

MINUTES

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

July 9, 2018
5:30 p.m.

Councilors Present: Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Claire Syrett, Greg Evans, Chris Pyror

Mayor Vinis opened the July 9, 2018, Work Session of the Eugene City Council.

1. Committee Reports and Items of Interest

Council Discussion

- LRAPA is meeting on Thursday at noon and has time devoted to public comment each meeting.

Mayor Vinis adjourned the meeting of the Eugene City Council and opened a meeting of the Eugene Urban Renewal Agency.

2. URBAN RENEWAL AGENCYWORK SESSION: Proposed Terms for Downtown Riverfront Development

Planning and Development Director Denny Braud, Community Development Director Michael Kinnison, Economic Development Planner Anne Fifield, and City Attorney Staff Glenn Klein reviewed the terms, engagement, and cost-benefit analysis related to moving forward on redevelopment of the Downtown Riverfront site by Williams/Dame & Associates.

Council Discussion

- This is an historic opportunity to restore our downtown and bring people to the river.
- Questions asked about the remaining negotiations between the City and EWEB.
- Concerns expressed about lack of green space and wanting the green space to feel more like a park.
- Request made for financial information around the option of removing building 9B from the plans to keep as green space.
- Ideas shared about having two stories of parking under the viaduct, possibilities and opportunities for community solar, green roofs, and other sustainable options.
- Proposal achieves balance of community benefit and financial viability.
- Encourage developer to include multiple restaurants in the development, not just one.
- Questions asked about how inclusionary zoning, if adopted, would affect the development.
- Questions asked about the implications of the Urban Renewal District sunsetting.
- Consider scheduling a work session to discuss the Sustainability Commission recommendation.
- To ensure that quality development is being pursued, the agreement includes a design approval process.
- Granting the proposed MUPTE may not be necessary for development.
- Information requested about the consequences of exploring more green space and eliminating building 9B.

- Important to move forward with developers, but don't want to close the door on adding more green space.
- Information requested on what becomes of the Urban Renewal District after the project is complete.
- Questions asked about any environmental liability on the property, sidewalks, and SDC credits.
- More information needed about affordable housing and other potential partners for affordable housing providers.

MOTION: Councilor Clark, seconded by Councilor Taylor, moved to authorize the Agency Director to approve a disposition and development agreement consistent with the terms included in Attachment B.

MOTION TO POSTPONE: Councilor Zelenka, seconded by Councilor Taylor, moved to postpone this motion to a meeting to occur before we go on break and have staff come back to us with more information about the green space and the affordable housing MUPTE questions.

Council Discussion

- The question on the table right now is if the council wants to work with the developers. The council is not pre-approving conditions for MUPTE or budgeted dollars at this time.

VOTE ON MOTION TO POSTPONE: FAILED 2:6, Councilors Taylor and Zelenka in favor.

RESTATED MOTION AND VOTE (with friendly amendment): Councilor Semple moved to authorize the Agency Director to approve a disposition and development agreement consistent with the terms included in Attachment B and to direct the Agency Director to negotiate for additional greenspace and, if more green space is possible, return to Agency with revised terms, **PASSED 7:1,** Councilor Taylor opposed.

Mayor Vinis closed the meeting of the Urban Renewal Agency and opened the meeting of the Eugene City Council.

3. WORK SESSION: Initiation of Processes for Downtown Riverfront Land Use Code Amendments and Infrastructure

MOTION AND VOTE: Councilor Clark, seconded by Councilors Taylor, moved that council initiate the process for the Planning Commission and council to consider land use code and plan amendments to enable the development of the downtown riverfront consistent with the concept plan presented by Williams/Dame & Associates. **PASSED 7:1,** Councilor Taylor opposed.

MOTION AND VOTE: Councilor Clark, seconded by Councilor Taylor, moved that council initiate consideration of a proposed local improvement district for the downtown riverfront redevelopment site, consistent with the concept plan presented by Williams/Dame & Associates, and direct the City Manager to return to council with the report described in section 7.160(6) of the Eugene Code, so that council can determine whether to proceed with the local improvement district. **PASSED 7:1,** Councilor Taylor opposed.

MOTION AND VOTE: Pursuant to section 2.1425(1) of the Eugene Code, Councilor Clark, seconded by Councilor Taylor, moved that council authorize the City Manager to negotiate and execute a contract with Williams/Dame & Associates for the management of the downtown riverfront redevelopment site infrastructure project, including related items such as the submission of the subdivision application. **PASSED 7:1**, Councilor Taylor opposed.

The meeting adjourned at 6:57p.m.

Respectfully submitted,



Elena Domingo
Deputy City Recorder