



Eugene City Council

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EUGENE CITY COUNCIL AMENDED AGENDA

May 9, 2018

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

Meeting of May 9, 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

Mayor: *I call the May 9, 2018, meeting of the Eugene City Council to order.*

- 1. WORK SESSION: University of Oregon Hayward Field**
- 2. Committee Reports and Items of Interest**

Adjourn.

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

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: University of Oregon Hayward Field

Meeting Date: May 9, 2018
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Denny Braud
Contact Telephone Number: 541-682-8817

ISSUE STATEMENT

City Council has requested this work session to consider an application for the historic status of the Hayward Field east grandstand and consideration of other options.

BACKGROUND

In April 2018, the University of Oregon (U of O) unveiled plans for renovating the Hayward Field track and field facility. Initially, the redesign sought to preserve Hayward's east grandstand. Siting failing structure, non-compliance with the Americans with Disabilities Act, tight seating, obstructed sightlines, and limited amenities, the U of O now plans to demolish the east grandstand. At the April 23 council meeting, there was testimony regarding the plans to demolish, including requests that City Council consider a Historic City Landmark designation of the east grandstands. Following the council meeting discussion, the U of O submitted a letter providing additional information on the Hayward Field project, which is included in Attachment A.

Hayward Field East Grandstand

Hayward Field was originally constructed as a football field in 1919, and two years later a six-lane cinder track bordering the football field was added. The wooden east grandstand was constructed in 1925 and designed by Ellis Lawrence. With the construction of Autzen Stadium in 1967, Hayward Field became a track-only venue. In 1987, the east grandstand was moved 20-feet east to make room for a reconfigured meter-based track. The west grandstand, originally constructed in 1925, was demolished in 1973 and was rebuilt by 1975.

Historic Designation

Designation as a Historic City Landmark recognizes a building, structure, object, landscape or district as significant to Eugene's history and worthy of protection. The National Register is the official Federal list of districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture. National Register properties have significance to the history of their community, state or the nation. The east grandstand could be eligible for consideration as a Historic City Landmark or placement on the National Register of Historic Places. It is assumed that the historic significance of the east grandstand would originate in the context of events that have occurred at the site and their relationship to several important

Oregonians, more than from its architectural significance.

Designation as a Historic City Landmark is required to be initiated by the property owner, Planning Director or City Council, and is regulated under Eugene Code. Under state law, a property owner can have the designation removed following approval.

Following initiation of an application, the designation process includes:

- Planning staff review application for completeness
- At least 30-days public notice of application and public hearing date
- Planning staff provide a report and recommendation
- Historic Review Board (HRB) conducts public hearing and delivers decision
- There is a 12-day appeal period
- HRB decision becomes effective

Historic City Landmark designation provides limited protection for alteration, moving and demolition of designated properties. Under Eugene Code, it is possible to demolish a designated property, but it requires an application and approval criteria including considerations such as condition, age, historic integrity/significance, value to the community, economic consequences, rarity, and consistency with comprehensive plan.

Placement on the National Register of Historic Places is a longer process that occurs mostly at the State and Federal level. Applications are initiated with owner consent, but a publically owned property may be nominated over the public owner's objection. The National Register process includes:

- Nomination submitted to State Historic Preservation Office (SHPO)
- If complete, nomination placed on the next State Advisory Council for Historic Preservation (SACHP) meeting (earliest deadline is July 2 for October 2018 SACHP meeting)
- State provides notice of application 60-days before SACHP meeting
- Nomination reviewed by SACHP
- If passed by SACHP, application revised and finalized by SHPO for up to 90 days
- SHPO submits nomination to the Keeper of the National Register (National Park Service)
- Keeper of the National Register has 45 days to make a decision of whether or not to list the nomination

New Track and Field Facility

The proposed new stadium will seat 12,900, and will be expandable to 30,000 for the 2021 International Association of Athletics Federations World Outdoor Championships. Current seating capacity is approximately 10,300. The track will be expanded to nine lanes, and the facility will include classroom and lab space for the Department of Human Physiology and the Bowerman Sports Science Clinic.

The U of O's plans call for elements of the grandstand to be incorporated into the new facility to preserve the rich heritage of the original stadium through salvaging and repurposing portions of

the grandstand timber and beams for signage, photo opportunities, and as elements incorporated in a new museum at Hayward Field dedicated to the history of both the venue and track and field history. Additionally, there are plans to preserve and store as much of the east grandstand salvaged materials as possible, and to facilitate a community process regarding use of the materials.

The project is scheduled to begin construction in June 2018, with completion scheduled for the 2020 track and field season. The project is funded entirely by private donations.

RELATED CITY POLICIES

Chapter III of the Metro Plan; I. Historic Preservation Element

Policies:

- I.1 Adopt and implement historic preservation policies, regulations, and incentive programs that encourage the inventory, preservation, and restoration of structures; landmarks; sites; and areas of cultural, historic, or archaeological significance, consistent with overall policies.
- I.2 Institute and support projects and programs that increase citizen and visitor awareness of the area's history and encourage citizen participation in and support of programs designed to recognize and memorialize the area's history.

COUNCIL OPTIONS

This item is for discussion purposes.

CITY MANAGER'S RECOMMENDATION

No recommendation provided at this time.

SUGGESTED MOTION

No motion suggested at this time.

ATTACHMENTS

A. Letter from the University of Oregon

FOR MORE INFORMATION

Staff Contact: Denny Braud
Telephone: 541-682-8817
Staff E-Mail: denny.braud@ci.eugene.or.us



May 3, 2018

Mayor Lucy Vinis
City of Eugene
125 E. 8th Avenue, 2nd Floor
Eugene, OR 97401

Dear Mayor Vinis and Members of the Eugene City Council,

Let me first express my sincere thanks for the city's long history of partnership and cooperation with the University of Oregon. The fortunes of the city and the university have been inexorably linked for more than 140 years, and together we have created a strong, vibrant community through a partnership that has enhanced economic, civic, and academic vitality. While I recognize the city and university will not always agree on every issue, I am committed to strengthening the UO's relationship with city leadership. It is only through continued trust, collaboration, and mutual respect that we will lay the foundation for another 140 years of innovation, progress, and prosperity.

A renovation of Hayward Field has long been a priority for the UO. Early designs for the project were introduced in 2016. Since then, those plans have evolved based on several factors, including cost, timeline, and the integrity and safety of the current infrastructure. On April 17, 2018, the UO unveiled the latest designs for the project, which will bring the venue into the 21st century. This project design is made possible by the generosity of 50 private donors – led by Penny and Phil Knight – and it is the only long-term solution available to the UO to address issues with the current facility.

The renovation of Hayward Field is critical for a number of reasons and is focused on serving student-athletes and fans for generations to come. It will be a new home for our storied men's and women's track and field program and for updated research and academic facilities for the human physiology department. Like many university buildings, it will also serve members of the Eugene community and all Oregonians as an iconic 365-day venue at the heart of the UO's campus. During construction, it will create jobs and economic opportunities throughout the region. The new design will increase permanent seating by about 2,600 seats, and will preserve existing student recreational fields currently located next to the stadium.

Some community members have questioned the removal of the east grandstand in the final design. I would like to address why that is and offer as much assurance as possible around the university's commitment to honoring the legacy of Hayward Field and the athletes and fans who have spent time there. Over the last week, I have had the pleasure of meeting with you and City Councilor Alan Zelenka, and many of the steps outlined in this letter are the result of their valuable input and counsel.

The east grandstand is more than 100 years old, and like many buildings that age, it has critical structural challenges. It is not fully ADA compliant, lacking ramps and cane detection; it does not meet modern seismic safety requirements; many wood components are coated in layers lead-based paint; there are fire hazards; and many core areas of the structure suffer from wood decay. While we have

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worked hard over the years to ensure it is safe for the thousands of fans and athletes, it is not equipped for long-term occupancy.

The UO understands as much or more than anyone the history and significance of Hayward Field. But the project team has looked at several options and there simply is not a path forward that could accommodate the east grandstand in the new design. Even if there were a viable option for moving the east grandstand to another location – and we do not believe there is – significant issues remain around the cost and logistics of doing so, not to mention addressing the engineering and safety issues for the future location.

We do not take lightly the legacy of Hayward, which is why we will commit to doing all we can to preserve elements of the east grandstand as much as is feasible. The new facility will do so in many ways, including salvaging and repurposing portions of the grandstand timber and beams for signage, photo opportunities for fans, and as elements incorporated in a new museum at Hayward Field dedicated to the history of both the venue and UO's storied track and field program.

In addition, we will seek to further preserve as much of the east grandstand structure as is practical and possible for the benefit of the community. The construction project team is looking at what options are available and creating a plan that includes storing materials and facilitating a community process to provide advice and recommendations on what to do with those salvaged materials. We hope to share more information about that effort at a future date.

In the past decade, the University has learned a great deal about how we can work with neighbors to mitigate the impacts of construction, particularly with the construction of Matthew Knight Arena – it is these lessons that will inform our partnership with nearby neighbors during the Hayward Field construction process. A coordinating committee will be created to monitor impacts of construction activities and provide solutions for addressing those impacts. Furthermore, once the project is complete, the university commits to on-going assessment with neighbors and the city about how to address any issues caused by changes in operations or event attendance at the venue.

While we certainly understand and appreciate City Council's desire to be responsive to constituents who want to preserve the east grandstand, we are operating on such a tight timeline that any delay to the project, even if relatively brief, risks derailing completion in time for the Oregon21 Track and Field World Championships. The City of Eugene and Lane County have been incredible partners in securing the bid and working with the university to prepare to welcome the world in three short years. We know Oregon21 will be a once-in-a-lifetime platform to show the world the innovative businesses and industry, the stunning natural beauty, and warm communities throughout Oregon, with a laser focus on our backyard.

The Oregon21 Track and Field World Championships will undoubtedly serve as an important economic stimulus over the several-month training and competition period for many businesses and individuals throughout the region. It will also serve as a catalyst to spur even greater interest in the wonderful energy and momentum that exists within our city, region, and state. I hope you will continue to invest

in Oregon21 by helping us cross one of the last hurdles for ensuring that it is a success—the renovation of Hayward Field.

Beyond Oregon21, this updated facility will be a cherished community monument for generations to come – serving as host to Olympic Trials, NCAA Championships, Prefontaine Classics, high school track meets and so much more. It will also be a venue for the community, including TrackTown Tuesdays, all-comers meets, and Sunday morning community fitness programs. The incredible community that loves and feels such a strong connection to Hayward is part of what makes it a special place, and we are committed to ensuring that the Hayward magic lives on. If TrackTown USA is to remain true to its name, this renovation must move forward on schedule.

Thank you again for your continued partnership. We share your commitment to honoring the legacy of Hayward Field, ensuring Eugene remains TrackTown USA, and preparing together to host the world in Eugene in 2021. To accomplish these goals, we respectfully request that the city not move forward with any process to designate the east grandstands as a historic site, delaying construction and putting in jeopardy the project and 2021 world championships. I know that I and my entire leadership team stand ready to answer questions and see how we can assist the city to move this project forward for the mutual benefit of the citizenry of Eugene, the UO and the entire state of Oregon.

Respectfully,



Michael H. Schill
President and Professor of Law