



Eugene City Council

125 E. 8th Ave., 2nd Floor
Eugene, OR 97401-2793
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

October 22, 2018

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

**Meeting of October 22, 2018;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Mike Clark, President
Greg Evans
Emily Semple
Jennifer Yeh

Betty Taylor, Vice President
Chris Pryor
Claire Syrett
Alan Zelenka

**5:30 p.m. CITY COUNCIL WORK SESSION and
WORK SESSION OF THE URBAN RENEWAL AGENCY
Harris Hall, 125 East 8th Avenue**

- 1. Committee Reports and Items of Interest**
- 2. WORK SESSION AND POSSIBLE ACTION: Downtown Riverfront Update**
- 3. ACTION: Downtown Riverfront Local Improvement District**
- 4. UPDATE AND POSSIBLE ACTION: Temporary Day Center and Dusk-to-Dawn Pilot**

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URBAN RENEWAL AGENCY

AGENDA ITEM SUMMARY



Work Session and Possible Action: Downtown Riverfront Update

Meeting Date: October 22, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item: 2
Staff Contact: Denny Braud
Contact Telephone Number: 541-682-8817

ISSUE STATEMENT

At this work session, staff will provide an update on the Downtown Riverfront project, which includes the Williams/Dame & Associates mixed-use redevelopment, site infrastructure, code amendment process, the Steam Plant redevelopment, and the Downtown Riverfront park. The Agency Board will review and have the opportunity to provide direction on a potential configuration of lot 10A that could increase the number of affordable housing units and provide some structured public parking spaces. At this work session, City Council will also be asked to review the report from the city engineer on the next step of the Local Improvement District process.

BACKGROUND

On July 9 and July 23, the Agency Board approved terms for entering into a disposition and development agreement with WDA for the redevelopment of about half of the Downtown Riverfront site, including lot 10A, the affordable housing parcel. (See Attachment A for a parcel map of the redevelopment site.) After the agreement is signed (anticipated to occur sometime within the next month), a due diligence period will start in which a number of City/Agency actions are necessary before WDA is obligated to purchase the property. Several of these—code amendments, MUPTE approval, infrastructure through a Local Improvement District, and budget authorization—will require action by Council/Board and provide a number of opportunities for public input.

- **Code Amendment:** If the draft package is ready by February, Planning Commission could hold a public hearing in March, a work session in April, and make a recommendation to City Council in May; council would hold a public hearing this spring and take action likely in June or July.
- **MUPTE:** WDA estimates submitting the applications next summer. If so, the written comment period would be in July/August; the Review Panel would meet in early fall; City Council would consider the applications in October or November.
- **Infrastructure:** If council reviews and approves the city engineer's report at this work session, significant engineering and design work would occur over the next year. Construction bids would be received (estimated for early 2020) and a public hearing would be held before a hearings official, followed by City Council action to form the LID and

authorize the City Manager to award a construction contract. (See “Infrastructure” section below.)

- Budget authorization for the infrastructure.

Affordable Housing Parcel – Potential Configuration

At the July 23 work session, the Agency Board revised the terms with WDA to include the sale of lot 10A to WDA to build no fewer than 75 affordable housing units. The housing would be affordable to households at or below 60 percent of the area median income. WDA plans to release a request for proposals to move forward with partnering with an affordable housing provider both for the construction of the units and the ongoing management of those units.

Since the July 23 work session, WDA has done further concept planning and has a potential configuration of lot 10A that could increase the number of affordable housing units to 100 with corresponding parking increase as well as a minimum of 35 additional parking spaces available to the public. Additional parking anticipated to be available to the public under this scenario is an estimate and may actually be more than 35 spaces depending on the ultimate needs of residents in the building. Under this concept, the six-story building would have a steel and concrete podium, which would increase the overall cost of the project. The public parking would support park users, community members accessing the Downtown Riverfront site, and visitors to the Steam Plant.

This proposed design would need public investment in order to create the public parking within structured parking facility. Should the Agency Board be interested in this, WDA and staff would explore possible scenarios and costs to bring back to the board for consideration/direction.

Infrastructure

On July 9, 2018, council initiated the LID process. As a reminder, WDA will be responsible for half of the infrastructure cost. Based on City Council action on the LID at this work session, staff will begin to design the infrastructure that is estimated to be constructed by December 2020. The estimated FY19 design cost is \$1M. Riverfront urban renewal, primarily through existing capital budget authority remaining from the EWEB property purchase, will be used for the FY19 expenditure, with those funds ultimately becoming part of the total LID cost (with 50% of the costs being assessed as part of the LID to parcels to be purchased by WDA).

Steam Plant

In April 2018, the Agency Board approved a process and criteria to select a developer for redevelopment of the Steam Plant. In August, the City invited a local team led by Mark Miksis of deChase Miksis and Mark Frohnmayer of Arcimoto to prepare a full proposal for the redevelopment of the Steam Plant. The team is assessing the building’s potential, bringing in architects, engineers and other experts and beginning to explore a financing strategy. Staff is working with the team to develop an agreement, which will outline expectations for the proposal process.

Staff is also working with the team to coordinate public engagement opportunities later this fall as their proposal takes shape. Following public engagement, the River Guides will evaluate the proposal using the board-approved criteria and make a recommendation to the Agency Director and Agency Board. The board is expected to review the proposal in spring 2019 and will be asked

to take action on whether or not to authorize the Agency Director to negotiate deal points with the team.

Park

The Downtown Riverfront Park design process is in the final stages of concept design and moving toward the next phase of detailed design work. The park design area includes both the three-acre Riverfront Park parcel and the 1.1 acre Public Plaza for a total of 4.1 acres of park space. Park planners heard from over 3,000 people from all over the city in a series of three public events and associated surveys. The Park Project team will be making additional refinements as we move into the design development and construction documentation phase of the project. See Attachment B for concept design.) More information can be found at the Park's website (<https://www.eugene-or.gov/3917/Downtown-Riverfront-Park>.)

AGENCY BOARD OPTIONS

1. Approve further exploration of parcel 10A configuration that could include additional affordable housing units and public parking and have staff return with design options, anticipated costs and proposed public investment.
2. Take no action at this time and direct staff to come back with additional information.

Note that as part of a separate AIS, the Council will be asked to take actions related to the next step on the LID.

AGENCY DIRECTOR'S RECOMMENDATION

The Agency Director recommends further exploration of parcel 10A configuration to increase the number of affordable housing units and creating public parking that would support the success of the park and Steam Plant.

SUGGESTED MOTION

Move to direct the Agency Director to explore options on expanding the number of affordable housing units and possible public parking and bring back design options on anticipated costs and proposed public investment.

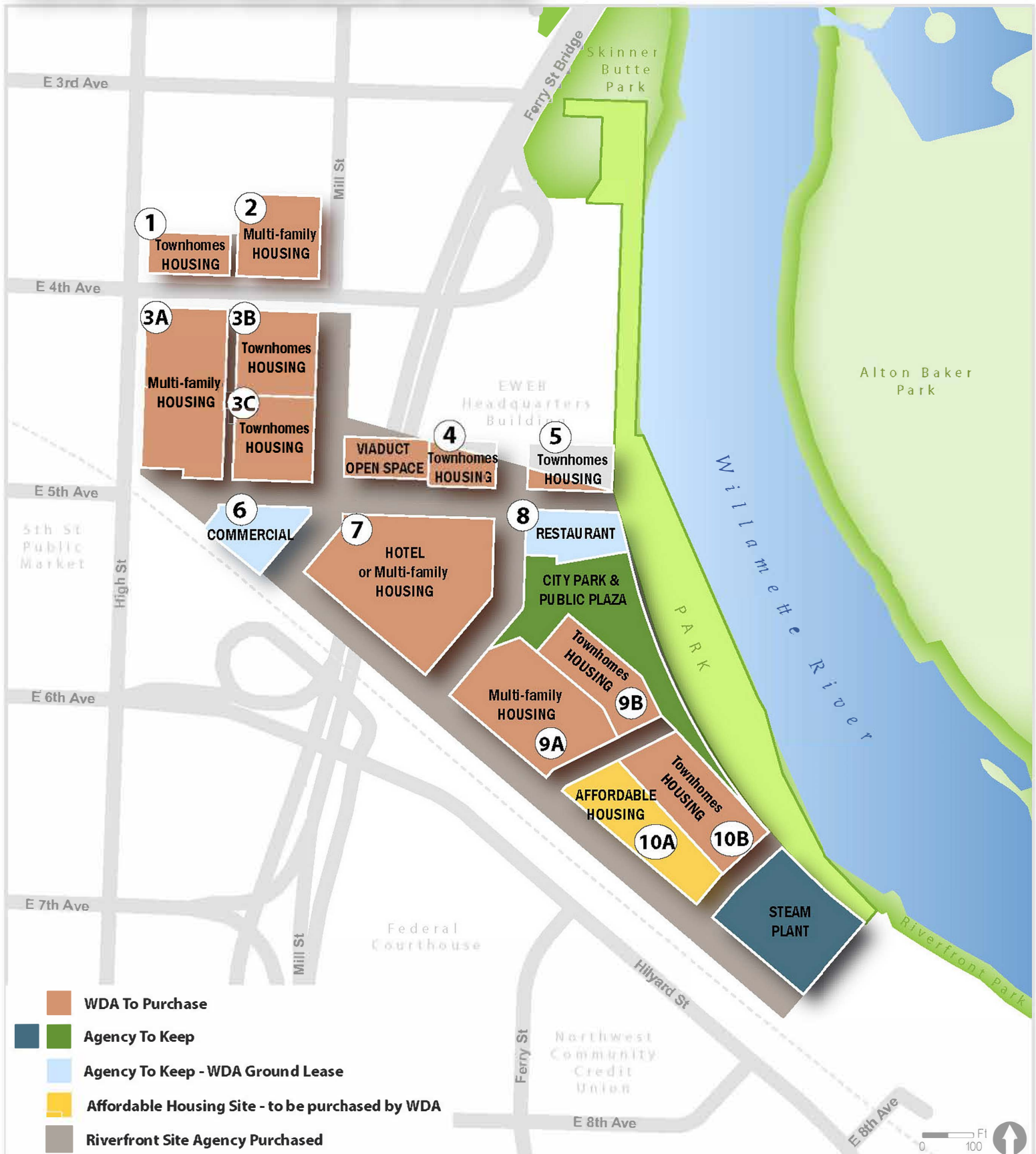
ATTACHMENTS

- A. Parcel Map of the Downtown Riverfront Site
- B. Concept Design for the Downtown Riverfront Park

FOR MORE INFORMATION

Contact: Denny Braud, Planning and Development Director
Telephone: 541-682-8817
Staff E-Mail: dbraud@eugene-or.gov

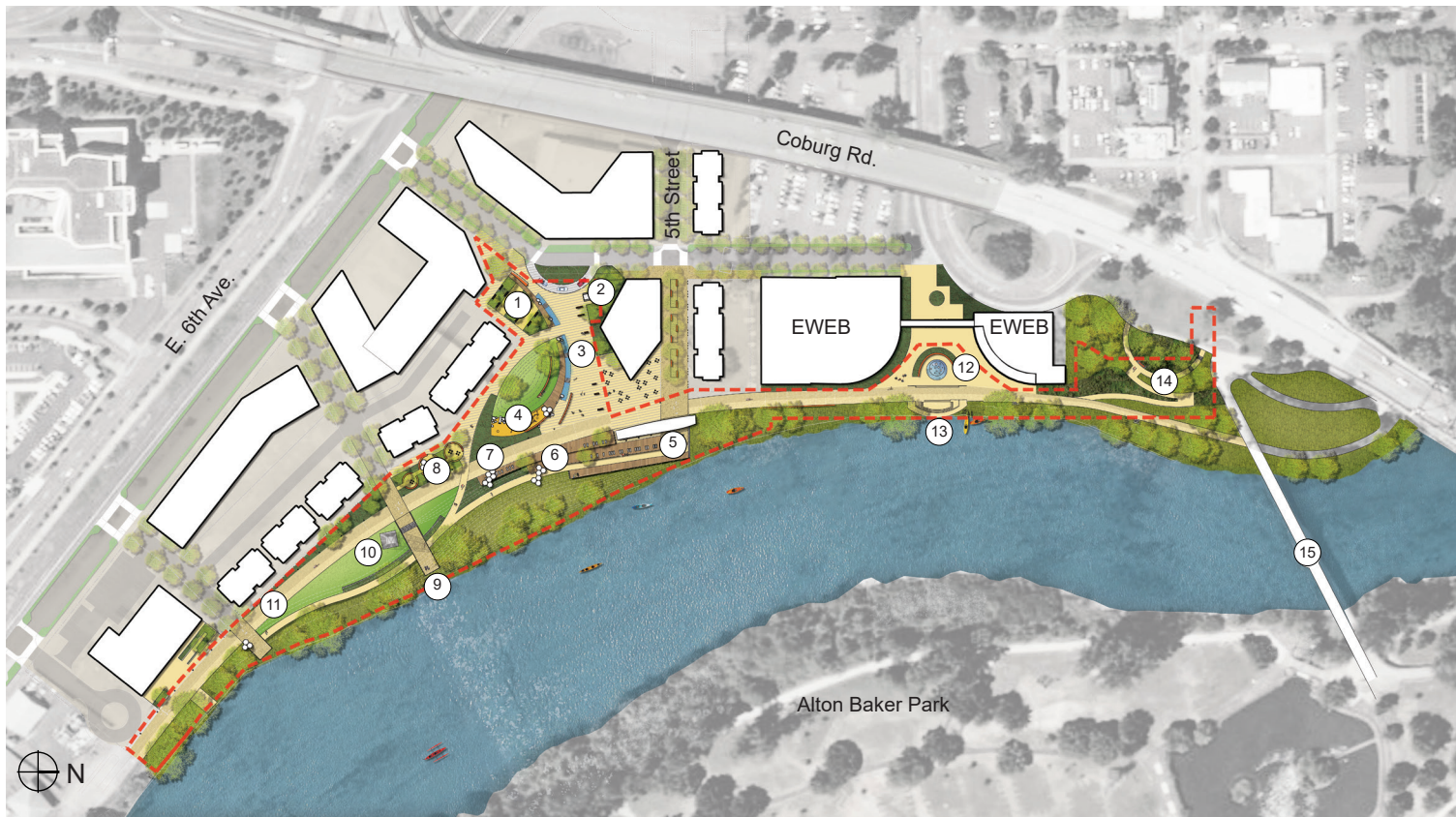
Downtown Riverfront Redevelopment Site Parcel Map



DOWNTOWN RIVERFRONT PARK

EUGENE, OREGON

PUBLIC OPEN HOUSE #3



LEGEND:

Park Boundary - - - - -

- ① Garden Grove
- ② Restroom
- ③ Main Plaza / Water Feature
- ④ Nature Play
- ⑤ River Pavilion
- ⑥ Riverfront Seating
- ⑦ Stormwater Gardens
- ⑧ Picnic Grove
- ⑨ Overlook
- ⑩ Meadow
- ⑪ Multi-Modal Path
- ⑫ Existing EWEB fountain
- ⑬ Potential Kayak Access
- ⑭ Improved DeFazio Bridge Connection
- ⑮ DeFazio Bridge



October 22, 2018, Work Session – Item 2

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Downtown Riverfront Local Improvement District

Meeting Date: October 22, 2018
Department: Public Works Engineering
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Mark Schoening
Contact Telephone Number: 541-682-5243

ISSUE STATEMENT

The City Council is being requested to order the infrastructure improvements to serve the downtown riverfront development project be made, and to direct the City Engineer to prepare plans and specifications for the infrastructure improvements and to call for bids on the construction contract.

BACKGROUND

On January 31, 2018, Williams/Dame & Associates made a presentation to the Urban Renewal Agency Board on a redevelopment concept plan for the downtown riverfront site. The plan proposes a hotel, market-rate housing, an affordable housing project, commercial (including retail and at least one restaurant), open space, and a public plaza. The plan also includes construction of a street network and utility infrastructure necessary to serve the downtown riverfront site.

At the July 9, 2018, work session, the City Council approved the following motion to initiate the process for the creation of a local improvement district for the infrastructure improvements needed to support the downtown riverfront site:

...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.

The remaining steps in the LID process as outlined in the Eugene Code include:

- The City Engineer presents a report to the City Council with information on the estimated costs of the improvements and a list of the parcels in the proposed LID and of their owners. The report also includes a map showing the general nature, location and extent of the proposed local improvements and the contemplated district boundary. This Agenda Item Summary and its attachments constitutes the report. At this step, the City Council decides

whether or not to direct the City Engineer to go forward with the preparation of construction plans and to call for construction bids for the local improvements.

- After construction bids are opened, a public hearing is held before a hearings official with the City Engineer providing information on the estimated costs of the improvements and the costs to be assessed to properties within the local improvement district. [If City Council continues to move forward with the downtown riverfront LID, this step is estimated to occur in early 2020.]
- Subsequent to the public hearing, the City Council takes action to form the local improvement district and to authorize the City Manager to award a construction contract. [If City Council continues to move forward with the downtown riverfront LID, this step is estimated to occur in spring 2020.]
- At the conclusion of construction, a public hearing is held before a hearings official to consider comments on the proposed assessments. The City Engineer provides information on the total cost of the improvements, the method used to calculate assessments, a description of each parcel to be assessed including the name of the parcel owner and the amount of the proposed assessment. [If City Council continues to move forward with the downtown riverfront LID, this step is estimated to occur in early 2021.]
- Subsequent to the public hearing, the City Council takes action on an ordinance levying the assessments. [If City Council continues to move forward with the downtown riverfront LID, this step is estimated to occur in early 2021.]

The improvements include the street network, public utilities (water, electric, wastewater, and stormwater) and private utilities (communication and natural gas) necessary to support the development of the downtown riverfront. The estimated cost of the improvements is \$15.5 million. At this time, all of the parcels within the proposed local improvement district (see Attachments A and B) are owned by the City. At the time when assessments are levied, the final parcels will be configured and the assessments for each parcel will be determined. The assessment methodology will be such that the City and Williams/Dame will share equally in the total cost of the improvements.

RELATED CITY POLICIES

Municipal Charter – Chapter IX – Public Improvements, Section 37. Procedure., Section 38. Assessments., Section 39. Amendments., and Section 40. Liens.

Eugene Code Chapter 7 – Public Improvements – Local Improvements 7.085 – 7.270

COUNCIL OPTIONS

The council may:

1. Order the local improvements to be made and direct the City Engineer to prepare plans and specifications for the improvements and to call for bids on the construction contract;
2. Modify the improvements, order it to be made as modified, and direct the City Engineer to prepare plans and specifications for the modified improvements and to call for bids on the construction contract;

3. Require additional information about the improvements; or
4. Decide not to make the improvements.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the council order the local improvement to be made and direct the City Engineer to prepare plans and specifications for the improvements and to call for bids on the construction contract.

SUGGESTED MOTION

Move to order the local improvements to be made and direct the City Engineer to prepare plans and specifications for the improvements and to call for bids on the construction contract.

ATTACHMENTS

- A. Map of the Proposed Local Improvement District
- B. List of Parcels of Land in the Proposed Local Improvement District

FOR MORE INFORMATION

Staff Contact: Mark Schoening
Telephone: 541-682-5243
Staff E-Mail: mschoening@eugene-or.gov



Proposed Local Improvement District

Tax Lot Number	Property Owner
1703304407400	Riverfront Urban Renewal Agency
1703304408200	Riverfront Urban Renewal Agency
1703304408300	Riverfront Urban Renewal Agency
1703304408400	Riverfront Urban Renewal Agency
1703304408500	Riverfront Urban Renewal Agency
1703311100100	Riverfront Urban Renewal Agency
1703311100300	Riverfront Urban Renewal Agency
1703322200300	Riverfront Urban Renewal Agency
1703322200400	Riverfront Urban Renewal Agency
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