



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

February 10, 2014

5:30 p.m. CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

7:30 p.m. CITY COUNCIL MEETING

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

**Meeting of February 10, 2014;
Her Honor Mayor Kitty Piercy Presiding**

Councilors

George Brown, President

Pat Farr, Vice President

Mike Clark

George Poling

Chris Pryor

Claire Syrett

Betty Taylor

Alan Zelenka

CITY COUNCIL WORK SESSION

Harris Hall

**5:30 p.m. A. WORK SESSION:
City Hall Rebuild Update**

CITY COUNCIL MEETING
Harris Hall

1. PUBLIC FORUM

2. CONSENT CALENDAR

(Note: Time permitting, action on the Consent Calendar may be taken at the 5:30 p.m. work session.)

A. Approval of City Council Minutes

B. Approval of Tentative Working Agenda

3. WORK SESSION/EXECUTIVE SESSION (pursuant to ORS 192.660(2)(e)): Beverly Property

**time approximate*

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

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

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

For more information, contact the Council Coordinator at 541-682-5010,

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: City Hall Rebuild Update

Meeting Date: February 10, 2014
 Department: Central Services
www.eugene-or.gov

Agenda Item Number: A
 Staff Contact: Mike Penwell
 Contact Telephone Number: 541-682-5547

ISSUE STATEMENT

The purpose of this work session is to present design concepts for the City Hall rebuild project to the council for the purpose of providing feedback to the design team and the staff project team.

BACKGROUND

At the January 23, 2013 work session, the council unanimously directed the City Manager to develop a City Hall design on the current site with the goal of retaining the Council Chamber, existing parking (to the extent possible) and public art as well as any other components that make sense from an operational or design standpoint. A complete council action history related to City Hall is included as Attachment A.

The City selected two companies with deep local roots to lead this project - Rowell Brokaw Architects as the project architect, and McKenzie Commercial Contractors as the General Contractor/ Construction Manager. Rowell Brokaw is supplementing their local experience and design expertise by teaming up with the Miller Hull Partnership from Seattle to add a high level of regional and national expertise in public architecture and high-performance building design. McKenzie Commercial is providing construction consulting and cost estimating during the design process, will manage the bidding process for all major components of the work, and will act as the general contractor during construction.

The project team has combined valuable technical information from their research and analysis with input from community members to develop, evaluate, and refine design strategies that translate the council-developed project values of Identity, Stewardship, Participation, Simplicity, and Eugene @ 200 years old into innovative concept designs that meet the project's identified budget and needs. These initial concept designs provide specific design options for a Phase 1 build-out of City Hall in the context of a larger development framework for the entire site over time. The development framework is intended to provide the flexibility and adaptability to add future phases to City Hall as funding is identified and to respond to other potential development opportunities as they arise.

The design options for City Hall continue to focus on how the Council Chamber could be used or adapted, and how to appropriately consider parking as a valuable resource for the site and its immediate surroundings. Public art also continues to be an important issue in discussions with

community members, both with the existing artwork as a means of connecting to history and with new art opportunities as a means of reinforcing community connection and cultural accessibility. The goal is to remake City Hall into a welcoming place that reaches out to the community and honors both the City's history and future. A list of stakeholder groups the project team has met with so far is included in Attachment B with more scheduled in the coming months. In addition, public open houses to review concept designs are scheduled for February 10 and 11. Details pertaining to the open houses will be announced shortly.

Project Budget

The council established a budget of \$15 million for the project, which includes approximately \$11 million for construction and \$4 million for soft costs such as architectural design work, engineering, staff project management, permits, furnishings, and other related project costs. The council has set aside \$10.55 million for this project to date, with another \$2 million available from the Telecom Fund to pay for related project costs. The remaining \$2.45 million is expected to come from future budget allocations. The funding plan for City Hall is included as Attachment C. Once the design for the project has been finalized, the council will be asked to approve an appropriation for the project. It is currently anticipated that this will occur at the April 2014 council work session on City Hall.

RELATED CITY POLICIES

The City Hall planning process relates to the council goals of an effective, accountable municipal government, a safe community, and sustainable community growth and change.

COUNCIL OPTIONS

The council is asked to provide feedback on the information presented at this work session.

CITY MANAGER'S RECOMMENDATION

There are no specific recommendations at this time.

SUGGESTED MOTION

None at this time.

ATTACHMENTS

- A. Council Action History Related to City Hall
- B. Stakeholder Meetings List
- C. City Hall Funding Plan

FOR MORE INFORMATION

Staff Contact: Mike Penwell
Telephone: 541-682-5547
Staff E-Mail: michael.j.penwell@ci.eugene.or.us

ATTACHMENT A**COUNCIL ACTION HISTORY RELATED TO CITY HALL**

On April 11, 2001, council was presented with the concept of developing a long-range plan for replacing downtown office space. The plan included both potential short-term and long-term actions. Council directed staff to research a variety of ways to procure City buildings, including design-build, and report back to council before the planning phase begins for the next new City building.

On April 25, 2001, council was offered several potential short-term actions to create a safer, more efficient environment for staff located in City Hall. Council directed the City Manager to: (i) develop programming, space needs, and site requirements for relocating certain police functions; (ii) develop a long-term master plan for future use of the property in Roosevelt Yards by the Police and Public Works Departments and a financial plan for implementation, including consideration of redevelopment options for more efficient land use; (iii) dedicate the proceeds from the sale of four surplus properties to the Facility Replacement Reserve; and (iv) identify and recommend an appropriate downtown site for purchase for Fire Station #1, with a report back to council with final site selection prior to purchase.

On May 16, 2001, council directed the City Manager to develop a financial strategy and implementation plan for replacing City Hall and other downtown City office space with new buildings. The council's direction included: consideration of possible joint development with other agencies; consolidation; locations along 8th Avenue from Oak Street to the river as well as possible sites for joint development with other agencies; and, potential for use of some of the warehouse and historic structures east of Mill.

The 2001-2002 Council Goals included an action priority to "Develop a strategy and implementation plan for City downtown office and public safety facilities." One of the three work items was to adopt a policy framework for long range plans to help guide decisions on reinvestment in existing City buildings downtown. A policy for the maintenance and preservation of City Hall and the Public Works Building was presented to council on July 5, 2001. This policy reduced the level of reinvestment to provide for an expected 8 to 10 years of continued use.

On September 19, 2001, council addressed near-term and long-term projects by directing that relocation of Special Operations and EPD personnel in the basement of City Hall, and relocation of Fire Station #1 should be the first priority of projects in the Downtown Space Plan. Construction of a new Police Services building and City Hall were the next projects, with design for the Police Services building projected to begin in FY05, and a replacement of City Hall was targeted to begin design in FY08.

The September 19, 2001 council item on the Downtown Space Plan included a description of internal and external funding sources to implement the eventual replacement of City Hall with new buildings. Council approved the staff recommendation that the projected funding gap be met with a combination of the dedication of additional General Fund resources and General Obligation Bonds. One of the proposed internal mechanisms, the payment of market-based "rent" by services that would be located in new downtown buildings, was the topic of a work session on November 26,

2001. The “market rent” concept was incorporated as an on-going City practice beginning in the adopted FY03 Budget.

On February 25, 2002, council approved a resolution to fund the construction of the new Fire Station #1 (Downtown Fire Station) through General Obligation Bonds, with City resources funding non-bond eligible capital costs.

At a May 22, 2002, work session, council approved the location of the Roosevelt Police Facility, a financing plan over two fiscal years using City resources from the Facility Reserve, and the use of a Construction Manager/General Contractor (CM/GC) form of construction management. Council adopted funding for the Roosevelt Police Facility on FY02 SB #3 and on FY03 SB #1.

On October 29, 2003, council held a work session on the Downtown Space Plan, focusing specifically on the need for a new Police services building. Council directed staff to bring recommendations back on the preliminary planning, cost and financing of a new Police Services building. Several councilors asked for more information on how a new Police building would fit with future plans to replace City Hall, and for development of a more general “civic center” concept.

On November 17, 2003, staff presented the Multi-Year Financial Plan to the Budget Committee. This plan identified both the capital and operating needs for the entire organization over a six-year period. The police building was listed as a high priority need in the MYFP, and replacement of City Hall was also included as a future project.

On November 19, 2003, council held a work session on sequencing of financial measures to be presented to the voters. The staff materials indicated that a bond measure for a police building would be the next potential item to be presented to voters in November 2004. Council discussed the materials, but did not provide any direction or make any decisions at the work session.

On February 25, 2004, council held an informational work session on the Civic Center Design Charrette and the Mayor’s Civic Facilities Visioning Committee. On April 28, 2004, a work session was held to update council on the Mayor’s Civic Facilities Visioning Committee and on financing plan options, borrowing methods and construction methods that could be applied to a new police facility. On June 16, 2004, council reviewed the report of the Mayor’s committee and asked that a public hearing be held on the proposed policy principles that would guide future Civic Center development. A public information session was held on July 8 and the public hearing on July 12.

On July 14, 2004, council held a work session on the Civic Facilities Visioning Committee Report and adopted a revised set of Civic Center policy principles. They also determined that a City Hall and Police Building would be located on City-owned property on 8th Avenue.

On July 21, 2004, council continued discussion of a potential bond measure for the November 2004 ballot. The council directed the City Manager to develop a resolution to place a measure on the ballot based on an option that would combine near-term space needs with modest Civic Center amenities. On July 26, 2004 council placed a \$6.79 million bond measure on the November 2004 ballot. The measure was to fund social service agency space, police expansion space, improvements

to the parks blocks, and improvements to make 8th Avenue a “Civic Street”. On November 2, 2004, voters rejected ballot measure 20-88 by a margin of 60% to 40%.

On November 22, 2004, council approved the transfer of \$15.4 million into the Facility Replacement Reserve and agreed, in concept, to move forward with a master planning and public participation process for the purpose of informing future decisions related to City Hall and/or a Public Safety Building. On SB#1 on December 8, 2004, council approved the budget actions to make these transfers.

On May 25, 2005, the council approved the City Hall/Police Building Action Plan (subsequently renamed the City Hall Complex Action Plan) which identifies the major policy issues to be addressed, the overall description of project phasing, the nature of work to be accomplished, resource needs and proposed project outcomes associated with the City Hall Complex Master Plan.

On October 19, 2005, a consultant team led by Thomas Hacker Architects facilitated a council workshop for the purpose of identifying and providing direction on policy issues relevant to the City Hall Complex. Based on pre-workshop interviews with the mayor and council, six project values were presented by the consultant team to which three additional project values were proposed by council members during the workshop. In addition, eight key issues and five sub-issues emerged from pre-workshop interviews with the mayor and council, and were presented during the workshop.

At the November 23, 2005 work session, the council adopted the following project values to serve as a basis for future decision making:

1. Exercise fiscal responsibility
2. Produce government efficiency
3. Be user-friendly
4. Embody environmental stewardship
5. Enhance downtown
6. Inspire civic pride
7. Maximize use of City Hall public spaces by the public and access to government and its representatives
8. Strive for simplicity
9. Plan for the future

In addition, position statements on the four issues with the highest degree of consensus were adopted as follows:

1. Incorporate meaningful sustainable design goals.
2. Utilize a long-term planning horizon of 25 years.
3. Consolidate City services to the greatest practical extent.
4. Develop the project in consideration of the Downtown Plan while not limiting location choices to 8th Avenue.

At the December 14, 2005 work session, the council directed the City Manager to proceed with phase 2—the Development Plan Phase—of the City Hall Complex Action Plan for \$1,135,000. This phase includes the technical work and public input required to generate an overall development

plan for the City Hall Complex. This phase will also resolve the remaining policy issues from phase 1 and result in a concept plan for the City Hall Complex.

On March 8, 2006, the consultant team facilitated a council workshop marking the beginning of the Development Plan Phase of this project. The purpose of the workshop was to discuss preliminary space needs assumptions, facility implications relative to police service delivery options, proposed site evaluation criteria, and emerging issues from citizen interviews, as well as to preview the first Community Forum. Results from this workshop provided the basis for the Forum.

At the April 26, 2006 work session, the council adopted three different Police consolidation options for use in ongoing planning efforts related to the City Hall Complex: Option B that consolidates all Police functions with the rest of City Hall on a single site; Option C that consolidates all Police functions except patrol with the rest of City Hall and provides for a separate patrol facility nearby; and Option D that consolidates all Police functions except patrol with the rest of City Hall and provides for a separate patrol facility in a more remote location outside the downtown area.

On May 10, 2006, the consultant team facilitated a council workshop that introduced the City Hall Space Requirements Program, presented Renovate, Hybrid, and New options for City Hall, and previewed the second Community Forum which took place on May 25, 2006. Results from this workshop provided the basis for the Forum.

At the July 19, 2006 work session, the council adopted new construction as the preferred option for future planning and design of the City Hall Complex rather than renovating the existing city hall building or doing a hybrid of renovation and new construction. This action reflected a majority of support at the Community Forum for construction of a new City Hall.

On August 9, 2006, the consultant team facilitated a council workshop to discuss and refine the site evaluation criteria for potential sites related to a new City Hall Complex and then apply the criteria to specific sites. The consultant team also received direction from the council on eliciting public input during the third Community Forum held on August 24, 2006. Results from this workshop provided the basis for the Forum.

At the September 20, 2006 work session, the number of site options was narrowed down to two to be carried forward for use in developing concept designs for a new City Hall. The two sites selected were the existing City Hall site and the Butterfly Lot/Rock N Rodeo sites. This action reflected a majority of support for these two sites at the Community Forum, while also acknowledging that a third preferred site—the former Sears—might be a viable site if development plans for that site do not move forward.

On October 18, 2006, the consultant team facilitated a council workshop to introduce to the council principles of architectural design and urban planning that will guide the concept design options for City Hall, discuss factors that will influence decisions about police consolidation and site, and preview the fourth and final community forum. Results from the workshop provided the basis for the Forum.

At the November 20, 2006 work session, the council voted to proceed with planning for a new city hall with police patrol in a separate facility. Then at the December 11, 2006 work session, the council selected the Butterfly Lot/Rock N Rodeo site for use in schematic design and other planning for a new City Hall. This marked the completion of Phase 2, the Development Plan Phase, of the City Hall Complex Master Plan. Both of these council actions reflected the majority opinion from the Community Forum.

At the February 14, 2007 work session, the council requested the Design Team to perform statistical public opinion research to inform future work. The research was intended to understand what elements of a new city hall mattered most to voters and test the initial level of voter support.

At the June 20, 2007 workshop, the Project Team introduced public opinion research, consolidation options, and a conceptual scope of work for the remainder of the Implementation Plan Phase. At that time the council requested additional information on the costs of the police patrol facility, escalated relocation and leasing costs, comparison costs for leasing and purchasing space in the Federal Building, potential City Hall sites other than the existing City Hall and the Rock N' Rodeo/Butterfly sites, deed restrictions related to the Butterfly Lot site, and costs for the remaining Implementation Plan Phase scope of work.

At the July 20, 2007 work session, the council decided to continue master planning efforts for a new City Hall.

At the September 26, 2007 workshop, the project team introduced the Police Patrol Facility site selection analysis, City Hall design progress showing concept options with and without patrol functions, and cost models for police patrol facilities on generic sites downtown, out of downtown, and at a new City Hall. Council requested additional information on site ownership, availability, and owners' willingness to sell.

At the October 17, 2007 work session, the council voted to proceed with development of a Police Patrol Facility concept design for site E, a portion of Land Transit District's RideSource site, located near the intersection of Garfield Street and West 2nd Avenue. The council also voted to continue to explore acquisition of sites E and F. The council will receive an update on the status of acquisition efforts at the December 12 workshop.

At the November 28, 2007 work session, council voted to proceed with planning for a City Hall/Police Patrol Facility based tentatively on a 2010 ballot measure.

At the December 12, 2007 workshop, the council reviewed multiple options on City Hall concept designs and provided feedback that shaped the development of a single concept design. The council also reviewed Police Patrol Facility plans and costs and requested more refined cost analysis.

On February 11, 2009, the council unanimously passed a motion to: (i) develop a conceptual plan and cost estimate for making seismic upgrades to city hall to meet the life/safety standard and for expanding municipal court's space to meet the court's needs; (ii) use appropriated but unspent city hall complex master plan funds to complete an analysis of potential downtown sites owned by the

city and recommend to council the most suitable site for a Police Facility; (iii) develop a cost estimate for a phased Police Facility with the first phase consisting of space for the patrol function designed for future expansion to include the entire police department; and (iv) investigate the willingness of EWEB to eventually sell its Administration Building to the City for use as a city hall, and if there is such a willingness, undertake and bring back to council a preliminary analysis of the pros and cons of using that building for city hall. Council also directed the City Manager to request that EWEB include any directives or intentions to negotiate with the City for the use of their administration building into their ongoing master planning process.

At the April 22, 2009 work session, council directed the City Manager to report back by May 11 on what would be required to secure a purchase option for the property at 300 Country Club Road concurrent with ongoing council discussions regarding the property's potential use as an EPD headquarters facility.

On May 11, 2009, council voted to initiate a public forum for the purpose of seeking community input on options for City Hall and police facilities and bring back the results to council prior to council break on August 13. Council also directed the City Manager to proceed concurrently with an appraisal and other due diligence items for acquisition of the 300 Country Club Road property.

At the July 29, 2009 work session, council authorized the City Manager to negotiate and sign a purchase and sale agreement for the acquisition of the property at 300 Country Club Road for use as a Police Facility and request on a Supplemental Budget an appropriation of up to \$16 million from the Facility Reserve for costs related to acquisition, design, construction, furnishing, and move-in. Council also direct the City Manager to return to the council at a future work session with: (i) implementation plan options—including a detailed financing plan—for moving the remaining non-police services out of City Hall and creating a new downtown Eugene Police Department substation; and (ii) options and a public input process for the future use of the existing City Hall site.

On September 8, 2010, council directed the City Manager to return to the council with concept plans and proposed financial strategies for City Hall that include options for both the current City Hall site and the EWEB site.

At the March 16, 2011 work session, council directed the City Manager to: (i) develop and implement a transition plan for moving all remaining City services out of City Hall by June 30, 2012; (ii) develop a phased approach to building a new city hall at the current site using existing resources; and (iii) return with a funding plan for the project.

On June 22, 2011, council held an informational work session for staff to provide an update on planning efforts related to City Hall including progress on the transition plan for moving remaining City services out of City Hall and a proposed work plan for reaching final decisions on a plan to develop a new or rebuilt City Hall on the current site with existing resources. Potential funding sources for City Hall were also discussed. The mayor and council offered general feedback but did not provide any specific direction at the work session.

At the July 9, 2012 work session, an update was provided to council on planning efforts related to City Hall including plans for the mayor, council, and City Manager's Office to move from City Hall to the Lane County Public Services. The update also included presentations by the two architects hired to explore new construction and rebuild strategies for City Hall. The mayor and council offered general feedback but did not provide any specific direction at the work session.

At the October 22, 2012 work session, council received an update on the work of the Council Subcommittee on City Hall and provided feedback to staff and the Subcommittee on what information would be most helpful to the full council in assisting their decision-making process around City Hall options.

At the November 14, 2012 work session, council received an update on the work of the Council Subcommittee on City Hall which met four times between September 19 and November 8 to delve further into issues that will assist the full council in its decision-making process around City Hall options. The Subcommittee's conclusions included: (i) a funding target of \$15 million for the project; (ii) a consolidation priorities that include mayor, council, and CMO first followed by Central Services Admin. and Finance if funding allows; (iii) both City Hall options and the EWEB option can accommodate full consolidation over time as funding allows; and (iv) consideration of the EWEB option should rely on the information supplied in their offer to the City. The mayor and council accepted the Subcommittee's conclusions and offered general feedback but did not provide any specific direction at the work session.

At the November 21, 2012 work session, council received a graphic presentation summarizing the three City Hall options to be considered at the next council work session: (i) demolish the existing City Hall and build new on the current site; (ii) rebuild the existing City Hall; and (iii) lease up to 58,000 sq. ft. in the EWEB Headquarters. The mayor and council asked clarifying questions and offered general feedback but did not provide any specific direction at the work session.

On December 12, 2012, council directed the City Manager to complete analysis for the rebuild and build new options for City Hall on the current City Hall site, and to favor the rebuild option over the build new option. This action effectively removed the EWEB option from further consideration. Council was reminded during the staff presentation that the working budget for City Hall options has been and continues to be \$15 million of which approximately \$10 million has been identified and set aside for this purpose.

At the January 23, 2013 work session, council unanimously directed the City Manager to develop a City Hall design on the current site with the goal of retaining the council chamber, existing parking (to the extent possible) and public art as well as any other components that make sense from an operational or design standpoint. Council acknowledged that staff would be requesting an appropriation of \$750,000 on a subsequent Supplemental Budget to complete the analysis and initial design work necessary to understand how best to utilize some of the existing building elements and structure while facilitating new construction on the site. The remainder of the estimated \$15 million project cost would be requested on a Supplemental Budget after council approval of a complete funding plan.

Item A.

On June 24, 2013, council authorized \$750,000 of funding for the initial design work from the Facility Reserve. On December 9, 2013, council authorized \$1.8 million to be deposited into the Facility Reserve from three sources: \$500,000 was reallocated from the General Capital Transfer, \$1 million came from marginal beginning working capital, and \$300,000 was from the receipt of the remaining sale proceeds from 858 Pearl Street. Total funding set aside for the project through December 2013 is \$10.55 million.

ATTACHMENT B**CITY HALL REBUILD STAKEHOLDER MEETING LIST**

Historic Review Board
Accessibility Advisory Committee
Communities of Color Focus Group
Sustainability Commission
Human Rights Commission
Downtown Eugene, Inc.
Farmer's Market Site Expansion Committee and Board
DNA Steering Committee
Downtown Neighborhood Association
Local Leaders in Environment/Sustainability Community
AIA-Southwest Oregon Chapter
Jon Stafford (son of architect of 1964 City Hall)
Private Development Interests
UO LiveMove Bike/Ped Advocacy
UO School of Architecture & Allied Arts
State Office of Historic Preservation
Heritage Grant Program
Sustainable Urbanism Workshop
Public Art Committee
Council / Mayor – Work Session
City Council Small Group Meetings

ATTACHMENT C

January 21, 2014

City Hall Funding Plan

- Council has approved \$10.55 million for this project, with an additional \$2 million available and in hand for Council to appropriate in FY14.
- Additional funding is planned to come from future budget allocations, including a portion of the capital budget and unanticipated carry-over balances in the General Fund in future years.
- All funding does not have to be in hand by the time the project is approved, but Council should approve the approach for identifying and allocating the remaining dollars.
- If this approach is used, the risk of not achieving the full \$15 million in funding for this project is very low.

Amount Approved by City Council as of December 2013	
Design Work Appropriation (Supplemental Budget in June 2013)	\$750,000
Facility Reserve Balance as of FY14 Adopted Budget	8,000,000
Additional Contribution to Facility Reserve (Supplemental Budget in December 2013)	<u>1,800,000</u>
Total Approved by City Council	\$10,550,000

Additional Amount Available for Council Consideration in FY14	
Telecom Fund Contribution for Telecom-Related Costs	<u>\$2,000,000</u>
Additional Amount Available in FY14	\$2,000,000

Total Available in FY14	\$12,550,000
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Amount Remaining to be Funded* (anticipated on supplemental budgets in December 2014, 2015 and 2016, if funds are available)	
Portion of Future General Capital Transfers – \$500K/year	\$1,500,000
Portion of Future Marginal Beginning Working Capital	<u>950,000</u>
Amount Remaining to be Funded	\$2,450,000

Total Funding Plan for City Hall Project	\$15,000,000
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Numbers are rounded.

*Other funding sources, if available, could offset portions of the amount remaining to be funded, or could be used for project additions.



EUGENE CITY HALL

THINK BIG. START SMALL. MAKE IT HAPPEN.

*City Council Work Session
Project Update – Design Options
Monday, February 10, 2014*



Rowell Brokaw
Architects





OCT

NOV

DEC

JAN 2014

FEB

MARCH

APRIL

RESEARCH

ANALYSIS + DESIGN OPTIONS

DESIGN + BUILD

STEP 1: DESIGN OPTIONS

Develop 5-10 Design Options that best address project requirements and site

STEP 2: REFINE OPTIONS

Refine 3 Favorite Options that best deliver project values within budget

STEP 3: SINGLE OPTION

Choose a Single Design to develop for construction

Policy Team
Kick-off Meeting

Policy / Project Team
Goals Workshop

Design Team Workshop
Preliminary Analysis

Project Framework
Parameters + Opportunities



● **INITIAL COST INPUT**
Site + Area Basis



● **UPDATED COSTS**
Design Options



Respond to Public Input
"A Fourth Option"



● **UPDATED COSTS**
Council Recommendation

Design + Construction
2014-2015

PUBLIC OUTREACH: INFORM + CONSULT

Community Group Outreach / Launch Project Website / Email Interested Parties List

REVIEW OPTIONS

Open House / Stakeholder Outreach / Email IP List

SUPPORT OUTCOMES

Stakeholder Outreach / Email IP List

COUNCIL
Work Session
Project Values

COUNCIL
Small Group Input
Goals Discussion
Space Requirements

COUNCIL
Work Session
Design Options

OPEN HOUSES
Present Options
Collect Feedback
Revise Design
Report Back

COUNCIL
Work Session
Recommended Option
Approve Budget



DESIGN PROCESS
-18-

PUBLIC PROCESS

STAKEHOLDER MEETINGS TO DATE

Historic Review Board
Accessibility Advisory Committee
Communities of Color Focus Group
Downtown Eugene, Inc.
Sustainability Commission
Human Rights Commission
Farmer's Market Site Expansion Committee and Board
DNA Steering Committee
Downtown Neighborhood Association
Local Leaders in Environment/Sustainability Community
Private Development
AIA-Southwest Oregon Chapter
UO LiveMove Bike/Ped Advocacy
UO School of Architecture & Allied Arts
State Office of Historic Preservation
Heritage Grant Program
Sustainable Urbanism Workshop
Development Frameworks Workshop



OCT

NOV

DEC

JAN 2014

FEB

MARCH

APRIL

RESEARCH

ANALYSIS + DESIGN OPTIONS

DESIGN + BUILD

STEP 1: DESIGN OPTIONS

Develop 5-10 Design Options that best address project requirements and site

STEP 2: REFINE OPTIONS

Refine 3 Favorite Options that best deliver project values within budget

STEP 3: SINGLE OPTION

Choose a Single Design to develop for construction

DESIGN PROCESS
-20-

Policy Team
Kick-off Meeting

Policy / Project Team
Goals Workshop

Design Team Workshop
Preliminary Analysis

Project Framework
Parameters + Opportunities



● **INITIAL COST INPUT**
Site + Area Basis



● **UPDATED COSTS**
Design Options



Respond to Public Input
"A Fourth Option"



● **UPDATED COSTS**
Council Recommendation

Design + Construction
2014-2015

PUBLIC PROCESS

PUBLIC OUTREACH: INFORM + CONSULT

Community Group Outreach / Launch Project Website / Email Interested Parties List

REVIEW OPTIONS

Open House / Stakeholder Outreach / Email IP List

SUPPORT OUTCOMES

Stakeholder Outreach / Email IP List

COUNCIL
Work Session
Project Values

COUNCIL
Small Group Input
Goals Discussion
Space Requirements

COUNCIL
Work Session
Design Options

OPEN HOUSES
Present Options
Collect Feedback
Revise Design
Report Back

COUNCIL
Work Session
Recommended Option
Approve Budget





OCT

NOV

DEC

JAN 2014

FEB

MARCH

APRIL

RESEARCH

ANALYSIS + DESIGN OPTIONS

DESIGN + BUILD

STEP 1: DESIGN OPTIONS

Develop 5-10 Design Options that best address project requirements and site

STEP 2: REFINE OPTIONS

Refine 3 Favorite Options that best deliver project values within budget

STEP 3: SINGLE OPTION

Choose a Single Design to develop for construction

Policy Team
Kick-off Meeting

Policy / Project Team
Goals Workshop

Design Team Workshop
Preliminary Analysis

Project Framework
Parameters + Opportunities



● **INITIAL COST INPUT**
Site + Area Basis



● **UPDATED COSTS**
Design Options



Respond to Public Input
"A Fourth Option"



● **UPDATED COSTS**
Council Recommendation

Design + Construction
2014-2015

PUBLIC OUTREACH: INFORM + CONSULT

Community Group Outreach / Launch Project Website / Email Interested Parties List

REVIEW OPTIONS

Open House / Stakeholder Outreach / Email IP List

SUPPORT OUTCOMES

Stakeholder Outreach / Email IP List

COUNCIL
Work Session
Project Values

COUNCIL
Small Group Input
Goals Discussion
Space Requirements

COUNCIL
Work Session
Design Options

OPEN HOUSES
Present Options
Collect Feedback
Revise Design
Report Back

COUNCIL
Work Session
Recommended Option
Approve Budget



DESIGN PROCESS
-21-

PUBLIC PROCESS

PROJECT OVERVIEW

PHASE 1 INCLUDES:

- 20,000-25,000 square feet
- Block Framework

SPACE NEEDS:

- Council Chamber, Mayor's Office, Councilors' Offices, Community Meeting Rooms, City Manager's Office, and Support Space

BUDGET:

- \$15 Million Total
- \$11 Million Construction

SCHEDULE:

- Design: 2014
- Construction: 2015



PROJECT VALUES COUNCIL-DEVELOPED

STEWARDSHIP

IDENTITY

PARTICIPATION

SIMPLICITY

EUGENE @ 200

PROJECT GOALS



CIVIC HEART



GREAT STREET TO RIVER



GREEN CITY



LIVING BLOCK



ACCESSIBLE + WELCOMING



ENDEARING QUALITY



OUTWARD, NOT INWARD



A REASON TO GO

RESOURCES PUBLIC ART



-25-

RESOURCES PARKING



RESOURCES COUNCIL CHAMBER



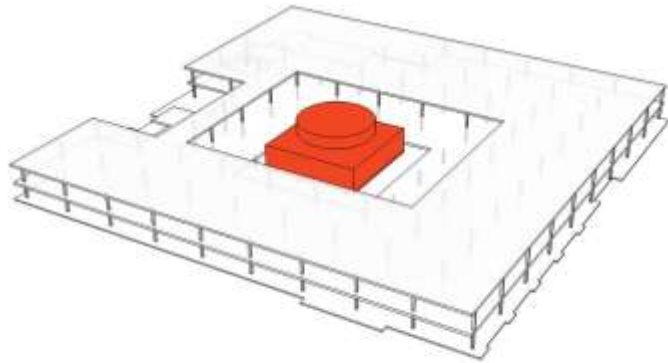
-27-

DISCOVERY MATERIALS FOR RE-USE

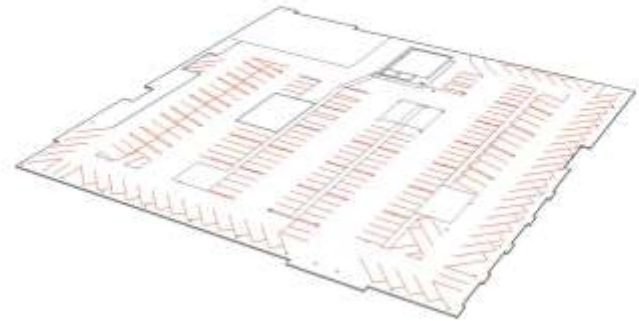


TRANSFORMING EXISTING RESOURCES

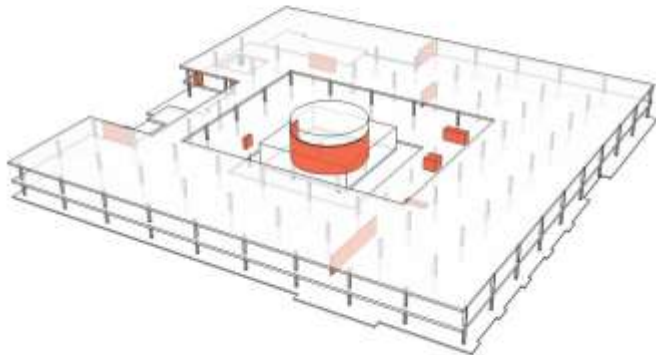
BUILDING RESOURCES
COUNCIL CHAMBER



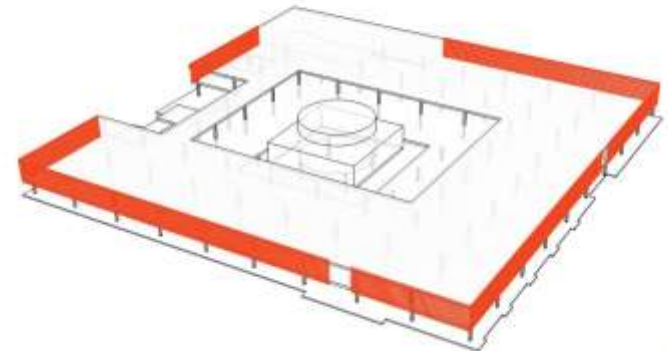
BUILDING RESOURCES
PARKING



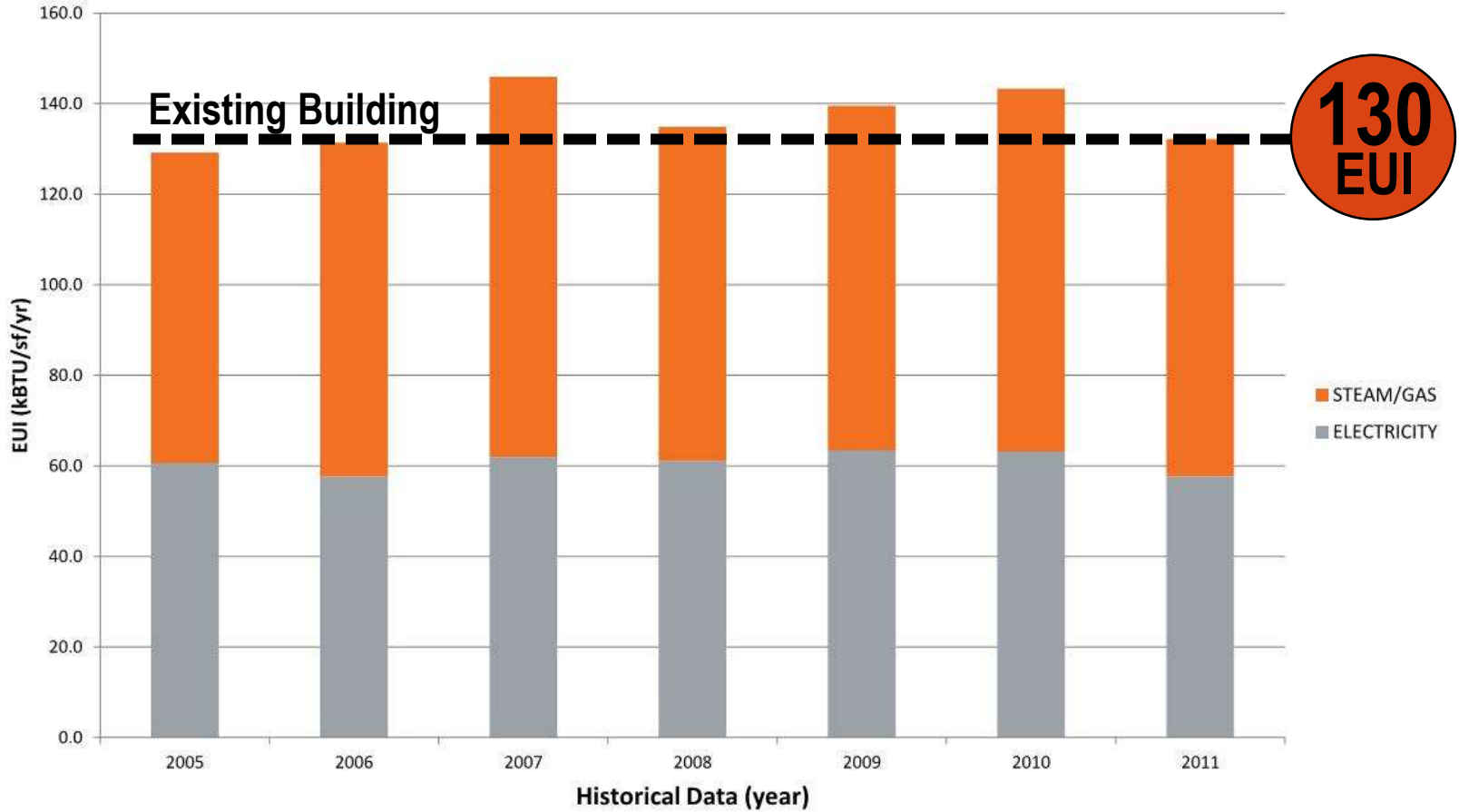
BUILDING RESOURCES
PUBLIC ART



BUILDING RESOURCES
MATERIALS: WOOD SLATS

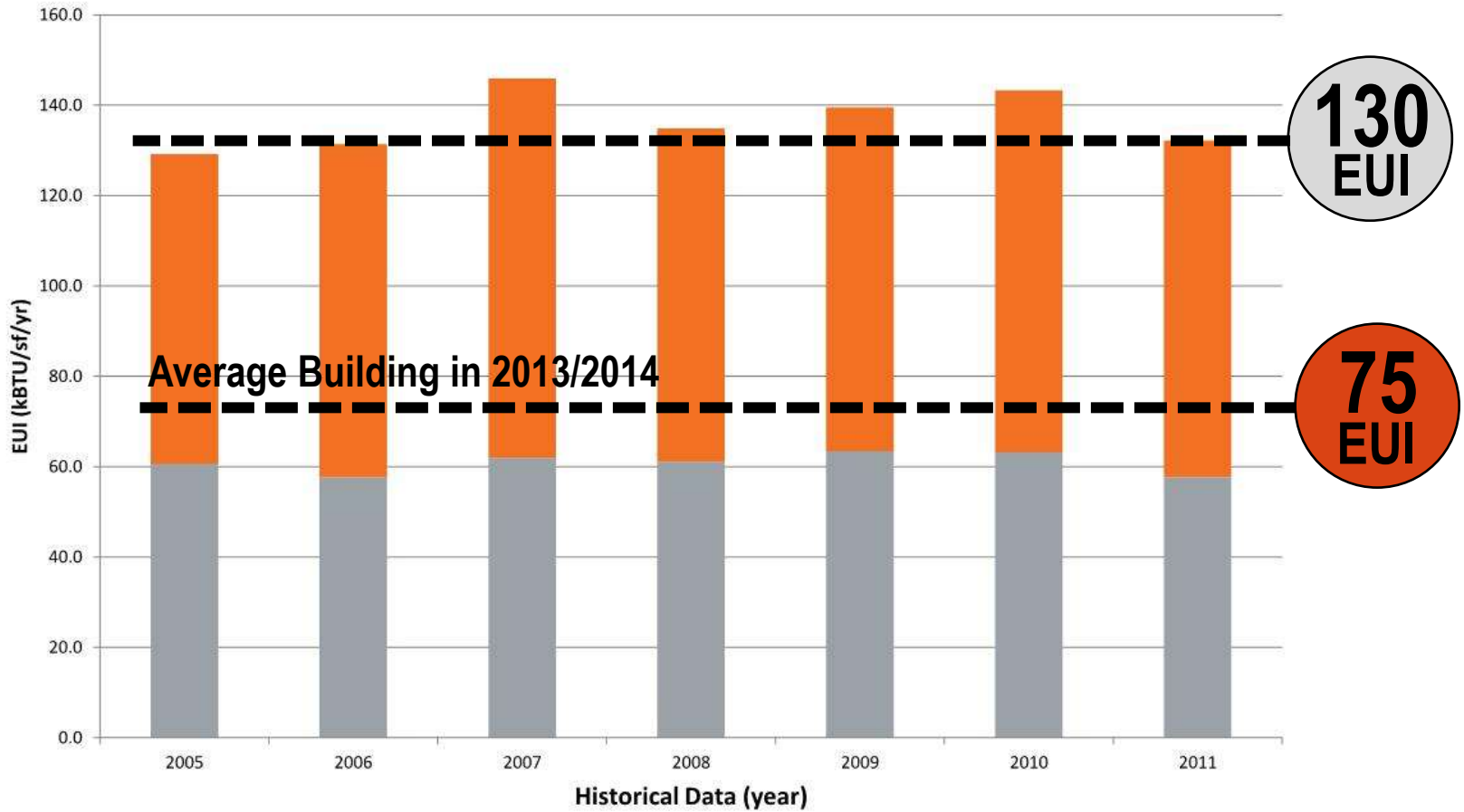


Eugene City Hall Energy Use History



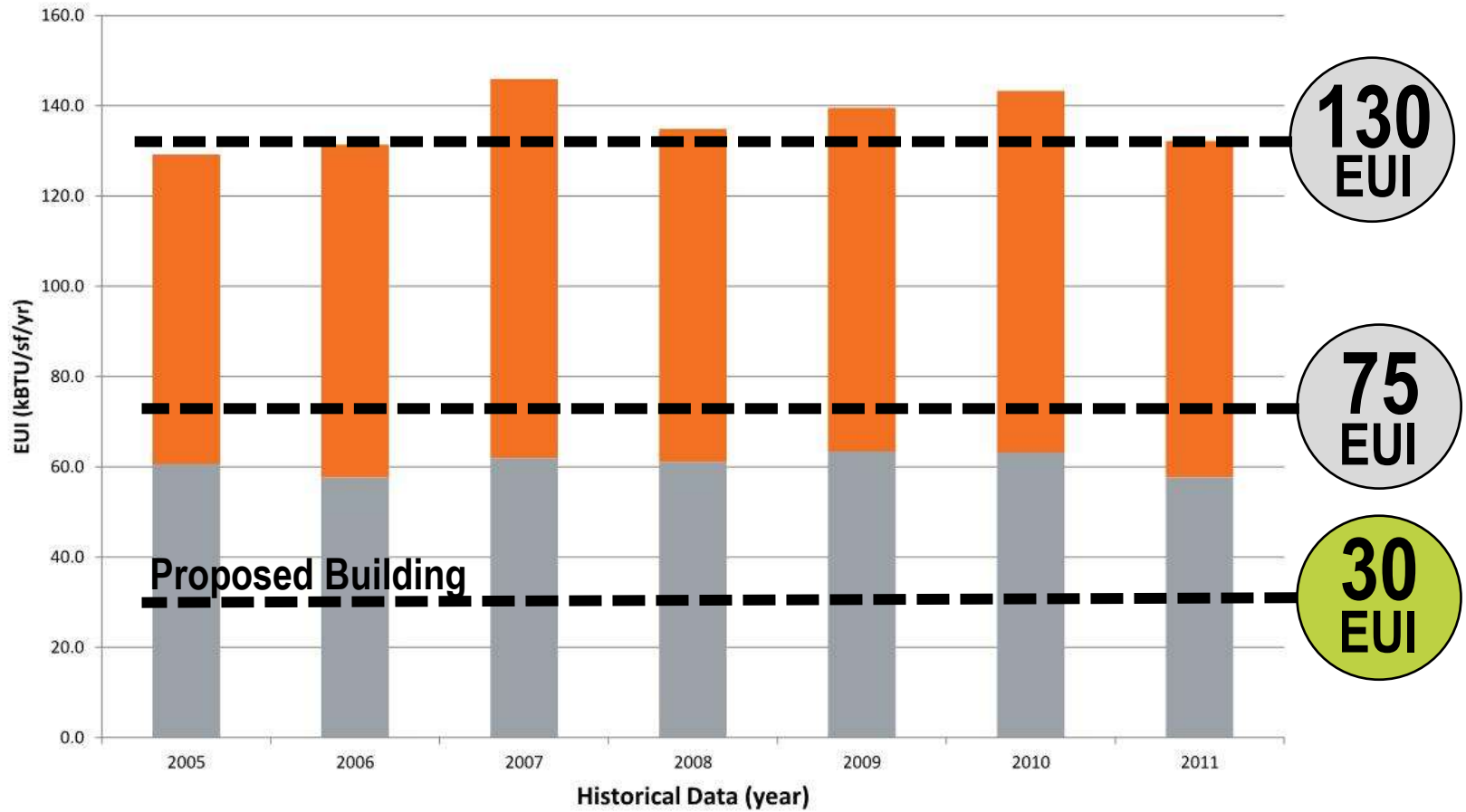
-30-

Eugene City Hall Energy Use History



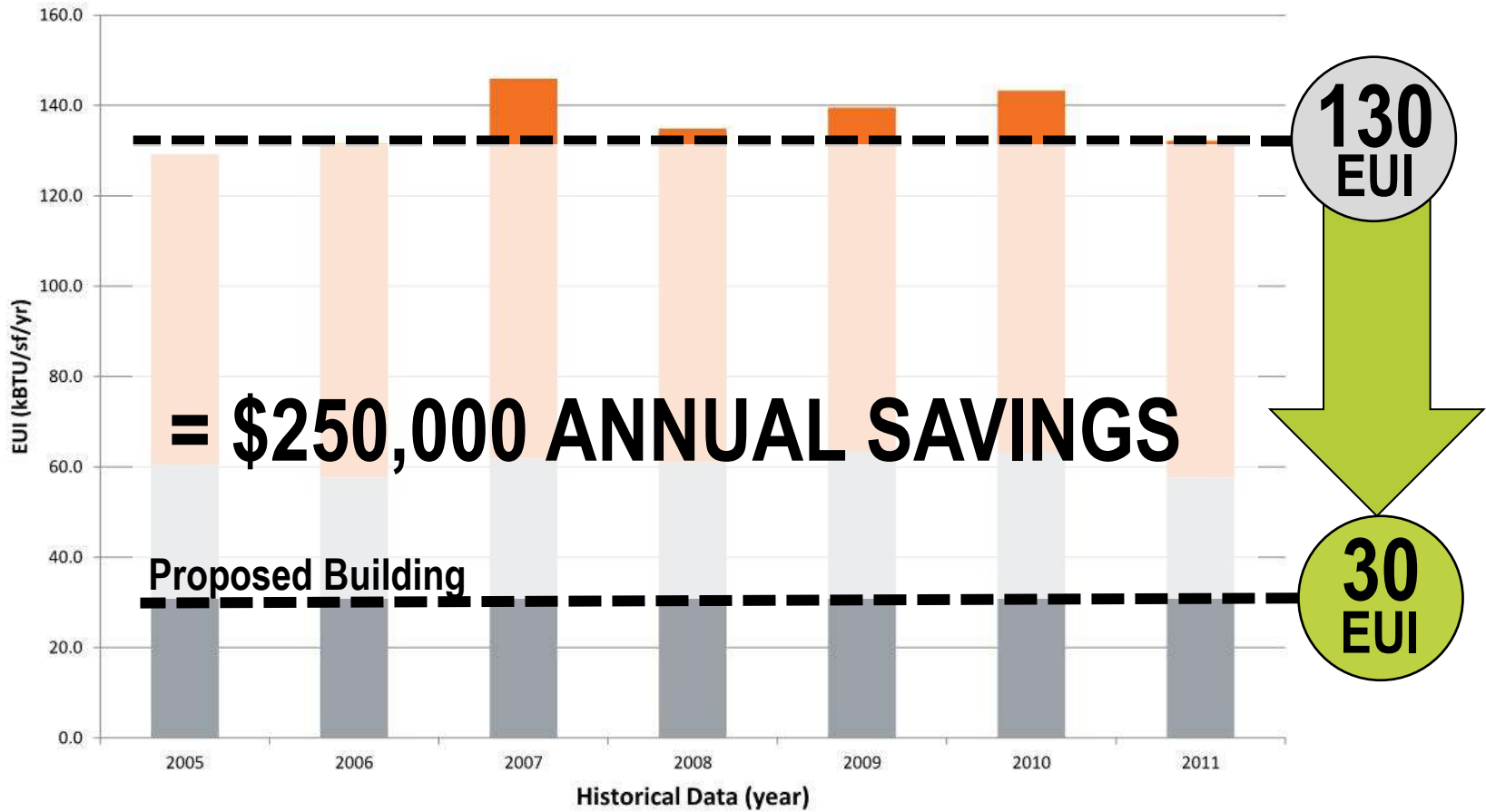
-31-

Eugene City Hall Energy Use History



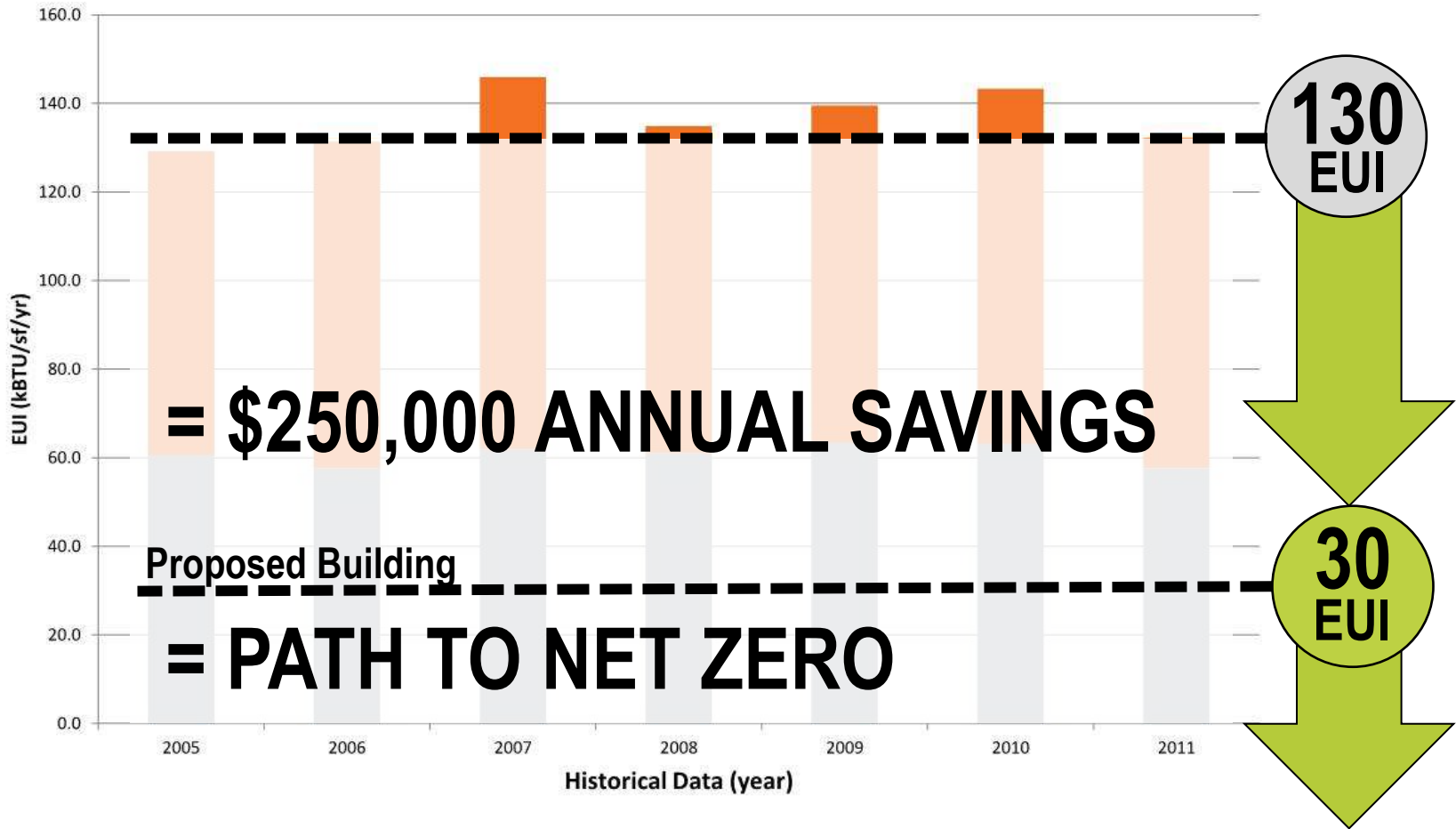
-32-

Eugene City Hall Energy Use History



-33-

Eugene City Hall Energy Use History



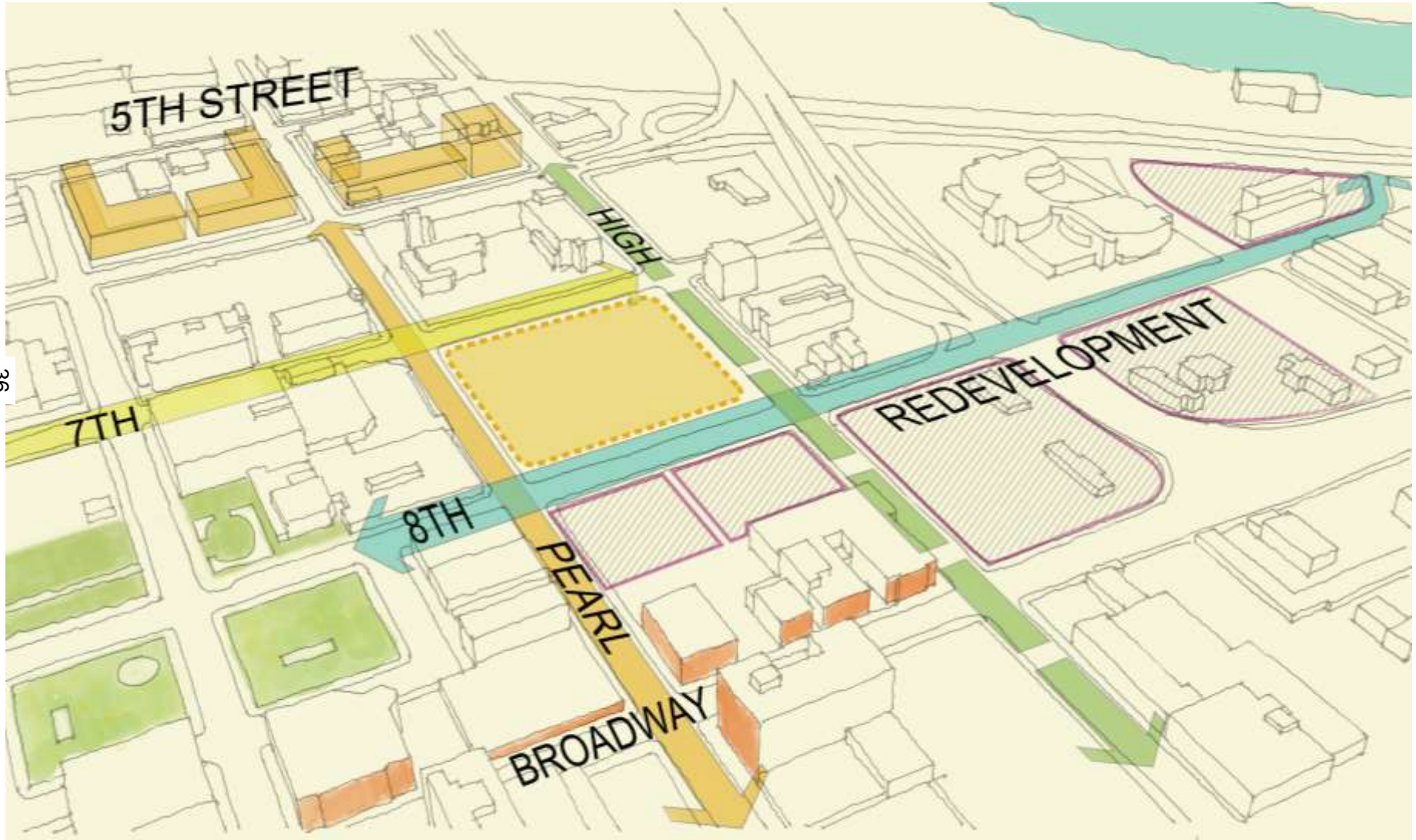
-34-

A LIVING BLOCK, A LIVING CITY



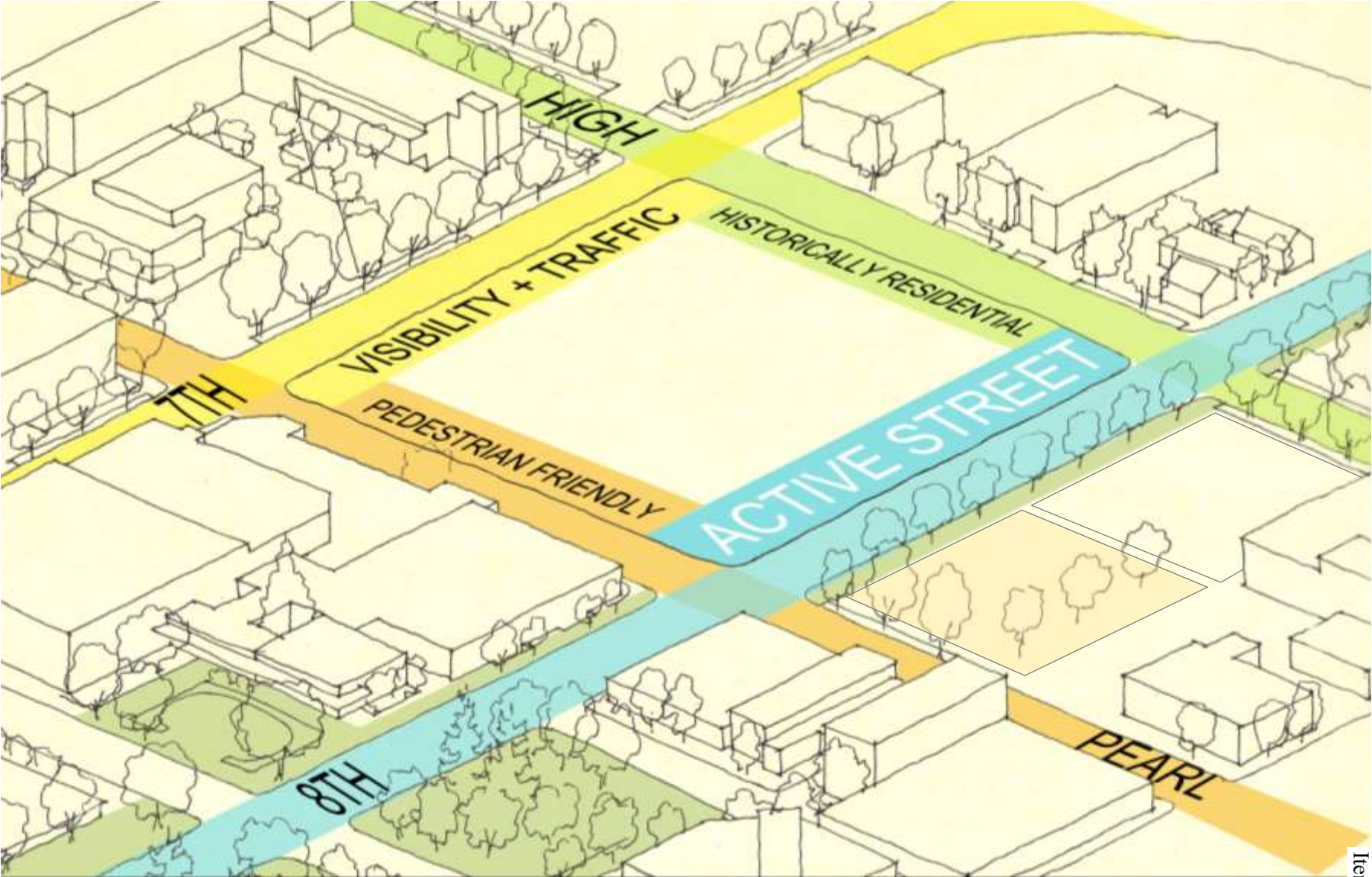
EVERY BLOCK NEEDS TO CONTRIBUTE TO THE CITY'S VITALITY.

SITE FORCES



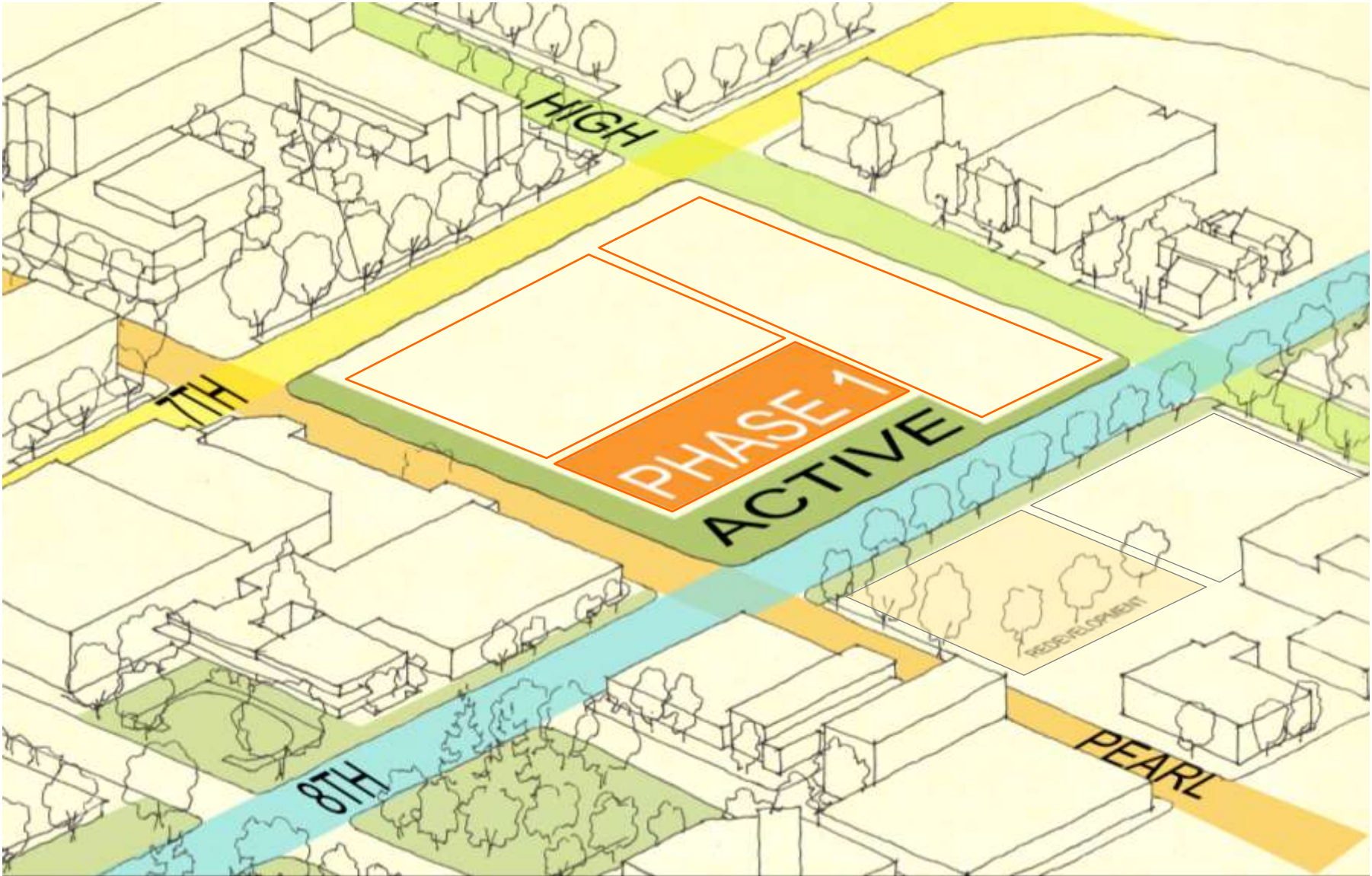
-36-

SITE RESPONSE PROPOSED FRAMEWORK



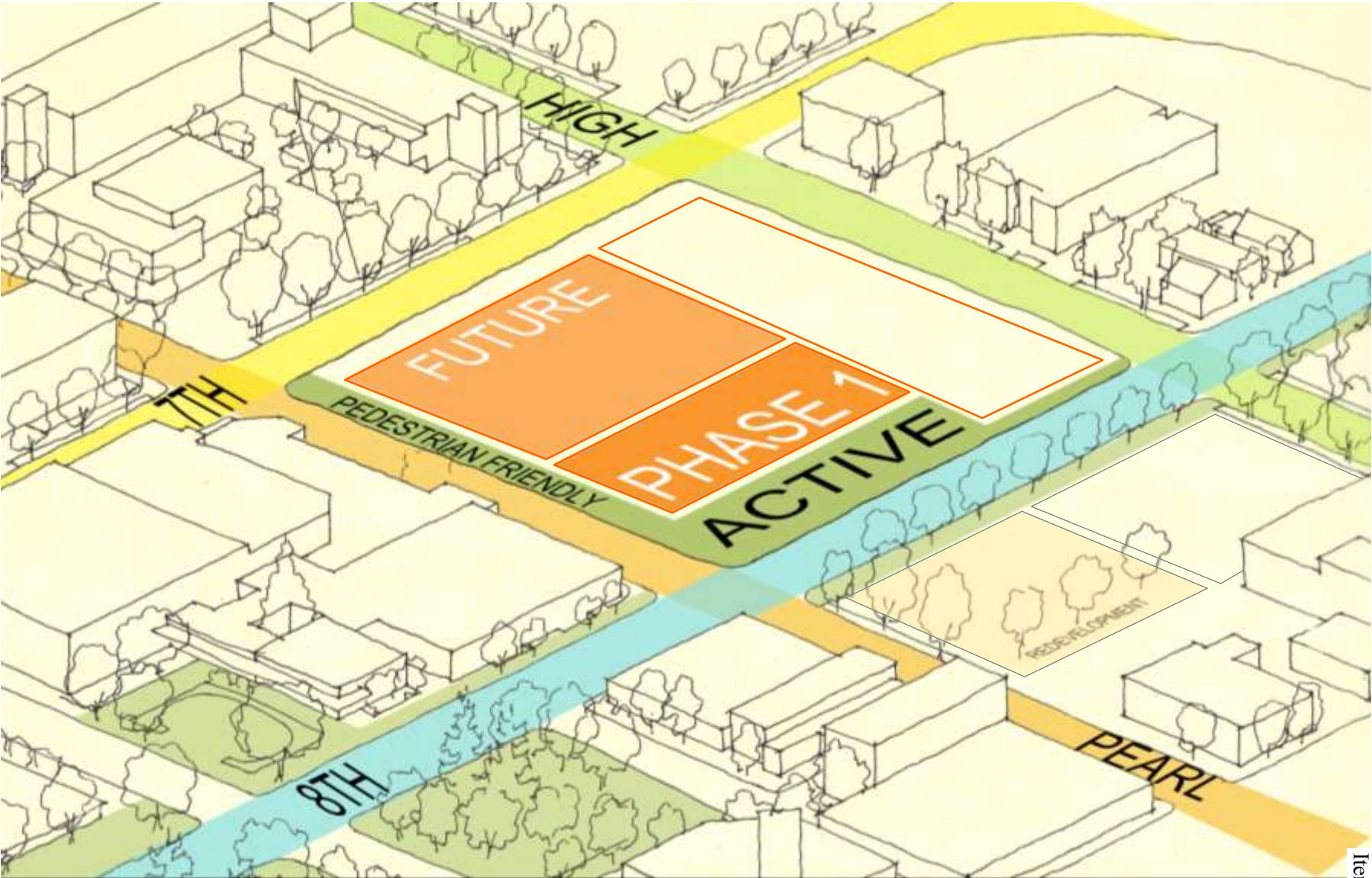
-37-

SITE RESPONSE PROPOSED FRAMEWORK



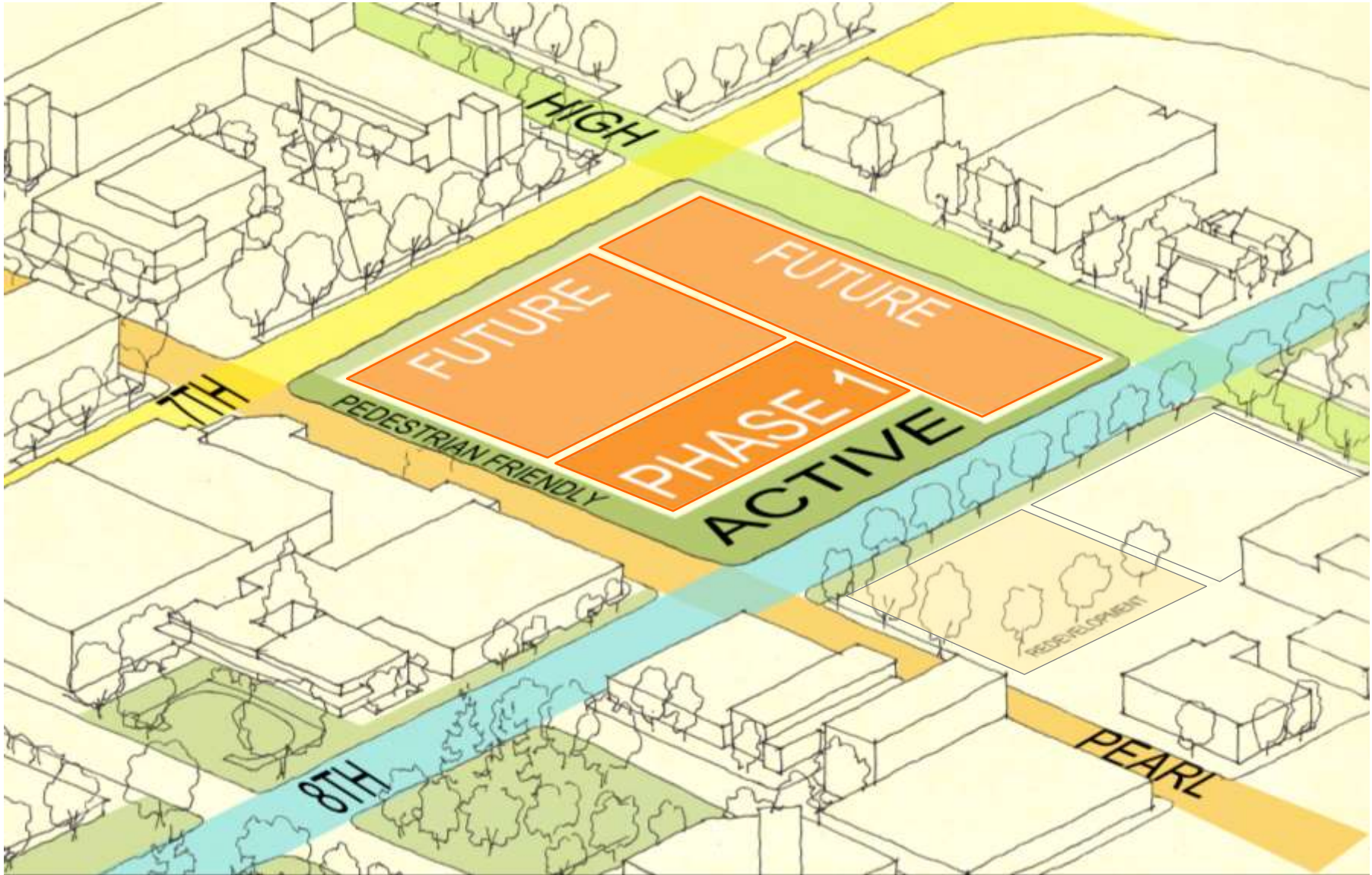
-38-

SITE RESPONSE PROPOSED FRAMEWORK



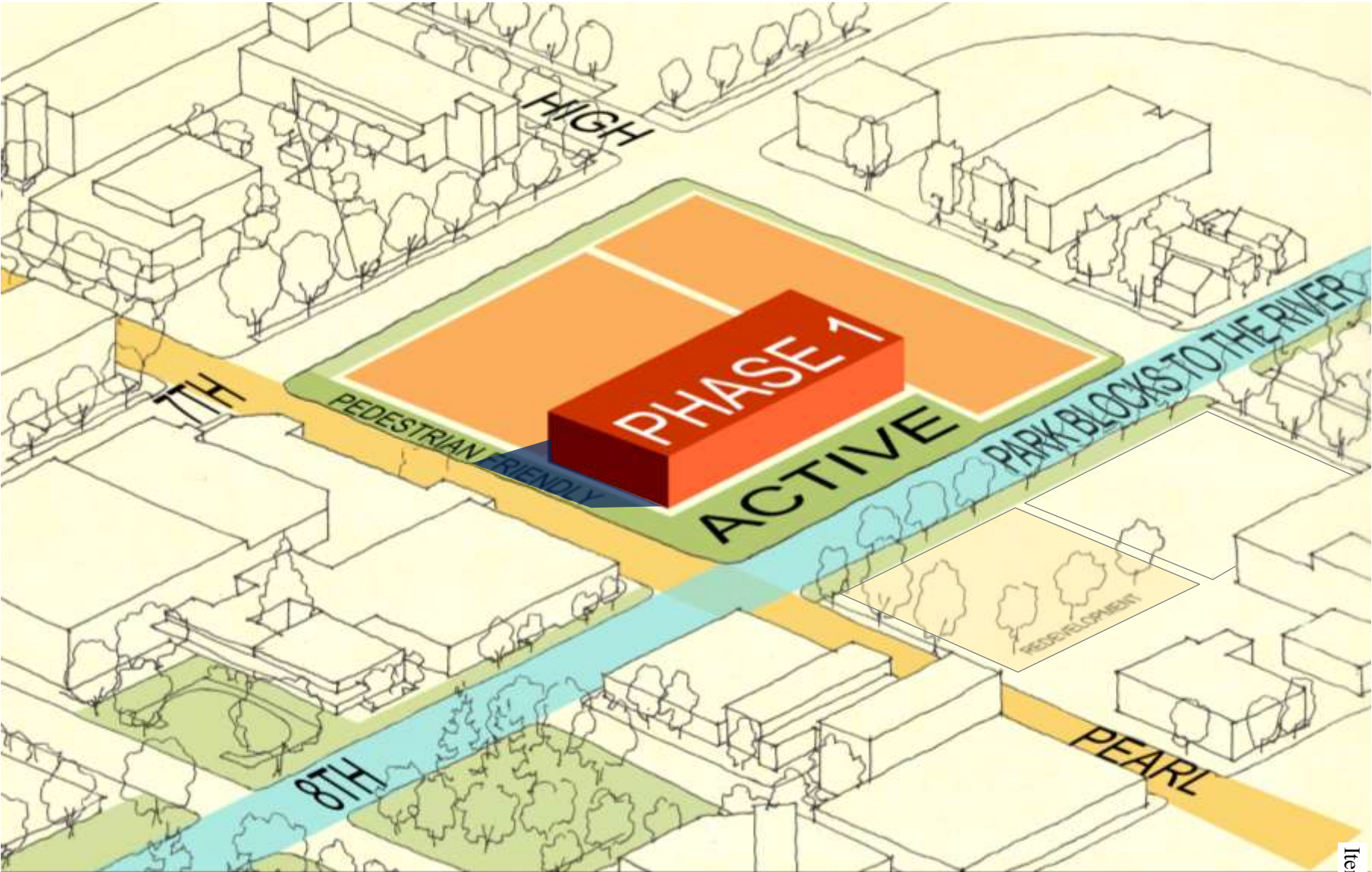
-39-

SITE RESPONSE PROPOSED FRAMEWORK



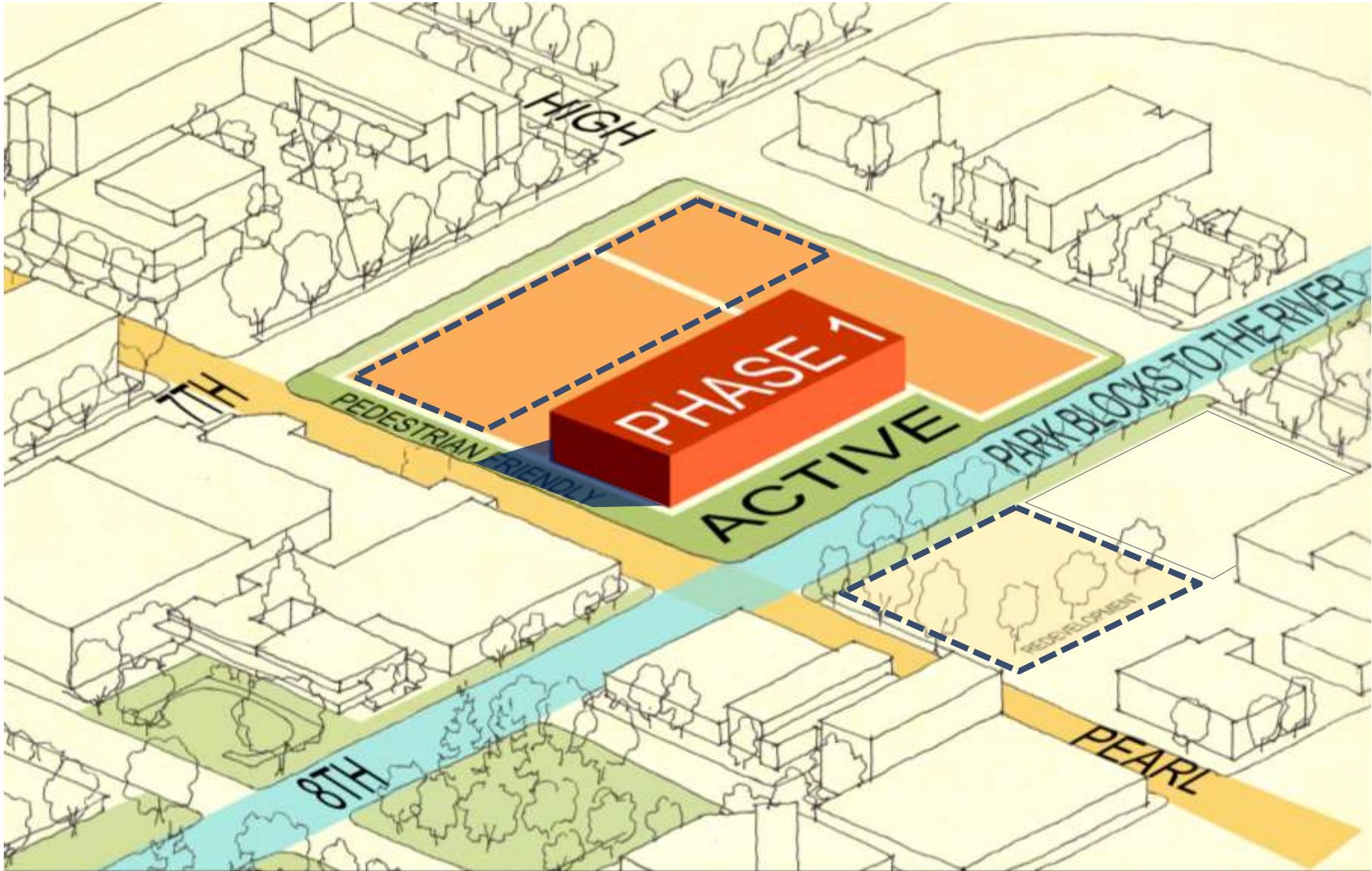
-40-

SITE RESPONSE CITY HALL



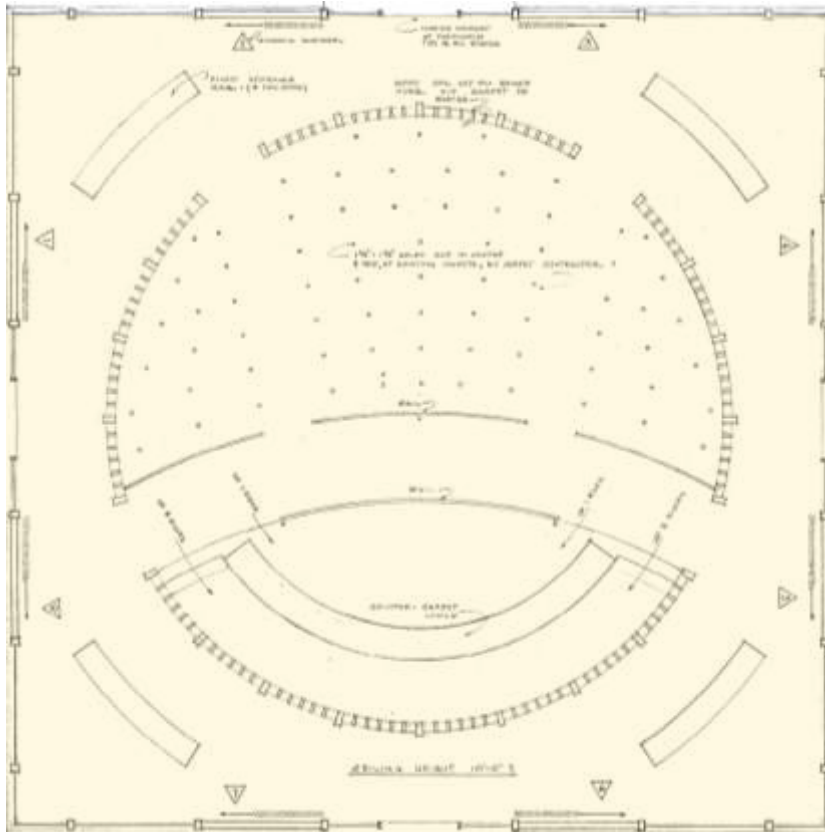
-41-

SITE RESPONSE LAND BANK / PARKING



-42-

DISCUSSION RETAIN THE CHAMBER



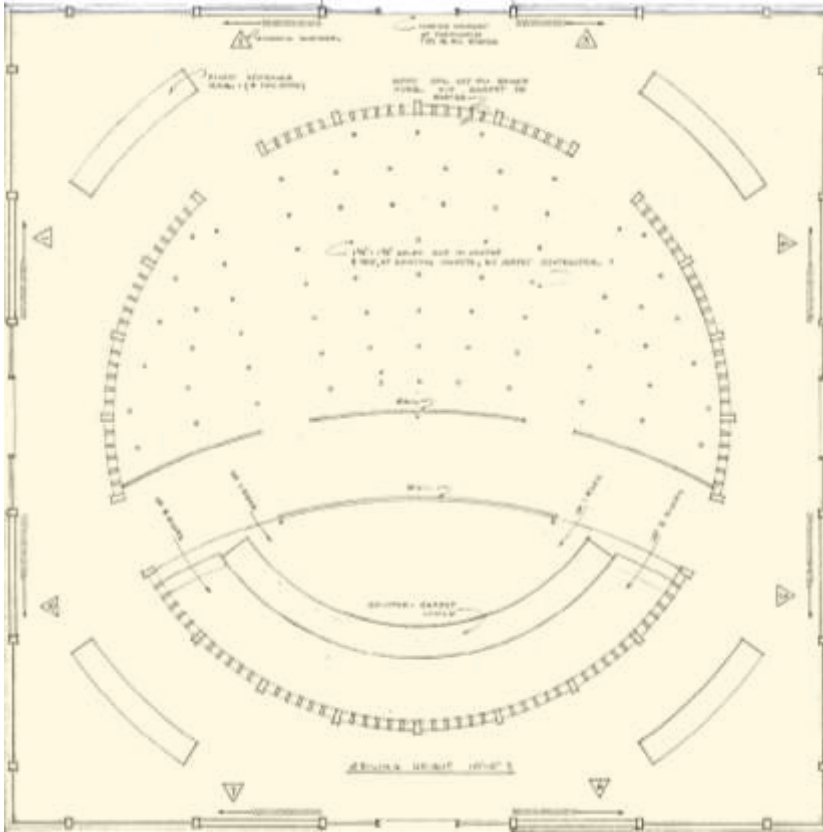
THE COUNCIL CHAMBER HAS ICONIC AND PHYSICAL ELEMENTS.
IT REQUIRES EXTENSIVE RENOVATION + UPGRADES.

ANALYSIS RETAIN = REBUILD

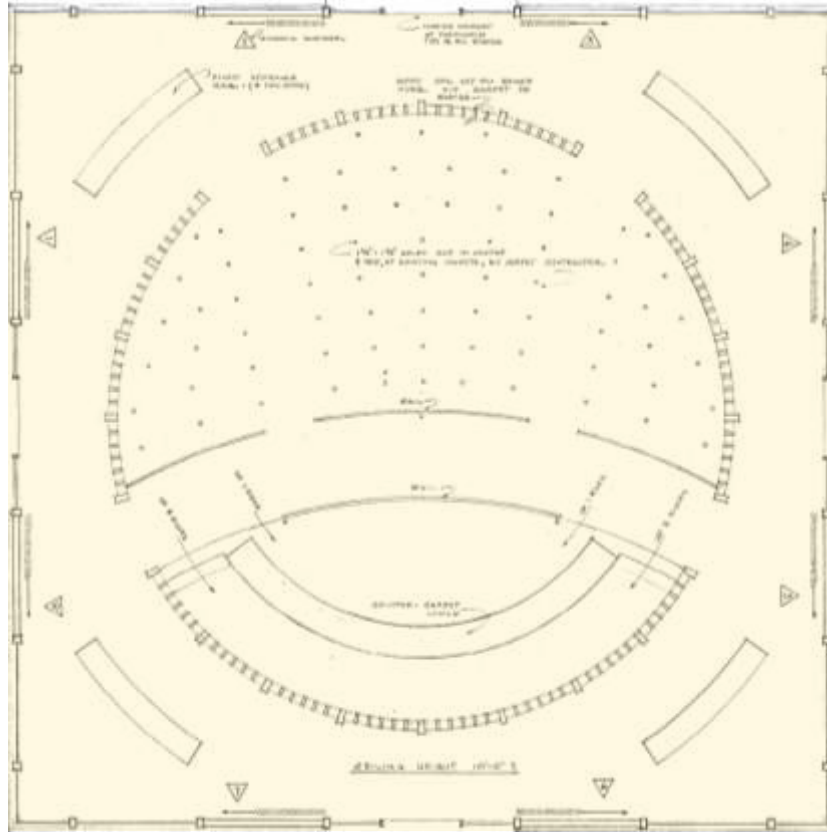
WHY?

New Structure
 New Envelope
 New Mechanical Systems
 Lighting + A/V + Security
 Entry, Restrooms, etc.

No Cost Savings vs New Construction
 Reduced Risk / Unintended Cost
 Better Performance



PROPOSAL RETAIN + BUILD NEW



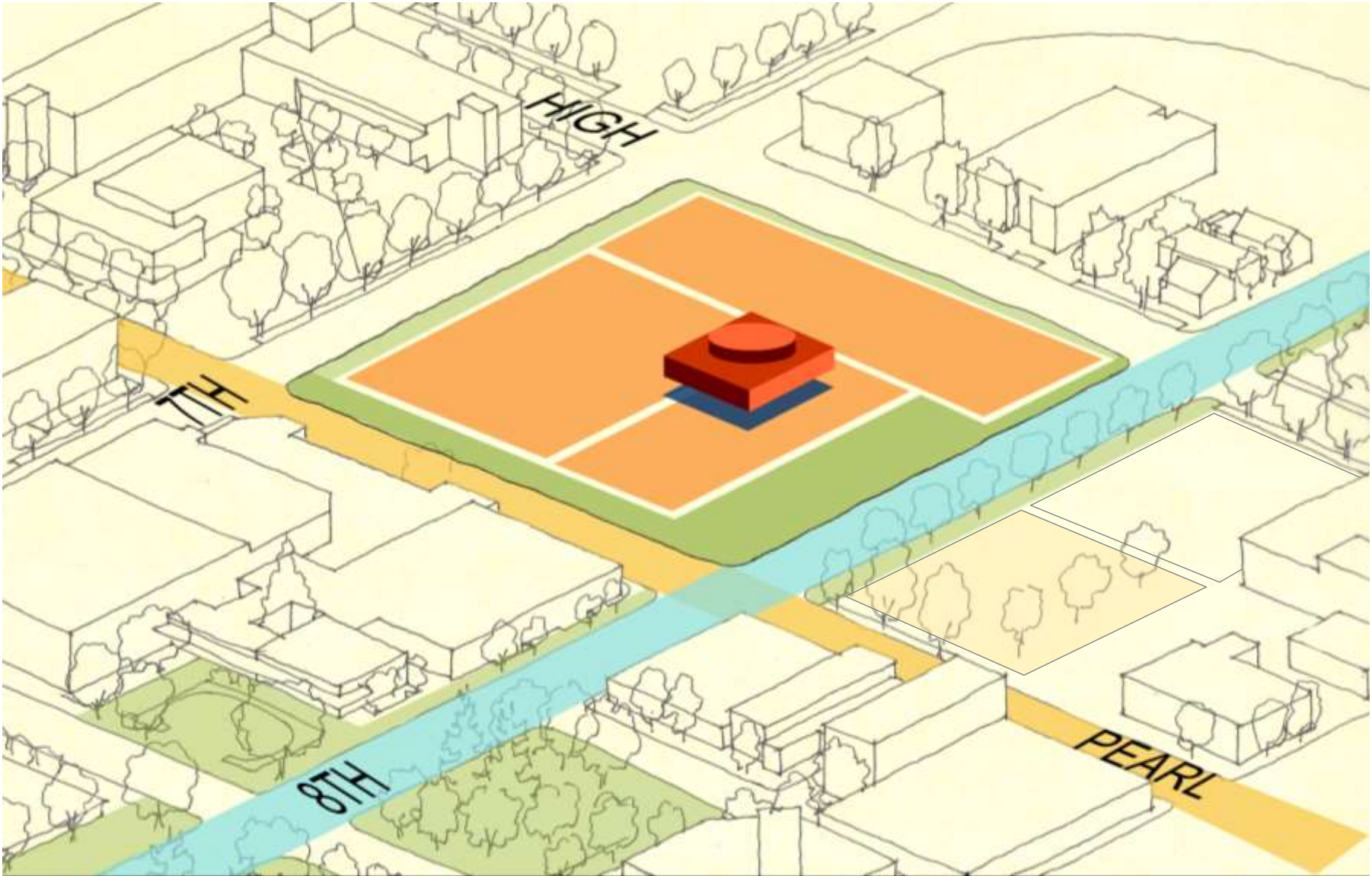
RETAIN ICONIC ELEMENTS

- Democratic Form
- Chamber / Garden Relationship
- Public Art
- Transparency
- Material Re-use

ADD NEEDED IMPROVEMENTS

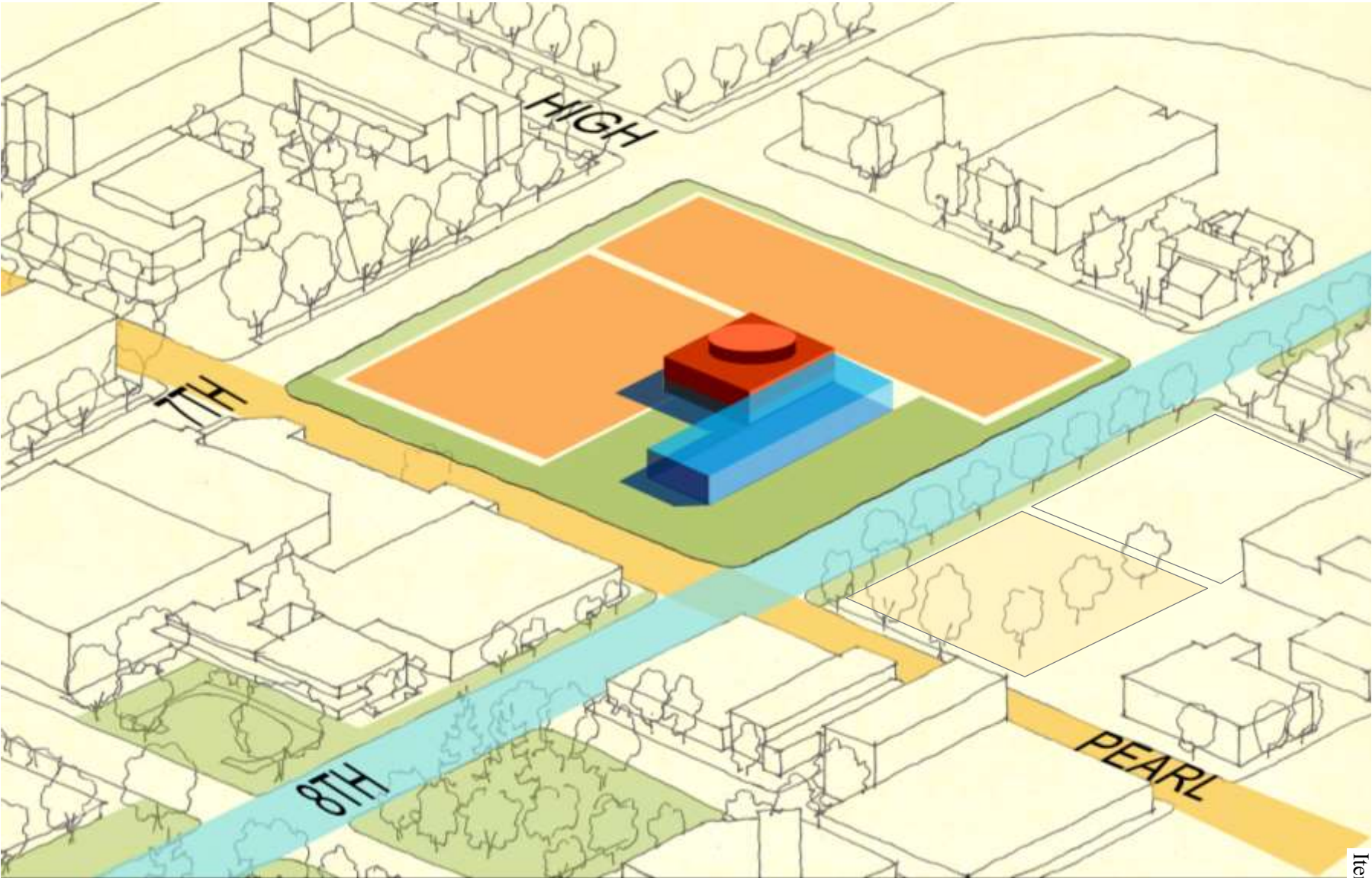
- Support Space (entry, bathroom, etc.)
- Better Security and Sight Lines
- Technology
- Connection to Public Realm
- More Flexible

COUNCIL CHAMBER EXISTING LOCATION



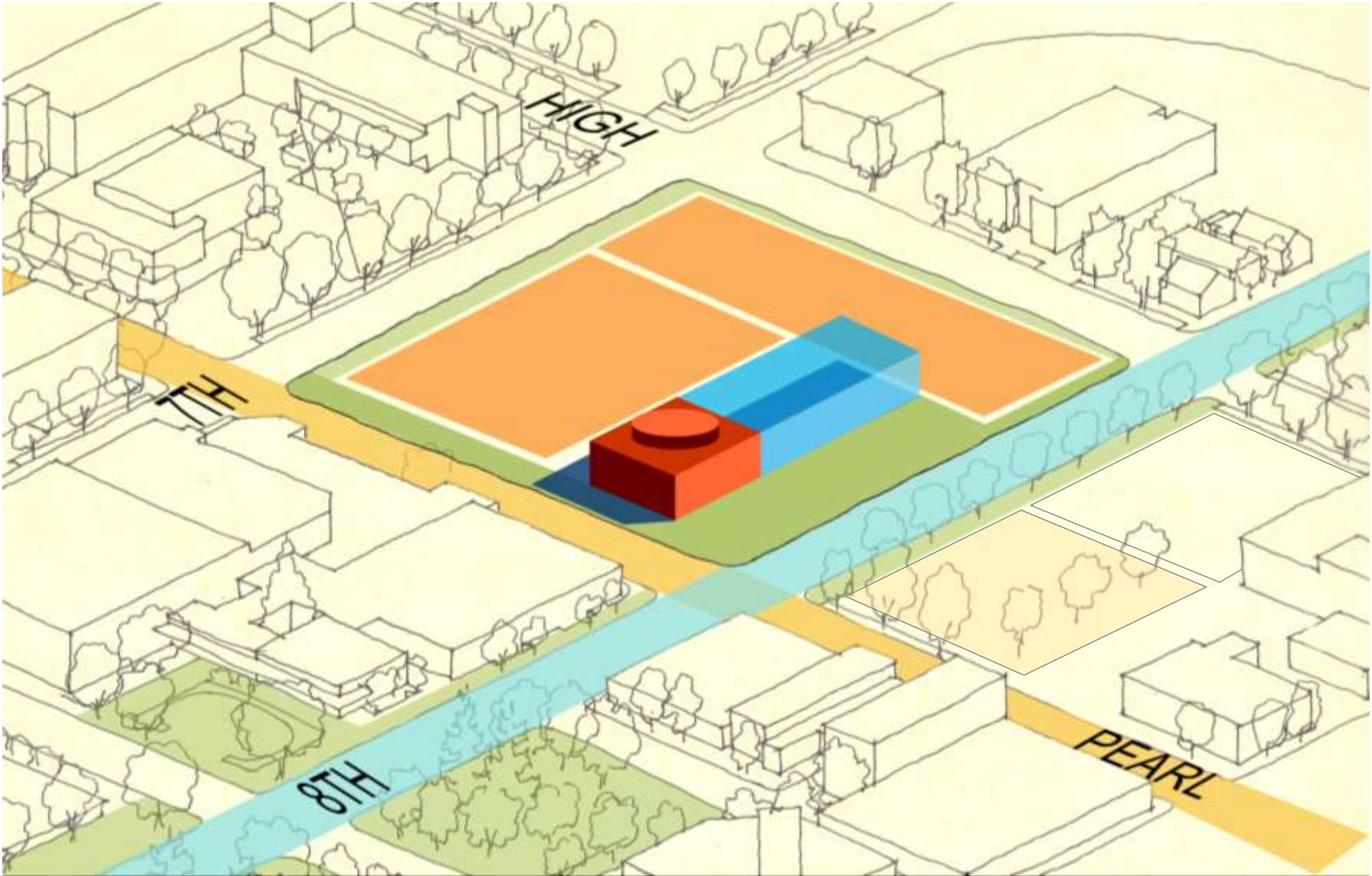
-46-

COUNCIL CHAMBER OPTION 1



-47-

COUNCIL CHAMBER OPTION 2



-48-

EUGENE CITY HALL THINK BIG



-49-

EUGENE CITY HALL START SMALL



-50-

EUGENE CITY HALL THINK BIG. START SMALL.

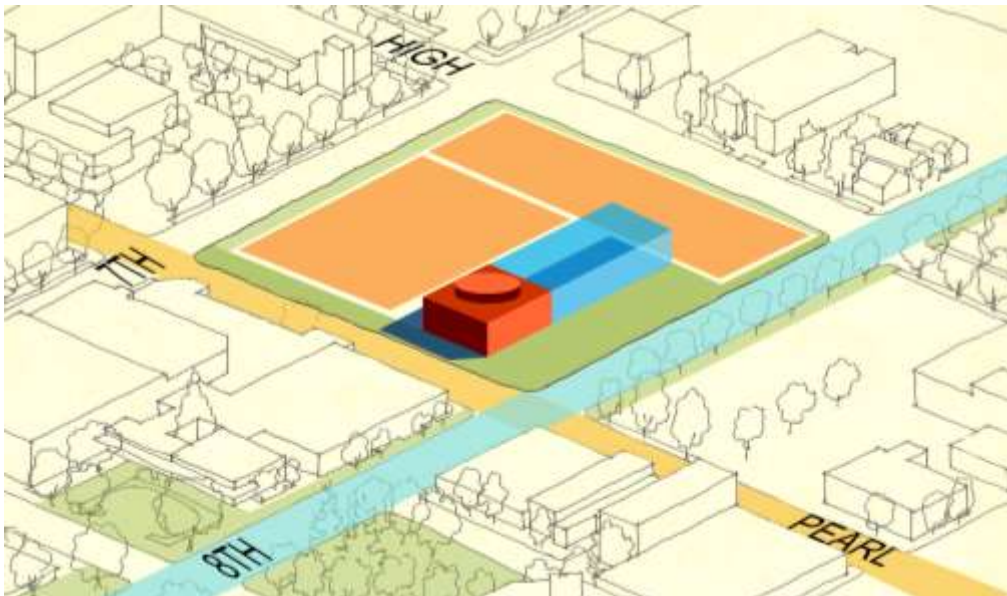


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Conceptual Sketch of Eugene City Hall Block

WELCOMING. SUSTAINABLE. TRANSFORMED

RECOMMENDATIONS DISCUSSION



FRAMEWORK

New Civic Identity
 Meets Phase 1 Needs
 Reinforces 8th Avenue
 New City Hall Open Space
 Future Opportunities
 On-site Parking
 Agile + Intentional

COUNCIL CHAMBER

Connect to Public Realm
 Retain Iconic Elements
 Improve Function
 Democratic Form

FOR MORE INFORMATION

project website www.eugene-cityhall.com

email cityhall@rowellbrokaw.com

Thank you for your interest in this important project.

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Public Forum

Meeting Date: February 10, 2014
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Beth Forrest
Contact Telephone Number: 541-682-5882

ISSUE STATEMENT

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

SUGGESTED MOTION

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

FOR MORE INFORMATION

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

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of City Council Minutes

Meeting Date: February 10, 2014
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 2A
Staff Contact: Kris Bloch
Contact Telephone Number: 541-682-8497

ISSUE STATEMENT

This is a routine item to approve City Council minutes.

SUGGESTED MOTION

Move to approve the minutes of the January 22, 2014, Work Session, January 27, 2014, Work Session, January 27, 2014, Meeting, and January 29, 2014, Work Session.

ATTACHMENTS

- A. January 22, 2014, Work Session
- B. January 27, 2014, Work Session
- C. January 27, 2014, Meeting
- D. January 29, 2014, Work Session

FOR MORE INFORMATION

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

ATTACHMENT A**MINUTES**

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**January 22, 2014
12:00 p.m.**

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

Mayor Piercy opened the January 22, 2014, City Council work session.

A. WORK SESSION: Civic Stadium Business Plan Review

MOTION: Councilor Brown, seconded by Councilor Zelenka, moved to direct the City Manager to immediately inform the District 4J that we are modifying our initial contingent offer. The City of Eugene's revised purchase offer of \$4.5 million to 4J for the Civic Stadium property is now contingent on other parties committing sufficient funds and providing a plan to finance, renovate, operate and maintain Civic Stadium within nine months of 4J's acceptance of the City's offer. The other parties' initial financial commitment shall be sufficient, in the Council's opinion, to rehabilitate the grandstand, playing field, and to reopen for active use as a sports and entertainment complex. The Council will decide within six months of 4J's acceptance of the City's offer whether to accept the financial commitment and the plan, otherwise the City will withdraw its offer to 4J.

SUBSTITUTE MOTION AND VOTE: Councilor Poling, seconded by Councilor Clark, moved to direct the City Manager to immediately withdraw the City's proposal from 4J. **FAILED** 1:7, Councilor Poling in favor.

SUBSTITUTE MOTION AND VOTE: Councilor Taylor, seconded by Councilor Brown, moved to remove all contingencies from the City's offer to 4J. **FAILED** 2:6, Councilors Brown and Taylor in favor.

MODIFIED MAIN MOTION AND VOTE: Councilor Brown, seconded by Councilor Evans moved that the City Manager inform 4J that the City's \$4.5 million offer is modified to be contingent on a Council decision to be made within nine months of 4J's acceptance of the City's offer that the Council is ready to proceed with the purchase of Civic Stadium. **PASSED** 5:3, Councilors Pryor, Clark and Poling opposed.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Brown, moved that the City Manager inform interested parties that the Council's future purchase of Civic Stadium will, at minimum, be contingent on identifying an entity or entities who submit a plan for renovation, operation and maintenance of Civic Stadium that satisfies Council. This plan will include an updated renovation estimate. The entities must be able to demonstrate they have obtained sufficient financial capital to implement their plan

Item 2.A.

which shall include the rehabilitation of the grandstand, playing field and the creation of a viable sports and entertainment complex. The demonstrated financial resources shall be no less than \$3 million. **PASSED: 6:2**, Councilors Clark and Poling opposed.

(Above motion incorporates friendly amendments to add "entities" and to require submitted plans to include an updated renovation estimate.)

The meeting adjourned at 1:25 p.m.

Respectfully submitted,

Michelle Mortensen
Deputy City Recorder

ATTACHMENT B**MINUTES**

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

January 27, 2014

5:30 p.m.

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

Councilor Pryor convened the January 27, 2014, City Council work session, noting that Mayor Piercy was in Washington DC on the United Front trip.

A. WORK SESSION: Rest Stop Discussion

The City Attorney introduced the item and provided background information. The council discussed sunset date options and their interest in working with the County to share responsibility for the homeless issues.

MOTION: Councilor Syrett, seconded by Councilor Poling, moved that City Manager bring back for public hearing on February 18, a proposed ordinance extending the sunset date on the rest stop ordinance until July 1, 2014.

AMENDED MOTION AND VOTE: Councilor Clark, seconded by Councilor Brown moved to change the sunset date to October 31, 2014 (*to coincide with the Opportunity Village pilot timeline*). **PASSED 6:2;** Councilors Taylor and Poling opposed.

AMENDED MOTION AND VOTE: Councilor Clark, seconded by Councilor Evans, moved to direct the City Manager to begin negotiations with the County for how we might work more effectively on a project together or transition that responsibility to them. (*Clarified to mean: direct the City Manager to bring back to council options in conjunction with discussion with the County for how we might transition this to a more regional approach.*) **PASSED 8:0.**

VOTE ON MAIN MOTION AS AMENDED: PASSED 8:0.

B. WORK SESSION: Fireworks

Eugene Police Lieutenant Scott Fellman and Fire Marshal Al Gerard introduced the item and provided information and statistics on accidents, injuries and safety concerns related to legal and illegal fireworks.

Council raised and discussed several ideas, including:

- Increase fees for permits to sell fireworks.
- Increase fines for violations and keep the money at the municipal level.
- Increase enforcement efforts (expensive and resource-intensive).
- Educate the general public about more responsible use of fireworks.
- Identify a revenue source to cover the cost of enforcement.

Item 2.A.

- Use technology to pinpoint where complaints are coming from.
- Empower neighbors to help the City report and track violators (via smart phones, GPS).

Staff was asked to bring back to council a broad range of options, from small, incremental changes to a complete ban on fireworks in Eugene.

The meeting adjourned at 7:00 p.m.

Respectfully submitted,

Michelle Mortensen
Deputy City Recorder

ATTACHMENT C

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**January 27, 2014
7:30 p.m.**

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

Councilor Pryor convened the January 27, 2014, City Council meeting, noting that Mayor Piercy was in Washington DC with the United Front group.

1. PUBLIC FORUM

1. Gwendolyn Iris, urged Council to allow Whoville to remain open.
2. Aaron Taylor, reported that his church relies on fireworks sales to do charitable work.
3. Wayne Martin, said he has a plan for council to consider prior to any action on Whoville.
4. Duncan Rhodes, expressed bicycle safety concerns related to parked cars on 5th Avenue.
5. Mary Ellickson, expressed safety concerns about fireworks, noting the dangers
6. Fredric Bliss, expressed concerns about fireworks, noting they're dangerous and noisy.
7. Randi Zimmer, read a letter from the Chavez family about the dangers of fireworks.
8. Jean Stacey, requested that council make changes to Whoville so it can be legal and work.
9. Dan Bryant, supported Whoville and reported that Opportunity Village is working well.
10. Art Bowman, supported Whoville and asked the council to find a way to keep it open.
11. Sue Sierralupé, expressed concerns about the impacts of cold weather on the homeless.
12. Plaedo, supported Whoville and asked Mayor and Council to keep it open.
13. Jeremy Spafford, expressed concerns about homelessness and the current economy.
14. Jerry Smith, supported the homeless and more places for people to sleep.
15. Frank Bertrand, expressed concerns about safety and asked to ban consumer fireworks.
16. Barb Prentice, supported efforts to help the homeless and asked to allow Whoville.
17. Steven Hiatt, supported keeping Whoville open and working toward better shelters.
18. Michael Adams, urged the council to keep Whoville open until other shelter is available.
19. Denise Hinz, asked the council to purchase and preserve the Amazon Headwaters land.
20. Keegan Keppner, supported Whoville and asked the council to focus on 'equality'.
21. Alley Valkyrie, asked the council to keep Whoville open.
22. Michael Carrigan, thanked council for its work on homelessness and supported Whoville.
23. Ann Kelvin, supported Whoville and asked the council not to close it.
24. Jack Dresser, supported Whoville and asked the council not to close it.
25. Mary Broadhurst, supported homeless efforts and asked council to keep Whoville open.
26. David Strahan, supported Whoville and asked the council to keep it open.
27. Lisa Warnes, asked the City to purchase and preserve the Amazon Headwaters land.
28. Andrew Heben, asked the council to keep Whoville open until another option is available.
29. Emily Semple, asked the council to keep Whoville open and to help the homeless.
30. Jennifer Frenzer-Knowlton, supported homeless work and asked to keep Whoville open.

31. Jana Thrift, read a letter from the Human Rights Commission regarding homelessness.
32. Ian McTeague, supported Whoville and asked to keep it open until another option is found.
33. Al Johnson, urged the City to purchase the Amazon Headwaters land.
34. Belle Burch, supported the homeless and asked the council to keep Whoville open.
35. Ambrose Holtham-Keathley, supported Whoville and asked the council to keep it open.
36. Marina Hajek, supported option #3 for the South Willamette Street redesign project.
37. John Monroe, supported Whoville and asked the council to keep it open.
38. Joella Ewing, supported the homeless and asked the council to keep Whoville open.
39. Heather Sielicki, asked the council to purchase and protect the Amazon Headwaters land.
40. Joseph Newton, supported the homeless and asked the council to keep Whoville open.
41. Elaine Zablocki, asked the council to purchase and protect the Amazon Headwaters land.
42. Paul Simon, asked the council not to close Whoville until other options are available.
43. Emily Fox, encouraged the council to purchase and protect the Beverly property.
44. Majeska Seese-Green, supported Whoville and the purchase of the Beverly land.
45. Garen Wales, asked to keep Whoville open noting that homeless people need help.
46. David Nelkin, supported the four-lane option for the South Willamette Street redesign.
47. Michael Gannon, related his experience as a homeless man on Christmas Day.
48. Tom Halferty, supported efforts to help the homeless and to save Civic Stadium.
49. Mariah Leung, asked the council to keep Whoville open and help the homeless.

Councilor Clark requested additional information about the Amazon Headwaters property related to Goal 5 protections.

2. CONSENT CALENDAR

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Taylor moved to approve the Consent Calendar with the correction to the January 13, 2014, minutes submitted by Council Poling. **PASSED 8:0.**

3. ACTION: A Resolution Adopting Amendments to Stormwater Systems Development Charge Methodology and Amending Resolution No. 4900.

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Taylor moved to adopt Resolution 5100 adopting amendments to Stormwater Systems Development Charge Methodology and amending Resolution No. 4900. **PASSED 7:1**, Councilor Clark opposed.

4. ACTION: Code Amendment of Protected Class Definition of Sexual Orientation

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Taylor, moved to adopt Council Bill 5107, an ordinance amending Section 4.615 of the Eugene Code by revising the definition of “sexual orientation” to read: “actual or perceived heterosexuality, homosexuality, bisexuality, or gender identity.” **PASSED 8:0.**

The meeting adjourned at 9:25 p.m.

Respectfully submitted,

Michelle Mortensen
Deputy City Recorder

ATTACHMENT D

MINUTES

**Eugene City Council
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**January 29, 2014
12:00 p.m.**

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

Councilor Pryor convened the January 29, 2014, work session, noting that Mayor Piercy was in Washington DC on the United Front trip.

A. WORK SESSION: Beverly Property

MOTION AND VOTE: Councilor Taylor, seconded by Councilor Evans, moved that the City Manager schedule an executive session for February 10 for council to discuss a purchase price for the Beverly property. **PASSED 8:0**

B. WORK SESSION: Rest Stops

MOTION AND VOTE: Councilor Syrett, seconded by Councilor Zelenka, moved to request the City Manager to allow those occupying the Broadway and Hilyard site to remain there for no more than 30 days from today to allow the City Manager to return to the council with a recommendation for additional rest stops or other alternatives for those currently residing there. **PASSED 6:2**, Councilors Clark and Poling opposed.

The meeting adjourned at 12:45 p.m.

Respectfully submitted,

Michelle Mortenson
Deputy City Recorder

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Approval of Tentative Working Agenda

Meeting Date: February 10, 2014
Department: City Manager’s Office
www.eugene-or.gov

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

ISSUE STATEMENT

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

BACKGROUND

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

RELATED CITY POLICIES

There are no policy issues related to this item.

COUNCIL OPTIONS

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

CITY MANAGER’S RECOMMENDATION

Staff has no recommendation on this item.

SUGGESTED MOTION

Move to approve the items on the Tentative Working Agenda.

ATTACHMENTS

- A. Tentative Working Agenda

FOR MORE INFORMATION

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

EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

February 5, 2014

FEBRUARY 10	MONDAY
--------------------	---------------

5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: City Hall		90 mins – CS/Penwell

7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences:	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest
3. Work Session/Executive Session (<i>pursuant to ORS 192.660(2)(e)</i>): Beverly Property		PW/Carnagey

FEBRUARY 12	WEDNESDAY
--------------------	------------------

Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. Action: Envision Eugene Implementation Ordinance - Single Family Code Amendments		45 mins – PDD/Hansen
B. WS: Initiating Process to Amend Metro Plan Diagram for 955 Coburg Road		45 mins – PDD/Nystrom

FEBRUARY 18	TUESDAY
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7:30 p.m.	Council Public Hearing	
Harris Hall	Expected Absences:	
1. PH: Ordinance Providing for Withdrawal of Annexed Properties from Special Districts		PDD/Taylor
2. PH: Ordinance Extending Sunset Date of Rest Stop Pilot Program		CAO/Klein

FEBRUARY 19	WEDNESDAY
--------------------	------------------

Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: 2013 Implementation of Bond Measure to Fix Streets		45 mins – PW/Corey
B. WS: Climate Action Planning		45 mins – CS/O'Sullivan

FEBRUARY 24	MONDAY
--------------------	---------------

5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences:	
A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager		30 mins
B. WS: Update from Police Auditor		30 mins – PA/Gissiner

7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences:	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest
3. Action: Ordinance Extending Sunset Date of Rest Stop Pilot Program		CAO/Klein

FEBRUARY 26	WEDNESDAY	** NOTE: 5:30 PM BUDGET COMMITTEE MEETING ADDED **
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Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: MUPTE Revisions		60 mins - PDD/Braud
B. WS:		30 mins

EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

February 5, 2014

5:30 p.m. **Budget Committee Meeting**
B/T Room, Library **Expected Absences:**
A. Budget Committee Deliberations

MARCH 10

MONDAY

5:30 p.m. **Council Work Session**
Harris Hall **Expected Absences: Taylor, Evans**
A. WS: Integrated Pest Management
B. WS: Climate Recovery Ordinance

45 mins – PW/Finney
45 mins – CS/O'Sullivan

7:30 p.m. **Council Meeting**
Harris Hall **Expected Absences: Taylor**

1. Public Forum
2. Consent Calendar
 - a. Approval of City Council Minutes
 - b. Approval of Tentative Working Agenda
 - c. Approval of Annexation Resolution for Nordic Homes (A 14-1)
3. Action: Ordinance Providing for Withdrawal of Annexed Properties from Special Districts
4. Committee Reports: Police Comm, Lane Metro, LTD (EmX), LWP, OMPOC, McKenzie Watershed

CS/Forrest
CS/Forrest
CS/Taylor
PDD/Taylor

MARCH 12

WEDNESDAY

Noon **Council Work Session**
Harris Hall **Expected Absences: Taylor, Evans**
A. WS: South Willamette Street Improvement Plan

90 mins – PW/Henry

COUNCIL BREAK: March 13, 2014 – April 9, 2014

APRIL 9

WEDNESDAY

12:00 p.m. **Council Work Session**
Harris Hall **Expected Absences:**
A. WS: Urban Forestry Policy/Sidewalks
B. WS:

45 mins – PW/Snyder

APRIL 14

MONDAY

5:30 p.m. **Council Work Session**
Harris Hall **Expected Absences:**
A. Committee Reports: HRC, SC, Travel LC, HSC, LCOG, MPC, PSCC
B. WS:

30 mins

7:30 p.m. **Council Meeting**
Harris Hall **Expected Absences:**

1. Public Forum
2. Consent Calendar
 - a. Approval of City Council Minutes
 - b. Approval of Tentative Working Agenda

CS/Forrest
CS/Forrest

APRIL 16

WEDNESDAY

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

EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

February 5, 2014

APRIL 21	MONDAY	
7:30 p.m.	Council Public Hearing	
Harris Hall	Expected Absences:	
1. PH:		
APRIL 23	WEDNESDAY	
Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: Striker Field Redesignation		45 mins – PW/Björklund
B. WS: Onsite Management of Multi-Unit Housing Facilities		45 mins – PDD/Laurence
APRIL 28	MONDAY	
5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences: Zelenka	
A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager		30 mins
B. WS: Glass Recycling		45 mins - PDD
7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences: Zelenka	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest
c. Approval of 2013 CDBG Reallocations		PDD/Wisth
3. Action: 2014-15 Annual CDBG and HOME allocations		PDD/Wisth
APRIL 30	WEDNESDAY	
Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. WS: Paid Sick Leave Ordinance		45 mins – CS/Cariaga
B. WS:		
MAY 12	MONDAY	
5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences:	
A. Committee Reports: Chamber of Commerce, HPB, LRAPA, MWMC		30 mins
B. WS:		
7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences:	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest
c. Ratification of MWMC FY 2014-15 Regional Wastewater Program Budget and CIP		PW/Huberd
MAY 14	WEDNESDAY	
Noon	Council Work Session	
Harris Hall	Expected Absences:	
A. WS:		
B. WS:		

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

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

February 5, 2014

MAY 19	MONDAY
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7:30 p.m.	Council Public Hearing
Harris Hall	Expected Absences:
1. PH:	

MAY 21	WEDNESDAY
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Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

MAY 27	TUESDAY
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5:30 p.m.	Council Work Session
Harris Hall	Expected Absences:
A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager	30 mins
B. WS:	

7:30 p.m.	Council Meeting
Harris Hall	Expected Absences:
1. Public Forum	
2. Consent Calendar	
a. Approval of City Council Minutes	CS/Forrest
b. Approval of Tentative Working Agenda	CS/Forrest

MAY 28	WEDNESDAY
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Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

JUNE 9	MONDAY
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5:30 p.m.	Council Work Session
Harris Hall	Expected Absences:
A. Committee Reports: PC, Lane Metro, Lane Workforce, LTD/EmX, OMPOC, McKenzie Watershed	30 mins
B. WS:	

7:30 p.m.	Council Meeting
Harris Hall	Expected Absences:
1. Public Forum	
2. Consent Calendar	
a. Approval of City Council Minutes	CS/Forrest
b. Approval of Tentative Working Agenda	CS/Forrest

JUNE 11	WEDNESDAY
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Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

JUNE 16	MONDAY
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7:30 p.m.	Council Public Hearing
Harris Hall	Expected Absences:
1. PH:	

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

EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

February 5, 2014

JUNE 18	WEDNESDAY
Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	
JUNE 23	MONDAY
5:30 p.m.	Council Work Session
Harris Hall	Expected Absences:
A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager	30 mins
B. WS:	
7:30 p.m.	Council Meeting
Harris Hall	Expected Absences:
1. Public Forum	
2. Consent Calendar	
a. Approval of City Council Minutes	CS/Forrest
b. Approval of Tentative Working Agenda	CS/Forrest
3. Public Hearing and Action: FY15 Budget	CS/Silvers
JUNE 25	WEDNESDAY
Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	
JULY 9	WEDNESDAY
12:00 p.m.	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	
JULY 14	MONDAY
5:30 p.m.	Council Work Session
Harris Hall	Expected Absences:
A. Committee Reports: HRC, SC, Travel LC, HSC, LCOG, MPC, PSCC	30 mins
B. WS:	
7:30 p.m.	Council Meeting
Harris Hall	Expected Absences:
1. Public Forum	
2. Consent Calendar	
a. Approval of City Council Minutes	CS/Forrest
b. Approval of Tentative Working Agenda	CS/Forrest
JULY 16	WEDNESDAY
Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

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

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EUGENE CITY COUNCIL TENTATIVE WORKING AGENDA

February 5, 2014

JULY 21	MONDAY
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7:30 p.m.	Council Public Hearing
Harris Hall	Expected Absences:
1. PH:	

JULY 23	WEDNESDAY
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Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

JULY 28	MONDAY
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5:30 p.m.	Council Work Session	
Harris Hall	Expected Absences: Zelenka	
A. Committee Reports and Items of Interest from Mayor, City Council, and City Manager		30 mins
B. WS:		

7:30 p.m.	Council Meeting	
Harris Hall	Expected Absences: Zelenka	
1. Public Forum		
2. Consent Calendar		
a. Approval of City Council Minutes		CS/Forrest
b. Approval of Tentative Working Agenda		CS/Forrest

JULY 30	WEDNESDAY
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Noon	Council Work Session
Harris Hall	Expected Absences:
A. WS:	
B. WS:	

COUNCIL BREAK: July 31, 2014 – September 8, 2014

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Beverly Property

Meeting Date: February 10, 2014
 Departments: Public Works/ PDD
www.eugene-or.gov

Agenda Item Number: 3
 Staff Contacts: Craig Carnagey/Gabe Flock
 Contact Phone Number: 541-682-4930/541-682-5697

ISSUE STATEMENT

Conduct a work session to discuss the proposed acquisition of the Beverly Property in the Amazon Headwaters area. At the appropriate time during the work session, the council can go into executive session in order to discuss a possible purchase price to offer.

BACKGROUND

The primary purpose of this summary and its attachments is to provide information and context for this site to support the council's discussion and deliberation.

Site Description

The Beverly site consists of three tax lots south of Martin Street and west of the Martin Street Trailhead for the Ridgeline Trail System (see map, Attachment A). These three parcels total 24.5 acres, and contain approximately 1,000 linear feet of the middle fork of the Amazon Headwaters, as well as about 1,000 linear feet of a minor tributary to that stream. The site is bisected by a 225-foot-wide BPA power line easement running east-west, and a 40-foot-wide EWEB power line easement running roughly north-south. Both easements are periodically cleared for maintenance access and safety. The site is also bisected by the previously cleared right-of-way for West Amazon Drive.

Site History

A very brief chronology of land use proposals, City actions and decisions for the Beverly site follows:

- 1979, site annexed to City of Eugene.
- 1998, proposal for 20-lot PUD submitted, then withdrawn by owner.
- 1999, City acquired 13 acres from Beverly, with accompanying lot line adjustment.
- 2000, proposal for 57-lot PUD denied by Hearings official.
- 2001, City offer to acquire 7.6 acres containing the west branch of Amazon Creek headwaters was rejected by owner.
- 2005, Water Resources Overlay District applied to the site, requiring 40-foot setbacks along streams.
- 2005, Stormwater Development Standards applied to the site, requiring treatment of

stormwater run-off.

- 2006, proposal for 81-lot PUD submitted, then withdrawn by owner.
- 2012, proposal for 75-lot PUD, submitted, then revised to current 47-lot PUD.
- 2013, appeal of Planning Commission action upheld, 47-lot PUD approved.

Protections Currently Applied to Site

The following protections are now applied to the Beverly site:

- 40-foot Water Resources Conservations Setbacks applied to all three stream corridors.
- PUD approval requires stormwater treatment and erosion control measures.
- PUD approval prohibits grading on slopes that meet or exceed 20 percent.
- PUD approval prohibits development within the majority of Tax Lot 101.
- PUD approval requires 12 acres of additional open space on the remaining site, including protected stream corridors and other common areas within the development.

Park Land Acquisition Near This Area

Over the past 14 years, eight acquisitions of park land for the ridgeline park system have been completed in the vicinity of the Beverly site in southeast Eugene, totaling more than 660 acres (see map in Attachment B). The average cost per acre previously paid for park land within the Beverly site was \$13,846.

The City and its regional partners have identified priority acquisition areas for additions to the Ridgeline System, all of which meet multiple criteria shown below.

- Unique recreational opportunities to the community.
- Strategic recreational connection to, or between, existing ridgeline park sites.
- Habitat quality documented as high compared to other sites.
- Diversity of habitat types within the site which are regional priorities for conservation.
- High connectivity of habitat to other protected habitat areas.
- High recreational, connectivity and habitat value compared to per acre purchase price.

2006 PROS Bond Status

The table below shows the allocated funds for each major category of the 2006 PROS Bond, and the total funds remaining after removing funds for lands acquired, and projects in progress.

Bond Focus Area	Original Allocation	Uncommitted Funds Remaining	Estimated Cost of Projects in Progress
Acquire land for neighborhood and community parks	\$10,500,000	\$4,908,000	\$890,000
Expand and develop Golden Gardens Park	\$2,000,000	\$0	\$0
Acquire land for natural area parks	\$7,750,000	\$1,946,000	\$2,286,000
Synthetic surface athletic fields	\$5,000,000	\$547,000	\$549,000
West Eugene Wetland Education Center	\$1,750,000	\$0	On hold, pending private fundraising

*This table does not include the \$4.5 million offer to purchase Civic Stadium

As noted above, the table does not include the use of \$4.5 million of bond funds to purchase Civic Stadium. Once that potential purchase is factored in, there is less than \$926,000 of PROS bond funds left that could be used for acquisition of the Beverly property. The alternative would be to cease efforts to acquire other property (such as Civic Stadium or land that has previously been determined to be a higher priority than the Beverly property) in order to use funds to acquire the Beverly property.

RELATED CITY POLICIES

There is no adopted policy that calls for acquisition of open space within this site. No City studies or plans that address park land, natural resources, or stormwater identifies this site as a high priority need for public ownership.

COUNCIL OPTIONS

This work session is informational only. If the council decides that it wants to move forward with a possible purchase, then the council should move into executive session to discuss the amount that it would be willing to spend on such a purchase.

CITY MANAGER'S RECOMMENDATION

No recommendation; this information is presented at the council's request.

SUGGESTED MOTION

No motion is required.

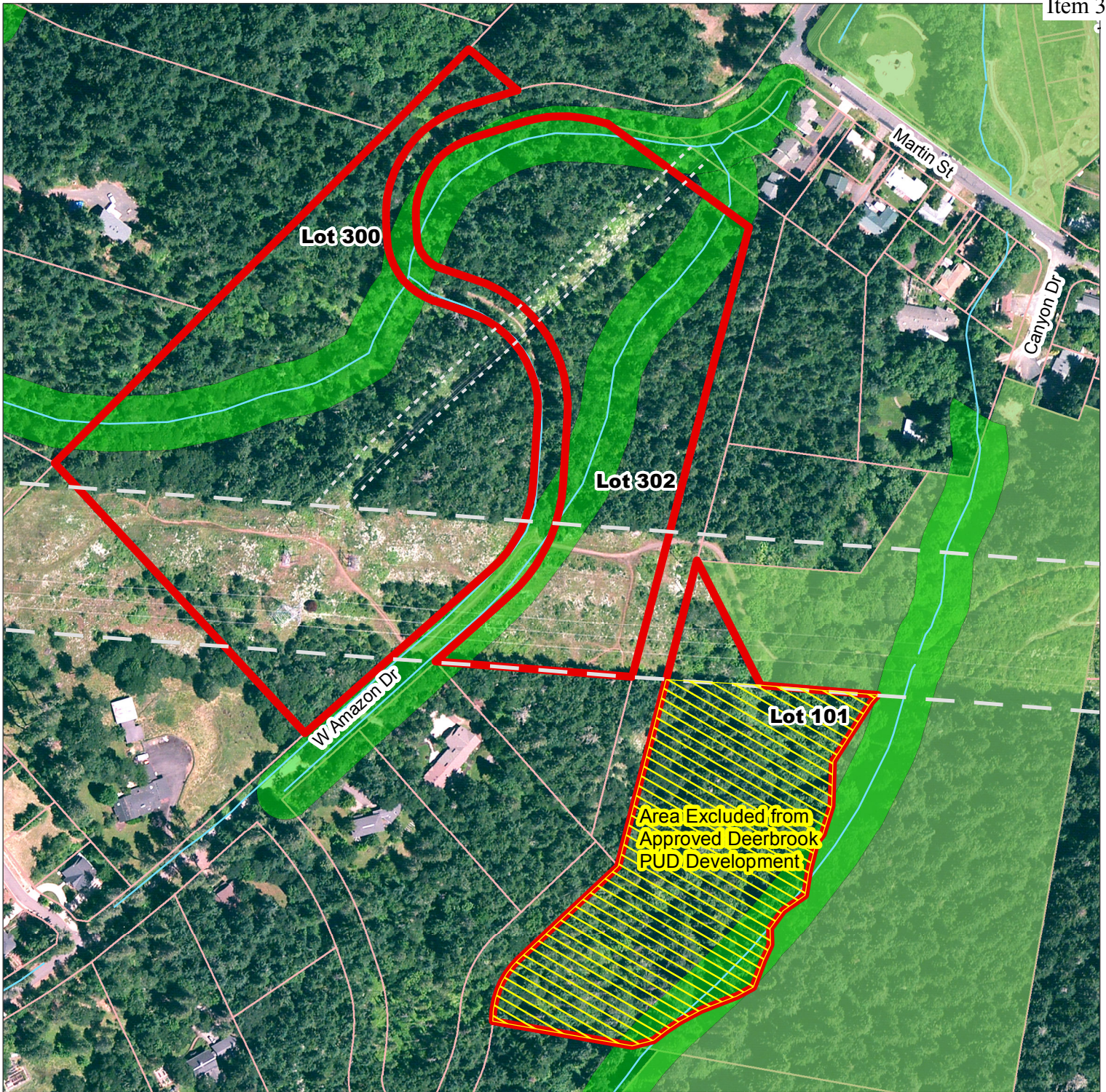
ATTACHMENTS

- A. Beverly Site Map
- B. Map of Past Park Land Acquisition in the Area Surrounding the Beverly Site

FOR MORE INFORMATION

Staff Contact: Craig Carnagey
 Telephone: 541-682-4930
 Staff E-Mail: craig.t.carnagey@ci.eugene.or.us

Staff Contact: Gabe Flock
 Telephone: 541-682-5697
 Staff E-Mail: Gabriel.Flock@ci.eugene.or.us



- Legend**
- Beverly Parcels
 - Area Excluded from Approved PUD
 - Headwater Streams
 - Goal 5: protected, 40' setback (C)
 - EWEB Power Line Easement
 - BPA Easement
 - Parks and Open Space
 - Taxlots

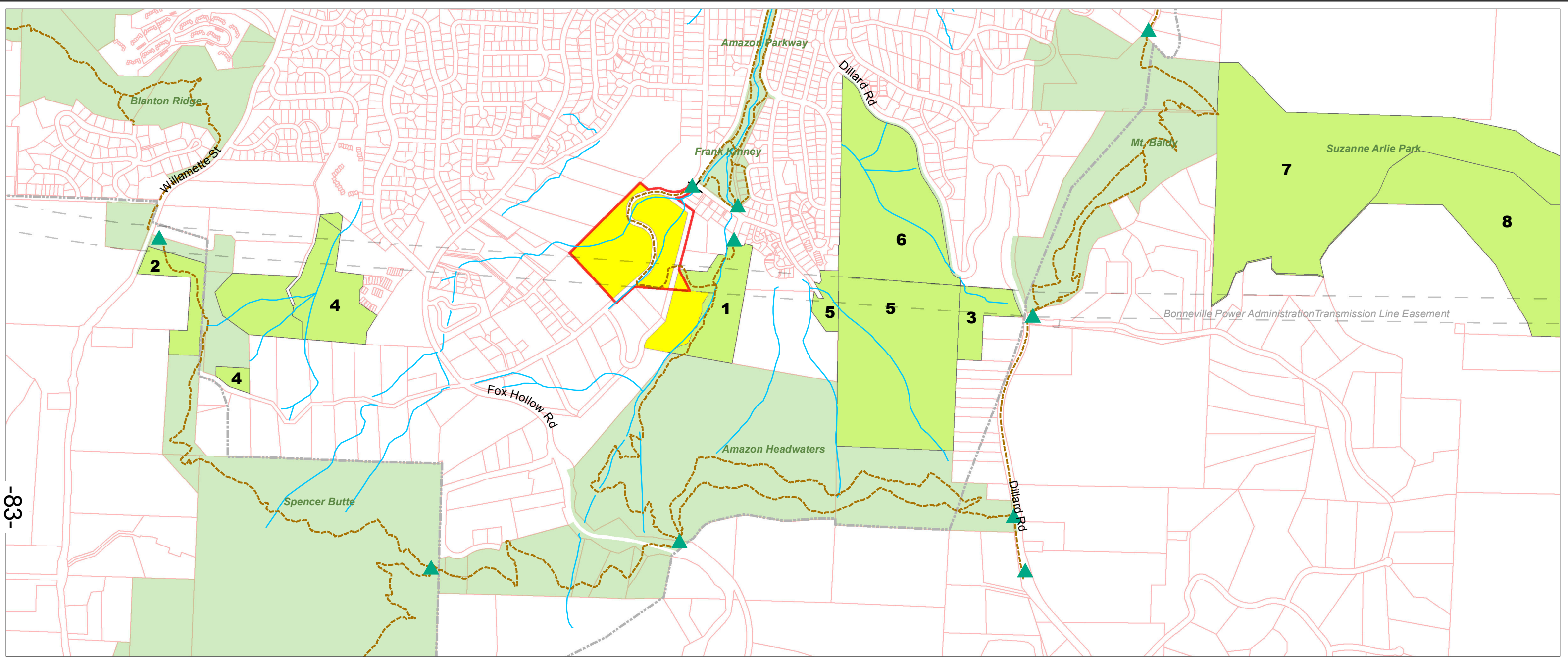
Attachment A: Beverly Site Map



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

February 04, 2014





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Legend

- POS Acquisitions 1998-2013
- Beverly_Parcels
- Deerbrook_PUD_Boundary
- BPA Easement
- Trails
- Trailheads/Access
- Headwater_Streams
- Eugene UGB
- Parks and Open Space
- Taxlots

**Attachment B:
Map of Past Park Land Acquisitions in the Area Surrounding the Beverly Site**



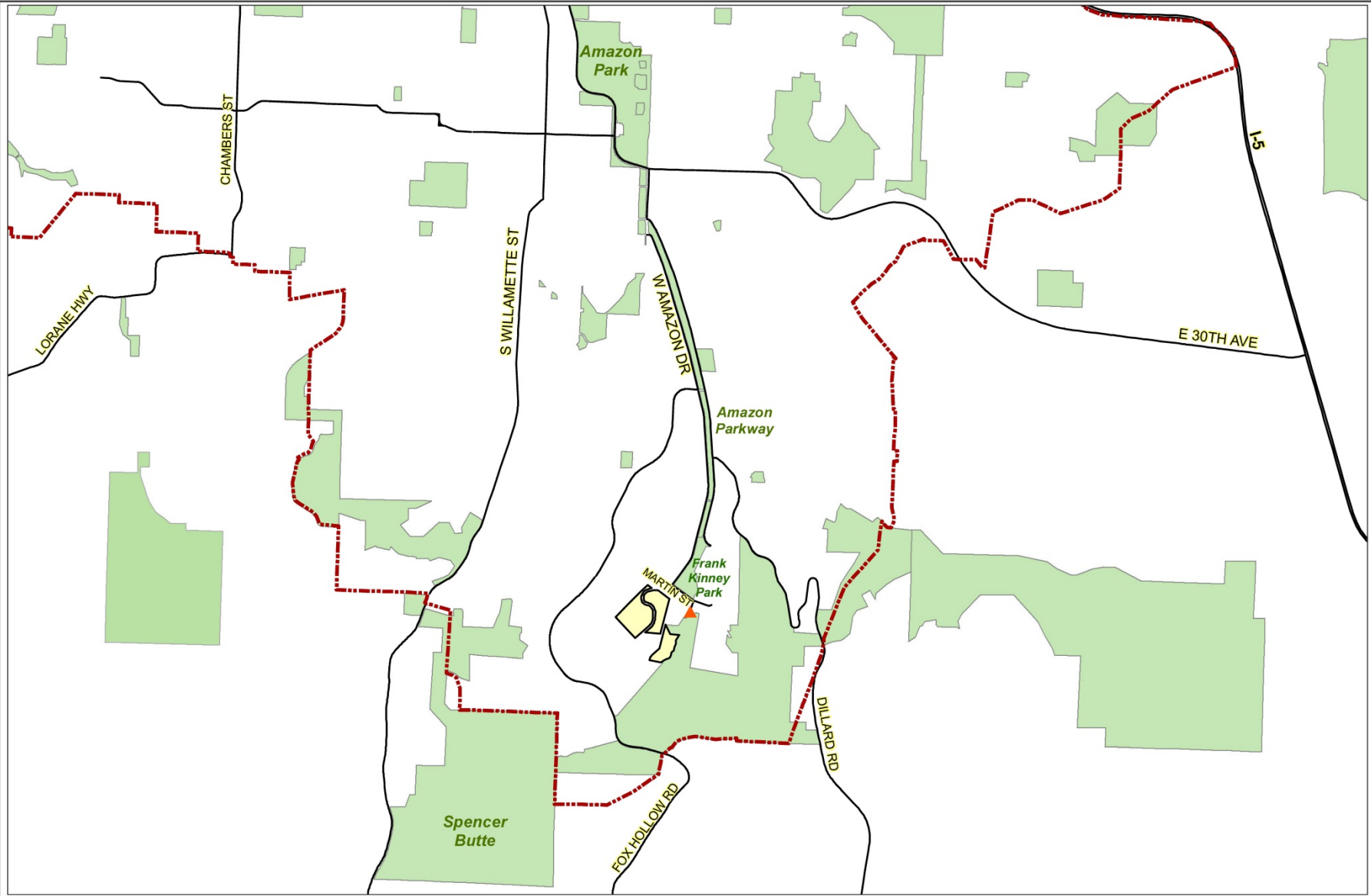
Parcel	Closing Date	Acres	Purchase Price	Cost/Acre	Donation
1. Previous Beverly Acquisition	9/7/1999	13.00	\$180,000	\$13,846	\$72,500
2. Willamette & 52nd	1/31/2000	5.12	\$65,170	\$12,729	
3. Dillard/Strasheim	9/14/2000	7.00	\$81,000	\$11,571	
4. Owl Road	12/29/2000	27.60	-	-	\$470,000
5. Katul	5/7/2001	54.16	\$617,000	\$11,392	
6. Green	8/19/2008	39.78	\$1,600,000	\$40,221	
7. Suzanne Arlie Phase I	5/30/2008	200.00	\$3,000,000	\$15,000	
8. Suzanne Arlie Phase II	1/10/2011	316.00	\$1,950,000	\$6,171	\$600,000

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

February 4, 2014



Item 3.



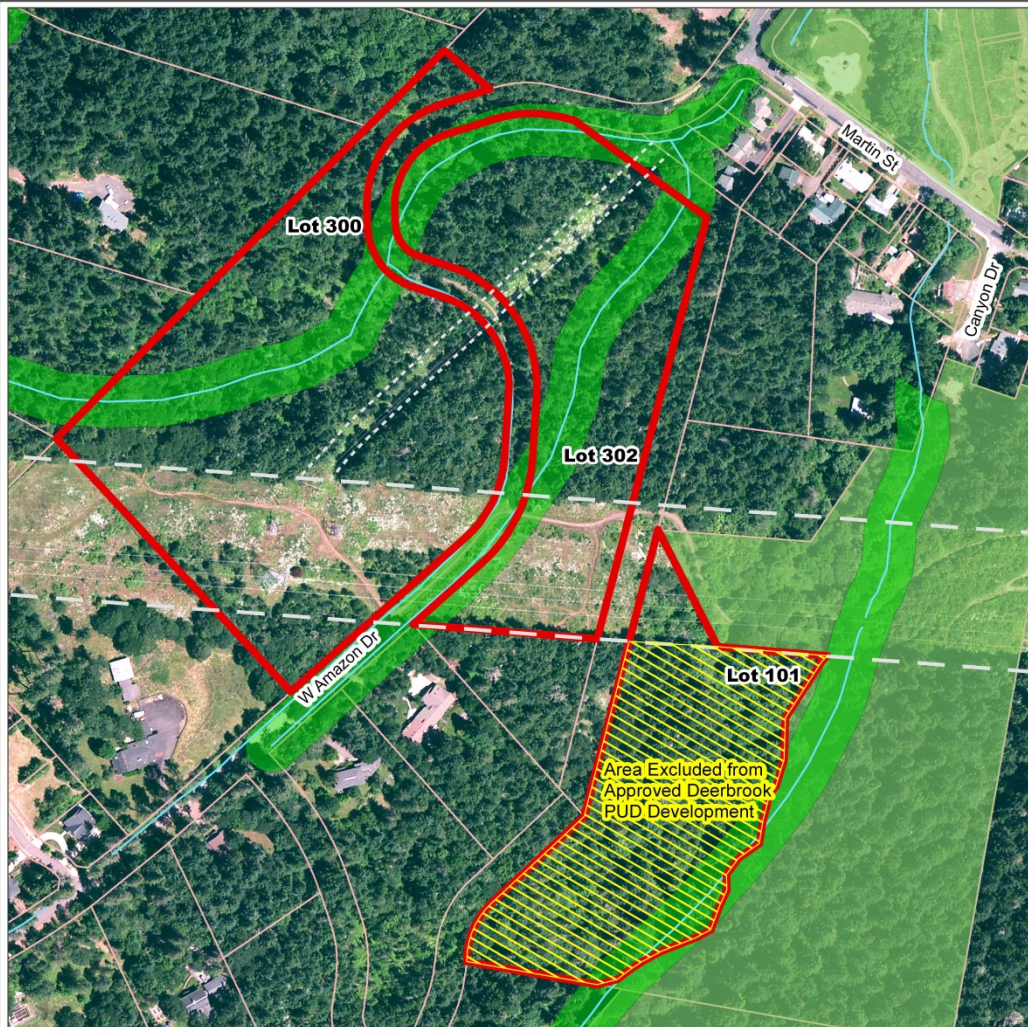
Legend

- Beverly Parcels
- Metro Parks
- Major Streets
- Amazon Headwaters Trail Head
- Eugene UGB

Vicinity Map

Caution:
This map is based on
imprecise source data,
February 07, 2014





Legend

- Beverly Parcels
- Area Excluded from Approved PUD
- Headwater Streams
- Goal 5: protected, 40' setback (C)
- EWEB Power Line Easement
- BPA Easement
- Parks and Open Space
- Taxlots

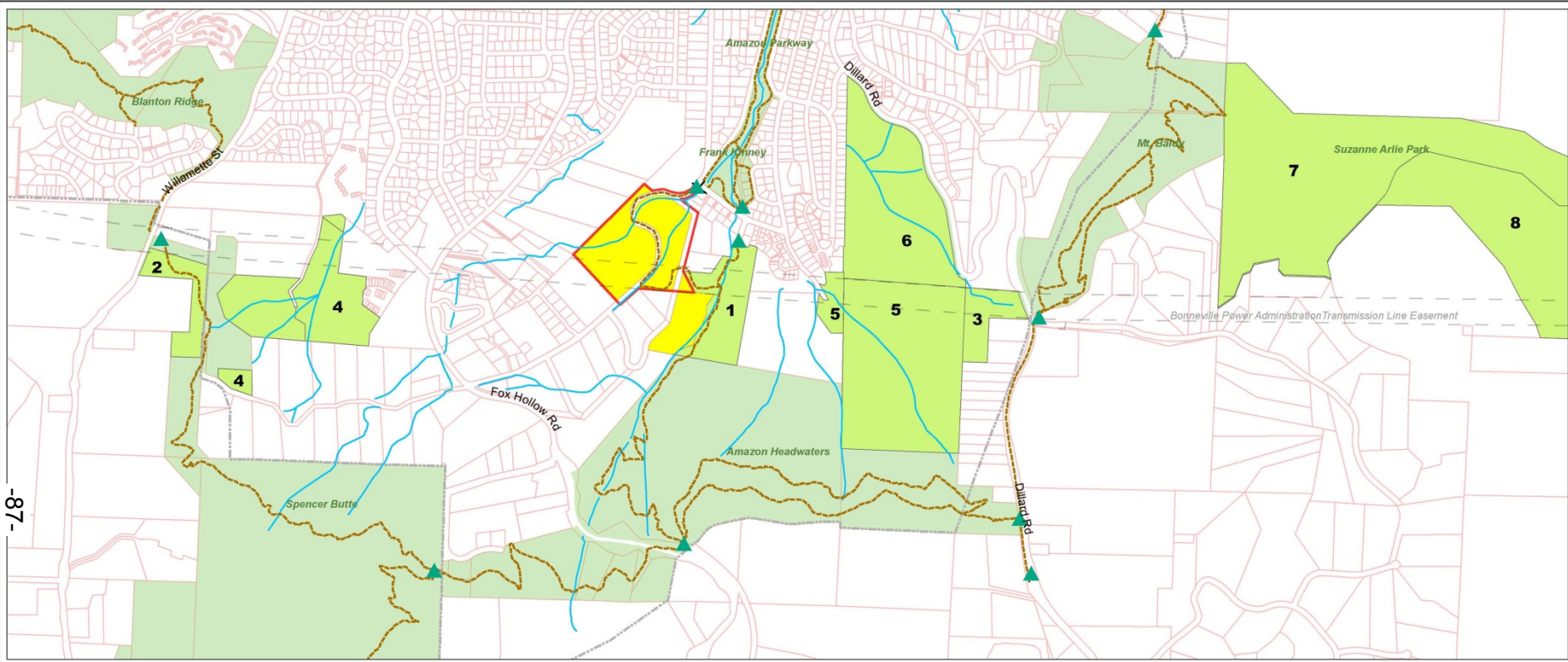
Attachment A: Beverly Site Map



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

February 04, 2014





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Legend

- POS Acquisitions 1998-2013
- Beverly_Parcel
- Deerbrook_PUD_Boundary
- BPA Easement
- Trails
- Trailheads/Access
- Headwater_Streams
- Eugene UGB
- Parks and Open Space
- Taxlots

**Attachment B:
Map of Past Park Land Acquisitions in the Area Surrounding the Beverly Site**

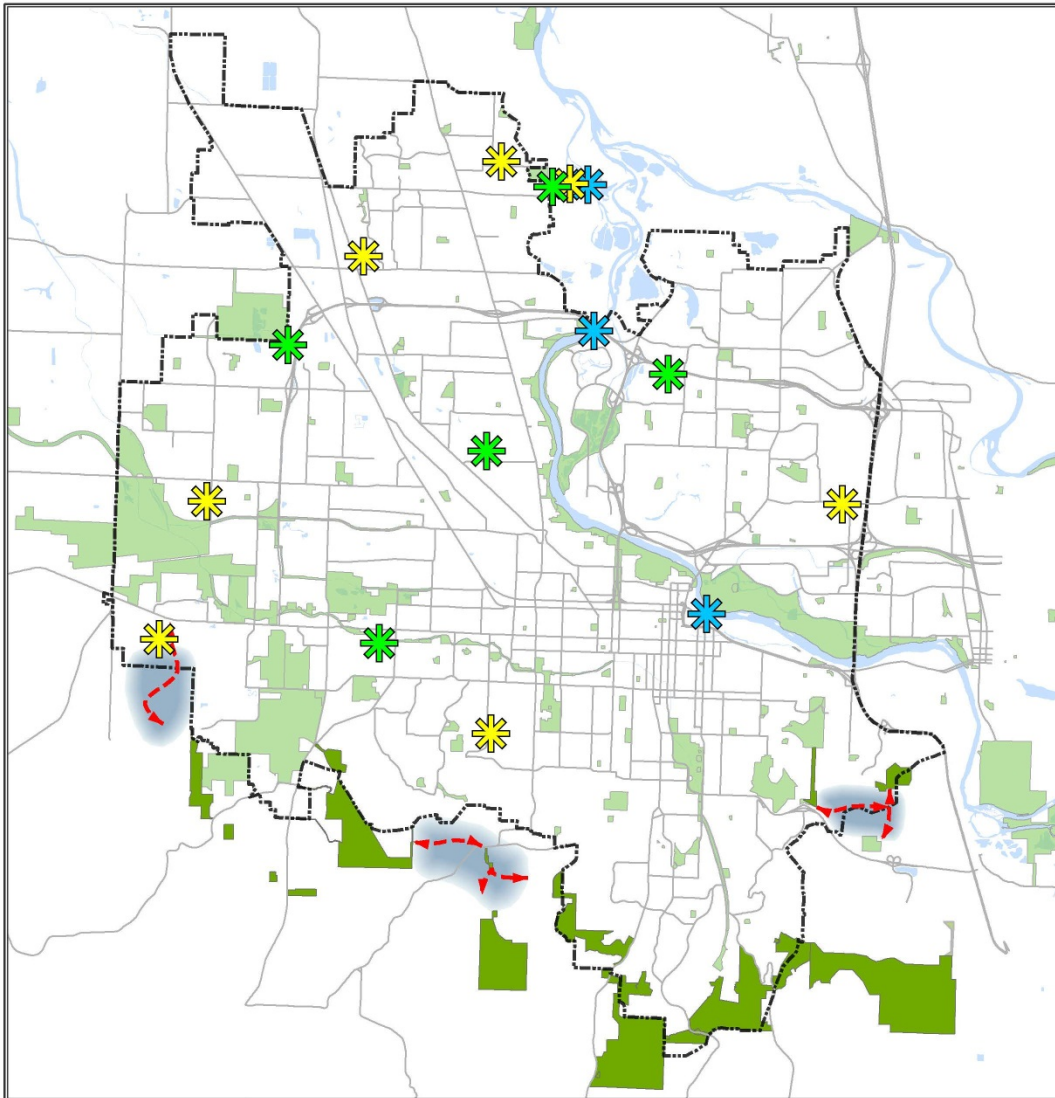


Parcel	Closing Date	Acres	Purchase Price	Cost/Acre	Donation
1. Previous Beverly Acquisition	9/7/1999	13.00	\$180,000	\$13,846	\$72,500
2. Willamette & 52nd	1/31/2000	5.12	\$65,170	\$12,729	
3. Dillard/Strasheim	9/14/2000	7.00	\$81,000	\$11,571	
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5. Katul	5/7/2001	54.16	\$617,000	\$11,392	
6. Green	8/19/2008	39.78	\$1,600,000	\$40,221	
7. Suzanne Arlie Phase I	5/30/2008	200.00	\$3,000,000	\$15,000	
8. Suzanne Arlie Phase II	1/10/2011	316.00	\$1,950,000	\$6,171	\$600,000

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


February 4, 2014 1000 500 0 1000 Ft






LEGEND


 Acquired NP/CP Sites

 Target NP/CP Sites

 Potential Willamette Frontage Sites


 Priority Ridgeline Areas

 Priority Connections

 Major Streets

 Ridgeline Park

 Metro Parks

 Water Bodies

 Eugene UGB

Attachment E: POS Acquisitions & Priority Targets



Caution:
This map is based on
imprecise source data,
subject to change, and for



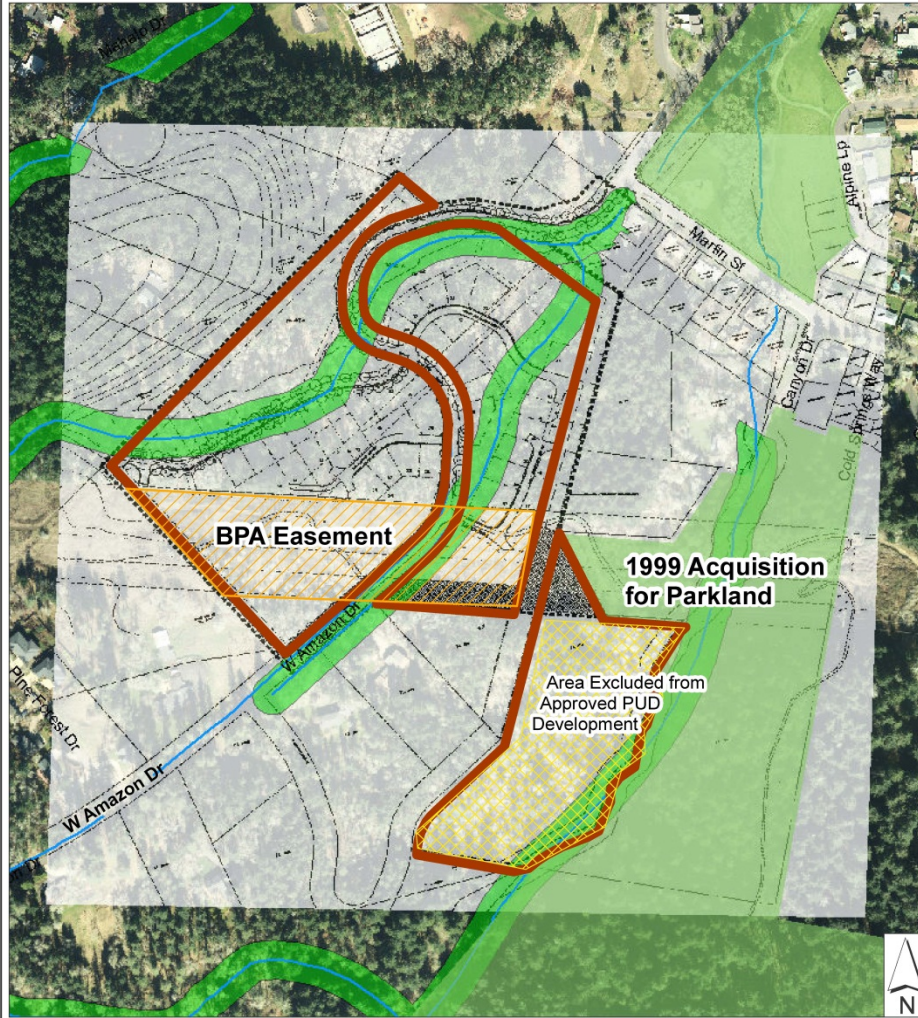
February 10, 2014



2008 PROS BOND UPDATE

- \$27,000,000 Original PROS Bond
- -\$17,900,000 In completed acquisitions
- \$9,100,000 Unspent bond
- -\$5,300,000 Obligated funds in process
- 3,800,000 Uncommitted funds
- -\$2,900,000 Potential acquisitions
- \$900,000 Remaining bond

Deerbrook PUD



- Subject Lots
- Parks and Open Space
- Goal 5: protected, 40' setback (C)



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



2/3/14