



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

May 16, 2018

12:00 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of May 16, 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

12:00 p.m. CITY COUNCIL WORK SESSION
Harris Hall, 125 East 8th Avenue

A. WORK SESSION: Community Justice System Update

**B. WORK SESSION AND POTENTIAL ACTION: Multiple-Unit Housing SDC
Credit/Crescent Place Apartments**

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May 16, 2018, Work Session

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Community Justice System Update

Meeting Date: May 16, 2018
Department: Central Services Department
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Kristie Hammitt
Contact Telephone Number: 541-682-5524

ISSUE STATEMENT

The purpose of this work session is to provide the City Council with an update on the progress of the Community Justice Initiative, to follow up on council's questions from the previous work session on Community Justice, and to provide an overview of the next steps in addressing the needs and challenges of the Community Justice System.

BACKGROUND

On February 20, 2018, staff provided the City Council with an update on the current status of Eugene's Community Justice System and the work that has been done over the past three years in addressing the system's needs and challenges. Attachment A provides a summary of staff responses to the council questions asked at that work session. Attachment B provides an updated summary of the Community Justice System enhancements implemented to date.

Despite a number of improvements implemented over the past several years, the City's public safety system is stretched, and the impacts are being felt by the community and staff. The community's needs exceed the resource capacity and EPD's inability to respond to calls for service is growing at rapid rate. The service need requires problem solving approaches for those who are struggling with mental illness, addiction and/or homelessness. Providing the appropriate level of service to address these difficult challenges, in addition to providing core police services, far exceeds available resources.

Challenging times require new approaches. For the past few years, Community Justice System partners (Eugene Police Department, Municipal Court, City Prosecutor) have tried new approaches to find "off ramps" out of the traditional criminal justice system. In 2016, the Community Outreach Response Team and Community Court were implemented as pilot programs. The impact of the programs have been positive in reducing the cycle of reoffending by providing alternative paths to services and programs. For example, with the support of social service providers and community partners, 91 percent of Community Court participants who graduated from the program since it was implemented have no new charges filed in Eugene Municipal Court, and 79 percent had no new offenses anywhere in Oregon. The time afforded to implement and pilot problem solving approaches, such as the programs noted above, will inform long-term strategies that maintain and expand upon service models that have proven effective in addressing critical community needs.

The City Council has been instrumental in approving one-time and ongoing resources to address emergent and urgent system needs and support pilot programs aimed at reducing recidivism and improving quality of life for all community members. Examples include park and downtown safety initiatives, expansion of Crisis Assistance Helping Out on the Streets services, Community Court, COURT, and capital needs such as police radios. The investment thus far has provided a bridge to sustain the service system and provide capacity to try new approaches to service delivery.

However, the system capacity gaps are in need of long-term solutions to maintain community safety. To develop strategies that address system gaps, we will evaluate the following:

- Program options that provide alternatives to the traditional service system with an emphasis on reducing recidivism;
- Structural capacity deficits related to staffing; and,
- Support systems such as technology, equipment and program needs to ensure appropriate resources are in place.

At the May 16 work session, staff will provide council with information about the plan for a six-month process to assess core service and program needs.

RELATED CITY POLICIES

City Council goals of safe community and effective and accountable municipal government.

COUNCIL OPTIONS

No council action or recommendations are suggested at this time.

CITY MANAGER'S RECOMMENDATION

No council action or motions are suggested. This item is informational only.

ATTACHMENTS

- A. Memo in follow-up to the 2/20/18 council work session on Community Justice
- B. Community Justice System enhancements implemented in 2015-2018

FOR MORE INFORMATION

Staff Contact: Kristie Hammitt
Telephone: 541-682-5524
Staff E-Mail: kristie.a.hammitt@ci.eugene.or.us

Memorandum

Date: May 10, 2018
 To: Eugene City Council
 From: Kristie Hammitt, Assistant City Manager
 Subject: Follow-up to 2/20/18 Council work session on Community Justice

This memorandum is to follow up on several information requests received from the City Council at the 2/20/18 work session on the current status of Eugene's Community Justice, and to provide a preview of the information that will be presented at the upcoming Council work session on Community Justice on Wednesday, 5/16/18.

How much are the jail bed costs expected to increase in the next fiscal year?

It is anticipated that both Lane County and the City of Springfield will be increasing the rates they charge for housing the City of Eugene municipal offenders in the next fiscal year (FY19). Based on the currently available information, staff anticipate the following increase in City's jail bed costs in the next fiscal year compared to the current fiscal year's adopted budget, totaling about \$205,000:

	Number of Jail Beds	FY18 Daily Rate	FY19 Daily Rate	FY18 Adopted Budget Amount	FY19 Projected Amount	FY18-to-FY19 Increase
Lane County Jail Beds	15	\$117.57/day	\$145.00/day	\$643,696	\$793,875	\$150,179
City of Springfield Jail Beds	10	\$80.00/day	\$90.00/day	\$273,750	\$328,500	\$54,750
Total Jail Beds for Municipal Court Offenders	25	---	---	\$917,446	\$1,122,375	\$204,929

One-time funding to address the projected jail beds shortfall in the next fiscal year will be included in the FY19 Proposed Budget in order to maintain the number of jail beds at the current level.

Why is the US Marshals Service ending its contract with the Lane County Sheriff's Office for housing federal offenders, and where will those offenders be housed going forward?

Based on the information shared with the City staff by the Lane County Sheriff's Office (LCSO) staff, the US Marshals Service has not renewed its contract with LCSO for housing federal offenders when it recently came up for renewal, and the federal government indicated that they do not intend to pay the actual per bed cost of \$145.00/day.

The majority of federal offenders who previously would have been held at the Lane County Jail will be housed at the Sheridan Federal Penitentiary in Sheridan, OR, and some will likely be housed at the City of Springfield Jail.

What would it take to increase the number of DEI “Red Caps” to improve public safety downtown?

The Downtown Guides (“Red Caps”) program was established to actively participate in the safety of downtown, as well as participate in graffiti removal and downtown maintenance programs. The Guides assist with daily security of sidewalks and buildings, serve as a primary tier of enforcement prior to EPD engagement, manage morning cleaning and sidewalk preparation, and assist with graffiti removal. The Guides are not law enforcement and depend on support from EPD officers. Currently, the Guides operate downtown from 6 am to 7 pm, mostly in pairs or as oversight for the Clean Team volunteers.

The Guides are hired and managed by Downtown Eugene, Inc. (DEI). DEI’s budget supports three Guides at a part-time (+/- 30 hours per week) capacity, one Guide Supervisor at full time capacity, and one maintenance worker on a part-time basis. Operating costs for the program also include bookkeeping services, rent, supplies, phones, and uniforms. The direct cost of adding two additional Guides would be approximately \$50,000 annually. The average cost of onboarding each new Guide is about \$650 and 20 hours of initial training. Other costs would need to be addressed specifically with DEI, including the administrative capacity for DEI to take on additional staff.

DEI is funded through the Downtown Service District Occupancy Fee, which is codified under EC 3.650. This fee collects either \$0.03 or \$0.04 (depending on location) per occupied square foot of downtown property on a quarterly basis. Currently, the Downtown Service District Occupancy Fee generates approximately \$240,000 per year, and DEI is at capacity for funding any additional Guides from the fee revenue.

Options for increased funding for the Downtown Guides program include the following:

- 1) Increase the Downtown Service District Occupancy Fee rate. The Downtown Service District was established by the majority vote of District property owners, and remains a partnership between DEI and the City of Eugene. At the start of the permanent district in 1998, the rates were \$0.02 or \$0.03 per occupied square foot, with annual increases over the next two years. The current rate of \$0.03 or \$0.04 was set in 2000. Any increase in the Downtown Service District Occupancy Fee would require outreach to the downtown business and property owners to gauge their support of an increased fee, as well as amending the Eugene Code of Ordinances.
- 2) Review alternative funding sources.

Community Justice System Enhancements Implemented in 2015-2018

Over the past three years, the Community Justice Team has been working on advancing the system objectives via several collaborative efforts, the most significant of which are described below.

2015

- Utilizing a grant from the State Justice Institute, Municipal Court staff completed a Caseflow Management Assessment that provided a number of recommendations for improving case management at all stages of the Community Justice process.
- Staff completed implementation of a City Prosecutor electronic case management system and started a procurement solicitation process for a new Municipal Court case management system.
- The City Prosecutor's Office was relocated to a larger and more functional space at the Atrium. Two limited duration Assistant City Prosecutors were added by leveraging one-time Community Justice funding and operating budget savings to eliminate case backlog and to handle increased workload
- Municipal Court staff partnered with the National Center for State Courts to complete an assessment of the existing Mental Health Court program.

2016

- Starting in April 2016, Eugene Police Department implemented a pilot Community Outreach Response Team (CORT) program that offers a non-jail alternative to help reduce behavioral crime in the downtown patrol area.
- Using a combination of federal grant funding and City resources, Eugene Municipal Court implemented a Community Court pilot program to reduce nonviolent crime in the downtown core by matching offenders with social services providers. Program rollout also included outreach to downtown business and property owners.
- Municipal Court judges and staff, in close coordination with the City Prosecutor's Office, have been working on reducing the existing case backlog. The team has managed to essentially eliminate the portion of the case backlog that is within the City's span of control, which is about 20% of total cases pending.
- Municipal Court and EPD staff have partnered on conducting additional case review meetings at the Lane County Jail on a trial basis to facilitate faster case resolution.

2017

- Parks and Downtown Safety Initiative has been an ongoing EPD effort in collaboration with other City departments to address safety public safety concerns associated with parks and the downtown area.
- CAHOOTS expanded hours were implemented starting in November of 2016 in order to extend the coverage from 16 to 24 hours daily.
- Municipal Court staff worked with Lane County and ShelterCare on Frequent Users Systems Engagement (FUSE) project to help match chronically homeless offenders with housing and social services providers.
- The City Attorney's Office staff have been examining possible changes to the City Code that would provide for greater flexibility in responding to certain low-risk offenses.
- Municipal Court staff, in partnership with the Lane County Sheriff's Office, have been working on the implementation of offender assessment tools.

- \$1.9 million in Telecommunications Fund resources were identified and appropriated via the supplemental budget process to replace EPD radios.

2018

- Staff continue to assess and improve Community Justice system processes and practices on an ongoing basis, including analyses caseload efficiency, system staffing analysis, jail bed utilization and other aspects of the system.
- Staff initiated request for proposals process for a new integrated Municipal Court/City Prosecutor case management system that is expected to improve caseload through the adjudication process.
- Police Chief recruitment process has been completed.
- Staff have been working with the 21st Century Policing LLC to review and assess Community Justice system enhancement options from the standpoint of implementing 21st Century Policing principles, concepts and best practices.

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session and Potential Action: Multiple-Unit Housing SDC Credit/Crescent Place Apartments

Meeting Date: May 16, 2018
Department: Public Works
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Mark Schoening
Contact Telephone Number: 541-682-5243

ISSUE STATEMENT

In 2015, the City Council added a new, neighborhood specific, system development charge credit option for multiple-unit housing developments. To receive the credit, a developer must either construct, pay for or contribute to the cost of an eligible capital project that mitigates impacts resulting from the multiple-unit housing. In this case, through an application submitted by the Northeast Neighbors, the developer has proposed to contribute to two capital projects in exchange for credits to its parks SDC and its transportation SDC. Council approval is a prerequisite for receiving the SDC credit. This work session is an opportunity for the City Council to consider and potentially give its approval of the proposed contribution-for-credit exchange.

BACKGROUND

In July 2015, the City Council amended the code related to multi-unit tax exemptions and added a code section (7.731) to provide a new SDC credit to mitigate neighborhood impacts of multiple-unit housing developments of five or more units. (Attachment A) This credit may equal up to 50 percent of the SDC charged for the relevant public system (parks, transportation, stormwater or wastewater).

In order to receive the SDC credit, four conditions must be met. As relevant to the proposal for Crescent Place Apartments, they are:

- (a) The developer contributes to the cost of a capital improvement listed on the relevant Plan and that would be eligible for SDC funding;
- (b) The improvement is located within the boundaries of the Northeast Neighbors neighborhood association, in which the development is being constructed;
- (c) Credit for the construction of or contribution to the improvement is permissible under state law; and
- (d) The City Council, the developer, and the applicable neighborhood association board of directors each:
 - 1. Agree that the improvement will mitigate one or more impacts resulting from the multiple-family residential project in the neighborhood; and
 - 2. Approve the grant of SDC credit in exchange for the construction of, or contribution to, the improvement.

To meet the final condition, the developer must obtain the City Council's **agreement** that the improvement to which the developer proposes to contribute will mitigate impacts resulting from the project in the neighborhood and council's **approval** of SDC credit in exchange for the contribution to the improvement.

The Northeast Neighbors submitted an application that requests two SDC credits for a proposed multi-unit development on Crescent Avenue: (1) a parks SDC credit in exchange for a contribution to Striker Field Park; and (2) a transportation SDC credit in exchange for a contribution to a neighborhood collector street to connect Shadow View to Coburg Road. The neighborhood association and developer have submitted the required letters of approval as part of their initial application (Attachment B). See Map at Attachment C.

The City has granted land use approval of the proposed multi-family development. At this time, the developer has not submitted for a building permit, which is when SDC's are calculated and charged. It is staff's understanding that the developer wishes to make its contribution to Striker Field Park in the amount equal to 50 percent of its calculated parks SDC, and its contribution to the Shadow View Connector in the amount equal to 50 percent of its calculated transportation SDC. If council approves these contribution-for-credit exchanges, and the developer follows through, it will essentially redirect 50 percent of the developer's parks and transportation SDC's to the individual project funds for Striker Field Park and Shadow View Connector.

For example only, on a 174 unit development, the approximate SDC credits, at 50 percent, could be:

Parks $174 \times \$2,682 \times \frac{1}{2} = \mathbf{\$233,682}$

Transportation $174 \times \$2,113.26 \times 0.58 \times \frac{1}{2} = \mathbf{\$106,635}$

Striker Field Park – Striker Field Park was originally envisioned as a sports complex to be jointly developed with School District 4J. In 2015, neighbors of the North Eugene park requested City Council to change the designation to neighborhood park for the purpose of developing a space that is “multi-generational and multi-functional.” At the time, City Council's direction was to change the designation to a neighborhood park as part of the in process Parks and Recreation System Plan Update and it is listed in the draft plan as a neighborhood park with an estimated construction cost of \$2,500,000. More recently, neighbors have communicated that the neighborhood park designation may be too narrow and a hybrid park type might be more appropriate. The City Council does not have to make a decision about the park's designation as part of this work session because in any case, the park will remain on the necessary list for SDC funding. Council is expected to approve the system plan later in 2018. The neighbors have developed concepts and designs for the park and the City is committed to working with the neighbors as part of the park outreach, design and development. The development of this park has been delayed due to lack of maintenance and operating funds, but is an important priority for the neighborhood and the City.

A resolution approving a parks systems develop charge credit for multiple-unit housing (Crescent Place Apartments) is included as Attachment D.

Shadow View Drive Neighborhood Collector – The recently adopted transportation system plan proposes a future neighborhood collector extending Shadow View to Coburg Road and potentially to Park View Drive. The project includes a new traffic signal at Coburg Road. A neighborhood collector of the length being proposed is an approximate \$3,200,000 capital improvement project. The property that the road would cross is owned by 4J, and does not currently have any right-of-way dedicated for this purpose. Typically, the design, dedication and construction would happen as part of a development process for a future school. 4J has generally indicated support for the project (Attachment E), though their letter states they would donate their right-of-way at no cost in exchange for the City providing the completed roadway. Typically, a developer of property is required to fund the infrastructure and dedicate the right of way necessary to serve the new development. City Council's approval of the SDC credit will place the final 50% credit in an individual project fund for the future collector and does not obligate the City to pay for the entire project or more than would happen in a standard development agreement.

A resolution approving a transportation systems develop charge credit for multiple-unit housing (Crescent Place Apartments) is included as Attachment E.

RELATED CITY POLICIES

Draft Parks and Recreation System Plan – identifies Striker Field Park as a future neighborhood park.

Transportation System Plan – identifies extension of Shadow View Drive as a new neighborhood collector.

Eugene Code 7.731 SDC Credits for Multiple-Unit Housing – allows 50 percent of the SDCs collected from multiple-unit housing with five or more units to be contributed to a project to mitigate the impacts of the development in the neighborhood that it is located.

COUNCIL OPTIONS

The council may:

1. Adopt Resolution No. 5526 approving a parks systems development charge credit for multiple-unit housing (Crescent Place Apartments).
2. Adopt Resolution No. 5227 approving a transportation systems development charge credit for multiple-unit housing (Crescent Place Apartments).
3. Adopt both Resolution No. 5526 and Resolution No. 5227
4. Not adopt either Resolution No. 5526 and Resolution No. 5227

CITY MANAGER'S RECOMMENDATION

The City Manager recommends that the City Council adopt Resolution No. 5526 approving a parks systems develop charge credit for multiple-unit housing (Crescent Place Apartments) and adopt Resolution No. 5227 approving a transportation systems development charge credit for multiple-unit housing (Crescent Place Apartments).

SUGGESTED MOTIONS

Move to adopt Resolution No. 5526 approving a parks systems develop charge credit for multiple-unit housing (Crescent Place Apartments).

Move to adopt Resolution No. 5227 approving a transportation systems develop charge credit for multiple-unit housing (Crescent Place Apartments).

ATTACHMENTS

- A. Eugene Code 7.731
- B. Northeast Neighborhood Association application (includes required approval letters from NEN Association and developer and additional letters of support
- C. Map of Striker Field and Shadow View Drive and location of Crescent Place Apartments
- D. Resolution Approving Parks Systems Development Charge Credit for Multiple-Unit Housing
- E. Resolution Approving Transportation Systems Development Charge Credit for Multiple-Unit Housing

FOR MORE INFORMATION

Staff Contact: Mark Schoening, City Engineer
Telephone: 541-682-5243
Staff E-Mail: mark.a.schoening@ci.eugene.or.us

Eugene Code

given is part of the phasing of a larger project and that the credit received against the systems development charge is greater than the charge for the phase where the capital improvement is constructed, credit shall not be transferable from one development to another.

- (7) Credit shall not be transferable from one type of capital improvement to another.

(Section 7.730 added by Ordinance No. 19773, enacted May 13, 1991, effective July 1, 1991; amended by Ordinance No. 20175, enacted November 8, 1999, effective December 8, 1999; and Ordinance No. 20248, enacted April 8, 2002, effective May 9, 2002.)

7.731 SDC – Credits for Multiple-Unit Housing.

- (1) A developer of a multiple-family residential project consisting of 5 or more dwelling units may receive a credit of up to fifty percent of the appropriate systems development charges otherwise due under Section 7.720 in connection with the development if all of the following conditions are met:
- (a) The developer constructs, pays for or contributes to the cost of a capital improvement on the Plan described in subsection (2) of section 7.715 of this Code, and the capital improvement would be eligible for SDC funding under the Plan;
 - (b) The improvement is located within the boundaries of the neighborhood association in which the development is being constructed;
 - (c) Credit for the construction of or contribution to the improvement is permissible under state law; and
 - (d) The City Council, the developer, and the applicable neighborhood association board of directors each:
 - 1. Agree that the improvement will mitigate one or more impacts resulting from the multiple-family residential project in the neighborhood; and
 - 2. Approve the grant of SDC credit in exchange for the construction of, or contribution to, the improvement.
- (2) The credit described in this section may be applied only toward the system development charge attributable to the same system (transportation, wastewater, stormwater, parks) as the improvement which the developer constructs or to the cost of which the developer contributes.

(Section 7.731 added by Ordinance No. 20556, enacted July 13, 2015, effective August 20, 2015.)

7.735 SDC - Appeal Procedures.

- (1) As used in this section "working day" means a day when the general offices of the city are open to transact business with the public.
- (2) A person aggrieved by a decision required or permitted to be made by the city manager or the manager's designee under sections 7.700 to 7.730 or a person challenging the propriety of an expenditure of systems development charge revenues may appeal the decision or the expenditure by filing with the public works staff at the city's permit center a written request for consideration by the hearings officer and by paying the fee for an appeal established under section 2.020 of this code. Such appeal shall describe with particularity the decision or the

RECEIVED
BY CITY MANAGER

Eugene Mayor and City Council
128 East 8th Ave, 2nd floor
Eugene, Oregon 97401

SEP 23 2016

September 23, 2016

Dear Mayor and City Council,

Pursuant to City Council Ordinance # 20556 adopted 7/13/2015 under Section 4 sub-section 7.731, the Northeast Neighbors (NeN) Board requests that the SDC fees for a pending multi-unit housing development be credited to the developer and applied to two projects within the neighborhood boundaries. This request has broad community support. First, the membership of Northeast Neighbors voted unanimously to authorize this request at its General Membership Meeting on May 26, 2016. This proposal also reflects a creative and solid public-private partnership with Living Strong LLC, who is building 275 new units east of Coburg Road on the north side of Crescent Avenue (See Developer Support Letter Attachment A). Finally, a broad range of community institutions, homeowner associations, owners of abutting developments, and businesses support the proposal, as evidenced in (See Support Letters Attachment B).

The two neighborhood projects to be supported are:

- Development of Striker Field as a Park for the neighborhood
- Completion of a connector link between Shadow View at its northern point and West to Coburg Rd.

Both are greatly needed because Northeast Neighbors is experiencing rapid growth with over 1,539 units built or to be completed by next year. (See NeN Development Summary Attachment C). The vast majority of these units are adjacent to these two projects. As a result, the number of housing units (base year 2011) within our neighborhood will increase by 37%. This growth has generated a demand for recreational services and improved connectivity to make our neighborhood more livable and safe.

Striker Field

The development of Striker Field as a park for the neighborhood has been a high priority since the formation of the Northeast Neighbors association in 2011. Over the last year NeN has worked with the Parks Department to advance park development that so far yielded a Phase 1 plan and budget. But in the past year, further work has stalled due to lack of city resources and these plans have not been implemented, nor has an overall parks master plan been completed. Parks staff agreed to allow NeN, through a neighborhood process, to develop a concept master plan for Striker Field.

Thus, with the blessing of Parks Development staff, a committee of NeN worked on a concept plan to build out the park beyond Phase 1 as a conceptual master parks plan. The committee also explored alternate funding mechanisms.

- Drawing on recent neighborhood surveys and data, the committee's ten members, including a professional landscape architect, planner and facilitator, worked several months to develop the draft park concept.
- Community outreach in the form of numerous e-news mailings, newsletter mailings, general membership meetings, web page notices, articles and information in other neighborhood newsletters

and face book postings provided opportunities for residents to learn about and comment on the draft concept plan. In addition, over a two-month period this spring, four informational meetings were scheduled specifically for developments adjacent to the park: Bascom Village, Crescent Meadows, Crescent Village, Crescent Park, The Tennyson and Crescent Park Senior Living. The committee received extremely positive feedback on the need for a park and the quality of the concept plan. Resident suggestions for adjusting amenities and their specific location within the park, as well as the need for dedicated parking, have been incorporated into the concept document.

- The concept plan describes a park that is multi-generational and multi-functional, offering both passive and active recreation opportunities in a natural setting. Estimated overall costs \$800,000. Initial phase to develop infrastructure (sidewalks, walking paths, covered pavilions, 72 trees, hill seating, eight tables and six benches) approximately \$400,000. (See Concept Plan and Vision Statement Attachment D).

The concept plan has yet to be fully vetted by the Parks Department. However, Parks Department staff have authorized NeN, without city funding support, to plant 20 trees on Striker Field this fall, develop a mulch jogging track consistent with the Phase 1 plan developed last year, and move dirt to stockpile for future development. The city has offered in-kind assistance from a volunteer coordinator to help.

Neighborhood Connector

The need for a new neighborhood connector has been an issue for NeN since the increased development along Shadow View and development of Crescent Park Senior Living. It will provide a much needed access and egress for the increased traffic associated with new development. Additionally, this connection will improve the safety and walkability of the neighborhood, including for children of Crescent Meadows residents who cross this area from Grand Cayman west to Coburg going to school. Finally, the connector will improve pedestrian, bike and vehicle access to Striker Field Park from Coburg and Country Farm Road. Estimated total costs \$1,300,000 to \$2,400,000. Includes road, sidewalks, street trees and all buried infrastructure. (See Connector Concept Map Attachment E) Through a partnership forged between NeN and the 4J School District (which owns land abutting Striker Field), the District will donate a 60 foot right of way for the connector, as well and a parcel of land (parcel 3) for a parking lot for the park. (See 4J Support Letter Attachment F)

Request Summary

This proposal addresses a critical high-growth neighborhood need with a strong public-private partnership, buttressed with strong resident and adjacent landowner support. It complies with City Council Ordinance # 20556 adopted 7/13/2015 under Section 4 sub-section 7.731. Northeast Neighbors requests that the Council direct the city manager to begin work immediately on the initial phases of these projects and instruct Transportation staff to work with the developer and 4J to lay out the collector design and Parks staff to review the concept plan and finalize a Parks Master Plan.

NeN recognizes that these two projects may be over a year away which allows time for these staff activities to occur.

Thank you for consideration of this request.


Kevin Reed, Chair, Northeast Neighbors

ATTACHMENT A
Developer Support Letter

Eugene Mayor and City Council
125 East 8th Avenue, 2nd Floor
Eugene, OR 97401

May 25, 2016

Dear Mayor and City Council,

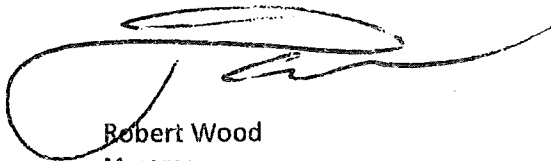
This letter is written on behalf of the developers preparing to construct the next phase of apartments at Crescent Village. These new apartments, approximately 275 units, will be built on the vacant land east of Coburg Road on the north side of Crescent Avenue. The closest City park is a vacant 8.36 acre site known as Striker Field Park. We support development of Striker Field Park with a variety of park amenities that are multi-generational and offer both passive and active recreation opportunities.

We further express our support of the Northeast Neighbors request that the Eugene City Council provide credit representing 50% of our System Development Charges (SDC's) associated with the new apartments at Crescent Village. The SDC credit will allow these funds to be applied towards Striker Field Park development and to complete a public street connection, including sidewalks, from the northern end of Shadow View Drive to Coburg Road. The park improvements will help meet the increasing demand for park and open space amenities in northeast Eugene. The transportation improvements will enhance public safety, improve connectivity, and create better access to Striker Field Park.

It is our understanding that City Council approval of the SDC credit will be in exchange for the design, construction of, or contribution to the projects referenced above.

We respectfully request your approval of the Northeast Neighbors' request.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert Wood', with a large, sweeping loop at the end.

Robert Wood
Manager
Living Strong LLC
Post Office Box 13969
Salem, Oregon
503-589-9797

ATTACHMENT B

Support Letters



**St. Vincent de Paul
Society of Lane County, Inc.**

Office (541) 687-5820 • Fax (541) 683-9423
Stores Donation (541) 345-0595
Social Services (541) 689-6747

2890 Chad Drive Eugene, OR 97408
PO Box 24608 Eugene, OR 97402
Email askme@svdp.us
Visit us at www.svdp.us

July 13, 2016

Mayor Kitty Piercy
City of Eugene
125 E. 8th St.
Eugene, OR 97402

RE: Striker Field Development

Dear Mayor Piercy and Eugene City Councilors,

St. Vincent de Paul Society of Lane County, Inc (SVDP) wishes to express our support of developing Striker Field into a multi-functional/multigenerational park for this part of the city. As you know, since we started the process of developing Bascom Village, that neighborhood has seen a very high growth in real estate developments for a wide range of populations including: seniors, young professionals, and families of all incomes. The park will provide a valuable public amenity and much needed structured open space for a cross section of users.

We'd also like to acknowledge the work that Northeast Neighbors has done in soliciting input from neighbors regarding park design and access, including residents of Bascom Village as well our Resident Services coordinator. We hope that the extensive work they have done on the issues of design and access can assist the City in the park development process.

It is important that as we develop a density of residential units, we also work to create amenities that allow it to create highly livable and commercially successful neighborhoods. A well developed and safely accessible Striker Field park will greatly enhance the livability for all in this neighborhood.

Thank you for all you do.

Sincerely,

A handwritten signature in black ink, appearing to read 'Terry McDonald'. The signature is fluid and cursive, with a large loop at the end.

Terry McDonald
Executive Director
St. Vincent de Paul Society of Lane County, Inc.



July 25, 2016

Dear Eugene Mayor and City Council,

This letter is written in support of Striker Field Park. Located in northeast Eugene, this eight-acre park site is vacant and lacks any improvements. There are no trees, sidewalks or other basic park facilities.

Last spring our apartment residents were invited to attend a Striker Field Park Design Workshop held at Crescent Village. The workshop allowed residents to learn about the park site, take a look at initial park design concepts, and share ideas about what they would like to see included on the park master plan.

I have reviewed the draft Striker Field Park Master Plan (dated July 7, 2016) and believe the proposed park features will provide valuable public amenities for residents. This park is highly desired by my Residents. They are an active and involved group that are looking forward to assisting in any way to make sure this park is added to our desirable neighborhood.

I was especially pleased to see the proposed jogging trail, bocce ball court, community garden plots and natural open areas.

I hope you will support the design and development of Striker Field Park.

Sincerely,

Ragina Lange | Community Manager
The Tennyson | 2850 Shadow View Drive | Eugene, OR 97408
o 541.344.0040 | thetennysoncvmgr@greystar.com

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HACSA

Housing And Community Services Agency of Lane County
177 Day Island Road, Eugene, OR 97401-2484



(541) 682-3755 | Fax (541) 682-3411 | www.hacsa.org

July 11th, 2016

Mayor Kitty Piercy
City of Eugene
125 East 8th Avenue
Eugene, OR 97401

RE: Striker Field

Dear Mayor Piercy and Eugene City Councilors,

This letter is written on behalf of Housing and Community Services Agency of Lane County (HACSA). We would first like to express our appreciation for the support and help provided by both the City Council and North East Neighbors (NEN) in HACSA's development of Bascom Village Phase II which will be completed this fall. This project will provide an important stepping stone to many people and families in Eugene.

We wish to express our support of developing Striker Field into a multi-functional/multigenerational park for this part of the city. The park will be a very valuable public amenity for our residents and other residents in this area.

Thank you again for all you do for our community.

Sincerely,

Jacob Fox
Executive Director
Housing and Community Services Agency of Lane County

Eugene Mayor and City Council
125 East 8th Ave, 2nd Floor
Eugene, OR 97401

June 20th, 2016

Dear Mayor and City Council,

This letter is written on behalf of the developers as they begin the next phase of the Crescent Village Community. We, B2 Bar and Grill, have been a part of Crescent Village and the Northeast Neighbors Community since 2008. As we have made it through less than desired economic conditions, we are delighted to see the new developers bring the Crescent Village vision to fruition. With this, we support the development of Striker Field Park. We feel the community is deserving of a park in Northeast Eugene that offers many amenities for generations to come.

We further express our support of the Northeast Neighbors request to develop Striker Park including a road connecting Shadow View to Coburg Road to improve connectivity, enhance public safety, and better access to both Striker Park and Crescent Village.

We hope to see the approval of the Northeast Neighbors request.

Sincerely,



B2 Bar and Grill
2794 Shadow View Drive
Eugene OR 97408



July 29th, 2016

Dear Eugene Mayor and City Council,

This letter is written in support of Striker Field Park. Located in northeast Eugene, this eight acre park site is vacant and lacks any improvements. There are no trees, sidewalks or other basic park facilities.

Last spring our apartment residents were invited to attend a Striker Field Park Design Workshop held at Crescent Village. The workshop allowed residents to learn about the park site, take a look at initial park design concepts, and share ideas about what they would like to see included on the park master plan.

I have reviewed the draft Striker Field Park Master Plan (dated July 7, 2016) and believe the proposed park features will provide valuable public amenities for residents.

I was especially pleased to see the proposed jogging trail, bocce ball court, and natural open areas.

I hope you will support the design and development of Striker Field Park.

Sincerely,

A handwritten signature in black ink, appearing to read "Shanna Knight", is written over a large, stylized, circular flourish.

Shanna Knight
Community Manager
Crescent Park Apartment



June 17, 2016

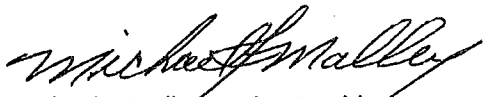
To: Mayor Piercy and Eugene City Councilors

This letter is written on behalf of Hawthorne Estates Lot Owners Association. We wish to express our support of developing Striker Field into a multi-functional/multigenerational park for this part of the city. The park will provide a valuable public amenity for our residents in a neighborhood that is experiencing a high volume of new real estate development.

We further express our support of Northeast Neighbors request that the Eugene City Council provide a credit representing 50% of the System Development Charges (SDCs) to developers of multiple-family residential projects near the park. These funds will be applied locally toward park development and to complete a street connection with sidewalks from Shadow view to Coburg Road. The transportation improvements will enhance safety for our residents and their children, and will improve access and egress not only for the park but for all the new high-density development projects.

This project will help the whole city by creating a model for how high density development can co-exist with highly livable and commercially successful neighborhoods. We respectfully request that you concur with these goals and approve this project.

Sincerely,



Michael J. Malley, Acting President
Hawthorne Estates Lot Owners Association



June 18, 2016

To: Mayor Piercy and Eugene City Councilors

This letter is written on behalf of Crescent Park Senior Living. We wish to express our support of developing Striker Field into a multi-functional/multigenerational park for this part of the city. The park will provide a valuable public amenity for our residents in a neighborhood that is experiencing a high volume of new real estate development.

We further express our support of Northeast Neighbors request that the Eugene City Council provide a credit representing 50% of the System Development Charges (SDCs) to developers of multiple-family residential projects near the park. These funds will be applied locally toward park development and to complete a street connection with sidewalks from Shadow View to Coburg Road. The transportation improvements will enhance safety for our residents and will improve access and egress not only for the park but for all the new high-density development projects.

This project will help the whole city by creating a model for how high density development can co-exist with highly livable and commercially successful neighborhoods. We respectfully request that you concur with these goals and approve this project.

Sincerely,

A handwritten signature in black ink that reads "Jill Krupoff".

Jill Krupoff, Executive Director

Crescent Park Senior Living



July 29th, 2016

Dear Eugene Mayor and City Council,

This letter is written in support of Striker Field Park. Located in northeast Eugene, this eight acre park site is vacant and lacks any improvements. There are no trees, sidewalks or other basic park facilities.

Last spring our apartment residents were invited to attend a Striker Field Park Design Workshop held at Crescent Village. The workshop allowed residents to learn about the park site, take a look at initial park design concepts, and share ideas about what they would like to see included on the park master plan.

I have reviewed the draft Striker Field Park Master Plan (dated July 7, 2016) and believe the proposed park features will provide valuable public amenities for residents.

I was especially pleased to see the proposed jogging trail, bocce ball court, and natural open areas.

I hope you will support the design and development of Striker Field Park.

Sincerely,

A handwritten signature in black ink, appearing to read "Sharina Knight". The signature is fluid and cursive, with a large loop at the end.

Sharina Knight
Community Manager
Crescent Park Apartment



ATTACHMENT C

NeN Development Summary

NeN Development Summary August 2016

Name	Acres/	Zoning	Development	Units
ALONG GILHAM ROAD			149 homes built or approved since 2013	
Bridge Way Pud--west of Gilham, north end	3.48	R1/PD	18 lot PUD--Subdivision applications 5/19/16	18
Alder Woods Pud--south of Bridge Way Pud	3.69	R1/PD	17 lot PUD--several homes already occupied	17
Stadter Annexation--east side, 4075 Gilham	0.95	AG/UL	Requesting annexation	
Country Haven--north end of Walton	10.16	R1	38 lots--many homes currently being built	38
Heitman Custom Homes--on Norwich	3.0	R1	9 lots--8 finished	9
Estates at Meadowview--east side of Gilham	2.94	R1	14 lots--initial homes being built	14
Nordic Homes--3527 Gilham, east side	1.96	R1	4 half-acre lots--initial home being built	4
Kersey Annexation--east side, north of Ayres	2.95	R1	Approved annexation and rezoning--new construction will be planned	
Sterling Woods II--west of Gilham	9.77	R1/PD	36 lots subdivision approved 12/18/15--applied for permits for grading and utilities 8/12/16	36
Saunders Village--on Elkhorn, off Metolius	1.23	R1/PD	12 unit PUD has all approvals	12
ALONG NORTH DELTA HWY			200+ homes--break ground 2017	
RiverRidge--east side of N Delta Hwy	55	R1/R2	200 or more lots in varying sizes--preliminary plan--initial application expected soon	200
CRESCENT/COBURG/CHAD RESIDENTIAL			1190 high-density units built or planned since 2013	
Crescent Village Apartments--2013	13.21	R4/ND	263 units --opened March 2016	263
Crescent Place Apartments--2016		GO/R4/ND	256 units planned--PUD application 8-11-16--public hearing later in the year	256
Crescent Village Townhomes		R4/ND	Future B townhomes--25 finished by July 2105	25
Hillview Estates--3325 Coburg Road	0.97	R1	6 lot subdivision--3 homes completed 2015	6
Baptist Temple--3455 County Farm Rd.		R1	Planned conversion to senior housing	
Heritage Meadows I--Lakeview Drive	6.55	R2/SR	149 unit apartment complex--completed 2013	149
Heritage Meadows II--Lakeview Drive	1.08	R2/UL	Two 12-unit apartment buildings completed 2015	24
Lakeview Apartments--Lakeview Drive	2.35	R2	52 units in row houses--completed Fall 2014	52
Crescent Park Senior Living--2951 Coburg	5.8	R1/ND	Assisted care facility 119 units--opened 2015	119
Bascom Village--Parkview at County Farm	5.22	R2	Affordable housing--101 units, first tenants 2015	101
Hayward Subdivision--2910 County Farm	3.22	R2	28 units with small lots--largely completed	28
Stone Bridge Apartments--across from VA clinic	6.21	R2	150 units approved-- 2016 start of construction.	150
CHAD/COBURG/CRESCENT COMMERCIAL			Development accelerating under flexible zoning	
E + I zone changes, code amendments			Into effect June 15, 2015	
VA Clinic--3355 Chad	14.26		235 employees--January 2016 opening	
Eugene Christian School--2895 Chad Drive	4.16	I-1/SR	Up to 400 students--day care nursery--open 2013	
Parties to Go--2645 Suzanne Way	1.17		40,812 sq ft 2-story, multi-tenant--completed 2015	
Prestige Senior Living--2880 Crescent	1.17		106 bed skilled nursing facility--approved 4/14/16	
Pete Moore Hospice--4010 County Farm Road	4.85	GO	Plans for hospice with 12 patient rooms	
Coburg Storage--3700 Coburg,	3.27	C2/SR	70,000 sq ft of storage units approved March 2016	

ATTACHMENT D

Striker Field Vision Statement & Concept Plan

Future Vision for Striker Field

January 14, 2016

It is 2025. Our neighborhood park welcomes people of all ages to connect with one another, exercise safely, find solitude and beauty in nature, grow food in community gardens, have fun in outdoor play for children and adults, and gather for picnics, club and family events. This park with a new name reflects and strengthens our sense of place, and our feeling of true community as our neighborhood continues to grow.

Because of its large size, the park is always active but never crowded. The flat field has been transformed into a gently rolling landscape punctuated with clusters of trees large and small that offer shade on hot summer days. There are many native plants throughout to attract birds and butterflies, and plants are labeled for curious gardeners. The landscape grows wilder as it moves back from the street, where trees along the western edge create a sheltering windbreak.

Parking is minimal, as most visitors arrive by foot or by bike, and enter the park through one of several portal structures built to reflect features of our community. Visitors are greeted by the sounds of birds attracted to the natural areas and flowing water of a striking water feature. Children find a formal play area and natural areas to explore. Families and adults find designated spaces for bocce, croquet, lawn bowling, pickle ball and other active outdoor games. Walking paths meander through the park: some are paved to ensure accessibility, but most are bark to blend into the environment. There are benches and covered pavilions for relaxation, and a natural space for small scale outdoor performance events such as free city-sponsored plays. There may even be a community center building for clubs and community groups to use during inclement weather. Many of the built items (such as benches) are funded by donations in memory of loved ones, whose names are inscribed for all to see.

Everything about the park is designed to be low maintenance, so that it can be managed primarily by volunteers, including service clubs, master gardeners, and perhaps a "Friends of Striker Field" Association, with some help from the City. Because the park is so beloved by its community, neighborhood volunteers are always ready and willing to participate.

We look back with pride at how we persevered over the years to bring our vision to reality: from an empty field, to a simple bark path and benches at the beginning, to a welcoming destination that provides recreation and respite in a sea of residential development. We are glad to have one another as neighbors who share this treasure, Eugene's best kept secret!

Ex. Church Property
Church Property Access

Ex. Residence

Striker Field Park Master Concept 07-07-16

Designed and drafted by Brent Desrosier
in collaboration with the Striker Field Committee

MARTINIQUE

LEGEND

- 8" Wide Concrete Path
- 6" Wide Bark Path (Approx. 2,295 lb.)
- EWES Well Protection Zone
- Ex. Protected Butterfly Habitat (Per Site Measurements)
- Two-sided Bench
- Blowhole
- Decomposed Granite
- Native/Naturalized Mixed Lawn
- 6-10" Depressed Wet Prairie
- River Rock
- Concrete/Pavers
- Kid Play, Wood Chips
- High Traffic Non-native Grass Lawn
- Garden Beds
- Nature Play
- Finely Crushed Basalt Gravel or Similar Alternative
- Woodland Understory and Groundcover
- Proposed Tree Canopy Setback
- 2' Wide Pedestrian Nature Trail
- Earthen Mound (approx. 1 ft. above grade per increment)

ANTIGUA DR

- Bench
- Picnic Table (some extended for wheelchair access)
- Waste Receptacles w/
- Blue Rock
- Solar Path Lighting
- Street Lights
- Water Feature
- Interpretive Signage

0' 30' 60' 120'



PLANT KEY

- A1 Dogwood
- A2 Big Leaf Maple
- A3 Western Red Cedar
- A4 California Sycamore
- A5 Oregon White Oak
- A6 Acacia
- A7 Yellowwood
- A8 Sweetgum
- A9 Black Gum
- A10 Red Maple
- A11 Red Oak
- A12 White Oak
- A13 Live Oak
- A14 Live Oak
- A15 Live Oak
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- A100 Live Oak

4-J Property
4-J Property Access

Shadow View Dr.
Extension Apparent

Potential
Parking Lot

Ex. The Tennyson Apts.
at Crescent Village

Ex. Driveway
Ex. Residence

Ex. Residence
LORD BYRON PL

Ex. Residence

ATTACHMENT E

Connector Concept Map

An aerial photograph of a residential area, oriented horizontally but showing a 90-degree clockwise rotation. In the foreground (top of the image), there is a large, dark, rectangular structure, possibly a swimming pool or a large building. To the right of this structure, there is a road labeled 'SHADOW VIEW DRIVE'. Further right, there is a road labeled 'MILLVILLE WAY'. In the background (bottom of the image), there is a road labeled 'MILLVILLE WAY' and a road labeled 'SHADOW VIEW DRIVE'. The area is surrounded by trees and other structures. The image is rotated 90 degrees clockwise.

ATTACHMENT F

4J Support Letter



Office of the Superintendent
Eugene School District 4J
200 North Monroe Street
Eugene, OR 97402-4295

Honorable Kitty Piercy
Mayor, City of Eugene
Eugene City Councilors
City Manager Jon Ruiz

Mayor Piercy, Councilors and Mr. Ruiz:

I hope you have been surviving the intense summer heat and enjoying your summer break. Jon Jaworski and Kevin Reed representing the Northeast Neighborhood Association (NEN) have approached the 4J School Board requesting a letter of support for a roadway project.

The NEN has proposed through a collaborative partnership between adjacent developers of a portion of the Crescent Village PUD and the City of Eugene use SDC fees to help create a roadway from Coburg Road to Stryker Field, which is currently an undeveloped city park (map attached).

The 4J board has been presented the conceptual drawings of the proposed roadway. The proposed project was explained to the 4J Board at their regular meeting on August 17, 2016. After discussing the pros and cons of the proposal and recognizing that 4J's support for the concept is subject to final design/alignment and other factors, the board voted unanimously at their August 31, 2016 meeting to support the proposal subject to final design and road alignment etc.

The 4J staff and 4J's real estate consultant are also in full support of the project as proposed. If approved by the City and 4J board after alignment, design, etc., 4J would donate the right of way necessary to complete the project at no cost to the City in exchange for the city providing the completed roadway which would provide access to Stryker field as well as the 4j ownership to the north of the proposed roadway.

The 4J board sees this project as a win-win for all involved and supports the efforts of NEN to make this public-private collaborative effort succeed.

Please feel free to call if you wish to discuss any aspect of our support for this proposal.

Sincerely,

Dr. Gustavo Balderas
Superintendent



COBURG RD

SPECTRUM AVE

Shadow View Drive

Striker
Field
Park

SHADOW VIEW DR

Crescent Place

Apartments

CRESCENT AVE

0 100 200 400

RESOLUTION NO. ____

A RESOLUTION APPROVING A PARKS SYSTEMS DEVELOPMENT CHARGE CREDIT FOR MULTIPLE-UNIT HOUSING (CRESCENT PLACE APARTMENTS)

The City Council of the City of Eugene finds that:

A. Crescent Place Apartments (“Developer”) has received City approval to construct a multiple family residential project consisting of 174 units on vacant land east of Coburg Road on the north side of Crescent Avenue, an area within the boundaries of the city-recognized Northeast Neighbors neighborhood association and identified as Assessor’s Map 17-03-16-23 Tax Lots 5500, 5600, 5700 and 5800 (“Development”).

B. Developer intends to make a monetary contribution to the City to be applied to the cost of capital improvements for the development of Striker Field, located within the boundaries of the city-recognized Northeast Neighbors neighborhood association.

C. The development of Striker Field is included on a capital improvement plan serving as a basis for expending systems development charge revenues, as described in subsection (2) of Section 7.715 of the Eugene Code, 1971 (“EC”).

D. Developer and the Northeast Neighbors neighborhood association have expressed agreement that the development of Striker Field will mitigate one or more impacts resulting from the Development, and parties have requested City Council approval of the grant of a Systems Development Charge (“SDC”) credit to Developer in exchange for Developer’s contribution toward the development of Striker Field, consistent with EC 7.731.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. The City Council agrees that the development of Striker Field will mitigate impacts resulting from the Development.

Section 2. Pursuant to EC 7.731(1)(d), the City Council approves the grant of a credit against the Parks SDC applicable to the Development. The amount of the credit shall be the

amount of Developer's contribution to the development of Striker Field, up to but not exceeding 50% of the Parks SDC otherwise owed under EC 7.720.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of _____, 2018.

City Recorder

RESOLUTION NO. _____

**A RESOLUTION APPROVING A TRANSPORTATION SYSTEMS
DEVELOPMENT CHARGE CREDIT FOR MULTIPLE-UNIT HOUSING
(CRESCENT PLACE APARTMENTS)**

The City Council of the City of Eugene finds that:

A. Crescent Place Apartments (“Developer”) has received City approval to construct a multiple family residential project consisting of 174 units on vacant land east of Coburg Road on the north side of Crescent Avenue, an area within the boundaries of the city-recognized Northeast Neighbors neighborhood association and identified as Assessor’s Map 17-03-16-23 Tax Lots 5500, 5600, 5700 and 5800 (“Development”).

B. Developer intends to make a monetary contribution to the City toward the cost of capital improvements to complete the connection between Shadow View Drive and Coburg Road, located within the boundaries of the city-recognized Northeast Neighbors neighborhood association.

C. The connection between Shadow View Drive and Coburg Road is included on a capital improvement plan serving as a basis for expending systems development charge revenues, as described in subsection (2) of Section 7.715 of the Eugene Code, 1971 (“EC”).

D. Developer and the Northeast Neighbors neighborhood association have expressed agreement that the Shadow View Drive connection will mitigate one or more impacts resulting from the Development and both have requested City Council approval of the grant of an Systems Development Charge (“SDC”) credit to the Developer in exchange for the Developer’s contribution toward the Shadow View Drive connection, consistent with EC 7.731.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. The City Council agrees that the Improvement will mitigate one or more impacts resulting from the Development.

Section 2. Pursuant to EC 7.731(1)(d), the City Council approves the grant of a credit against the Transportation Systems Development Charge applicable to the Development. The credit shall be in the amount of Developer’s contribution to the Shadow View Drive connection, but not to exceed 50% of the Transportation SDC otherwise owed under EC 7.720.

Section 3. This Resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the ____ day of _____, 2018.

City Recorder