



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

November 13, 2018

5:30 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of November 13, 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
Harris Hall, 125 East 8th Avenue

- 1. Committee Reports and Items of Interest**
- 2. WORK SESSION: Town Square Project Update**

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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: Town Square Project Update

Meeting Date: November 13, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Will Dowdy
Contact Telephone Number: 541-682-5340

ISSUE STATEMENT

This work session is an update on Eugene's Town Square Project, which combines the Park Blocks improvements, permanent Farmers' Market space, and City Hall building.

BACKGROUND

The City of Eugene and Lane County have been working together to more fully accommodate the current and future needs of the Eugene's City Hall, the Lane County Circuit Court and the Lane County Farmers' Market around Eugene's Park Blocks. Together, the City and County brought about the first public market in the Park Blocks over 100 years ago. Today, both entities support optimizing the use of public properties for efficient and accessible government services, providing a permanent location for a year-round public farmers' market, strengthening downtown's connection to the river, and continuing the momentum of downtown revitalization.

Project Status

Lane County and the City of Eugene are working together to meet all the necessary conditions to finalize the land swap. In October, Lane County received a favorable ruling from Judge Richard Baron that no deed restrictions will prohibit the sale of the Butterfly Lot to the City. This puts them on a path to meet City Council's December 1, 2018 deadline to have a clean title for the property. City staff is working with an appraiser to review and update the appraisal to current values per council direction.

City staff has issued the initial Request for Qualifications for a consultant team to lead the Public Involvement and Concept Design of the Town Square Project. This consultant will develop a finalized concept plan that will set the direction for the remainder of the Project through collaboration with the key stakeholders and the broader community. The Concept Design will allow for each of the Town Square Project components to be designed in a coordinated and complementary manner, and will include consideration of the basic program, massing and features, the relationship between the different Town Square Project components, unifying design elements, and preliminary cost estimates.

Fiscal stewardship is one of the important values for the Town Square Project, particularly anticipating the construction costs for a new City Hall. Understanding the categories of costs and

reviewing the research on the cost of comparable projects begin to set this foundation. Staff will share this starting place with council, and discuss the challenges and opportunities for moving forward.

On November 6, the EWEB Board voted to declare the Headquarters as surplus, a site that previously has been considered by council as a possible location for City Hall. This work session will be an opportunity for council to discuss the Headquarters property.

Next Steps Related to the Town Square Project

- Supplemental Budget 1 will include the allocation of Urban Renewal funds to purchase the southern portion of the Butterfly Lot for the future development of the Farmers' Market, in accordance with the Downtown Urban Renewal Plan.
- Before the end of the year, staff will release a Request for Proposals for an Owner's Representative to manage the development of the Town Square Project.
- In March, the Town Square public involvement and concept design consultant will begin engaging key stakeholders and the broader community in an iterative design process to develop a comprehensive design framework for the Town Square Project.
- Once a design direction is finalized for the overall Town Square, the three components of the Project will enter the design stage, culminating in construction documents and bid sets after approximately one year.
- Pending final approval, the Park Blocks and Farmers' Market are anticipated to be complete before the International Association of Athletics Federation's World Championships Oregon21.

RELATED CITY POLICIES

The Town Square Project addresses many goals for Eugene and downtown, including:

Envision Eugene Pillars

- Promote compact urban development and efficient transportation options.
- Protect, repair and enhance neighborhood livability.

Regional Prosperity Economic Development Plan

- Strategy 5: Identify as a Place to Thrive – Priority Next Step – Urban Vitality

City Council Goal of Sustainable Development

- Increased downtown development

Eugene Downtown Plan

- Build upon downtown's role as the center for government, commerce, education and culture in the city and the region.
- Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.
- Emphasize Broadway, Willamette Street, 5th and 8th Avenues as Great Streets through public improvements and development guidelines.
- Enhance public places throughout downtown through the careful design of civic buildings, streetscapes, parks and plazas.

- Promote adjacent park and open space areas as a valuable complement to downtown's urban places. Improve connections between downtown and nearby nature areas.
- Support public safety activities that increase visibility, access actual and perceived safety for individuals and property downtown.
- Enhance functional designs for streets, sidewalks and related public improvements with carefully chosen design elements, including materials, alignments, plantings and streetscape elements.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.

Climate Recovery Ordinance

An active, inviting, well-designed public open space downtown enhances walkability and livability, supports downtown as a 20-minute neighborhood, and reduces reliance on fossil fuels.

COUNCIL OPTIONS

Information only.

CITY MANAGER'S RECOMMENDATION

Information only.

SUGGESTED MOTION

No action required at this time.

ATTACHMENTS

None

FOR MORE INFORMATION

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