

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
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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- 1998, proposal for 20-lot PUD submitted, then withdrawn by owner.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- 2006, proposal for 81-lot PUD submitted, then withdrawn by owner.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

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