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EUGENE CITY COUNCIL AGENDA

December 9, 2019

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

Meeting of December 9, 2019;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Betty Taylor, President	Emily Semple, Vice President
Mike Clark	Greg Evans
Chris Pryor	Claire Syrett
Jennifer Yeh	Alan Zelenka

5:30 p.m. CITY COUNCIL WORK SESSION

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: December 9, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Will Dowdy
Contact Telephone Number: 541-682-5340

ISSUE STATEMENT

This work session is a progress check-in on Eugene's Town Square Project, which combines the Park Blocks improvements, permanent Farmers Market space, and City Hall building. The design team will face decision points on various aspects of the project; this work session is an opportunity for City Council to discuss these topics before providing direction to staff.

BACKGROUND

The City of Eugene is working to accommodate the current and future needs of Eugene's City Hall and the Lane County Farmers Market while reimagining the existing Park Blocks and restoring the Town Square with the recovery of the northwest block (occupied today by the Butterfly Lot). The vision is to locate efficient and accessible government services, provide a permanent location for a year-round public Farmers Market, create a central gathering space for both the immediate neighborhood and broader community, strengthen 8th Avenue as downtown's connection to the river, and continue the momentum of downtown revitalization.

In June 2017, City Council—in partnership with the Lane County Board of Commissioners—announced the agreement for the City to acquire the Butterfly Lot property as the future home of the Farmers Market and City Hall. In May 2019, City Council gave further endorsement to the Town Square project by authorizing the design work for a City Hall on the Butterfly Lot site as part of the planning for the Town Square, and in October, the Agency Board authorized further design work for the Park Blocks and Farmers Market based on the Concept Design.

Project Status

The Town Square Project is moving into a preliminary design phase. Landscape architect Cameron McCarthy and architect FFA are working with their specialty consultants (civil, structural, mechanical, electrical, lighting and sustainability) to refine the design from a concept level to schematic that can be more accurately assessed for cost, schedule and phasing strategies.

Before the project team can fully understand the scope, schedule and cost of the City Hall building, a series of decisions will need to be made, including the following topics:

Option: Additional Community Uses

Given the urban context of City Hall, it is not surprising that community members have shared ideas about integrating other uses or functions in the building. This would increase the hours of activity in the building as well as being a way to emphasize the open and accessible character of the new City Hall. After reviewing the initial City Hall program, FFA suggested there may be opportunities to design the council chamber and work session room as flexible spaces that can also serve as community meeting rooms, addressing a need for more of these spaces in Eugene. Another idea from the community outreach has been to add floors of leasable real estate above City Hall, whether office or residential, at either subsidized or market rate.

Option: Underground Parking

Throughout the public engagement of the Concept Design, community members expressed differing opinions about the value of parking at the Town Square. Cameron McCarthy and the City's Parking Services team investigated the feasibility and desirability of maintaining underground parking beneath the City Hall and/or Farmers Market block. Their analysis found that the parking would be significantly more expensive than building structured parking (above ground) elsewhere in downtown. New options in the parking system, including the opening of Lane County's lot, newly leased space for public parking in the 13th and Olive garage, and the launch of the EmGo program, have helped mitigate capacity concerns in the Town Square area and indicate that the preferred location for any significant parking investment would be in other locations. Additionally, FFA has noted that the inclusion of parking underneath the Farmers Market block would have significant schedule implications, delaying the opening and impacting the operations of the Lane County Farmers Market.

Environmental Sustainability

Council has clearly expressed values of environmental sustainability and has adopted a standard of LEED Silver for new public buildings. FFA and their subconsultant, Brightworks Sustainability, are exploring the likely credits that City Hall can achieve to meet this requirement under the US Green Building Council's newly released (and more stringent) LEED 4.0. The work of FFA and Brightworks will include collaboration with City staff around aligning LEED credits with City priorities.

Seismic Standards

Beyond the basics of life safety, seismic standards are relevant to conversations about community resilience to natural disasters and environmental sustainability. The typical tiers of seismic design correspond to performance objectives for the building in the face of a major seismic event:

- *Life Safety* – is the typical standard for new office buildings. The building is designed to enable all occupants to safely exit but it may be structurally compromised. Demolition and rebuilding may be more economical than repair.
- *Immediate Occupancy* – is the standard for buildings (including some essential facilities and community shelters) that are needed to continue in operation even if the building's

mechanical, electrical and plumbing systems are not functioning. These facilities can be central to community rebuilding efforts and can be repaired as time and resources allow.
- *Operational* – is the highest standard and is for buildings that need to perform at the same capacity the day after a major seismic event as the day before it. These buildings require a significant investment to ensure that the mechanical, electrical and plumbing systems are consistently functioning.

There are higher design and construction costs for buildings that achieve a higher seismic standard. These costs can be significant and are partially dependent on other factors, including the underlying soils, the building size, and the building height. The project team is investigating these other factors now and will return with cost estimates and other information to share with council.

Proposed Next Steps and Timeline Related to the Town Square Project

- Work session in spring 2020 for council to provide direction on these topics
- Additional work sessions in the following months to review refined designs and cost estimates for all three parts of the Town Square (the Park Blocks, Farmers Market and City Hall), and for council direction on continuing with final architectural drawings
- Construction drawings for the Park Blocks and Farmers Market completed in summer 2020; and construction drawings for the City Hall completed in fall 2020
- Council/Agency Board decisions in summer/fall 2020 about authorizing construction
- Construction for the Park Blocks and Farmers Market completed in spring 2021; and construction for the City Hall completed in spring 2022

PREVIOUS COUNCIL / AGENCY BOARD DIRECTION

June 13, 2016, Agency Board Meeting

The Downtown Urban Renewal Agency Board amended the Downtown Urban Renewal Plan to include the Park Blocks and Farmers Market as new projects.

December 14, 2016, Work Session

Following the Coordinated Downtown Development report by Cameron McCarthy, which explored location options for City Hall, the Lane County Courthouse and Farmers Market, City Council deliberated over the preferred option of the three scenarios described in the analysis. At this work session, council directed the City Manager to negotiate the purchase of the Butterfly Lot and sale of the former City Hall site, for the purpose of implementing "Scenario C," a City Hall and Farmers Market on the site of the Butterfly Lot.

June 26, 2017, City Council Work Session and Agency Board Meeting

City Council authorized the City Manager to purchase the Butterfly Lot from Lane County to be the site of the new City Hall. Immediately following this action, a meeting of the Urban Renewal Agency Board was convened, and the Board directed the Agency Director to purchase the Butterfly Lot to be the site of an expanded Farmers Market.

May 15, 2019, City Council Work Session
City Council authorized the City Manager to take the necessary next steps to design City Hall for the Butterfly Lot in planning for the Town Square.

October 30, 2019, Agency Board Work Session
The Agency Board directed the Agency Director to advance the Town Square design based on the proposed Concept Design and return for work sessions in early 2020.

COUNCIL OPTIONS
Information and discussion only.

CITY MANAGER'S RECOMMENDATION
No recommendation—information and discussion only.

SUGGESTED MOTION
No action required at this time.

ATTACHMENTS
None

FOR MORE INFORMATION
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