



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

DESIGN PROCESS

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

COUNCIL
Work Session
Project Values

COUNCIL
Small Group Input
Goals Discussion
Space Requirements

REVIEW OPTIONS

Open House / Stakeholder Outreach / Email IP List

COUNCIL
Work Session
Design Options

OPEN HOUSES
Present Options
Collect Feedback
Revise Design
Report Back

SUPPORT OUTCOMES

Stakeholder Outreach / Email IP List

COUNCIL
Work Session
Recommended Option
Approve Budget



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



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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



RESOURCES PARKING



RESOURCES COUNCIL CHAMBER

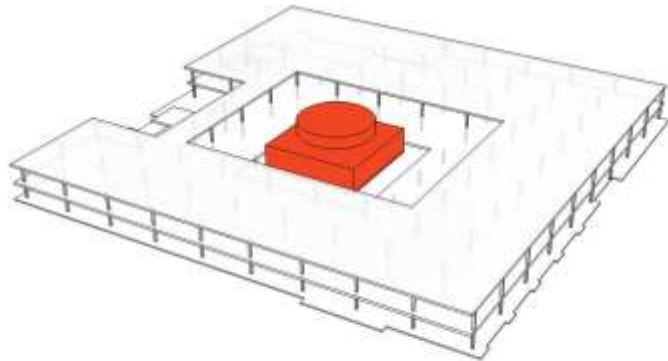


DISCOVERY MATERIALS FOR RE-USE

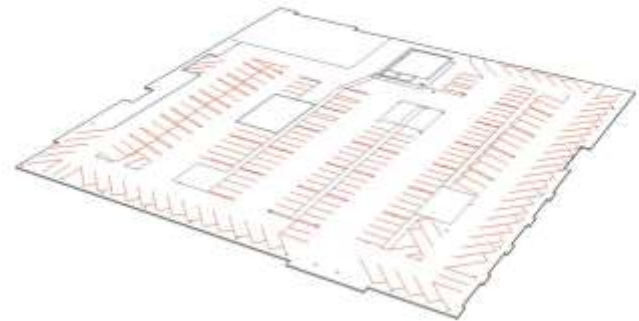


TRANSFORMING EXISTING RESOURCES

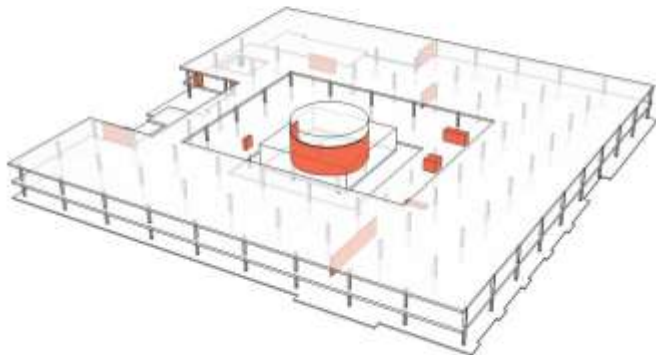
BUILDING RESOURCES
COUNCIL CHAMBER



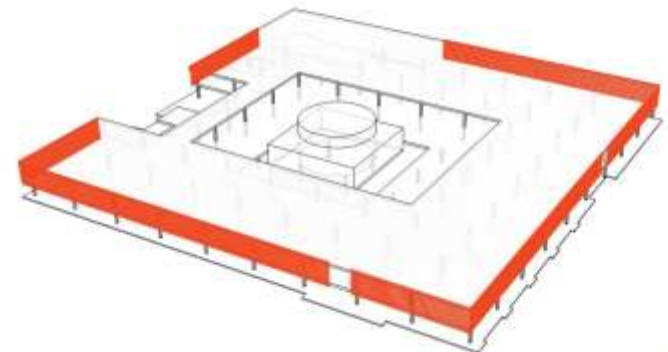
BUILDING RESOURCES
PARKING



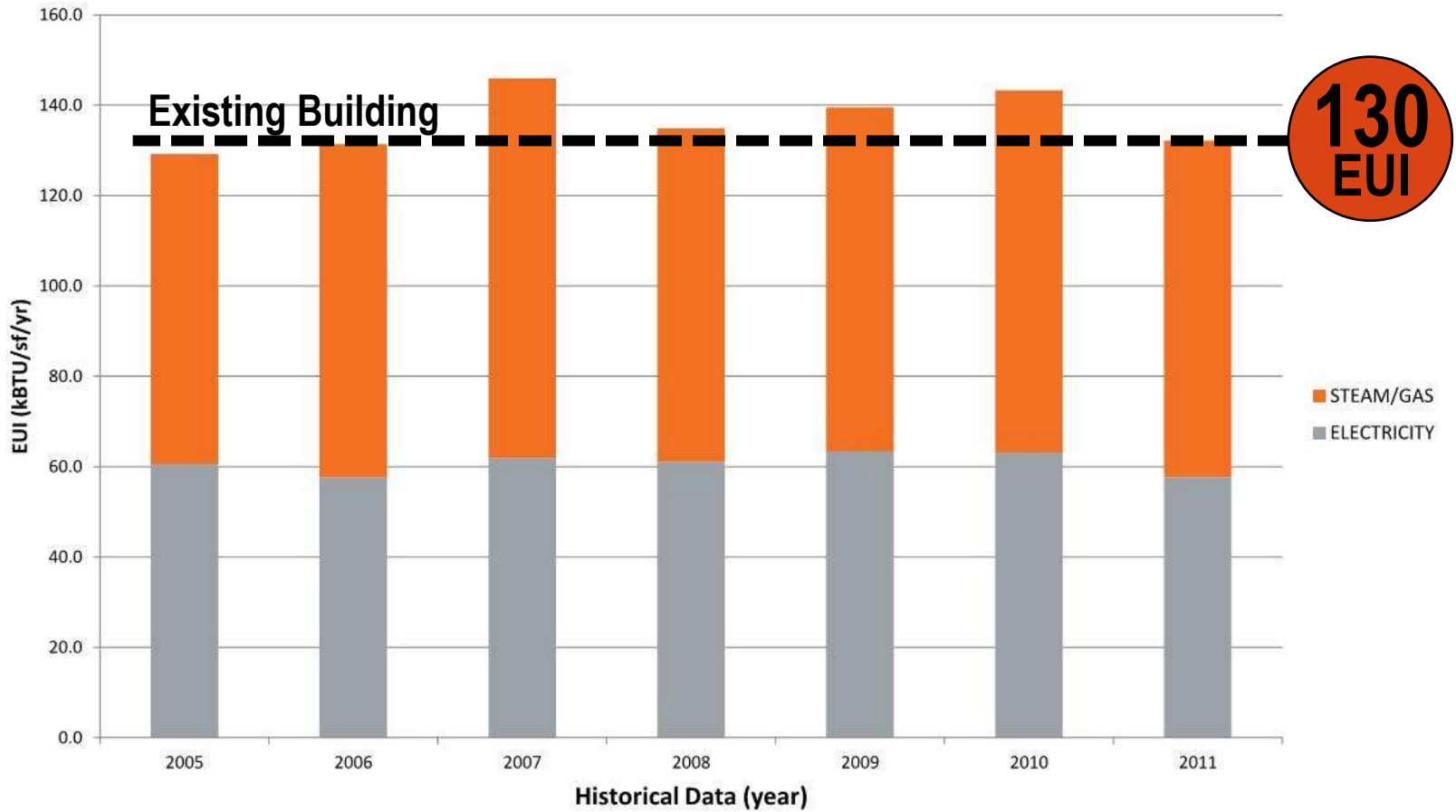
BUILDING RESOURCES
PUBLIC ART



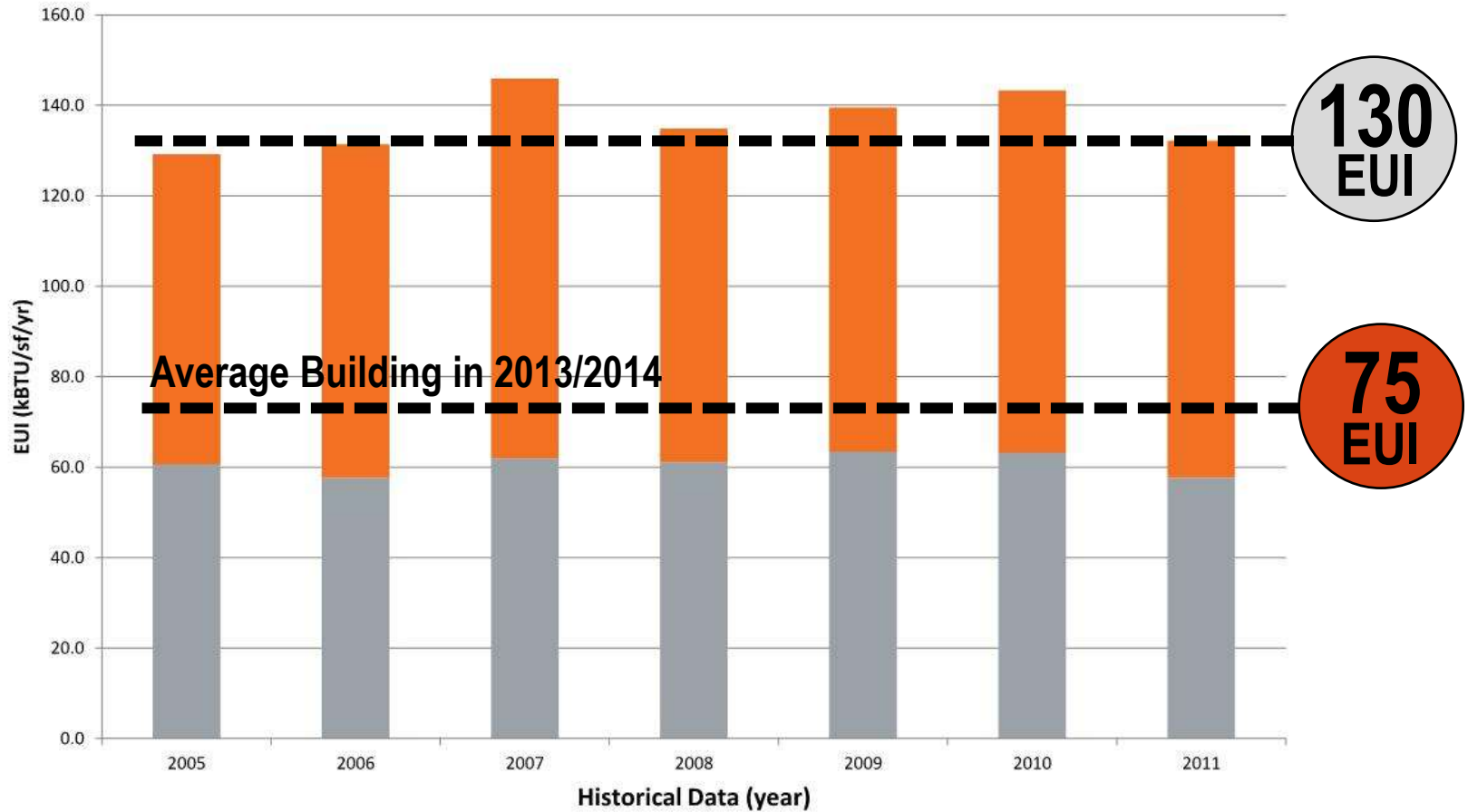
BUILDING RESOURCES
MATERIALS: WOOD SLATS



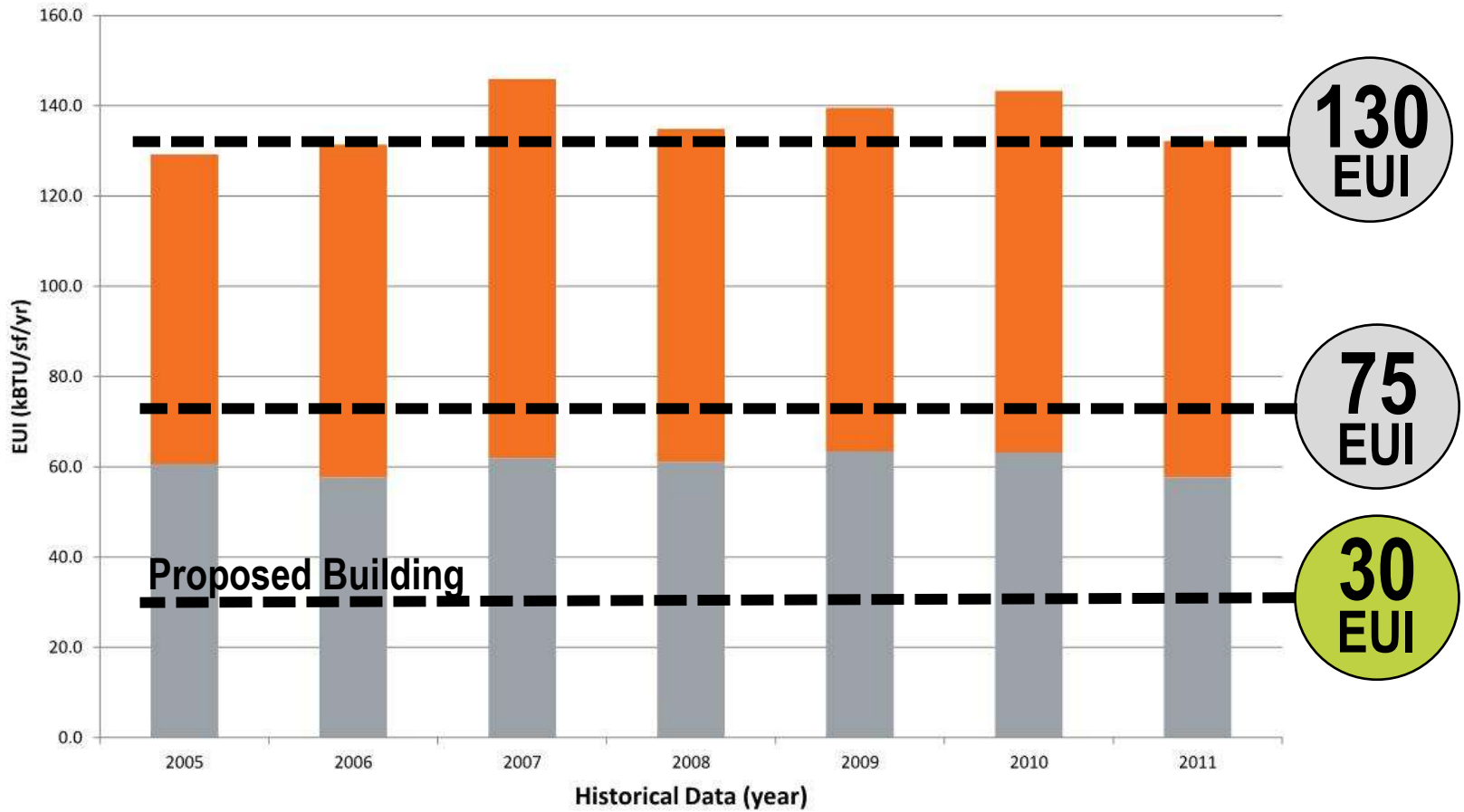
Eugene City Hall Energy Use History



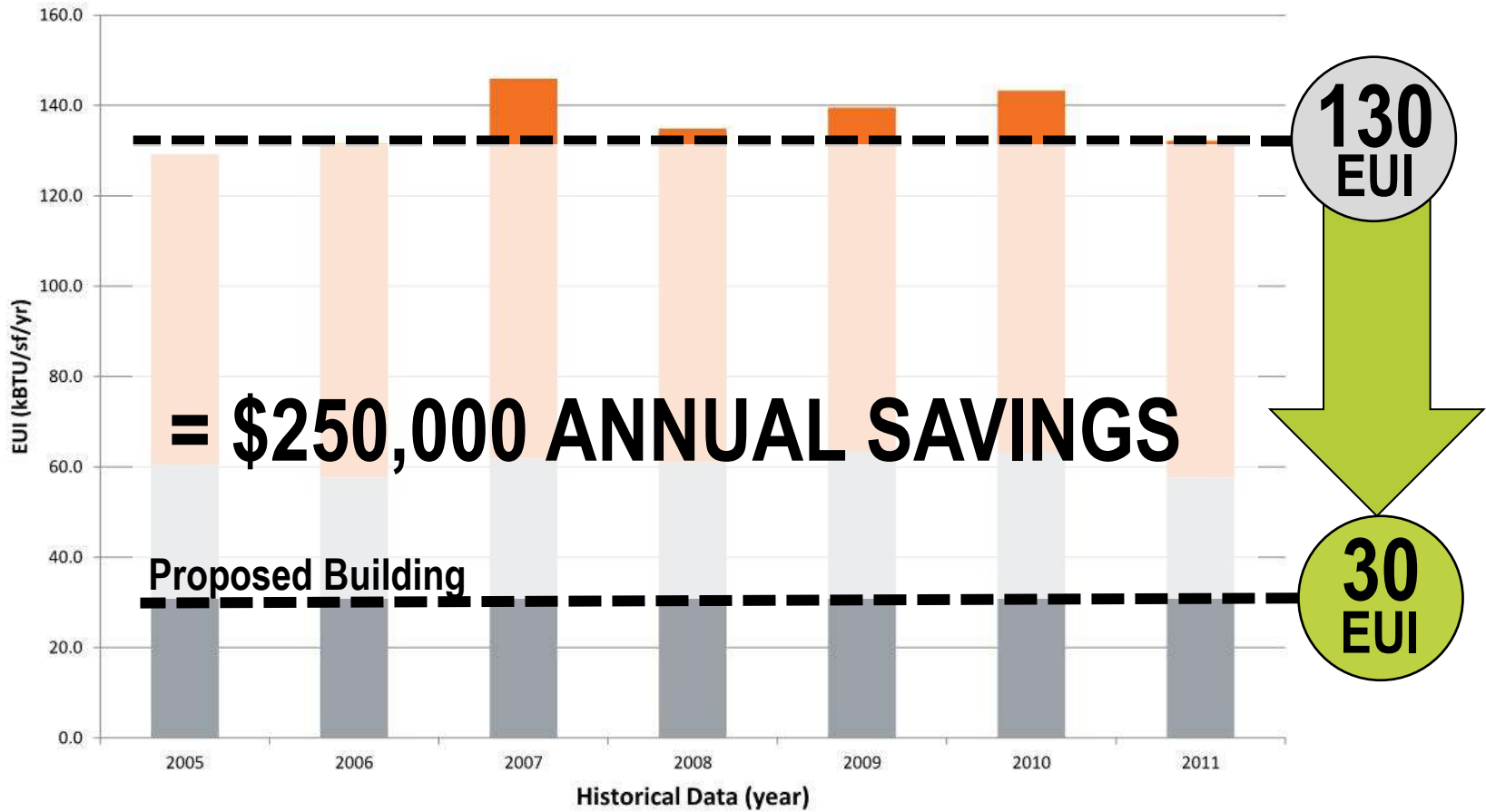
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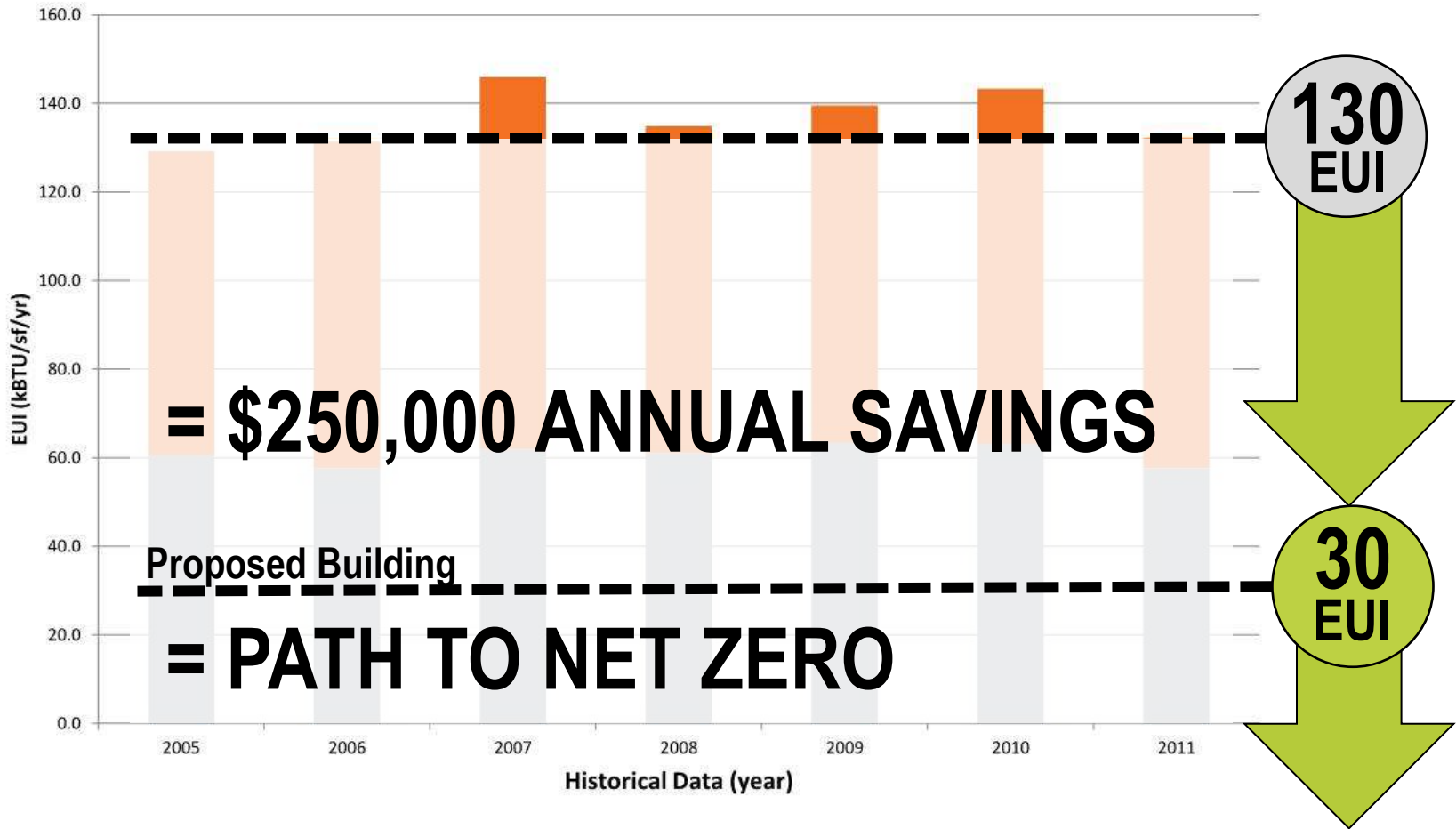
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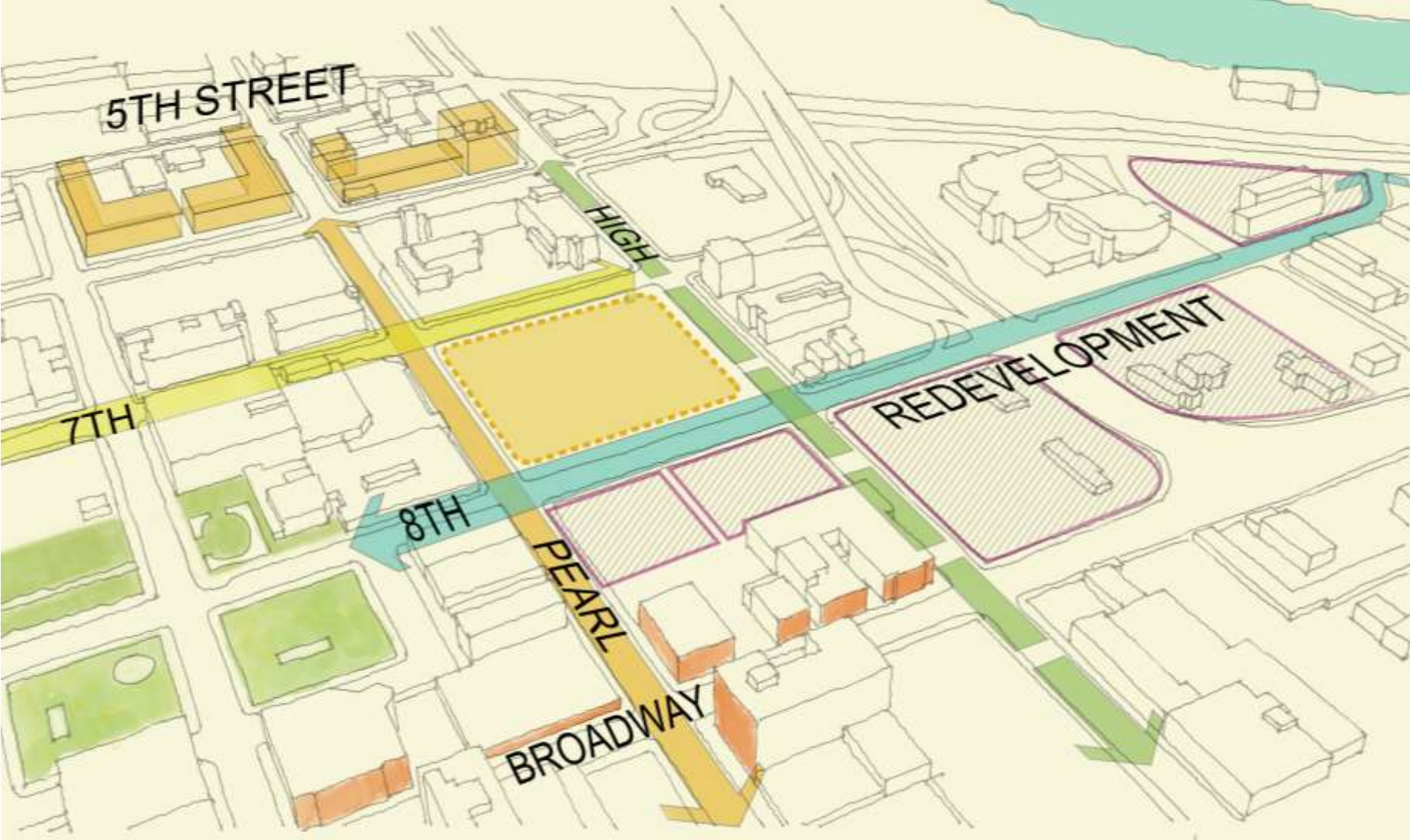


A LIVING BLOCK, A LIVING CITY

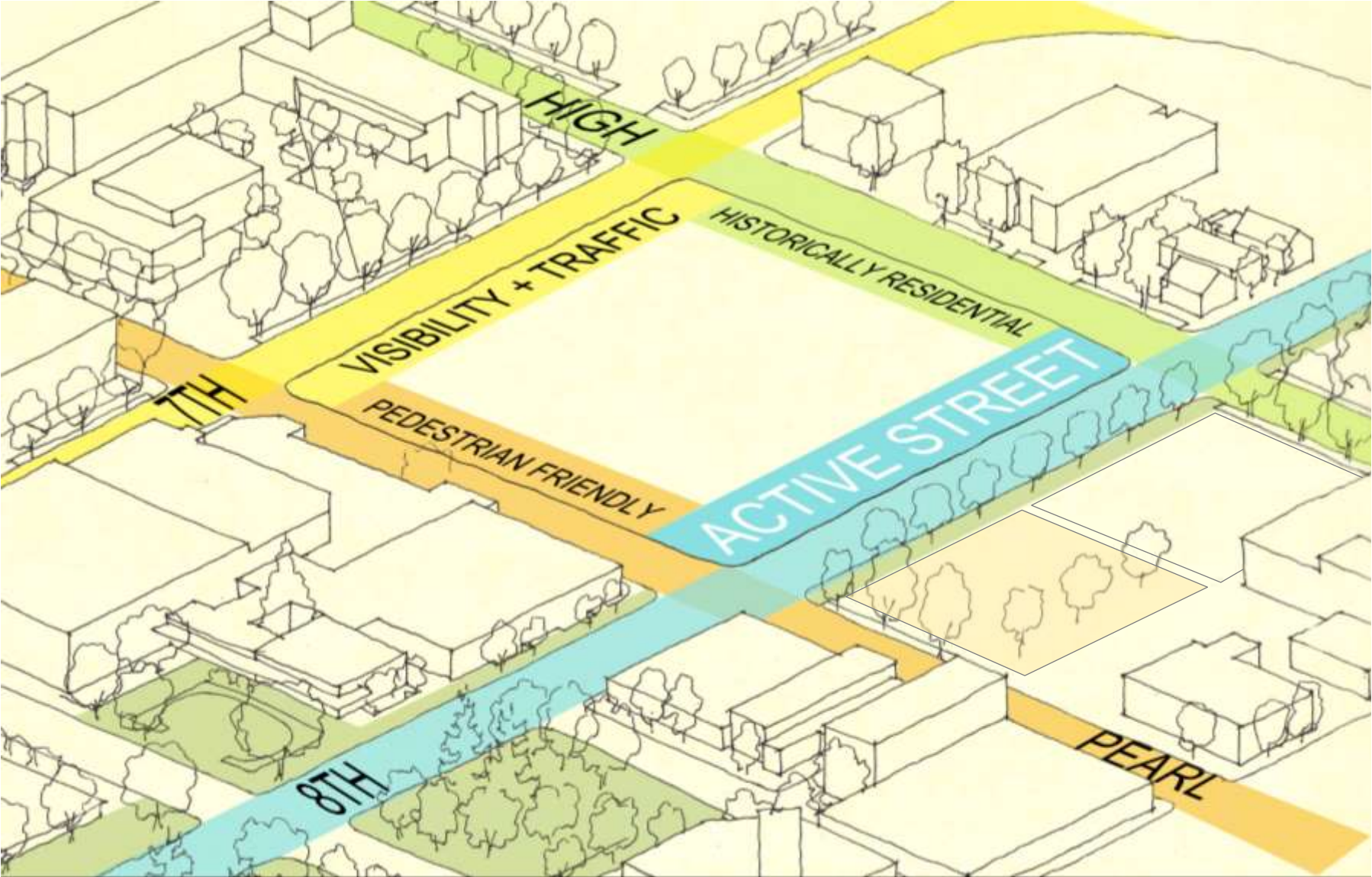


EVERY BLOCK NEEDS TO CONTRIBUTE TO THE CITY'S VITALITY.

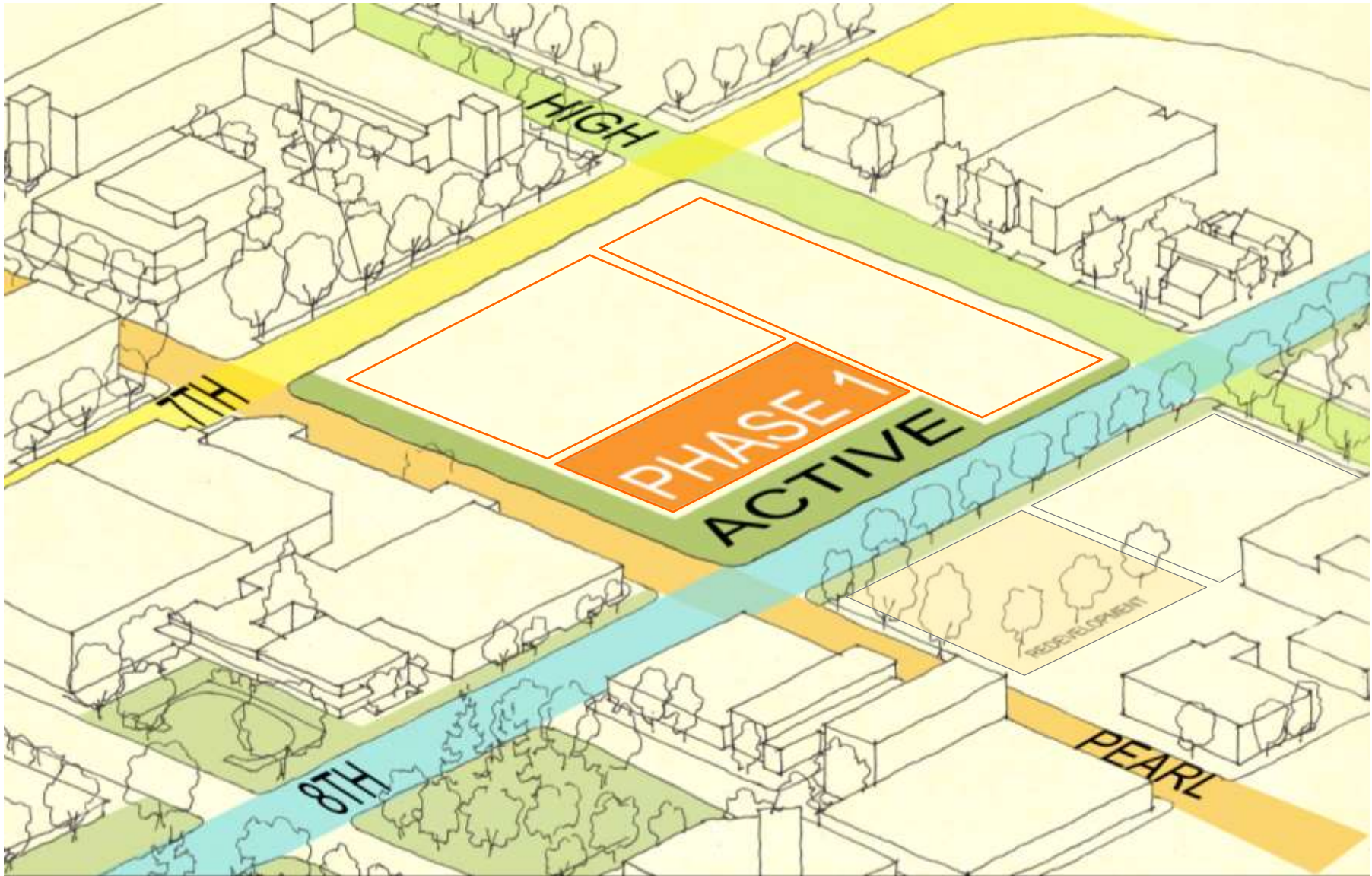
SITE FORCES



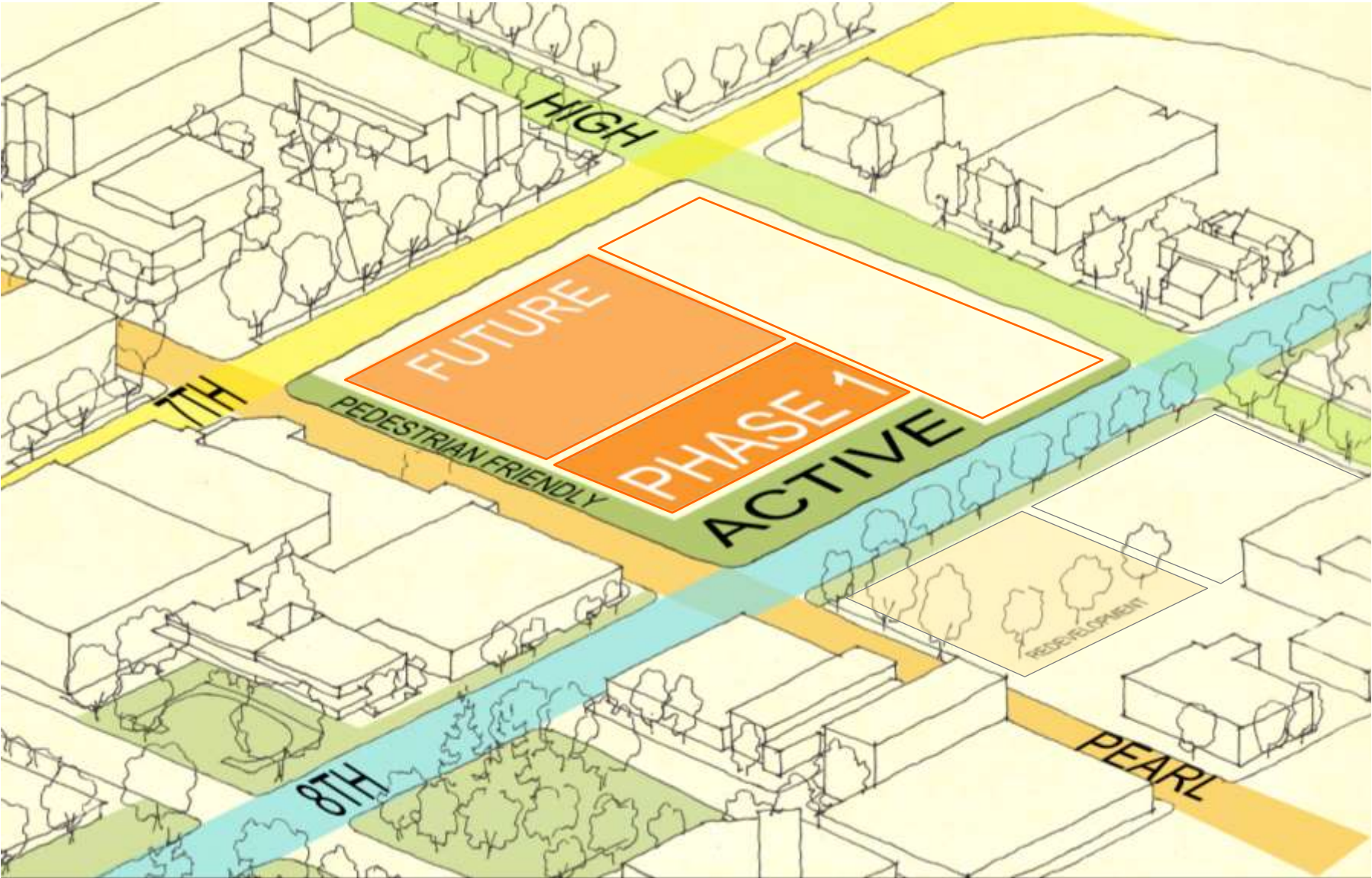
SITE RESPONSE PROPOSED FRAMEWORK



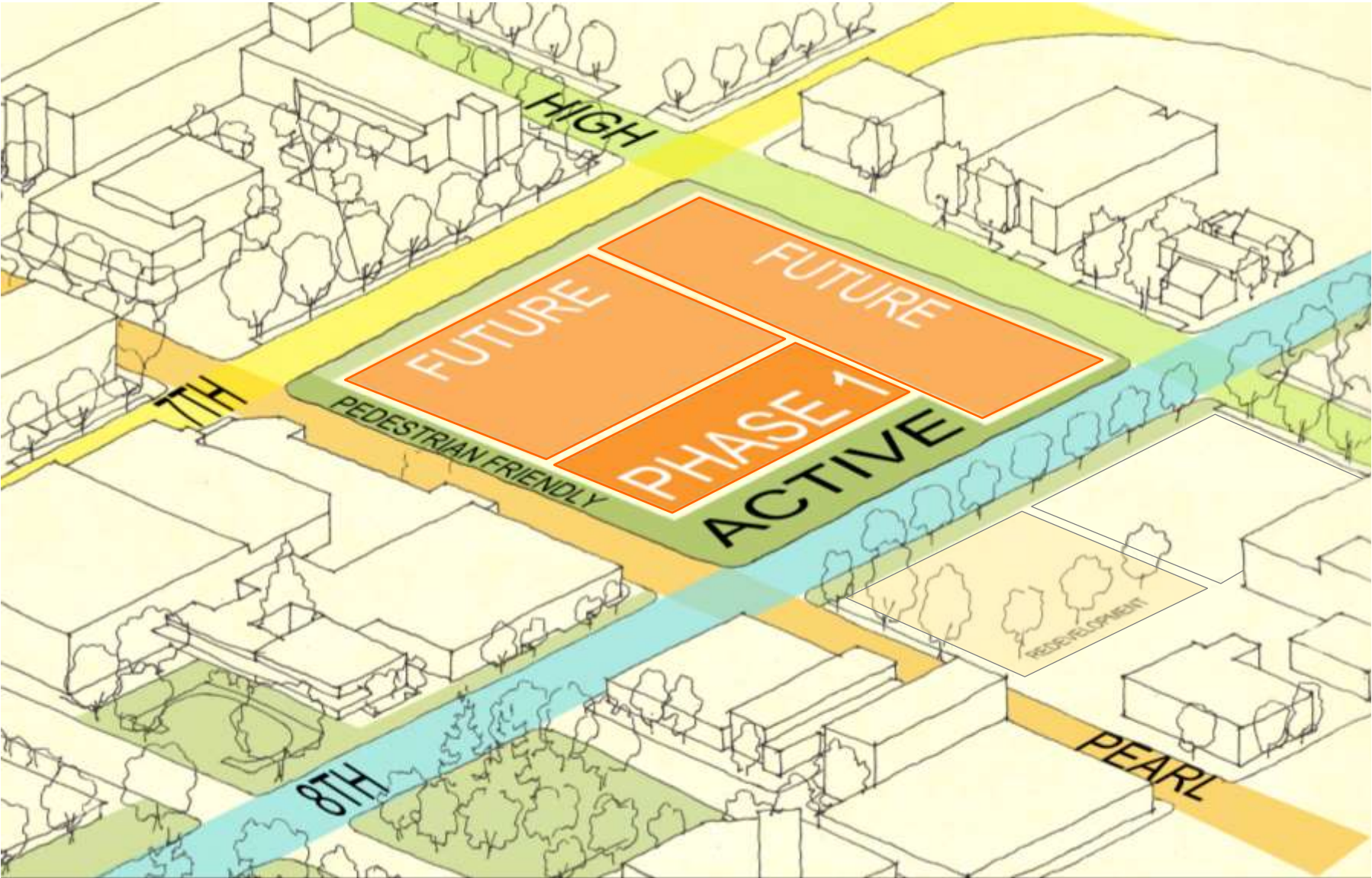
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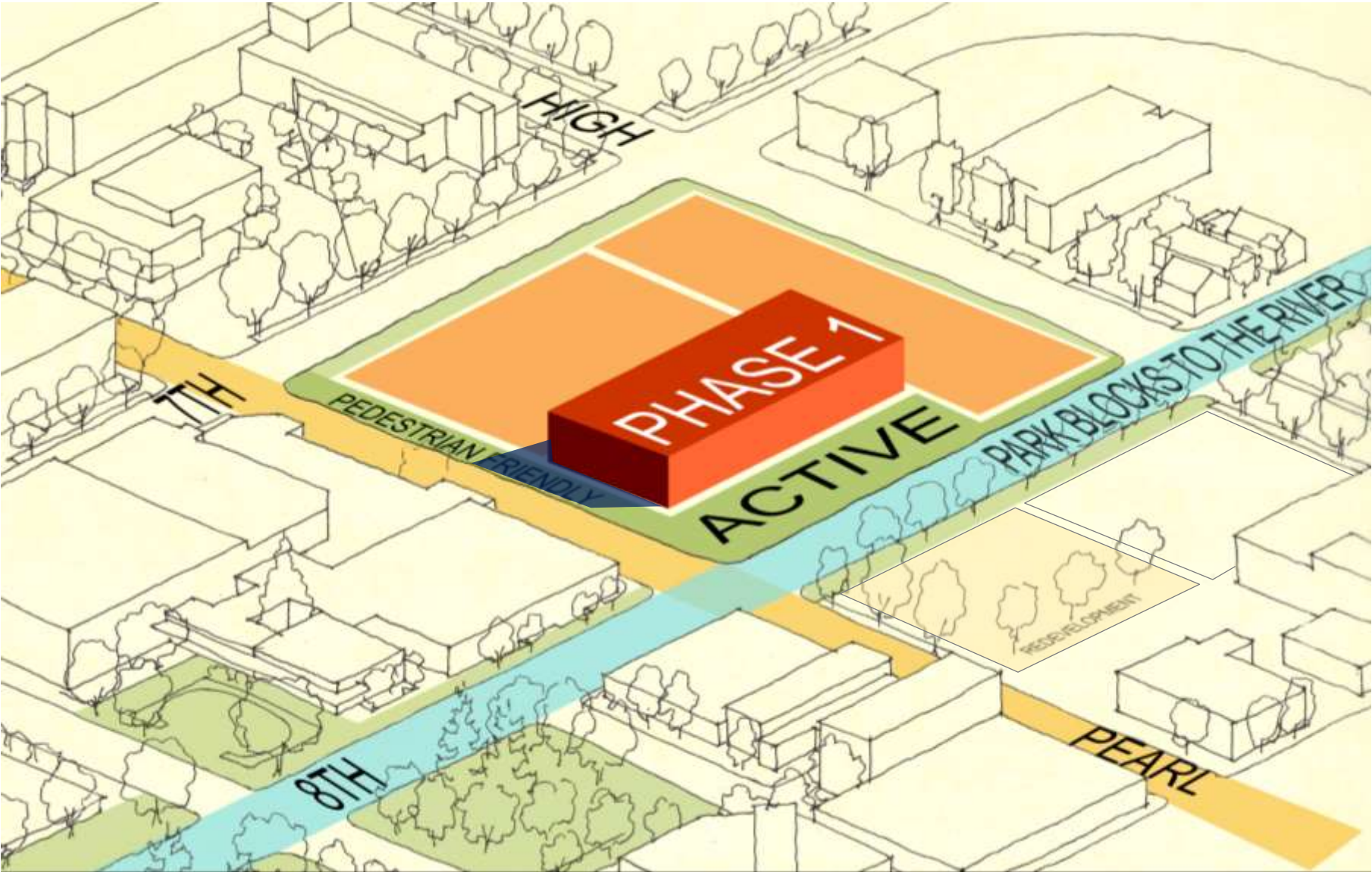
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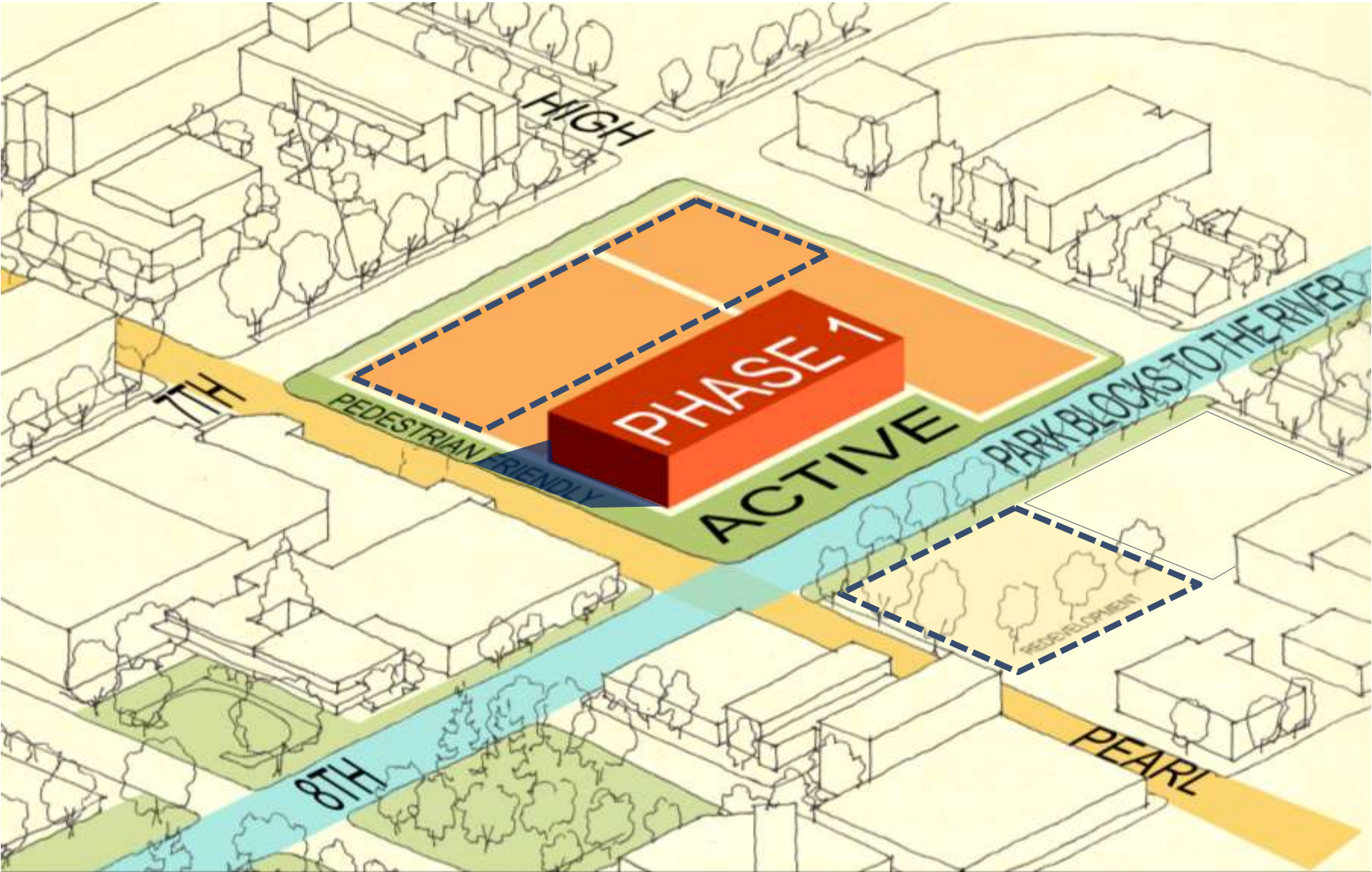
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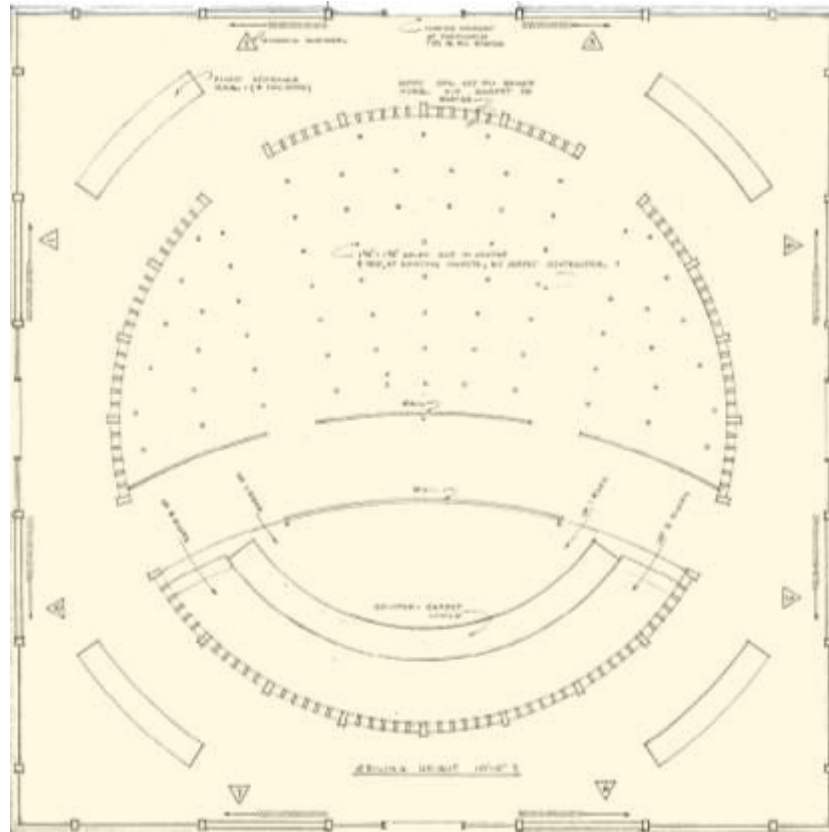
SITE RESPONSE CITY HALL



SITE RESPONSE LAND BANK / PARKING



ANALYSIS RETAIN = REBUILD

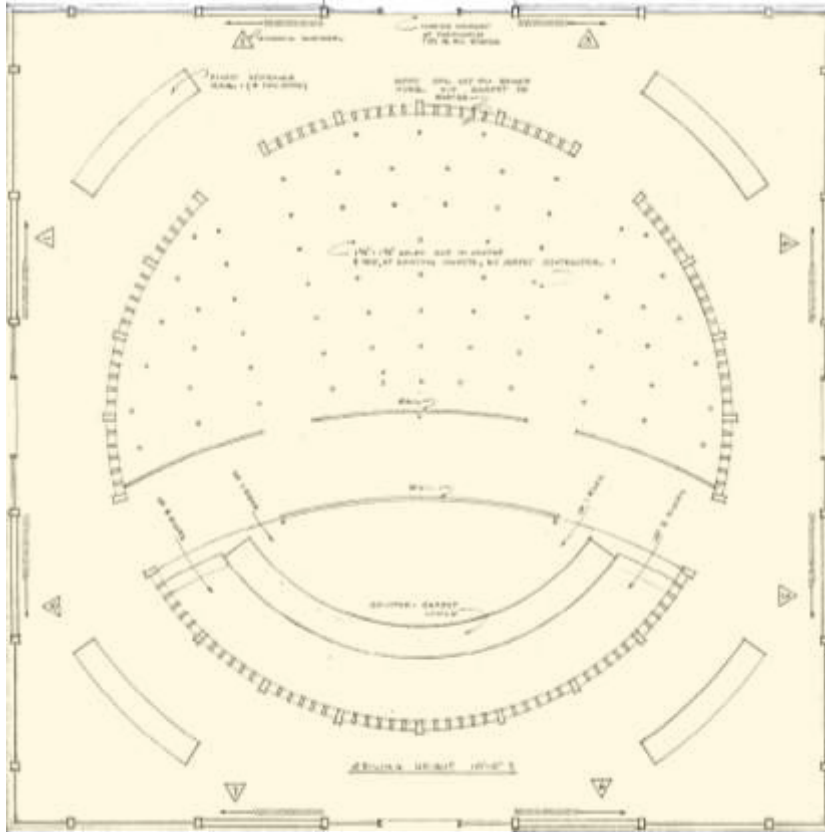


WHY?

- 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



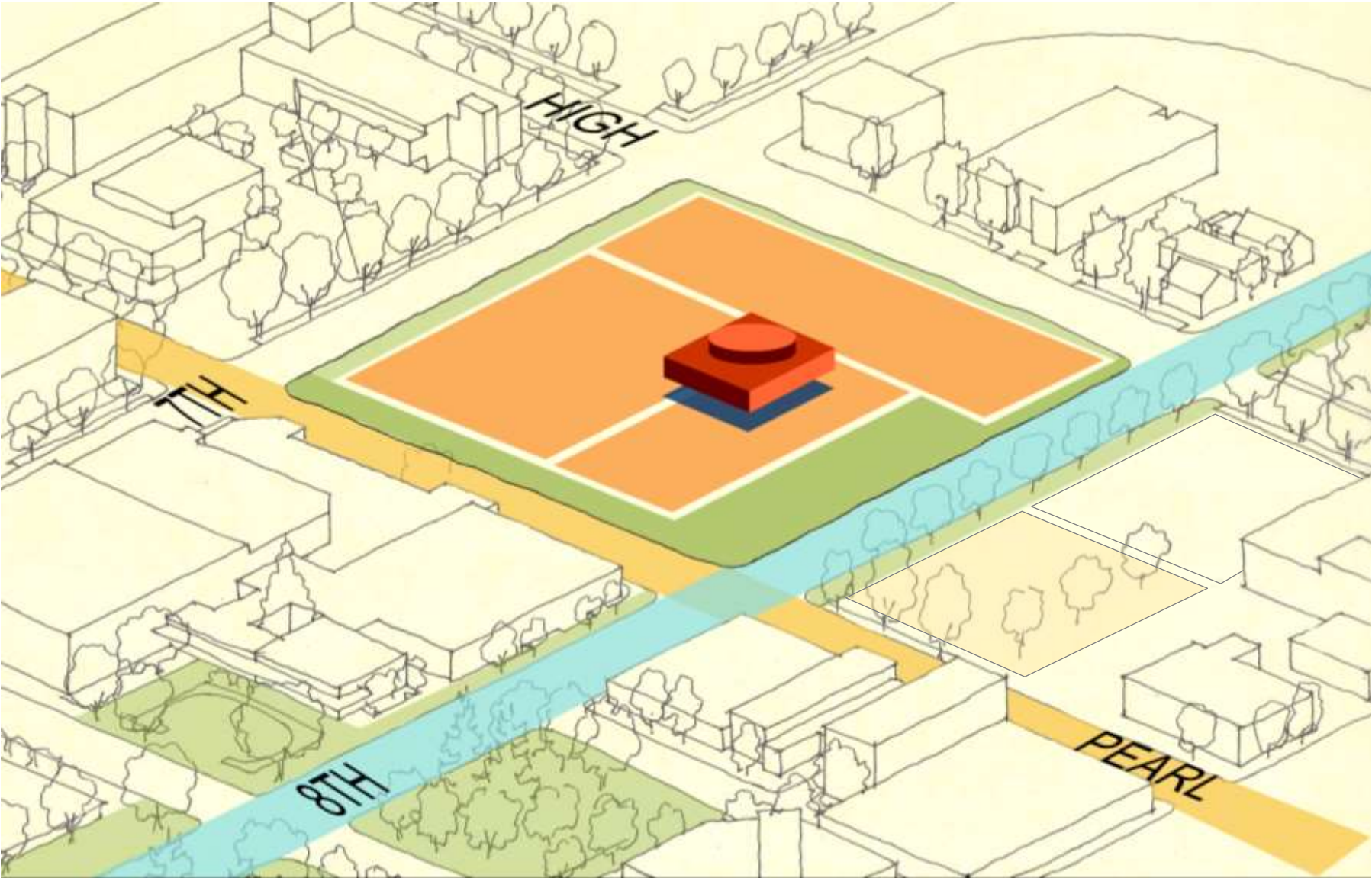
RETAIN ICONIC ELEMENTS

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

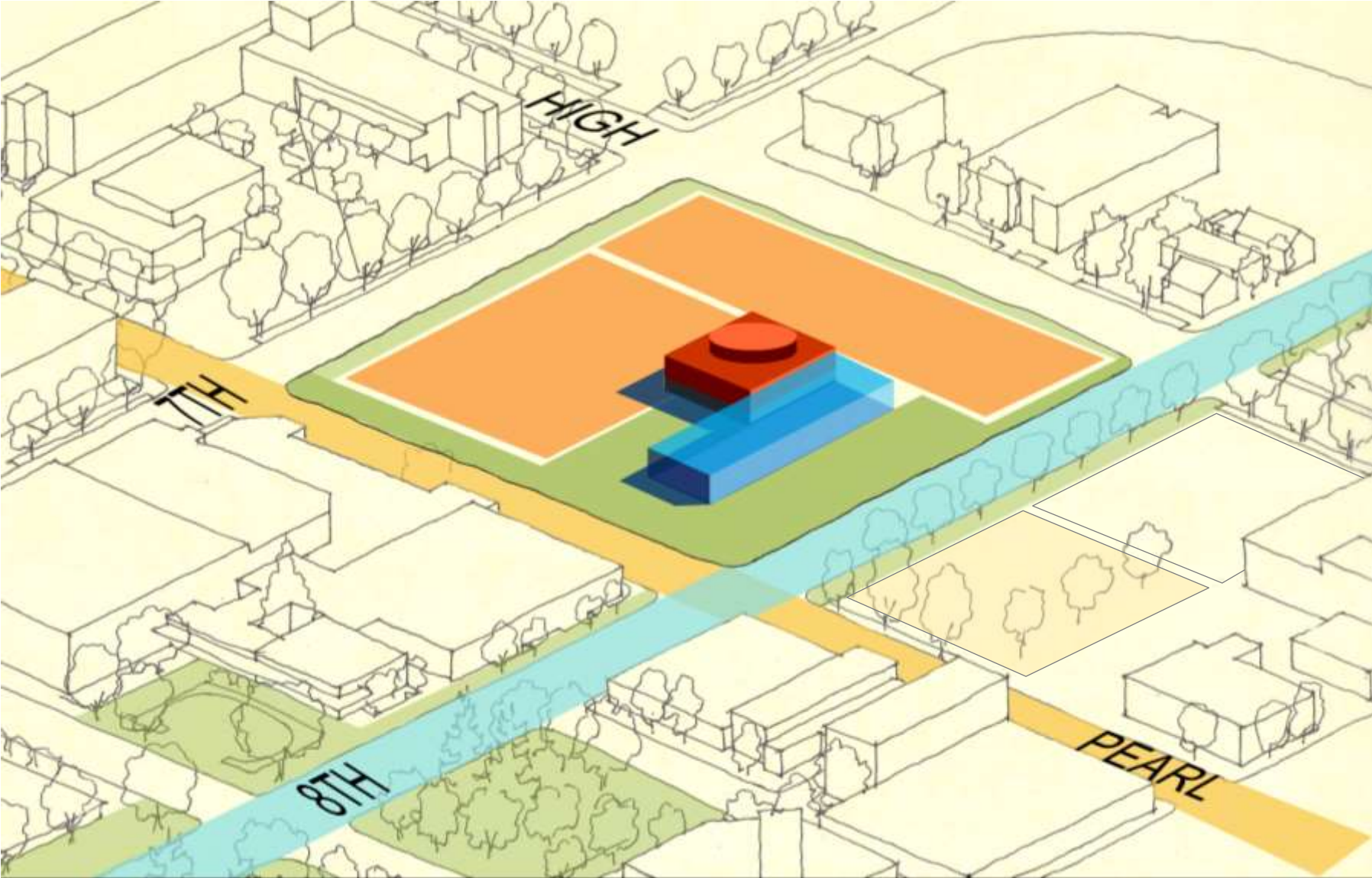
ADD NEEDED IMPROVEMENTS

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

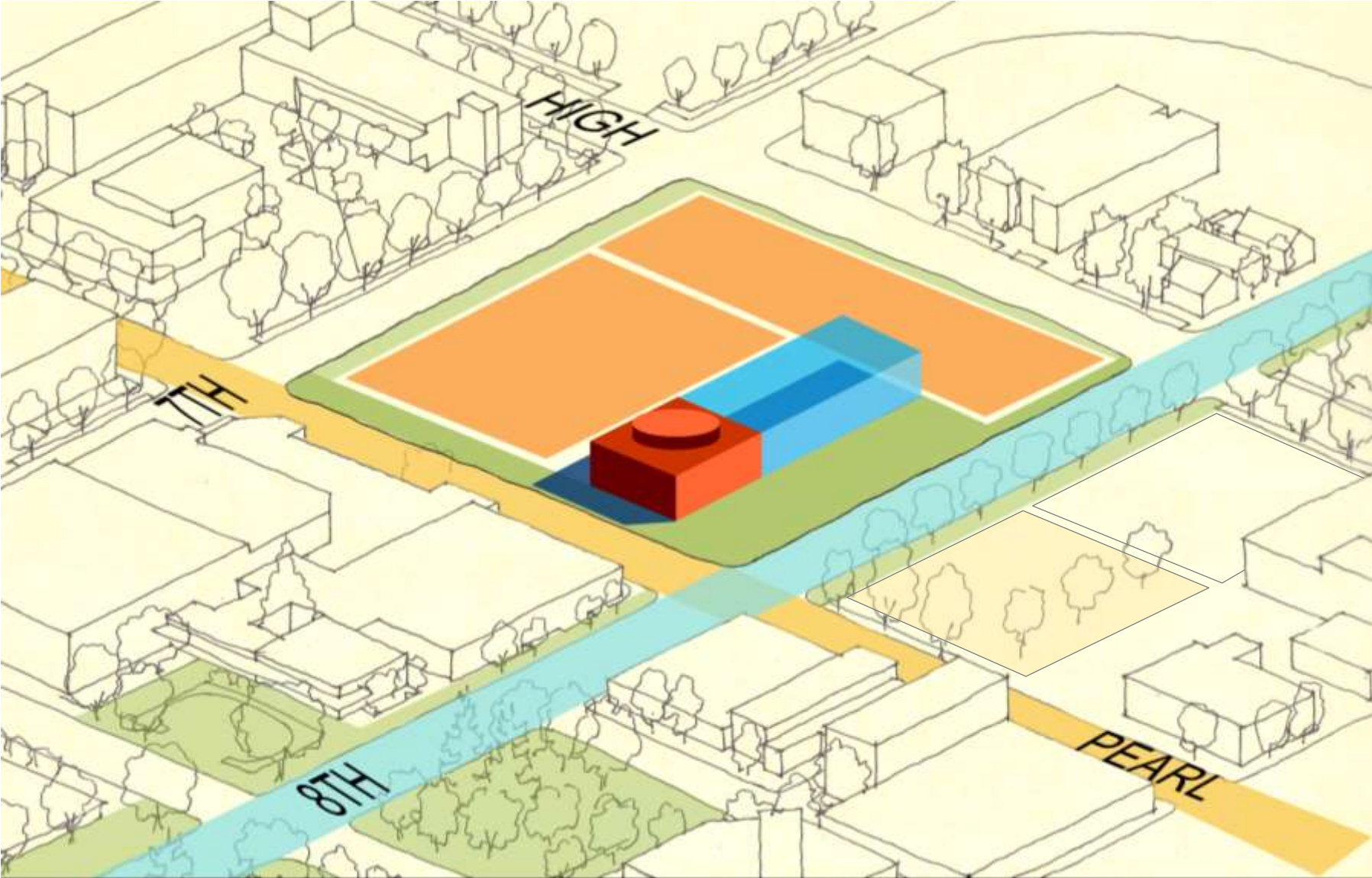
COUNCIL CHAMBER EXISTING LOCATION



COUNCIL CHAMBER OPTION 1



COUNCIL CHAMBER OPTION 2



EUGENE CITY HALL THINK BIG



EUGENE CITY HALL START SMALL



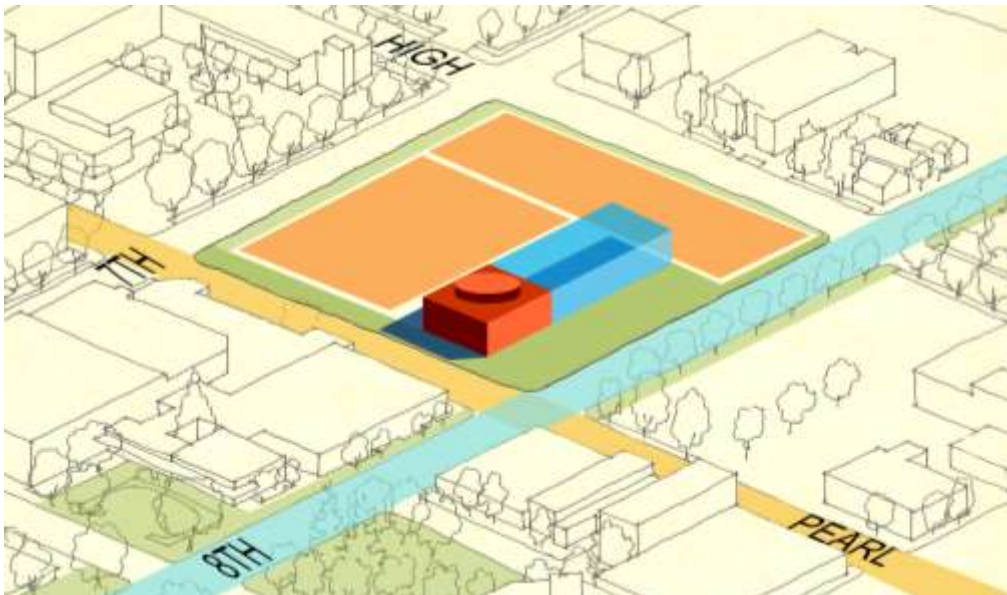
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Conceptual Sketch of Eugene City Hall Block

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.