bruce Wilson, Molecular Biology (Streisinger Building Manager)

Firing Lariviere

The OUS board's decision to sack UO president leads to conflict and uncertainty but was necessary

The University of Oregon's brash president, Richard Lariviere, had to go.

During his short tenure at the university, Lariviere alienated his employers — the Oregon University System — made himself hard to work with and impossible to supervise. Lariviere long ago lost the trust of the university system's board, Chancellor George Pernsteiner and, eventually, Gov. John Kitzhaber.

Whatever else may be the case, Lariviere repeatedly blindsided his bosses and worked against their efforts in the state capital. And, whatever else may be the case, that is not a recipe for long-term success.

This summer Lariviere surprised the OUS board by handing out raises to faculty and staff. Before that, the university president set forth a funding proposal with broad fiscal and policy implications for the state, but also at odds with OUS and state leaders' plans.

The funding plan was to stabilize the feast-or-famine (mostly famine) state funding system by borrowing \$800 million and matching it with a like amount in privately raised money to create an endowment to help fund the university. It is a good idea but needs much work and would benefit from cooperation among state leaders. It also has implications about the nature of the university and whether it is wise to incur that much debt to benefit only one of Oregon's seven public universities.

Lariviere often said, as he defended the plan he floated, that the implications for the rest of the universities in the system weren't his problem because he was president of only one



THOMAS BOYD/THE OREGONIAN/ 2010

Richard Lariviere's short tenure at the University of Oregon was riddled with problems.

of them. Well, yes. But everyone else in the system has broader responsibilities and more difficult problems to solve.

With his abrasive approach, Lariviere made himself one of those problems and finally provoked his firing. The ensuing conflict will set back the university, as much as the board and supporters of the university would like to hope otherwise.

Oregon's universities remain in the midst of the biggest financial and organizational overhaul in their collective history. All three of the system's large universities have launched or are planning major private fund-raising efforts. Rising enrollment and tuition are two-edged swords — generating money, but creating the needs to accommodate growth and preserve student access.

Verve, intellect and courage are great, and Lariviere has these qualities in abundance. But heading off on new, major initiatives without even a by-your-leave did not endear Lariviere to his bosses. Nor should it have.

Since the announcement earlier this week of Lariviere's sacking, the UO community has been in an uproar. Letters, essays, emails, manifestos and planned demonstrations have been surging out of Eugene during the long weekend, including a protest aimed at a planned Monday meeting of the OUS board to further discuss Lariviere's status.

But what more about his status is there to discuss? The board lacks confidence in Lariviere and there is little sense in drawing things out.

RECEIVED
BY CITY MANAGER

DEC 05 2011

MOSS STREET POINTS FOR CITY OF EUGENE

Sun, Dec 4, 2011

CITY COUNCIL AND MAYOR ,

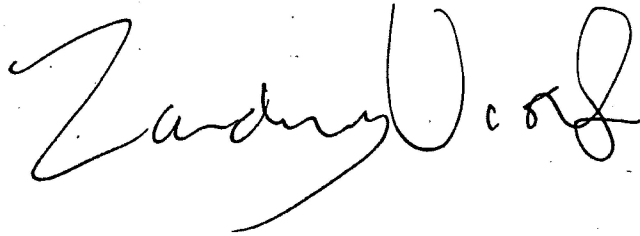
I HAD PLANNED TO WRITE A DETAILED SUMMARY OF ALL THE REASONS AND POINTS OF WHY THIS SECTION OF STREET SHOULD NOT BE SOLD TO UO. SEVERAL DAYS AGO STEVE OCHS INFORMED ME THAT HE DID NOT UTILIZE THE INTERESTED PARTIES LIST FOR EMAIL NOTIFICATIONS ABOUT THIS HEARING. HE HAD LED ME TO BELIEVE THAT IT WAS GOING TO BE USED. STEVE CLAIMS THAT GABE FLOCK PREVENTED HIM. THIS PARTICULAR DETAIL DEMONSTRATES THE EXTENT OF CITY STAFF MISCONDUCT IN FAVOR OF UO OFFICIALS. THANKSGIVING WEEK WITH NO EMAILS EVEN ? THIS SETS THE BAR FOR CONDUCT YOU ARE WILLING TO ENCOURAGE AND TOLERATE EXTREMELY LOW. THAT SAID, THIS LETTER IS TO THE SAME COUNCIL WHO APPROVED THE OPEN CONTAINER DEREGULATION DISTRICT FOR A CERTAIN LAWLESS ATHLETIC DEPARTMENT. AFTER THAT MOVE ANY COLLUSION AND BACK ROOM DEALINGS WITH THE CITY AND UO SEEM TO JUST BE NORMALIZED. RENAME THIS BRIDGE NOW. SELL US THAT NOW. HELP US GET THE SHLUBS IN SALEM TO PASS THIS RISKY ARENA BONDING SCHEME. APPROVE THESE PERMITS SO WE CAN GET THE FANS OUT OF CIVIC AND INTO PK PARK. APPROVE THIS ILLEGAL BUILDING SITE BY EWEB SO WE CAN HAVE A HUGE UNPRODUCTIVE FIGHT WITH THE COMMUNITY ABOUT IT. HOW MANY UNWISE UO FAVORS AND ORDERS WILL YOU CONTINUE TO COOPERATE WITH ? HOW ABOUT PROVIDING A COPY OF THE CITY OF EUGENE CONTRACT RELATING TO THE SURFACE PARKING LOT YOU ALL JUST PARTNERED WITH UO TO DEVELOP ? THE CITY MANAGER WAS UNRESPONSIVE WHEN I ASKED HIM TO EXPLAIN THAT DEAL. IT MAY EXPLAIN WHY OCHS IS SO BUSY AND EFFECTIVE IN PUTTING THE FIX IN ON THIS ALLEY SALE.

MOSS STREET POINTS FOR CITY OF EUGENE

POINT: THE CITY AND UO ARE NOW IN THE ROLES OF BUSINESS PARTNERS IN *TRAFFIC CRISIS CREATION* AND RELATED PROFITS. AS BUSINESS PARTNERS BAD TRANSPORTATION OUTCOMES BECOME LUCRATIVE FOR BOTH THE CITY AND THE UO FOUNDATION AND THE UO ATHLETIC DEPARTMENT. *UO HAS MONEY FOR A PARKING GARAGE ALONG FRANKLIN OR NEAR AUTZEN OR AT YOUR CITY OWNED SITE NEAR THE MILLRACE*. YOU NEED TO STOP APPROVING AND ENABLING LAND USE CRIMES SO THAT UO CAN DO SOME ACTUAL PLANNING THAT SERVES THE COMMUNITY. LETTING UO LANDBANK, BLIGHT LAND, EMINENT DOMAIN PROPERTY AND USE THE ENTIRE CITY AREA SURROUNDING THE UO AS ONE BIG TRASHY

BUT LUCRATIVE DRUNK DUCK PARKING LOT IS NO WAY TO FORM ANY TOWN - GOWN ANYTHING. END THIS DRUNK DRIVING FRIENDLY PLANNING. DO NOT GIVE UO ANOTHER "SUPER BLOCK". IT IS NOT LEGAL TO APPROVE THIS BECAUSE IT IS NOT EFFICIENT IN SO MANY WAYS. THE MORE YOU RUSH TO APPROVE THIS THE MORE OFTEN THE HARD QUESTIONS ARE GOING TO GET ASKED.

Zachary Vishanoff zachvish@gmail.com

A handwritten signature in black ink, appearing to read "Zachary Vishanoff". The signature is fluid and cursive, with the first name "Zachary" written in a larger, more prominent script than the last name "Vishanoff".

NATURE TEACHES

As we celebrate the winter solstice of our earthly calendar and near a new year on our human calendar, I would ask that we all take some time to journey into nature and seek out the wildness, spirit and wisdom it offers. Nature has so much to teach us if we would only listen.

Let us step out of our human-centered world and back into an earthly realm where we can once again see we are but one animal amongst many on this wonderful Earth. Please also be reminded to share its abundance with both the peoples of all countries and the plants and animals of all species. Consider how each step we take and each decision or purchase we make affects all others. The beauty and calmness in nature allows me to slow down, relax and think more clearly away from the buzz and rush of cell phones, computers, televisions and automobiles.

We are amazingly blessed here in Oregon! Nearby is a wondrous ocean with magnificent whales passing by, tremendous green forests, spectacular mountains and gorgeous flowing rivers. Even closer, Mount Pisgah, Spencer and Skinner Buttes offer hikes and views of sunrises, sunsets, and moonrises, while the Willamette and McKenzie Rivers offer strolls along or floats upon them and many neighborhood parks to wander and play. A wise person once said, "Allow the beauty of nature to invigorate your body and soothe your soul." I wish for a happy new year filled with peace on Earth for all living creatures!

Tim Boyden
Eugene

UO LAND STOCK

UO administrators have suggested that a new basketball facility should occupy land near the new federal courthouse site. There is not a need for new land. If they feel Mac Court is outdated, they could demolish it and build a new one at Mac Court's current site.

The proposal is simply a ploy to acquire more land. On the east side of campus, these same administrators plan to continue their evictions of more than 100 low-income student families and repeatedly propose street closures, all to increase what they refer to as "land stock." The request for autonomy shows UO administrators' desire for more power to industrialize the 12 blocks that now exist as family housing into a high-tech research park. Yes, the same sprawling high-tech complex that UO tried to build all along the riverfront in the late 1980s is still in the works; it just hopped Franklin Boulevard.

From sweeping land grabs to incremental home buyouts and crushings, no one is safe. It is no wonder that the neighborhood just south of the university has done the hard work to protect itself as a historic district.

Zachary Vishanoff
Eugene

TAX CHOICE

It appears that education in Oregon is in a state of crisis. Every time you read the paper or watch the news, education is getting cut. Something needs to be done about it right away. From past elections we know that nobody wants a sales tax. What about an optional sales tax? Let's say you're going through a checkout line, and your total is \$24.50. Education sales tax (\$2.45 at 10 percent), press yes or no.

What would you do? We don't have to vote on it. Let's just do it. Some people may say no, but I bet a lot of people would say yes. We could feel good about it because it's our choice, and no one can complain about it because it's not required. We can raise a ton of money for schools right away. Our children's futures depend on it. It is important that people know this money will go 100 percent to public schools. I challenge Market of Choice and Wild Oats to be the first to offer this option.

Steve Bucholz
Eugene

SHARK BAIT

Five years ago the Eugene daily ran a letter I wrote skewering these check cashing loan sharks, and you and they cannot give them enough bad publicity (cover story, 12/19). Please, do more.

Like other treasured institutions that prey on the poor — pawn shops, temp agencies, student housing, used car dealerships, and assorted Gypsies — they suck honesty, fairness and integrity out of the core of society and promote that "screw you" karma in all directions.

Don't wait for the Legislature to do much about the shitabulous works of the capitalist free market whores. They're in the lobby.

I'm waiting for *The Anarchist Cookbook* to be revised.

Greg Hume

I see the UO wants to offer a degree program in "queer studies" (per Fox News, 11/2-3).

I'm sure this would be a "B.A." degree. My concern is that this degree would probably qualify its holder to be the CEO of a typical U.S. corporation, but little else.

Jerry Ritter, Springfield

TANGLED WEB

UO President Dave Frohnmayer and the UO Housing Director Mike Eyster should both resign. They are showing the university's true mission as Johnson Hall administrators see it. Transforming the university to a "market-model" institution in a new "marketplace of ideas" economy. Think of the university as a patent factory where its main product is efficient patent-producing robots, or students. With the new mission focus of efficiency, the university seeks to eliminate the separation between the industry and the university.

Similarly, the university realized industry partners may soon want vast new developments on or near campus — for the Olympics trials or nanotechnology research. This explains Frohnmayer's advocacy for autonomy and UO administrators' plan to merge with City Hall to gain certainty over future land use decisions and acquisitions. This entanglement would be used as a "sustainable" business initiative. Eminent domain would be the tool to "sustain" the corporate sponsors' need for research land.

This sustainable partnership could also be used to avoid "inefficient" future regulations or toxic reporting laws and oversight. Changes to city of Eugene and Oregon state bidding laws can help the university's friends and alumni secure contracts their firms couldn't normally compete for. Westmoreland's current crisis is most likely driven by a university business partner influencing the university to free up the land for a street of dreams or "smart growth pedestrian village" style of development.

Zachary Vishanoff, Eugene

PHARMACY BLUES

It is becoming more and more obvious that many potentially dangerous drugs have been placed on the market over the years, without sufficient testing. The studies were often of too short a duration, and involved too few participants to adequately evaluate the drug's safety. The studies were normally funded, and thus controlled by the company seeking approval, and not the FDA. They are referred to as controlled studies (which can be either good or bad, depending on how they are controlled). It is rather like selecting your own jury and wanting to assure your success.

When evaluating those to be included in a study, those least likely to experience negative reactions, the youngest and healthiest, would likely be selected. Unfortunately, that does not represent the general public who would normally be taking the drug if approved. It is often the elderly who are less healthy and already on multiple drugs that are more likely to be placed on additional drugs. They are also more prone to experience serious side effects from their medications.

What is the solution? Restructuring the FDA! All studies should be conducted by the FDA,





News Views Letters Calendar Film Music Culture Classifieds Personals Archive **Current Issue**

news

News Briefs: [City to Pay Arlie for Ridgeline](#) | [County Voices Arena Concerns](#) | [BRO Gives Nod to Piercy](#) | [Eyes Wide Open Exhibit](#) | [Activist Alert](#) | [War Dead](#) | [Lane Area Herbicide Spray Schedule](#)

Slant: [Short opinion pieces](#) and rumor-chasing notes

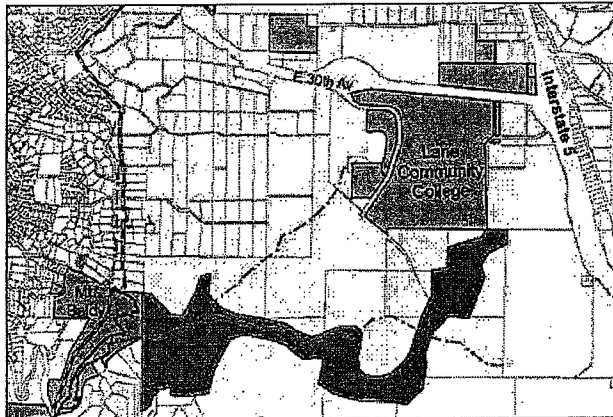
Happening Person: [Samantha Chirillo](#)

CITY TO PAY ARLIE FOR RIDGELINE

The city of Eugene plans to pay the Arlie development company run by John Musumeci \$2.4 million to purchase 200 acres for an extension of the Ridgeline Trail system to LCC.

"This acquisition has the potential to extend the length of the trail by a minimum of two miles and to offer views of Mount Pisgah, Spencer Butte and the surrounding areas," acting City Manager Angel Jones wrote in a March 27 memo.

The land acquisition loops around to LCC from city-owned Mount Baldy and is a minimum of 300 ft. wide. The land "consists of a mix of Douglas fir forest and high quality oak woodland habitat," and "is available at a discount" of 20 percent from the appraised value from a "willing seller," Jones wrote.



In 2002 Musumeci bought about 1,100 acres south of LCC for \$2.98 million as part of a legal settlement with the McDougal land and timber company, The Register-Guard reported. That's about \$2,700 per acre compared to the \$12,000 an acre the city plans to pay.

Per acre, Musumeci is now charging taxpayers 4.4 times more for the land after six years of ownership.

Musumeci's forest land lies outside the city's urban growth boundary and cannot be intensely developed. Arlie and other development interests have pushed for extending the city's urban growth boundary in the LCC basin for a hospital or subdivisions. Jim Torrey, a mayoral candidate backed by development interests, has said on the 4J School Board that the UGB will likely be extended in the area.

A UGB extension could mean huge profits for land speculators. Nearby land inside the UGB is worth about \$100,000 an acre, according to city appraisals. That's about 37 times more than what Musumeci paid to acquire his land in 2002.

Jones said the city will likely use \$2 million from the 2006 parks bond and \$400,000 in parks systems development charge revenue to fund the Ridgeline purchase. —Alan Pittman

COUNTY VOICES ARENA CONCERNS

The Lane County Board of Commissioners sent Mayor Kitty Piercy a letter Feb. 26 expressing concerns about the UO's proposed new basketball arena.

In the letter, the commissioners requested the following: a well publicized town hall meeting to adequately inform citizens about specifics related to the arena permit application; clarity on whether the city has officially endorsed the proposed financing of the project; an explanation of the probable timeline for processing the application; a description of the alley vacation process related to the application; and clarity on parking allocation requirements for the project.

The five-member board voted unanimously during its Jan. 23 meeting to send the letter. UO President Dave Frohnmayer and LTD General Manager Mark Pangborn also received copies.

Commissioner Pete Sorenson, who represents south Eugene, said the letter was sent primarily to let the city know that people were contacting the commissioners about the arena. He said public comment about the issue at the commissioners' meetings had come from "primarily [local activist] Zach Vishanoff, but I think there were others as well."

"We feel it's mostly a university-city issue," Sorenson said, adding that the city and the university will have to deal with issues such as land use, transportation and housing in relation to the basketball arena.

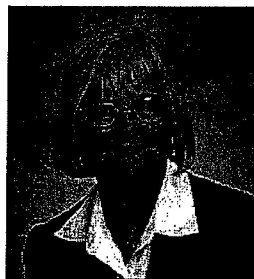
Piercy wrote in an email that she had sent a letter back to the commissioners. "I told them that the council and I value public input and of course at the appropriate time there will be a full public process regarding any decisions the city has in its purview," she wrote. "We have active neighborhood associations and a very engaged citizenry that can be counted on to weigh in as the university moves forward their proposal for an arena. I understand the university is in the process now of meeting with stakeholder groups and is working on addressing their concerns." — *Eva Sylvester*

BRO GIVES NOD TO PIERCY

The Basic Rights Oregon Equality Political Action Committee this week endorsed Eugene Mayor Kitty Piercy in her bid for re-election.

"Piercy has been a vocal champion for the basic rights of lesbian, gay, bisexual and transgender citizens, and she has promised to continue her leadership by publicly opposing efforts to repeal Oregon's anti-discrimination and domestic partner laws, among other things," reads the endorsement. This marks the first time that the Equality PAC has made an area endorsement in a local race.

"Mayor Piercy has been bold in her advocacy for fairness and equality for all Eugene residents, and she always includes the GLBT community in that advocacy," said Todd Simmons of BRO. "Her support is not based on what is convenient, but rather on values that don't change with the political winds."



Piercy spoke out on behalf of the GLBT community when it staged a Mother's Day rally in 2006 against *The Register-Guard* when it refused to print birth announcements listing the names of gay and lesbian parents (see our story from 12/21/06 in our online archives at www.eugeneweekly.com). She also spoke out against the Eugene appearance of the gay-bashing Jamaican singer Buju Banton and has encouraged continued work on a proposal to add protections against gender identity discrimination.

In 2007, she publicly backed legislation that ultimately became Oregon's new anti-discrimination and domestic partner laws.

Her chief opponent in the May primary, former Mayor Jim Torrey, has opposed city efforts to ban discrimination based on gender identity.

EYES WIDE OPEN EXHIBIT

The Lane Peace Center's exhibit "Eyes Wide Open Oregon: The Human and Economic Cost of War" will run from 9:30 am to 5 pm Thursday and Friday, April 3-4 at the Center Building cafeteria and Bristow Square at LCC. The a multi-media exhibit "appeals to the heart and explores the true impact of the war," say organizers.

"Eyes Wide Open Oregon" is sponsored by the American Friends Service Committee, Rural Organizing Project, Military Families Speak Out, and Veterans for Peace Chapter 72. The exhibit traveled to 26

voice of reason I have been waiting for. He writes, "It seems your paper represents a knee-jerk alternative viewpoint in regards to just about every topic you choose to present." Perfect description. I love it!

Pardon my "N.Y. attitude," but *The Village Voice*, *EW* will never be. Sorry folks. So fuhgheddaboutit, OK?

Jono Jett, Eugene

DUMB DORM

Recently a fast moving and questionable "upper class" UO dormitory proposal has surfaced in the *Emerald* (7/17). The site being targeted for this 60,000 sq. ft. project is at the far east edge of the historic neighborhood UO officials refer to as their "land bank." This site would unduly impact the surrounding Fairmount area and will ensure far greater legal challenges to the nearly adjacent arena site.

The article fails to mention that the project was not actually announced by the UO. The proposal instead was detected by a citizen who then provided it to the media as news. This is important because it is the consistent pattern. The arena proposal is in trouble due to its unilateral and secretive nature. This interrelated dorm is following the arena proposal's flawed methodology.

Lastly, the article fails to explore reactions of homeowners adjacent to this who may unnecessarily end up with this incompatible project looming over their property. For more information, email mossstreetconspiracy@yahoo.com

Zachary Vishanoff, Eugene

DICK'S EMANATIONS

Contributor Josh Schlossberg (View-point, 7/24) seems perplexed by the tactics employed by Homeland Security.

No mystery. Homeland Security is a manifestation of emanations that issue from a nebula besetting the medulla oblongata of Vice President Cheney. Bear that in mind the next time some creep at an airport orders you to roll down the elastic waistband trimming your underwear.

Tom Tracey, Eugene

COMPASSIONATE CARE

Alan Pittman's predictable but un-fortunate article on the new Sacred Heart Medical Center at RiverBend is so one-sided I'm surprised it could stay on the page.

Far from being "clueless" about the difficulty people have paying for health insurance, PeaceHealth is an active member of the 100% Access to Health Care Initiative and is a key funder of the Volunteers in Medicine Clinic. Its Bridge Assistance program helps people with their medical bills and has been widely lauded as a model of compassionate care. PeaceHealth provides 6,000 Lane County employees with good health insurance and pays an average wage of \$58,000 per year to its non-physician staff.

A couple of small but irksome errors that need correction (I did my research, Mr. Pittman, did you?).

The hospital itself cost \$367 million, not half a billion. (The cost rises to \$567 million if one adds the new medical building, parking structure to support it and site improvements for future development.)

No PeaceHealth executive makes \$1 million a year.

What you call chandeliers I call light fix-tures. Surely even *EW* would agree we need some illumination on dark Oregon days.

It's nice *EW* noticed the amenities that are designed to provide a welcoming atmosphere, relax patients and families, reduce the need for pain medication and speed recovery. What's puzzling is *EW*'s criticism of



[News \(http://www.connectingeugene.org/category/blog/\)](http://www.connectingeugene.org/category/blog/)

Connecting Eugene – ORI project moving in a positive direction – May 2, 2011

Connecting Eugene supports UO President Lariviere's decision to explore other options for ORI's riverfront building and parking lot

Connecting Eugene commends University of Oregon President Richard Lariviere on his decision to explore an alternative location for a proposed private office building and parking lot slated to be built along the Willamette River in Eugene.

The University of Oregon announced today (attached below) that the President has recommended an examination of an alternative location for the proposed Oregon Research Institute (ORI) building. The building is currently slated to be constructed under a 1989 Master Plan at the western end of the University's riverfront open space, just upstream from the Eugene Water and Electric Board (EWEB) property. The plan, if completed, would transform the University's 67-acre riverfront open space into a private office complex. Members of Connecting Eugene, a community group concerned about public involvement and the appropriate use of the riverfront, believe that the President's recommendation may be the first step towards a win-win solution to the problems with the proposed project. UO Graduate student and Connecting Eugene member Paul Cziko is encouraged by the news: "I'm cautiously optimistic, yet delighted that President Lariviere is responding to the concerns of students, faculty, and community members who want to see the ORI project built while protecting the riverfront from inappropriate development".

The building's originally-proposed riverfront location has been contested by students, faculty, and community members, including the University Senate and ASUO (student) Senate repeatedly since plans were first unveiled in 2008. The President's proposal to examine the viability of an alternative construction location for the four-story, 80,000 square foot building and parking lot is likely to be welcomed by most opponents to the riverfront location.

Community members have previously encouraged the university to consider the site at 1700 Millrace Dr., amongst others, as a viable

alternative location for the ORI project. Construction at this alternative site would conform to several goals and requirements set forth in the Master Plan, such as creating a high-density clustered development that fosters a thriving research community. Construction at the riverfront site, nearly a quarter of a mile from existing research park buildings, would not satisfy these conditions.

In February, the City of Eugene issued a permit to begin construction of a 200-car parking lot as the first phase of the riverfront development. The issuance of the building permit is currently under appeal to the Land Use Board of Appeals by Connecting Eugene. Choosing to leave the riverfront site undeveloped under the aging 1989 master plan would allow for renewed citizen involvement in the fate and use of these publicly-owned lands after the plan expires in 2012. Students are already engaged in this process; the Associated Students of the University of Oregon (ASUO) recently authorized over \$56,000 for educational events and opportunities for public involvement related to the riverfront. These funds will help the University determine the best practices for protecting the sensitive ecological zone next to the river while allowing for appropriate development in areas that will provide benefits to the university and the wider community.

UO Alumnus and Connecting Eugene member Allen Hancock says: "Connecting Eugene welcomes any move that would expedite construction of the ORI building in a location away from the riverfront. The site on Millrace Drive is an appropriate and responsible location for ORI's building."

www.connectingeugene.org (.J.J.), info@connectingeugene.org (tel: 541-232-6922)

UO Press Release (<http://uonews.uoregon.edu/archive/news-release/2011/5/uo-president-recommends-examination-1700-millrace-drive-site-new-riverfr>) Below

UO president recommends examination of 1700 Millrace Drive site for new Riverfront Research Park building

EUGENE, Ore. — (May 2, 2011) — University of Oregon President Richard Lariviere announced today that he has asked developer Trammell Crow Company to examine a second parcel in the Riverfront Research Park as a possible location for the proposed Oregon Research Institute (ORI) and Educational Policy Improvement Center (EPIC) building.

Under Lariviere's recommendation, the parties involved in the development would continue planning for the existing site at 855 Riverfront Parkway while simultaneously examining the feasibility of moving the ORI/EPIC project to the 1700 Millrace Drive location.

The 1700 Millrace Drive site is available because of a recent decision made by University of Oregon leadership to temporarily forego construction of an additional building within the park until after a new comprehensive master plan for the Riverfront Research Park has been completed. Initial UO plans had called for developing a new building for ORI and EPIC on the site at 855 Riverfront Parkway, a former EWEB pole yard north of the railroad tracks, in addition to another multi-tenant research building on the vacant parcel at 1700 Millrace Drive south of the railroad tracks.

"The decision to postpone development of another new building within the research park allows us to re-examine the best location for the ORI/EPIC building," Lariviere said. "By exploring the feasibility of the 1700 Millrace Drive site, I am confident that we will arrive at the best possible outcome for everyone involved," he said.

"The UO remains committed to assuring that Trammell Crow, ORI and EPIC can develop an outstanding research facility," said Rich Linton, vice president for research and graduate studies at the UO. "If the 1700 Millrace site proves feasible, it will provide a desirable location for housing major research programs at ORI and EPIC that support hundreds of jobs in this community," he said.

"Beyond this project, the university will launch a master planning process to help address future facilities needs for UO's expanding role in catalyzing innovation and its ties to economic development," Linton added.

For the past two years, Trammell Crow Company has been working to redevelop a former brownfield site near the Eugene Water and Electric Board facility, adjacent to the Willamette River and north of the railroad tracks. The 80,000-square-foot LEED Gold building planned for the parcel would house the Oregon Research Institute and the Educational Policy Improvement Center. The site and building have been designed and the City of Eugene has issued a Phase I building permit for the project.

"The primary concern for the Trammell Crow Company is to construct a high-quality, energy-efficient facility that meets the needs of ORI and EPIC and enhances Eugene's built environment. While we remain fully committed to moving forward at the former EWEB pole yard, we are willing to simultaneously explore the feasibility of the Millrace Drive site," said Trammell Crow representative Steve Wells.

"We look forward to working with Trammell Crow and the university as they determine the feasibility of the new site," said Cynthia Guinn, executive director at Oregon Research Institute.

About the University of Oregon

The University of Oregon is among the 108 institutions chosen from 4,633 U.S. universities for top-tier designation of "Very High Research Activity" in the 2010 Carnegie Classification of Institutions of Higher Education. The UO also is one of two Pacific Northwest members of the Association of American Universities.

MEDIA CONTACT: Phil Weiler, UO Office of Communications, [541-346-3873](tel:541-346-3873) (tel: 541-346-3873), pweiler@uoregon.edu (<mailto:pweiler@uoregon.edu>)

Register Guard: New site suggested for ORI - May 3, 2011

UO President Lariviere asks developers to consider putting the new building farther from the river

After years of controversy, University of Oregon President Richard Lariviere announced Monday that he's asked developers to consider a second site for the Oregon Research Institute and Educational Policy Improvement Center Building, hundreds of feet from the Willamette River and south of the railroad tracks.

"This is the result of many long conversations among all the parties," he said.

If the new site at 1700 Millrace Drive is approved, Lariviere said construction will begin within 30 days of the resolution. However, there are many considerations, including available space and parking, he said.

The original plan called for the \$17 million ORI and EPIC building to be constructed at 855 Riverfront Parkway, just east of the Eugene Water & Electric Board's property on the south side of the Willamette River.

However, since the plan was revealed in 2008, the 4.7-acre site, which is close to the Willamette River, has been opposed by a coalition of students, faculty, and community members.

Lariviere has instructed developer Trammell Crow Company to assess the space available at 1700 Millrace Drive and see if the smaller 2.5-acre area could accommodate the proposed four-story, 80,000-square-foot building.

"Whether or not the site is large enough for the building is still to be determined," UO spokesman Phil Weiler said. "That is one of the questions we need to work out."

To avoid losing time on the project in the event that the space is not large enough, Lariviere said, he's requested that developers continue planning for the existing site at 855 Riverfront Parkway, while simultaneously examining the feasibility of moving the project to 1700 Millrace Drive.

Connecting Eugene, the coalition that opposed the proposed plan to build the ORI and EPIC building along the river, suggested the Millrace Drive location months ago.

But another research building was proposed for the site. Lariviere said that, in the time since, the construction of that building has been postponed for unrelated reasons.

Allen Hancock, a spokesman for Connecting Eugene, said his organization is "cautiously optimistic" that this announcement might be the first step toward developing a site that UO students, faculty and community members can support.

"Connecting Eugene welcomes any move that would expedite construction of the ORI building in a location away from the riverfront," Hancock said.

Connecting Eugene has worked to slow the construction of the ORI and EPIC building near the Willamette River, doing everything from filing objections with the U.S. Army Corps of Engineers saying there are wetlands on the site to more recently filing an appeal with the state Lane Use Board of Appeals.

The original site and building had already been designed and the city of Eugene issued a Phase I building permit for the project when, in February, Connecting Eugene filed an appeal with the land board of the building permit, which approved construction of a 200-car parking lot. Connecting Eugene's request to void that building permit on the grounds that it violates the master plan is currently under appeal by the Land Use Board of Appeals.

Lariviere said the process has been a sensitive one that has required a lot of careful attention to detail.

"I have watched the process work here in Eugene. It is probably not as expeditious process as is good for the city, but it is what it is," he said.

Published: (Tuesday, May 3, 2011 07:01AM)

By Lauren Fox, The Register-Guard (<http://www.registerguard.com/web/newslocalnews/26199928-41/building-site-eugene-lariviere-ori.html.csp>)

ORI study to take weeks

A review of an alternative building site already is finding available parking spaces to be a major hurdle

Details about numbers of parking spaces and the size of setbacks needed for an office building may determine whether a years-long dispute over the proposed Oregon Research Institute building ends amicably.

The question building experts are evaluating is whether the proposed 80,000-square-foot ORI building, parking spaces and landscaping can be accommodated on two parcels totaling 3.6 acres that are set far back from the Willamette River, as opposed to the long-proposed site of 4.3 acres right alongside the river.

University of Oregon President Richard Lariviere announced Monday that the UO is asking ORI and its developer, Trammell Crow Co., to evaluate the smaller site.

However, it's still unclear whether the smaller property, at 1700 Millrace Drive, could accommodate the ORI project.

Trammell Crow said it will be weeks before it concludes its investigations and will be able to say whether the ORI project can be placed on the two smaller parcels.

Those two smaller parcels are on either side of Millrace Drive, about a half-mile southeast of the 4.3-acre site at 855 Riverfront Parkway.

"We just don't know yet," said Steve Wells, senior managing director of Trammell Crow Portland office. "We are just wading into this."

However, Wells added his team already has determined that parking will be a major hurdle. The ORI project, as planned for the Riverfront Parkway parcel, had 180 parking spaces.

At this point, Wells said he believes the proposed four-story ORI building, as designed for the Riverfront Parkway site, could easily fit onto the bigger of the two Millrace Drive parcels, which is 2.4 acres.

But there's not enough land on that parcel for all the needed parking, so an additional parking lot would need to be built on the second Millrace Drive parcel, of 1.2 acres, across the street. And, he said, an existing parking lot next to that land would need to be reconfigured.

Wells said building a parking garage is not being considered as a solution.

Parking garages are extremely expensive in comparison to surface parking.

Both the Millrace Drive parcels and the Riverfront Parkway parcel are owned by the state and are in the UO's Riverfront Research Park.

Diane Wiley, director of the research park, said the proposed Millrace Drive site will be a tight fit for the ORI building. Land use rules would require the building to be set back both from Millrace Drive in front of the site and the Millrace waterway that runs behind the parcel.

"There are some challenges. We are truly at the beginning phase of looking at this. It will take us several weeks to work with designers and really test the site for feasibility," Wiley said.

The Riverfront Parkway site is a simpler proposition from the design point of view.

It's a large rectangular parcel with ample room for the building, parking and landscaping.

At the Riverfront Parkway site, ORI's plans call for about a quarter of the 4.3 acres to be taken up with landscaping that would buffer the building from the Willamette River.

Assuming that amount of screening isn't needed at the Millrace Drive site, that reduces the acreage ORI needs.

A broad coalition of critics have spent many months attacking the UO administration over the Riverfront Parkway site, saying it's inappropriate to put such a large development so close to the river.

This week they said they're tentatively hopeful about the proposed Millrace Drive site.

But if they're happy, Lariviere hasn't heard from many of them.

"I've gotten exactly one e-mail on the topic," Lariviere said this week..

"That e-mail said congratulations, nice compromise."

Lariviere said the e-mail wasn't from a name he recognized or even descriptive enough to reveal how the sender felt about the original location planned for ORI.

Lariviere said it was the community's vocal opposition to Riverfront Parkway location that led him and his staff to push for a review of the alternative site.

Lariviere has instructed Trammell Crow to explore the feasibility of the Millrace Drive site while still moving forward with planning for the Riverfront Parkway site.

By Lauren Fox

[The Register-Guard \(http://www.registerguard.com/web/newslocalnews/26207875-41/site-building-ori-parking-millrace.html.csp\)](http://www.registerguard.com/web/newslocalnews/26207875-41/site-building-ori-parking-millrace.html.csp)

Published: (Saturday, May 7, 2011 07:00AM) *Midnight, May 7*

UO destroying old neighborhood.



Title Annotation: Columns

Article Type: Column

Date: Apr 30, 2002

Words: 850

Publication: The Register-Guard (Eugene, OR)

ISSN: 0739-8557

Byline: ZACHARY VISHANOFF For The Register-Guard

THE UNIVERSITY OF OREGON has a massive demolition scheme involving 12 blocks of a classic Eugene neighborhood on Moss and Columbia streets between 13th and 19th avenues. The UO owns 112 classic homes in this area, which it has rented at low rates to generations of student families.

After repeated inquiries, the UO has admitted that all 112 family houses are considered "temporary" and will be razed, to be replaced with student dormitory housing. To the university's key decision-makers, the idea of saving the area indefinitely as low-income family housing is out of the question.

A crushing flaw in the demolition plan is that 95 percent of UO students and staff want the area to remain. The UO is a state school whose major land use decisions must accommodate the will of the university community and its neighbors.

Twenty-five family homes already have been lost from the area, and the motel-like structures and parking lots that have replaced them are a telling example of the style favored by the UO's planning and housing officials. The conversion of a safe, pedestrian-friendly historic area to a generic compound such as Chase Village or the Spencer View apartments is a huge mistake, and the worst kind of outmoded planning. Here are some of the issues involved:

Empty homes decrease opposition to demolition - Ignoring a long waiting list of students and families seeking housing, the UO has left approximately 25 homes vacant for years. This enhances the university's development options in several ways. Less rent collected from the UO's properties means less money is available for upkeep, ensuring the steady deterioration for all 112 homes, empty and occupied.

Leaving many homes unoccupied for long periods increases safety problems. Such problems also exist in occupied housing - tenants complain that even broken stairs are not repaired, no matter how many times they ask.

It is easier for the university to proceed with the demolition of deteriorated, unsafe buildings. I call this pattern "strategic degradation."

Marketing - The UO proposes to help children with a new child care facility, which makes for great public relations. But it cannot obscure the fact that planners hope to site the facility directly on top of family homes instead of on vacant lots across the street. Two sites that neighbors with planners would consider are actually closer to campus and would result in less traffic on their residential streets.

By downplaying their proposed child care site as removing only six homes, the university's planners hope to avoid a public debate over how to use the entire 12-block area. In this way, incremental removals can continue making Swiss cheese of the area, clearing the way for future demolition. That is why these small removals are allowed to occur - they don't create the impression of a massive demolition project.

The Fairmount/UO Special Area Study - This study requires the university to cooperate with its neighbors to minimize the impact of development. Neither of the day care facility sites the university has selected shows cooperation with or sensitivity to the neighborhood. The UO's approach is to replace the area with a day care center, not integrate the new facility into the area. Two alternative sites should be considered: the basketball courts along 15th Avenue and the abandoned church building near 17th Avenue and Columbia Street.

Student control, student vision - Students of historic preservation are a very low-cost option available to help the university keep the cultural resource that the neighborhood represents. The UO turned them away a year ago, but I understand they are still eager to work on the old homes as projects.

The huge lot sizes in the neighborhood could accommodate back yard structures or studios to accommodate more students or work spaces. Adding new structures to a neighborhood is far more sensible than the UO's habit of demolition and building nondescript security-door complexes. By anticipating crime, these soulless developments actually draw it.

Before the 95-year-old home I grew up in was dragged away by the university and sold for a dollar, a UO student contacted me - he hoped to establish an alternative energy research center in the home. He described his plan to retrofit the structure with solar panels and make it energy self-sufficient. I could imagine the enthusiasm of students living there and inventing our way out of the energy crisis. My mission will be over when short-sighted administrators listen to visionaries like him.

What people can do - The Fairmount Neighborhood Association meets at 7 o'clock tonight at the Laurelwood Golf Course meeting room, offering an opportunity to show support for diverse housing for low-income families and for historic preservation. A self-guided tour of the area is also worthwhile. Make special note of the unique homes at 1629 Moss Street and 1799 Columbia Street.

Ugly buildings are an issue in Eugene - and the emergence of this issue shows that our residents understand that old, unique structures affect our greater civic health.

Zachary Vishanoff of Eugene has been an active opponent of the UO's plans for the area east of the university campus for several years.

UO eyes property east of freeway

The university has no immediate plans for the state-owned parcel but sees an “opportunity”

By Greg Bolt

The Register-Guard

Appeared in print: Friday, Nov. 5, 2010, page B1

The University of Oregon is looking to expand east, again.

The university wants to buy a four-acre piece of land east of campus to provide some added flexibility and perhaps allow the UO to move some operations out of the core campus. It has done that in the past, buying the former Romania auto dealership and state highway department properties just east of campus on Franklin Boulevard.

This time, though, the UO is going further. For the first time, the university wants to buy property in Glenwood.

The parcel is just east of Interstate 5, on the south side of Franklin Boulevard. It currently is owned by the state and was used as a state motor pool; it is now leased to Oregon State University and serves as a motor pool area for the UO.

The UO would pay \$1.9 million for the property. The UO would borrow the money from reserves maintained by auxiliary operations such as housing. The reserves would be repaid with interest from the administrative overhead paid by whatever university department sets up shop on the property, said Frances Dyke, the UO's vice president for finance and administration.

But right now it isn't clear how the site would be used. Campus planning director Chris Ramey said the state wants to sell the property, and the UO sees it as chance to gain some elbow room relatively close to campus.

“It's an opportunity,” he said. “It would be state agency to state agency, keeping the property in public hands for the good of the public.”

The purchase requires the approval of both the state Board of Higher Education and the Legislative Emergency Board.

A board committee will consider the request today, and university system staff is recommending approval. The Emergency Board meets in December for the last time before the next legislative session.

The UO has suggested several potential uses for the land. It could be used as a park-and-ride lot, for example, or as a remote storage lot for student vehicles, perhaps freeing up parking space on campus.

Or the university could build a warehouse on the site, allowing it to empty out storage space in the central campus area and put that property to other uses. The UO has several warehouses around campus, including an old church on East 17th Avenue between Agate and Moss streets in an area designated for future development, possibly student housing or parking.

Another possibility the UO raises for the Glenwood parcel is some kind of mixed-use development that combines retail, commercial and housing space. That would be in line with Springfield's plans to ultimately redevelop the Glenwood corridor.

But the property also could be used for something similar to its current use, such as a vehicle maintenance center for the university. The UO also throws out the possibility it could become a central fleet management center shared by the university, the cities of Eugene and Springfield, Lane County and Lane Community College.

All of those are just ideas at this point. Ramey said the UO would have to go through a planning process before it decides how to use the property.

It would take time for the university to decide how to use the property and then set up operations there, which would mean a lag before repayment on the auxiliary loan would begin. Dyke said that won't interfere with any currently planned projects that would rely on the reserve funds and will allow the university to put the money to use in the meantime.

Previous: [In the news](#)

Next: [Women in the arts series opens with a new leader](#)



NEWS VIEWS BLOGS LETTERS CALENDAR FILM MUSIC CULTURE CLASSIFIEDS PERSONALS NEW ARCHIVE **CURRENT ISSUE**

news

News Briefs: [Pat Kilkenny Invested in Courtside?](#) | [City Tax Options to Save Schools](#) | [Eugeneans Concerned for Bahá'is in Iran](#) | [Herbicide Spray at School](#) | [New Group Looks at Transition](#) | [Activist Alert](#) | [War Dead](#) | [Lighten Up](#) |

Slant: [Short opinion pieces](#) and rumor-chasing notes

News:

[Booster Bowl](#)

It's Phil Knight vs. Bobby Lowder for championship

Happening People: [Kathy Norris](#)

[Something Euge!](#)

PAT KILKENNY INVESTED IN COURTSIDE?

Will Pat Kilkenny profit from developments next to the Matthew Knight Arena he pushed through when he was UO athletic director? Mega-donor Phil Knight has lauded Kilkenny for making the arena possible, and we heard from multiple reliable sources that Kilkenny is one of the unnamed partners in the costly Courtside apartments next door. Portland attorney Russell Kilkenny, agent for 1410 Orchard Street LLC, which bought the Courtside property in February 2010, confirmed via email, "Pat Kilkenny has an ownership interest related to 1410 Orchard Street, LLC."

A search of registered corporations in Oregon shows 1410 Orchard Street, LLC is managed by developer Thomas Cody, and the agent is Russell Kilkenny; the other partners in the project are not named on the business registry document (available at uomatters.blogspot.com). Russell is also the agent for Pat Kilkenny's PJK Oregon, LLC and several other of Pat's nonactive LLCs.

Courtside is an "affiliate of the University of Oregon" and "the new center of campus," or so says the website (www.livecourtside.com) which looks very similar to the Matt Court website. Courtside is being built in what the developers are calling the soon-to-be upscale "Arena District." According to the R-G, Cody is joined by Steve Romania and four other partners in this project.

A three-bedroom apartment at Courtside rents for almost \$2,000. That's more than \$600 per student per month, but it includes wireless internet and access to an onsite hybrid "WeCar" carshare program. Cody and partners are also involved with the even bigger and spendier Center Court Apartments, next door to the arena and to Courtside, on the site of the former Villard Street Pub.

California Bank and Trust of San Diego financed the \$12 million Courtside project, and CB&T has apparently shown interest in financing Center Court as well. Why would a San Diego bank fund Eugene projects? There's a football connection: Tory Nixon, the senior vice president of CB&T, is a former pro football player who was born in Eugene. And there's another connection: Nixon serves with Pat Kilkenny on the board of trustees for the San Diego Sports Commission. CB&T is also a supporter of Kilkenny's Lucky Duck Foundation, which raises money for effective treatments and a cure for Fanconi anemia, the disease that has taken the lives of two of former UO President Dave Frohnmayer's children.

According to the UO website, Pat Kilkenny is still a part of the university as the "Special Assistant to the Athletic Director," and, according to the UO unclassified personnel list of March 1 to May 31 2010, his 12-month appointment is a 50 percent full-time equivalent (FTE), enough to be eligible for the state

benefits package. His salary is \$25,883.

As an employee of the UO, which is a public body, Kilkenny can be considered a public official. According to Oregon state law, "A public official may not attempt to further or further the personal gain of the public official through the use of confidential information gained in the course of or by reason of holding position as a public official."

The Courtside project is ecofriendly, seeking LEED gold certification with native plants, and water and energy efficient fixtures, and it would allow students to shop locally and walk and bike to school.

One question still unresolved is why Pat Kilkenny chose to not publicly disclose his financial interest in this housing project from the beginning. — *Camilla Mortensen*

CITY TAX OPTIONS TO SAVE SCHOOLS

The Eugene City Council has voted 7-0 to consider a variety of city tax options to help local schools facing severe budget cuts.

The council asked city staff for information on several tax options including a graduated income tax, a flat income tax and a restaurant tax. The council will schedule a meeting this month to discuss the options.

A progressive, graduated city income tax with rates set at 0.5 percent for income (AGI) \$50,000 to \$99,999, 1 percent for \$100,000 to \$249,999, and 1.5 percent for incomes more than \$249,999 would generate roughly \$40 million per year. That's based on an *EW* analysis of state tax data that assumes Eugene has a similar income distribution to Lane County and generates about 63 percent of the Adjusted Gross Income in the county.

A flat 1 percent income tax would generate roughly \$44 million a year for local schools, according to the *EW* analysis.

A 5 percent Eugene restaurant tax would generate about \$4 million a year, based on adjusting a previous city staff estimate of restaurant tax revenue to account for growth. The 4J School District may cut scores of teachers and effectively limit school to four days a week to close a \$22 million budget deficit. Bethel also faces millions of dollars in cuts.

Based on local voting experience, a graduated, progressive income tax could be the easiest to pass.

Last year a state income tax increase on income exceeding \$250,000 passed 3-1 in Eugene.

The proposed graduated tax on incomes above \$50,000 in Eugene would impact roughly a third of local taxpayers, according to *EW*'s analysis. The proposed 1 percent flat tax on all incomes would affect all voters, but would generate only 10 percent more revenue than the graduated tax on incomes above \$50,000.

If the graduated tax were limited to incomes above \$70,000, the tax would impact roughly 20 percent of taxpayers and generate roughly \$22 million a year. A graduated tax above \$100,000 would affect roughly 10 percent and generate roughly \$19 million a year.

A proposed flat county income tax to fund the jail failed 2-1 in Eugene in 1999 amid criticism that it was unfair to the poor and emphasized prisons over crime prevention and treatment.

A proposed 5 percent Eugene tax on restaurants in 1993 to help with a city budget deficit failed by a 20 percent margin. Restaurants organized to oppose the tax, which they argued, could send business outside city limits, and citizens expressed concern the tax could unfairly impact the poor, who spend about a third of their limited income on fast food.

To refer a city tax measure to save local schools to the May ballot, the Eugene City Council will have to vote for the referral by the middle of next month. — *Alan Pittman*

EUGENEANS CONCERNED FOR BAHÁ'ÍS IN IRAN

The Bahá'ís of Eugene will hold a day of prayer Sunday in response to Iran's continued persecution of

Q&A with co-director of the Center for the Advancement of Sustainable Living

Source: Oregon Daily Emerald

Published: Monday, April 20, 2009

By: Hannah Hoffman

The Center for the Advancement of Sustainable Living is a campus program with a mission to promote environmentally sustainable living practices in residential homes. The group will host a groundbreaking event on its home at 1801 Moss Street on Wednesday. The Emerald sat down with CASL co-director Alden Gray to talk about the event and future plans for the home.

Oregon Daily Emerald: What do you envision CASL to be?

Alden Gray: CASL is a community demonstration house to show people how they can apply high-tech and low-tech alternatives to their lifestyle in their day-to-day life, at home. It's a place you can come and learn about different ways you can lower your ecological footprint, be it through gray water catchment, low-flow toilets, just planting a food garden, installing solar panels, having a solar hot water heater. Different technologies like that. Any technologies to reduce your ecological footprint is what we want to show people. And we want to show people it's not that hard. There's all sorts of low-tech things you can do as well that don't cost that much money. It's all about the choices you make day-to-day and making small sacrifices, be it a sacrifice of money or a sacrifice of convenience.

ODE: Tell us about the house.

AG: The University gave us the house that's just located a few blocks east of campus on Moss Street. It was built in 1920 and now it has three bedrooms. We're going to remodel it and put an addition of three bedrooms on it. So we're making it bigger, but it's just a one-story, old, rickety, run down, junky house.

ODE: Does anyone live in the house?

AG: One of the co-directors would eventually live in the house when it's completed. So it's a place where people can come any time that somebody's home and come in and see what's going on inside the house and try to learn a little bit about what they might do in their own home. So it's open to all the public, all of Eugene, all of the world.

ODE: Mayor Kitty Piercy is going to speak at your groundbreaking event Wednesday. Has the city of Eugene really gotten behind you guys? Is she being supportive?

AG: Well, Kitty Piercy loves to push her sustainability angle. It really wasn't hard to get her and I feel like the city is behind us. There are certain obstacles in place right now for creating the lowest-impact home available.

ODE: Have there been other obstacles?

AG: The biggest obstacle is financing. Working through the University, there's a lot of bureaucracy. There's only certain contractors you can hire. You have to pay them a prevailing wage, which is not just the lowest wage you can pay. Connection: keep-alive Cache-Control: max-age=0

find, it's the average wage contractors are receiving so contractors get what they're worth today. It's quite a bit of money. So there's a lot of work students can do but we can't do it because we're not professionals. If

we were homeowners we could do a lot ourselves. But the home is owned by the University so we have to work in the University system.

ODE: What can students do as renters in apartments to make their lives more sustainable?

AG: If you have access to your hot water heater you can turn it down. They're usually set at 140. At 120 it's usually plenty hot for a hot water heater, so you can turn that down. You can try and take shorter showers or if that doesn't work you can try and take fewer showers. I personally don't believe you need to take a shower every day unless you're getting really dirty. Like, dirt dirty, not sweat dirty. One cool idea is to take a gallon or half-gallon milk jug and fill it with water and put it in the tank of your toilet. That way that water stays there. It reduces the capacity of water for your toilet and makes your toilet a low-flow toilet. It all comes back to the sacrifices you're willing to make; the sacrifices of money or the sacrifices of convenience. Sometimes they're sacrifices of comfort and it's about your commitment; just to do what you can and if you don't want to do anything you're not going to do anything. But if you do, you begin to realize more things you can do every day.

- News Editor Robert D'Andrea contributed to this report.

[Original Article » \(http://www.dailymerald.com/2.2358/q-a-with-co-director-of-the-center-for-the-advancement-of-sustainable-living-1.190004\)](http://www.dailymerald.com/2.2358/q-a-with-co-director-of-the-center-for-the-advancement-of-sustainable-living-1.190004)

WALNUT STATION MIXED USE CENTER PROJECT POISED FOR IMPLEMENTATION



In May, 2005, the City of Eugene, in cooperation with the University of Oregon and the State of Oregon, initiated a planning process for "Walnut Station", a transit stop located on the EmX Bus Rapid Transit line which connects the cities of Eugene and Springfield. Walnut Station is also the epicenter of a planning initiative to stimulate redevelopment of this area as a key mixed use center for Eugene. This project is now in the final phase and is scheduled for a City Council public hearing on June 21, 2010.

Phase One of this project focused on the development of a vision and planning framework for the area. Phase one concluded with substantial agreement among stakeholders on many of the elements of a plan for redevelopment of the area as a vibrant pedestrian friendly mixed use center. These elements are detailed in the Phase One Final Report. That report and others related to the Phase One process can be accessed from this webpage.

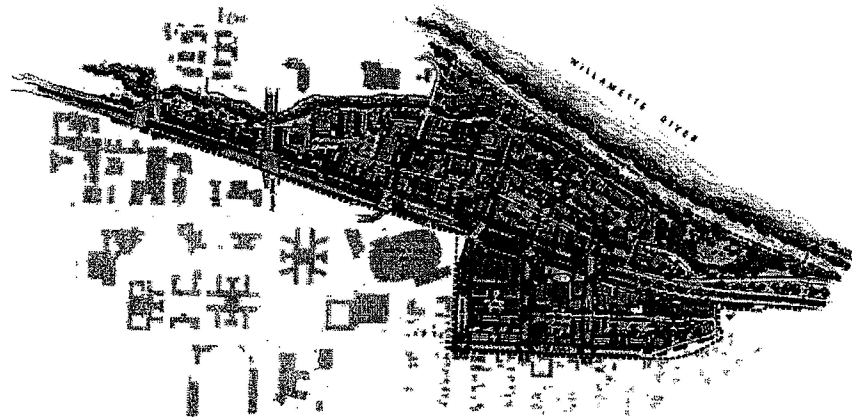
Phase Two of the project focused on the needed tools to implement the vision for the area. A new type of code called a "form-based" code is proposed to implement the vision for the Walnut Station mixed use center. To see the current version of the proposed form based code for this area, please click [here](#).

In addition to using a form based code, implementation of the vision for this area includes the proposal to redesign Franklin Boulevard to support the pedestrian and transit-friendly mixed use development concept. This street could be converted to a multiway boulevard as shown in the photo-simulations ([please click here to view the simulations](#)).

The draft Walnut Station Specific Area Plan is an umbrella document that provides a detailed description of the visioning process, how the implementation tools were developed, and provides policy direction for redevelopment of the area consistent with this vision. This plan can be accessed [here](#).

The plan development process relied heavily on an iterative and varied public participation process and brought together property owners, residents, staff, consultants and numerous other stakeholders to develop a shared vision and a plan to implement the vision. A Stakeholders Group with representation from the Fairmount Neighborhood Association, the University of Oregon, the City of Eugene and the Chamber of Commerce representing local area businesses was instrumental in creation of this plan.

Check this website for updates on upcoming meetings and for links to the adoption documents.



Share Report Abuse Next Blog»

Create Blog Sign In

SW Oregon Architect

Architecture and urban design in Oregon's southern Willamette Valley

Sunday, November 29, 2009

Walnut Station Mixed Use Center



The City of Eugene, in cooperation with the University of Oregon and the State of Oregon, is nearing completion of its draft plan for the "Walnut Station" mixed-use center. Walnut Station is the name of an EmX transit stop located in the vicinity of the university's Matthew Knight Arena, now under construction. It is also an area congruent with much of the Franklin Boulevard corridor that was a focus of AIA-Southwestern Oregon's highly successful 2007 AIA150 Blueprint for America: Bridging Communities workshops.

The City invites everyone to attend a **public open house** to see the draft plan and provide feedback. Here are the meeting details:

Date: December 10, 2009

Time: 5:30 – 7:30 PM (presentation at 6 PM)

Location: Eugene Public Library, Bascom/Tykeson Room

The open house will be of particular interest to members of AIA-SWO because the City has asked our chapter to evaluate its proposed form-based code for Walnut Station. The City's objective is to define an ideal urban form that reflects our community's vision for a vibrant, mixed-use, pedestrian-oriented neighborhood. At the same time, the City recognizes that the form-based code must respect property owners' development rights and help them realize the area's development potential.

AIA-SWO's strategy is to conduct a design charrette that will task participants with challenging the limits of the form-based code. The goal will be to provide useful feedback as the City moves forward with rolling out the Walnut Station development plan. Look for more details about the Walnut Station charrette from AIA-SWO early in 2010.

Can't make the open house? Presentation and comment forms will be available at www.eugene-or.gov/walnut.

Subscribe To

Posts

Comments

About This Blog



Randy Nishimura, AIA

I am an architect who lives and works in Eugene, Oregon. Born and raised in Vancouver, British Columbia, I began my professional career in Vancouver following graduation from the University of Oregon. After securing professional licensure in Canada and then graduate school at UCLA, I subsequently returned to Eugene, where since 1988 I have worked for Robertson/Sherwood/Architects pc. I am a past president (2009) for the American Institute of Architects - Southwestern Oregon Chapter (AIA-SWO). My blog is primarily intended to provide me with a forum for the discussion of items that may be of interest to AIA-SWO member architects, associates, and affiliate members. Regardless, any views or opinions presented on this blog are solely my own and do not necessarily represent those of the AIA-SWO Board of Directors.

[View my complete profile](#)



Blog Archive

► 2011 (69)

For more information please contact **Lydia McKinney** at lydia.s.mckinney@ci.eugene.or.us or by phone at (541) 682-5485.

Posted by **Randy Nishimura, AIA** at 9:33 AM 

[Recommend this on Google](#)

Labels: City of Eugene, special events

0 comments:

[Post a Comment](#)

[Newer Post](#)

[Home](#)

[Older Post](#)

[Subscribe to: Post Comments \(Atom\)](#)

- ▶ 2010 (75)
- ▼ 2009 (81)
 - ▶ December (5)
 - ▼ November (6)
 - Walnut Station Mixed Use Center
 - November AIA-SWO Chapter Meeting Recap
 - LEED for Homes
 - A River Runs Through (Eugene)
 - EWEB Riverfront Design Options Meeting
 - President's Message – November 2009

- ▶ October (7)
- ▶ September (8)
- ▶ August (8)
- ▶ July (7)
- ▶ June (7)
- ▶ May (7)
- ▶ April (6)
- ▶ March (6)
- ▶ February (6)
- ▶ January (8)

▶ 2008 (54)

Labels

- AIA beyond SWO (20)
- AIA-SWO chapter meeting recap (40)
- AIA-SWO chapter news (49)
- blogging (13)
- City of Eugene (22)
- City of Springfield (4)
- conventions and conferences (19)
- Corvallis (8)
- design competitions (4)
- emerging professionals (17)
- housing (8)
- influences (5)
- Lane Community College (4)
- professional practice (8)
- special events (59)
- sustainability (32)
- talkitecture (59)