



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

October 14, 2019

**5:30 p.m. CITY COUNCIL WORK SESSION AND
EUGENE URBAN RENEWAL AGENCY WORK SESSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**Meeting of October 14, 2019;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Betty Taylor, President
Mike Clark
Chris Pryor
Jennifer Yeh

Emily Semple, Vice President
Greg Evans
Claire Syrett
Alan Zelenka

**5:30 p.m. CITY COUNCIL WORK SESSION AND
EUGENE URBAN RENEWAL AGENCY WORK SESSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

- 1. Committee Reports and Items of Interest**
- 2. WORK SESSION: Human Rights Commission Work Plan - Fiscal Year 2020**
- 3. WORK SESSION: Riverfront and Downtown Urban Renewal Overview**

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El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Human Rights Commission Work Plan - Fiscal Year 2020

Meeting Date: October 14, 2019
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Fabio Andrade
Contact Telephone Number: 541-682-5277

ISSUE STATEMENT

The Human Rights Commission's enabling ordinance, adopted in December of 1990 (Eugene Code 2.280), requires that it develop a work plan for City Council review and approval as well as report annually on work plan progress. Attached is a report on the Fiscal Year 2019 Work Plan and the Proposed Fiscal Year 2020 Work Plan.

BACKGROUND

FY 2019 Work Plan Report

The HRC was very active during FY 2019, contributing hundreds of hours of volunteer time beyond business meetings serving the community by hosting and attending community events, providing input to council on human rights and social justice issues, and engaging in collaborative work with other boards and commissions, City staff, and community partners. The attached FY 2019 Annual Report provides specifics on the group's achievements and commitments in achieving its work plan goals over the past year.

FY 2020 Work Plan Details

Commissioners arrived at the current plan items following a reflection and consensus-building exercise. The HRC held two four-hour planning sessions on August 12 and 14 and unanimously approved the FY2020 work plan during its regular meeting on September 17, 2019.

The plan maintains the goals of the 2019 work plan and aligns them with the HRC's three distinct roles (community education and engagement, liaison to other City boards and commissions, and advising City Council and staff on human rights issues).

Goal 1 - Take a leadership role in fostering respect for social equity, civil rights, and human rights in the community by engaging in education, outreach, listening and collaboration.

Goal 2 - Maintain strategic HRC liaisons and engage in cooperative endeavors with the community and with City of Eugene advisory groups that support civil and human rights and social equity.

Goal 3 - Study and recommend actions on civil and human rights and social equity issue areas of concern to the community and City organization.

The specific objectives and strategies identified to implement these goals are described in more detail in the attached Human Rights Commission FY 2020 Work Plan. The attached plan includes appointments of HRC liaisons to other boards and commissions and a calendar of events.

PREVIOUS COUNCIL DIRECTION

[October 31, 2018, Work Session](#)

The HRC, in accordance with its bylaws as well as Eugene Code 2.280, report to council annually. The report on the HRC FY19 work plan, which is included in the attachments, is based on the work plan approved by City Council on October 31, 2018.

COUNCIL OPTIONS

The council could:

1. Approve the proposed FY2020 Work Plan as presented
2. Approve the work plan with changes
3. Request changes to the work plan before approval

CITY MANAGER'S RECOMMENDATION

The City Manager recommends approving the Human Rights Commission FY2020 Work Plan and its attachments as presented.

SUGGESTED MOTION

Move to approve the Human Rights Commission FY 2020 Work Plan.

ATTACHMENTS

- A. Human Rights Commission FY 2019 Work Plan Report
- B. Human Rights Commission FY 2020 Work Plan (including liaison appointments and Calendar)
- C. Human Rights Commission work groups' work plans (To arrive under separate cover)

FOR MORE INFORMATION

Staff Contact: Fabio Andrade
Telephone: 541-682-5277
Staff E-Mail: fandrade@eugene-or.gov

Fiscal Year 2019 Work Plan Report

This is a report on the Human Rights Commission (HRC) FY 2019 Work Plan. The HRC work plan was approved by City Council in October of 2018. Below are highlights from the past year followed by charts indicating the status of each of the actions included in the FY 19 work plan.

Highlighted Work

Events

To help raise awareness, foster respect, create community dialogue, and increase education on human rights issues the Human Rights Commission (HRC) hosted, assisted with organization, or had members participate in several events:

- International Human Rights Day Celebration
- City of Eugene Police Chief Recruitment Process
- Under the Bridge: HRC Homelessness Workgroup Film Showing & Discussion
- Tony - The Movie: HRC Homelessness Workgroup Film Showing & Discussion

Funding and other support was also provided for community events organized by community groups. The HRC supported 12 community events with endorsement, sponsorship, and/or volunteer work:

Sponsorship

- Workshop CALC Raising Respectful Kids in a Diverse World
- Blacks in Gov't Fundraiser Dinner
- NAACP Freedom Fund Dinner
- CALC/SURJ Film series: Understanding and Confronting White nationalism
- DisOrient Film Festival
- NAACP Memorial Day event at Washington Park
- Network Charter School Network Charter School Gay Fourth resource fair

Key Partnerships

The HRC has actively worked to increase communication and collaboration with other City Boards and Commissions, staff, and community groups over the past year to promote human rights and social equity.

Boards and Commissions

- **Police Commission:** The HRC has a permanent seat on the Police Commission and so shares one voting member.
- **Civilian Review Board (CRB):** The HRC has a liaison assigned to and from the CRB to share information and highlight issues of mutual concern.
- **Community Development Block Grant (CDBG):** The HRC has one member on the CDBG Committee that focuses on housing and related issues. The HRC liaison participates in the annual competitive process where applicants seek funding for specific projects.
- **Equity and Human Rights Board (EHRB):** The HRC participates on the City's EHRB that focuses on leadership and organizational commitment to diversity and equity to ensure services are accessible, inclusive and equitably provided in a work environment that supports all employees. This year the EHRB's work has continued on the development of the Equity and Human Rights Strategic Plan development and city-wide implementation process.
- **Moving Ahead Transportation Panel:** The HRC monitors this collaboration between the Lane Transit District (LTD) and the City of Eugene for its dedication to accessibility.
- **Vision Zero Task Force:** The HRC has a permanent member on the Task Force to provide input in achieving the goal set by City Council.
- **Housing Policy Board:** The HRC is a recent liaison to the Housing Policy Board, giving voice to community issues related to affordable housing.
- **Boards and Commission Recruitment:** The HRC actively promoted participation in the board and commissions recruitment process and made recommendations on filling vacancies on the HRC.

Department Collaborations

- **Multicultural Liaison and Multicultural Center:** members of the HRC and its WeCU workgroup are collaborating with HRNI in conducting a needs assessment for the Multicultural Center Proposal and preparations for the hiring process for the Multicultural Liaison position, which was founded by City Council starting in the Fiscal Year 2020.

Community

- HRC held conversations with community members and Chief Skinner following the fatal incident involving Eugene Police and local activist, Charlie Landeros, at the Cascades Middle School in January of 2019. The commission expressed questions and concerns on behalf of the community to the City of Eugene staff.

Recommendations to Policy Makers

Correspondence on the following topics was submitted to local, state and national policy makers during FY 2019.

City Council

- **Resolution Condemning White Nationalism:** The HRC voted to request that a resolution condemning white nationalism be considered by the City Council and supported naming local places after influential people of color in Eugene to provide more inclusive consideration when naming sites after people.
- **Recommendations to fill HRC vacancies:** Supported recruitment of applicants to apply for HRC Vacancies, reviewed applications and recommended top candidates to Council to develop a diverse commission.

Members Who Served

We are deeply grateful to all the commissioners who served during this work plan and would like to recognize their service.

Councilor Emily Semple: 1/2017 – present

Rick Guerra: 7/2018– present

Serena Markstrom: 7/ 2018 – present

Bonnie Souza: 7/ 2015 – present

Aria Seligmann: 7/2016 – 6/2019

Julia Johnson: 7/2016 – 6/2019

Aimee Walsh: 7/2016 – 4/2019

Joel Iboa: 7/2016 – present

Ib Hamide: 7/2017 – present

Ibrahim Coulibaly: 7/2017 – present

Ela Kubok: 7/2017 – present

Whole Eugene Community United (WeCU)		HRC members
Objective 1: Identify and implement strategies to enhance inclusion of marginalized communities into the larger Eugene community and to help deter or respond to hate, bias and discrimination, including systemic and individual racism, heterosexism, transphobia, anti-Semitism, Islamophobia and ableism.		Lead: B. Souza; Supporting Leads: I. Hamide, I. Coulibaly, S. Markstrom, J. Johnson
Actions		Status
Action 1.1	Present Marginalized Voices report and recommendations to Mayor and City Council in work session. Follow up on WeCU's three asks regarding: 1) liaison position (primary ask); 2) rapid response policy; and 3) planning committee for multicultural center.	Complete Report was presented to City Council and recommendations given to City Manager
Action 1.2	Input to Budget Committee regarding creation of Marginalized Communities Liaison staff position.	Complete Position was funded for FY 20
Action 1.3	Organize 70th Anniversary celebration of International Human Rights Day on Sunday, December 9, 2018.	Complete
Action 1.4	Consult on cultural equity plans, competencies and diversity in City Departmental Equity Strategic Plans (support and advocate for the internal plans that City staff are instructed to use to direct their policies for increased access and equity within the organization and in interactions with the public).	Cancelled
Action 1.5	Monitor and contribute to efforts that assist marginalized communities in Eugene.	Continuous work

Education, Outreach and Public Engagement		HRC members
Objective 2: Develop and implement strategies to promote education, outreach and public engagement.		Leads: A. Walsh, E. Kubok, R. Guerra, I. Hamide, J. Johnson
Actions		Status
Action 2.1	Raise awareness for outcomes of Human Rights Commission meetings and work.	Continuous work
Action 2.2	Expand human rights outreach to educational partners and community groups.	
Action 2.3	Promote and support human rights events and efforts in the community.	Continuous work HRC members sponsored and attended several community events in FY 2019. See list of events above.

Advisory Work		MHR members
Objective 3: Maintain an introspective view of human rights issues in Eugene as they arise and develop advisory communication and recommendations to City Council to respond to and support human rights in Eugene.		Leads: J. Iboa, I. Coulibaly, E. Kubok
Actions		Status
Action 3.1	Develop and maintain relationships with representatives of marginalized communities in Eugene.	Continuous work

Action 3.2	Discuss issues surrounding human rights as they arise, and bring recommendations forth to City Council to address needs in community.	Continuous work HRC recommended and City Council approved a resolution condemning White nationalism.
Action 3.3	Continue to foster and build on relationship with Mayor and City Council to promote a safe and welcoming community.	Continuous work

Housing and Homelessness		HRC members
Objective 4: Propose policy recommendations to the Eugene City Council on issues related to homelessness.		Leads: A. Seligmann / Serena Markstrom
Actions		Status
Action 4.1	Monitor, advise and advocate for ways for the city to respond to homelessness.	Continuous work
Action 4.2	Monitor and advocate for civil and human rights of people who are homeless.	Continuous work
Action 4.3	Advocate for expansion of shelter and other housing options and access to resources and services city wide.	Continuous work

FY 2020 WORK PLAN

Goal 1 (Community-oriented)

Take a leadership role in fostering respect for social equity, civil rights, and human rights in the community by engaging in education, outreach, listening and collaboration.

Item	Description	Assigned to
1.1	Advocate with community organizations for the inclusion of business, activist and religious community responses to hate and bias crimes and incidents.	WeCU Work Group
1.2	Provide input to City in ongoing development of its website as it relates to marginalized communities.	WeCU Work Group
1.3	Promote and support human rights events and efforts in the community	Education, Outreach, and Public Engagement Work Group
1.4	Expand human rights outreach to educational partners and community groups.	Education, Outreach, and Public Engagement Work Group
1.5	Raise awareness for outcomes of Human Rights Commission meetings and work.	Education, Outreach, and Public Engagement Work Group

Goal 2 (Liaison role)

Maintain strategic HRC liaisons and engage in cooperative endeavors with the community and with City of Eugene advisory groups that support civil and human rights and social equity.

Item	Description	Assigned to
2.1	Research policy actions that could strengthen relationships between culturally and otherwise marginalized community members and the Eugene Police Department. Submit recommendations via HRNI and Police Commission	WeCU Work Group Homelessness and Poverty Work Group
2.2	Develop a strategy to increase engagement and communication with City Council. The strategy will include a plan to develop relationships with individual City Councilors.	Advisory Work Group
2.3	Explore the opportunity to have a joint City Council/HRC meeting on a work plan item to be determined.	Advisory Work Group

Goal 3 (Advisory role)

Study and recommend actions on civil and human rights and social equity issues in areas of concern to the community and City organization.

Item	Description	Assigned to
3.1	Request and assist with updating the Hate and Bias Response Plan to include a rapid response protocol. (reworded)	WeCU work group
3.2	Monitor and contribute to efforts and/or policies that impact marginalized communities in Eugene.	WeCU Work Group Homelessness and Poverty Work Group
3.3	Research and provide council with advice on decriminalization of homelessness in city policies	Homelessness and Poverty Work Group
3.4	Advocate for making housing status a protected class	Homelessness and Poverty Work Group
3.5	Review the budget, assess gaps and conduct research to provide advice on budget priorities.	Advisory Work Group Homelessness and Poverty Work Group WeCU Work Group

2019-2020 HRC Work Groups

WeCU (Whole Eugene Community United) Work Group

Objective: Identify and implement strategies to enhance inclusion of marginalized communities into the larger Eugene community and to help deter or respond to hate, bias and discrimination, including systemic and individual racism, heterosexism, transphobia, anti-Semitism, Islamophobia and ableism.

Lead: Bonnie Souza; **Supporting Leads:** Ib Hamide, Ibrahim Coulibaly, Daniel Borson

Homelessness and Poverty Work Group

Objective: Monitor and report on laws and policies that have a disparate impact on people living unhoused; propose policy recommendations to the Eugene City Council on issues related to homelessness and poverty; and engage in advocacy efforts that combat the marginalization of people experiencing homelessness and poverty.

Lead: Serena Markstrom **Supporting leads:** Amanda McCluskey, Kirstin London

Advisory Work Group

Objective: Maintain an introspective view of human rights issues in Eugene as they arise and develop advisory communication and recommendations to City Council to respond to and support human rights in Eugene.

Lead: Joel Iboa **Supporting leads:** Ibrahim Coulibaly, Ela Kubok, Rick Guerra, Kirstin London

Education, Outreach, and Public Engagement Work Group

Objective: Develop and implement strategies to promote education, outreach and public engagement.

Lead: Rick Guerra **Supporting leads:** Ela Kubok, Ib Hamide, Amanda McCluskey, Ibrahim Coulibaly

FY 2020 - LIAISONS FROM HRC TO OTHER BOARDS, COMMITTEES OR COMMISSIONS

Name of Group	Description	Time Commitment	Commissioner(s)
Community Development Block Grant	Eugene receives federal funds which are awarded to agencies that support a variety of community needs related to housing and other issues. During an annual competitive process, applicants vie for CDBG funding for specific projects. https://www.eugene-or.gov/281/CDBG-Program	2-hour monthly meetings typically for 6 months out of the year, when they are working on funds distribution and projects. Additional meetings and trainings as necessary. 1-year term with possibility to serve 3 terms.	Rick Guerra Back up:
Moving Ahead Transportation Panel	The Moving Ahead Transportation Panel is a collaboration of the City of Eugene and the Lane Transit District (LTD) working with the community to prioritize corridors for near-term enhancements that serve people using transit, biking, walking, and mobility devices. http://www.movingahead.org/	Meetings as scheduled	Ela Kubok Ibrahim Coulbaly Back up: Daniel Borson
Vision Zero Task Force	The Vision Zero Task Force will guide the Eugene Vision Zero Action Plan. Members will work together to guide the development of the Plan's goals, policies, actions and performance measures. https://www.eugene-or.gov/3320/Community-Engagement	Meets monthly	Daniel Borson
Police Commission	The Police Commission mission is to recommend to the City Council, the City Manager, the Police Department, and the people, the resources, preferred policing alternatives, policies and citizens' responsibilities needed to achieve a safe community.	Meets monthly 2 nd Thursday, 5:30 – 8:30 p. This has a term of 4 years or as long as a single commissioner term - typically 3 years.	Amanda McCluskey (Voting) Back up:
Council Liaison	City Councilor Liaison from HRC to City Council	1 year, appointed by Mayor	Councilor Sample

Meet with City Manager and Mayor	Mayor and City Manager meet with HRC Chairs and Equity and Human Rights staff	2 hours quarterly	Chair and Vice Chair
Civilian Review Board	To increase transparency and public confidence in the police complaint process. We evaluate the work of the independent Police Auditor, from a civilian perspective, about whether the complaint was handled fairly and with due diligence.	Meets monthly, 2 nd Tuesday, 3 hours	Ela Kubok Back up: Serena Markstrom
E&HR Board	Help guide the work of the DESP	2-hour meetings every other month - daytime	Bonnie Souza Back Up: Rick Guerra
Housing Policy Board	The Intergovernmental Housing Policy Board (HPB) reviews low-income housing issues and makes policy, funding, and other recommendations regarding affordable housing to Eugene and Lane County governments. The mission of the HPB is to increase the availability of decent, affordable housing for low and very low-income families and individuals in Lane County. https://www.eugene-or.gov/838/Housing-Policy-Board	1.5-hour meeting, 1 st Monday of the month unless it falls on a holiday, then on following Friday	Serena Markstrom Back Up: Rick Guerra Back Up: Amanda McCluskey
MUPTE	The MUPTE Review Panel: Reviews the project applications; applicant's conformance with the Required Public Benefits; project's conformance with approval requirements; and assists the City Manager in preparing an Annual Report.	As needed	Ela Kubok (voting)
TBL	The Triple Bottom Line, or TBL, is a framework the City of Eugene is using to reach its sustainability goals. It's designed to help us think about and	As needed	Daniel Borson Back Up: Kirstin London

	explore the environmental, equity and economic impacts, benefits and trade-offs of our decisions.		
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Eugene Human Rights Commission 2019 Roster

Office of Human Rights & Neighborhood Involvement | 99 W. 10th Avenue, Suite 117, Eugene, OR 97401
541.682-5177 | www.eugene-or.gov/hrc | hrni@ci.eugene.or.us **Updated August 2, 2019**

POSITION 1 Bonnie Souza bonnie.souza.hrc@gmail.com	Expires: 6/30/21 Appt: 7/1/15 Re-Appt: 7/1/18 Councilor: Taylor NA: Southeast Neighbors	POSITION 7 Amanda McCluskey walsh.HRC@gmail.com	Expires: 6/30/22 Appt: 7/1/19 Councilor: Syrett NA: River Road Community Organization
POSITION 2 Ibrahim Coulibaly lcoulibaly.hrc@gmail.com	Expires: 6/30/20 Appt: 7/1/17 Councilor: Semple NA: Jefferson Westside	POSITION 8 Serena Markstrom serenahrc@gmail.com	Expires: 6/30/21 Appt: 7/1/18 Councilor: Syrett NA: Active Bethel Citizens
POSITION 3 Ela Kubok ekubok.hrc@gmail.com	Expires: 6/30/20 Appt: 7/1/17 Councilor: Syrett NA: River Road Community Organization	POSITION 9 Joel Iboa jiboa.hrc@gmail.com	Expires: 6/30/22 Re-Appt: 7/1/2019 Councilor: Syrett NA: Whiteaker Community Council
POSITION 4 Ibrahim Hamide ibhamide@gmail.com	Expires: 6/30/20 Appt: 7/1/2017 Councilor: Taylor NA: Southwest	POSITION 10 Rick Guerra rick.guerra.hrc@gmail.com	Expires: 6/30/21 Appt: 7/1/18 Councilor: Taylor NA: Friendly Area Neighbors
POSITION 5 Daniel Borson dborson.hrc@gmail.com	Expires: 6/30/22 Appt: 7/1/2019 Councilor: Taylor NA: Southwest Hills Neighborhood Association	POSITION 11 Councilor Emily Semple Emily.Semple@ci.eugene.or.us	Appt: 1/2017
POSITION 6 Kirstin London klondon.hrc@gmail.com	Expires: 6/30/2022 Appt: 7/1/2019 Councilor: Semple NA: Downtown Neighborhood Association		
STAFF: Fabio Andrade fandrade@eugene-or.gov 541-682-5277		<ul style="list-style-type: none"> Note: Commission reduced to 11 positions on June 30, 2012. 	

4 Independence Day
No HRC meeting this month

JULY 2019						
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3 Communities of Color and Allies Network event
20 M.L. King Day
21 HRC MEETING

11 Eid al-Adha
12 HRC RETREAT – PART 1
14 HRC RETREAT – PART 1

AUGUST 2019						
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7 Communities of Color and Allies event
17 Presidents' Day
18 HRC MEETING
• Blacks In Government Annual Banquet
• NAACP Freedom Fund Dinner
• Asian Celebration

2 Labor Day
6 First Friday
Communities of Color and Allies Network event
17 HRC MEETING
21 International Day of Peace
29 Rosh Hashanah (Through Oct 1)

SEPTEMBER 2019						
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6 Communities of Color and Allies Network event
9 Purim
17 HRC MEETING

4 Communities of Color and Allies Network event
8 Indigenous Peoples' Day
8 Yon Kippur
14 Columbus Day
15 HRC MEETING
21 Simchat Torah
31 Halloween

OCTOBER 2019						
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3 Communities of Color and Allies event
8 Passover
10 Good Friday
12 Easter Sunday
21 HRC MEETING
24 Ramadan (Starts)

1 Communities of Color and Allies Network event
10 Mawlid
11 Veterans Day
19 HRC MEETING
20 Transgender Day of Remembrance
28 Thanksgiving Day

NOVEMBER 2019						
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1 Communities of Color and Allies event
19 HRC MEETING
24 Eid al-Fitr (Ramadan ends)
25 Memorial's Day

6 Communities of Color and Allies Network event
10 International Human Rights Day
25 Christmas Day
No HRC meeting this month

DECEMBER 2019						
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JUNE 2020						
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21 HRC MEETING
21 HRC MEETING

ATTACHMENT C

TO ARRIVE UNDER SEPARATE COVER

EUGENE AGENCY BOARD AGENDA ITEM SUMMARY



Work Session: Riverfront and Downtown Urban Renewal Overview

Meeting Date: October 14, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Michael Kinnison
Contact Telephone Number: 541-682-5500

ISSUE STATEMENT

Over the next several months, council will have the opportunity to decide whether projects in the two urban renewal districts should move from the planning/design phases into the implementation/construction stages. Before council is asked to approve moving forward on these projects—and the dollars that accompany that work—staff wants to ensure council has 1) a big picture overview, 2) understands the anticipated costs and financial resources that are available for the various projects, and 3) how different funding strategies may impact our ability to implement identified projects and future opportunities in the two districts. This work session is intended to provide the Agency Board with that high-level overview (area #1), as well as an opportunity for council to let staff know if there is specific information that should be included when staff returns for the various work sessions (described below) that are scheduled for later in October and in November.

BACKGROUND

Below is the list of Downtown and Riverfront Urban Renewal related projects with information on the respective opportunity, challenges and timing for when the Agency Board will have a more detailed work session on the subject. A map of the projects and the two urban renewal districts is in Attachment A. A recurring theme throughout relates to resources needed for implementation and the actions required to access those resources.

The follow-up work sessions are sequenced so that council will have the information needed before making decisions. A timeline graphic is provided in Attachment B. The first such follow-up work session is scheduled for October 28, at which staff will focus on Riverfront Urban Renewal including information on remaining district resources and a more in depth look at potential projects and possible uses of those resources. This is in line with the direction the Agency Board provided on April 15.

Riverfront Urban Renewal Related

Infrastructure Contingency Plan – Downtown Riverfront: The City is constructing the infrastructure needed to serve the new riverfront park and the redevelopment site, including streets and utilities. The cost of the infrastructure will be funded primarily through a local improvement district, which would ultimately be paid, in part, by the future owners of

property within the site and, in part, by the Agency. However, if the actual bids (to be received around March of 2020) exceed the current estimate of \$16.2 million, then the developer (Williams & Dame) could choose to not proceed with acquisition of the parcels, and at a minimum the Agency would need to decide whether to provide additional funds to cover its share of the increased cost. Staff have developed a contingency plan to ensure construction of at least that part of the infrastructure needed to provide access to the new park in the event that the developer chooses not to move forward or the increased cost is not approved by the Agency. Information about the various possibilities and contingency plan will be provided at the October 28 work session.

Steam Plant: Earlier this year, the Agency began negotiations with a local development team who proposes to save and adaptively re-use the Steam Plant, transforming it into a vibrant mixed-use gathering place for art, culture, innovation, office and community-building. Adaptive re-use of the existing building is ambitious, facing extraordinary environmental, seismic and financial challenges. Based on early estimates, the team currently anticipates a development gap, even if the Agency provides the property at no cost. The Agency/City is working with the team to identify how to potentially support the project to make it a reality. The River Guides will review the draft deal points in October, and an Agency Board work session to discuss the deal points is scheduled for November 18.

Quiet Zone: In 2017, council approved railroad quiet zone improvements for 10 railroad crossings. In 2018, council approved the use of urban renewal funds for the three crossings within the Riverfront District. Higher construction costs in the market and some modifications to the crossings will increase the cost estimate for the 10 crossings, including the three being funded by urban renewal dollars. More information will be presented at the October 28 work session.

Affordable Housing – Downtown Riverfront: Part of the riverfront redevelopment will include an affordable housing development of not less than 75 units for households at or below 60 percent area median income. Similar to other affordable housing projects, it is anticipated that there will be a gap in the funding needed to construct the project. LIRPTs, waiver of SDCs, and other types of assistance may be requested in the future. Staff will continue to update council as we learn more from Williams & Dame.

Plaza – Downtown Riverfront: The Downtown Riverfront Plaza will add an acre of urban developed park amenities to the Downtown Riverfront Park and is envisioned to become a city-wide destination. With programmable areas for market tents, community events, kids play and family activities, the Downtown Riverfront Plaza will serve as the heart of the new Downtown Riverfront neighborhood and the front door to Eugene's beautiful Willamette River frontage in Downtown Eugene. While the Plaza has adequate funding for design, additional funding will be needed to construct the type of urban amenities and experiences envisioned by the community. The project is anticipated to be competitive for grant funding and attractive for community donors, but it is likely that additional funding will be needed. Generally, this topic will be included at the October 28 work session.

Downtown Urban Renewal Related

Town Square: The Town Square Concept Design has had broad community engagement in a process to establish a comprehensive vision for the Park Blocks, Farmers Market and City Hall. The design team, led by Cameron McCarthy, worked with key stakeholders and other community members to reach a design that a) increases the Town Square's accessibility, safety, sense of inclusiveness, and functionality, and that b) can meet the needs of our two signature Markets as well as that of other performers, neighbors and visitors. The project budget and funding plan need further discussion and staff is exploring opportunities to leverage urban renewal funds to achieve a Town Square with the quality and features befitting this legacy project in the heart of our downtown. Staff will present the design and discuss next steps at the October 30 work session.

Downtown Wayfinding: Eugene's downtown wayfinding project will provide consistent and clear information to assist the traveling public to efficiently navigate to key destinations within our urban core. The wayfinding plan will help create a positive first impression of Eugene that will enhance and reflect the distinctive and creative character of our community. Implementation of the wayfinding project started this fiscal year with resources from the General Fund, Parking Fund, and a small amount of Riverfront Urban Renewal. Additional funds need to be secured to meet the project completion target of June 2020. Downtown Urban Renewal funds have been identified as a potential source. Staff anticipate bringing this item back for council consideration once decisions have been made on other eligible parks, plaza and open space projects.

1059 Willamette: The former downtown campus for Lane Community College, 1059 Willamette, is currently vacant and identified as a redevelopment opportunity in the Downtown Urban Renewal Plan. Strategically located across from Lane Transit District's Eugene Station, redevelopment of the property has the potential to significantly improve the streetscape and add vibrancy and positive activity on a key block in the heart of downtown. Staff is exploring the use of Community Development Block Grant funds to purchase the property for residential development. In order to make the project financially viable, we are anticipating a mix of moderate-income and market rate housing. When using CDBG funds, the Department of Housing and Urban Development stipulates that 51 percent of units must be affordable for those making 80 percent or less of the area median income. This type of project is innovative and will likely require collaboration between the City, an interested developer, and an affordable housing service provider. Purchasing the building from LCC will need to happen prior to any formal agreements for future development. Council approval is required prior to exercising the Purchase Option on the property. Additionally, any use of urban renewal dollars requires an initial council review, a public hearing, and a second review prior to a final decision. Staff anticipate bringing those action items to council at the beginning of 2020.

Kesey Square: There is the potential to invest in improvements to Kesey Square that preserve the public's access to this treasured open space and facilitate more sustained, positive activity at the intersection of Willamette and Broadway. Staff are actively engaged with the property owner of 941 Willamette to identify potential tenants for uses that would contribute positive

energy and vibrancy to the Square. Investment of urban renewal funds in the Square could make a significant contribution to the success of adjacent uses. Staff anticipate bringing this project to Council sometime after the first of the year once prospective tenants have been identified.

High-Speed Fiber – EUGNet: Establishing a municipally-owned telecommunications network in the downtown was an opportunity to ensure the commercial center of Eugene has access to high-speed internet connections. In partnership with the Eugene Water & Electric Board, Lane Council of Governments, the Technology Association of Oregon, and the Urban Renewal Agency, the City has established the EUGNet fiber network in the downtown area. The City and its partners (EWEB, LCOG, and Technology Association of Oregon) have navigated a wide variety of challenges and have completed constructing the underground fiber network. Staff are scheduled to provide a brief presentation to council at a September 30 work session on the successful implementation and outcomes of this project.

Other Related Items

In addition to the projects described above, council will also consider the following before the end of 2019 and during the first part of 2020: supplemental budget in December for increased quiet zone funding, Williams and Dame Multi-Unit Property Tax Exemption application(s), and the third step of the Local Improvement District process after the City receives the infrastructure bids for the Downtown Riverfront.

AGENCY BOARD OPTIONS

This work session is an opportunity to give the Agency Board an overview of urban renewal related topics that will be brought forward at future work sessions this fall. No action is requested.

AGENCY DIRECTOR'S RECOMMENDATION

This work session is information only; no recommendation at this time.

SUGGESTED MOTION

No motion necessary at this time.

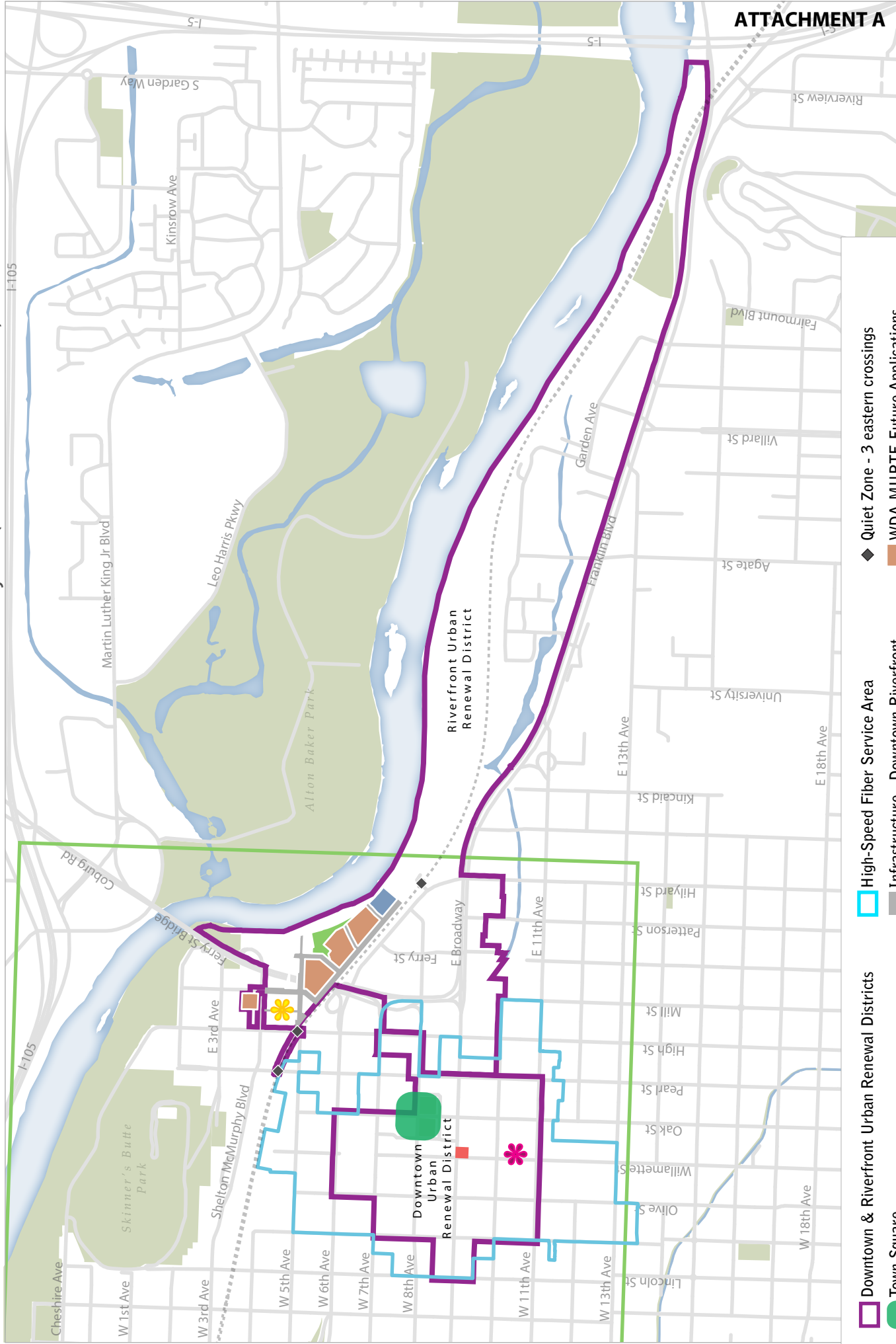
ATTACHMENTS

- A. Map of Projects and Urban Renewal Districts
- B. Timeline for Follow-Up Work Sessions

FOR MORE INFORMATION

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Downtown & Riverfront Urban Renewal Projects (10/14 Work Session)



- Quiet Zone - 3 eastern crossings
- WDA MUPE Future Applications
- Plaza - Downtown Riverfront
- Affordable Housing - Downtown Riverfront
- High-Speed Fiber Service Area
- Infrastructure - Downtown Riverfront
- Steam Plant
- Kesey Plaza
- Downtown & Riverfront Urban Renewal Districts
- Town Square
- Downtown Wayfinding
- 1059 Willamette

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



City of Eugene PDD
 Item 3
 Work Session - October 14, 2019
 10/1/2019



Timeline for Follow-Up Work Sessions

