



Eugene City Council

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Eugene, OR 97401-2793
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

June 17, 2019

7:30 p.m. CITY COUNCIL PUBLIC HEARING
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401

Meeting of June 17, 2019;
Her Honor Mayor Lucy Vinis Presiding

Councilors

Betty Taylor, President
Mike Clark
Chris Pryor
Jennifer Yeh

Emily Semple, Vice President
Greg Evans
Claire Syrett
Alan Zelenka

7:30 p.m. CITY COUNCIL PUBLIC HEARING
Harris Hall, 125 East 8th Avenue

- 1. PUBLIC HEARING: An Ordinance Vacating E. 8th Alley, Located Between High Street and High Alley (City File VRI 18-1)**

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



Public Hearing: An Ordinance Vacating E. 8th Alley, Located Between High Street and High Alley (City File VRI 18-1)

Meeting Date: June 17, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Dan Halverson
Contact Telephone Number: 541-682-5410

ISSUE STATEMENT

The City Council will hold a public hearing on a right-of-way vacation request submitted by James Ralph, associated with the John G. Shedd Institute for the Arts. The requested vacation of improved public right-of-way consists of that portion of the East 8th Alley located between High Street and High Alley. An aerial map of the alley vacation request is provided as Attachment A.

BACKGROUND

The total area of request, as described above, consists of 2,240 square feet of public right-of-way. The area to be vacated currently serves as alley access for properties west of High Street and south of East 8th Avenue, between High Street and Pearl Street. The applicant, James Ralph, is associated with John G. Shedd Institute for the Arts, which owns both the properties abutting the proposed alley vacation, one a parking lot and the other the John G. Shedd Institute for the Arts.

The vacation request process serves as a means to evaluate the need for public ways as land develops and uses change over time, and to address the manner in which the City may dispense with public ways. This request for vacation is being considered in accordance with Sections 9.8700 – 9.8725 of the Eugene Code and Oregon Revised Statutes 271.080 – 271.230 and is being processed pursuant to EC 9.7445 – 9.7455. The public hearing is being conducted consistent with quasi-judicial procedures in State law and as set forth in EC 9.7065 – 9.7095.

A complete copy of the application along with other documents and information related to the vacation request including a written statement, consent forms, and plans are contained in the council binder that has been placed in the City Manager's Office for reference.

Public Hearing Notice

Notice of public hearing for the requested alley vacation has been provided in the following manner: On May 24, 2019, notice was mailed to owners of property within 100 feet of the alley, interested parties, and the officially recognized neighborhood group, the Downtown Neighborhood Association; on May 29, 2019, the property was posted in the immediate vicinity of the requested alley vacation; and on June 3, 2019, and June 10, 2019, legal notice was published in *The Register-Guard* newspaper.

Thirteen letters of support for the project have been received as of the writing of this report and are attached as Attachment D. Any additional written testimony received prior to close of the public record will be forwarded to City Council for consideration. Public comments, notice, and all other record materials are included in the council binder, which is available at the City Manager's Office.

Consent of Abutting and Affected Property Owners

In accordance with ORS 271.080, the applicant has provided evidence of consent to the vacation from owners of at least two-thirds of the property within the affected area. In this case, the affected area per state law is the land lying on either side of the vacated area to the next lateral street, and 400 feet beyond each terminus of the alley to be vacated.

ORS 271.080 also requires the applicant to obtain concurrence from all abutting property owners. Both properties abutting the proposed alley vacation are owned by the John G. Shedd Institute for the Arts. Based on the signed consent forms submitted with the application, the applicant has obtained consent for the proposed alley vacation from the property owners of approximately 84 percent of the affected area, which exceeds the requirements of ORS 271.080 and EC 9.8710. A map showing the affected area and the area of property owner consent is included as Attachment B.

Applicable Criteria

The Eugene City Council must determine whether the consent of the owners of the requisite area has been obtained and whether notice has been duly given, and must address the relevant approval criterion from EC 9.8725 in making a decision on the proposed right-of-way vacation, as listed below:

The city council shall approve, or approve with conditions and reservations of easements, the vacation of improved public right-of-way, public ways acquired with public funds, or undeveloped subdivision and partition plats, or portions thereof, including public right-of-way and improved public easements located therein, only if the council finds that approval of the vacation is in the public interest.

Findings addressing this approval criterion are provided as an exhibit to the Draft Ordinance in Attachment C. The requested vacation is for 160-foot long segment by 14-foot wide of East 8th Alley between High Street on the east and High Alley on the west. The applicant requests vacation of the subject right-of-way to:

- Improve pedestrian circulation pattern that enables patrons to park and walk to and from the building in safety.
- Comply with Americans with Disabilities Act standards by raising the sidewalk grade gently over the central half of the block length to eliminate a non-ADA compliant step into the building.
- Reconfigure the existing surface parking lot north of the Shedd including to reorient parking to north-south and shift access to East 8th Avenue; and
- Consolidate property to enable the construction of a future building (John G. Shedd Institute Annex) within the vacated alley and the existing surface parking lot.

Circulation and Access

Analysis from Public Works staff confirms the surrounding street network is a traditional blocked street grid, which provides ample street connectivity as required by the Eugene Code. The streets encompassing the alley block are classified as a major collector (East 8th Avenue), minor arterials (High Street and Pearl Street), and a local street (East Broadway). Because of the existing local street grid, the alley does not provide significant public transportation benefit and public vehicular and pedestrian circulation on adjoining streets will not be compromised as a result of the vacation.

The improved alley system currently provides direct access to the surrounding streets. Traffic using this portion of the alley to travel east must pass between the applicant's surface parking lot and building to exit onto a minor arterial, High Street. Without this access the surrounding alley system still allows drivers to exit north onto 8th Avenue, south onto E. Broadway, or west onto Pearl Street.

Utilities

The City of Eugene has no public infrastructure or publicly owned sanitary or storm drain piping within this portion of East 8th Alley.

Determination of Assessment

Pursuant to EC 9.8710(5), the applicant is required to pay a deposit equal to the assessment of special benefit resulting from the vacation. The amount of money to be deposited is to be determined by the City Manager. Pursuant to the City Code, the City provided a notice to the applicant of the assessment 20 days prior to the public hearing. The assessment was determined to be total of \$84,460. This is based on the value of the 2,240 square feet of property (\$37.50 per square foot) and the value of the paved improvements at the time they were constructed (\$460.79 in 1912). At least five (5) working days prior to the public hearing, the applicant must submit a deposit of the full assessed amount with the City. If the application is approved and the vacation becomes effective, the deposit will be retained by the City; if the application is denied or the vacation fails to take effect for another reason, the deposit will be returned to the applicant.

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

This item is scheduled for public hearing only. Council action will occur subsequent to the public hearing and the close of the record. Council action is tentatively scheduled for July 8, 2019.

CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation provided at this time. A recommendation will be provided for the scheduled action on July 8, 2019.

SUGGESTED MOTION

No motion is suggested at this time.

ATTACHMENTS

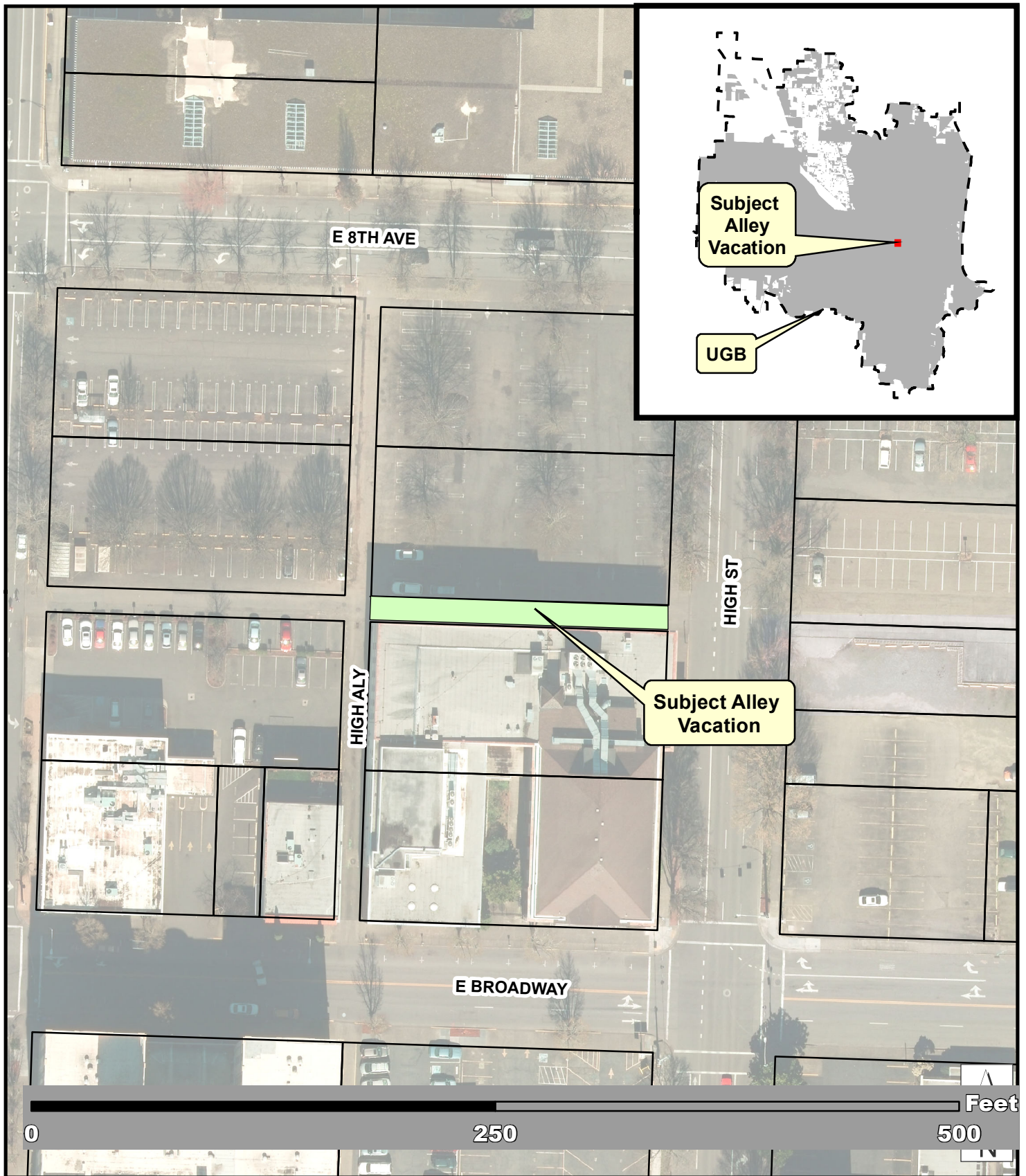
- A. Aerial map of alley vacation request
- B. Map of affected area and the area of property owner consent
- C. Draft Ordinance
 - a) Exhibit A – Legal
 - b) Exhibit B – Site Plan
 - c) Exhibit C – Findings
- D. Testimony

FOR MORE INFORMATION

Staff Contact: Dan Halverson, Senior Planner
Telephone: 541-682-5410
Staff E-Mail: DHalverson@eugene-or.gov

The Shedd (VRI 18-1) Vacation of Improved Right-of-Way

Attachment A



Legend

E. 8th Alley
 Subject Property
 Taxlots

Caution:
 This map is based on imprecise
 source data, subject to change, and
 for general reference only.
 June 17, 2019, Public Hearing - Item 1



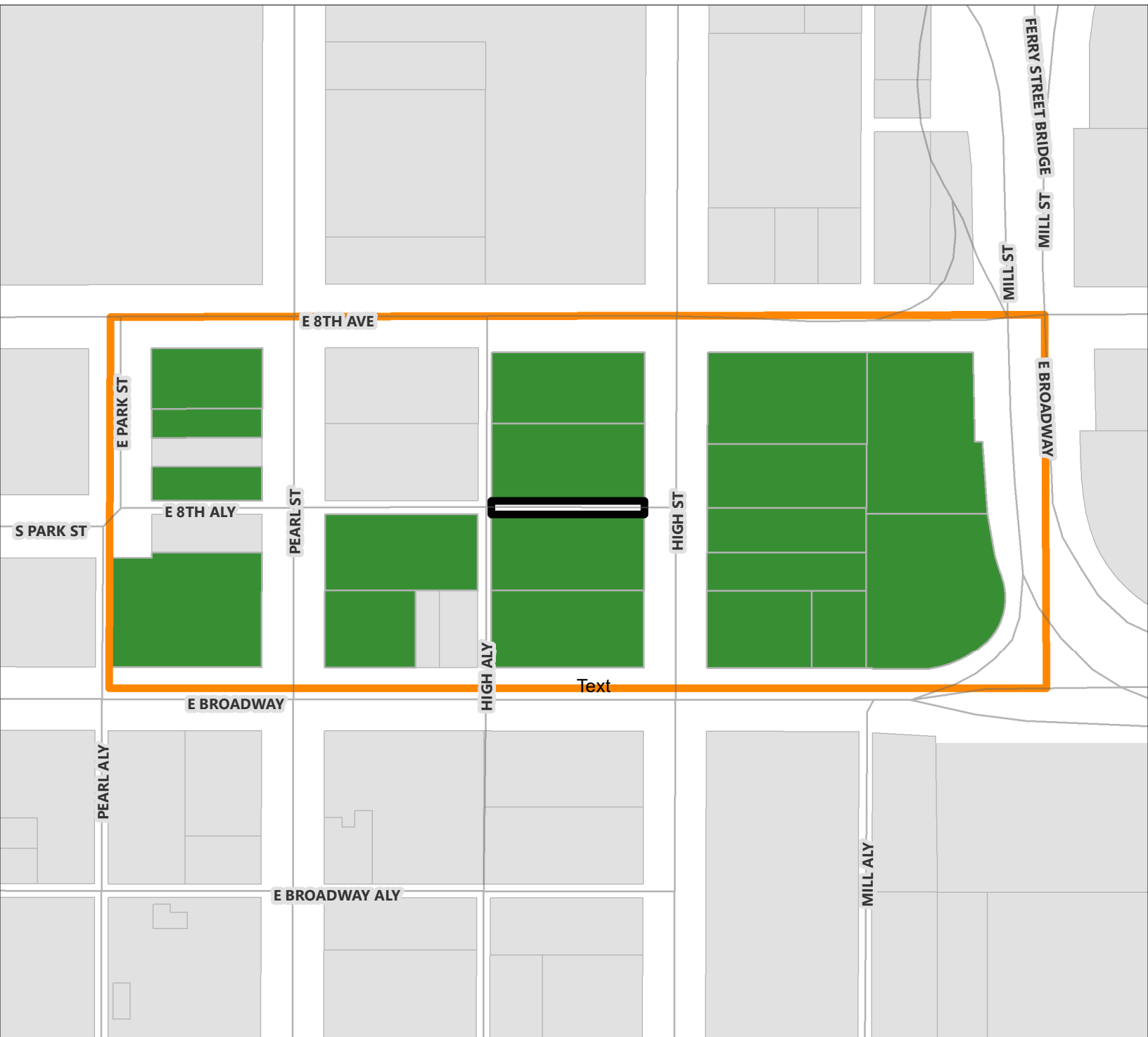
June 2019



The Shedd: East 8th Alley Vacation (VRI 18-1)

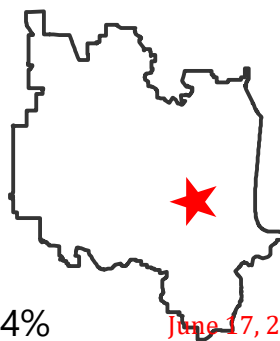
Consent Area Map

Attachment B



- Proposed Alley Vacation
- Real Property Affected
- Property owners granting consent
- Taxlots

Real property affected: 241,455 sq. ft
Consent to vacation: 202,264 sq. ft
Portion of affected area with consent granted: 84%



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Created on 5/31/2019
by City of Eugene Planning Division

June 17, 2019, Public Hearing - Item 1

0 25 50 100



ORDINANCE NO. _____

AN ORDINANCE VACATING E. 8TH ALLEY, LOCATED BETWEEN HIGH STREET AND HIGH ALLEY.

The City Council of the City of Eugene finds that:

A. The City Council of the City of Eugene approved an agenda setting a public hearing to be held at 7:30 p.m. on July 17, 2019, at Harris Hall, for the purpose of hearing protests and remonstrances to the proposed vacation of the following described right-of-way:

E. 8th Alley, located between High Street and High Alley, as more particularly described in Exhibit A and depicted on the map attached as Exhibit B to this Ordinance (“the Vacation Area”).

B. Notice was duly and regularly given of the public hearing and, on June 17, 2019, the City Council held a public hearing and heard all objections to the proposed vacation.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The City Council of the City of Eugene finds that notice of the hearing was published and posted as required by law, that consents required by EC 9.8710(6) and ORS 271.080(2) have been filed in the proceedings, and that vacation of the right-of-way described and depicted on Exhibits A and B is in the public interest, as described in the Findings attached as Exhibit C to this Ordinance.

Section 2. The right-of-way described and depicted on Exhibits A and B attached to this Ordinance is vacated and shall revert pursuant to the statutes of the State of Oregon.

Section 3. The City Recorder is directed to file a certified copy of this Ordinance with the Recorder of Lane County, Oregon, together with a map or plat of said property. In addition, a certified copy of this Ordinance shall be filed with the Lane County Assessor and a certified copy shall be filed with the Lane County Surveyor.

Passed by the City Council this

_____ day of _____, 2019.

City Recorder

Approved by the Mayor this

_____ day of _____, 2019.

Mayor

Exhibit A
LEGAL DESCRIPTION
OF ALLEY VACATION

A PORTION OF PUBLIC RIGHT-OF-WAY LOCATED IN SECTION 31, TOWNSHIP 17 SOUTH, RANGE 3 WEST, OF THE WILLAMETTE MERIDIAN, IN EUGENE, LANE COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE EAST-WEST PUBLIC ALLEY LYING SOUTHERLY OF LOT 4 AND NORTHERLY OF LOT 5, IN BLOCK 1, MULLIGAN'S ADDITION EAST, AS PLATTED AND RECORDED IN VOLUME A, PAGE 122, LANE COUNTY OREGON PLAT RECORDS.

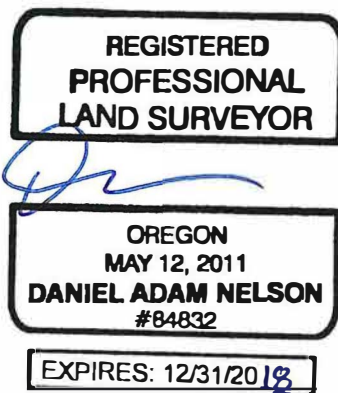
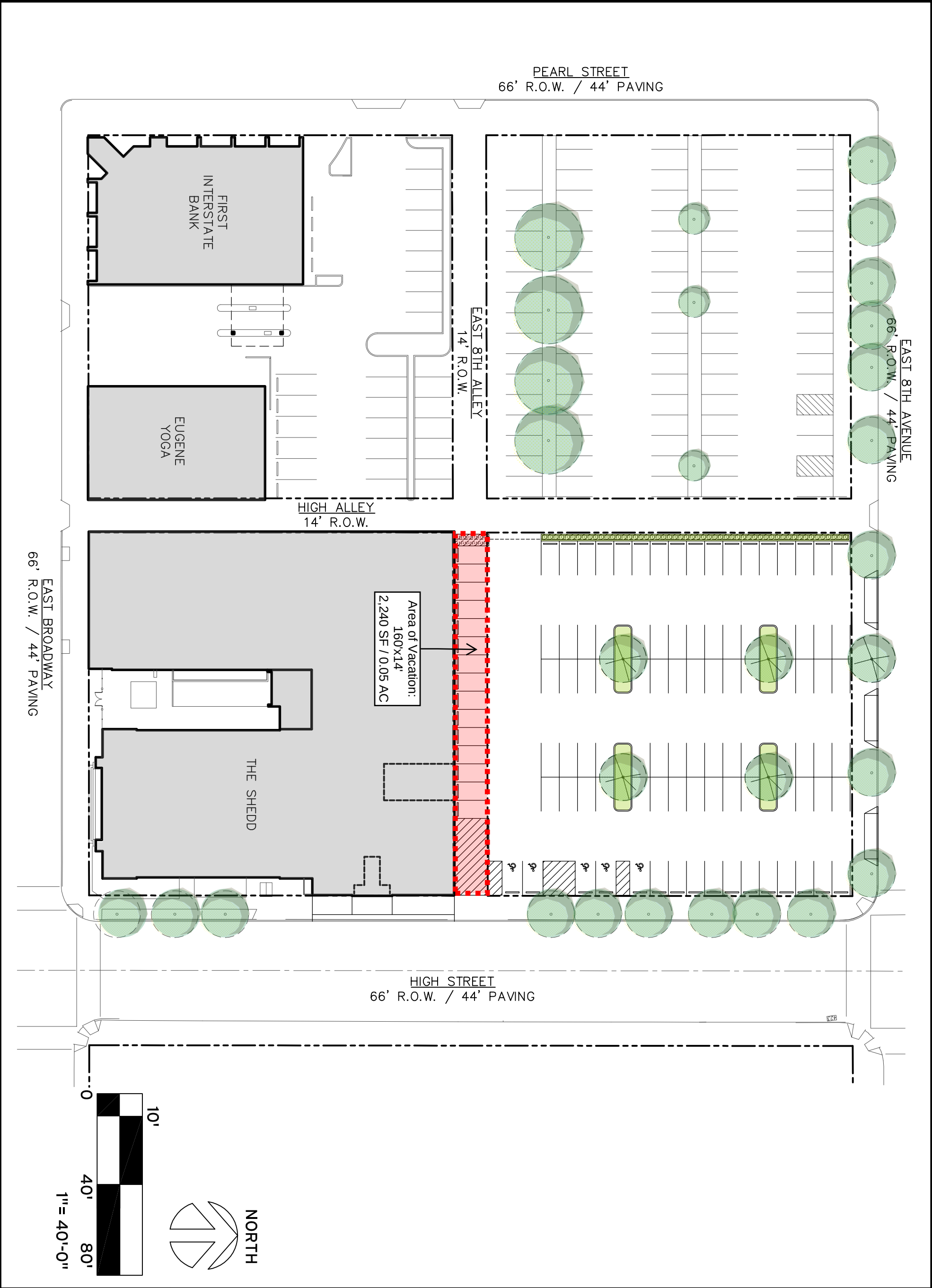


Exhibit B



A101	Drawn By	SITE PLAN	Robertson Sherwood Architects pc			
	SS		132 East Broadway, Suite 540 Eugene, Oregon 97401			
	Checked		P 541 342.8077 F 541 345.4302			www.robertsonsherwood.com
	Date		The Shedd Alley Vacation			
	2 MAY 2018		868 High Street Eugene, OR 97401			
	Project		June 17, 2019, Public Hearing – Item 1			
	1427-5					

Exhibit C

Findings

Background:

The East 8th Street alley runs east-west for a half-block between High Street and High Alley. The total requested vacation area consists of 2,240 square feet of public right-of-way. The area to be vacated currently serves as alley access for properties west of High Street, between East 8th Street and East Broadway. The applicant, John G. Shedd Institute for the Arts owns both adjacent properties abutting the proposed alley vacation.

The vacation request process serves as a means to evaluate the need for public ways as land develops and uses change over time, and to address the manner in which the City may dispense with public ways. This request for vacation is being considered in accordance with Sections 9.8700 – 9.8725 of the Eugene Code (EC) and Oregon Revised Statutes (ORS) 271.080 – 271.230 and processed pursuant to EC 9.7445 – 9.7455. The public hearing is being conducted consistent with quasi-judicial procedures in State law and as set forth in EC 9.7065 – 9.7095.

When rights-of-way are vacated, ORS 271.140 generally requires ownership of the land underlying the vacated right-of-way to revert back to owners of the adjacent lands from which it was originally dedicated. If the vacation is approved, the alley will revert to private ownership by John G. Shedd Institute for the Arts. EC 9.8710(5) requires the applicant to pay a special assessment to the City equal to the assessed value of the real property and any costs incurred by the City in the construction of public improvements. The applicant has paid the required assessment.

Compliance with Approval Criteria:

Per EC 9.8725, the sole approval criterion for this vacation requires the City Council to find that approval of the requested right-of-way vacation is in the public interest. The full text of the approval criterion is provided below, with findings demonstrating compliance:

The city council shall approve, or approve with conditions and reservations of easements, the vacation of improved public right-of-way, public ways acquired with public funds, or undeveloped subdivision and partition plats, or portions thereof, including public right-of-way and improved public easements located therein, only if the council finds that approval of the vacation is in the public interest.

The required public notice and hearing have occurred on the vacation request in accordance with applicable statutory and local code requirements. Consent to the vacation request from abutting and affected owners, and payment of a special assessment for the area of vacated right-of-way, has been provided by the applicant, as required by statutes and local code.

Vacation Findings

The following findings demonstrate that a vacation of the East 8th Alley, located between High Street and High Alley, and between East 8th Avenue and East Broadway, is in the public interest.

This determination is based on the conclusion that the vacation of this alley will provide efficient use of land and will not negatively impact the transportation system, surrounding neighborhoods, or emergency access. The purpose of the applicant's vacation request is to:

- Improve pedestrian safety by eliminating a blind corner at the intersection of East 8th Alley and High Street and creating a circulation pattern that enables patrons to park and walk to and from the building in safety.
- Comply with ADA standards by raising the sidewalk grade gently over the central half of the block length to eliminate a non-ADA compliant step into the building.
- Reconfigure the existing surface parking lot north of the Shedd including to reorient parking to north-south and shift access to East 8th Avenue; and
- Consolidate property to enable the construction of a future building (John G. Shedd Institute Annex) within the vacated alley and the existing surface parking lot.

The improved alley currently provides direct access to the surrounding streets. Traffic using this portion of the alley to travel east must pass between the applicant's surface parking lot and building to exit onto a minor arterial, High Street. This creates a conflict between pedestrians and bicyclists who must cross the path of the automobiles who exit to High Street off this alley. Also, due to the size of the building and the configuration of the intersection at East 8th Alley and High Street, a vehicle using this path cannot see the north bound traffic on High Street without crossing into the pedestrian right-of-way.

Analysis from Public Works staff confirms the surrounding street network is a traditional blocked street grid, which provides ample street connectivity as required by the Eugene Code. The streets encompassing the alley block are classified as a major collector (East 8th Avenue), minor arterials (High Street and Pearl Street) and a local street (East Broadway). Because of the existing local street grid, the alley does not provide significant public transportation benefit and public vehicular and pedestrian circulation on adjoining streets will not be compromised as a result of the vacation.

The City of Eugene has no public infrastructure or publicly owned sanitary or storm drain piping within this portion of East 8th Alley.

Conclusion:

The applicant's requested right-of-way vacation is in the public interest, based on the above facts and the terms of the ordinance.

Attachment D

Testimony

The Shedd VRI 18-01

City Council Meeting June 17, 2019

From: [Kiersten Muenchinger](#)
To: [HALVERSON Daniel E](#)
Subject: support for She"d project
Date: Friday, May 31, 2019 10:58:43 AM

Good morning, Mr. Halverson.

I want to give my support to the project for the Shedd to change the current blind alley that runs behind the building. It really is a safety hazard that I've encountered both at music lessons with my children and at shows in the evenings at the Shedd. The conceptual rendering that I've seen feels like a safety improvement and a City of Eugene improvement for traffic along 7th.

Please feel free to contact me if you'd like further perspective from me.

Cheers,
Kiersten

Kiersten Muenchinger
Head, Associate Professor
Tim & Mary Boyle Chair of Product Design
Department of Product Design
School of Art + Design
University of Oregon
541.346.6891

From: [T. Mueller](#)
To: [HALVERSON Daniel E](#)
Subject: Shedd alley safety concern
Date: Friday, May 31, 2019 12:42:17 PM

Dear Mr. Halverson,

As a parent who, over many years, dropped off my daughter at the Shedd for dance and music classes, I am happy to know the Shedd is seeking approval to reconfigure the parking area to eliminate the blind corner around which parents and children scurry. Nowadays my daughter works at the Shedd part time and bikes in and out. Same worry, of course.

I hope you will approve the Shedd plan to modernize (ADA access down the line) that part of their building and remove that dangerous exit/entrance. Please help the Shedd keep its patrons, students and workers safe.

Sincerely,

Teresa Mueller
2059 Friendly ST
Eugene, OR 97405

From: [Suzanne Penegor](#)
To: [HALVERSON Daniel E](#)
Subject: Request by Shedd to purchase alley next to it for safety concerns
Date: Friday, May 31, 2019 1:49:35 PM

Dear Dan:

I am writing in support of the Shedd Institute's request to purchase the alley alongside its building for high safety concerns. As a Shedd patron and student, I understand their safety concerns re this location and I appreciate their solution.

I look forward to the public hearing on June 17th before the City Council per this important request.

Please let our City Councilors know that I support the Shedd's proposal to buy the alley adjacent to their property for safety reasons. We love the Shedd's music school and the great concerts they provide our community. We don't want our music students and patrons to be hurt at this dangerous alley intersection either.

Thank you.

Suzanne L. Penegor
3187 Wolf Meadows Ln.
Eugene, OR 97408

From: [Jay Moseley](#)
To: [HALVERSON Daniel E](#)
Subject: Easy West alley beside Shedd
Date: Friday, May 31, 2019 3:47:08 PM

Hello - it is my understanding that The Shedd Institute is asking the city to sell them this easy-west strip. Please do it! Why:

1. The current configuration is a nightmare inviting accidents for both cars and pedestrians. I've been close.
2. The Shedd, if they had the strip, would close the danger spots and reconfigure their parking lot for greater ease and safety.
3. I'm told that The Shedd would use that space to add an outside elevator for easier access to all floors. That alone gets my vote - what an innovation for so many people, young and old.

That alley could clearly be put to better use than its current hazardous existence. Please sell it to The Shedd and earn the thanks of hundreds. What's to think about? Onward

Sent from my iPhone

From: [Jenny Ulum](#)
To: [HALVERSON Daniel E](#)
Subject: Shedd Alley Vacation
Date: Friday, May 31, 2019 5:24:33 PM

Hello! Please accept this as testimony in support of The Shedd alley vacation request. The Shedd's plans will improve both the safety and aesthetics of that blind corner while allowing for better ADA access to the building as well. It's a win-win-win.

The Shedd is a vital part of our community's cultural life and our downtown. This alley vacation has been carefully studied and planned; it merits Council support. Thank you!

Jenny Ulum
Shedd Board Member
2114 University St.
Eugene, OR. 97403

Sent from my iPhone

From: [Wendy Cook](#)
To: [HALVERSON Daniel E](#)
Subject: Shedd alley comments
Date: Friday, May 31, 2019 5:26:39 PM

Hi, Dan: I understand from my friends at the Shedd that they are seeking to acquire a city alley to improve parking and make both pedestrian and auto traffic safer. I can't imagine a better use for the alley than what the Shedd has in mind for it. The facility is such a significant, anchoring presence in an otherwise challenged area. Please allow them to proceed as they propose.

Thanks for your consideration.

Wendy Cook
3294 Glen Mar Ave.
Eugene, OR 97405
541-505-8169
wendyjcook4fun@gmail.com



Virus-free. www.avast.com

From: [Judy Collins](#)
To: [HALVERSON Daniel E](#)
Subject: Shedd proposal
Date: Friday, May 31, 2019 5:32:44 PM

Dear Dan,

Thanks for being the collector of public emails concerning this proposal.

Ginevra just sent me one solution for the problem of public safety in the alley between The Shedd and their parking lot. I must admit, when I have been in that lot and been making my way into the building, I have felt very vulnerable and have always had a sense of relief making it safely into the building.

Although I am sure it is not the norm for the City to sell alley properties to the adjacent buildings and businesses, I think in this case it would improve public life and safety enormously. An added bonus would be that when the artist's conceptual drawing is built, it would improve ADA accessibility to the building. I haven't attended functions at The Shedd in several years as my knee has suffered trauma and although they are currently compliant and I could attend events, I no longer have the stamina to make it from the parking lot to the front of the building to access events.

This proposal addresses several problems in productive, life-affirming ways. I think life in Eugene would be improved by allowing The Shedd to buy the alley.

Thanks,

Judy Collins

From: [Bruce Heldt](#)
To: [HALVERSON Daniel E](#)
Subject: I support the Shedd's request to purchase the alley from the city.
Date: Friday, May 31, 2019 6:35:58 PM

Dan,

I support the Shedd's request to purchase the east west alley immediately adjacent to its building downtown.

The alley as presently configured presents drivers & pedestrians with inadequate sight lines to see each other approaching the intersection with the alley.

While using the Shedd parking lot or attending events at the Shedd I have more than once noticed vehicles driving through the alley without exercising appropriate care when approaching the corner of the building adjacent to the sidewalk, that is without slowing down to check around the corner of the building or at least tapping their horn to warn approaching pedestrians. Many of the pedestrians crossing this alley are younger children who might be expected to suddenly dart down a sidewalk without peering around a building corner, or seniors who might be more vulnerable to being "surprised" by the sudden appearance of a vehicle "around the corner" or unable to quickly dodge the approaching vehicle.

Bruce Heldt
Retired Shedd patron.

From: [claire migdal](#)
To: [HALVERSON Daniel E](#)
Subject: Shedd Institute Alley
Date: Friday, May 31, 2019 9:22:11 PM

To whom it may concern,

My 7 year old son has been taking weekly piano lessons at the Shedd for nearly two years, always accompanied by his younger brother who is now age 4. The short walk from the parking lot into the music school and back is a source of regular concern for me. More than once has a car quickly turned into the lot from the street or pulled out of the alley in front of my children in a way that is dangerous and scary.

Our family would love it if the Shedd was able to buy and reconfigure the alley and strongly support this move.

Thank you,
Claire Migdal

From: [Kenn](#)
To: [HALVERSON Daniel E](#)
Subject: Shedd alley
Date: Saturday, June 01, 2019 12:54:36 PM

I support the sale of the alley west of The Shedd for a few reasons.

-Financial: selling the little strip of ground eliminates future costs of maintenance. It is unlikely to ever generate any income at all for the city as an alley.

-Liability: whoever owns it takes on the liability inherent in owning any property. Because this property seems likely to spawn accidents, that liability is probably greater here than for other similar-sized properties.

-The Shedd has become a cultural landmark in Eugene. I've spoken to several people who have driven down from Portland and Salem to attend concerts there that they could not get into in their hometown. The cheapest way for the city to support this institution is to let them buy this property.

-I've only lived here for a couple of years but, as far as I can tell, The Shedd has been completely responsible with its existing property.

-The access the alley provides to the parking lot is superfluous; there is plenty of access without it.

- The Shedd's argument that this might improve handicap access seems reasonable to me. Things like their idea of an exterior elevator take time and serious plans don't coalesce until after the largest obstacle to the plan is overcome.

Thanks.

Kenn Amdahl

.....

Kenn Amdahl
Clearwater Publishing Company Inc
PO Box 1602
Eugene, OR 97440

Website: <http://www.clearwaterpublishing.com>

Blog: <http://www.clearwaterpublishing.com/alembic>

Kenn's music: <http://www.clearwaterpublishing.com/alembic/kenn-amdahls->

music/

Book Organizations of Colorado: <http://www.coloradobook.org>

From: [Alan Anttila](#)
To: [HALVERSON Daniel E](#)
Subject: Alley next to Shedd Institute
Date: Sunday, June 02, 2019 11:04:38 AM

Hello,

I am in favor of the Shedd Institute purchasing the alley next the building.

I frequently attend concerts in the evening at the Shedd and I often go to the Shedd during the daytime as well.

The intersection of the corner of the building and the alley is quite dangerous and I have witnessed pedestrians having close encounters with cars a number of times.

Regards,
Alan Anttila

From: [Anne & Dan Heyerly](#)
To: [HALVERSON Daniel E](#)
Subject: Shedd Institute purchase of Eugene city-owned alley
Date: Sunday, June 02, 2019 2:39:08 PM

Mr. Dan Halverson, Senior Planner
99 West 10th Ave.
Eugene 97401

Dear Mr. Halverson,

Hello. I am writing in support of the proposal for the Shedd Institute to purchase the alley that runs east to west alongside the northern edge of their building in downtown Eugene. I have always avoided exiting the Shedd's parking lot at the eastern end of that alley, as pulling into traffic on High St. is dangerous in two ways: 1) It is impossible to see pedestrians that might be about to step into the path of my car without actually moving the car into their path; and 2) It is impossible to see oncoming traffic on High Street itself without pulling out and blocking pedestrian traffic on the sidewalk. It simply is not safe.

Vacating that section of alley and selling it to the Shedd Institute will allow them to not only close off the alley and prevent possibly tragic accidents from occurring, it will clear the way for them to install an elevator so that disabled patrons may gain access to the building directly from the parking lot. This represents a clear and dramatic improvement from the current configuration.

I am asking you (the Eugene City Council) to please approve the Shedd Institute's proposal to purchase the alley that runs alongside the northern edge of their building.

Thank you for your attention.

Respectfully submitted,

Dan Heyerly
2095 Westwood Ln.
Eugene, OR 97401

From: [G Fridlund](#)
To: [HALVERSON Daniel E](#)
Subject: Request to City Council for Shedd Institute Thank you for passing it on.
Date: Monday, June 03, 2019 10:19:22 AM

The Shedd Institute has proven itself a valuable and beloved local organization that brings more than 1500 tourists into Eugene every summer when they present the OFAM Festivals — bringing thousands of dollars in for other locally owned businesses EVERY YEAR. Now the Shedd is expanding to even better serve Eugene and it is asking for a small favor from the City.

The alley immediately between the Shedd and their parking lot should be grafted into the Shedd's parking lot for many reasons—chief among them the safety of Shedd patrons returning to their parked cars after the programs. Some cars use this alley recklessly, but legally, and end in many accidents or near miss accidents along the right of way. When the alley is safely incorporated into the parking lot it will end this sorry state of affairs. I, and several other, local patrons would be so glad to gain safe passage to and from the Shedd (which is planning an outside elevator on the building in this spot to save our elderly, sometimes faltering, steps up to the main auditorium) when the alley is incorporated into the existing parking lot. It is up to you, City Council, to approve the sale (or gift) of the alley to the Shedd to accomplish this.

Thank you for your prompt action in awarding this sensible plan that will benefit everyone and facilitate safe entry into the Shedd.

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