



Eugene City Council

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AMENDED AGENDA EUGENE CITY COUNCIL

April 24, 2019

**12:00 p.m. CITY COUNCIL WORK SESSION AND
MEETING OF THE EUGENE URBAN RENEWAL AGENCY
Harris Hall, 125 East 8th Avenue
Eugene, Oregon 97401**

**Meeting of April 24, 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

*Note: This agenda has been amended to reflect the reordering of items 1 and 2
and the addition of Item 3.*

**12:00 p.m. EUGENE CITY COUNCIL WORK SESSION AND
MEETING OF THE EUGENE URBAN RENEWAL AGENCY**

- 1. WORK SESSION: Applicant Statements for the Planning Commission**
- 2. Riverfront Steam Plant Proposal**
- 3. URA EXECUTIVE SESSION: Pursuant to ORS 192.660(2)(e)**

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URBAN RENEWAL AGENCY BOARD

AGENDA ITEM SUMMARY



Work Session: Steam Plant Redevelopment Proposal

Meeting Date: April 24, 2019
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Amanda D'Souza
Contact Telephone Number: 541-682-5540

ISSUE STATEMENT

In August 2018, the City Manager, acting as the Agency Director, invited a local development team, led by Mark Miksis and Mark Frohnmayer, to prepare a full proposal for the redevelopment of the Steam Plant. The team's proposal is included in Attachment C. The purpose of this work session is for the Agency Board to review the proposal and provide direction on next steps for disposition and redevelopment of the Steam Plant.

BACKGROUND

Located prominently along the banks of the Willamette River, the Steam Plant is an iconic representation of our community's history and is ripe with possibility. The redevelopment of the Steam Plant is a once-in-a-lifetime opportunity to honor the significance of the Downtown Riverfront site while embracing its potential to be a place the community is proud of. With the strategic redevelopment of the building, the Steam Plant can become a world-class destination and anchor of activity that serves the community, enhances the riverfront experience, protects riparian habitat, and retains the historic nature of the site.

At the March 14, 2018, work session, the Agency Board directed staff to draft a process and criteria for the disposition and redevelopment of the Steam Plant. On April 23, 2018, the Agency Board approved the process and criteria included in Attachments A and B. The approved process for disposition was a Request for Qualification/Request for Proposal process that allowed for flexibility but also provided the needed structure to solicit/collect interest, evaluate concepts, and engage with the public to find the right partner.

Qualifications Phase

The Agency received four submissions in response to the RFQ and two teams were invited to present to the River Guides, the advisory committee for the Riverfront Urban Renewal District (see Attachment E for list of members). The River Guides recommended the team led by Mark Miksis, of deChase Miksis Development, and Mark Frohnmayer, of Arcimoto, move forward into the proposal phase. In August 2018, the City Manager invited the team to prepare a full proposal for the redevelopment of the Steam Plant.

Proposal Development and Community Outreach

Over the past few months, the team has brought in architects, engineers and other experts to assess the building's potential, met with community stakeholders, and explored financing strategies. The team partnered with the City to complete a public outreach and engagement process earlier this year. Through these efforts, City staff and team representatives:

- Released an online survey, receiving over 900 responses (see Attachment D);
- Spoke to over 350 people at First Friday Art Walk and Asian Celebration;
- Held an Open House, attended by over 140 people;
- Spoke to several groups including UO students, Downtown Neighborhood Association, and local business networks;
- Promoted engagement efforts over multiple social media platforms; and
- Received press coverage via KVAL, KEZI, KLCC, KUGN, the Register Guard, and the Daily Emerald.

The team has also met with City staff and Williams/Dame to discuss their vision and how it could best complement the rest of the Downtown Riverfront redevelopment and the Riverfront Park. An interdisciplinary staff team also reviewed a draft of their proposal and provided feedback to the development team.

Proposal

The team proposes to save and adaptively re-use the Steam Plant, transforming it into a “vibrant mixed-use center that maximizes public participation and enjoyment.” The ground floor would look out to the river, drawing the public in for art, music, food and drink. This includes a tap room with local products, with micro-restaurant spaces and micro-retail units. The team looks to integrate their design with the Riverfront Park, offering an outdoor seating area and transforming the existing water intake structure on the riverbank into an overlook. The proposal includes dedicated flexible and adaptive space for the arts that can accommodate temporary art exhibits, installations and performance events.

The upper levels of the building would include office spaces that would provide the fiscal foundation to make the redevelopment feasible. This would include space for co-working, community and university classes, venture incubation for start-ups and anchor tenants. The team is also in early discussions with the University of Oregon about a multidisciplinary leadership institute in the Steam Plant.

The team intends to pursue listing the building on the National Register of Historic Places and are working with historic preservationists to curate their design around that assumption. The proposal preserves the exterior of the older two-thirds of the building, and reconstructs the newest third, which was constructed using asbestos-bearing transite panels. The building would maintain its existing footprint and prominently feature the use of cross-laminated timber in the interior spaces. The leftover boiler would remain in place, acting as a centerpiece for the public activities. The team will preserve other equipment for display as historic artifacts accompanied by other interpretive features, interactive art and outdoor sculptures on the site.

The team has had preliminary conversations with staff about the potential role the Steam Plant could play during the 2021 World Track and Field Championships. Their proposal presents an idea of phasing the redevelopment in order to create a pavilion that would be available for use during the event. Staff will be asking City Council for direction on 2021 activities at a future work session.

Advisory Committee

On April 8, the River Guides evaluated the team's proposal based on the approved criteria. They unanimously recommended negotiating deal points with the development team. More information about their discussion will be provided at the April 24 work session.

Next Steps

If the Agency Board provides direction to enter into exclusive negotiations, staff would work with the development team to generate deal points for the disposition and redevelopment process. Staff would bring these deal points to the River Guides for a recommendation and then bring them to the Agency Board for action before summer break.

PREVIOUS AGENCY BOARD DIRECTION

[March 14, 2018](#)

Executive session followed by work session: Agency Board directed staff to draft a process and criteria for the disposition and redevelopment of the Steam Plant

[April 23, 2018](#)

Work session: Agency Board approved criteria and process for disposition of the Steam Plant

AGENCY BOARD OPTIONS

1. Direct the Agency Director to a) enter into an exclusive negotiation period with the Miksis/Frohnmayr development team for disposition and redevelopment of the Steam Plant and b) return to the Agency Board with the terms of the sale and development for approval.
2. Direct the Agency Director to facilitate an additional process with the Miksis/Frohnmayr development team before providing direction on negotiations.
3. Do not move forward with this development team and direct the Agency Director to pursue an alternative path for redevelopment of the Steam Plant.

AGENCY DIRECTOR'S RECOMMENDATION

The Agency Director recommends option 1.

SUGGESTED MOTION

Move to direct Agency Director to a) enter into exclusive negotiations with the Miksis/Frohnmayr development team for the disposition and redevelopment of the Steam Plant and b) return to the Agency Board with the proposed terms for approval.

ATTACHMENTS

- A. Approved Steam Plant Disposition Process
- B. Approved Steam Plant Disposition Criteria
- C. Steam Plant Proposal
- D. Steam Plant Survey Results
- E. River Guides Member List

FOR MORE INFORMATION

Staff Contact: Amanda D'Souza

Telephone: 541-682-5540

Staff E-Mail: adsouza@eugene-or.gov

Steam Plant Disposition Process

Agency Board Action 3/14: *Move to direct the Agency Director to work with the River Guides and others to prepare a draft RFP for the disposal of the steam plant and to schedule a work session with the Agency Board to discuss the draft RFP's criteria and process.*

- Staff solicits feedback on draft criteria and process from:
 - Downtown Neighborhood Association
 - Historic Review Board
 - Sustainability Commission
 - Williams and Dame
 - Obie Companies
 - Cultural Services Department.
- River Guides reviewed draft criteria and process; they agreed that the primary goal of this process should be the adaptive re-use of the building and supported the draft process and criteria. Their recommendations are reflected in the Agency Board materials. (4/17)

Agency Board 4/23: *Action on draft RFQ/RFP Criteria and Process*

Qualifications Phase

- Agency issues RFQ May 3
- Qualification Responses due June 11 at 5pm
- River Guides review responses and recommend next steps to Agency Director for the proposals phase.

Proposals Phase

Depending on the type and number of responses to the RFQ, proposals could be solicited through options such as: a formal competitive RFP, a limited RFP, interviews, or presentations

Selection Phase

- Community Outreach
 - Riverfront Park Outreach Events
 - Cultural Services Events
 - Online
 - Other events
- River Guides evaluate responses and community comments and make recommendation to Agency Director and Board – target: Summer/Fall

We are here!

Agency Board TBD: *Review responses; select team; take action authorizing Agency Director to negotiate deal points (target: Fall)*

Agency Board TBD: *Action on deal points with selected team (target: Fall/Winter)*

Steam Plant Disposition Criteria

Criteria for RFQ

This criteria will be used to evaluate responses submitted during the Request for Qualifications phase.

The City seeks responses from interested parties who have a unique vision for the creative, sustainable, and adaptive reuse of the site and building. Preferred applicants or teams will have:

- A proven track record of completing successful, high quality redevelopment projects (including information about project costs);
- Demonstrated experience with redevelopment and adaptive re-use projects in urban settings (experience with historic redevelopment is preferred);
- Demonstrated experience with community-oriented projects with clear benefit to the broader public;
- Demonstrated preference for use of local contractors and/or Minority and Women-owned businesses enterprises;
- Evidence of financial capacity; and
- A preliminary vision for the adaptive re-use of the Steam Plant including ideas about possible proposed use(s).

Criteria for Selection of Proposals

This criteria will be used to evaluate proposals during the selection phase. The criteria listed below are meant to express preferences – projects will not be required to demonstrate all the criteria to be considered for selection.

Use.

The end use should maximize the Steam Plant's potential and and serve as a key destination in the Downtown Riverfront area. The preferred project will redevelop the building to:

- Provide a use or uses that are aligned with the EWEB Riverfront Master Plan's vision of an active and vibrant downtown riverfront that reflects the Eugene community;
- Serve as an anchor in the Downtown Riverfront, attracting people to the area and generating economic, social, and cultural vibrancy;
- Support inclusive uses that will benefit the broader community;
- Incorporate elements that contribute to an inviting and safe pedestrian environment;
- Incorporate a use compatible with adjacent developments and park, urban, and riparian contexts; and
- Provide a parking assessment and a plan to accommodate the parking and transportation needs of the proposed uses.

Timeliness & Feasibility.

Preferred concepts will include:

- Reasonable timeline;
- Demonstrated understanding of market potential for the proposed concept(s); and
- Reasonable project budget that minimizes need for public assistance.

Additional Public Benefits.

Preference will be given to projects that:

- Present a holistic vision for the parcel that is compatible with existing, recent, and anticipated development nearby;
- Honor historic and architectural significance of the building, including coordination with the State Historical Preservation Office (when and if needed), and incorporate elements that help tell the story of the building's history;
- Include some indoor and/or outdoor public space accessible to the broader community;
- Positively impact and protect the surrounding environment and riparian areas;
- Integrate art or opportunities for public creativity;
- Incorporate uses which further Eugene as a creative and entrepreneurial hub;
- Include a plan to re-use or salvage materials at all stages of the redevelopment process;
- Complement riverfront park and downtown riverfront development;
- Serve as an iconic link between University of Oregon and Downtown; and
- Demonstrate intention or plan to solicit services from local contractors and/or Minority and Women-owned business enterprises; and
- Description of interest and willingness to work collaboratively with the Agency and City on potential use of site as temporary venue for community activities and engagement associated with Oregon 21 (IAAF World Championships).

Consistency with City Policies and Goals.

The Riverfront Urban Renewal Plan, Downtown Plan, and the EWEB Riverfront Master Plan are the primary policy documents that guide public and private redevelopment in the Downtown Riverfront area. Other plans and policy documents also provide guidance including Envision Eugene and the Community Climate and Energy Action Plan. Any proposed development concept must be consistent with the policies and goals for the downtown riverfront as reflected in these documents.

EUGENE STEAM PLANT REDEVELOPMENT



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Urban Renewal Agency of the City of Eugene

Amanda D'Souza

99 West 10th Avenue

Eugene, OR 97401

April 9, 2019

Dear City Council Members,

Citizens who rallied around the Eugene Riverfront Master Plan were clear about what they wanted for the city's signature redevelopment initiative: a destination where visitors can connect with the river, enjoy local craft beverages and food, and the fostering of a vibrant mix of businesses and things to do. At the heart of this nascent river district is the Steam Plant, one of the most visible and iconic buildings in Eugene, with unrivaled views up and down the Willamette River.

We believe the Steam Plant is one of the most exciting re-development projects in the Northwest. We have assembled a team of out-of-the-box thinkers and pragmatic executors who know what it takes to deliver on big ideas here in Eugene. We have secured financing on complex development and venture projects and have developed multiple programs of this scale and complexity across a range of industries. Most importantly, we have a shared mission to build this as a project that serves the public and our community as a whole.

Our team began exploring a potential vision for the Steam Plant in 2015, in anticipation of this opportunity. When we submitted our qualifications to the City last June, we presented our initial broad vision of a vibrant mixed-use center that maximizes public participation and enjoyment.

In the seven months since our team was selected by the City to develop a full proposal for the Steam Plant's redevelopment, we have broadened the team to more clearly understand the challenges inherent in the project, and honed its architectural and usage concept with the thoughtful feedback of nearly a thousand of our Eugene peers and local stakeholders.

Although there are real challenges to the adaptive re-use of the Steam Plant, and there have been questions about the feasibility of its re-use since the beginning of the original planning process, there is only one building in the Northwest with this view, this proximity to a free-flowing river, and this much community support to see a transformational outcome.

Our team has the deep local roots, proven track record, and strong relationships required to bring the people and the financing together for the successful execution of this vision.

We look forward to working with you to make this vision real.

Sincerely,



Mark Milksis
deChase Milksis Development



Mark Frohmayer
Arcimoto

DEVELOPMENT TEAM

DEVELOPER

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MARK MIKSIS, AIA, LEED AP
deChase Miksis Development
Development Manager

Mark Miksis has more than 18 years experience delivering high-quality, high-efficiency developments that respond appropriately to the needs of their users and the goals their owners. Prior to forming deChase Miksis, Mark spent seven years as the director of real estate development for Arlie & Company where he managed the design and construction of Crescent Village. Mark also led the development of 1203 Willamette and Northwest Community Credit Union.



DEAN PAPE
deChase Miksis Development
Development Manager

Dean Pape is a partner of the company he established in 2007 as deChase Development Services, now deChase Miksis, and oversees all aspects of project development. Dean has 12 years of experience in real estate development, construction, financing, and management in Oregon, Idaho, Montana, and Alaska. He has developed numerous mixed-use buildings, including 1203 Willamette, 210 Century Drive (Bend), and 5th and Idaho (Boise).



MARK FROHNMAYER
Arcimoto
CEO & Founder

Mark Frohnmayer is the founder and CEO of Arcimoto, Inc. (Nasdaq: FUV) and led the redevelopment of the southwest corner of 5th and Blair in Eugene's historic Whiteaker neighborhood. Mark has more than two decades of experience leading the design and engineering of projects spanning game software, clean technology and real estate, and has honed a design sense focused on adaptive reuse, conservation of materials, and extreme capital efficiency.



JESSE FITTIPALDI
Arcimoto
Vice President

Jesse Fittipaldi has more than 20 years experience managing complicated MEP engineering and construction projects in the state of Oregon. Successful projects include one of the largest private residential ground source heat pump project in the country, the LEED high rise mechanical retrofit of Region 10 Building GSA/BPA, NOAA in Newport and multiple hospital surgery suites. Jesse is Vice President of NASDAQ listed Arcimoto.



JOHN ROWELL, AIA
Rowell Brokaw Architects
Principal-in-Charge

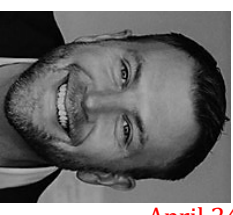
John Rowell is a principal at Rowell Brokaw, and takes an active role in the planning, design and management of projects. With 25 years of experience, John is a skilled designer and effective leader in the design process. Working with complex client groups, he listens to different points of view and builds trust. John has led many of the firm's projects, including 1203 Willamette, Crescent Village, EWEEB Riverfront Master Plan, and UO Straub Hall.



GREG BROKAW, AIA
Rowell Brokaw Architects
Managing Principal

Greg Brokaw is the managing principal at Rowell Brokaw and takes an active role in leading the planning, design and management of projects. He has extensive experience with public and private multi-building and multi-phased complex facilities. Greg had a lead role on 1203 Willamette, the Inkwell Building, Crescent Village, and Northwest Community Credit Union projects. He is currently working on Amazon Corner.

Matt Sayre joined the Technology Association of Oregon (TAO) in 2015 and is a founding member of the fiber implementation team constructing EUGNet, a community-oriented initiative. TAO's mission is to create an inclusive, world class innovation economy in Oregon. Matt is a champion of innovation, helping bring millions of dollars in grant funding to dozens of local projects and was instrumental in Eugene realizing its title as a 'Mozilla Gigabit City.'



MATT SAYRE
Technology Association of Oregon
Vice President

ADDITIONAL TEAM MEMBERS

CONSTRUCTION MANAGER



SHAUN HYLAND
Hyland Construction
President

Shaun Hyland has worked with Hyland all his life, cultivating years of experience in construction trades and advancing into management roles until becoming the company President in 2014. As President, Shaun serves as a direct link for the Owner, Architect, and Project Management staff. He attends project meetings when necessary, assists Project Managers with subcontractor relations, organizes labor forces and maintains the integrity of the project schedule.



JEFF EMMETT
Hyland Construction
Preconstruction Manager

Jeff Emmett has more than 23 years of construction experience and has been involved in hundreds of projects across the nation. As the Preconstruction Manager, Jeff leads Hyland's Project Management team and Estimating staff to finalize the Guaranteed Maximum Price. His commitment as Preconstruction Manager ensures a cohesive and collaborative CM/GC partnership, demonstrated by numerous project successes, as well as budget, constructability and schedule oversight.

HISTORIC PRESERVATION



DON PETING
Historic Building Consultant

Donald Peting has four decades of experience conducting historical analysis and consulting on historic preservation. He is deeply knowledgeable about the history of Eugene and the Willamette Valley and offers a wealth of insight about Eugene's remaining and past historic building fabric. Don is currently a member of the Oregon State Historic Advisory Committee on Historic Preservation. Rowell Brokaw worked with Don Peting on the Straub Hall Renovation project.

STRUCTURAL ENGINEER



ERIC MCDONNELL, PE
Holmes Structures
Principal

Eric McDonnell is a native of the Pacific Northwest and co-leads the Holmes Structures Portland office. With a passion for structural detailing, Eric excels in the coordination of structural elements with other design disciplines, along with the design, research and implementation of innovative structural systems. Eric has developed an extensive portfolio of mass timber experience, including involvement in industry leading research, mass timber design guides, and the engineering of numerous built projects.



JENNIFER EGGERS
Holmes Structures
Principal

Jennifer Eggers has called Portland her home for the last twelve years and co-leads Holmes Structures Portland office. She is responsible for the technical completeness and accuracy of the firm's final product. Jennifer's ability to astutely evaluate existing buildings and recommend solutions with long-term value and enduring functionality have made her a key team member on many high-profile historic renovation projects, including regional icons such as Portland Union Station and Pittock Mansion.

HISTORIC PRESERVATION



GEORGE KRAMER
Kramer & Company
Historic Building Consultant

George Kramer is a UO School of Architecture alumni with a Master's Degree in Historic Preservation. Established in 1989, Kramer & Company is based in Ashland and works with private, corporate and public clients throughout Oregon and the Pacific Northwest. Kramer's work includes Oregon's largest utilities, numerous cities, and a broad array of public and private clients. In 2011, Kramer documented the history of the Steam Plant for EWEB as part of its shutdown process.

VISION

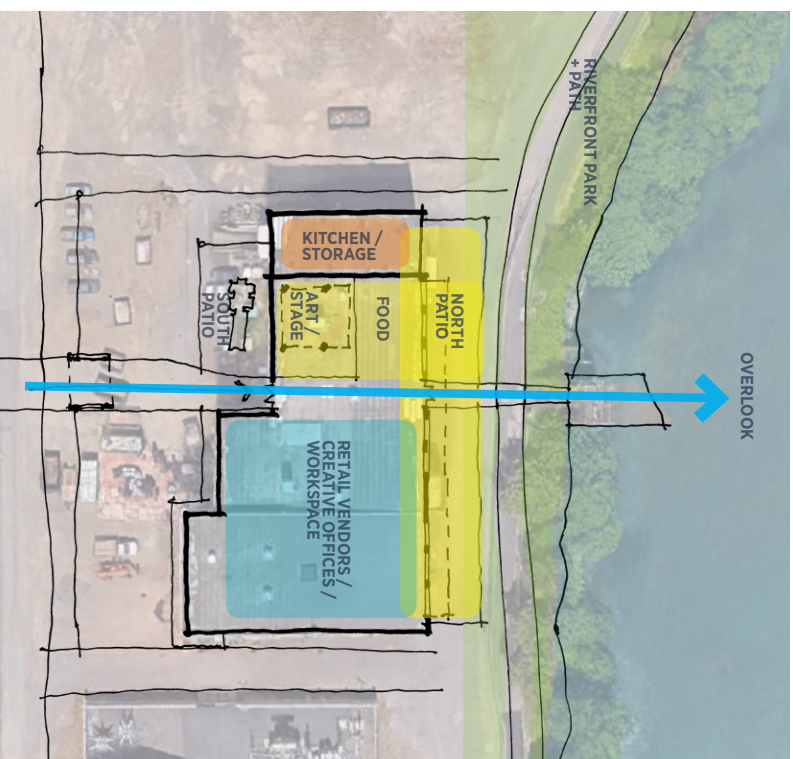
*The rest of the district
will be enhanced and will
flourish if the Steam Plant—
with its history, grit, and
toughness—is the authentic
anchor and connector that
the public has been asking
for.*

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CORE PRINCIPLE: MAXIMIZE UTILIZATION OF AN EPIC STRUCTURE

The Steam Plant offers a catalyzing opportunity for Eugene's Riverfront District and real hope for fulfilling the promise made to the community for public engagement along the river – a place to work and play, collaborate and think big, a setting for arts and culture with Eugene's world-class beer, wine, coffee and food in ready supply.

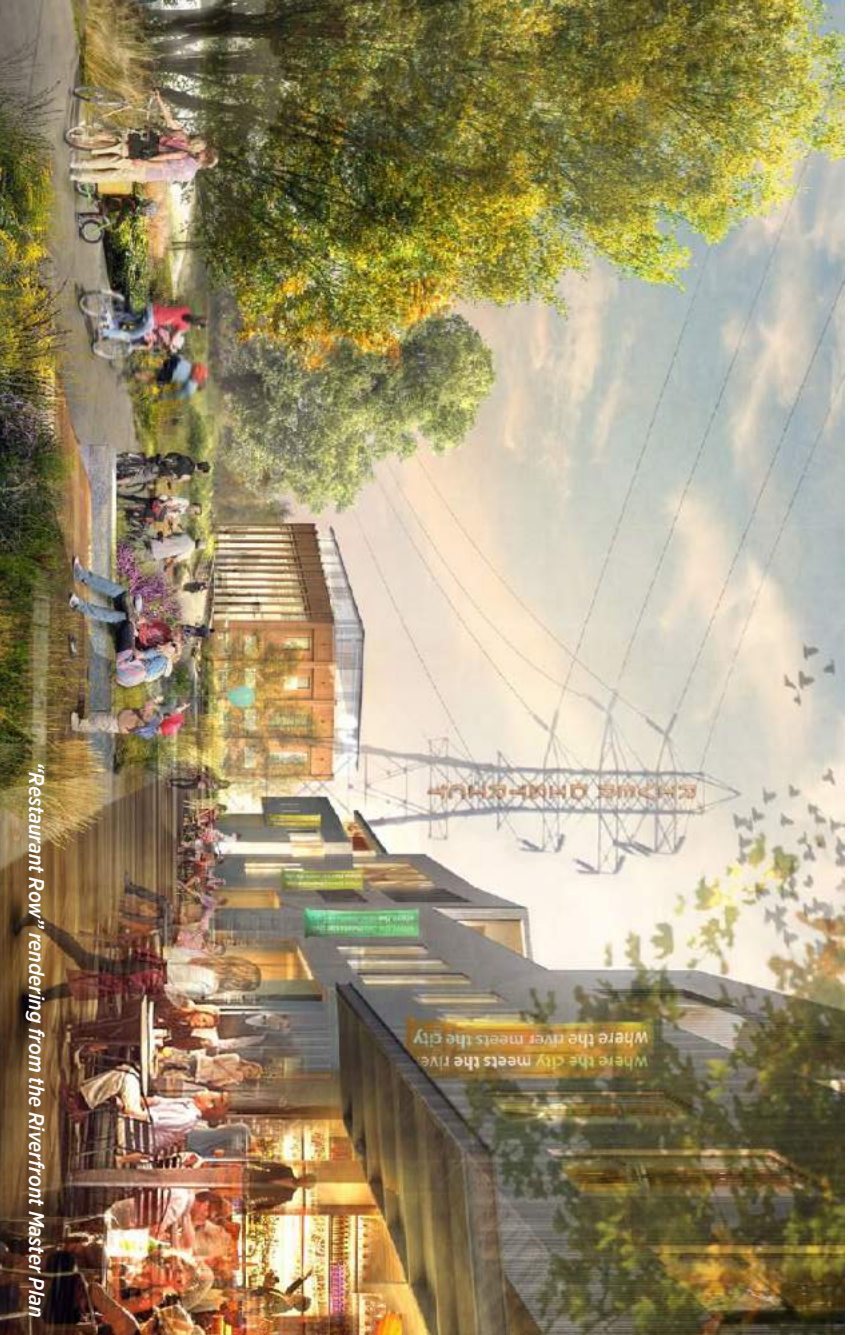
The Steam Plant has many built-in assets that can be leveraged to realize larger public goals. The building is the closest that any building will ever be to the river. It offers stunning views and exhibits a rich patina of Eugene's history. We will save and adaptively re-use the Steam Plant, as the team has repeatedly done with various locations in Eugene and around the region.



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“BEER ON THE RIVER”

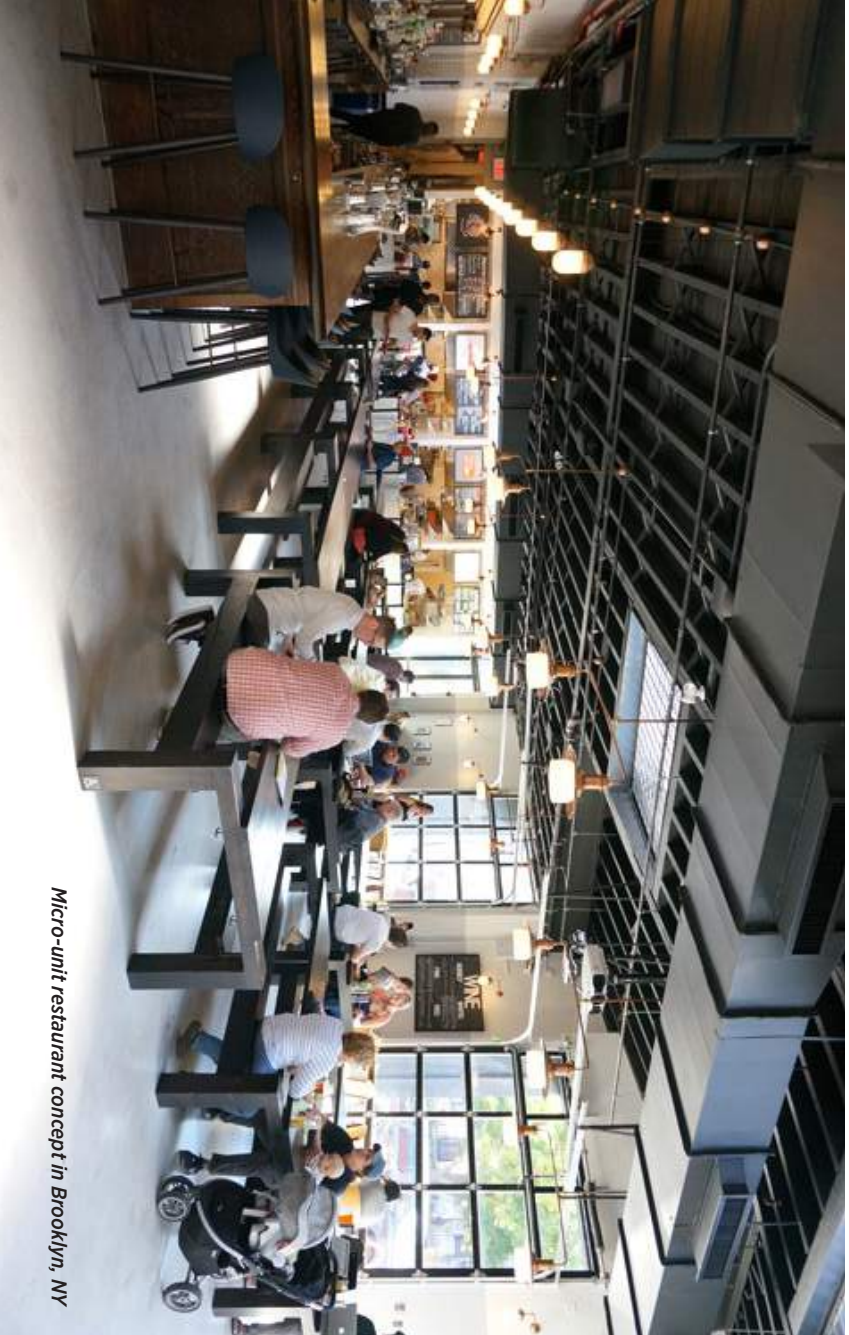
The Steam Plant is a spectacular, generous, and grand space, with a location along the Willamette river that is wholly unique. We will leverage the location and the proximity to the river to establish an iconic community destination that connects people with downtown and the Willamette River. The building will help realize the ‘Restaurant Row’ that the community asked for during the riverfront master planning process. The community spaces will be outfitted to maximize the public’s enjoyment of the Steam Plant’s unique setting along the river’s edge.



“Restaurant Row” rendering from the Riverfront Master Plan

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On the ground floor, we envision a tap room featuring a wide selection of local brews, and a series of micro-restaurant spaces with shared kitchen support, along with a lively mix of micro-retail units. Retail opportunities will be curated to fit the needs of both the building's occupants and the users of the river and bikeway. Food vendors will have small footprints to experiment with new concepts and have access to what will be one of the most vibrant and desired third places in Eugene.



Micro-unit restaurant concept in Brooklyn, NY

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RIVER OVERLOOK

The east entry to the Riverfront Park is bound by the natural gateway between the Steam Plant and the massive historic water intake that was built on the riverbank just north of the building. This existing concrete structure provides an ideal opportunity to create an iconic location for the public to engage with the river – the existing structure could enable the addition of a significant platform without disturbing the riverbank.

The current park design calls for several overlooks along the edge of the river. We plan to work with the city to incorporate this overlook into the design work that is already underway so its construction can be concurrent with the Riverfront Park and complete by 2021. Located at a bend in the river with views east to the mountains and west to the butte, at the gateway to the park, and adjacent to the Steam Plant amenities, this is where the public will want to be. Let's build an Instagram-worthy spot where people go to say they visited Eugene.



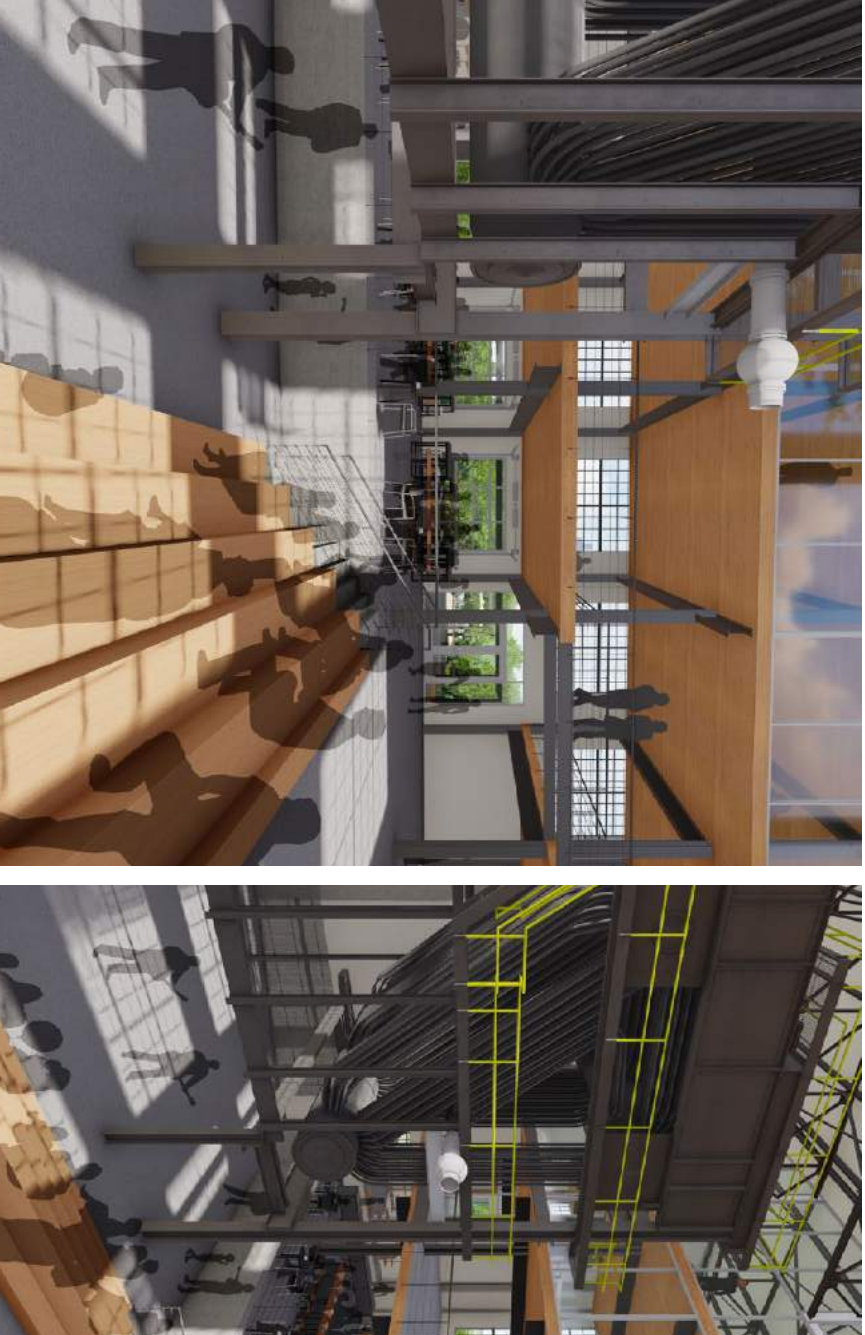


Anaheim Packing District Foodhall, Anaheim, CA

COMMUNITY ARTS

We heard loud and clear that the majority of Eugene community members value the Steam Plant as a place for the creation and enjoyment of art. When given a choice between specific types of art experiences, our community survey indicated a rather strong desire for a space that is flexible and adaptive. We value a space that will not constrain the potential of what art can be, what one can experience, or who gets to create it.

An open call to local and regional artists can supply the Steam Plant with an ongoing calendar of temporary art exhibits, installations, and performance events. Because the most impactful art is often created by new or unexpected experiences and interactions, an adaptive space at the Steam Plant will be dedicated to inspiring and hosting new art by and for our community. The unique qualities of the space will invite and challenge artists to produce work that will enhance the building's public realm.



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LEARN, WORK, AND PLAY

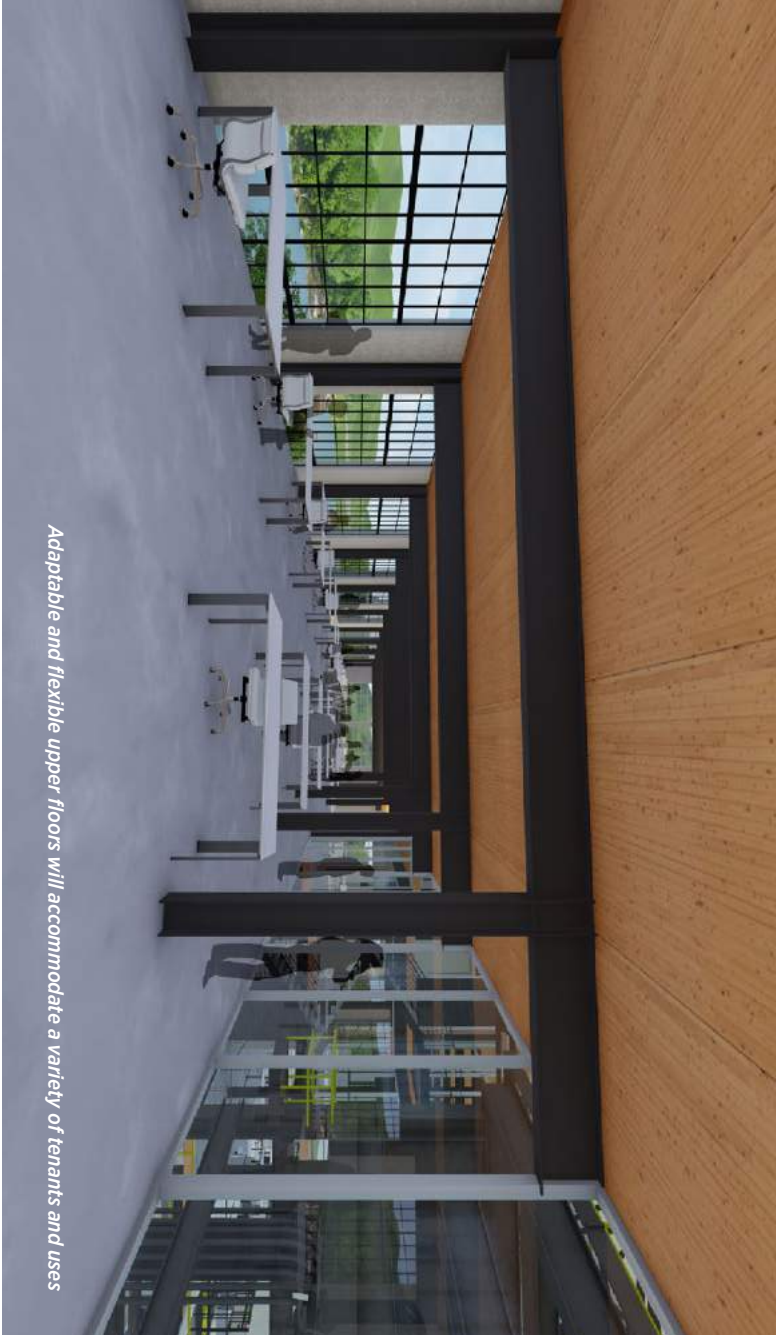
Downtowns and neighborhoods are changing. Young creative entrepreneurs and downsizing retirees are moving to locations where they do not have to rely on a car to meet their daily needs. In order to support the increasing desire for a more walkable lifestyle, Eugene's downtown and neighborhoods need to provide new environments with active, interesting restaurants and retail, and vibrant places that inspire people to work and collaborate on new ideas.

The Steam Plant's unique proximity to the University of Oregon, Downtown, and the river provides an opportunity to build a knowledge transfer bridge, further knitting the scholarly community with Eugene's emerging technology and entrepreneurship clusters.

The renovated Steam Plant will provide the foundation for this new walkable live/learn/work neighborhood. The ground floor will be open to the river, drawing the public in for art, music, food, and drink. We see the upper levels of the building as comprising a mix of co-working, community and university classes, venture incubation for early-stage startups, and established anchor tenants. Tenants on these floors will include entrepreneurs, artists, founders, freelancers, remote workers, small business owners, digital creatives, makers – both students and professionals.



Parlor micro-restaurant hub, Kansas City, MO



Adaptable and flexible upper floors will accommodate a variety of tenants and uses



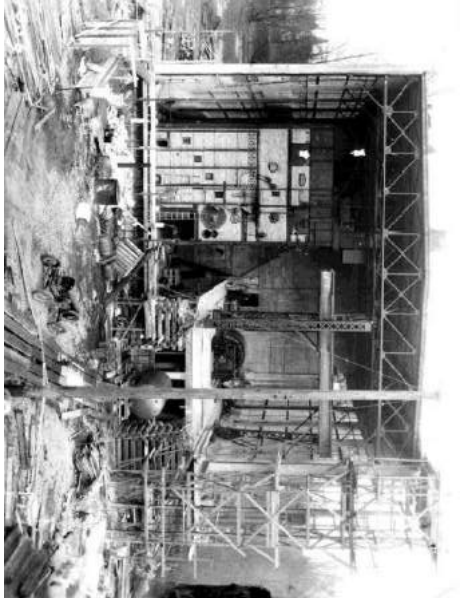
*WeWork space in San Francisco, CA
Image: Mike Short*

All of these individuals and organizations will be able to lease flexible desks, studios, or office space and reserve flexible conference rooms and classrooms on an as-needed basis. A portion of the square footage may also be dedicated to makerspaces and/or dry labs for the University of Oregon.

This flexible-use model will maximize the ability for the working community to participate in the space and will also be the fiscal foundation that makes the Steam Plant redevelopment project financially feasible.

Finally, we are recruiting potential anchor partners for portions of these spaces. The project team is in dialogue with the University of Oregon about a multidisciplinary leadership institute. As University President Emeritus Dave Frohnmayer wrote, “Leadership theory can be taught and learned, and the enterprise is supremely worthwhile.” This leadership institute would establish opportunities for Eugene’s community members to learn leadership, not as an inherent privilege of the few, but as a set of skills necessary for all people to work more effectively together.

The Steam Plant redevelopment will be built to succeed long-term. It will be flexible, resilient, and able to adapt over time, as new markets and new demographics emerge. It will be a place to learn and work, designed to bring people together, in a building that inspires them and supports innovation of all flavors.



HISTORIC PRESERVATION

The Steam Plant is an important landmark in the history of Eugene, a legacy of one of the significant industrial landscapes along the Willamette River. The building is eligible to be listed on the National Register of Historic Places, and the team intends to pursue this designation. This requires the team to follow the rigorous process of listing the building, and demonstrates our commitment to preserve this landmark structure. Historic designation is also necessary to pursue Historic Tax Credits that will be a critical part of financing the project.

Preservation experts George Kramer and Donald Peting have advised on the design direction, and have helped the evolution of the design toward a proposal that is in line with the Secretary of the Interior's Standards for Rehabilitation of historic properties. Key aspects of the proposal include preservation of the exterior of the Boiler 1 and Boiler 2 phases of the building, including re-use and rehabilitation of the existing character-defining industrial sash windows. Boiler 3, the last phase of addition, was constructed in a different system, including Asbestos-bearing Transite panels. Our proposal reconstructs Boiler 3 re-using the existing windows and other exterior features as much as possible, while replacing the structure and exterior siding. The rooftop addition is set back from the parapet walls and differentiated from the historic structure with a highly glazed exterior wall.



The Steam Plant's new layout prioritizes public activity at the ground level in the original Boiler 1 phase of the building. This public realm will remain a bright, voluminous space that visually connects all floors of the building, as it does today.

The boiler itself will remain in place, acting as a centerpiece that frames the multi-purpose arts and performance opportunity space. Because the boiler occupies a significant portion of the public realm and its brick furnace walls pose a significant seismic life safety threat, we plan to safely remove the brick and expose the visually striking pipes that occupy the furnace cavity, much like those at the renovated Spokane Steam Plant in Washington.

We will preserve the Steam Plant's other extraordinary equipment for display as historic artifacts accompanied by interpretive features, interactive art, and outdoor sculpture on site.

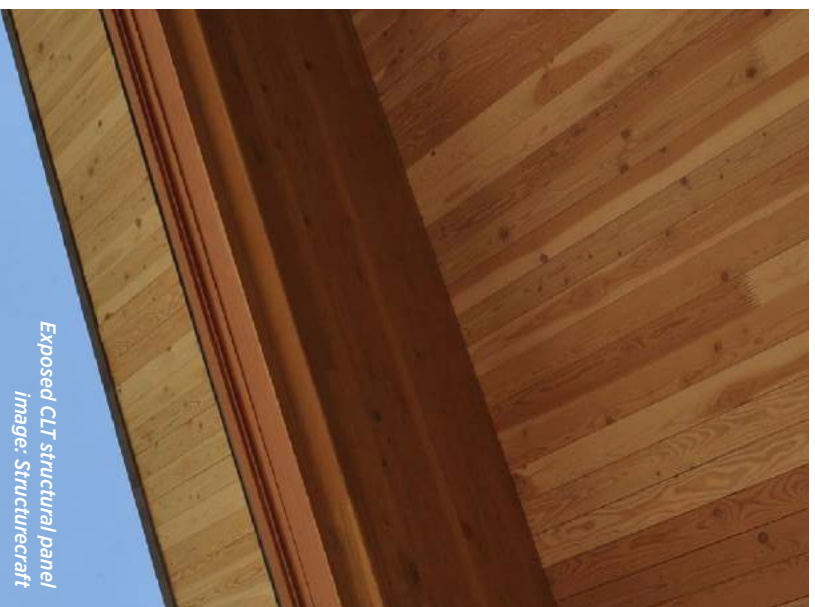


Spokane Steam Plant, Spokane, WA

CROSS LAMINATED TIMBER

The Steam Plant is an iconic and historic building that has served Eugene well, producing steam and power for our city for 100 years. But without its industrial infrastructure, the building is essentially a 4-story volume that contains one floor and a mezzanine. How can we build usable space within the existing structure in a way that honors and compliments its industrial past, while taking advantage of 21st century technology and remaining authentic to our current place and time?

We plan to build the Steam Plant's new floors out of cross laminated timber (CLT), an engineered wood construction system that is bringing mass timber structures back into the mainstream. CLT is a low embodied energy timber product made from regional renewable resources that is being pioneered by Oregon researchers and industries. In the Steam Plant, exposed CLT floor plates will provide visual warmth, structural integrity, and a meaningful connection to our timber heritage and future.



*Exposed CLT structural panel
Image: Structurecraft*



Draft rendering of the existing structure transformed into an extraordinary event pavilion



2021 EUGENE ON THE WORLD STAGE

All eyes will be on Eugene for the 2021 World Track and field championships, and we propose an interim construction phase in which the Steam Plant is transformed into an event pavilion that will host community members and visitors during 2021 festivities. This pavilion will host events and performances leading up to the track and field championships and will be transformed into the site of the fan festival during the championships.

The creation of these event spaces would cement Eugene's legacy as the track capital of the world and allow the physical remnants of the event to live on in the renovated structure when complete. This will be 'the place' the world remembers and people visit to celebrate the legacy of track and field in Eugene.

PUBLIC OUTREACH

*"I find this project exciting
and a wonderful investment
in our community...
providing opportunities
for the public to creatively
engage builds connection
among our community."*

*"This is a project that can
get the community excited."*

*"Projects like this transform
a city – not just physically
but in spirit."*



OUTREACH EFFORTS AND RESULTS

The team sought feedback on the initial draft proposal through extensive public outreach, both in-person and online, over the course of a month. We kicked things off on January 23rd at a Downtown Neighborhood Association Meeting where we were encouraged by some positive early feedback.

The team engaged the public for feedback on several occasions at a variety of venues: UO

Campus (Spoke with ~125 people), downtown at the First Friday Art Walk (chatted with ~200 people), at the State of the Tech Community event (QA with ~150 people), at the EWEB Community Room for an open house (dialogged with ~150 people), as well as at the Lane County Fairgrounds during the annual Asian Celebration (spoke with ~300 people).

We created a website (<https://steampant.us>) to showcase the draft proposal which has been visited 2,427 times. We also engaged the public through a Steam Plant social media presence on both Facebook and Instagram. Our survey was promoted through the City of Eugene's newsletter, Arts organization newsletters, as well as business and tech community newsletters.

We spoke directly with over a thousand people and collected more than 900 surveys that guided refinements to the draft proposal. We read every single survey that was submitted and took the comments to heart. There was a significant amount of validation of the draft design in the survey results and we listened carefully for comments that would help us refine the draft.

We received significant positive affirmation on the initial proposal. Here are some direct quotes:

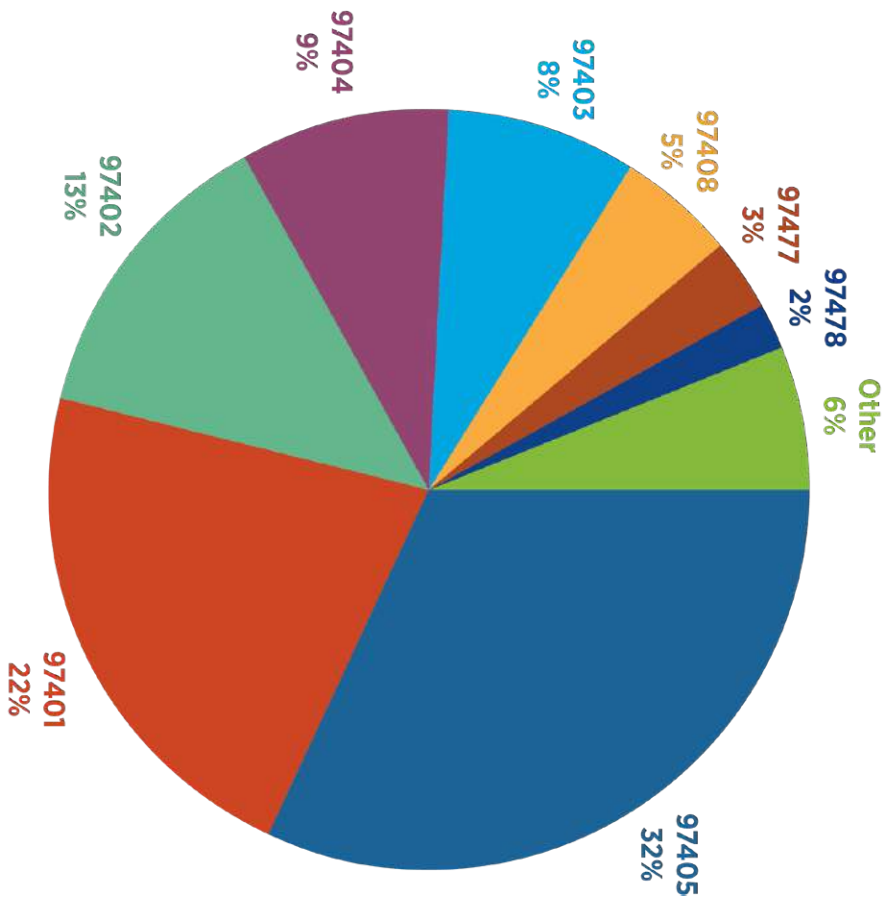
"I find this project exciting and a wonderful investment in our community. I'm very happy to hear about plans to incorporate creative and cultural components to the project. I feel that providing opportunities for the public to creatively engage builds connections among our community."

"For ten plus years, I've been part of a small group of people who have felt that the steam plant had a huge potential to bring people to the river to be entertained, learn and to mingle and your vision fills my Eugene heart and soul with that potential."

"Let's do this! Projects like this transform a city—not just physically but in spirit. This is so wonderful for your community."

The quantitative feedback was also encouraging, 84% of survey respondents told us, for example, that the river overlook feature was important, with more than 60% of respondents actually going further to say that the feature was 'extremely important.'





SURVEY DISTRIBUTION

The geographic distribution of survey responses reached all Eugene zip codes and included central and East Springfield as well.

877 of the 919 survey respondents provided their zip codes, as follows:

- 97405 had 284 respondents. (South and West Eugene)
- 97401 had 192 respondents. (Downtown and North Eugene)
- 97402 had 116 respondents. (West and North Eugene)
- 97404 had 77 respondents (North Eugene)
- 97403 had 74 respondents. (University and South Eugene)
- 97408 had 45 respondents. (North Eugene and North Springfield)
- 97477 had 24 respondents. (Springfield)
- 97478 had 16 respondents. (East Springfield)
- 49 respondents selected "Other."



Accessible front entry, at grade



Accessible amenities flank the bike path



Ground floor activated by food, retail, and art



A place to stop, relax, and enjoy the river

TAKEAWAYS AND REVISIONS

We listened very carefully and heard three themes of feedback on the initial draft design:

1. The draft design could do better to fully integrate with the bike path.
2. The open space atrium needs to be more active and inviting. A place people will want to return to again and again.
3. The draft design could more fully optimize for the main attraction, the river.

The design team responded to these themes in three key ways:

- building a new, at-grade level within the existing building envelope will enable truly accessible access to the Steam Plant's public amenities and provide a direct connection to the riverfront park and bike path;
- relocating the historic generators and building continuous floors that connect the upper levels creates more human-scaled, occupiable retail/restaurant space in the public realm, and maximizes usable space with views of the river; and
- opening the building to an attractive patio along the bike path will invite people to stop for refreshments and enjoy the Steam Plant's unique proximity to the Willamette.

FINANCIALS

PROJECT COST			
Site and due diligence Cost	1%	\$	218,501
Hard Construction Cost	64%	\$	16,808,274
Soft Construction Cost	22%	\$	5,844,922
Contingency	4%	\$	1,143,585
Professional Fees	5%	\$	1,427,807
Financing cost	3%	\$	922,647
Total Uses	100%	\$	26,365,736
DEVELOPMENT DEBT STRUCTURE			
Commercial Debt	46%	\$	12,246,155
Tax Credits	14%	\$	3,585,740
Equity	24%	\$	6,433,840
Anticipated Funding Gap	16%	\$	4,100,000
Total Sources	100%		26,365,735

PARTNERSHIP OPPORTUNITIES

1. Property acquisition
2. District wide parking solution
3. Riverfront Park overlook
4. Facade and historic artifact restoration
5. 2021 event pavilion
6. Dedicated space for community arts,culture, and early-stage startup companies

The team has a proven track record of securing financing on complex development and venture projects ranging in size from \$2.5MM to \$60MM. We have secured debt and equity funding from a wide range of capital sources: conventional commercial lenders, tax credit partners, federal HUD backed lenders, private debt lenders, private angel investors and equity investors through a Nasdaq-listed public offering. The team and its investment partners have the financial strength to bring the required equity and debt needed for a successful, well-capitalized project.

We anticipate that we will form a Limited Liability Corporation that will capitalize, develop, manage and own the property. Ongoing operational management will be heavily focused on tenancy of the anchor office tenants, month-to-month co-working spaces and flexible meeting rooms, as well as oversight of the food and beverage service areas of the premises.

It is anticipated that the total project costs will range from \$25MM - \$28MM including acquisition costs, hard and soft costs, financing and carrying costs. The team plans to structure the sources of funds through a combination of debt, tax credits, private equity and public/private partnership.

This is a challenging project that aims to fulfill many of the desires expressed by the community during the original master planning process. In order to successfully incorporate these community priorities into the project in a lasting way, we are looking for opportunities to partner with the City on several key program elements of the project.

TIMELINE

In order to meet the hard date of delivering a building that will support community efforts surrounding the 2021 World Track and Field Event, the project team must meet these milestone dates.

2019	
April 24th	URD approval to negotiate on transaction
May - June	Negotiate on transaction
July - August	DDA executed
August - December	Secure financing/Partnerships
2020	
January - December	Historic listing and approval
July - December	Phase 1 design and entitlement
2021	
January	Phase 1 construction start
January	Phase 2 start of design
May	Phase 1 Pavillion complete
May - August	2021 festival
September	Phase 2 construction start
2022	
April	Phase 2 core and shell complete
May - June	Phase 2 grand opening

EXHIBITS & ATTACHMENTS

EVIDENCE OF QUALIFICATIONS	24
RELEVANT DEVELOPMENT EXPERIENCE	26
OTHER RELEVANT EXPERIENCE	37
SURVEY RESULTS	ATTACHED

June 7, 2018

Urban Renewal Agency of the City of Eugene
99 W 10th Ave
Eugene, OR 97401

RE: Steam Plant Redevelopment

To whom it may concern:

Please let this letter serve as a statement of credit worthiness for Dean Pape, a member of deChase Miksis Development and the development team for the Urban Renewal Agency of Eugene's Steam Plant Redevelopment.

First Interstate Bank is familiar with Dean Pape and his history of successful development projects in Idaho, Oregon, and Alaska. We have reviewed the RFQ submittal and given the developer's demonstrated track record of delivering projects on-time and within budget, and Dean's personal financial credit worthiness we are interested in participating on the project financing.

We have known Dean Pape to be honest and reliable, based on direct and indirect business dealings.

First Interstate Bank looks forward to partnering with Dean on the Eugene project. Should you have any questions please contact me at 208-319-2409.

Sincerely,



Doug Ward
Commercial Group Manager

EVIDENCE OF QUALIFICATIONS

April 24, 2019, Work Session - Item 1



Mollie Means
Senior Vice President

CBRE, Inc.
Capital Markets
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June 6, 2018

Urban Renewal Agency of the City of Eugene, Oregon
Attention: Ms. Amanda D'Souza
99 West 10th Avenue
Eugene, OR 97401
Amanda.m.dsouza@ci.eugene.or.us

RE: Mr. Dean Pape

Dear Ms. D'Souza,

CBRE closed an FHA insured 221(d)4 construction/ term loan with Mr. Pape in 2017 for the construction of an 81-unit, Class A apartment property with a mix of studios, one-bedroom and two-bedroom loft units in Boise, Idaho. The complex project also contains 2,758 SF of retail space and a park for public use. The property is currently under construction, with completion anticipated in October 2018.

The project required patience and persistence to negotiate the complexities of providing public space in a private, market rate property. Mr. Pape successfully brought all parties together to close the very complex, non-recourse loan.

We look forward to working with Mr. Pape on his future developments.

Sincerely,

A handwritten signature in blue ink, reading "Mollie Means", is placed over a white rectangular background.

Mollie Means, SVP

EVIDENCE OF QUALIFICATIONS

RELEVANT DEVELOPMENT EXPERIENCE

The five projects on the following pages demonstrate our team's ability to achieve results in Eugene and beyond.

1203 WILLAMETTE

EUGENE, OREGON

AIA/SWO - Mayor's Choice Award (2017)

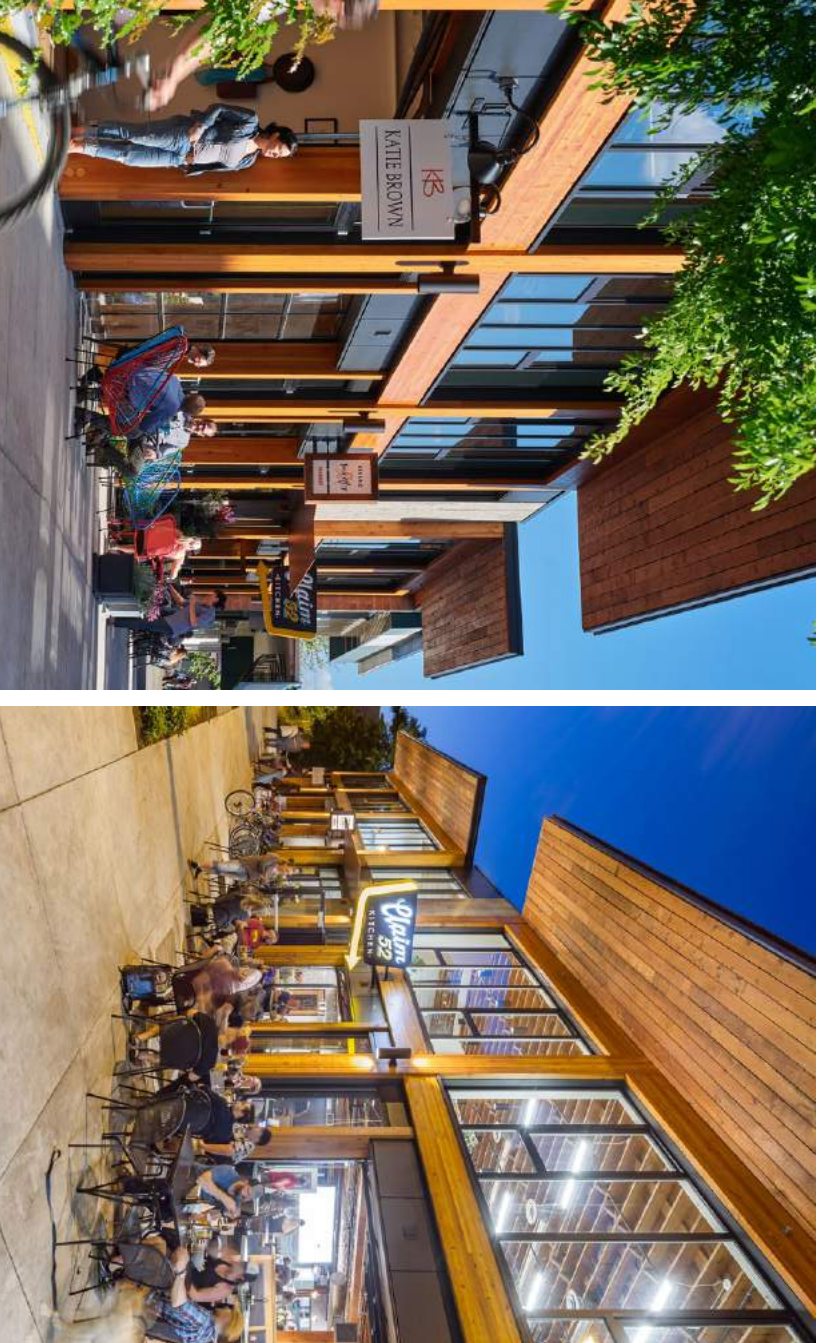
RELEVANCE

- Lead Developer
- Adaptive Reuse of Commercial Building

1203 Willamette is a major remodel and tenant improvement in Eugene. The scheme has four big moves: peel back the layers of finishes to reveal the stout timber frame and wood floor and roof structure; strengthen the shell to resist seismic action; open up the solid walls and roof to daylight with large windows and skylights; and open up the west elevation to reveal the timber structure, with maximum transparency, exposure, and connection to Willamette Street.

The 36,000-square-foot building, originally built in the 1940s for Lyons Furniture, consists of two 60'x120' concrete boxes with a simple 20'x20' timber frame grid. A new entry and hallway connects east-west, linking Willamette Street and the abundant parking on the alley. The simple, repetitive timber frame module allows for a range of tenant sizes, encouraging diversity in the tenant mix.

The Willamette Street face is a series of garage-door storefronts, allowing smaller tenants to each connect to the generous sidewalk for outdoor seating and retail. The large overhang clad in reclaimed douglas fir from the original building creates an inviting and striking presence on this promising stretch of Eugene's historic main street.



1203 WILLAMETTE
EUGENE, OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST
\$6,500,000

TOTAL BUILDING AREA BY USE
36,000 SF
(16,000 SF office
6,500 SF Restaurant/office
14,500 SF Accessory uses and storage)

TEAM MEMBER ROLES

Mark Miksis: Development Manager

- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Financing
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements
- Construction Oversight
- Financing Support

John Rowell, Greg Brokaw: Architect

- Overall Design Coordination
- Design Concept
- Core and Shell Design
- Entitlement and permitting
- Construction Administration
- Tenant Improvement Design (RBA, WLR, Claim 52

FINANCING STRUCTURE

Private equity, conventional construction loan

DEVELOPMENT PARTNERS

deChase Miksis Development
Rowell Brokaw Architects
Catena
Essex Construction
Oregon Pacific Bank

USE OF LOCAL CONTRACTORS

This project was developed, designed, constructed and occupied entirely by local businesses. All of the tenants in the building are local businesses that started in Eugene. This project was entirely financed with a local lender and is owned by local investors.

TIMELINE TO COMPLETION

Completed in one phase between May of 2017 and May of 2018.

210 CENTURY DRIVE

BEND, OREGON

RELEVANCE

- Lead Developer
- Multi-tenant Development
- Eugene Capital Investor

When the City of Bend made the decision not to expand its urban growth boundary their long range planning objectives reset to focus on mixed use infill projects to accommodate the exceptional growth the community is experiencing. During the heavy winter of 2016, exceptional snowfall accumulation on the roof of the vacant Ray's Grocery store in Bend's Westside caused the roof to collapse leading to a complete building loss. These two events led Eugene's G Group, the property owner, to hire deChase Milksis Development to provide complete development services to repurpose the dated shopping center into a vibrant, mixed use center with 20,000 SF of additional retail and 203 apartments. This project meets the long-term planning goals of the city by adding 203 housing units to the city's core while remaking a dated shopping center into a neighborhood center with open space, housing and shops giving the owner a much improved asset.

In order to meet the technical challenges the project presented and the relationships needed to work with the local jurisdiction, partnerships were formed between firms with local knowledge and firms with the background and expertise in this project type. CS Construction and BLRB are the local firms that understand the community and have the relationships with people approving the project. Essex Construction and GLO Architects are the experts that ensure the design and technical expertise for success. These partnerships equaled more than the sum of their parts providing a lower risk delivery model for this ambitious project.



210 CENTURY DRIVE
BEND, OREGON

PROJECT SUMMARY

deChase Miksis is providing complete development oversight for this project from the initial feasibility study to lease up and asset management. Construction is scheduled to commence this summer.

TOTAL DEVELOPMENT COST
\$50,000,000

TOTAL BUILDING AREA BY USE
208,000 SF
(203 apartments
188,000 SF Apartments
20,000 SF of retail)

DEVELOPMENT TEAM'S ROLE IN PROJECT, OR TEAM MEMBER'S ROLE IN PROJECT

Mark Miksis, Dean Pape: Development Manager

- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure
- Financing
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling
- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements
- Construction Oversight
- Financing Support

FINANCING STRUCTURE

Private equity and conventional construction loan

DEVELOPMENT PARTNERS

G Group
deChase Miksis Development
CS Construction/Essex Construction
BLRB architects/GGLO architects

USE OF LOCAL CONTRACTORS AND/OR MINORITY AND WOMEN-OWNED BUSINESS ENTERPRISES

Yes; see narrative

PROJECT TIMELINE FROM SITE CONTROL TO OCCUPANCY OF THE INITIAL BUILDING AND THE FINAL BUILDING, INCLUDING TIMING OF ANY PHASING

Construction start schedule for July of 2018 and completion in spring of 2020.



5TH AND IDAHO

BOISE, IDAHO

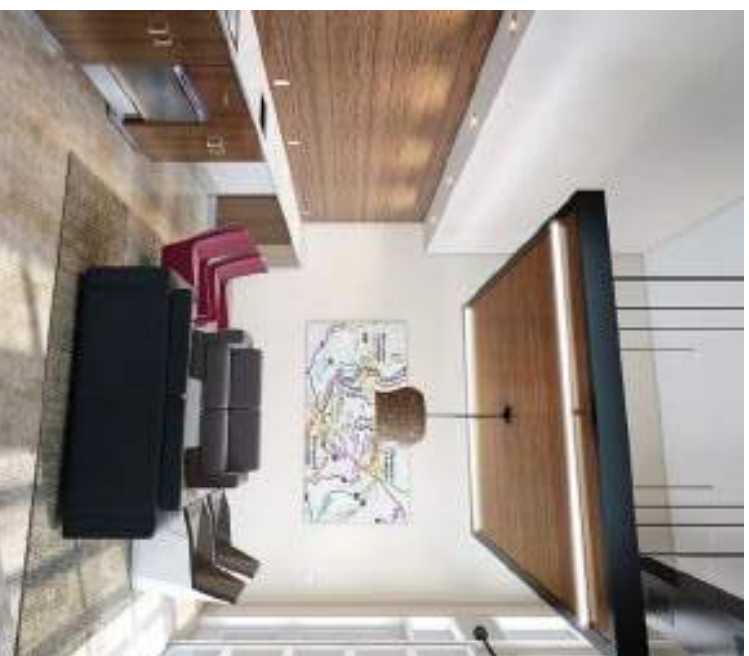
RELEVANCE

- **Lead Developer**

This multi-family development fits respectfully within the context of the history-rich and distinct Old Boise commercial district. Surrounded by blocks with a diversity of architectural styles, the design of 5th & Idaho seamlessly integrates with complementary architecture and pedestrian-scale massing that is consistent with the district.

In a unique public/private partnership with the City of Boise parks department, this project also developed a city-owned, developer-managed pocket park that allowed the building to step back from the street and pay homage to the adjacent historic building. This park serves as a neighborhood gathering space with a small stage for outdoor summer performances. The design of 5th & Idaho celebrates simple, modest materials and forms that are consistent with other projects in the district.

In alignment with Boise's planning goals, 5th & Idaho's parking is all underground or within the alley. This allows the project to make use of its key corners where retail can encourage visitors and residents to gather and create community.



5TH AND IDAHO BOISE, IDAHO

PROJECT SUMMARY

TOTAL DEVELOPMENT COST
\$18,000,000

TOTAL BUILDING AREA BY USE
78,000 sf
(3,000 sf retail
75,000 sf housing)

TEAM MEMBER ROLES

Dean Pape: Development Manager

- Project Feasibility Analysis
- Proforma and Financial Analysis
- Real Estate Structure

- Financing
- Community Outreach
- Contractor Selection and Contract Negotiation
- Design and Construction Management
- Scheduling

- Budget and Cost Control
- Marketing and Lease-Up
- Asset Management
- Property Management
- Entitlements
- Construction Oversight
- Financing Support

FINANCING STRUCTURE

Primary Loan: HUD 221 d4
City of Boise Parks and Capital City Development Corp.
Funding
Private equity

DEVELOPMENT PARTNERS

GGLO, Architect
Hummel, Architect (Boise)
ESI construction (Boise)

USE OF LOCAL CONTRACTORS

Yes

TIMELINE TO COMPLETION

16 months. Completion target: November 1, 2018.

INKWELL BUILDING

EUGENE, OREGON

LEED Platinum – TI Office Tenant

LEED Gold – Core and Shell

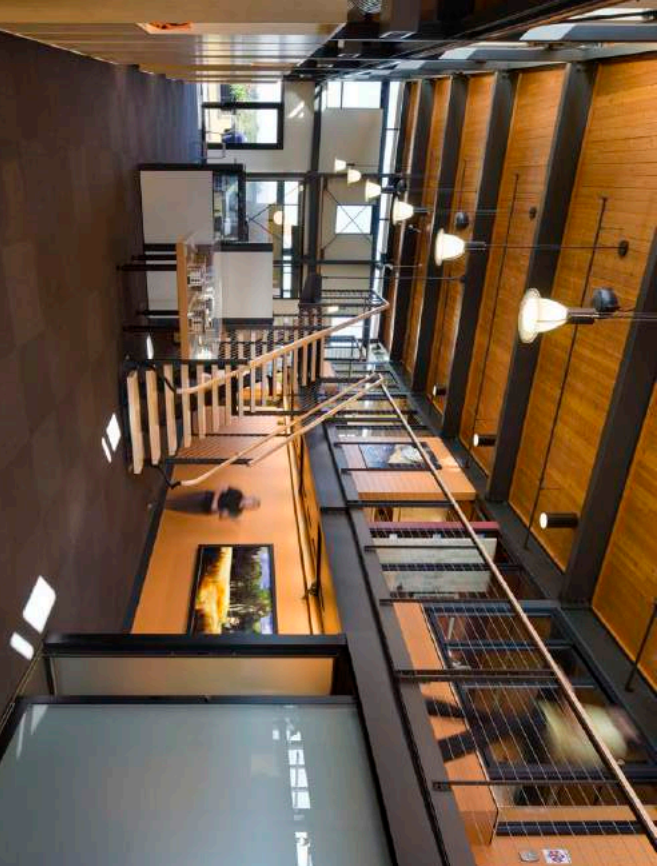
RELEVANCE

- Mixed-use with diverse tenants and flexible spaces
- Ability to achieve potential sustainability goals

This five-story, 36,000 sf mixed-use office and retail building is the first LEED-certified speculative office building in Lane County.

Occupants enjoy views of both the Coburg Hills and Shadow View Drive's lively mix of shops and restaurants. The building comprises 26,000 square feet of highly functional office space and 7,000 square feet of ground floor retail space. The building is designed to allow maximum flexibility in tenant infill uses within a high performance green building.

The Artle & Company Corporate Offices were located on the fifth floor of The Inkwell Office Building at Crescent Village. The project received LEED Platinum for the interior, the second project in the state to achieve this level of certification. A primary goal of the project was to embody the identity of the company in the work environment.



INKWELL BUILDING
EUGENE OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST	
\$11,000,000	
TOTAL BUILDING AREA BY USE	
36,000 SF	
(26,000 SF office space	
7,000 SF retail space)	
TEAM MEMBER ROLES	
Mark Milkis (while at Arlie & Co): Development Manager	
<ul style="list-style-type: none">• Strategic Planning• Master Planning / Urban Design• Project Feasibility Analysis• Proforma and Financial Analysis• Real Estate Structure• Community Outreach• Contractor Selection and Contract Negotiation• Design and Construction Management• Scheduling• Budget and Cost Control• Marketing and Lease-Up• Asset Management• Property Management• Entitlements	
John Rowell, Greg Brokaw: Architect	
<ul style="list-style-type: none">• Overall Design Coordination• Core and Shell Design• Interior Design• Entitlement and Permitting	
FINANCING STRUCTURE	
Conventional Equity / Bank Financing	
DEVELOPMENT PARTNERS	
Arlie & Company	
Rowell Brokaw Architects	
Chambers Construction	
USE OF LOCAL CONTRACTORS	
Yes	
TIMELINE TO COMPLETION	
Completion 2009	

CRESCENT VILLAGE EAST & WEST

EUGENE, OREGON

AIA Design Award (2009)

Multi-Housing News Design Excellence Award

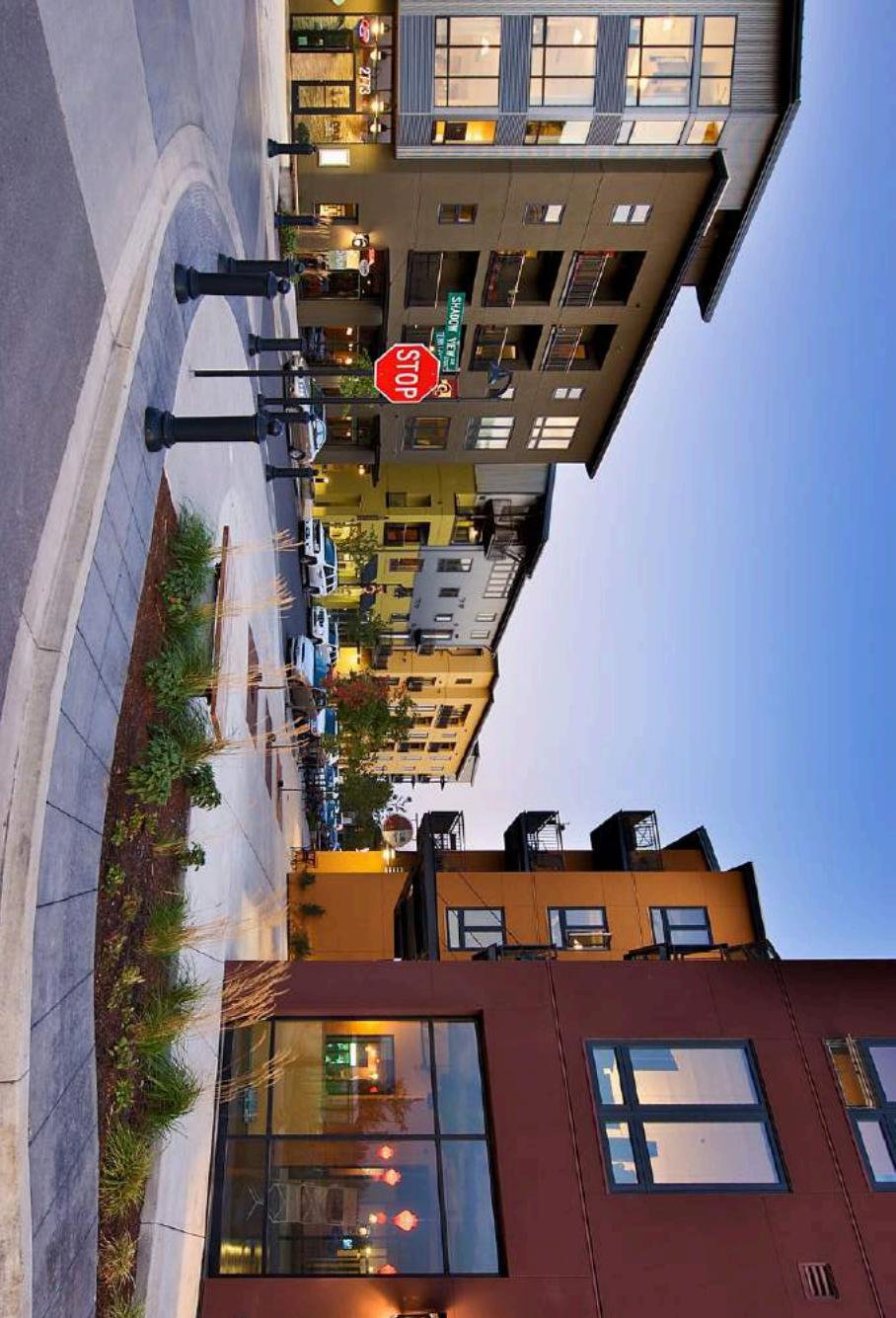
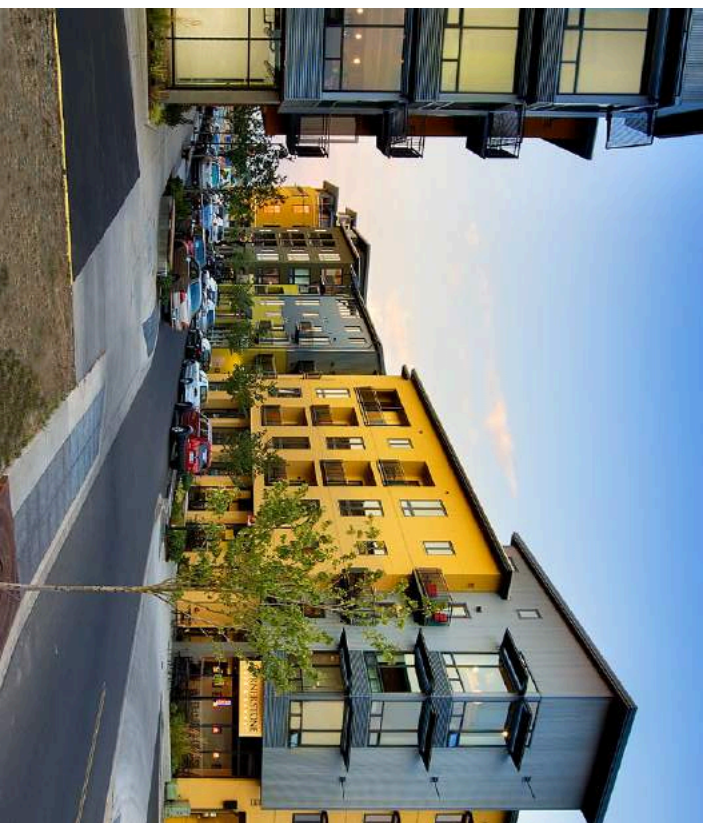
RELEVANCE

- Lead Development Manager
- Market pioneer for mixed-use, pedestrian-oriented development with vibrant mix of retail, restaurants, offices, park space and lofts in Eugene, Oregon

Crescent Village is one of the largest recent real estate developments in Eugene. This 40-acre development succeeded in gaining unanimous support from surrounding residents and businesses because of Arlie & Company's focus on design and livability, plus its transparent response to the needs of the existing neighborhood. Arlie & Company's vision for Crescent Village was to create a mix of high-quality housing, retail shops and services, office space, and integrated parks, transforming the Northeast Eugene neighborhood into a walkable, people-focused community.

While working closely with the City, Miksis and his planning and development team introduced and gained approval for new urban concepts that had not previously been attempted in the City of Eugene.

Guided by the principles of New Urbanism, Crescent Village was designed as a place where people could walk to local shops, dine in restaurants close to home, and get to know their neighbors.



CRESCENT VILLAGE EAST/WEST
EUGENE, OREGON

PROJECT SUMMARY

TOTAL DEVELOPMENT COST	
\$30,000,000	
TOTAL BUILDING AREA BY USE	
(2) 80,000 SF buildings (residential over retail)	
TEAM MEMBER ROLES	
Mark Milkis (while at Arlie & Co): Development Manager	
<ul style="list-style-type: none">• Strategic Planning• Master Planning / Urban Design• Project Feasibility Analysis• Proforma and Financial Analysis• Real Estate Structure• Community Outreach• Contractor Selection and Contract Negotiation• Design and Construction Management• Scheduling• Budget and Cost Control• Marketing and Lease-Up• Asset Management• Property Management• Entitlements	
John Rowell, Greg Brokaw: Architect	
<ul style="list-style-type: none">• Overall Design Coordination• Core and Shell Design• Interior Design• Entitlement and Permitting	
FINANCING STRUCTURE	
Conventional Equity / Bank Financing	
DEVELOPMENT PARTNERS	
Arlie & Company Rowell Brokaw Architects Roberts Construction	
USE OF LOCAL CONTRACTORS	
Yes	
TIMELINE TO COMPLETION	
Phase I-III - 5 years Completion June 2008	

OTHER RELEVANT EXPERIENCE

The following projects demonstrate additional experience, knowledge, skills, and a history of success collaborating with others to execute complex community based projects.

NORTHWEST COMMUNITY CREDIT UNION HEADQUARTERS

EUGENE, OREGON

AIA-SWO Mayor's Choice Award (2015)

LEED Gold Certified

RELEVANCE

- Site Selection and coordination with City of Eugene for purchase and development within Urban Renewal District
- 8th to Willamette

The Northwest Community Credit Union originally intended to reprogram and plan for a substantial renovation of the credit union's existing Gateway facility. After a preliminary analysis and assessment, the credit union decided to construct a new 69,000 SF corporate headquarters with an integrated branch in downtown Eugene. The completed facility provides convenient downtown access, places the credit union in a highly visible location and anticipates future growth. It brings a major employer to Eugene's urban core and builds on the momentum of downtown. Rowell Brokaw designed an active and welcoming street level, with access to the branch, community services, and potential for retail.

Cost \$24.5M

Size 69,000 SF

Roles Mark Milkis

Owner's Representative

Greg Brokaw, John Rowell

Architects

Timeline Completion 2014



EWEB RIVERFRONT MASTER PLAN EUGENE, OREGON

RELEVANCE

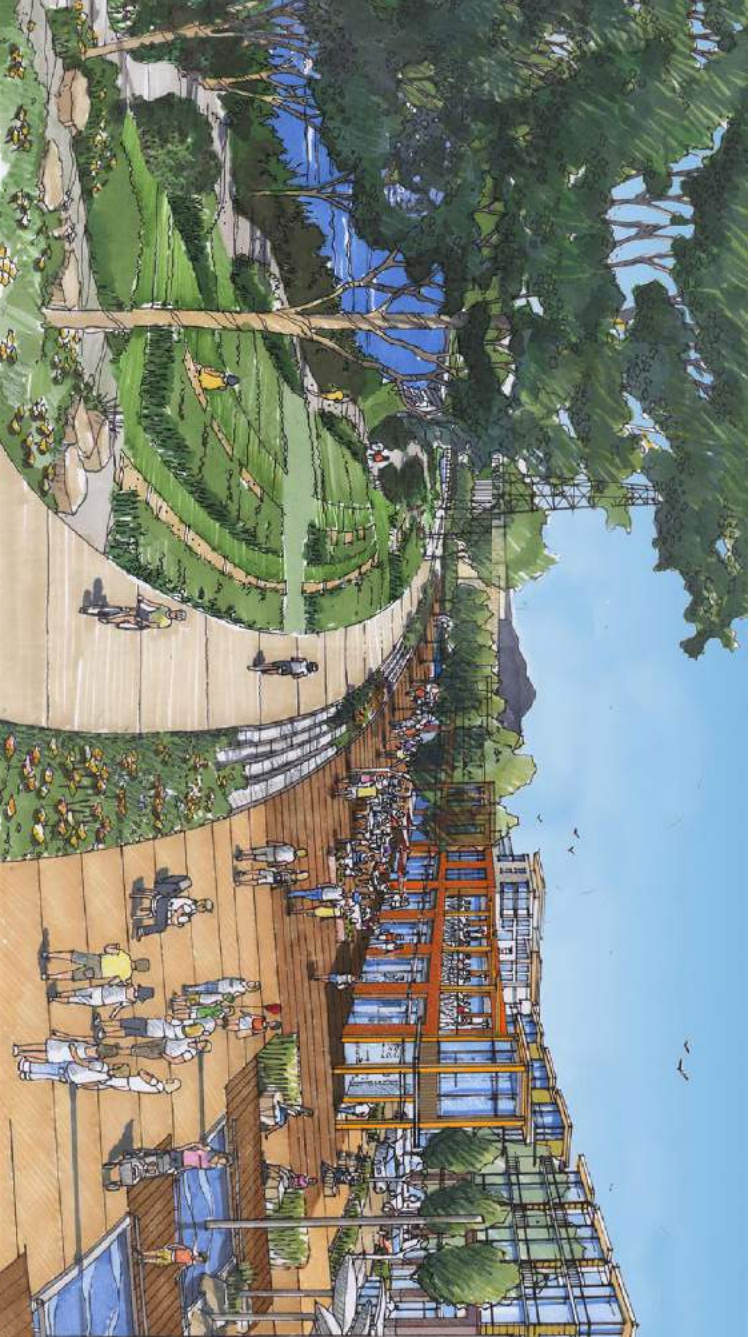
- Thorough knowledge of public concept and community needs

The EWEB Riverfront Master Plan was one of the most challenging and complex planning projects in Eugene's recent history. It involved engaging and leading the community to a compelling vision for the sole opportunity to connect downtown Eugene to the Willamette River and redevelop an iconic property. The project achieved consensus approval from a diverse citizen advisory team, overwhelming support from the public, and was unanimously approved by the EWEB Board of Commissioners in June 2010.

Establishing a new vision for the riverfront property owned by Eugene's public utility was the final step in a decades-long process to renew the connection between Downtown Eugene and the Willamette River. The master plan for this 27-acre property models sustainable redevelopment in a variety of ways: it creates 8 acres of new riverfront open space, requires LEED certification for all new construction, improves public access and the trail system, establishes and enhances habitat, and proposes numerous ways to teach about our river, our history and our city.

Size 27 acres
Role John Rowell, Greg Brokaw
Lead Planners
Dean Pape

Timeline Community Advisory Committee
Completion 2010



EWEB RIVER DISTRICT DEVELOPMENT STUDY

EUGENE, OREGON

RELEVANCE

- Initial exploration of possibilities
- Thorough knowledge of market and community needs

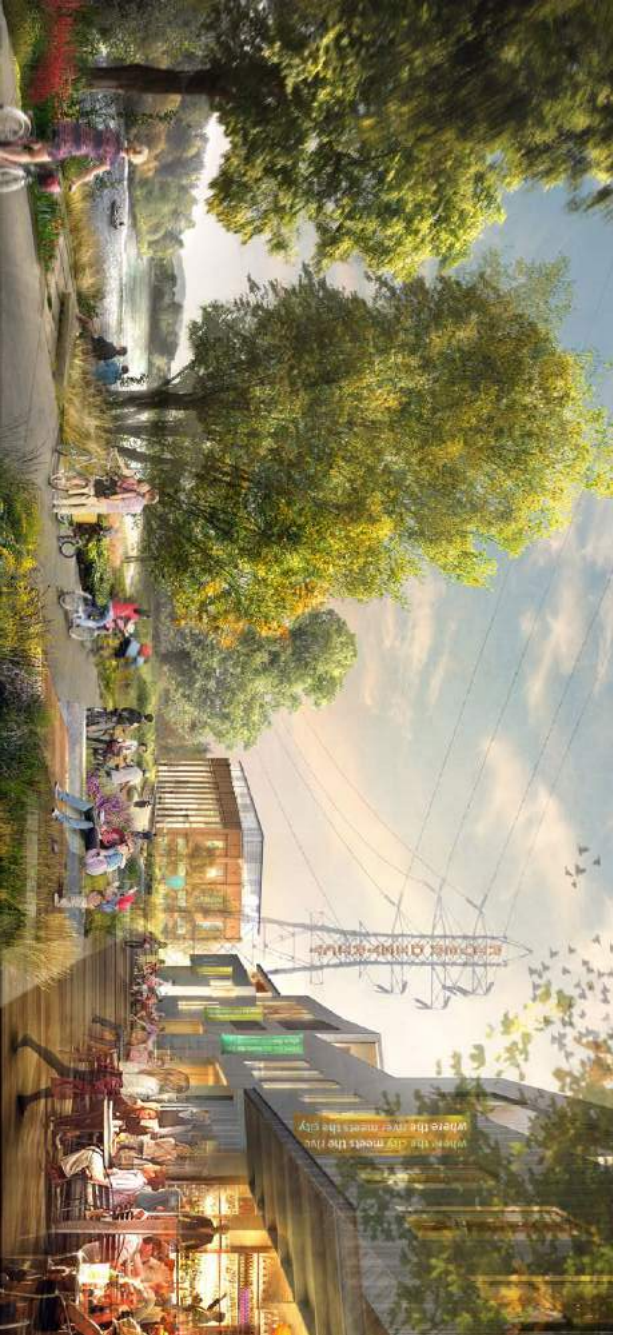
Rowell Brokaw Architects was selected as the Master Architect for a team led by The UO Foundation to redevelop Eugene's downtown riverfront. The 27-acre property is currently owned by the Eugene Water and Electric Board (EWEB) and has been used for industrial purposes for much of the last 100 years. The UO Foundation conducted due diligence and negotiations with EWEB and the City of Eugene for the property's purchase. The Foundation subsequently decided not to pursue the development.

Rowell Brokaw Architects has been working to support the successful transformation of this property into a vibrant, mixed-use river district since leading the EWEB Riverfront Master Plan in 2009.

Size 27 acres

Roles Mark Milksis
Developer

Timeline John Rowell, Greg Brokaw
Concept Designers and Architects
Completion 2014



UO STRAUB HALL

EUGENE, OREGON

LEED GOLD CERTIFIED

RELEVANCE

- Preservation Analysis and Strategy in collaboration with Don Peking
- Complete gut, with seismically upgraded concrete structure, systems upgrade, and re-furnished historic windows
- Character-defining features retained



The Straub Hall project at the University of Oregon involved two parts: a comprehensive renovation of Straub Hall and a classroom expansion of Straub and Earl Halls. The renovation project provided much-needed infrastructure replacement and a full interior renovation of a historic building, transforming the historic Straub Hall (originally built as a dormitory) into an innovative 21st Century academic facility. It includes one of the nation's finest technically daylight large lecture auditoriums, which seats nearly 500 students.

The renovation included energy performance and seismic upgrades. Exterior windows were rebuilt to include double glazing while retaining historic wood frames. In the historic gable room, trusses and the gable end windows were stored off site while structural and seismic elements were rebuilt. The trusses and gable end windows were ultimately reintegrated.

Cost (Construction)

\$31M

Size

82,000 sf (remodel)
58,000 sf (expansion)

Roles

John Rowell, Greg Brokaw
Architects

Donald Petting

Historic Building Consultant

Timeline

Completion 2014 (remodel)
Completion 2015 (expansion)



THOMPSON'S MILLS STATE HERITAGE SITE SHEDD, OREGON

RELEVANCE

- Ability to assess and apply strategic restoration of a historic structure

One of two working watermills in Oregon, Thompson's Mills is the oldest, with water rights going back to 1857. It gets its water from the Calapooia River through a hand-dug canal affectionately called the Sodom Ditch. It was an active grain mill until nearly the end of the 20th Century, though the health regulations in the 1940s forced the flour mill to become a feed mill. Thompson's Mills became a State Heritage Park and museum in 2004. The concrete silos are most likely the oldest slip-form concrete structures in Oregon, dating from 1917.

Historic Building Consultant Don Peting started working on Thompson's Mill back in the early 1970s when the last Thompson was still the owner. In the 1990s, he was part of a team that did HABS drawings, then later a condition assessment of the mill. Later, he was part of the PNWFS Field School in 2003 that brought students to work on the Mills. The FS students' work included archaeology, timber frame construction and repair, wood window construction and repair of the head gates, and a study of water-powered engineering. A decade later, Don and his students completed a condition assessment of the mill house and restoration has been continuing since.

Roles

Donald Peting
Historic Building Consultant
1857-Present

Timeline





5TH & BLAIR / TACOVORE / GLASS HOUSE

EUGENE, OREGON

RELEVANCE

- Adaptive Re-use Experience
- Mixed-use with restaurant, coffee, office and fabrication space

This development effort transformed the 10,000 SF one- and two-story building complex on the corner of 5th and Blair in Eugene's historic Whiteaker neighborhood from a carpet garage and dilapidated office space into a venture incubation space and one of Eugene's most successful new restaurants. Special care was taken in the rehabilitation effort to stay true to the original underlying building structure and minimize new material content.

ARCIMOTO FACTORY

EUGENE, OREGON

RELEVANCE

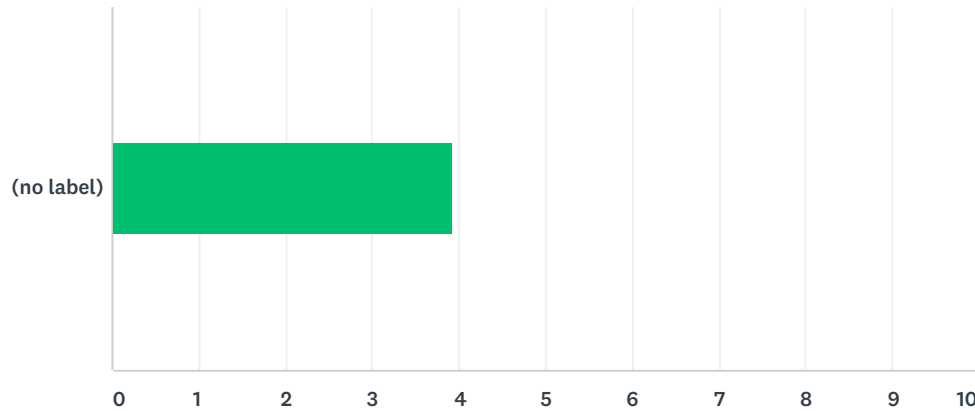
- Adaptive Re-use Experience
- Employment densification
- Venture incubation

The Arcimoto Manufacturing Plant in West Eugene is a shining example of this team's ability to execute building rehabilitation efforts on an aggressive timeline. In less than two months, this 30,000 SF warehouse moved from site control to full occupancy. The effort included roof repair, energy-efficient lighting, renovated office space and plumbing, surface treatment, and electrical upgrades sufficient to facilitate a vehicle manufacturing enterprise. As with 5th and Blair above, special care was taken to maximize the value of the original space, while adapting it for higher value utilization.



Q1 How important is it to preserve and include the Steam Plant's physical historic elements in the proposed redesign?

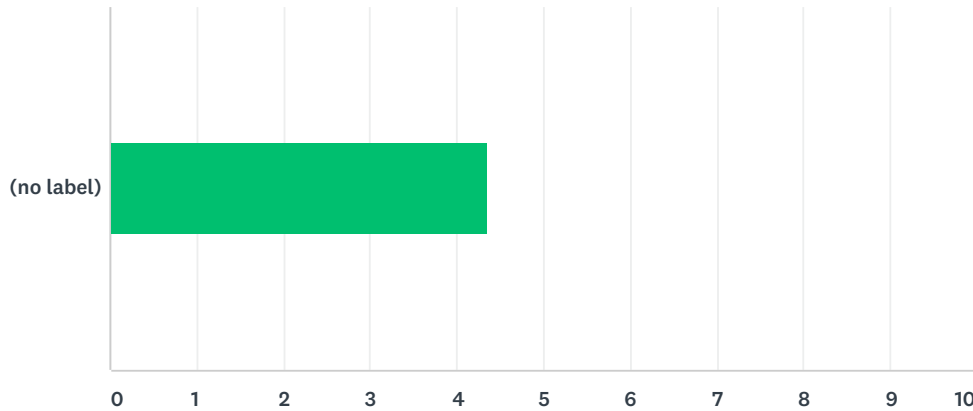
Answered: 916 Skipped: 3



	NOT AT AT ALL IMPORTANT	2	3	4	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	7.42% 68	7.10% 65	12.66% 116	31.00% 284	41.81% 383	916	3.93

Q2 How important is it that the redesign includes an overlook to the river, connecting the Steam Plant to the adjacent future Riverfront Park?

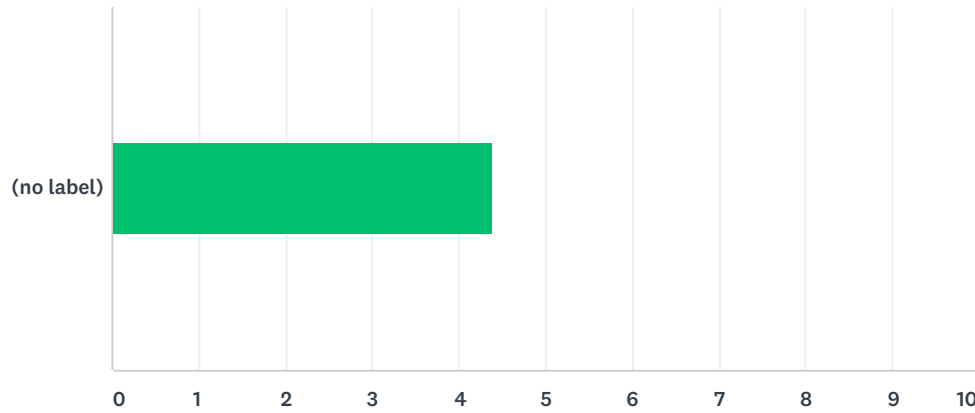
Answered: 912 Skipped: 7



	NOT AT AT ALL IMPORTANT	2	3	4	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	3.51% 32	2.19% 20	10.42% 95	23.79% 217	60.09% 548	912	4.35

Q3 How important is it to have a publicly-accessible space such as a restaurant, cafe, or brewery with views to the river?

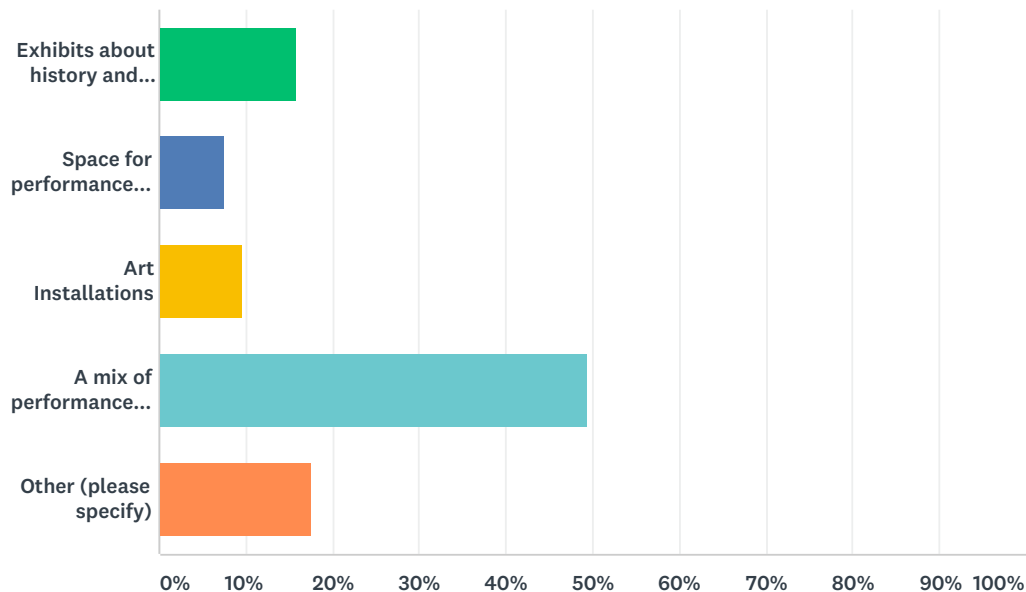
Answered: 911 Skipped: 8



	NOT AT AT ALL IMPORTANT	2	3	4	EXTREMELY IMPORTANT	TOTAL	WEIGHTED AVERAGE
(no label)	3.95% 36	2.96% 27	8.12% 74	20.42% 186	64.54% 588	911	4.39

Q4 The proposed draft redesign is considering including dedicated cultural space. What types of uses would you like to see incorporated into the design that support arts and culture?

Answered: 913 Skipped: 6



ANSWER CHOICES	RESPONSES	
Exhibits about history and culture	15.99%	146
Space for performance arts	7.56%	69
Art Installations	9.64%	88
A mix of performance arts, static art, and educational displays.	49.29%	450
Other (please specify)	17.52%	160
TOTAL		913

#	OTHER (PLEASE SPECIFY)	DATE
1	All of the above plus artist studios.	2/21/2019 9:43 AM
2	Space for use by the many dance groups in the area. Tango, salsa, canjun, contra, ballroom, international folk, and more!	2/20/2019 1:54 PM
3	Space for changing exhibitions and installations, as well as performance	2/20/2019 9:03 AM
4	In addition to mix (above), a welcoming, registration, and referral center, especially for disadvantaged and homeless. Important to have eco-friendly transportation hub and aids available too (cycling, push carts, canoe dock/concession).	2/20/2019 7:45 AM
5	All of the above, and add participation space where people come together to interact with each other.	2/20/2019 12:16 AM
6	These all sound fantastic	2/19/2019 10:21 PM
7	Accurate history of Native peoples, info about native plants in area, fish in river, etc	2/19/2019 5:34 PM
8	place for small (8-12) groups to meet - there's a great lack of placed for boards or committees of community groups to meet	2/19/2019 3:13 PM

Comments Sought on Proposed Steam Plant Concept

9	Something related to food	2/19/2019 3:10 PM
10	culture history and educational displays	2/19/2019 1:29 PM
11	mix of above; enforced security	2/19/2019 1:28 PM
12	all of the above and a speakeasy	2/19/2019 1:21 PM
13	exhibits about history and culture; ballroom	2/19/2019 1:12 PM
14	space for performance arts, art installations; children's museum	2/19/2019 1:08 PM
15	Space/stage for cultural 'Ted Talks'	2/19/2019 1:08 PM
16	Music	2/19/2019 12:59 PM
17	Restaurants and theaters	2/19/2019 12:55 PM
18	mix of above; workspace to "check out" as in cubicles	2/19/2019 12:52 PM
19	exhibits about history and culture, space for performance arts; fish and bird and riverlife and osprey - how will this building help the river and river life?	2/19/2019 12:49 PM
20	art installations and exhibits about history and culture	2/19/2019 12:47 PM
21	Exhibits about history and culture, Art Installations, Children's museum, elderly disability engagement	2/19/2019 12:27 PM
22	All of the above	2/19/2019 10:30 AM
23	Fuel dock for boats	2/19/2019 9:32 AM
24	A mix of performance arts, static art, ed displays, AND spots to professionally network while drinking.	2/18/2019 1:09 PM
25	Start something that would make it a global attraction, like an American Craft and Folk Art Museum	2/17/2019 3:56 PM
26	Social dancing floor :)	2/17/2019 9:12 AM
27	skatepark infrastructure that is painted periodically by local artists.	2/16/2019 6:19 PM
28	The steam plant itself is the art/culture. Don't need anything more.	2/16/2019 4:22 PM
29	I believe that by showcasing the physical steam plant equipment (cleaned up painted and restored to its pristine condition then encased in plexiglass) would bring the historical value of the building back to the forefront of people's minds. This is art in its truest sense.	2/16/2019 3:53 PM
30	all the above plus animal shelter or dog freindly	2/15/2019 2:51 PM
31	All art	2/15/2019 2:39 PM
32	start a new museum. The American Craft and Folk Art Museum	2/15/2019 2:35 PM
33	All the above plus event space	2/15/2019 2:26 PM
34	all the above	2/15/2019 2:21 PM
35	All art	2/15/2019 2:13 PM
36	Art- It's important to showcase local talent, to support the maker community	2/15/2019 11:32 AM
37	static and performance art	2/15/2019 11:27 AM
38	contemporary art please!!! Young artists and POC	2/15/2019 11:25 AM
39	history and arts - hands on activities	2/15/2019 11:05 AM
40	all the above	2/15/2019 10:59 AM
41	technology- maker movement	2/15/2019 10:56 AM
42	All of the above, but can I just point out the absolute misuse of the phrase "publicly-accessible space" when referring to a restaurant/cafe/brewery? Those are all places that one is expected to pay money to exist in. Those are all places where there is an owner, and customers. Public means libraries, parks, open areas where you can walk and sit and enjoy the space.	2/14/2019 6:00 PM
43	Oregon/Willamette River Natural Fish Tank Exhibit	2/14/2019 3:31 PM
44	Farmers Market	2/14/2019 2:00 PM

Comments Sought on Proposed Steam Plant Concept

45	art room	2/14/2019 1:56 PM
46	Community Agriculture	2/14/2019 12:51 PM
47	All of the above. History AND culture AND performance arts AND educational displays	2/14/2019 10:52 AM
48	All Restaurants (Food & Beverage). Minimul cultural space.	2/14/2019 10:22 AM
49	Science Technology Electronics And Math	2/14/2019 10:14 AM
50	spaces for artists to work and show work	2/13/2019 10:08 PM
51	A multicultural arts center with spaces available for rent by artists needing affordable space to offer classes to the community of all ages	2/13/2019 6:45 PM
52	large scale, more avant-garde art installations/sculptures/interactive pieces rather than just an exhibit of paintings or photography	2/13/2019 3:34 PM
53	all the above	2/13/2019 2:55 PM
54	Showcase the outdoor opportunities around Eugene instead of yet another cultural or historic display. The native American museum and the masonic cemetary are better places for historic displays. Why not let people know what already exists in Eugene and the greater Eugene area.	2/13/2019 1:34 PM
55	A mix of exhibits sharing our history and culture as well as space for art and educational displays	2/13/2019 12:01 PM
56	All of the above.	2/13/2019 10:59 AM
57	All of the above	2/12/2019 12:23 PM
58	interactive science exhibits (take some ideas from OMSI)	2/12/2019 11:11 AM
59	Interactive seating with either twisting or swiveling or bouncing or swinging chairs and other kinetic art to draw people in and encourage interaction and play	2/12/2019 9:25 AM
60	Mix of above, plus space for community meetings and events (space for interaction, not just for performance).).	2/12/2019 12:32 AM
61	Native history of the area, with tribes' involvement	2/11/2019 8:47 PM
62	exhibits would be wonderful, ideally rotational, to keep drawing visitors	2/11/2019 1:12 PM
63	Educational displays along with interactive stations for families/kids.	2/11/2019 10:04 AM
64	Demolish the building and restore the natural riverbank	2/9/2019 10:55 AM
65	I would like to see exhibits about history and culture -- with visionary thoughts of Eugene's future. I think integrating other aspects such as performance arts, art installations, etc. are also good ideas, but if you start giving all kinds of attention to different programming elements, then the overall experience gets watered down and weak. I support a 'major' focus with 'minor' supporting elements.	2/8/2019 1:03 PM
66	public meeting space and public gymnasium	2/8/2019 11:17 AM
67	Not at all important	2/8/2019 8:30 AM
68	A mix of performance arts, static art, and educational displays that give space + time to underrepresented communities in Eugene (i.e. people of color) or support the cultural history and environmental activism necessary to make the Steam Plant successful. This is important because it would help make this space NOT a blatant sign of gentrification.	2/8/2019 8:13 AM
69	A mixture of everything	2/8/2019 12:43 AM
70	none	2/7/2019 6:52 PM
71	history, culture, performance arts and installations	2/5/2019 12:10 PM
72	arts, educational displays, staging for events (4th fireworks, etc)	2/5/2019 12:06 PM
73	This Survey only allows one choice from the 'menu'. Why have a fixed theme? We know the use of the spaces will change over the years. Provide the maximum ability to accomodate multiple types of events. Fixed restaurant / bar on top floor.	2/4/2019 3:20 PM
74	all the above	2/4/2019 2:29 PM
75	all the above	2/4/2019 2:20 PM

Comments Sought on Proposed Steam Plant Concept

76	all the above	2/4/2019 2:19 PM
77	all the above	2/4/2019 2:06 PM
78	Art/performance arts/ gallery for display or sale	2/4/2019 2:03 PM
79	history and art	2/4/2019 1:59 PM
80	all the above	2/4/2019 1:58 PM
81	Community art studios, including Whiteaker Printmakers and gallery	2/3/2019 6:17 PM
82	Mix: history/culture, artist work space, art exhibition	2/3/2019 6:09 PM
83	I feel it is important and interesting to have references to the history of the building displayed but do not make this building a museum. Museums become stagnant and they are not places for people to gather and socialize. Use the walls and some of the circulation spaces for historic references. Don't make it another place for transients to plant themselves. It needs people and families to come on a regular basis. Eugene residents are not going to come to a museum over and over again. Make it a place for people to stop while biking the paths to refresh and get something to eat and drink. Make it a place people will walk to with their kids and dogs.	2/1/2019 7:24 PM
84	All of the above but including a serious interpretive exhibit regarding the Willamette River Watershed and, separately, about energy and electric power.	2/1/2019 3:47 PM
85	Space for cultural conversations, history, & education	2/1/2019 2:33 PM
86	Native History Exhibits and Educational displays. Static art as well.	2/1/2019 9:53 AM
87	Artist residency.	1/31/2019 4:34 PM
88	I to approve of history and culture but would encourage the exploration of Steam: past, today and future. THere a huge contingent of steam enthusiasts in Oregon(and beyond) who have longed for a venue to display and engage their equipment. The adjacent tracks could help facilitate large equipment. I approve of the options above as well.	1/31/2019 3:04 AM
89	Really enjoyed a refurbished power plant in St Louis. Dinner theater space and cabaret type shows below, shops above	1/30/2019 11:10 PM
90	Strong recognition of the importance of racial/cultural diversity. Oregon is overwhelmingly white. We need to welcome and promote a diverse, multiracial, multicultural city.	1/30/2019 9:49 PM
91	Any or all of the above would be great	1/30/2019 8:31 PM
92	a mix of art installations (changing) and performance	1/30/2019 7:54 PM
93	I don't think dedicating cultural space is a good idea. Leave some of the historic components as backdrop for USES, not displays.	1/30/2019 4:22 PM
94	None of the above	1/30/2019 3:31 PM
95	All of the above	1/30/2019 2:02 PM
96	Connection to the river. Boat houses, boat launch, water environment	1/30/2019 1:58 PM
97	Preservation of water and nature education	1/30/2019 1:37 PM
98	Affordable apartment complexes instead!	1/30/2019 1:02 PM
99	All the Above	1/30/2019 12:59 PM
100	This building should become the much-needed city art museum. A city the size of Eugene aught to have a museum with a permanent collection of Oregon artists' work. The Hult Center provides the citywith plenty of performance space. It is time to focus on the fine arts.	1/30/2019 12:22 PM
101	For this to be a real attraction the turbine needs to rotate and steam needs to appear to rotate that. This will be a lame excuse for an attraction otherwise. If there is food and drink it will take away from surrounding businesses and the focus of the attraction will be lost.	1/30/2019 12:21 PM
102	A mix of performance arts, art installations, and community event space.	1/30/2019 11:59 AM
103	Open, low rent space for working artists. The original 5th Street Public Market had floors for artists at work, who also sold their work. It WAS friendlier then, with far more of a community. Now, the entire concept has devolved into expensive gift items, packaged commercialism.	1/30/2019 11:34 AM
104	All of the above!	1/30/2019 11:28 AM

Comments Sought on Proposed Steam Plant Concept

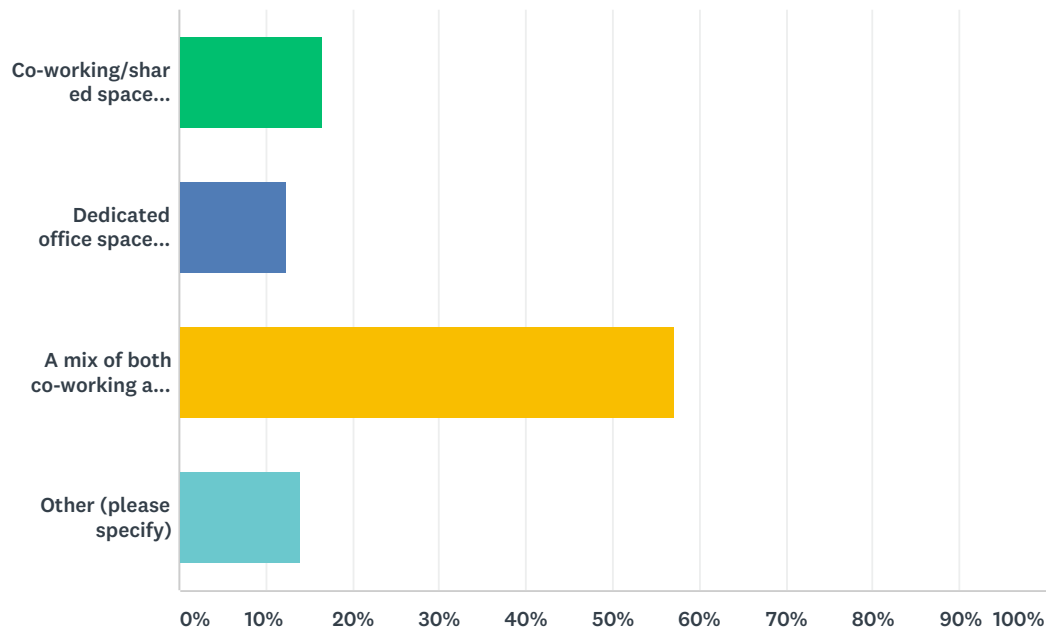
105	Put the Eugene Science Center in the steam plant	1/30/2019 11:20 AM
106	None. It should be for restaurants and shops.	1/30/2019 11:18 AM
107	A perfect space for the Lane County Historical society!	1/30/2019 11:14 AM
108	Exhibits about history and culture; specifically related to the natural history of the region, the Willamette River environment, native peoples, western settlers, and the Steam plant itself. (It could be the STEAM museum... Science, Technology, Engineering, Arts, and Mathematics) Comparable example would be the local history exhibits within the Turtle Bay Exploration Park next to the Sundial Bridge over the Sacramento River in Redding, CA.	1/29/2019 4:41 PM
109	free meeting or workshop spaces for groups of 10-20	1/29/2019 10:49 AM
110	Art galleries and exhibition space. Open Artist/craftsman studios.	1/28/2019 11:29 PM
111	Not interested in Eugene wierd. We need outside dollars to support our community, what will our visitors want to see? What will they pay for - through meals, beverages - to enjoy our community. What is actually working elsewhere right now? In California? Along an San Antonio River? We don't need space that only is of interest to a few vocal Eugenians and will not 'pay' for itself. History displayed in a useful and compelling way is good. Art that is compelling is always good. Not trinkets and junk though.	1/28/2019 12:58 PM
112	nice to have another restraunt/bar on the river since there are minimal but quite the river system	1/28/2019 12:52 PM
113	None of the above. I would rather see an extra restaurant, bar, or retail/shopping space	1/28/2019 12:50 PM
114	AFFORDABLE HOUSING AFFORDABLE HOUSING AFFORDABLE HOUSING	1/28/2019 11:32 AM
115	A place to empower art and artists - Earth without art is "eh"!	1/27/2019 2:16 PM
116	not a damm thing do not waste my tax money	1/27/2019 2:15 PM
117	Less to do with uo and more to do with the city	1/27/2019 2:03 PM
118	Multiple food, drink, music and arts. It can hold it all. Think Springfields Public house only much bigger and cooler	1/26/2019 4:02 PM
119	Specific History about early Eugene Pioneers, Founderss.	1/26/2019 8:48 AM
120	Art and exhibits about history and culture that are impactful and engaging--not just display boards.	1/26/2019 1:01 AM
121	Static art and educational displays	1/25/2019 11:24 PM
122	Chick-fil-A restaurant	1/25/2019 1:36 PM
123	all of the above, if space allows	1/25/2019 1:18 PM
124	A mix of performance arts, static art, educational displays, and a meeting space for large groups.	1/25/2019 12:34 PM
125	Graffiti wall for the homeless who will congregate in this area.	1/25/2019 12:10 PM
126	Exhibits about History & Culture and Art Installations	1/25/2019 11:35 AM
127	history about the river, how it enabled the town to form, how it's evolved and the vital role it plays in our city today	1/25/2019 10:55 AM
128	Mix of the above. Partner/curate with UO and its museums, and design and performance schools, etc.	1/25/2019 10:25 AM
129	The space is trash, why preserve it? The city hasn't done anything to preserve it so far so why spend the money now to fix a pile of junk. Eugenians hold onto the shittiest things, like a city council hoarding problem.	1/25/2019 7:52 AM
130	First people's dance space during business hours	1/25/2019 6:34 AM
131	Science, technology, and industry	1/24/2019 11:13 PM
132	Residential space	1/24/2019 10:02 PM
133	Doesn't need art ext. Just needs to be a blend of housing and businesses that is clean. How are going to keep the bums out though	1/24/2019 9:53 PM
134	Don't care!	1/24/2019 8:58 PM
135	Nothing	1/24/2019 8:56 PM

Comments Sought on Proposed Steam Plant Concept

136	We need affordable housing. That's what it should be.	1/24/2019 8:14 PM
137	Physical and cultural geography museum	1/24/2019 7:44 PM
138	Dedicate 100% of the space to a public stage/ seating, suitable for public events (intellectual/lectures/political, as well as cultural, musical, etc.)	1/24/2019 7:37 PM
139	Mix option, including space for library annex for lectures, classes, maker space for larger tools/resources than can fit in the library	1/24/2019 7:15 PM
140	Rotating art installations	1/24/2019 6:09 PM
141	I go to the river to relax. If the steam plant is connected to the park or bike path, I don't want a bunch of obnoxious noise that which has essentially ruined the park blocks for me in warmer months. It can't be a mimic of nature if it's full of shrieking adults playing live foosball, or loud music.	1/24/2019 6:03 PM
142	Performance art space, static art, mini skate park adjacent	1/24/2019 5:52 PM
143	History and cultural exhibits and art. (why can you only pick one? Oy.)	1/24/2019 5:37 PM
144	restaurant/brewpub	1/24/2019 5:23 PM
145	None. Not necessary.	1/24/2019 5:06 PM
146	There are enough cultural spaces already in Eugene	1/24/2019 4:05 PM
147	Check out Torpedo Factory in Alexandria, VA	1/24/2019 3:55 PM
148	I like the stainless steel fermentation tanks . . . It would be great if it was available for members of the home-brew/home-vintner community so they could have access to that level of equipment (7gal-15gal).	1/24/2019 3:16 PM
149	Doesn't need a cultural space	1/24/2019 2:05 PM
150	ALL of the above, with an emphasis on indigenous and minorities community history...not just sports please.	1/24/2019 1:57 PM
151	Pictures of Eugene/Lane county from the era of the plant	1/24/2019 8:54 AM
152	None	1/24/2019 12:25 AM
153	Art that references a connection and the importance of the river	1/23/2019 10:43 PM
154	Children's exploratory space mixed with innovative artwork. Check out the children's museum in St. Louis. It's awesome!	1/23/2019 8:19 PM
155	Permanent display signage describing function and relevance of the item on site to educate visitor.	1/23/2019 8:15 PM
156	History, particularly of the steam system, mill race and what it was used for, etc. These are things that are different from the way things were done wherever most people came from	1/23/2019 7:57 PM
157	Free reservable space for community groups to use for meetings. Such spaces are in short supply and are essential for democracy to function.	1/23/2019 7:08 PM
158	What type of culture are we talking? I'd suggest a collaborative community space - who controls the cultural elements that are on display here are extremely important when it comes to how Eugene projects its image onto the community (and visitors). So I'd vote for a Mix, but let's keep it open to various community and business functions, rather than an inclusive art display.	1/23/2019 6:57 PM
159	Not necessary	1/23/2019 5:15 PM
160	I want everything	1/21/2019 11:27 AM

Q5 The proposed draft redesign is considering including commercial office space as a way to make the project financially sustainable. Which of the following would you prefer to see?

Answered: 901 Skipped: 18



ANSWER CHOICES		RESPONSES	
Co-working/shared space (individuals co-locate in a flexible space; their work is usually independent)		16.43%	148
Dedicated office space (traditional office model; business has own specialized space)		12.43%	112
A mix of both co-working and dedicated office space		57.16%	515
Other (please specify)		13.98%	126
TOTAL			901

#	OTHER (PLEASE SPECIFY)	DATE
1	Artist studios	2/21/2019 9:43 AM
2	Art Studios for working artists	2/20/2019 7:17 PM
3	not sure	2/20/2019 10:53 AM
4	In addition to considering Co-Operative Shared Space, City of Eugene managed space should be reserved for Grant Recipients and Publicly-Funded (Not-For-Profit) sources of revenue.	2/20/2019 7:45 AM
5	A mix of co-working and dedicated space that includes creatives	2/19/2019 11:17 PM
6	Artist studio/work spaces.	2/19/2019 3:37 PM
7	place for small (8-12) groups to meet - there's a great lack of placed for boards or committees of community groups to meet	2/19/2019 3:13 PM
8	No preference	2/19/2019 3:07 PM
9	mix of both and also artisan work space/maker space	2/19/2019 1:21 PM
10	not qualified to answer	2/19/2019 1:12 PM

Comments Sought on Proposed Steam Plant Concept

11	Restaurants	2/19/2019 12:55 PM
12	Mix of both; also a space that businesses could rent for large meetings/events/conferences	2/19/2019 12:42 PM
13	All of the above	2/19/2019 10:30 AM
14	A riverfront bar	2/19/2019 9:32 AM
15	Rent it to the UO, start a School of Engineering	2/17/2019 3:56 PM
16	I'm super excited about this project, but the office space took it down a few notches for me. Not a fan. Separate building on site instead of combined with this building?	2/17/2019 10:17 AM
17	Whatever form makes the project financially float	2/17/2019 6:42 AM
18	dedicate office space and event venues	2/15/2019 2:45 PM
19	UO school of Engineering	2/15/2019 2:35 PM
20	maker space	2/15/2019 10:56 AM
21	Would like to avoid business offerings in this setting altogether	2/14/2019 10:35 PM
22	This space will be very attractive to the right tenant. It (the tenant) will "represent" the city. I see any space other than a small historic display as damaging the economic feasibility of the project in a town that has, historically, struggled to maintain quality anchor type tenants.	2/14/2019 7:34 PM
23	bring a major, long term tenant with the same vision	2/14/2019 6:36 PM
24	Community Agriculture	2/14/2019 12:51 PM
25	None. Need more entertainment with hospitality. Tourist do not care about office space.	2/14/2019 10:22 AM
26	Co-working, Dedicated, Laboratory Incubator, and Competition Space	2/14/2019 10:14 AM
27	why does it need to be office space to be financially sustainable?	2/13/2019 3:09 PM
28	business anchor in primary space w/supporting ventures/ lofts in upper level	2/13/2019 2:55 PM
29	retail space that brings visitors	2/13/2019 2:50 PM
30	public access to historic building	2/13/2019 2:14 PM
31	use as public space	2/13/2019 2:07 PM
32	non profit/volunteer hub- community group center/venue	2/13/2019 1:43 PM
33	The specific program is of less concern to me than ensure a building, and surrounding spaces, that are active throughout the day. Introducing a daytime workforce to a structure that would otherwise be dominated by afternoon/ nightlife activities is wise.	2/13/2019 10:33 AM
34	Artists/craftsmen (weavers, potters, painters) who are willing to allow the public to see what they are doing and sell items, or meeting spaces for the public at night and work spaces for flexible work during the day; no spaces that are completely blocked from public use	2/12/2019 1:09 AM
35	Would be nice to see environmental non-profits that focus around the local ecosystem get some space.	2/11/2019 2:33 PM
36	Demolish the building and restore the natural riverbank	2/9/2019 10:55 AM
37	This space should not be privatized in any way. That's an affront to the community.	2/8/2019 11:17 AM
38	Whatever will give the public reason to be there	2/8/2019 8:30 AM
39	I would rather see retail/entertainment/dining over private business space	2/8/2019 7:34 AM
40	Retail	2/8/2019 12:43 AM
41	Artist lofts	2/5/2019 12:09 PM
42	Maybe offices on the top floor but how about artist gallery like at the Terpede Factory in Alexandria VA. Also several restaurants, another 5th st but with arts.	2/5/2019 12:01 PM
43	no development at all	2/5/2019 11:57 AM
44	A mix of co-working space and artist studios	2/4/2019 4:14 PM

Comments Sought on Proposed Steam Plant Concept

45	Won't the businesses that will rent the space pay for the Tenant Improvements? Therefore the rentable space must accomodate their needs, not a fixed ratio of office types.	2/4/2019 3:20 PM
46	all the above	2/4/2019 2:20 PM
47	Spaces to rent (at low cost), e.g., conference rooms, private meeting rooms, presentation space, gathering spaces for entrepreneurs to utilize for small meetings (like 4 big armchairs placed together)	2/4/2019 2:08 PM
48	Shared and private art studios + gallery + cafe/pub	2/3/2019 6:17 PM
49	Office space, in the new building, would help pay the rent. A space for a bike shop on the bottom would be ideal.	2/1/2019 7:24 PM
50	Whatever works to make the project the most economically successful and sustainable.	2/1/2019 3:47 PM
51	Actually useful shops selling things people need on a regular basis for reasonable prices, no high end. Also, Tech/engineering firms.	2/1/2019 9:53 AM
52	I have no dog in that fight.	2/1/2019 9:15 AM
53	I don't think I really care. It would be nice if it were a mix of businesses so that it wasn't just one company and felt like it was their building. But, whatever works financially.	1/31/2019 5:52 PM
54	Would prefer consumer-facing experiences to any kind of office space	1/31/2019 5:06 PM
55	Really troubled by scale of new office building relative to existing building. All you'll see from City side and upriver (Frohnmayee Bridge) is the office building.	1/31/2019 4:34 PM
56	DOn't know, would need more definition of shared spaces.	1/31/2019 12:41 PM
57	Whatever makes economical sense	1/31/2019 11:22 AM
58	Spaces for visual arts: galleries and non-profits	1/31/2019 8:54 AM
59	Office space must not be allowed. We don't want the building turned off at 5:00 and on weekends.	1/30/2019 11:54 PM
60	I think there should be a mix, but that traditional office space is more important. I would certainly consider moving my business into office space on the river	1/30/2019 5:49 PM
61	Whatever makes the most sense for getting the project financially sustainable.	1/30/2019 4:48 PM
62	The Steam Plant could/should become Change Hall, a museum celebrating the changes in the Eugene community, including the stories of timber, Agripac, the railroad, the University, clean water, EWEB (power), the drift-boat, and the unique cultural growth and development of the Eugene community. The bottom floor w/big ramp access would provide exhibit storage, and an exhibit design & creation studio, two resources many repurposed museums are lacking.	1/30/2019 3:45 PM
63	None of the above	1/30/2019 3:31 PM
64	I'd rather there be businesses that draw me there. Maybe like the old 5th street market before it began catering to only the richest folks.	1/30/2019 2:02 PM
65	Affordable apartment complexes instead!	1/30/2019 1:02 PM
66	Shops and Galleries	1/30/2019 12:57 PM
67	Not particular about this	1/30/2019 12:22 PM
68	Neither makes sense. If this is an attraction for cultural purposes there can be no businesses on site. You can't make everyone happy by throwing in a little bit of this and a little bit of that. This is seriously prime real estate and if it's to have offices then drop the culture front and charge high rents to subsidize homeless housing or something useful.	1/30/2019 12:21 PM
69	No office space in such a historic building	1/30/2019 12:11 PM
70	No opinion	1/30/2019 12:07 PM
71	maker space would add to the creative ferment of the building.	1/30/2019 11:59 AM
72	Mixed art space.	1/30/2019 11:41 AM
73	Successfully recreate what other communities worldwide have done; provide studio condominiums above. Fill them with tenants who will be invested in the community. of artists, small cafes, gatherings and the riverside environment	1/30/2019 11:34 AM

Comments Sought on Proposed Steam Plant Concept

74	No office space	1/30/2019 11:20 AM
75	Make it the City Hall.	1/30/2019 11:20 AM
76	NO (!) Commercial office space!	1/30/2019 11:14 AM
77	Open studios. Galleries. Installation space exhibit space.	1/28/2019 11:29 PM
78	Music or art space	1/28/2019 10:35 PM
79	Live music venue	1/28/2019 10:32 PM
80	auditorium, concert space, gallery	1/28/2019 6:48 PM
81	Art museum	1/28/2019 6:38 PM
82	art gallery	1/28/2019 5:42 PM
83	What does the market demand right now? What does your market research support? We do not need dead space.	1/28/2019 12:58 PM
84	restraunt, history, relaxation,	1/28/2019 12:52 PM
85	I think it should be shops and restaurants	1/28/2019 12:35 PM
86	This city has no business building anything that is not housing stock	1/28/2019 11:32 AM
87	create a space that can be rented out for things like staff retreats, special business meetings, trainings, etc.	1/28/2019 10:13 AM
88	Doesn't matter	1/28/2019 8:18 AM
89	nothing stop wasting money we do not have	1/27/2019 2:15 PM
90	Local govt or community organizations offices.	1/27/2019 8:37 AM
91	no	1/26/2019 4:02 PM
92	City employees from city hall office space to save on the money that is being spent presently to lease/rent offices that are not city buildings	1/26/2019 9:40 AM
93	No office space, limits public accesibility, Restaurants, coffee shops, etc.	1/26/2019 8:48 AM
94	I would love to see Artists in residence, kid grown food, hands on activities. This property used to be my family's Farm, our family story goes that the City needed it to make power. And eminent domain was used to acquire the property. Maybe somehow honor that food/power/water continue to give from that land	1/25/2019 11:20 PM
95	Whichever would provide more sustainable income for the plant.	1/25/2019 5:48 PM
96	Should all be public spaces - no private offices	1/25/2019 5:12 PM
97	A mix with preference for UO startups & local companies	1/25/2019 4:12 PM
98	I don't have a formed opinion on this.	1/25/2019 3:53 PM
99	City Offices	1/25/2019 1:41 PM
100	Chick-fil-A restaurant	1/25/2019 1:36 PM
101	No office space	1/25/2019 1:36 PM
102	Why don't you do some market research to see what's needed?	1/25/2019 12:10 PM
103	Whatever meets the needs and is most financially sustainable for the project	1/25/2019 11:35 AM
104	No preference	1/25/2019 10:43 AM
105	The problem with office space is that it is not used in the evening. This leaves the upper level of the building dark when it would be great to have a active lit space after dark. I would prefer to see this like a McMenamin's brew pub and hotel. Activity would extend into the evening hours and make it a more lively use of the space.	1/25/2019 9:18 AM
106	Art studios, shared art making space, retail shop for local artisans, galleries	1/25/2019 8:24 AM
107	Tear the damn thing down and build something worth a shit.	1/25/2019 7:52 AM
108	Brewery	1/25/2019 1:12 AM

Comments Sought on Proposed Steam Plant Concept

109	no office space	1/24/2019 11:19 PM
110	Low cost housing.	1/24/2019 8:14 PM
111	None of the above	1/24/2019 7:58 PM
112	Hey it's time the City pay for more public event spaces, with taxpayer money. What is a City for, anyway? People!	1/24/2019 7:37 PM
113	Both kinds of offices, but also small affordable incubator style maker spaces for artisans, artists, micro industrial	1/24/2019 5:52 PM
114	Whatever works	1/24/2019 5:37 PM
115	No opinion, pub or restaurant is more important to me	1/24/2019 4:09 PM
116	Visitor's Information Center and associated offices (dedicated space)	1/24/2019 3:40 PM
117	Collaborate with the LCC Smal Business Development Center to help local start ups	1/24/2019 3:16 PM
118	Non-profits	1/24/2019 3:08 PM
119	Public retail space, short-term-medium term co-working spaces	1/24/2019 2:35 PM
120	Night club	1/24/2019 1:19 AM
121	No preference	1/23/2019 10:43 PM
122	Unsure of the benefits of these	1/23/2019 10:07 PM
123	Make space available for fair market cost.	1/23/2019 8:15 PM
124	Whatever works—but it would be nice if it looked open-ish, rather than blocked off and inward-looking.	1/23/2019 7:57 PM
125	Office space tends to have a monotonous effect on the environment. I get the point about financial sustainability, but I would suggest that office space is arranged not as a centerpiece to the environment, otherwise the building will not serve its true purpose as center piece and meeting point for the various nearby neighborhoods of UO/Downtown/Waterfront etc.	1/23/2019 6:57 PM
126	whatever the market is looking for	1/23/2019 6:12 PM

Q6 What do you like most about the proposed Steam Plant building revitalization design?

Answered: 768 Skipped: 151

#	RESPONSES	DATE
1	The use of old and new elements.	2/21/2019 10:23 AM
2	The river overlook. I think coworking space of any kind would be great. I think subdividing massive office rooms into small affordable studio spaces would be ideal. Artists have great potential to bring wonder, entertainment, culture, beauty and commerce to this space. I have seen other cities with thriving art scenes that are centralized around networks of hundreds of studio spaces. These spaces are critical to a thriving arts community.	2/21/2019 9:43 AM
3	Having a unique place to enjoy our river and gather!	2/20/2019 10:43 PM
4	It would be in your best interests to consider adding more intentional artists/scientists/creative spaces. Especially as the city is eyeing a grant dedicated to supporting/enriching such endeavors that builds on the Knight Science campus . I feel this is VERY lacking in your current design. Office space is not particularly needed or wanted from the community at large.	2/20/2019 10:32 PM
5	The possibility of having a vibrant arts cultural hub for production, display, and performance, which would be not only a capitol driver but a cultural draw.	2/20/2019 7:17 PM
6	The open space concept.	2/20/2019 6:06 PM
7	Utilizing and showcasing the historical elements of the existing building.	2/20/2019 3:34 PM
8	It is a fascinating piece of Eugene history. It inspires the imagination!	2/20/2019 1:54 PM
9	The keeping of some historic machinery to juxtapose the modernity. Wood beams are nice.(it would be great if they were recycled from other structures...)	2/20/2019 1:26 PM
10	Art, history, and community!	2/20/2019 11:57 AM
11	I would love to see a community space for the performing arts in Downtown.	2/20/2019 11:07 AM
12	The steam plant is a cool looking building.	2/20/2019 10:53 AM
13	River views	2/20/2019 10:52 AM
14	Celebrating the natural beauty of the river with a beautiful communal space that serves our entire community and brings people closer to the nature of the river.	2/20/2019 10:52 AM
15	Preservation and display of industrial elements.	2/20/2019 10:11 AM
16	The preservation of this historic site, as opposed to its demolition.	2/20/2019 10:01 AM
17	That it's publicly accessible and a space for culture and gathering. I hope this aspect of it stays true and that the building embraces arts and culture. There are so few dedicated spaces for this in the city, especially for the visual arts so having a space that would allow for that would be very special.	2/20/2019 9:03 AM
18	The video and website only show 3 renderings of a made-over industrial building/decrepit powerplant. Not much vitality, 21st Century Humanity, or even Commercial (trading) value here. The focus should be on joining the Willamette River to the Local Population. There are hints of Transportation "Gateway" or open Congregation/Communication Center here, but I come away with a general lack of progressive community "soul".	2/20/2019 7:45 AM
19	River overlook	2/20/2019 12:50 AM
20	Mixing old and new, educating, bringing work space together with public space. But you need to have space to mix with each other, perhaps having some presentations along the sides to inspire conversations. Have a sprung wood floor, easier on the feet if people are dancing, doing athletics, or just walking a lot.	2/20/2019 12:16 AM
21	More public access to the riverfront along with intentional space for community gathering, business, art, and leadership mentoring especially, all in one location. I like that it could be multipurpose.	2/20/2019 12:14 AM

Comments Sought on Proposed Steam Plant Concept

22	Viewing deck, Rooftop bar/restaurant, cultural center	2/19/2019 11:17 PM
23	Passive design strategies, incorporation of natural light, views, and historic preservation.	2/19/2019 10:41 PM
24	the original steam plant feel	2/19/2019 10:33 PM
25	I've always loved this building. I would love to see it preserved, and I'd love to see the riverfront developed there. All of the proposals here are great. I'm so excited for this to happen.	2/19/2019 10:21 PM
26	A public high viewing area	2/19/2019 8:02 PM
27	Historic preservation of the basic design and function of the building	2/19/2019 7:16 PM
28	If it keeps the gantry rail, the one I once vacuumed every month, I'm all good with the plan.	2/19/2019 6:03 PM
29	The preservation of historically and culturally relevant architecture and the repurposing of it into a public space.	2/19/2019 5:36 PM
30	Interaction with community in a sustainable accessible way	2/19/2019 5:34 PM
31	n/a	2/19/2019 5:32 PM
32	Public access, connection to the river, maintaining historic building.	2/19/2019 5:00 PM
33	Keeping historical details and contexts while revitalizing the building and space around it	2/19/2019 4:18 PM
34	The financial strength of office and commercial spaces in support of the cultural uses that will draw different kinds of people in. It is so important that we have workspaces for artists and creatives available to advance Eugene's culture in tandem with its commercial progress. The sentiment in this Frommeyer quote from the video is also compelling: "What can we do to maximize the number of people who get to walk into this space, be inspired, do good works, have great conversations and really move us forward as a city and a culture."	2/19/2019 3:45 PM
35	multi-use space for broader community	2/19/2019 3:42 PM
36	That it incorporates the original building design and that its close to the river.	2/19/2019 3:37 PM
37	The concept of creating a new cultural hub on the Riverfront	2/19/2019 3:24 PM
38	I appreciate the sue of riverfront, an asset that has not been used to its full potential. Development that allows the public to engage & appreciate the river w/adjacency to downtown is valuable	2/19/2019 3:16 PM
39	it is interesting	2/19/2019 3:13 PM
40	1) Views 2) Education 3) Community Engagement 4) Entertainment	2/19/2019 3:10 PM
41	Near river. Cool Building	2/19/2019 3:07 PM
42	Preserve Bldg	2/19/2019 3:05 PM
43	Glass	2/19/2019 3:04 PM
44	River Overhaul	2/19/2019 3:02 PM
45	Big Windows	2/19/2019 2:59 PM
46	location, preservation of historic building	2/19/2019 1:32 PM
47	Using an old building instead of creating a new one!	2/19/2019 1:31 PM
48	Retains the building and history while making it usable to the community	2/19/2019 1:29 PM
49	Great idea for a great space	2/19/2019 1:27 PM
50	The history of the Plant and the great architecture of the building	2/19/2019 1:21 PM
51	historical aspects	2/19/2019 1:19 PM
52	location and classic old building restored	2/19/2019 1:14 PM
53	how modern and functional it looks	2/19/2019 1:13 PM
54	Repurposing historic sites	2/19/2019 1:13 PM
55	The very open type design encouraging interaction	2/19/2019 1:10 PM
56	Keeping the industrial look and bringing flexible office space to Eugene.	2/19/2019 1:08 PM
57	Maintaining history	2/19/2019 1:07 PM

Comments Sought on Proposed Steam Plant Concept

58	Close to river, providing great views, huge adaptable space	2/19/2019 12:59 PM
59	Bringing the river to Eugene and bringing history back.	2/19/2019 12:58 PM
60	It looks cool!	2/19/2019 12:55 PM
61	History is important to understand where we came from	2/19/2019 12:53 PM
62	Location as a bridge between neighborhoods, use of inactive areas	2/19/2019 12:52 PM
63	Reusing a historic building and tying it in with the rest of the new riverfront development	2/19/2019 12:47 PM
64	Lots of natural light; High ceilings	2/19/2019 12:46 PM
65	Preservation of a great structure - adapting to modern use needs.	2/19/2019 12:44 PM
66	Getting more people in that area; I run on the bike path and it would feel safer with more people. And it would be fun to stop for food/coffee.	2/19/2019 12:42 PM
67	Original building frame and size will be kept	2/19/2019 12:38 PM
68	It preserves a part of the city's history an dis accessible to the public-it, hopefully, will prevent the river from becoming exclusive for wealthy condo buyers-the river, like our beaches - need to be open to us all.	2/19/2019 12:30 PM
69	Industrial design	2/19/2019 12:27 PM
70	It involves the community ad preserving a historic Building	2/19/2019 10:30 AM
71	How much taxpayer money is being spent for a development that the city should not be involved in	2/19/2019 9:32 AM
72	The proposed office space. It is really important to make sure the project has sustainability.	2/18/2019 11:14 PM
73	Given that there are not many drawings, it is premature to answer this question. Obviously the prettiest drawing is the most appealing and best through-out aspect of the design. Therefore the outlook is the most appealing --at this point, based on what you provided. However, a really appealing multi-purpose interior space could be very appealing. But you'll need to prove this to us with some more detailed and convincing imagery	2/18/2019 7:16 PM
74	The industrial look	2/18/2019 1:48 PM
75	I like how open the design team is being about potentially changing some of its plan for the better of the you get generation who will most likely overpopulate the Steam Plant over the the older gen.	2/18/2019 1:09 PM
76	I like the idea of opening it up to the public.	2/18/2019 11:47 AM
77	The continued redesign of our basically "non-usable" riverfront property on the south side of the Willamette River. Creating a riverfront pathway with shops, cafe's, pubs, etc will open up a new, exciting, useable area for all citizens.	2/18/2019 10:59 AM
78	I love that it's reusing an existing old building that has just been sitting vacant.	2/18/2019 9:49 AM
79	History of building and the revitalization of the riverfront	2/18/2019 7:23 AM
80	I love the windows in the current building and I'm glad the proposed design keeps a portion of them.	2/18/2019 1:37 AM
81	I like that they are incorporating the original building and having a mixture of office and cultural space.	2/17/2019 11:44 PM
82	Business	2/17/2019 11:26 PM
83	It's innovative and new	2/17/2019 10:36 PM
84	I like the idea of having a restored and renovated historical site for community access.	2/17/2019 7:59 PM
85	Providing a publicly accessible point on the river for culture, dining, etc. we need more such places that take advantage of the river and its vistas!	2/17/2019 6:18 PM
86	It's finally happening.	2/17/2019 5:34 PM
87	The retention of the edifice and making it a public space.	2/17/2019 3:56 PM
88	That it's be redesigned and not demolished.	2/17/2019 2:26 PM
89	Saving this historic structure.	2/17/2019 2:14 PM

Comments Sought on Proposed Steam Plant Concept

90	The river overlook	2/17/2019 12:48 PM
91	The river	2/17/2019 11:04 AM
92	Looks nice.	2/17/2019 10:42 AM
93	Not sure yet	2/17/2019 10:22 AM
94	Renovating an historic building, making a destination public place for eating, shopping, gathering, and UTILIZING the views of the river and access to the bike path. Ponce City Market in Atlanta came to mind when I first saw the video about this project. It's a great space with access to the their bike path. We need to take advantage of this river running through town and make more places for the community to gather. Thanks!	2/17/2019 10:17 AM
95	Preservation of the steam boilers and turbines	2/17/2019 9:40 AM
96	Eugene's lack of a riverfront restaurant zone is a tragedy. This proposal helps get us started.	2/17/2019 9:12 AM
97	The use of a beautiful, historic building to really enhance & utilize the amazing spot it's located.	2/17/2019 8:55 AM
98	It's doing anything with a currently terrible location in the middle of town	2/17/2019 8:52 AM
99	The modern design mixed with historical preservation of the space. This is something that would set Eugene apart from many other cities. However, I wouldn't see myself visiting unless there was a cafe or restaurant or something that you could enjoy while taking in the views of the river.	2/17/2019 8:44 AM
100	The overlook. Use of a great area that is currently an eye sore	2/17/2019 8:36 AM
101	History preservation.	2/17/2019 8:32 AM
102	Preserving the integrity of the building and maligning it open to the public.	2/17/2019 7:22 AM
103	A public place near the river	2/17/2019 6:42 AM
104	I like the river overlook.	2/16/2019 4:22 PM
105	I understand and support the weworkesque design you are trying to follow. But that will not draw people to the facility and neither will an art museum. This should be a young vibrant area of our community. Perhaps a riverfront wall of garage doors that open up to one of Eugene's biggest asset- the river. I can envision a large open bar with seating encircling it. Showcase our many wonderful breweries and wineries for out of Towners and locals. Offer local farm to table food. We are a green community and have an abundance of fresh produce and grass fed beef. This does not have to be expensive or fancy. With the garage doors open place tables inside and out. Extend a deck out over the river for all to enjoy whether it is from food trucks placed strategically on the grounds or people brownbagging it. Allow people to bring their drinks out to the patio and river overhang. Build it and they will come. Make it stuffy and lackluster and it will be a place that people ride their bikes by, jog by or just visit once.	2/16/2019 3:53 PM
106	Historic pieces of old steam plant and location near river	2/16/2019 12:57 PM
107	Historic preservation elements.	2/16/2019 11:46 AM
108	The rooftop access to views of the river and city. Aside from Skinner Butte, Spencer Butte and Hendrick's Park's natural viewpoints of our Emerald Valley, our community has access to few other high points to take in the beauty of the river and city surrounding. This is a valuable resource worth sharing.	2/16/2019 11:05 AM
109	Keeping the cool aspects of the plant & the industrial feel. Having a community meeting hub	2/15/2019 2:51 PM
110	the sustainable re-use of the building	2/15/2019 2:45 PM
111	The mix of old and new design elements & integration of food/beverage. community gathering space	2/15/2019 2:39 PM
112	I love that the original structure remains intact & that we're making use of an abandoned space, that it creates an entire new center for activity	2/15/2019 2:26 PM
113	Appreciate the contract of new and old. Hope the new space can offer the warmth of exposed wood.	2/15/2019 2:13 PM
114	The outdoor and indoor communal space	2/15/2019 11:39 AM
115	cool upscale rentable event space. as an event planner there aren't great places in Eugene to hold an event	2/15/2019 11:32 AM

Comments Sought on Proposed Steam Plant Concept

116	use of space and density integration of adjacent housing public spaces	2/15/2019 11:25 AM
117	endless possibilities	2/15/2019 11:05 AM
118	openness of design historical preservation	2/15/2019 11:02 AM
119	Beautification of River Front for Public Space	2/15/2019 10:59 AM
120	Inclusion of technology and art spaces	2/15/2019 10:56 AM
121	a place where family can enjoy all the beauty of our city. where we can showcase Eugene to our friends out of state. However, if the homeless set up camps and are allowed to threaten residents and guests, No one would want to visit or live there. Please.....lets not be another Portland !	2/15/2019 10:53 AM
122	river views and restaurant	2/15/2019 10:51 AM
123	Connecting the space to the river.	2/15/2019 10:48 AM
124	preserving a very interesting piece of History	2/15/2019 9:29 AM
125	I'm pretty sure I was abused in that building when it was abandoned so it's nice to have it noticed!	2/15/2019 6:11 AM
126	Next to the new park and river; the open and historic design refreshed.	2/14/2019 7:34 PM
127	Substantial interior open space	2/14/2019 7:32 PM
128	Open floor plan, overlook, and idea for restaurant! Please have an eating/drinking attraction on the river!	2/14/2019 7:23 PM
129	ability to engage the community and tourists to come to the river front	2/14/2019 6:36 PM
130	I like that preservation of historic elements are being considered, and that we are trying to make it a public space (kind of...)	2/14/2019 6:00 PM
131	Reuse of the historic structure	2/14/2019 4:18 PM
132	that you've preserved elements of the interior open space and preserved the existing building exterior design.	2/14/2019 3:37 PM
133	No permanent seating in the outside of the Pedestrian/Bicycle/Deck area, but movable seating for planned events	2/14/2019 3:31 PM
134	incorporation of environmentally responsible design and landscape architecture	2/14/2019 2:22 PM
135	location, architectural features, mixed use	2/14/2019 2:02 PM
136	public access, good beer, locally owned small business.	2/14/2019 2:00 PM
137	I like that it is by the river	2/14/2019 1:56 PM
138	a beautiful landmark that is mixed use	2/14/2019 1:54 PM
139	It's location on the river. Eugene has virtually no riverfront destination options for dining and drinking, aside from Valley River Inn and McMenamins. We need more places that showcase the things that make our town so cool: river, beer, food, people	2/14/2019 1:51 PM
140	i like that it incorporates the new and old uses the location and history as an asset to the building project. I like that it may have a museum/ performing arts space	2/14/2019 1:50 PM
141	I like it. Keeps the feel of the old steamplant and adds new section that seems to meld well	2/14/2019 1:46 PM
142	I'd like to see a performing arts/music venue, somewhere I can bike to and grab dinner and a beer right on the river in the summer sounds lovely	2/14/2019 12:30 PM
143	the concepts feel like a reclaiming of a lost part of our local culture. I really love it. Go make it happen!	2/14/2019 11:46 AM
144	The innovation around taking this historic area and revitalizing the space for future generations to learn, enjoy and collaborate around and in.	2/14/2019 11:06 AM
145	That the community will have the gift of greater exposure to one of the cities biggest treasures: our river!	2/14/2019 10:56 AM
146	Could be a beautiful building in a great location. Its an opportunity to create a new model for public vs. commercial space, to co-mingle business and cultural activities in Eugene	2/14/2019 10:52 AM
147	The new addition.	2/14/2019 10:22 AM

Comments Sought on Proposed Steam Plant Concept

148	Integrating it into a neighborhood context so it is not alone.	2/14/2019 10:14 AM
149	The style, the story it represents and it's proximity to the river.....short of like a heartbeat of the community with the power of the river flowing through it.	2/14/2019 9:12 AM
150	that the space will be open to the public-not just as a commercial space, but a cultural and community space	2/13/2019 10:08 PM
151	Overlooking the river and open to public!	2/13/2019 9:34 PM
152	The fact that it will be repurposed instead of torn down for housing	2/13/2019 6:45 PM
153	indoor shared public space rather than individual businesses; the open concept design with lots of space instead of single floors (its less office like which makes me want to go work there or have a meeting there without seeming too business-like)	2/13/2019 3:34 PM
154	access to facility dedicated to the river	2/13/2019 3:17 PM
155	cultural/historical exhibitions and safe, accessible walking and biking access.	2/13/2019 3:09 PM
156	incorporating the existing building into the redesign	2/13/2019 3:01 PM
157	clean lined addition & lots of preservation	2/13/2019 2:58 PM
158	keeping the historical elements	2/13/2019 2:55 PM
159	the preservation of a beautiful historic building, accessible to the people	2/13/2019 2:53 PM
160	the opportunity to spotlight the history of this site while making it a vibrant part of the community that residents would want to make multiple trips to	2/13/2019 2:50 PM
161	access to the river and downtown	2/13/2019 2:44 PM
162	retaining 30's design elements & creativity, new interesting office and public space	2/13/2019 2:43 PM
163	bringing people from downtown to the river- to socialize, relax, dine	2/13/2019 2:32 PM
164	preservation of the past. conservation practices to protect the river & surrounding natural habitats. mixing the old with the new	2/13/2019 2:28 PM
165	the opportunity for mixed use, utilization of a historic building	2/13/2019 2:20 PM
166	that it's going to be saved	2/13/2019 2:14 PM
167	keeping history and moving into the future	2/13/2019 2:07 PM
168	open feel. historical features	2/13/2019 2:04 PM
169	wakes up a dead building that I have looked at my whole life and wanted it's beauty to be appreciated	2/13/2019 1:46 PM
170	working with the beauty of the building yet creating a space relevant to how	2/13/2019 1:43 PM
171	There is not enough of a green-space setback from the river. It's fine to have one river overlook, but there shouldn't be concrete near the river.	2/13/2019 1:34 PM
172	Integration of CLT in the existing: new industrial image in old context	2/13/2019 12:01 PM
173	Maintaining the unique scale and history of the interior space.	2/13/2019 12:01 PM
174	That the work is finally underway	2/13/2019 10:59 AM
175	Retaining and restoring the original structure while removing the 1960s(?) corrugated metal scar. Let's return to a time when civic architecture was respected and value evident in our shared landmarks.	2/13/2019 10:33 AM
176	mixing the new building into the historic building, the concept is amazing.	2/12/2019 11:40 PM
177	The bike underpass and using the intake for a river overlook base.	2/12/2019 11:02 PM
178	That it is preserving the uniqueness of the building and creating more public space to enjoy on the river	2/12/2019 9:11 PM
179	Adaptive re-use of historical relics and infrastructure. Re-purposing the bones of the old building to the next generation of use.	2/12/2019 6:58 PM
180	riverviews	2/12/2019 4:53 PM

Comments Sought on Proposed Steam Plant Concept

181	Cultural Space. Making the river a priority.	2/12/2019 4:48 PM
182	The outside	2/12/2019 3:46 PM
183	Extending downtown, embracing the river as part of our community, and an opportunity for more arts and cultural gathering spaces.	2/12/2019 3:22 PM
184	See below	2/12/2019 2:17 PM
185	Preserving Historic character, open to public	2/12/2019 2:04 PM
186	Keeping of the large windows and the original equipment/turbine in design, along with a view of the river. Ability to accommodate restaurant, etc. for the public. I also appreciate anything historic and want to see this included or accented.	2/12/2019 1:22 PM
187	Views	2/12/2019 12:50 PM
188	Creating a clean, lively riverfront area that blends nature with commerce, art, walkability, etc.	2/12/2019 12:23 PM
189	Lotsa windows, Beautiful exterior too. The famous "Swastika" on the valve needs to be an "Historical" reference to the "Country of Manufacture" (German Engineering, as it was, in the 1930's.) and Not-a-nod to the Nazi party. Timeline not terror!... "History is was - is not Now."	2/12/2019 12:02 PM
190	Public access and reuse of the building	2/12/2019 11:11 AM
191	It makes that space usable	2/12/2019 11:08 AM
192	Its old and cool looking with lots of potential. Great location as well.	2/12/2019 10:42 AM
193	Retaining the original footprint and windows	2/12/2019 10:15 AM
194	Leaving the original features and incorporating the area into the design. I love the idea of outdoor space that you can gather in but would urge you to have some covered outdoor space...possibly incorporating fire elements...so it's a year round space.	2/12/2019 9:25 AM
195	Large windows remain.	2/12/2019 8:49 AM
196	The open plan, the river views	2/12/2019 1:09 AM
197	I did not see much there to comment on. Insufficient information/detail available at this time.	2/12/2019 12:32 AM
198	Great location and will add a valuable meeting space with the redesign of the riverfront area.	2/11/2019 10:11 PM
199	Commitment to preserving/highlighting historical architecture and history	2/11/2019 8:47 PM
200	The river view terrace	2/11/2019 4:47 PM
201	Potential for economic development and innovation in the community	2/11/2019 4:24 PM
202	open, airy, views, mix of history, present and future	2/11/2019 3:28 PM
203	Preserving windows and connection to the river.	2/11/2019 3:00 PM
204	A place to enjoy great food and beverage with a river view! :)	2/11/2019 2:53 PM
205	Keeping the Steam Plant in it's iconic state.	2/11/2019 2:33 PM
206	The most noteworthy aspect of the revitalization design is the commitment to the community and its roots. Honoring the past f the community is important to building for the future!	2/11/2019 1:32 PM
207	Developing interface with the river, combo of old and new in footprint, openness of the interior	2/11/2019 1:12 PM
208	public access to the river	2/11/2019 1:06 PM
209	The river views. That would be a great outdoor cafe-type space.	2/11/2019 1:02 PM
210	The integration with the park and the consideration of cultural and commercial space open to the public.	2/11/2019 12:49 PM
211	public access to the waterfront with views of the river - while dining, shopping or relaxing in clean public spaces not taken over by the homeless - something additional to Sweetwaters, North Bank and Roaring Rapids - perhaps a mix of casual and high-end dining/entertainment. Something both for date nights and for family evenings.	2/11/2019 12:46 PM
212	Ability for riverfront dining	2/11/2019 12:38 PM
213	it wont be an empty building anymore	2/11/2019 11:27 AM

Comments Sought on Proposed Steam Plant Concept

214	Incorporating the beauty of the old steam plant with a new, fresh design that takes Eugene into the next Century.	2/11/2019 10:27 AM
215	Views of the river and use of river-front space...we need more of this in Eugene!	2/11/2019 10:04 AM
216	I've always wanted to go inside the building	2/11/2019 8:07 AM
217	Simple, clean lines	2/11/2019 6:30 AM
218	The connection to the arts and feeling that it will be a community oriented space.	2/10/2019 10:27 PM
219	Cross-laminated timber; integration of new building incorporated into old.	2/10/2019 9:19 PM
220	Maintaining historical relevancy while updating the building to have a functional purpose.	2/10/2019 7:21 PM
221	I like the historic redevelopment aspect that Eugene could use more of it give the cityscape more spice. Plus I like the connection to the river with a lively commercial public space, being able to relax with a warm or cold drink at a cafe looking at the river would be wonderful.	2/10/2019 4:06 PM
222	The history and river view.	2/10/2019 8:16 AM
223	The view	2/10/2019 12:34 AM
224	River overlook	2/9/2019 10:08 PM
225	Better access and view of the river	2/9/2019 7:00 PM
226	Exciting project for Eugene.	2/9/2019 6:27 PM
227	Keeping elements of the original space in the redesign.	2/9/2019 5:49 PM
228	public access and historical style	2/9/2019 2:51 PM
229	Integration of older industrial elements with new design. Improving relationship of building to waterfront.	2/9/2019 2:21 PM
230	The idea of public restaurant and the overlook of the river and park.	2/9/2019 1:09 PM
231	I like that it keeps its historic look but updates it and reclaims it from dereliction.	2/9/2019 1:05 PM
232	It offers several interesting perspectives, although narrow in scope.	2/9/2019 10:55 AM
233	Space to just have a place to hang out	2/9/2019 9:06 AM
234	stuff getting done	2/8/2019 11:41 PM
235	Utilization of historic space that captures past and present	2/8/2019 7:14 PM
236	That the skeleton of the steam Plant bldg remains.	2/8/2019 4:39 PM
237	Historical aspect is retained	2/8/2019 3:48 PM
238	Utilization of the river and connection to the park.	2/8/2019 2:39 PM
239	The potential for public access to this historic structure, with views of the river and gathering space for the community. I really like the idea of having some sort of restaurant/ brewery in the space that could be a source of revenue that could be accessed by everyone. I also like the idea of keeping elements of the existing structure in place..	2/8/2019 1:04 PM
240	I appreciate your commitment to retaining the 'bones' of the original Steam Plant while, at the same time, integrating a more modern portion. I like the dynamism that this interlocking of parts creates.	2/8/2019 1:03 PM
241	Nothing. It's horrid.	2/8/2019 11:17 AM
242	Just that the building isn't simply being razed . That is enough.	2/8/2019 9:53 AM
243	The interior redesign looks awesome	2/8/2019 9:50 AM
244	That it currently includes space for a restaurant! I love the Williams and Dame plan but this riverfront needs more than one new restaurant to really bring people to it. Would be great to see a restaurant + small cafe. Coffee, food, beer - the three items required to survive in the PNW.	2/8/2019 9:31 AM
245	The openness, the rooftop area, the incorporation of cultural/art space	2/8/2019 9:14 AM
246	The eating and drinking location is key. Having an viewpoint is also important.	2/8/2019 9:12 AM
247	Keeping the historic aspects	2/8/2019 9:02 AM

Comments Sought on Proposed Steam Plant Concept

248	Maintenance of traditional structure	2/8/2019 9:00 AM
249	That Eugene is finally realizing the importance of developing riverfront properties in ways that will create more retail businesses there - inviting the public (beyond parks).	2/8/2019 8:30 AM
250	Community access, coffee shop idea.	2/8/2019 8:24 AM
251	I like that it has the potential to help connect neighborhoods that currently exist in Eugene.	2/8/2019 8:13 AM
252	Emphasizing the river and history of the building. Would really like to see this location set the standard for sustainable, river-fronted structures throughout Eugene.	2/8/2019 7:42 AM
253	Public access retail, dining, views.	2/8/2019 7:34 AM
254	The character of the building will be a draw but it needs to have something such as a nice restaurant to bring people down there	2/8/2019 7:13 AM
255	Location along the river and keeping as much of original look of the building as possible.	2/8/2019 7:01 AM
256	The restaurants and overlook onto the river, there aren't a lot of restaraunts on the river so that would be really nice.	2/8/2019 2:08 AM
257	Bringing back the history of the steam plant	2/8/2019 12:43 AM
258	Melds past, future and nature	2/7/2019 9:55 PM
259	The opportunity to see the historical building brought back to life	2/7/2019 7:36 PM
260	the view of the river	2/7/2019 6:52 PM
261	Connection to the river.	2/7/2019 5:54 PM
262	I appreciate the aesthetic mixing the old with new elements and styles. I like the use of materials that maintain but modernize the industrial feel of the space. I love the overlook idea.	2/7/2019 5:31 PM
263	Love everything Greg and John envisioned! This project would be a marvelous addition to share with visitors coming into Eugene. The blending of past and present is such a sound concept. I do believe in the inclusion of a brew house or the like and office space to create sustainability for the project. We have ample areas to showcase the arts and sports. I feel we need more places of interest to meet friends or share with those friends and family from out of our area. This project sounds like it might be that special place.	2/7/2019 3:50 PM
264	The incorporation of historic elements.	2/7/2019 10:42 AM
265	The location of the project.	2/7/2019 9:20 AM
266	The restoration of existing features	2/6/2019 8:20 PM
267	I like that the boiler and turbines are being kept. They are an effective way to celebrate the past of the building.	2/6/2019 3:53 PM
268	Bringing community members and tourists to the river to highlight our town's natural beauty.	2/6/2019 3:24 PM
269	Activating a great space near the waterfront	2/6/2019 3:23 PM
270	Restoring an historical building for public use.	2/6/2019 7:54 AM
271	Fusing the old with the new. Wood added to the old concrete and glass	2/5/2019 7:35 PM
272	preserving Eugene history	2/5/2019 5:51 PM
273	revitalization of the historic building	2/5/2019 4:32 PM
274	That there is a mix of public and non-public spaces, with opportunities for the public to sit and enjoy a beautiful space.	2/5/2019 4:21 PM
275	Keeping the original bldg intact	2/5/2019 3:31 PM
276	mixed uses, connection to river	2/5/2019 3:26 PM
277	The office spaces, so the building has regular use.	2/5/2019 1:58 PM
278	It's fresh and new, the kind of new life I would like to see in a city that mostly feels culturally and economically stagnant and dying	2/5/2019 12:19 PM
279	Eugene government is finally showing some imagination by partnering with private interests in a more collaborative way.	2/5/2019 12:13 PM

Comments Sought on Proposed Steam Plant Concept

280	Preservation of the old building with a modern twist	2/5/2019 12:10 PM
281	The open feel and preserving the industrial features	2/5/2019 12:09 PM
282	That the existing building is being repurposed	2/5/2019 12:08 PM
283	Overlook!	2/5/2019 12:06 PM
284	Riverfront, clean, attractive design	2/5/2019 12:04 PM
285	Restoring and revitalizing the waterfront.	2/5/2019 11:20 AM
286	Historic preservation	2/5/2019 10:36 AM
287	The retention and showcasing of the old, industrial elements of the original building mixed with the open, modern new design.	2/5/2019 10:18 AM
288	The "public-ness" of it. Allowing everyone to come and enjoy the innovation and creativity and history of this building.	2/4/2019 10:30 PM
289	Connection to the river	2/4/2019 9:13 PM
290	The use of cross laminated timber	2/4/2019 7:52 PM
291	I like utilizing the spectacular view, I like the idea that it includes restaurant and community space, I like maintaining the historic industrial elements and significance. I like the cross-laminated timber as a sustainable and innovative building material. I like that it looks like there is a rooftop/balcony feature and I hope it remains open to the public.	2/4/2019 4:17 PM
292	It keeps in touch with its history while creating space for innovation, culture and public gather venue. Very exciting!	2/4/2019 4:14 PM
293	That it will be used for public purposes...with some rental space to help with the remodel and ongoing costs.	2/4/2019 3:20 PM
294	I like anything that encourages more people to come downtown.	2/4/2019 2:58 PM
295	A new idea promoting arts and other creative events	2/4/2019 2:29 PM
296	I like it's location and plans to incorporate the history of the original use into the design.	2/4/2019 2:28 PM
297	I love the current building and the idea of preserving as much of the design as possible. The river front public space is very exciting.	2/4/2019 2:26 PM
298	maintaining the existing structure & historic features	2/4/2019 2:23 PM
299	the mixed use elements	2/4/2019 2:19 PM
300	Historical and Public access	2/4/2019 2:17 PM
301	The veranda overlooking the river. The river needs more spaces to bring people down to it and view it/see it/enjoy it.	2/4/2019 2:08 PM
302	better use of waterfront	2/4/2019 2:06 PM
303	Maintaining the main architectural features	2/4/2019 2:03 PM
304	A gathering place with river views	2/4/2019 2:02 PM
305	It's connection with the river, accessible deck (public)	2/4/2019 1:58 PM
306	That the project will give life to the building and the site. The new design respects/retains the original structure. Connection to the river.	2/4/2019 1:55 PM
307	Preserves an historic building and makes it accessible to the public.	2/4/2019 11:30 AM
308	The river overlook	2/4/2019 11:16 AM
309	open space inside, with views to river	2/4/2019 10:58 AM
310	the view of the river and connection to the community	2/4/2019 9:28 AM
311	We need something there that will invite us in as residents and neighbors, something dominate and accessible.	2/4/2019 6:09 AM
312	Repurposes the structure instead of tearing it downn. Showcases a historic building.	2/3/2019 11:25 PM
313	Repurposing existing building with history and character -- perfect for artists!	2/3/2019 6:17 PM

Comments Sought on Proposed Steam Plant Concept

314	Mixed retail and residential space	2/3/2019 5:36 PM
315	Open spaces, retail use to create a destination location	2/3/2019 5:36 PM
316	Repurposing an existing building instead of tearing completely down to start over.	2/3/2019 3:49 PM
317	I want to go hang out and watch the river, can't do that in too many places in Eugene. A brewery and restaurants would be ideal, it'd be like what Bend has.	2/3/2019 10:00 AM
318	Keeping historical character. If additional space needs to be added keep in historical context. What I have seen currently is another example of architects trying to combine styles which is typically is their downfall.	2/3/2019 9:20 AM
319	Utilizing the existing equipment as an educational tool. Highlighting the area's past industry and providing inspiration for future industry.	2/2/2019 9:58 PM
320	The inclusion of CLT technology to provide both quake-resistant structural elements as well as a show-and-tell opportunity for CLT as an important development for the traditional timber industry, one of the key historic stories of Eugene's change.	2/2/2019 4:45 PM
321	the river overlook and large outdoor space	2/2/2019 12:53 PM
322	I like the water view walkway. I think the add on office space looks too modern and stands out too much from the preservation aspect of the steam plant.	2/2/2019 10:58 AM
323	size and location	2/2/2019 9:00 AM
324	Public access to the steam plant is key — the more ways this can happen, the better.	2/1/2019 11:19 PM
325	The windows in that building are amazing and should be kept.	2/1/2019 7:24 PM
326	Active use that brings life and energy to the river front.	2/1/2019 4:02 PM
327	1. Connection to river and cafe/food service; 2. Office space for economic basis; 3. Maintaining open nature of generator hall.	2/1/2019 3:47 PM
328	That is happening and that the process is thoughtful and includes public input	2/1/2019 2:33 PM
329	Repurposing a blighted building/property	2/1/2019 2:03 PM
330	N/A	2/1/2019 9:53 AM
331	That something existing is to be used. That is much preferred (to me) over the recent new construction that has taken place in town over the past few years.	2/1/2019 9:39 AM
332	If this is a historically significant building, I appreciate the effort to retain its design elements and silhouette, and the effort to showcase components (turbine, etc.) that remind visitors of its original use.	2/1/2019 9:15 AM
333	riverfront access	2/1/2019 9:10 AM
334	The views and openness	2/1/2019 9:07 AM
335	That the building is getting some attention instead of rotting in the mist like it has done for 30+ years	2/1/2019 8:59 AM
336	Exciting to have a nicely designed urban space and building with public access on the River. Connecting downtown to the river has been a struggle and this is a very good piece to start with.	1/31/2019 11:33 PM
337	I like the partial inclusion of the modern building, and the preservation of the historic open spaces.	1/31/2019 10:38 PM
338	Keeping it's original design. I love all the windows and the history of it	1/31/2019 10:12 PM
339	I like that you are using the existing steam plant instead of just tearing it down. The overlook is cool.	1/31/2019 5:52 PM
340	The timber construction and open space	1/31/2019 5:49 PM
341	The overlook on the river!	1/31/2019 5:33 PM
342	I'd like see the building look as much like it does now as possible, to preserve history.	1/31/2019 5:29 PM
343	More usable space and walkable areas for visitors and locals to explore	1/31/2019 5:06 PM
344	Preservation of this building is a must. I am simply glad that it won't be torn down and would love to see as much of this building in it's original state as possible.	1/31/2019 4:58 PM

Comments Sought on Proposed Steam Plant Concept

345	Steam Plant itself, standing alone or with a less dominant addition. This doesn't look like a revitalization design. From Hilyard, it'll just be a blah office building.	1/31/2019 4:34 PM
346	visual access to the river	1/31/2019 4:15 PM
347	The fact that the industrial character of the interior is preserved and given a new purpose.	1/31/2019 4:11 PM
348	Restoring and protecting the Steam Plant.	1/31/2019 3:42 PM
349	Site that retains historic significance and feel where you can meet friends for food, drink and conversation. Also the office component adds commercial activity which supports a nice sense of activity.	1/31/2019 3:01 PM
350	River front use and views	1/31/2019 2:10 PM
351	Using existing structure with enhancements to make it a destination.	1/31/2019 12:41 PM
352	The open feeling and preservation of the EWEB power plant history and technology.	1/31/2019 12:33 PM
353	the current building is pretty much an eye sore. Something nice and inviting to the public as well as being a place for business, sounds great	1/31/2019 12:10 PM
354	It is metropolitan looking and provides a great space for casual gathering.	1/31/2019 11:45 AM
355	Openness	1/31/2019 11:22 AM
356	Saving the "bones" and iconic elements of the historic industrial building with a viable adaptive use.	1/31/2019 9:51 AM
357	That it will help to revitalize and sustain the riverfront. That it could provide viable venues for visual arts.	1/31/2019 8:54 AM
358	TO finally get a center of interest and education for our community to brag about. We really lack a "there". I am connected with Lane County Historic Museum and you must be aware of the it needing a larger venue. Seattles' Museum of History and Industry is a great model to aspire to. I'm so pleased with this news.	1/31/2019 3:04 AM
359	That it is being kept as historical value. River views from inside the building would be a bonus. Happy Hour cocktails or distillery & beer availability. Musical talents performing.	1/31/2019 1:24 AM
360	I find it a little terrifying and inconsistent with what community revitalization supporters have been talking about for this building for decades. Let's see your next concept.	1/30/2019 11:54 PM
361	next to the river	1/30/2019 11:10 PM
362	I am always happy to see existing buildings maintained and used, if they can safely be remodeled to meet current building standards. This seems like the most environmentally sound course.	1/30/2019 9:49 PM
363	You're assuming I've seen it. I have not.	1/30/2019 9:43 PM
364	That it will hopefully keep its historic footprint	1/30/2019 9:17 PM
365	Public connection to river and park. Looks more active and meaningful to the community than what I've seen of Williams and Dame proposal.	1/30/2019 8:31 PM
366	Breezeways and river overlook and playground. I wish they had those oversized rocking horses like Reed and Cross used to have. Man, I could ride those for hours in the 70's.	1/30/2019 8:30 PM
367	opening up Eugene to the water.... it is Eugene's best feature...	1/30/2019 7:54 PM
368	Connection to the river	1/30/2019 7:34 PM
369	I like the entire plan and its perfect balance. It would be a fun place to go for a beautiful view, food and drink, enjoyment of the arts, being a great historic landmark and very importantly expanding the commercial office space availability that is severely lacking in prominent areas. I will only have by business in the major downtown/campus areas.	1/30/2019 5:49 PM
370	River overlook connection and large open spaces with consideration for mixed uses	1/30/2019 5:35 PM
371	open space	1/30/2019 5:30 PM
372	I'm from San Diego, a place where the river has been hidden-most don't even know it exists. Opening this building to the public invites the river into our society...helps us appreciate the water that flows through our taps...provides a place to appreciate the beauty of nature amidst the city.	1/30/2019 5:21 PM
373	That it will be a cool place to go as a community member and with visitors.	1/30/2019 4:48 PM

Comments Sought on Proposed Steam Plant Concept

374	Changes an eyesore into a viable, accessible space.	1/30/2019 4:22 PM
375	Keeps the historic structure as part of the building Maximizes connection to and views of the river. Mixed use - arts ,public space,office space, etc	1/30/2019 4:19 PM
376	Keeping some historical architectural details while making it more open and modern and providing public access to the river.	1/30/2019 4:16 PM
377	Historic preservation and open building design with views of the river.	1/30/2019 4:04 PM
378	The inclusion of CLT as the solution to the structural concerns re: quake protection while providing a show-and-tell opportunity for the promotion of the CLT technology - part of telling the "Timber" story of Eugene's change - as well as the opportunity to design a CLT-based interior and structural support mechanism in the 1931 north end of the building, morphing to an exterior structure at the south end of building.	1/30/2019 3:45 PM
379	Positive addition to the riverside.	1/30/2019 3:38 PM
380	Aesthetic views river	1/30/2019 3:31 PM
381	Melding of existing structure with increasing 'wooden' building materials future use in large buildings.	1/30/2019 3:20 PM
382	Maintains the character-defining features of the original Steam Plant building, at least on the exterior. I'm happy to see that there is no plan to add additional stories to the original building.	1/30/2019 3:05 PM
383	Access to the river. Open design. Appeal to many.	1/30/2019 2:54 PM
384	The river overlook and the potential for space with a view of the river	1/30/2019 2:05 PM
385	clean, industrial look and feel. access out to the river - far too little in this city	1/30/2019 2:04 PM
386	Connection to the river and the local needs	1/30/2019 2:02 PM
387	Reuse. Balance of public and private spaces.	1/30/2019 1:58 PM
388	Generator on display	1/30/2019 1:37 PM
389	Connection with the river	1/30/2019 1:10 PM
390	NOTHING- Make affordable apartment complexes instead!	1/30/2019 1:02 PM
391	Restaurant and overlook with a historical perspective.	1/30/2019 1:01 PM
392	Using recycled materials	1/30/2019 12:59 PM
393	Mixed use	1/30/2019 12:57 PM
394	Very Eugene	1/30/2019 12:55 PM
395	The building isn't sitting rotting, harboring squatters/parasites or taxing resources for security patrols	1/30/2019 12:52 PM
396	The open spaces, the preservation of the industrial look and the outside dining over the river	1/30/2019 12:27 PM
397	Maintaining the steam plant/ industrial appearance. In fact, the museum would ideally have a "history of steam"component.	1/30/2019 12:22 PM
398	Desirable setting for public gatherings and promotion of the Arts.	1/30/2019 12:21 PM
399	Nothing. You need to decide if it's occupancy is cultural or business, not both. If it's cultural then make it an awesome attraction and charge admission, but if it's business then make it so and just charge high rents to subsidize something useful the community needs. Personally I would not take my visiting friends or relatives to look at a lump of turbine.	1/30/2019 12:21 PM
400	Combining history with practical financially sustained commercial use.	1/30/2019 12:20 PM
401	location by the river	1/30/2019 12:16 PM
402	The public spaces. I really like the idea that most the space would be used for commerce. Affordable Pike market type vendor spots. Food vendors. Crafters. Like some of what we have at Saturday market but ask the time. A way for people to get a start with a retail business...low cost spaces. Something fun to attract tourists.	1/30/2019 12:13 PM

Comments Sought on Proposed Steam Plant Concept

403	Opening more of the riverfront to the citizens of Eugene! This vibrant and important natural feature of our city has been mostly unavailable to the public, other than the walking trail and just 2 restaurants. Bringing more public access to this area will be incredibly important to bring more citizen usage to this area of downtown, helping with the revitalization of downtown.	1/30/2019 12:13 PM
404	Retaining the original features of the building.	1/30/2019 12:11 PM
405	Very little. I think the building itself is wonderful on the outside as it is, and the renderings of the outside are atrocious.	1/30/2019 12:11 PM
406	I most like the idea of making this historic building accessible to the public and encouraging community access to the riverfront and Eugene history	1/30/2019 12:07 PM
407	I think we need more spaces like this by the river to revitalize the area. Eugene can feel somewhat provincial at times and we need more spaces like this that can bring community together, allow for cultural events, and provide a forward-looking vision for the city. I think this is a fantastic idea overall.	1/30/2019 12:00 PM
408	public creative space that's not just restaurants, bars or stores.	1/30/2019 11:59 AM
409	Honoring the past, preparing, embracing the future. An inviting space the is warm and welcoming to all.	1/30/2019 11:59 AM
410	use of existing building - no additional stories added and no public funding used or given to project	1/30/2019 11:58 AM
411	Preservation and access to a historical site	1/30/2019 11:58 AM
412	Integrating as much of the original architecture and equipment as possible.	1/30/2019 11:56 AM
413	Multipurposes.	1/30/2019 11:52 AM
414	Open interior design, some kind of restaurant, good to have office space	1/30/2019 11:52 AM
415	Maintaining the historicity of this building and making it multi-functional.	1/30/2019 11:47 AM
416	Preservation	1/30/2019 11:47 AM
417	maintain essence of original building	1/30/2019 11:47 AM
418	A nicer looking waterfront.	1/30/2019 11:43 AM
419	This building does not matter. It is no different than any other building in this region. The value it is given is simply a matter of opinion. Please do not try to make this building/area into eateries and tourist spots for money. This is not an answer. The best use of any space anywhere is to have collaborative art and with that a real learning experience. One of the greatest things to value is perspective. This town does not need a new way to make money. It needs more ways for its citizens to express art and to absorb art and to have greater perspective, which helps our understanding. Art was made in caves after the catalyst revealed our creative mind to us. Our values have shifted in an unimaginably awful way into the patriarchal, big business, surveillance culture. May we, the great artistic Eugene people, please have the right to all things art. If this must be made into a thing of attraction, it should be free open space for art and community.	1/30/2019 11:41 AM
420	Keeping some of its historical features.	1/30/2019 11:40 AM
421	saving a historical structure	1/30/2019 11:38 AM
422	The overlook, the office space, café/food hopefully?, meeting space	1/30/2019 11:34 AM
423	Having pride in the design elements of our industrial era.	1/30/2019 11:34 AM
424	the preservation of the steam plant and public access	1/30/2019 11:34 AM
425	Bridging history of the space and previous use with a modern, cultural experience -- funded with a financially sustainable model.	1/30/2019 11:31 AM
426	ON the river	1/30/2019 11:31 AM
427	...that it look beautiful...that we don't spend a million dollars on ugly. Should be a beautiful 'wood' design that is art!! Appears you are on the right track.	1/30/2019 11:28 AM
428	Utilization of prime, historic riverfront property for public use.	1/30/2019 11:28 AM
429	Preserving the wonderful old building to update it for current cultural use such as art displays, studio space, coffee shop, etc. Very exciting!	1/30/2019 11:28 AM

Comments Sought on Proposed Steam Plant Concept

430	History reinvented in a useful manor capturing a beautiful flow toward the future	1/30/2019 11:26 AM
431	River focus	1/30/2019 11:24 AM
432	As visualized, the combination of old & new seems about right. Sense of history yet fresh and vital.	1/30/2019 11:23 AM
433	Disappointed that revenue wins over culture.	1/30/2019 11:20 AM
434	Keeping the style going	1/30/2019 11:20 AM
435	Preservation of historic steam/electric equipment and of historic structural components.	1/30/2019 11:20 AM
436	Keeping some historic features.	1/30/2019 11:18 AM
437	modern design	1/30/2019 11:17 AM
438	That it keeps it's industrial design/feel, it's such an iconic piece of architecture/history.	1/30/2019 11:16 AM
439	The fact of it. That it's not being torn down for high end condos. That the intention is to remodel it into an accessible public space.	1/30/2019 11:15 AM
440	I like the added space and the river overlook. I also think that one needs to add public meeting space of some type, like the library has, that would draw diverse crowd of users to it.	1/30/2019 11:14 AM
441	I love that there will be a story and a place for people to come together for conversation. I like the shape of the building and the opportunity to have views of the Willamette River. I love that the space is going to be used for good and that it will be a place I can take my children to show them culture and historical purpose, educating them on where they are from. I am looking forward to a cup of coffee while looking over the river and listening to the water rush by.	1/30/2019 8:14 AM
442	I love the river overlook and that the redesign honors the history of the Steam Plant by showcasing the iconic, red turbines. The design aesthetic is clean and modern, yet allows the industrial history to shine through. Nice!	1/29/2019 4:41 PM
443	I can't really comment much on the design as I've only seen 3 images. The only thought I have is that I really hope they maximize the prime location of the building by maintaining as many site lines towards the river as possible. Adding a terrace or any additional space that can extend the buildings footprint out towards the water seems like a sound idea. Happy to see the riverfront is finally being developed. Such a shame to have all that gorgeous acreage not being utilized for the public benefit. New site for the Eugene celebration? Eh eh?!?	1/29/2019 11:07 AM
444	I love the idea of reconnecting our active city life to the river that run though it. I've always been drawn to the look of the steam plant and am thrilled that we are aiming to celebrate and preserve it's history.	1/29/2019 10:49 AM
445	Incorporating a historic building with modern touches.	1/29/2019 9:46 AM
446	I love the idea of keeping a part of its history.	1/29/2019 12:02 AM
447	Do not like renderilngs. Very limited vision.	1/28/2019 11:29 PM
448	Keeping and preserving the building.	1/28/2019 10:35 PM
449	Preserving the building	1/28/2019 10:32 PM
450	The cultural space	1/28/2019 9:23 PM
451	Mixed use office co-working	1/28/2019 8:43 PM
452	I would like to see the original architecture stay the same and work within the current building to become updated.	1/28/2019 7:18 PM
453	The location and historic buildings.	1/28/2019 6:56 PM
454	It honors the buildings unique history and natural waterway while envisioning the future need for space. I like that it keeps our city dense rather than building further out of town.	1/28/2019 6:52 PM
455	Preservation and repurposing of historic structures	1/28/2019 6:48 PM
456	The river views	1/28/2019 6:43 PM
457	Preservation of the building	1/28/2019 6:38 PM
458	public space next to the riverfront	1/28/2019 5:42 PM
459	Keeping the Steam Plant architectural elements in place, big windows	1/28/2019 4:58 PM

Comments Sought on Proposed Steam Plant Concept

460	It maintains the Steam Plant as a visual landmark.	1/28/2019 4:30 PM
461	Making the old new again with active offices, museum/art, and dinning.	1/28/2019 4:29 PM
462	Keeping parts of the old Steam Plant, while updating it as well with a lot of windows letting in natural light and being able to see the river and walk out to a seating/viewing area.	1/28/2019 2:59 PM
463	All of it.	1/28/2019 2:49 PM
464	Making it public not a private building.	1/28/2019 2:45 PM
465	walking pier out to river as shown in image	1/28/2019 2:15 PM
466	I like that it incorporates the original structure of the steamplant while making it a workable and public space	1/28/2019 1:58 PM
467	Opening up Eugene's riverfront to the public, whatever form that takes and as long as it doesn't harm the riparian zone is great progress for us!!	1/28/2019 1:35 PM
468	Space for public interaction and enjoyment	1/28/2019 1:24 PM
469	The mix of retaining the existing historical building uniqueness while building for the future with the CLT 'extension'. Also keeping the river viewpoint, if it's retained, separated and elevated over the riverfront path to reduce circulation conflict.	1/28/2019 1:21 PM
470	Celebrating the history while looking toward the future...and including access to the community.	1/28/2019 1:13 PM
471	The mix of modern while still keeping the original feel of the space.	1/28/2019 1:02 PM
472	I most enjoy the connection to the river. The reach out to the Willamette. Sort of like the Santa Monica Pier's reach out to the Pacific Ocean. Create a clean environment and sell beverages out there and people will come. The river view will be unique.	1/28/2019 12:58 PM
473	The modern looking exterior and the platform overlooking the river.	1/28/2019 12:50 PM
474	modern design with respect to history and utilizing the cool industrial remnants. The connection and view of the river. Windows!	1/28/2019 12:49 PM
475	Historical integrity kept intact.	1/28/2019 12:44 PM
476	Maintenance of existing footprint and historical architectural features. Connecting to the river to provide quality space for locals and tourists—hopefully detract from the negative activities that happen in that area.	1/28/2019 11:50 AM
477	That you are making use of an existing building. Still: what the city needs is housing. It's not rocket science.	1/28/2019 11:32 AM
478	Preserves the history while adding value with commercial space	1/28/2019 10:28 AM
479	combination use of the space - both for entertainment and for work use.	1/28/2019 10:16 AM
480	The reuse of existing structures that are iconic and cultural along with its ability to contribute to river front vitality.	1/28/2019 10:14 AM
481	Space where the wonderful river views in Eugene are actually utilized for the public. I loved the outdoor deck space with the tables overlooking the river.	1/28/2019 10:13 AM
482	Old meets new and the river overlook	1/28/2019 10:02 AM
483	It kick off the revitalization of riverfront. It would be great if it stayed in strategy with the innovation district planning. Maybe offering a % of office space as transitional space for early stage companies that are maturing out of co-working spaces?	1/28/2019 9:54 AM
484	Make it a destination! Go big and bold.	1/28/2019 9:41 AM
485	The river overlook and restoring/adding to the exterior of the building.	1/28/2019 9:34 AM
486	The big idea. Not a fan of the execution.	1/28/2019 9:12 AM
487	Not much	1/28/2019 8:18 AM
488	Potential for more restaurants/winery/brewery/shops to be along the River for people to enjoy.	1/28/2019 7:50 AM
489	I think it could be beautiful.	1/28/2019 12:30 AM
490	Architectural design	1/27/2019 10:08 PM

Comments Sought on Proposed Steam Plant Concept

491	Increasing public access by incorporating shops/restaurants/ and community activities	1/27/2019 7:38 PM
492	The preservation of the historic building and accessibility to the public as a place to gather by the river.	1/27/2019 7:17 PM
493	I would like the space preserved as much as possible, but let's be realistic. There needs to be revenue-generating space to make that viable. That's why we'll need a mix of space use.	1/27/2019 6:45 PM
494	Keep history and look of the facility.	1/27/2019 4:48 PM
495	Public access to river views	1/27/2019 2:20 PM
496	Better than another homeless camp	1/27/2019 2:16 PM
497	not a fucking thing stop wasting my tax money we do not have	1/27/2019 2:15 PM
498	Saving it the building But looks to be leaving to much of old and Not maximizing the use	1/27/2019 2:03 PM
499	The river overlook and the view from the top. Nothing on the inside is impressive.	1/27/2019 1:17 PM
500	It should be a FUN immersive experience.	1/27/2019 9:27 AM
501	That it seeks to preserve the unique and historic building.	1/27/2019 8:37 AM
502	Preserving the original architecture where possible and adding new where needed for functionality.	1/27/2019 8:29 AM
503	Preservation of original features	1/26/2019 10:40 PM
504	It is extremely important to me that the building be preserved.	1/26/2019 10:30 PM
505	The introduction of a new building add on for dedicated office use. It gives the building a way to modernize.	1/26/2019 9:04 PM
506	That Eugene will have a better connection to the river.	1/26/2019 8:10 PM
507	I like that it is preserving the elements of the original architecture. The east side of the building received a rather ugly addition at some point in its history, and it appears the remodel will remedy that and add height. I like that.	1/26/2019 7:11 PM
508	The diversity of food options on the 1st floor, especially a tap room, and the plans for a rooftop cafe/bar!! What a great opportunity for people to enjoy a fantastic view	1/26/2019 6:50 PM
509	It could be hip and cool and right on the river. A big draw.	1/26/2019 4:02 PM
510	River overlook, IF it doesn't interfere with the river bike path.	1/26/2019 3:07 PM
511	Not much.	1/26/2019 2:48 PM
512	Views, history, access to river.	1/26/2019 2:20 PM
513	Human activity occurring on multiple levels. Views to the river. Natural landscaping.	1/26/2019 2:05 PM
514	Having views of the river, and a cafe or a restaurant, and having a place to stop and eat while your on the bike trail.	1/26/2019 1:19 PM
515	The past and the future melded into one great place!	1/26/2019 1:10 PM
516	Reuse of a historic structure for public benefit	1/26/2019 12:18 PM
517	Connectivity with riverfront and other planned development in that area	1/26/2019 10:43 AM
518	Rehabbed old building into something that is beautiful, useable, and is destination oriented (restaurant, event, etc), located close to river and park :)	1/26/2019 10:36 AM
519	River overlook	1/26/2019 10:32 AM
520	Interior renderings are pretty cool	1/26/2019 9:03 AM
521	Preserve as much as possible. Celebrate early history.	1/26/2019 8:48 AM
522	That it's modern while reusing elements of the historic.	1/26/2019 8:00 AM
523	It is a great use of space. I would like to propose moving my business into the SteamPlant.	1/26/2019 7:23 AM
524	Building preservation	1/26/2019 1:42 AM
525	Retains the essence of the historic structure and integrates new construction in a tasteful way that blends the new with the old.	1/26/2019 1:01 AM

Comments Sought on Proposed Steam Plant Concept

526	The age and design of the building gives it character. I'd love to see that preserved.	1/26/2019 12:29 AM
527	We will wait and see.	1/26/2019 12:23 AM
528	Keeps an open feel. Still looks like a steam plant. Open to the public. Shouldn't be a high-end operation that most can't afford to go in.	1/25/2019 11:24 PM
529	That it will be a place for the public to engage with art and creativity. Preferably non-profit.	1/25/2019 11:21 PM
530	That the city is asking us, the public what we would like to see.	1/25/2019 11:20 PM
531	That the design will revitalize and include the Steam Plant as part of the design	1/25/2019 10:37 PM
532	That it creates a dedicated space for creativity, arts, food, culture, entrepreneurship, business, and community to convene. The idea generation, collaboration and creation that will come from this versatility is going to be amazing.	1/25/2019 9:31 PM
533	The overlook	1/25/2019 9:15 PM
534	Expanded housing downtown	1/25/2019 7:30 PM
535	I have not seen the proposed steam plant building revitalization design; was that part of the survey?	1/25/2019 7:16 PM
536	I'm sad the Riverfront Park isn't doing the history/culture thing and glad this will. I like art installation and music space too (it only let me pick one). I can't imagine how this is financially viable so I like whatever you do to make that work.	1/25/2019 6:26 PM
537	Art and culture space	1/25/2019 6:16 PM
538	I love the style of the draft renderings. The hip, urban, open feel that you typically see in a brewery or tech office space. Blending it with the park seems like a great idea as well as incorporating it into the river with the overlook. Our city should be maximizing river access and views and this location has a great opportunity for that.	1/25/2019 6:03 PM
539	Keeping the building and some of its historic features.	1/25/2019 5:38 PM
540	I would like to see space that encourages gathering/connecting, with art that inspires innovative thought and conversation.	1/25/2019 5:37 PM
541	Keeping (and restoring) this historic building is delightful! Nice to reuse something of importance, rather than knock it down, when possible.	1/25/2019 5:36 PM
542	Keeping historic bones while freshening structural space with wood, light. Opening five stories to river views....will there also be views to Spencer Butte and the University? Keeping this publicly open!	1/25/2019 5:13 PM
543	not much - this entire riverfront project is intended to be a community space; now a bar or restaurant will price out a large population of the community	1/25/2019 5:12 PM
544	I like most that Eugene is taking bold action and allowing for economic development in Eugene.	1/25/2019 5:11 PM
545	Location	1/25/2019 4:54 PM
546	better than it is now. Public access.	1/25/2019 4:51 PM
547	Not nearly enough information in three renderings to offer an opinion	1/25/2019 4:49 PM
548	Honestly I like that the building will be saved and repurposed for another use. This building has always stood out to me as representing part of the area's history.	1/25/2019 4:47 PM
549	The representation of the grittiness of Oregon pioneers and business leaders. Keep the history and sense of industry.	1/25/2019 4:12 PM
550	Using a historical landmark in a new way!	1/25/2019 4:05 PM
551	Mix of old and new; strong relationship to the river and natural environment; openness; mixed-use	1/25/2019 3:53 PM
552	I like that it overlooks the river	1/25/2019 3:51 PM
553	It's nice to see the building reused in a way that could integrate private business and public access to such a cool cultural resource.	1/25/2019 3:43 PM
554	Not much. The building as shown in the renderings isn't aesthetically pleasing from the interior or exterior. There is very little information about it, but it appears to waste a lot of space.	1/25/2019 3:01 PM

Comments Sought on Proposed Steam Plant Concept

555	adding more retail, brew pubs, historical and local culture	1/25/2019 3:01 PM
556	Making use of idle space.	1/25/2019 2:35 PM
557	Great exterior historic design with huge open interior space to accommodate public enjoyment of retail uses such as restaurants, brew pubs and wine bars and retail shopping that will be lacking from the Back-to-the-River development that will be residential with limited public access.	1/25/2019 2:35 PM
558	Creating a space that will draw people to the park for various uses.	1/25/2019 2:30 PM
559	Maintaining the elements that let people know and see the history of the building.	1/25/2019 2:23 PM
560	the overlook	1/25/2019 2:16 PM
561	Preserving the historic building for new uses	1/25/2019 2:11 PM
562	Public access. Retaining the existing turbine.	1/25/2019 1:55 PM
563	The concept of a historic building being modernized in a way that encourages daily use.	1/25/2019 1:48 PM
564	Brewery or pub, restaurant's, public space.	1/25/2019 1:41 PM
565	Keeping historic elements, public space, art & music...similar to what McMenamins has done at other historic sites. The current designs look boring and staid.	1/25/2019 1:36 PM
566	I feel that it is important that the boiler and turbines have been preserved. Also, the junction of the existing structure and added structure with the clt "pop" out is compelling; could there be more interplay between the two structures here?	1/25/2019 1:18 PM
567	I don't see the practicality of maintaining the high ceilings in a public space. Environmental control in the structure will be very expensive.	1/25/2019 1:11 PM
568	Updating the building design in a way that accents the historical components and not drowning them out.	1/25/2019 1:09 PM
569	Maintaining the existing facade especially the windows.	1/25/2019 1:04 PM
570	just need something over looking river for business or restaurants or hotels	1/25/2019 1:03 PM
571	River views.	1/25/2019 1:00 PM
572	Developing on existing developed land	1/25/2019 1:00 PM
573	Cultural spaces are so important and Eugene doesn't have enough. Keeping the space refreshed every so often will encourage locals to revisit time and time again.	1/25/2019 12:57 PM
574	I LIKE THE MANNER IN WHICH IT RETAINS ITS AUTHENTICITY AND ORIGINALITY. I ALSO LIKE THE FLOW OF TRAFFIC DESIGN.	1/25/2019 12:57 PM
575	proximity to river, brownfield development, re-use of existing building	1/25/2019 12:37 PM
576	river views, access	1/25/2019 12:34 PM
577	Nothing. Sometimes it is OK to just start over with fresh new ideas. Build something new and exciting, not some rehash of an old building that should just be gone.	1/25/2019 12:11 PM
578	Preservation of historical building	1/25/2019 12:10 PM
579	Cleanup of one ugly building.	1/25/2019 12:06 PM
580	The fact that a space that is not being used and is an eyesore.. is now being used.	1/25/2019 12:05 PM
581	The preservation of the historic equipment and boilers.	1/25/2019 12:02 PM
582	public access that is rewarded with historical/cultural displays and public-facing amenities like food and beverage and I LOVE the riverwalk concept and hope it can happen.	1/25/2019 11:50 AM
583	The views of the River and the potential for entertainment and restaurant space	1/25/2019 11:37 AM
584	It looks modern.	1/25/2019 11:35 AM
585	I thinks sounds nice and it'll look nice. I believe they needed to do something there.	1/25/2019 11:35 AM
586	I like the openness and transfer of light. I also appreciate what seems like historical elements will be retained.	1/25/2019 11:35 AM
587	Connects downtown to the river	1/25/2019 11:31 AM

Comments Sought on Proposed Steam Plant Concept

588	I like the history and the different levels/shapes/textures/lighting and that it is attractive - like 5th St. Market.	1/25/2019 11:29 AM
589	The opening of the space to the public. More access to the river.	1/25/2019 10:55 AM
590	Connecting the past with the present and future. Honoring history while providing a new and exciting place to experience culture and community.	1/25/2019 10:53 AM
591	The windows and the connection to the river	1/25/2019 10:43 AM
592	I think it's important to keep the steam plant as a reminder of what has been at that location before. I think it is important to maximize the public engagement in this and interaction with a historic element.	1/25/2019 10:32 AM
593	The open space, and preserving those windows.	1/25/2019 10:25 AM
594	I like the look of the outside.	1/25/2019 10:22 AM
595	I love the plan to include a brewery overlooking the river—what a way to engage the community and celebrate the river while bribing people to enjoy he space!	1/25/2019 10:20 AM
596	Revitalizing and re-purposing the space!	1/25/2019 10:12 AM
597	New accessibility to enjoy the river	1/25/2019 10:10 AM
598	Retention of the building, historic preservation, cultural theme and mixed use	1/25/2019 10:03 AM
599	Modernization and emphasizing the original building instead of just tearing it down	1/25/2019 10:01 AM
600	The multile uses and public access.	1/25/2019 10:00 AM
601	I like how it utilizes and emphasizes the existing structure and design elements. The building is so interesting, it would be a shame to not maintain it as a key part of the design focus.	1/25/2019 9:41 AM
602	That it's happening!	1/25/2019 9:28 AM
603	Modern	1/25/2019 9:25 AM
604	It's aesthetically pleaseing. Warm and inviting. I like the idea of having places to sit and enjoy the environment both outside and inside while drinking a coffee, beer or food. Or strolling outside or inside with a coffee in hand & enjoying the steam plant. This reminds me a lot of the 5th street public market cafe area just more aesthetically pleaseing and rich of history.	1/25/2019 9:21 AM
605	The walkway out to the river. It's a great connecting piece.	1/25/2019 9:18 AM
606	I've not seen enough to have an opinion, but I like the idea of a park space. My worry with an open park space is that it will be overrun with homeless folks.	1/25/2019 9:17 AM
607	Keeping the historical aspect of the area	1/25/2019 9:15 AM
608	practical conservation and smart re-use of an historic property	1/25/2019 9:10 AM
609	Public accessibility and the modern elements blended with the old.	1/25/2019 9:08 AM
610	River views open to public	1/25/2019 9:03 AM
611	Free parking, please. Also a bus stop.	1/25/2019 8:52 AM
612	Culture in our city!	1/25/2019 8:32 AM
613	Bringing a historical space alive in our community. Making it accessible to all	1/25/2019 8:24 AM
614	That it will bring people to the RIVER which has not been fully utilized and is a great feature to EUGENE	1/25/2019 8:23 AM
615	The opportunity to work within a historic structure on the river.	1/25/2019 8:19 AM
616	River overlook	1/25/2019 8:13 AM
617	Keeping history alive.	1/25/2019 8:11 AM
618	The respectful integration of the commercial office space, use of CLT.	1/25/2019 8:06 AM
619	The use of the historical structure to bring a mix of past and present to the project and finally get some public use out of the structure!	1/25/2019 7:58 AM

Comments Sought on Proposed Steam Plant Concept

620	Nothing, why spend all this money to have a team design space that nobody is going to use cause it looks like shit! Build something new and quit wasting our city's money on crap!	1/25/2019 7:52 AM
621	River views. It's unique in Eugene. Considering the redevelopment that will be happening nearby, what will keep this project unique is the historic nature of the building.	1/25/2019 7:02 AM
622	The conceptual designs that destroy the historic integrity of original architecture and how the new architect's vision is carried out to create a monument to his ego.	1/25/2019 6:34 AM
623	Other	1/25/2019 5:39 AM
624	Keeping some of the key features like the boiler and the large columns that used to hold up the machines	1/25/2019 4:05 AM
625	It was one of the first places I noticed that could use renovation after moving to Springfield. Now, I live in N. Eugene, and cross over the Ferry St Bridge every day during my work commute, I would love to look over and see a newly rebuilt area!	1/25/2019 3:13 AM
626	Proximity to the river and the potential to mix natural and urban design	1/25/2019 12:52 AM
627	Preserving the historical aspects as well as bringing something aesthetically pleasing and exciting to the river front.	1/24/2019 11:56 PM
628	Not much. Seems like cut and paste. Lacks originality, appears cold, closed off, and uninviting. Disappointing for a site with so much potential.	1/24/2019 11:29 PM
629	uses the space, keeps wonderful building and opens to public use	1/24/2019 11:19 PM
630	Using vital river front property in a vibrant way.	1/24/2019 11:07 PM
631	Keeping footprint	1/24/2019 10:24 PM
632	Uses our great river front property for something the community can use and be proud of.	1/24/2019 10:10 PM
633	Reusing historical elements	1/24/2019 10:02 PM
634	Finally something done with that eye sore. When are going to do something instead of having a meeting to talk about the next meeting??	1/24/2019 9:53 PM
635	River view and historical detailing	1/24/2019 9:50 PM
636	A retention of the unique architectural qualities of the original building. The openness and raw characteristics of the materiality.	1/24/2019 9:22 PM
637	Deck, views, use of interior space for dining, brewery.	1/24/2019 9:02 PM
638	I really like all of it. It looks like it would be airy and comfortable. You're taking a useless piece of real estate and putting it to good use. Go for it! Whatever you do will be great.	1/24/2019 8:58 PM
639	That it has offices. Everything else is cosmetic.	1/24/2019 8:56 PM
640	Preserving the character of the building, river overlook and some kind of restaurant. We have this great river and ONE existing restaurant to enjoy the views.	1/24/2019 8:37 PM
641	On the river	1/24/2019 8:37 PM
642	The design blending historic style with modern design.	1/24/2019 8:23 PM
643	Maintaining historical building instead of erecting atrocities like the Star War Federal building.	1/24/2019 8:20 PM
644	Potential to help with our housing crisis. It should be affordable housing.	1/24/2019 8:14 PM
645	Connection to river	1/24/2019 7:58 PM
646	That the historic building shall remain	1/24/2019 7:44 PM
647	Preservation of an important historical resource combined with modern architectural additions and public amenities.	1/24/2019 7:38 PM
648	meh, so far.	1/24/2019 7:37 PM
649	The view of the river. It is very important that it is a space where people can enjoy the river while eating or drinking. Offices and art should not have spaces where there is a view. The view should be for everyone.	1/24/2019 7:29 PM
650	The re-use/re-purposing of a piece of our history; most often these things get torn down in Eugene!	1/24/2019 7:15 PM

Comments Sought on Proposed Steam Plant Concept

651	open, and views of river	1/24/2019 6:46 PM
652	Preserving a historic building while also bringing a beautiful space to the city that blends downtown and the river	1/24/2019 6:40 PM
653	Flexibility. And if it was me, I'd dedicate it to apprenticeships and co-ops incubator. But that's me ...	1/24/2019 6:39 PM
654	It is making a place. Celebrates public land.	1/24/2019 6:27 PM
655	Leaves some contour of the existing plant so the bulk does not take over.	1/24/2019 6:21 PM
656	Reuse of existing infrastructure. Life along the south bank of the river.	1/24/2019 6:09 PM
657	That the building is being used at all.	1/24/2019 6:03 PM
658	That it preserves and makes use of a great building in an ideal location without the danger of it being dismantled or losing it's place in Eugene's history.	1/24/2019 5:58 PM
659	The potential to have live music there. Tall ceilings have *potential* for great sound, or it can be a loud reverberant disaster. Depends whether you have an acoustician on your team and whether they know what they are doing.	1/24/2019 5:57 PM
660	Currently an eye sore	1/24/2019 5:54 PM
661	Hard to say. Images don't really convey more than some office spaces and exhibit space, neither of which are hugely attractive. Better than an empty building though.	1/24/2019 5:52 PM
662	I like that the steam plant revitalization will recycle an existing, historic structure and will emphasize the river and natural spaces.	1/24/2019 5:48 PM
663	Open feel, cool industrial look, public space.	1/24/2019 5:45 PM
664	The open, modern feel (with a nod to the past) and public deck out over the river.	1/24/2019 5:40 PM
665	Views of the river.	1/24/2019 5:39 PM
666	The river overlook. Really cool that the bike path is continuous under it but won't impact it. great idea	1/24/2019 5:37 PM
667	Adaptive reuse, old into new and hybrid program.	1/24/2019 5:29 PM
668	exposing the turbine and other historic features	1/24/2019 5:23 PM
669	View of the river.	1/24/2019 5:16 PM
670	Incorporating the old, historic parts of the building. Building up instead of out is also good. Heck, make it another 2 stories and add some apartments or condos to the top.	1/24/2019 5:06 PM
671	Revitalization of the building for public use. Connection between the built structure to the exterior spaces.	1/24/2019 5:02 PM
672	Connecting downtown to the river	1/24/2019 5:00 PM
673	That something is actually happening to prime river front property.	1/24/2019 4:57 PM
674	Open concept	1/24/2019 4:49 PM
675	The opportunity for multiple options and bringing some "personality" to the river front development.	1/24/2019 4:43 PM
676	It is a great mixture of Eugene's past, the importance of our waterways (rivers), and that it is a community space to be enjoyed by all.	1/24/2019 4:41 PM
677	The existing building and the connection to the river.	1/24/2019 4:40 PM
678	Connecting Eugene history to the riverfront and social/active/art activities	1/24/2019 4:37 PM
679	Preserving existing interesting elements of building.	1/24/2019 4:37 PM
680	High volumes; connection to historic use; the fact that it's more interesting than an old, unused steam plant.	1/24/2019 4:33 PM
681	I like the idea of preserving the history of the facility and bringing in other historical exhibits. We have some museums in this area, but I think it is important as Eugene grows to create more of these sorts of cultural spaces. Having events (performers, classes, etc) that people can attend, as well as exhibits that showcase Eugene will help with that need to create more cultural spaces.	1/24/2019 4:29 PM
682	Retention of the open interior and lots of windows to preserve connection to river	1/24/2019 4:22 PM

Comments Sought on Proposed Steam Plant Concept

683	Preserving history while making something new out of a product (timber) that has such a rich history in this area. Activating the space with active uses of multiple types (business, artistic, educational, and recreational) will bring a variety of people to site and let Eugenians enjoy the waterfront in a new way.	1/24/2019 4:21 PM
684	It's an opportunity for sustainable growth in our community.	1/24/2019 4:21 PM
685	The harmony of modern and historical as well as concrete, wood, metal. The open space is inspiring and promotes creativity.	1/24/2019 4:15 PM
686	keeping the history	1/24/2019 4:13 PM
687	That the footprint and external structure of the building are maintained, so we do not lose that historical perspective.	1/24/2019 4:11 PM
688	.	1/24/2019 4:09 PM
689	The idea of keeping this wonderful historic building and the idea of having a pub or restaurant in that amazing space.	1/24/2019 4:09 PM
690	Public accessibility	1/24/2019 4:07 PM
691	The over look	1/24/2019 4:05 PM
692	I like that it's not only along the river but also that's it's adjacent to UO property. Maybe the design of the plant can include UO history?	1/24/2019 4:05 PM
693	As an archaeologist/historian it is important to me that we preserve our few remaining historic structures and honor them appropriately.	1/24/2019 3:59 PM
694	mix use space: restaurants, brewery, art spaces, access to river	1/24/2019 3:55 PM
695	Keeping the footprint and some original history/stuff.	1/24/2019 3:49 PM
696	The dramatic lines and access to the river	1/24/2019 3:42 PM
697	The preservation of history and the tie to the river.	1/24/2019 3:40 PM
698	That it is utilizing the views along the riverfront for public use.	1/24/2019 3:27 PM
699	Roof top space/ space overlooking the river, MUST have some kind of space or use that make it relevant for the general public to visit.	1/24/2019 3:26 PM
700	Connection with the entire riverfront redevelopment	1/24/2019 3:16 PM
701	The idea of inclusion. Our country is divided but this gives Eugene an opportunity to bring our community together	1/24/2019 3:16 PM
702	I love that on that long walk there will be a revitalized space, better connecting the community to the waterfront and university district - plus it could be gorgeous	1/24/2019 3:15 PM
703	having a focal point that incorporates old & new - something shiny as compared to the dull downtown	1/24/2019 3:12 PM
704	the opportunity for more art dedicated space	1/24/2019 3:08 PM
705	Seems unique; hard to analyze with only three photo renderings.	1/24/2019 3:06 PM
706	Ability to connect to the Ruth Bascom River Path, the Willamette River, and have a beer with a view.	1/24/2019 3:01 PM
707	Revitalizing a historic building for future generations.	1/24/2019 2:56 PM
708	The renderings for the cultural space and the use of cross laminated timber.	1/24/2019 2:52 PM
709	big windows & views of the river	1/24/2019 2:47 PM
710	Mix of historic and contemporary elements	1/24/2019 2:45 PM
711	Using the draw of the river as a attraction to bring / keep people in that area of Eugene	1/24/2019 2:43 PM
712	Showing community history	1/24/2019 2:41 PM
713	Keeping the windows!	1/24/2019 2:41 PM
714	Historic integrity of the building.	1/24/2019 2:35 PM

Comments Sought on Proposed Steam Plant Concept

715	I am so excited about the idea of having a restaurant/brew pub on the river. Eugene needs this! It would be so nice to take advantage of our beautiful river front areas to have a nice place to gather with friends. I'm honestly very disappointed lately when I try to enjoy the river path for running, walking or bike riding. I don't feel safe and it's so frustrating that people are allowed to camp and leave their garbage laying around the river. I hope Eugene continues to add more nice places to gather with friends in the beautiful scenery we are so blessed with.	1/24/2019 2:33 PM
716	Definitely the overlook of the river. Incorporating the river into design is essential.	1/24/2019 2:30 PM
717	The incorporation of historical elements and the use of CLT.	1/24/2019 2:29 PM
718	view of the river	1/24/2019 2:20 PM
719	Renderings are great - the space itself seems underutilized and vacant of personality and history. Reminiscent of The Torpedo Factory in Alexandria, Virginia. If going the arts route perhaps include studio space, equipment, etc. Minneapolis/St. Paul has a number of renovated, subsidized spaces (redeveloped industrial complexes) that cater to affordable living and work spaces for artists.	1/24/2019 2:20 PM
720	The existing outer structure.	1/24/2019 2:18 PM
721	Preservation of historical site. Mixed-use so commercial and retail space. Attractive to tourists.	1/24/2019 2:16 PM
722	Eugene has so few restaurants/cafes/pubs with river views - this is a big opportunity for the Steam Plant.	1/24/2019 2:16 PM
723	River overlook	1/24/2019 2:14 PM
724	The river view	1/24/2019 2:08 PM
725	The preservation aspects and the proposed river lookout	1/24/2019 2:06 PM
726	Is that the plant is being utilized	1/24/2019 2:05 PM
727	Connection to o the river	1/24/2019 2:04 PM
728	Preserving the historic building while combining it with contemporary design. Perfect for the past meeting the present and the future.	1/24/2019 2:04 PM
729	Retaining original elements	1/24/2019 2:00 PM
730	The footprint and basic look remaining.	1/24/2019 1:59 PM
731	Integration of the original building and preservation of the river walk/view.	1/24/2019 1:57 PM
732	The idea is original and could help maintain Historical Value but at the same time modernize the whole riverfront	1/24/2019 12:58 PM
733	Allowing us to have a cultural center to share ideas and meet new people. this hub will allow our city to generate new and interesting ways of the future at an amazing rate! I'm so excited to co-work there and feel the renaissance vibe of the cultural sharing center. Id love to have events there too!	1/24/2019 12:24 PM
734	River overlook	1/24/2019 11:12 AM
735	Location	1/24/2019 10:15 AM
736	Just making it look nicer, the area and building are a big eyesore at the moment	1/24/2019 9:53 AM
737	Adaptive reuse of an existing building minimizes new resource use and energy. It also minimizes the production of more greenhouse gasses by maintaining the already embedded carbon content of the existing concrete, etc.	1/24/2019 9:43 AM
738	Integration of the river (views, access, etc.)	1/24/2019 9:36 AM
739	the fact that it will remain in tact and be accessible by everyone. It is of historical importance as to many buildings like this are lost	1/24/2019 8:54 AM
740	Having a beautiful river running through our city should be a main attraction. Instead it's a questionably safe area where people engage in illegal activities and often prey upon joggers and bikers on the path. Our city should clean up the river front area for environmental reasons, and to create a safe and cool place where families and students can go hang out and enjoy the physical beauty of our natural surroundings. While maybe drinking a cup of coffee, look at art, or have a sandwich and a beer.	1/24/2019 8:05 AM
741	Keeping the historical aspects and not negatively impacting the bike trail.	1/24/2019 7:28 AM

Comments Sought on Proposed Steam Plant Concept

742	Cultural heritage. I have thought this site should be preserved for years now. Brewery and restaurant with music venue and art exhibits.	1/24/2019 7:17 AM
743	It preserves the steam plant, and makes it accessible to the public.	1/24/2019 2:03 AM
744	I like that it's supposed to rise 5 stories to offer a good view of the river.	1/24/2019 1:26 AM
745	It won't be torn down.	1/24/2019 1:19 AM
746	Preserving its history yet with a modern design.	1/23/2019 11:59 PM
747	Transforming an existing, historic, space into something the community can enjoy and appreciate.	1/23/2019 11:22 PM
748	Public space (meeting & gathering) space on riverfront. Interior or exterior use of OR-grown wood products.	1/23/2019 10:59 PM
749	Preserving the architectural interest of the building	1/23/2019 10:43 PM
750	Another great venue to have good food, drink and event space?	1/23/2019 10:36 PM
751	We need an opportunity to really experience the river. Love the overlook.	1/23/2019 10:26 PM
752	It opens the waterfront adding to our city. Great overall design!	1/23/2019 9:26 PM
753	Just the idea that we're going to make the steam plant an important part rather than level everything...so much history there.	1/23/2019 9:16 PM
754	Maintaining the existing exterior design elements, the columns of windows and pilasters framing them, is key for me, seeing it continue in new purpose with respect for its industrial past. I'd like to see everything updated, new and ready for another generation of new use.	1/23/2019 9:15 PM
755	Keeping some of the historical components. I used to work there and it was such an amazing space even as a steam plant.	1/23/2019 8:40 PM
756	Preserves Eugene's history in positive visual form.	1/23/2019 8:15 PM
757	Combination of saving/displaying historic features with attractive architectural features to make it feel welcoming and open	1/23/2019 7:57 PM
758	That it is revitalization. That it is a building that we can insist serves a public service as well as a commercial service.	1/23/2019 7:08 PM
759	The idea that we can link Eugene together in a new and creative space which serves the community	1/23/2019 6:57 PM
760	I like the clear contrast between old and new (old=public, new=private), and that it connects to the public realm on both the river and downtown sides.	1/23/2019 6:39 PM
761	Seeing the existing systems on display in the rendering. Would be cool to see those things up close.	1/23/2019 6:23 PM
762	not enough info to comment yet	1/23/2019 6:12 PM
763	Mix of new with old	1/23/2019 6:03 PM
764	Putting restaurant(s) on the river in a historic building.	1/23/2019 5:49 PM
765	Adding offices to the mix keeps the space active and financially sustainable. And keeping some elements of the building original gives it a great vibe (I have been to the space as it is today)	1/23/2019 5:39 PM
766	Building should be razed	1/23/2019 5:15 PM
767	Rooftop deck	1/23/2019 9:35 AM
768	That is one sweet project. Two thumbs up	1/21/2019 11:27 AM

Q7 What aspect of the redesign and potential uses, would be most likely to bring you to the Steam Plant?

Answered: 810 Skipped: 109

#	RESPONSES	DATE
1	Public art.	2/21/2019 10:23 AM
2	Art	2/21/2019 9:43 AM
3	Restaurant and gathering spots, coffee and open areas to meet your friends indoors or outdoors would be amazing'	2/20/2019 10:43 PM
4	Art installations, community gatherings, performance art.	2/20/2019 10:32 PM
5	Arts, especially public arts. Eugene has enough breweries and other "public houses." Beer by the water isn't a reason to fund a project, rather a byproduct of having a space that's reason enough to go there.	2/20/2019 7:17 PM
6	Arts and public space	2/20/2019 6:42 PM
7	Performance arts.	2/20/2019 6:06 PM
8	The arts and culture component.	2/20/2019 3:34 PM
9	Open space for art, music, and dance.	2/20/2019 1:54 PM
10	Theatres. As in having a fairly traditional one like Oregon Contemporary, and also a smaller black box to expand the appeal to other cultural, non traditional pieces.	2/20/2019 1:26 PM
11	Art!	2/20/2019 11:57 AM
12	Performing Arts	2/20/2019 11:07 AM
13	Artistic and cultural events and workshops	2/20/2019 10:53 AM
14	Food or Music	2/20/2019 10:52 AM
15	Something I wanted to share with friends - tea/food, art space, natural beauty, easy access to walk along the river.	2/20/2019 10:52 AM
16	Restaurant/bar with river overlook, similar to roof deck of Sky High in Corvallis - bar could have ground floor and rooftop dining areas.	2/20/2019 10:11 AM
17	Arts & culture	2/20/2019 10:01 AM
18	Gathering space, changing art exhibitions and coffee shop (particularly if they are together)	2/20/2019 9:03 AM
19	Location, Location, Location on the Willamette River. Open up to full 24-Hour Public Access. Provide 1,000 or more Postal or On-Line Addresses for people/citizens that do not currently possess one in Eugene. Develop Upwards with a Viewing Platform for Public (think Seattle Space-Needle or KC Missouri Arch). Enhance the Structural Steel Base and double the height of the structure. Focus the design on "Looking Forward" to a 21st-Century Humanistic Vision/Use of all that God-Given Fresh Water moving past us (every second).	2/20/2019 7:45 AM
20	Co-working, social and recreational activities	2/20/2019 12:50 AM
21	Once or twice to view historic exhibits and the building itself. More often if there are scheduled public events, or a reason to do work there. Have meetups of various sorts, in rooms near a cafe with open seating around it.	2/20/2019 12:16 AM
22	Leadership mentoring. Art. Community gathering. Community councils. Cafes.	2/20/2019 12:14 AM
23	Viewing deck, Rooftop bar/restaurant, cultural activities, dedicated space rental/ co-working.	2/19/2019 11:17 PM
24	Café, restaurant, live music, events	2/19/2019 10:41 PM
25	open community areas, easy access/parking, outdoor/with a view dining	2/19/2019 10:33 PM

Comments Sought on Proposed Steam Plant Concept

26	I'd love to visit my lawyer or cpa there. Would be awesome to have a nice riverfront restaurant and bar. Actually, a few of each would be great.	2/19/2019 10:21 PM
27	Food or community activities (music, lecture, ect)	2/19/2019 8:02 PM
28	A local gathering place for dining, local art and music: a unique showplace to share with out of town guests	2/19/2019 7:16 PM
29	Dance music.	2/19/2019 6:03 PM
30	Commercial use (restaurants/brewery), public space (parks), and performance art.	2/19/2019 5:36 PM
31	Art, community interaction, a brewery	2/19/2019 5:34 PM
32	Cooperative art space. Art exhibit. Musical entertainment. A bar.	2/19/2019 5:32 PM
33	Music and other performances	2/19/2019 5:00 PM
34	The Cultural and Historical use	2/19/2019 4:30 PM
35	Art installations and performances	2/19/2019 4:18 PM
36	The RAIN building is an example of successful multi-use space however it is not fully open to the public. I would come to this new building if it was made available as a place to do professional creative work. I would also come to the Steam Plant if there were rotating art installations. While the museum concept is honoring of the history of the building, an unchanging museum exhibit would call me to visit only once. A space for community education or free lectures/talks would also bring me to the building.	2/19/2019 3:45 PM
37	the arts/ cafe	2/19/2019 3:42 PM
38	Art, the river view, if it had a bar I would come for that. Plus live music.	2/19/2019 3:37 PM
39	Music/performance venue	2/19/2019 3:24 PM
40	Resting spot along bike corridor on river to enjoy coffee / restrooms. office space for meetings. Art/exhibits.	2/19/2019 3:16 PM
41	Access for meeting space	2/19/2019 3:13 PM
42	1) food-inexpensive food; food truck court 2) Views	2/19/2019 3:10 PM
43	Rotating / special events like performing arts. Food / Drink	2/19/2019 3:07 PM
44	Mix Art w/ Galleria	2/19/2019 3:05 PM
45	Museum	2/19/2019 3:04 PM
46	Food/Beverages, Educational	2/19/2019 3:02 PM
47	Art & workshop spaces	2/19/2019 3:01 PM
48	Restaurant & Performance Space	2/19/2019 2:59 PM
49	brewery/restaurant/cafe and performance art, small concerts, etc.	2/19/2019 1:32 PM
50	The unique structure of melding new with old	2/19/2019 1:31 PM
51	Restaurants, art, and history	2/19/2019 1:29 PM
52	Accessibility/family friendly space	2/19/2019 1:27 PM
53	A speakeasy bar, tours, shops, artist space	2/19/2019 1:21 PM
54	architecture	2/19/2019 1:19 PM
55	food and entertainment	2/19/2019 1:16 PM
56	bike friendly, kid friendly, affordable dining, outdoor spaces	2/19/2019 1:13 PM
57	A ballroom for all ages where musicians (local) can play and all ages can dance. A different these each evening. Maybe even shuttle buses!	2/19/2019 1:12 PM
58	creative art spaces	2/19/2019 1:10 PM
59	Public brewery and coworking/flex office space	2/19/2019 1:08 PM
60	Mixed use including retail and commercial use	2/19/2019 1:07 PM

Comments Sought on Proposed Steam Plant Concept

61	Area for variety of music; pub serving local brews	2/19/2019 12:59 PM
62	Solar panels, energy efficiency, EV charging, show off a little history of the mill race	2/19/2019 12:58 PM
63	Food, soda, stores	2/19/2019 12:55 PM
64	Farmers market Open market	2/19/2019 12:53 PM
65	Events, public use areas, reasonable noise controls	2/19/2019 12:52 PM
66	More art deco stuff on the outside ala Leaburg power plant or the old EWEB building or inside bonnevill dam Steam plant tunnel tours!	2/19/2019 12:49 PM
67	art exhibits, dining, the view	2/19/2019 12:47 PM
68	Easy in & out for bicyclists - lots of bike racks, places to wander and sit As a frequent laptop user, I also appreciate electrical outlets - and big tables (as in a library) - and lamps	2/19/2019 12:46 PM
69	Some outdoor space	2/19/2019 12:44 PM
70	Food or a coffee shop or brewery	2/19/2019 12:42 PM
71	Educational space, brew on the deck, art exhibits	2/19/2019 12:38 PM
72	museum & coffee / cafe space	2/19/2019 12:30 PM
73	History, science, engagement, innovation art	2/19/2019 12:27 PM
74	spaces for performance art and a place to meet friends	2/19/2019 10:30 AM
75	A homeless shelter	2/19/2019 9:32 AM
76	I love the idea about a brewery or a restaurant overlooking the river.	2/18/2019 11:14 PM
77	Performances, cafe/pub/food/etc, a beautiful day on the river on a beautiful overlook/terrace...	2/18/2019 7:16 PM
78	coworking/shared office space as well as a riverfront brewery	2/18/2019 1:48 PM
79	Networking.	2/18/2019 1:09 PM
80	Educational exhibits, overlook, coffee shop/restaurant, a place to relax and enjoy the river.	2/18/2019 11:47 AM
81	Shops, pubs, cafe's, friendly meeting places, outdoor seating.	2/18/2019 10:59 AM
82	The cultural space or any public space like a brewery or cafe.	2/18/2019 9:49 AM
83	Outdoor space and restaurant with riverfront access	2/18/2019 7:23 AM
84	The publicly accessible space.	2/18/2019 1:37 AM
85	Cafe or Breweries	2/17/2019 11:44 PM
86	Businesses and river front access	2/17/2019 11:26 PM
87	The idea of a co-working space	2/17/2019 10:36 PM
88	Educational opportunities for my children.	2/17/2019 7:59 PM
89	Dining and arts.	2/17/2019 6:18 PM
90	Local culture and arts. Something that invests in our youth, giving them a creative place to belong.	2/17/2019 5:34 PM
91	Museum, coffee shops, river overlooks	2/17/2019 3:56 PM
92	Performances, good coffee and food, the view.	2/17/2019 2:26 PM
93	Historic and cultural aspects.	2/17/2019 2:14 PM
94	Restaurant/brewpub	2/17/2019 12:48 PM
95	Art, food	2/17/2019 11:04 AM
96	It would definitely be the educational factor and historical aspect of the steam plant.	2/17/2019 10:42 AM
97	Not sure yet	2/17/2019 10:22 AM
98	Restaurants, Shopping, Access/Views of the river--but that deck over the river is waaay too small. Make it larger! Let's optimize this location.	2/17/2019 10:17 AM
99	The cross laminated timber floor and vintage equipment	2/17/2019 9:40 AM

Comments Sought on Proposed Steam Plant Concept

100	Food. There's enough room for a couple different restaurants, with views of the river. Coupled with rotating art galleries, or a live theatre.	2/17/2019 9:12 AM
101	Mainly restaurants. I think an idea similar to what they've done at Sprout in Springfield would be ideal or Pine Street Market in Portland.	2/17/2019 8:55 AM
102	Art and cultural spaces. It seems like the ideal place to finally have a proper children's museum in Eugene too	2/17/2019 8:52 AM
103	Views of the river and connection to the river walk design. I hope To see the entire riverbank incorporated especially throughout the glen wood area	2/17/2019 8:44 AM
104	Restaurants	2/17/2019 8:36 AM
105	The art, food and views.	2/17/2019 8:32 AM
106	Food and entertainment.	2/17/2019 7:22 AM
107	Great river views and access. Maybe a table at a cafe that is near the river.	2/17/2019 6:42 AM
108	A vibrant restaurant, brewery, and/or food truck scene at the Steam Plant. The Steam Plant needs to appear welcoming to the community. Currently, the Steam Plant design looks like an office building that is not very open to the public. The current design also creates the sense that half the building is meant for standing around and looking at old machinery (not exciting). I would love to see the back side of the steam plant completely open up to the river view (maybe via retractable doors?). I can't see where in your current design that the food and drinks will be located? Are they downstairs? If so, that isn't very welcoming for the community. I would love to see some food and drinks on the main level.	2/16/2019 4:22 PM
109	As stated above make it vibrant and fun. A destination to enjoy the beautiful weather and our fabulous river. Do not make it a museum. The museum and art form is in the steam plant equipment.	2/16/2019 3:53 PM
110	Outdoor area to be near river, restaurant/food, music	2/16/2019 12:57 PM
111	Historic preservation elements.	2/16/2019 11:46 AM
112	Rooftop access to the river viewpoint, retail commerce, restaurants and cafes.	2/16/2019 11:05 AM
113	coffee, animals, river views, art	2/15/2019 2:51 PM
114	A focus on the evolution of energy technology and path toward sustainable energy. I would be most interested if this were a persistent/ thematic aspect of the project	2/15/2019 2:45 PM
115	a brewery, retail spaces. show casing local artists. Inclusivity, access & safe spaces for all genders and demographics	2/15/2019 2:39 PM
116	I live nearby and would love to have a park to bring my grandsons & do activities- play, eat, learn	2/15/2019 2:29 PM
117	I think it's all fabulous!	2/15/2019 2:26 PM
118	Restaurants, art exhibits, and performances, retail, the overlook will draw everyone in.	2/15/2019 2:13 PM
119	The connection from park, market district, bike path being easy & very accessible	2/15/2019 11:39 AM
120	event space, restaurant bar, co-working space, art	2/15/2019 11:32 AM
121	Energy innovative ideas	2/15/2019 11:28 AM
122	the public space and art performances	2/15/2019 11:27 AM
123	coffee shop, restaurant public space working space	2/15/2019 11:25 AM
124	parking and accessibility- i can be stopped or daunted by clusterf*** parking conditions	2/15/2019 11:05 AM
125	museum food community events	2/15/2019 11:02 AM
126	Any public space that is welcoming	2/15/2019 10:59 AM
127	technology and co-working	2/15/2019 10:56 AM
128	SAFTY for me and my family	2/15/2019 10:53 AM
129	eat/drink on the river	2/15/2019 10:51 AM
130	Restaurants/breweries, and potentially office space.	2/15/2019 10:48 AM

Comments Sought on Proposed Steam Plant Concept

131	preservation of historical elements	2/15/2019 9:29 AM
132	River views and historical ties	2/15/2019 6:11 AM
133	A beautiful mix of nature, art and an inviting space that embraces both.	2/14/2019 10:35 PM
134	Restaraunts, splendid design, events at the new park, parking	2/14/2019 7:34 PM
135	Interior space and river outlook	2/14/2019 7:32 PM
136	Dinner and a beer. Art to look at while walking around with a drink	2/14/2019 7:23 PM
137	historical significance, opportunity to eat and enjoy the river, ability to park nearby, bring art to the space	2/14/2019 6:36 PM
138	Art exhibits, things of historical and cultural value.	2/14/2019 6:00 PM
139	Restaurant and art	2/14/2019 4:18 PM
140	Food/brews and light musical talent	2/14/2019 3:31 PM
141	outdoor space	2/14/2019 2:22 PM
142	restaurant, bar, art displays	2/14/2019 2:02 PM
143	solar panels	2/14/2019 2:00 PM
144	a park with a playground	2/14/2019 1:56 PM
145	outdoor space, cycle parking, night life offerings	2/14/2019 1:54 PM
146	restaurant, art happenings	2/14/2019 1:51 PM
147	restaurants and bars with views of the river	2/14/2019 1:51 PM
148	a museum that is family friendly a family friendly space a performing arts space	2/14/2019 1:50 PM
149	walking along the river, restaurants with views of the river, mixed housing, park, events held on sight. rooftop views of the river and city	2/14/2019 1:46 PM
150	If it included plans to help preserve and revitalize the river ecology of the willamette. To make sure the development remains sustainable.	2/14/2019 12:51 PM
151	Restaurants, music venue, river access, easy access by bike via the riverfront path	2/14/2019 12:30 PM
152	most likely a cafe, or some sort of gathering	2/14/2019 11:46 AM
153	If the Steam plant included ships or s cafe or restaurant and including an area for artist to display their work incorporating a learning aspect to it all.	2/14/2019 11:06 AM
154	#1 Restaurant, #2 shops ... thereafter, art exhibits and associated events that could be held in the public space.	2/14/2019 10:56 AM
155	Coffee/tea.	2/14/2019 10:52 AM
156	Entertainment. Hospitality. Food & Beverage. I want to drink a beer while watching the river and bring others to enjoy.	2/14/2019 10:22 AM
157	Robotics Competitions	2/14/2019 10:14 AM
158	I'd like to see something similar to Wildcraft Cider House. A place to eat and have a nice beverage, a place to be intimate with someone or socialize with others, a place to enjoy the river view, a place to listen to music, see art, etc.	2/14/2019 9:12 AM
159	work spaces, community spaces, learning and cultural spaces	2/13/2019 10:08 PM
160	A river view!	2/13/2019 9:34 PM
161	Perhaps a place for providing programs that offer free education in arts and sciences to the community	2/13/2019 6:45 PM
162	rotating art installations, cafes/breweries that share indoor and outdoor space, somewhat like European market halls	2/13/2019 3:34 PM
163	art studio, installation space, a pub, eatery, small deck over the river	2/13/2019 3:17 PM
164	events & venues that a variety of community members would be interested in - concerts, fairs	2/13/2019 3:11 PM

Comments Sought on Proposed Steam Plant Concept

165	riverside dining/drinks, pedestrian paths, art & culture exhibits	2/13/2019 3:09 PM
166	place to sit and enjoy the river & park with a beverage	2/13/2019 3:01 PM
167	place to eat- coffee or beer- art exhibit	2/13/2019 2:58 PM
168	a public space - brewery, winery, coffee roaster	2/13/2019 2:55 PM
169	restaurant or café with river view access to river trail outdoor space to gather	2/13/2019 2:53 PM
170	history and places for repeated business such as restaurants and shops	2/13/2019 2:50 PM
171	food and retail space	2/13/2019 2:44 PM
172	performance & art spaces, co-working space w/ gigabit internet	2/13/2019 2:43 PM
173	fine dining AND casual, affordable food space. Police the area- no panhandling	2/13/2019 2:32 PM
174	social environment in which to share/observe the beauty of nature & local culture. art & music & literary programs	2/13/2019 2:28 PM
175	museum of power, steam, electricity, blended with office/retail	2/13/2019 2:20 PM
176	part commercial & rest for public	2/13/2019 2:14 PM
177	public access	2/13/2019 2:07 PM
178	performance art, brewpub &/or restaurants	2/13/2019 2:04 PM
179	bike path, art, public space, roof top bar!!!!	2/13/2019 1:46 PM
180	sustainability, community, inclusive art, integration with nature, beautiful view	2/13/2019 1:43 PM
181	Native plants along the riverfront, a wild and natural looking riverfront.	2/13/2019 1:34 PM
182	(1)History and culture displays/visuals (2)Food and drink	2/13/2019 12:01 PM
183	Food, music and a variety of social spaces.	2/13/2019 12:01 PM
184	Arts and culture, performing arts, exhibits, history	2/13/2019 10:59 AM
185	The shared public space/ cafe depicted in the renderings, and historic interpretation within. The latter will be a draw if done well and tells a compelling, accurate story of Eugene's history along the river, everything from industry and river floods to the things viewed from the building, like Pre's Trail or Cascade forests. That historic landscape is the context within which Eugene developed and matured.	2/13/2019 10:33 AM
186	art installations, cafe with multiple choices of food allergy friendly foods (whole foods such as salad bar, fruit bowls, etc.). evening social hours/trivia night/community informational gatherings (such as the earthquake readiness seminars).	2/12/2019 11:40 PM
187	A pub on the overlook, events in the space- book reading, harp mini- concert, etc.	2/12/2019 11:02 PM
188	A restaurant or brewery	2/12/2019 9:11 PM
189	Integration of indoor/outdoor space and letting some of the decay and weathering show. Like Landschaftspark Duisburg-Nord in Germany or Gasworks park in Seattle. A good restaurant or cafe would be great. The views of the river will be very important. Adding a prominent water feature as a focal point could help make this a place that embodies the connection of people and their source of water.	2/12/2019 6:58 PM
190	live music, beer, riverviews	2/12/2019 4:53 PM
191	Art, performance art, music, food.	2/12/2019 4:48 PM
192	Restaurants, cultural events such as art, performances, and cafes	2/12/2019 3:46 PM
193	Arts and Culture. Work space. Coffee shop or bar.	2/12/2019 3:22 PM
194	See below	2/12/2019 2:17 PM
195	Historic feel	2/12/2019 2:04 PM
196	River view	2/12/2019 1:22 PM
197	I'd like to see the grounds around the plant dedicated to a community garden setting.	2/12/2019 12:50 PM
198	Interesting events, good food and day/nightlife	2/12/2019 12:23 PM

Comments Sought on Proposed Steam Plant Concept

199	Curiosity, Local Pride, a Dose of Eugene's Smart Design Magic.	2/12/2019 12:02 PM
200	views of the river, interactive exhibits	2/12/2019 11:11 AM
201	pub or restaurants; shopping; showing off Eugene to out of town guests	2/12/2019 11:08 AM
202	Restaurants or music.	2/12/2019 10:42 AM
203	Large areas of in and outdoor eating spaces on the water....Eugene does not nearly enough!	2/12/2019 10:15 AM
204	Local business...produce stand, coffee shop, restaurant- please please please no more pizza. I'd love to meet a friend by the river and visit at something like this. Nighttime would be magical there!	2/12/2019 9:25 AM
205	Creative design and food.	2/12/2019 8:49 AM
206	River views, restaurant/brewery/cafe	2/12/2019 1:09 AM
207	Welcoming free public space, like the library atrium. Also a *quiet* coffeehouse to chat with friends, read, or work, open late. (For example, i never go to Barn Light, because it is WAY too loud, but i often spend money at Townshend's Tea.)	2/12/2019 12:32 AM
208	Restaurants/brewery.	2/11/2019 10:11 PM
209	Permanent feature showcasing area tribal history	2/11/2019 8:47 PM
210	Food, Rotating Art installations, and the view.	2/11/2019 4:47 PM
211	Ideas for public/private partnership	2/11/2019 4:24 PM
212	This space could be a creative, entrepreneurial place to launch solutions to our climate challenged future. Companies working on plastic solutions, energy solutions, food solutions, transportation solutions should get the premier office space in such a lovely and high visibility building.	2/11/2019 3:28 PM
213	Food and art/events. I would also visit if I was working with a business located in the building.	2/11/2019 3:00 PM
214	Food and beverage + history	2/11/2019 2:53 PM
215	A rooftop viewing deck open to the public would be amazing. As would a rooftop bar.	2/11/2019 2:33 PM
216	A combination of the Riverfront view and the social/retail aspect such as a cafe. It's a great way to spend weekends or evenings in Eugene and support the community.	2/11/2019 1:32 PM
217	food/bev/cafe, community space for events/meetings/professional development, "rec" space for kids - an indoor play space for kids on evenings/weekends, this always brings families	2/11/2019 1:12 PM
218	Use of local design and construction teams	2/11/2019 1:06 PM
219	There needs to be some type of cafe/brewery/eatery. Most people won't get to work in one of the offices, so absent good public space nobody will go. The public space can't be limited to an outdoor eating space because that's not actually a public space. I want a place where I can go without buying things or feeling pressure to leave.	2/11/2019 1:02 PM
220	This should be obvious: publicly available spaces such as retail, restaurants, and park space.	2/11/2019 12:49 PM
221	Restaurants and views, outdoor seating and indoor views. Perhaps networking events, community events/functions, walks or bike rides along the the river with a stop for refreshment	2/11/2019 12:46 PM
222	See above	2/11/2019 12:38 PM
223	independent offices or brewery	2/11/2019 11:27 AM
224	Restaurants, performance art, breweries, a family space (like a playground), etc.	2/11/2019 10:27 AM
225	Brewery/Restaurant	2/11/2019 10:04 AM
226	Being able to see the old mechanical structures inside (turbines)	2/11/2019 8:07 AM
227	Nothing	2/11/2019 6:30 AM
228	Arts and food/drink	2/10/2019 10:27 PM
229	Restaurant; retail.	2/10/2019 9:19 PM
230	Either office space or a place to gather socially (like a brewery or area with cultural events)	2/10/2019 7:21 PM
231	Interesting historic renovation with new design incorporated that includes cafe/restaurants adjacent to public outdoor areas along the river.	2/10/2019 4:06 PM

Comments Sought on Proposed Steam Plant Concept

232	Family friendly place to visit.	2/10/2019 8:16 AM
233	Views	2/10/2019 12:34 AM
234	River overlook	2/9/2019 10:08 PM
235	A cafe or space to come and linger	2/9/2019 7:00 PM
236	Views to river, retail and restaurants	2/9/2019 6:27 PM
237	Cultural hub for art and artists.	2/9/2019 5:49 PM
238	food & drink & entertainment (art exhibits, music , theater etc	2/9/2019 2:51 PM
239	Good public spaces for special events, or recreational activity. WE DO NOT NEED ANOTHER BREWERY. We need some kind of different social space that does not focus getting drunk in a noisy atmosphere. Some kind of physical activity would be really cool, example: 5 pin bowling alley or a ping pong salon.	2/9/2019 2:21 PM
240	The restaurant	2/9/2019 1:09 PM
241	A restaurant or place to get a beer while enjoying the cultural events.	2/9/2019 1:05 PM
242	These are all bad ideas,	2/9/2019 10:55 AM
243	Food, beverages, areas to lounge outside all while being with community	2/9/2019 9:06 AM
244	places to eat	2/8/2019 11:41 PM
245	Brewery and food with performance area	2/8/2019 7:14 PM
246	Coffee shop/restaurant and space to view the river. Bring visitors to view the cultural history of Eugene.	2/8/2019 4:39 PM
247	Historical and Restaurants	2/8/2019 3:48 PM
248	Retail, food and drink. Period. Nothing else would work.	2/8/2019 2:39 PM
249	If a restaurant/ brewery were included, and the overlook.	2/8/2019 1:04 PM
250	The areas that are dedicated to the public would bring me to the Steam Plant. However, the programming of those spaces would need to be rich and offer experiential depth.	2/8/2019 1:03 PM
251	None of what is listed/shown would bring me there.	2/8/2019 11:17 AM
252	Restaurant , overlook.	2/8/2019 9:53 AM
253	the potential art exhibit/installations that would be within the building	2/8/2019 9:50 AM
254	Restaurant and the overlook, though if there's co-working space I'd definitely try to make use of that sometimes. Would be really great if there was a meeting room that could be reserved that accommodated up to 10 people (realize this isn't terribly likely).	2/8/2019 9:31 AM
255	art; a place where I can come for a cup or coffee or lunch to enjoy being in this beautiful building and location	2/8/2019 9:14 AM
256	Food and drink.	2/8/2019 9:12 AM
257	Love old buildings and architecture and good restaurants.	2/8/2019 9:02 AM
258	Indoor/outdoor arts/cafe space (A more fantastic version of Roaring Rapids pizza location, which has standing gigs for jazz musicians)	2/8/2019 9:00 AM
259	Restaurants and pubs with river views and outdoor seating. That's it!	2/8/2019 8:30 AM
260	Views, coffee shop	2/8/2019 8:24 AM
261	A café and brewery, especially if they are locally and ethically sourced with high quality ingredients and a cool chef. Also co-working and office spaces.	2/8/2019 8:13 AM
262	Public use with entertainment and meal options.	2/8/2019 7:42 AM
263	Retail, dining, views, art. Space reminds me of West End building in Dallas, TX. Would be good for developers to see that space.	2/8/2019 7:34 AM
264	Restaurant for evenings and coffee shops or breakfast spot	2/8/2019 7:13 AM
265	Public use such as eateries, brewery, etc.	2/8/2019 7:01 AM

Comments Sought on Proposed Steam Plant Concept

266	Shops, Botiques, Restaraunts, A cute place to hangout. I imagine it as a more industrial version of the Oakway Center, it's cute, there's shops and restataunts and has a great vibe to it.	2/8/2019 2:08 AM
267	An outlook of the river!	2/8/2019 1:55 AM
268	None	2/8/2019 12:43 AM
269	Museum and overlook	2/7/2019 9:55 PM
270	Art and entertainment	2/7/2019 7:36 PM
271	the view of the river	2/7/2019 6:52 PM
272	Public amenity, like art exhibits, cafe, etc.	2/7/2019 5:54 PM
273	Restaurant, brewery, coffee shop, retail and publicly accessible overlook (i.e. not part of the restaurant only). I could see myself bringing guests there to show them an awesome part of our city.	2/7/2019 5:31 PM
274	History,view of water.	2/7/2019 3:50 PM
275	Connection to the river.	2/7/2019 10:42 AM
276	opportunities for Eat and Drink along the water front. This should not be limited to one establishment.	2/7/2019 9:20 AM
277	River views and retail, would love to see something like the Old Mill District in Bend	2/6/2019 8:20 PM
278	River front views and any potential art events in the facility.	2/6/2019 3:53 PM
279	Restaurants and retail spaces	2/6/2019 3:24 PM
280	Art happenings and beer	2/6/2019 3:23 PM
281	Food & beverage meet-ups on the proposed deck overlooking the water on a mellow Summer day.	2/6/2019 7:54 AM
282	The large deck shown that overlooked the river! An excellent restaurant location	2/5/2019 7:35 PM
283	events, food & beverage, nice atmosphere	2/5/2019 5:51 PM
284	Dining. Commercial real estate obviously fuels much of the financial feasibility of the project, but having dining options (plural) helps make this a family destination, moreso than just an art gallery or performing space that typically caters to more limited demographic. We all have to eat.	2/5/2019 5:33 PM
285	cafe, coffee shop, stores, a place to study or read by the river	2/5/2019 4:32 PM
286	Beautiful river views, good food/coffee/beer at reasonable prices, and accessibility by bikes and dogs.	2/5/2019 4:21 PM
287	restaurant	2/5/2019 3:26 PM
288	Connection to the river path	2/5/2019 1:58 PM
289	Social spots & non-boutique (& not expensive specialty shops) eclectic stores. make it feel like a fun downtown to visit. Think Colorado Springs (1999). A new/used bookstore with coffee shop in the same store space would be epic	2/5/2019 12:19 PM
290	Coworking space and coffee.	2/5/2019 12:13 PM
291	art, shops, events	2/5/2019 12:10 PM
292	Art space--performing spaces and artist display/work opportunities	2/5/2019 12:09 PM
293	retail	2/5/2019 12:06 PM
294	local food and microbrew!	2/5/2019 12:04 PM
295	art and food	2/5/2019 12:01 PM
296	Art, culture, and a place to gather.	2/5/2019 11:20 AM
297	Food public space	2/5/2019 10:36 AM
298	River overlook, restaurant or cafe and mixed use cultural space	2/5/2019 10:18 AM
299	Riverfront views	2/4/2019 10:30 PM

Comments Sought on Proposed Steam Plant Concept

300	Food	2/4/2019 9:13 PM
301	The cultural and art proposal	2/4/2019 7:52 PM
302	I'd come for a restaurant, coffee shop, brewery. I'd bike here in the summer as a nice place to stop for a snack or icecream cone. I've always wanted a great rooftop space in Eugene and I think we could really take in the view with this location - please make this a bar or somewhere we can stay and linger.	2/4/2019 4:17 PM
303	Food and art installations	2/4/2019 4:14 PM
304	First time: to see the remodel. Second time, to visit the upper level restaurant(s). After that, it depends on the event....	2/4/2019 3:20 PM
305	Food and Drink in a unique riverfront location. Must have plenty of parking!	2/4/2019 2:58 PM
306	Truly public, space with views of the river	2/4/2019 2:28 PM
307	Dedicated exhibits about history and culture as well as a restaurant/brewery. A place where people can meet learn and enjoy the space.	2/4/2019 2:26 PM
308	public space & water views. space for activity such as yoga on the water	2/4/2019 2:23 PM
309	restaurants, breweries, art (performance and public art)	2/4/2019 2:19 PM
310	access from the bike path	2/4/2019 2:17 PM
311	As an entrepreneur, I would love someplace to meet with people that is not a coffee shop or library. Open spaces to gather, talk, generate ideas in a creative, beautiful, historical space is ideal. And more development along the river would just be a boon for Eugene as it is currently very difficult to navigate (restaurants/shops/culture is very spread out).	2/4/2019 2:08 PM
312	river view, commercial, public space	2/4/2019 2:06 PM
313	a place to eat, drink, do business	2/4/2019 2:03 PM
314	Art & dining	2/4/2019 2:02 PM
315	Art shows/installations	2/4/2019 1:55 PM
316	Food and drinks nearby. In the same building would be nice but not critical for me	2/4/2019 11:30 AM
317	Brewery and historical/cultural information. Hang out space overlooking the river	2/4/2019 11:16 AM
318	river walk and access	2/4/2019 10:58 AM
319	community space (art and food/drinks)	2/4/2019 9:28 AM
320	Food, shopping, theater	2/4/2019 6:09 AM
321	Restaurants/pubs on the river.	2/3/2019 11:25 PM
322	Art studios, art gallery, art events + riverfront dining/drinking/sketching.	2/3/2019 6:17 PM
323	Visual arts. We have enough performing art venues in Eugene.	2/3/2019 6:09 PM
324	view of the river	2/3/2019 6:08 PM
325	Food and retail space, public exercise space or group classes, bars or wine tasting rooms, art classes	2/3/2019 5:36 PM
326	Commercial	2/3/2019 5:36 PM
327	Art, restaurants, river walk	2/3/2019 3:49 PM
328	Brewery, restaurants, concerts	2/3/2019 10:00 AM
329	Food, views, historical information	2/3/2019 9:20 AM
330	Educational/historic markers. Interactive displays about the equipment and history of the area. A brewery would be a potential use that would attract me also.	2/2/2019 9:58 PM
331	The opportunity to get good perspective about the changes that occurred in the mill district clustered around the mill pond just east of 5th and High St., where there existed a flour mill, a saw mill, a grist mill, a planning mill, a woolen mill, an excelsior plant, and a furniture factory. 8th Ave. supported a brewery, a cannery, a cider/vinegar mill and two tanneries.	2/2/2019 4:45 PM

Comments Sought on Proposed Steam Plant Concept

332	art, brewery- social space, performance, history and being on THE RIVER	2/2/2019 12:53 PM
333	Art and performance events and food.	2/2/2019 10:58 AM
334	multiple uses	2/2/2019 9:00 AM
335	Food, drink and performance.	2/1/2019 11:19 PM
336	NOT A MUSEUM. Bakeries, coffee shops, lunch spots, a movie theatre, kid and dog friendly.	2/1/2019 7:24 PM
337	Performance space/museum or restaurant.	2/1/2019 4:02 PM
338	1. Good food with view of river; 2. Music and performance events.	2/1/2019 3:47 PM
339	Being able to see it fully revived for new life with tributes to history as well as space for on-going socio-cultural conversations and presentations	2/1/2019 2:33 PM
340	The railroad is still a significant barrier -- if you solved the access issues, I would be more attracted.	2/1/2019 2:03 PM
341	Breweries and restaurants/lunch spots that overlook the river.	2/1/2019 9:53 AM
342	The opportunity to learn more about our towns history in an interactive way.	2/1/2019 9:39 AM
343	I would likely visit the plant only when required (to conduct business, etc.).	2/1/2019 9:15 AM
344	food/drink/entertainment.	2/1/2019 9:10 AM
345	Incorporation of restaurants, brewery with outside seating.	2/1/2019 9:07 AM
346	Food & Entertainment	2/1/2019 8:59 AM
347	River views. Various arts and refreshments activities along the river front.	1/31/2019 11:33 PM
348	Hopefully to attend cultural events and have community meetings	1/31/2019 10:38 PM
349	Restaurant/brewery	1/31/2019 10:12 PM
350	The overlook and somewhere to grab a drink (coffee/wine). I would definitely go to see some of the old steam plant equipment if you are keeping that and somehow displaying it as a museum-ish/historic/educational display.	1/31/2019 5:52 PM
351	Art and performances	1/31/2019 5:49 PM
352	Food, drinks, views, and art	1/31/2019 5:33 PM
353	Historical art, something to see and read about, is interesting to me.	1/31/2019 5:29 PM
354	Fresh location with interesting art/installations and experiences on offer	1/31/2019 5:06 PM
355	Turning this space into a restaurant/brewery would be ingenious.	1/31/2019 4:58 PM
356	Existing building and river overlooks. Make it an official park structure and agree with the brewery to operate out of it.	1/31/2019 4:34 PM
357	food, drink and entertainment	1/31/2019 4:15 PM
358	Cultural program, exhibitions. The opportunity to experience the industrial interior.	1/31/2019 4:11 PM
359	Its story and place in the Eugene community.	1/31/2019 3:42 PM
360	craft brewhouse	1/31/2019 3:01 PM
361	Restaurants. River walk	1/31/2019 2:10 PM
362	Restaurants, art spaces, place to come and enjoy.	1/31/2019 12:41 PM
363	The historical exhibit and river overlook.	1/31/2019 12:33 PM
364	a restaurant. perhaps retail.	1/31/2019 12:10 PM
365	A restaurant or cafe, art pieces, room for kids to roam outside, music performances.	1/31/2019 11:45 AM
366	public café, restaurant or brewery	1/31/2019 11:33 AM
367	A feeling of being welcome - seating, drinking fountain, views, changing displays. Not if it feels like a private office building.	1/31/2019 11:22 AM

Comments Sought on Proposed Steam Plant Concept

368	Since we are retired it would most likely be interest the building itself, the view, restaurant(s), bar(s) cultural events and group meetings.	1/31/2019 9:51 AM
369	Visual arts.	1/31/2019 8:54 AM
370	People coming together to be entertained and enjoy a wonderful part of our town.The history of steam (in Eugene) and more information of it as clean energy and what part it could play in the future.	1/31/2019 3:04 AM
371	River views, outdoor patio seating for happy hour in the summer.	1/31/2019 1:24 AM
372	Restaurant with be a drink. Art. Commercial use my. Office space is an off switch. I am still struggling to believe I read that correctly in your design proposal.	1/30/2019 11:54 PM
373	entertainment progams	1/30/2019 11:10 PM
374	Beautiful indoor and outdoor spaces accessible to the public, artwork on display, unique restaurants (not chain restaurants). I would like some space dedicated to entertainment, like an open stage.	1/30/2019 9:49 PM
375	Public access.	1/30/2019 9:43 PM
376	Art, the view and the restaurants	1/30/2019 9:17 PM
377	Culture, food and drink. Overlook of the river.	1/30/2019 8:31 PM
378	I'd like to open a pie shop there. Savory and sweet. Also, live music, but not overly loud. I love theatre, so a stage in the centre and audience overlooks. And, how about a maze?	1/30/2019 8:30 PM
379	coffee...good food...both nice restaurants and "food trucks" for keeping it affordable... . sitting out on summer evenings ... (no loud music)	1/30/2019 7:54 PM
380	River overlook and a restaurant/cafe for dining (lunch and dinner options)	1/30/2019 7:34 PM
381	If there was a restaurant and brewery/tap house it would be the biggest attraction by far. When I have out of town guests I like to show them around all of the best sites, but we are likely to skip a historic site if it does not include one or both of these options. Office space may bring me there every day.	1/30/2019 5:49 PM
382	Cultural/art displays, food venue with river views	1/30/2019 5:35 PM
383	river view	1/30/2019 5:30 PM
384	River front fine dining and classy live music - the type of food, beverage, and music that enhances the riverfront experience without taking away from it. Something delicate, refined, natural, and elegant.	1/30/2019 5:21 PM
385	Food, drinks, overlook, retail, a chance to be inside the space. It's an interesting space to be in with all of the light and views.	1/30/2019 4:48 PM
386	Restaurant or bar with river and city view that is reachable by bike or foot.	1/30/2019 4:22 PM
387	Ability to engage with the river - possible cafe / bar etc. and incorporating art whether an additional space for Jordan Schnitzer or a collective of arts groups	1/30/2019 4:19 PM
388	Cafe and restaurants	1/30/2019 4:16 PM
389	Restaurant and brewery.	1/30/2019 4:04 PM
390	Creating a world class, primary destination museum to tell Eugene's stories! Eugene is the 2nd largest city in Oregon, and virtually the only city without a city museum!	1/30/2019 3:45 PM
391	Cultural events, and restaurants. Food with a river view and we will also bring guests.	1/30/2019 3:38 PM
392	A beer / food court with limited options representing many local, regional restaurants / breweries / wineries	1/30/2019 3:31 PM
393	Items 3 and 4 above.....	1/30/2019 3:20 PM
394	Access to the river, public events, co-working space.	1/30/2019 3:05 PM
395	Public meeting spaces. Restaurant/Brew Pub.	1/30/2019 2:54 PM
396	A brewery and restaurant. I would go to a cultural exhibit maybe once or twice if people are visiting, but if there was somewhere to eat and drink on the river and accessible by bike it bring my family and me down regularly.	1/30/2019 2:05 PM

Comments Sought on Proposed Steam Plant Concept

397	mixed commercial space for work and eating/dining	1/30/2019 2:04 PM
398	Restaurant or brewery overlooking the river. We don't have enough ways to enjoy our riverfront.	1/30/2019 2:02 PM
399	Food and Views. Nice place to bring out of town guests. Place to walk on winter days (winter garden).	1/30/2019 1:58 PM
400	Restaurant, public performances, being able to walk along the river to a performance or art installation and then have a drink or meal.	1/30/2019 1:56 PM
401	Place to gather for refreshment after walk or jog or bike about ever walkway	1/30/2019 1:37 PM
402	Performing and visual art events	1/30/2019 1:10 PM
403	NOTHING- Make affordable apartment complexes instead!	1/30/2019 1:02 PM
404	Some sort of Restaurant/pub/coffee shop.	1/30/2019 1:01 PM
405	Art, community meeting space (no/low cost), public leisure space overlooking river, historical displays	1/30/2019 12:59 PM
406	Mixed use like Santana Row in San Jose CA	1/30/2019 12:57 PM
407	Probably none of it	1/30/2019 12:55 PM
408	Food, Beverage, Performing Art, a view.	1/30/2019 12:52 PM
409	The history and being on the river	1/30/2019 12:27 PM
410	Art museum	1/30/2019 12:22 PM
411	Special events and performances; a brewery	1/30/2019 12:21 PM
412	Nothing. We have enough art, static or otherwise, in our community now. We have enough pubs and restaurants trying to survive. Only an awesome fully focused steam culture attraction would bring me to visit.	1/30/2019 12:21 PM
413	River views.	1/30/2019 12:20 PM
414	Aim for a less "industrial" feel to the space. Given our frequent gray, rainy days, the space should have warmer, friendlier surfaces and spaces.	1/30/2019 12:16 PM
415	Restaurant shopping coffee	1/30/2019 12:13 PM
416	Restaurant! Possibly open public area for gathering, with Wifi.	1/30/2019 12:13 PM
417	River overlook and a restaurant.	1/30/2019 12:11 PM
418	Historic displays	1/30/2019 12:11 PM
419	Restaurant or cafe	1/30/2019 12:07 PM
420	It would be great to go to a restaurant, performance, or art exhibit there. That would be an exciting addition to Eugene's art scene.	1/30/2019 12:00 PM
421	see 6. Participatory creative activities would be a wonderful draw.	1/30/2019 11:59 AM
422	Cultural activities, food and drink.	1/30/2019 11:59 AM
423	art and restaurant with views of river	1/30/2019 11:58 AM
424	Culture, dining, Oregon novelty shop	1/30/2019 11:58 AM
425	Restaurant, cider house, wine bar, visual art.	1/30/2019 11:56 AM
426	Exhibits	1/30/2019 11:52 AM
427	Coffee shop	1/30/2019 11:52 AM
428	If there is a restaurant or coffee shop, it would be a great location to meet family/friends.	1/30/2019 11:47 AM
429	place to have a drink	1/30/2019 11:47 AM
430	restaurant	1/30/2019 11:47 AM
431	Restaurants, possibly shopping.	1/30/2019 11:43 AM
432	Only the most wholesome and true representation of human values shared without establishing a business. Why not teach people about the early native peoples of this land.	1/30/2019 11:41 AM

Comments Sought on Proposed Steam Plant Concept

433	Public spaces to see the river. Art work displayed.	1/30/2019 11:40 AM
434	restaurant	1/30/2019 11:38 AM
435	A restaurant or brewery/historical building.	1/30/2019 11:38 AM
436	Food, drink, art	1/30/2019 11:38 AM
437	Overlook, food, beer, meeting space	1/30/2019 11:34 AM
438	Art, cafes, walking along the river, community, a sense of wonder at how, why, and when great machines were built, and beautifully.	1/30/2019 11:34 AM
439	the cultural, historical aspect and public areas such as a restaurant to enjoy the view of the river	1/30/2019 11:34 AM
440	public access	1/30/2019 11:31 AM
441	Open access with riverfront view and sufficient parking	1/30/2019 11:31 AM
442	Resturant/brewery	1/30/2019 11:31 AM
443	Inside- mix use- cafeteria- arts- exhibits- lounge area...that doesn't become a hibernating zone for the homeless, non-medicated mental health, and active addicts that have traditionally gathered on the river and at the Library. Tough problem to resolve.	1/30/2019 11:28 AM
444	Preservation and historical descriptions of the machinery and a place to eat/drink along the bike path and river.	1/30/2019 11:28 AM
445	Art displays	1/30/2019 11:28 AM
446	Historical Art & Dining options	1/30/2019 11:26 AM
447	Commercial space	1/30/2019 11:24 AM
448	Commercial (brewpub/restaurant), performance art, and public/private meeting space.	1/30/2019 11:23 AM
449	Museum with external restaurants that overlook the river.	1/30/2019 11:20 AM
450	Nothing proposed so far is essential to me, and most is redundant to the immediate area. Keep the hobos off of it and you'll get more customers.	1/30/2019 11:20 AM
451	Something for the public to do/see there, and some sort of edible - could be as simple as coffee/pastries.	1/30/2019 11:20 AM
452	Very close proximity to river from restaurants and pubs, unlike too large setbacks proposed for the rest of the project. We need to take advantage of the river frontage.	1/30/2019 11:18 AM
453	food/brewery	1/30/2019 11:17 AM
454	Brewery, outdoor seating, art installations . . .	1/30/2019 11:16 AM
455	Cultural, educational, art installations. Cafe. River view.	1/30/2019 11:15 AM
456	Historical society and the overlook.	1/30/2019 11:14 AM
457	Food and drink. Track Town USA history. The view and a walk.	1/30/2019 8:14 AM
458	I'd be most likely to visit the space simply to walk through an experience the history, so I would want informational plaques that allow for self-guides tours of the lobby area, leading to the river overlook. It would also be great if a cafe were nearby or outside--somewhere to sit and sip tea or coffee while overlooking the river.	1/29/2019 4:41 PM
459	Outside restaurant area, places to walk and sit outside	1/29/2019 11:19 AM
460	Food, Drink, Music, Art, & culture. Maybe a large annual event...	1/29/2019 11:07 AM
461	Flexible gathering space that welcomes business but doesn't require money to enjoy	1/29/2019 10:49 AM
462	The quiet waterfront view and proximity to other local businesses.	1/29/2019 9:46 AM
463	Restaurant and cultural space	1/29/2019 12:02 AM
464	Active visual arts and creative space. Good exhibition space.	1/28/2019 11:29 PM
465	Art gallery	1/28/2019 10:35 PM
466	Arts and culture space	1/28/2019 10:32 PM

Comments Sought on Proposed Steam Plant Concept

467	Arts and culture	1/28/2019 9:23 PM
468	Performing arts and music	1/28/2019 8:43 PM
469	A night club	1/28/2019 7:18 PM
470	Location, public space, connection to river and bike trail.	1/28/2019 6:56 PM
471	Art and music. You can ride or walk there!	1/28/2019 6:52 PM
472	Public arts	1/28/2019 6:48 PM
473	Incorporating businesses (like restaurants) along with venues for the performing arts	1/28/2019 6:43 PM
474	Public art spaces	1/28/2019 6:38 PM
475	local art community	1/28/2019 5:42 PM
476	public space with view of river	1/28/2019 4:58 PM
477	Food, art, an office I need to go to.	1/28/2019 4:30 PM
478	Beer	1/28/2019 4:29 PM
479	Having social gatherings along the river with food and drink options	1/28/2019 2:59 PM
480	Meetings, Presentations	1/28/2019 2:49 PM
481	Food, Arts, outdoor space while I am on bike path	1/28/2019 2:45 PM
482	View, café, place to sit and reflect while overlooking the river.	1/28/2019 2:15 PM
483	restaurants, arts displays	1/28/2019 1:58 PM
484	Cafes and casual hang-out spots	1/28/2019 1:35 PM
485	Views of the river, especially if there was dining/a taproom in the space	1/28/2019 1:24 PM
486	Some type of public use, even it's commercially oriented (food and drink are great). Also if there was a small gallery or other rotating art or small event venue that hosted unique events or showings.	1/28/2019 1:21 PM
487	The restaurants/retail, cultural opportunities	1/28/2019 1:13 PM
488	More greenery.	1/28/2019 1:02 PM
489	If you make it look like OMSI in Portland - probably one visit a year with a visiting acquaintance. If you make it look like the Eugene Science Center by Autzen, I'd probably never visit. Make it clean, modern, with respect for history and user friendly. - with enough of a look to the future and prosperity - you can capture the imagination for success.	1/28/2019 12:58 PM
490	Restaurant, bar, or shopping. Potentially the office space	1/28/2019 12:50 PM
491	Restaurant, cultural events and art installations	1/28/2019 12:49 PM
492	restaurants and shopping	1/28/2019 12:35 PM
493	Culture (performances mostly); education opportunities for my high school students and social activities (restaurants, cafes, etc)	1/28/2019 11:50 AM
494	Downtown eugene is a warren of empty parking lots and homelessness. Nobody is hanging out at your hip new fake industrial corporate park until the city makes a real commitment towards creating in-fill. Affordable housing should be absolutely mandatory for every project under consideration.	1/28/2019 11:32 AM
495	Restaurant or cafe	1/28/2019 10:28 AM
496	Entertainment	1/28/2019 10:16 AM
497	Food, beverage, social engagement, performance art, commerce.	1/28/2019 10:14 AM
498	A restaurant/brewery, also if there was a play space for kids. Take a look at the city of Hillsboro's "Outdoors In" model. An indoor playground could be really successful in Eugene, and a good revenue generator. It would also help keep the space in use during the middle of the day when things tend to be slower for most businesses, rather than having the building primarily just used on evenings and weekends.	1/28/2019 10:13 AM
499	Café or restaurant and art	1/28/2019 10:02 AM

Comments Sought on Proposed Steam Plant Concept

500	Restaurant	1/28/2019 9:54 AM
501	beer, food	1/28/2019 9:41 AM
502	Performing arts and a brewery or restaurant	1/28/2019 9:37 AM
503	A cafe or restaurant.	1/28/2019 9:34 AM
504	If it was offices the only reason I would go would be for business with people. Frankly it would be an inconvenience to go there.	1/28/2019 9:12 AM
505	Restaurants/winery/brewery/cafe/retail shops along the river.	1/28/2019 7:50 AM
506	If it's beneficial to the community, child friendly, accessible to all and includes affordable housing	1/28/2019 12:30 AM
507	Cafe's, coffee shops, retail stores	1/27/2019 10:08 PM
508	Restaurants, shops, historical sites, community activities	1/27/2019 7:38 PM
509	Views of the river, access by the river trail or car with comfortable seating near the windows, and a cafe and/or restaurant that serves coffee, wine and good food.	1/27/2019 7:17 PM
510	A food and brewery type situation with mixed-use art space that I could show my Mom and she could take her friends to since they're not into the food / brew scene unless there's another layer of cultural attraction.	1/27/2019 6:45 PM
511	It would be nice to have free meeting space available for non-profits	1/27/2019 6:30 PM
512	Good Food & Drink.	1/27/2019 4:48 PM
513	Restaurant, brewery, cafe	1/27/2019 2:20 PM
514	Nothing, really.	1/27/2019 2:16 PM
515	not a fucking thing wont waste my time anywhere near it	1/27/2019 2:15 PM
516	Great views of the areas, historical aspects, and likely a brewery or fun family friendly restaurant.	1/27/2019 2:13 PM
517	Enjoying the river We have a river that you can't enjoy To much focus on bike paths not everone wants to ride a bike Don't make it just for the select few	1/27/2019 2:03 PM
518	Restaurants and shops. Probably watch some performances, too.	1/27/2019 1:17 PM
519	AN engaging immersive experience	1/27/2019 9:27 AM
520	Architectural interest and a focus on programming that is open to the public or seeks enrich the community through art.	1/27/2019 8:37 AM
521	Ensuring a historical link that I can share with visitors.	1/27/2019 8:29 AM
522	Overlook / restaurants	1/27/2019 3:49 AM
523	Proximity to river - so rare to have that opportunity to get close to river in eug	1/26/2019 10:40 PM
524	Cultural events held there	1/26/2019 10:30 PM
525	Public spaces such as a restaurant, bar cafe, etc.	1/26/2019 9:04 PM
526	The connection to and enjoyment of the river	1/26/2019 8:10 PM
527	An attractive space to hang out, and I would definitely enjoy a restaurant, beer pub and a performing arts space.	1/26/2019 7:11 PM
528	Parking. City hall at the Eweb building	1/26/2019 6:53 PM
529	Same as last response. The rooftop in the summer especially, and food options on the 1st floor.	1/26/2019 6:50 PM
530	food, drink, performance	1/26/2019 4:02 PM
531	Not much really.	1/26/2019 3:07 PM
532	A restaurant with a river view.	1/26/2019 2:48 PM
533	Food, performance, co-space rental	1/26/2019 2:20 PM
534	Shops, bars, and affordable restaurants.	1/26/2019 2:05 PM
535	A dinning area, with nice view and some music, and an exhibit area for kids.	1/26/2019 1:19 PM

Comments Sought on Proposed Steam Plant Concept

536	Food, drink, views and history.	1/26/2019 1:10 PM
537	Historical exhibits, views	1/26/2019 12:18 PM
538	Restaurants/retail space and events	1/26/2019 10:43 AM
539	Restaurant, event options, co-working space	1/26/2019 10:36 AM
540	Coffee and river overlook, an Art night	1/26/2019 10:32 AM
541	The riverfront would bring me to the area, then I would end up exploring the steam plant. If more than one visit to the steam plant there would need to be something new each time to bring me to it.	1/26/2019 9:40 AM
542	Food, drink, and community	1/26/2019 9:03 AM
543	Restaurants and shops	1/26/2019 8:59 AM
544	Put in good restaurant like Seattle or Portland would. Visit other other cities for ideas on steam plants . No to office spaces of any kind, that can be done anywhere. Google steam plants: http://steampantspokane.com/ https://geekalabama.com/2014/07/11/why-the-re-modeling-of-the-powell-avenue-steam-plant-is-great-for-birmingham/ http://www.thepilot.com/news/old-power-plant-to-become-village-pub-brewery/article_ec2ea878-666a-11e7-8e14-937f5482dc77.html	1/26/2019 8:48 AM
545	Potential office space.	1/26/2019 8:00 AM
546	My work	1/26/2019 7:23 AM
547	A cafe/bistro/wine bar with artsy ambience and really good farm to table food. Please not another microbrewery with lousy bar food. That idea has been overkilled in Eugene. I would also come for nice art and historical based displays, lecture series, music.	1/26/2019 1:42 AM
548	Cultural and historic aspects plus retail/commercial for the general public. Local roaster coffee shop. Local ice cream that is not super expensive and "designer"--someplace families would go, like Prince Puckler would be great. Same for some of the eateries--local and not all high end, e.g. Tacovore, Mezza Luna, La Perla, Sabai.	1/26/2019 1:01 AM
549	Restaurant or brewery. Something along the bike path that my family and I can ride up to on a summer day. This is really something we need in this town. The riverfront is vastly underutilized in Eugene.	1/26/2019 12:29 AM
550	It's too early to decide.	1/26/2019 12:23 AM
551	Open space. Interesting retail shops. Coffee or ice cream shop where people can stop, chat, and move on.	1/25/2019 11:24 PM
552	Community workshops, exhibits by local and international artists.	1/25/2019 11:21 PM
553	Family activities, Artists, Food garden for kids (growing food/bee friendly flowers), interactive, good lighting, connection to bike trails	1/25/2019 11:20 PM
554	Historical industry look and the mix of brewery and office space.	1/25/2019 11:08 PM
555	The possible cafe/restaurant and a historical exhibit	1/25/2019 10:37 PM
556	A dedicated place to meet with inspiring individuals and restaurant located on our beautiful river.	1/25/2019 9:31 PM
557	Live music	1/25/2019 9:15 PM
558	Riverfront park and dining	1/25/2019 7:30 PM
559	I have not seen the proposed steam plant building revitalization design; was that part of the survey?	1/25/2019 7:16 PM
560	Fun food/drinks place. Music and art. Parking	1/25/2019 6:26 PM
561	Restaurant	1/25/2019 6:16 PM
562	The idea of a restaurant, taphouse, or brewery would be the biggest draw for me, along with the potential views you could offer on the higher floors.	1/25/2019 6:03 PM
563	A brewery or restaurant.	1/25/2019 5:58 PM
564	Ecological history of Willamette River and native ecosystems, and cultural history of indigenous people. I'd like to see native prairie and riparian trees between the building and the river.	1/25/2019 5:38 PM

Comments Sought on Proposed Steam Plant Concept

565	Space that encourages gathering/connecting, with art that inspires innovative thought and conversation.	1/25/2019 5:37 PM
566	I always enjoy a new place to eat and socialize.	1/25/2019 5:36 PM
567	Restaurant, brewery, performance art, views to river, Just having it open to the public!	1/25/2019 5:13 PM
568	The rest of the riverfront design having street level commerce spaces, galleries, eateries, etc	1/25/2019 5:12 PM
569	Open spaces like parks or plazas. Restaurants, cafes, coffee shops, breweries, etc. Outdoor music performances.	1/25/2019 5:11 PM
570	Space for cultural and arts events, restaurants, playground for kids, easy/safe bike parking, bookstore.	1/25/2019 4:54 PM
571	As much natural integration as possible. I come to the river to see trees and water. Big square cement buildings are the opposite of what I'd like interact with. Please keep this in mind. I also greatly value, and think our community has a lack of community hubs, where people can safely gather, or hang out, without having to pay money. If there is a safe way to create some of this, I would be so grateful!	1/25/2019 4:51 PM
572	Restaurant	1/25/2019 4:49 PM
573	Overviews of the river & interest in the art/cultural exhibits.	1/25/2019 4:47 PM
574	Public space, café, performance arts.	1/25/2019 4:23 PM
575	RLverside cafe's, micro brewery, coffee shops, unique shopping, open park space, open entertainment plaza	1/25/2019 4:21 PM
576	A safe place to hang out by the river with food and drink. I work on campus and would walk there for lunch. Watch UO rugby from deck.	1/25/2019 4:12 PM
577	The restaurant with a river overlook.	1/25/2019 4:05 PM
578	All of them. I would go there to see art or history exhibits; I would go there for meetings in the offices, and I would go to a cafe or whatever to hang out by the river in a beautiful place.	1/25/2019 3:53 PM
579	Restaurant/bar would bring me to the Steam Plan. Possible businesses located there could bring me there. don't much care for the art	1/25/2019 3:51 PM
580	Brewery/restaurant, art installation	1/25/2019 3:43 PM
581	Eugene could use more event space for medium to large size events as well as a restaurant or pub along the river.	1/25/2019 3:01 PM
582	dining along the river, brew pub	1/25/2019 3:01 PM
583	Covered (preferably heated) restaurant space with views of the river year round.	1/25/2019 2:55 PM
584	Publicly accessible commercial offerings, like small shops.	1/25/2019 2:35 PM
585	Open space full of art, restaurant smells and vibrant conversations in brew pubs and wine bars with river views.	1/25/2019 2:35 PM
586	Restaurants and performances.	1/25/2019 2:30 PM
587	A restaurant with a river view.	1/25/2019 2:23 PM
588	restaurants, events, art	1/25/2019 2:16 PM
589	Restaurant, brew pub, social and cultural events	1/25/2019 2:11 PM
590	Brewery, open space for kids	1/25/2019 2:03 PM
591	Food/coffee/beer. Arts.	1/25/2019 1:55 PM
592	A restaurant, bar, or café.	1/25/2019 1:48 PM
593	History and public spaces. Pub and restaurant.	1/25/2019 1:41 PM
594	Chick-fil-A restaurant nearby	1/25/2019 1:36 PM
595	Public Eateries and bars, music and art.	1/25/2019 1:36 PM
596	The steam plant building itself, visual arts, history exhibits	1/25/2019 1:18 PM

Comments Sought on Proposed Steam Plant Concept

597	Restaurants	1/25/2019 1:11 PM
598	Restaurant/brewery and river overlook.	1/25/2019 1:09 PM
599	Art and history displays plus food/drinks	1/25/2019 1:04 PM
600	something new & different along the river	1/25/2019 1:03 PM
601	Dining on the river, public exhibit.	1/25/2019 1:00 PM
602	One of only a handful of developed areas to enjoy the river.	1/25/2019 1:00 PM
603	History, views, engaging spaces (places to take photos, cool exhibits, food/bev).	1/25/2019 12:57 PM
604	USER FRIENDLY ASPECTS, LIKE PERFORMANCE SPACE, ART, CAFE, BREWERY, AND THE LIKE.	1/25/2019 12:57 PM
605	restaurant and public space	1/25/2019 12:37 PM
606	river views, access	1/25/2019 12:34 PM
607	Nothing, I have no desire to walk around a building like that.	1/25/2019 12:11 PM
608	Beer garden	1/25/2019 12:10 PM
609	Restaurant	1/25/2019 12:06 PM
610	Views, new restaurants, events, and a place to sit, or 'chill' during the summer time. (Or during the winter if covered spaces existed)	1/25/2019 12:05 PM
611	Detailed historical exhibits, plaques, and/or presentations.	1/25/2019 12:02 PM
612	All items mentioned in #6	1/25/2019 11:50 AM
613	Potential restaurant and co-working spaces	1/25/2019 11:37 AM
614	I place to meet for something to eat and drink (wine/coffee).	1/25/2019 11:35 AM
615	The river front view and parks and public places	1/25/2019 11:35 AM
616	An art or historical exhibit, a family friendly restaurant/coffee spot, river overlook	1/25/2019 11:35 AM
617	Public spaces	1/25/2019 11:31 AM
618	The restaurant, if it is no fast food or frozen food chain. Would be SO nice to have a quality restaurant that featured Oregon's bounty (without deepfrying). Fresh fishes; crustaceans including crayfish..(but NOT cajun - think more Scandinavian); venison; heritage pork; lamb; local cheeses; hazlenuts; berries. Not a burger or fry on the menu. Would be a great draw for University parents as well - NorthWest Fare...we have none.	1/25/2019 11:29 AM
619	a good public space	1/25/2019 11:19 AM
620	public spaces, restaurant/brewery, food cart pod	1/25/2019 10:55 AM
621	I have little kids, so if it is connected to family friendly features (food, fun arts stuff, riverfront play area, etc.) we will visit.	1/25/2019 10:53 AM
622	cafés, coffee shop, wine tasting, art exhibits, historical tour for both children and adults, small (not imposing) music ensembles	1/25/2019 10:43 AM
623	Co-working location, rotating art and culture exhibits, the bike path when out biking with family, a restaurant would be great if there was good beer and good food. I am waiting for something like this in a eugene. Please, bring it on!	1/25/2019 10:32 AM
624	A rooftop space with a mix of pub and public access. (Look at roof space of One New Change in London...)	1/25/2019 10:25 AM
625	Sustainable architecture and supplies. Use FSC certified wood. Don't assume "wood is good" - mass timber and CLT produced in Oregon comes from clearcuts.	1/25/2019 10:22 AM
626	Restaurant/bars/breakfast/brewery/retail	1/25/2019 10:20 AM
627	Potentially shared office space, definitely restaurants and view!	1/25/2019 10:12 AM
628	access to the river and the 5th story for views	1/25/2019 10:10 AM
629	Art	1/25/2019 10:03 AM

Comments Sought on Proposed Steam Plant Concept

630	Food and drink	1/25/2019 10:01 AM
631	Restaurant	1/25/2019 10:00 AM
632	food/drink (a coffee shop would be great, utilizing the views of the river), access to the park and performance art, and shared/coworking spaces.	1/25/2019 9:41 AM
633	Restaurant/ brewery	1/25/2019 9:28 AM
634	Breweries, restaurants, outdoor use space	1/25/2019 9:25 AM
635	The above in #6. Food, drinks and great environment. One that is warm and inviting... while also family friendly and steep in history.	1/25/2019 9:21 AM
636	A brew pub as a place to hang out after work or on weekends.	1/25/2019 9:18 AM
637	Brewery	1/25/2019 9:17 AM
638	Restaurant and/or art	1/25/2019 9:15 AM
639	roof top restaurant and river overlooks	1/25/2019 9:10 AM
640	Event spaces.	1/25/2019 9:08 AM
641	Restaurant or brewery on site	1/25/2019 9:03 AM
642	Dedicated bike Lanes and bike parking. Ethnic/diverse dining options. Good spaces to enjoy River and preserve riparian areas.	1/25/2019 9:02 AM
643	Free parking and a bus stop with cover.	1/25/2019 8:52 AM
644	Culture and progress	1/25/2019 8:32 AM
645	Cultural space	1/25/2019 8:24 AM
646	Restaurants/ family friendly events	1/25/2019 8:23 AM
647	The mixed use office space	1/25/2019 8:19 AM
648	Focus on the original purpose of the steam plant and not make it another monument to UO or track and field celebrities.	1/25/2019 8:13 AM
649	Got yo make the public spaces safe and worth coming too. A focus staff will need to tightly manage.	1/25/2019 8:11 AM
650	Ability to see elements of the old steam plant retained for historical reasons.	1/25/2019 8:06 AM
651	Restaurant space	1/25/2019 8:06 AM
652	Having a destination space to bring friends and family to that could really highlight how great of a city Eugene is. Also beer.	1/25/2019 7:58 AM
653	None of those, it's stupid. I walk by that plant 3-4 times a week walking my dog, and it needs to just be torn down and incorporate the space into the new build they planning on doing there. Quit wasting our money!	1/25/2019 7:52 AM
654	River views and a restaurant/cafe that takes advantage of them.	1/25/2019 7:02 AM
655	Restaurant. Cultural history.	1/25/2019 6:48 AM
656	If it's Eugene's City Hall? Then any city business would bring me there. Otherwise this is incorrectly created survey.	1/25/2019 6:34 AM
657	World class food with social media advertising	1/25/2019 5:39 AM
658	Large open space to walk around and the large windows	1/25/2019 4:05 AM
659	Shopping and restaurants	1/25/2019 3:43 AM
660	Anything! I love walking and that's a great area for it, especially after a remodel! I would shop, eat, drink, or even work there if the right thing comes up!	1/25/2019 3:13 AM
661	Outside seating & food	1/25/2019 1:12 AM
662	Social space, bar, brewery	1/25/2019 12:52 AM
663	Performances or restaurants.	1/24/2019 11:56 PM

Comments Sought on Proposed Steam Plant Concept

664	Cafe or restaurant	1/24/2019 11:29 PM
665	art	1/24/2019 11:19 PM
666	Art & restaurant	1/24/2019 11:07 PM
667	Family friendly space with something to offer people of all ages	1/24/2019 10:24 PM
668	Restaurants, coffee and beer with a great historical atmosphere and beautiful river views	1/24/2019 10:10 PM
669	I would buy a condo if residential space was incorporated	1/24/2019 10:02 PM
670	Great restaurants	1/24/2019 9:53 PM
671	A cafe or brewpub with a nice view	1/24/2019 9:50 PM
672	The ability to visit the interior of the steam plant itself. Places to eat, drink, work on projects, and socialize are the largest draws for me as a student and young professional.	1/24/2019 9:22 PM
673	Restaurant, brewery, art.	1/24/2019 9:02 PM
674	Well, I wish there were living spaces—condos or apartments. Absent that I'd most likely go to a bar or a book store.	1/24/2019 8:58 PM
675	Offices and quite places to work.	1/24/2019 8:56 PM
676	Family friendly. Restaurant and retail. Event space with performances. Sense of safety. Easy access.	1/24/2019 8:47 PM
677	Views and restaurant	1/24/2019 8:37 PM
678	Healthy Food, espresso, live music	1/24/2019 8:37 PM
679	Bar/brewery/cafe	1/24/2019 8:23 PM
680	River view, dining, and activities.	1/24/2019 8:20 PM
681	It should be made into affordable housing. We are in a housing crisis.	1/24/2019 8:14 PM
682	Brew pub, restaurant	1/24/2019 7:58 PM
683	Museum	1/24/2019 7:44 PM
684	Public uses, such as arts and open space. This should not be a place where those with money are the only ones who get the chance to enjoy it.	1/24/2019 7:38 PM
685	A place for humans gathering NOT a restaurant where you have to pay. Recall 5th Street Market 45 years ago, you could hang out all day.	1/24/2019 7:37 PM
686	Restaurants, a wine bar, access to outside seating in good weather and view seating in bad weather.	1/24/2019 7:29 PM
687	Library annex w/space for lectures, performances, an indoor year-round Saturday-market type shops & eateries.	1/24/2019 7:15 PM
688	access via trails	1/24/2019 6:46 PM
689	Public space/art, overlook on the river, good restaurants or businesses incorporated or close by	1/24/2019 6:40 PM
690	If it was about co-ops, yeah, that would do me. I'm an old Hoedad.	1/24/2019 6:39 PM
691	A fun place to meet. Experiencing the river and an exciting place to go to work.	1/24/2019 6:27 PM
692	Eating and entertainment	1/24/2019 6:21 PM
693	Food	1/24/2019 6:09 PM
694	A quiet place to read or have a coffee. Nothing that fights tgis sound of nature or the natural sound of the river. Full landscape plantings that bring pollinators and birds in. Managed by people who understand plants.	1/24/2019 6:03 PM
695	Historical Museum. Also retail shops and services.	1/24/2019 5:58 PM
696	Live concerts of small chamber acoustic ensembles in an intimate setting; like a flamenco group, or a folk singer, or a jazz quartet. A modern dance performance.	1/24/2019 5:57 PM
697	Live music and a brewery space	1/24/2019 5:54 PM

Comments Sought on Proposed Steam Plant Concept

698	Not entirely sure (see 8. below)	1/24/2019 5:52 PM
699	Restaurants/businesses and park space	1/24/2019 5:48 PM
700	Food and beverage, fun events, excellent, lit, covered bike parking. Extra points for making the bike parking arty and FUNctional.	1/24/2019 5:45 PM
701	Restaurant(s) and a place to tie off my kayak.	1/24/2019 5:40 PM
702	A restaurant.	1/24/2019 5:39 PM
703	River overlook. It would be great if there were a restaurant, café, coffee shop, etc. That would bring me in.	1/24/2019 5:37 PM
704	Cultural/entertainment programming	1/24/2019 5:29 PM
705	restaurant/brewpub	1/24/2019 5:23 PM
706	clean. open concept.	1/24/2019 5:18 PM
707	Restaurant/bar with views of the river.	1/24/2019 5:16 PM
708	A business that I need to visit being located there, or just stopping at the overlook because it is near the bike path.	1/24/2019 5:06 PM
709	Art exhibition. Restaurants.	1/24/2019 5:02 PM
710	restaurants	1/24/2019 5:00 PM
711	Actual stuff to do. Not just cultural center. Food, drink, entertainment. Actual daily usable things to do.	1/24/2019 4:57 PM
712	Obviously something that is open to the public like a restaurant.	1/24/2019 4:49 PM
713	Easy and substantial parking for autos and bikes.	1/24/2019 4:43 PM
714	I would visit for food/drinks on the river.	1/24/2019 4:43 PM
715	A café or brewery, live music, art installations, family-friendly activities, historical/museum space to welcome visitors and community members.	1/24/2019 4:41 PM
716	Restaurant or Performance	1/24/2019 4:40 PM
717	Recreational access to river, Art and possible work share space	1/24/2019 4:37 PM
718	multi-use destination - a mix of low-key things you can make an afternoon out of (bike to it, have some food, see an exhibit or listen to a mini-concert, let the kids play/explore whatever outdoor art/park features end up at EWEB site).	1/24/2019 4:37 PM
719	Brewery; event; a historical exhibit of interest to kids	1/24/2019 4:33 PM
720	I would like to see the historical exhibits. Also, if there were interesting performances or classes I would go there are well.	1/24/2019 4:29 PM
721	preservation of the open large space and windows; proposal for art, education installations, I would love to spend time there in a historic building overlooking the river! sounds cozy so why would I be welcome to be there - food/beverage, tables/benches to just connect with folks (like indoor park space), museum like installations? Some use to make people feel welcome to check it out.	1/24/2019 4:22 PM
722	ALL of it.	1/24/2019 4:21 PM
723	Public commercial spaces, connection to river	1/24/2019 4:21 PM
724	A performance art space would be incredibly valuable. Making sure that the space is not just exclusive to upper-echelon office firms.	1/24/2019 4:15 PM
725	restaurants, river access	1/24/2019 4:13 PM
726	An eatery or gathering place where beverages and food could be purchased.	1/24/2019 4:11 PM
727	Walki Path	1/24/2019 4:09 PM
728	As above, being able to enjoy being in this wonderful historic building, especially having a pub or restaurant in that amazing space.	1/24/2019 4:09 PM
729	If you included the physical address of the location then I could answer this question.	1/24/2019 4:07 PM

Comments Sought on Proposed Steam Plant Concept

730	Not much I have young children and dogs and it dosen't seem to have use for families with small children	1/24/2019 4:05 PM
731	Music food and beer	1/24/2019 4:05 PM
732	The river overlook and potential art installations/performance space. As I work 9-5, anything in the evenings or on weekends would be my only access to activities there.	1/24/2019 3:59 PM
733	restaurant/brewery, artists	1/24/2019 3:55 PM
734	I would love eating establishments along with the cultural/event space.	1/24/2019 3:49 PM
735	restaurant, bar and meeting spaces	1/24/2019 3:42 PM
736	Lunchtime dining options	1/24/2019 3:42 PM
737	A riverfront restaurant and viewing deck.	1/24/2019 3:40 PM
738	Restaurants	1/24/2019 3:31 PM
739	An eatery or coffee shop, history of the plant and a co-work space.	1/24/2019 3:27 PM
740	Brewery, restaurant, meeting spaces	1/24/2019 3:26 PM
741	Cafe/brewery/restaurant combined with performing arts combined with coop workspace	1/24/2019 3:16 PM
742	I think it needs the art component but I believe that there are already a lot of great local venues available.	1/24/2019 3:16 PM
743	Public space like places to eat or see a performance.	1/24/2019 3:15 PM
744	art and performance	1/24/2019 3:08 PM
745	restaurants and views.	1/24/2019 3:06 PM
746	Beer by the bike path on the river	1/24/2019 3:01 PM
747	A brewery with outdoor seating/views	1/24/2019 2:56 PM
748	Restaurant and cultural space	1/24/2019 2:52 PM
749	restaurant, cafe, or brewery; river access & views	1/24/2019 2:47 PM
750	Arts and cultural activities, particularly history.	1/24/2019 2:45 PM
751	Community spaces and restaurants	1/24/2019 2:43 PM
752	River views and food/drinks	1/24/2019 2:41 PM
753	dinner, drinks, business	1/24/2019 2:41 PM
754	Casual meeting site for co-workers — maybe a membership basis?- for conducting casual meetings and work sessions without having to have a lease. Also, it needs to be super accessible by bike or car. Maybe indoor bike valet?	1/24/2019 2:35 PM
755	Restaurants and brew pubs with outside seating and River views.	1/24/2019 2:33 PM
756	the overlook with cafe/bar/restaurant space(s).	1/24/2019 2:30 PM
757	Restaurant/brewery space	1/24/2019 2:29 PM
758	cafe, brewery, meeting space for friends	1/24/2019 2:20 PM
759	Artist studios, exhibitions, community programming. Perhaps the space houses a permanent collection - example, the DIA at Beacon, New York. Converted factory to museum.	1/24/2019 2:20 PM
760	a better walking/biking path, historical displays. Open seating. Not allowing the affluent to separate themselves from the poor/homeless who use the path.	1/24/2019 2:18 PM
761	See above. Also art installations and performance possibilities.	1/24/2019 2:16 PM
762	Connection to the Riverfront Park, place to have a beer with a view of the river.	1/24/2019 2:16 PM
763	Restaurant/brewery/shops	1/24/2019 2:14 PM
764	NEEDS TO PROTECT AND ENHANCE OUR RIVER/ECOSYSTEM. Native plants, education on the ecosystem	1/24/2019 2:08 PM

Comments Sought on Proposed Steam Plant Concept

765	A public place with local food and drink. I'd like somewhere to socialize, connect, play, and linger. I would likely not utilize the space if there was no food or drink within it.	1/24/2019 2:06 PM
766	Restaraunts ,pubs	1/24/2019 2:05 PM
767	Adaptive Reuse	1/24/2019 2:04 PM
768	I'm hoping there's office spaces to rent out for community members. I hope there's local food and drinks so it is somewhere people can go to enjoy lunch, drinks after work or a night out.	1/24/2019 2:04 PM
769	Location	1/24/2019 2:00 PM
770	The cultural space	1/24/2019 1:59 PM
771	Food/beverage and community events or performances.	1/24/2019 1:57 PM
772	The restaurant or performing arts space. Also if I was waling down the new parkway I'd for sure stop by and look at all the historical pieces as well.	1/24/2019 12:58 PM
773	Co working space, event nights or other purposeful gatherings.	1/24/2019 12:24 PM
774	restaurants, art spaces, outdoor park spaces, beautiful views	1/24/2019 11:44 AM
775	public space	1/24/2019 11:12 AM
776	Beer	1/24/2019 10:15 AM
777	I utilize the bike path often so the idea that it will clean up that area of the bike path as well is really nice.	1/24/2019 9:53 AM
778	The availability of public access to a brewpub and activities.	1/24/2019 9:43 AM
779	A brewery or "common shared space" like the eateries in the 5th street market that incorporates the river (views, outdoor seating, etc.). Make the space enjoyable for a wide variety of preferences.	1/24/2019 9:36 AM
780	the access to the property and the opportunity to enjoy it. a Restaurant would be a huge bonus	1/24/2019 8:54 AM
781	I would like to be able to see the river while inside the building, and I would like activities that kids and families can do together. But if that's not possible then I think it should be something that brings tech and modern industry to Eugene.	1/24/2019 8:05 AM
782	Co working space	1/24/2019 7:28 AM
783	Answer in number 6.	1/24/2019 7:17 AM
784	A much, much, much better design.	1/24/2019 2:03 AM
785	I would love to see a mix of new, modern amenities all while preserving a fair amount of historical integrity.	1/24/2019 1:26 AM
786	Booze	1/24/2019 1:19 AM
787	Dining	1/24/2019 12:25 AM
788	Restaurant or brewery with a view of the river (THE best angle to view the river in that entire area!)	1/23/2019 11:59 PM
789	Arts and Dining	1/23/2019 11:22 PM
790	River view meeting and gathering space. Art exhibits.	1/23/2019 10:59 PM
791	Public spaces and food	1/23/2019 10:43 PM
792	Food and beverage and event space.	1/23/2019 10:36 PM
793	Beer on the river. Yes!	1/23/2019 10:26 PM
794	Restaurants and shopping	1/23/2019 10:07 PM
795	Spaces for coffee, eating, evening out, shopping, public art.	1/23/2019 9:26 PM
796	The history itself mixed with cafes and walkways	1/23/2019 9:16 PM
797	Riverfront fine dining and professional office spaces will bring me to the revitalized Steam Plant.	1/23/2019 9:15 PM
798	Just being able to access it again is enough for me. Dining/brew pub would be fun.	1/23/2019 8:40 PM
799	Something creative appealing to all ages.	1/23/2019 8:19 PM
800	Clean remaining physical items provide a welcome to visitors.	1/23/2019 8:15 PM

Comments Sought on Proposed Steam Plant Concept

801	A place for the public to gather informally, run into friends—sort of like Fifth Street Market's food court was when I first came to Eugene (late 1980's)	1/23/2019 7:57 PM
802	A free public meeting space. The pub.	1/23/2019 7:08 PM
803	Community Gatherings. Meeting for coffee for new business meets. Id like to see public wifi, a cafe, a hang out space, a community gathering space, space for kids to hang out and interact with stuff *like some sort of interactive art displays for kids* or a play space, so you can attract young families and business people. The cafe and businesses inside, and some outdoor theatre type area, a river viewing platform which connects to the bike path and E-web fountain area. Lots of natural elements rather than urban design, place for native trees and shrubs to grow alongside the river.	1/23/2019 6:57 PM
804	art and food/beverage	1/23/2019 6:39 PM
805	Live performance of some sort...along with a wine bar or a beer.	1/23/2019 6:23 PM
806	some sort of live show like a dance troupe, concert, etc	1/23/2019 6:12 PM
807	Active space for eating	1/23/2019 6:03 PM
808	Brewery, restaurant(s), coffee, historical info	1/23/2019 5:49 PM
809	History and art, a place to bring my family and guests who visit.	1/23/2019 5:39 PM
810	None	1/23/2019 5:15 PM

Q8 What else would you like the project team and/or Eugene City Council to know or consider regarding the proposal?

Answered: 684 Skipped: 235

#	RESPONSES	DATE
1	Art studios! Please consider this some how, some way.	2/21/2019 9:43 AM
2	The city needs a whitewater kayak park. This would be a cool place to create one.	2/21/2019 9:37 AM
3	Please think outside the box. This is an opportunity to build a cutting edge community space that would draw people, especially young scientists/artists/programmers/innovators to our city. This proposal misses the mark by not taking advantage of this opportunity.	2/20/2019 10:32 PM
4	The City of the Arts and Outdoors would be remiss in thinking that its identity-equity would be better spent striving to be the city of breweries and office parks, which is already being done elsewhere, than in confirming its dedication to the arts and the outdoors.	2/20/2019 7:17 PM
5	Make it a space for all especially for the arts community in Eugene.	2/20/2019 6:06 PM
6	I find this project exciting and a wonderful investment in our community. I'm very happy to hear about plans to incorporate creative and cultural components to the project. I feel that providing opportunities for the public to creatively engage builds connection among our community. Thank you for taking this into consideration.	2/20/2019 3:34 PM
7	Keep it public, affordable, beautiful. Maintain the integrity of the architecture and era, use that as the theme.	2/20/2019 1:54 PM
8	Eugene has a great town "center" right now and it would be great if the project enhanced Eugene's appeal while at the same time not compete with down town...	2/20/2019 1:26 PM
9	Please make it for everyone - inclusive, interactive!	2/20/2019 11:57 AM
10	Performing arts space for communal use	2/20/2019 11:07 AM
11	You guys should probably focus on housing the homeless.	2/20/2019 10:53 AM
12	Thank you!	2/20/2019 10:52 AM
13	Make it environmentally-focused and celebrating/working in harmony with the natural beauty that is the river.	2/20/2019 10:52 AM
14	Consider an interactive art or children's (and adults) museum component - similar to the City Museum in St. Louis, MO.	2/20/2019 10:11 AM
15	It is imperative that the space is designed as a public space and incorporates, at a foundational level, access to arts & culture. If the Steam Plant is seeking massive public subsidy, it cannot be another microbrewery with a view, nor a scenic office building with a "community room." This needs to be a space which is inviting to anyone in the area, not only those with \$7 to spend on a pint of beer or a few thousand to spend on renting an impressive office on the river.	2/20/2019 10:01 AM
16	I strongly urge the team to consider the importance of the arts in a cultural building such as this, not in the nature of a few static displays but as an opportunity to engage the community and bring them to the space through changing exhibitions, installations and performances.	2/20/2019 9:03 AM
17	Demolish the 20th-Century Industrial/Extractive/Pollution Steamplant image of Eugene. Start Over. Don't waste \$25 Million on faux-Industrial Cleanup. Restore and enhance the Riverfront to welcome people using all forms of healthy and non-motorized transport. Build Up for Public Viewing Attraction. FOCUS DESIGN UTILITY ON BEING A CENTER OF SOMETHING!!! Be straight with citizens; promote construction bonds as if a new Sports (2021) Stadium; put this public project to a vote before any construction!	2/20/2019 7:45 AM
18	Please be sensitive to ecological integrity of sensitive riparian areas. The relatively undeveloped riverfront of the Willamette River is a unique asset for the city and I hope that development balances cultural and social space with this ecological value.	2/20/2019 1:02 AM

Comments Sought on Proposed Steam Plant Concept

19	Make the co-working facilities equipped for and affordable to a range of creators—creative professionals as well as tech types. This will create better cross-pollination of ideas and make it feel less frat-like.	2/20/2019 12:50 AM
20	Look for companies that can have an information room for the public to view, and perhaps company people interacting with the public and visitors from other companies. Another idea: A climate change update room: show how people/countries are impacting climate change or experiencing climate change. Show the latest simulations of climate impact, video clips taken of arctic ice melt, islands threatened by sea water rise. From the power plant of the past to the power plan of the future.	2/20/2019 12:16 AM
21	I would rather it be more community meetings oriented and leadership mentoring oriented than business offices.	2/20/2019 12:14 AM
22	Importance of preserving architectural integrity of the Steam Plant while giving Eugene a public place to simultaneously enjoy the beauty of our river, contemporary art, and delicious food.	2/19/2019 11:17 PM
23	How is this development going to address equity and inclusion?	2/19/2019 10:41 PM
24	Please preserve the history. Love that plant.	2/19/2019 10:21 PM
25	The more community based and less business based the better	2/19/2019 8:02 PM
26	I would love to see art installations (such as murals and sculpture) incorporated into the interior and exterior decor, completed by local Eugene artists	2/19/2019 7:16 PM
27	It should integrate with the south side bike path without interfering with traffic, possibly with a curb for most of the frontage, with generous opening at each end.	2/19/2019 6:03 PM
28	Please hire local architectural and landscape design firms. Tap into resources within our community and perhaps take proposals from University of Oregon students and faculty in relevant fields of study.	2/19/2019 5:36 PM
29	Make sure you don't bougie it up too much so that it is accessible for everyone/everyone can feel comfortable there	2/19/2019 5:34 PM
30	Eugene really needs affordable spaces to create art in as well as places to be 24/7.	2/19/2019 5:32 PM
31	This could be an amazing space to have artist in residency spaces and/or space for low-cost temporary lodging for visiting artists and others (for example, musicians performing in the area or visiting lecturers could stay at a subsidized rate, making their visit more feasible).	2/19/2019 5:00 PM
32	It would be great to make the co-working space/art available to low income/new businesses at a sliding scale or Grant processes	2/19/2019 4:18 PM
33	Again, Eugene is lacking in the important workspaces needed for artists and creatives. This building has great potential for solidly funded businesses/offices/restaurants, while cultural spaces can also garner income. Shared rented studio spaces are a possibility as well as a space for an artist in residence program that rotates every 2-3 months. Similar to the recent JoJo Abot residence at the Hult Center, having artists in these spaces can lead to ticketed performances and gallery sales.	2/19/2019 3:45 PM
34	consider making space for farmer's market	2/19/2019 3:42 PM
35	Keep as much of the original building design as possible. Please don't just gut it and leave a few original pillars.	2/19/2019 3:37 PM
36	The EWEB building would be a great place for City Hall	2/19/2019 3:24 PM
37	Thanks for your work with this!	2/19/2019 3:16 PM
38	do a survey of what open spaces are available in Eugene. The Eugene-Kakegawa sister city committee is constantly looking for affordable places	2/19/2019 3:13 PM
39	Please implement/reserve space for a community food garden	2/19/2019 3:10 PM
40	Outdoor Connections	2/19/2019 3:07 PM
41	Parking & Public Access	2/19/2019 3:05 PM
42	Sustainability	2/19/2019 3:04 PM
43	Fits with natural area & river	2/19/2019 3:02 PM
44	Eugene seriously needs space for artist to work & show. rents are to high	2/19/2019 3:01 PM

Comments Sought on Proposed Steam Plant Concept

45	Make it welcoming to kids	2/19/2019 2:59 PM
46	make it safe and easy for bikes, welcoming for pedestrian traffic from path side	2/19/2019 1:32 PM
47	Very important to repurpose old structures to preserve history.	2/19/2019 1:31 PM
48	make it eco-friendly	2/19/2019 1:29 PM
49	transparent overlay of all windows for solar energy generation	2/19/2019 1:27 PM
50	save our history!	2/19/2019 1:21 PM
51	this needs to be a center of our community. all the buildings need to be preserved PLEASE	2/19/2019 1:19 PM
52	important community space	2/19/2019 1:10 PM
53	A space common space where something like Quack Chats could be held for the public as well as (potentially) the coworking members would be very desirable	2/19/2019 1:08 PM
54	Traffic impact and pedestrian use	2/19/2019 1:07 PM
55	Walkway long riverside	2/19/2019 12:59 PM
56	History should be viewed, that way it will stay in your brain forever. That's why I'm excited to see the Plant being brought back.	2/19/2019 12:58 PM
57	You should have a big O on the side	2/19/2019 12:55 PM
58	Founders display Parking	2/19/2019 12:53 PM
59	Avoid emphasis on alcohol accessible usages. It does limit the comfort of some citizens and the mix of community members who will use it	2/19/2019 12:52 PM
60	Interaction with river biome Solar panels on top	2/19/2019 12:49 PM
61	To have smaller commercial use of the space	2/19/2019 12:38 PM
62	access to recreation, pedestrian, bike, and water craft	2/19/2019 12:30 PM
63	n/a	2/19/2019 12:27 PM
64	implementing green spaces and always getting community involved	2/19/2019 10:30 AM
65	That the city has no business being involved in developing real estate other than for city facilities	2/19/2019 9:32 AM
66	Sustainable design! Energy-efficiency. On-site power-generation that is visible and educational as well as functional. Stormwater collection and re-used for irrigation and toilet flushing; and rainwater garden, a childrens' playground with natural environments (not steel and plastic equipment, but natural rocks and ropes, and exploratory environments, and water features) with great seating for the parents, etc.	2/18/2019 7:16 PM
67	N/A	2/18/2019 1:48 PM
68	Each city council member should ask a city member under 35 years of age for serious input. Listen to YPs input. This steam plant will either be utilized a ton, or ignored by the younger gen.	2/18/2019 1:09 PM
69	I want the group of white males pictured at the end of the video to recognize that they need to make this space accessible to EVERYONE - not just hipsters. My fear is that it will be just another building with a hipster vibe that excludes the normal, everyday people of the Eugene/Springfield area. Please do not add elements that are "cool" or "on trend" right now. Think about comfort, accessibility for all people of all abilities, and making it welcoming.	2/18/2019 11:47 AM
70	Super excited about the potential of the south bank area of the Willamette River. Huge concern is the homeless population currently being aloud to harass cyclists/walkers/joggers, especially women. The garbage that builds up is hazardous, dangerous, and illegal. It's an embarrassment to our city.	2/18/2019 10:59 AM
71	Please involve and make space for people of color and indigenous peoples as well as LGBTQ people. Make sure it has elements like a library that make it a community space rather than private space that only people with money would go to.	2/18/2019 9:49 AM
72	It would be really cool if you could keep some of the equipment and make it accessible for kids to play on/with. Gears and levers they can manipulate, etc.	2/18/2019 1:37 AM
73	Connect it to the riverwalk. Space for independent art/culture.	2/18/2019 12:00 AM

Comments Sought on Proposed Steam Plant Concept

74	That improving the area including entrances to the park	2/17/2019 11:44 PM
75	Cost affectiveness	2/17/2019 11:26 PM
76	I hope it pans out	2/17/2019 10:36 PM
77	Free activities for children is important to area parents.	2/17/2019 7:59 PM
78	Explore opportunities to collaborate with UO and Eugene-area arts institutions like JSMA, UO art dept, working artists in town, etc.	2/17/2019 6:18 PM
79	Don't make this another corporation	2/17/2019 5:34 PM
80	This can be a really cool thing or a really lame thing, make it cool!	2/17/2019 3:56 PM
81	Make sure it's accessible to people of all walks of life.	2/17/2019 2:26 PM
82	Eager to see it brought to life	2/17/2019 12:48 PM
83	Plant life	2/17/2019 11:04 AM
84	Sad that we took a functional source of heat and are turning it into something less productive. I lived in 2 buildings that were heated with this system.	2/17/2019 10:22 AM
85	What if leasing retail space generated income vs office space? Office space is just such a wet blanket to the idea of this project. Eugene needs more upscale shopping so we don't have to drive to Portland to shop.	2/17/2019 10:17 AM
86	Good job	2/17/2019 9:40 AM
87	We have plenty of park space near the river already. We desperately need commercial/restaurant space in multiple places in the eweb project.	2/17/2019 9:12 AM
88	It's important to USE the space in a sustainable way.	2/17/2019 8:55 AM
89	There are no decent children's museums in Eugene. We have a falling apart "science factory" and a trying very hard in the mall children's "museum"... It would be great to have something that's really nice and has an all ages/adult side too that embraces art like the Saint Louis City Museum	2/17/2019 8:52 AM
90	River safety- if we are going to capitalize on the amazing natural resource we need to educate about respecting the river too. Too many accidents and deaths every summer and having a riverfront park could lead to more.	2/17/2019 8:44 AM
91	Is there a way to keep it from becoming like downtown overrun with homeless	2/17/2019 8:36 AM
92	Nothing	2/17/2019 8:32 AM
93	This is a project that can get the community excited.	2/17/2019 6:42 AM
94	Please do not under-utilize half this beautiful building by creating a boring environment where people just stand around. The current full building design looks like a cool place to work, but I don't see how the design will attract the young people in Eugene who don't work at the building. The young people in Eugene want a fun, inviting place to go spend their money - this design does not look like that. This is an amazing opportunity to create a building that will help to attract young people to Eugene. We need more young people in Eugene. Please build something for the future of Eugene, not the past.	2/16/2019 4:22 PM
95	remember that we are wanting to revitalize this area. The steam plant will be within walking distance for 20,000 young people with disposable income not to mention the rest of our wonderful community. A place to walk to after a football game, basketball game, track event. A destination that utilizes the outdoors and incorporates it into the inside. Keep it vibrant and fun not sleepy and museumesque.	2/16/2019 3:53 PM
96	Parking	2/16/2019 12:57 PM
97	Address the contextual history of the immediate area including power production, water treatment, manufactured gas and the millrace.	2/16/2019 11:46 AM
98	Please consider the transition of the "old" 5th Street Market as a beloved destination for meeting, eating and shopping for the local community to the present day version, morphed into upscale businesses that attract less residents, less frequently, and instead is more a marketed destination for out of town guests. Remember to focus on "Unique Eugene" to create a space you cannot find anywhere else in the country, but that draws routinely our community residents.	2/16/2019 11:05 AM
99	let's have a kid and family friendly stuff, like climbing play land stuff.	2/15/2019 2:51 PM

Comments Sought on Proposed Steam Plant Concept

100	Criteria for selection of proposals include benefit to the broader community and accommodation for parking and transportation needs. Tying that to my sustainability mantra above, I would love to see access to public transportation, electric vehicle charges in the parking area and lots of nice pedestrian paths	2/15/2019 2:45 PM
101	parking and public transit suspending art from the ceiling	2/15/2019 2:39 PM
102	Let's do this! Projects like this transform a city- not just physically but in spirit. This is so wonderful for your community. Thank you	2/15/2019 2:26 PM
103	The steam plant is very near the location of Eugene's original black neighborhood, which was displaced during construction of the Ferry Street bridge. A cultural/historic lesson?	2/15/2019 2:21 PM
104	The roof top space should be accessible to public as a brew pub or modestly priced restaurant. As much as possible, the space should be inclusive of a broad range of income levels	2/15/2019 2:13 PM
105	Showcase what makes Eugene Innovative and Modern and Unique Consider hosting a modern makers fair or local innovation/tech fair Artist need a home/place to show & sell so creating a friendly space for that kind of installation	2/15/2019 11:39 AM
106	the interior colors & design already look a bit dated. keep it timeless, but contemporary	2/15/2019 11:25 AM
107	Please don't let panhandlers and skateboarders ruin it	2/15/2019 11:02 AM
108	providing art within all designs include multi cultural displays	2/15/2019 10:59 AM
109	The proposal nods at historical preservation, but fails to preserve even the general appearance of the exterior. It would be great if the architects took a more humble approach and resist the urge to put so much of their stamp on it.	2/15/2019 10:56 AM
110	a interactive SAFE place for residents and guests alike. Please consider what has been happening to our downtown. lets learn from that experience.	2/15/2019 10:53 AM
111	parking is important! walking or biking to the site will be fine in the summer, but you need dedicated parking the rest of the year.	2/15/2019 10:51 AM
112	we need a place for people to gather and work on the river in town	2/15/2019 9:29 AM
113	The building is probably haunted from eweb torturing me and other children in there in the early mid nineties! I'm serious but it's probably not your fault lol	2/15/2019 6:11 AM
114	Embrace big picture thinking about how this spot will be viewed 20 years out. Don't cave to crass and cheap designs that seem to be inundating the city's new apartment box building. This should be a statement about what is BEST about Eugene - its water, its people and its good taste.	2/14/2019 10:35 PM
115	It has to be financially feasible in the long term.	2/14/2019 7:34 PM
116	Means of getting down to the water; literally reconnecting to the river.	2/14/2019 7:32 PM
117	Nothing	2/14/2019 7:23 PM
118	I have a hard time seeing this be financially successful with out recurring public \$\$	2/14/2019 6:36 PM
119	I think it makes sense to allow businesses in, but I think the requirements should be stringent and focus on community first.	2/14/2019 6:00 PM
120	The ramp to the "outlook" should consider an at grade solution for better accessibility with less structure. Better permeability of the building at grade on the river side and/or outdoor dining next to building.	2/14/2019 4:18 PM
121	I don't like the elevated overlook in the park. the bridge is too low to be practical and overshadows the multi-use path. the overlook should be at grade. I don't like the dark color of the exterior of the new construction. It could be more interesting design.	2/14/2019 3:37 PM
122	Free WI-FI	2/14/2019 3:31 PM
123	more outdoor spaces!	2/14/2019 2:22 PM
124	retail food market, parking transportation	2/14/2019 2:02 PM
125	Relocate Farmers and Saturday Market to the EWEB property. Design a year round marketplace. See Olympia, WA and Santa Fe, NM for examples	2/14/2019 2:00 PM
126	cat petting room	2/14/2019 1:56 PM

Comments Sought on Proposed Steam Plant Concept

127	I'm excited for the investment into the community. Consider looking at Hotel Emma in San Antonio, it's a similar structure that is now a brewery, fancy library, and beautiful hotel.	2/14/2019 1:54 PM
128	It should incorporate design elements that speak to the spirit of the town; inspirations from outdoor life and fishing, Grateful Dead/Prankster culture, and Oregon Ducks sports to name a few	2/14/2019 1:51 PM
129	Eugene has used very little of the McKenzie river and it's a shame! to have a vibrant area with housing, restaurants and a park would be stellar!	2/14/2019 1:46 PM
130	Let's avoid any big chain restaurants or out of state money please! Let's keep this place local as much as possible.	2/14/2019 12:30 PM
131	you're doing a great job. Well done so far!	2/14/2019 11:46 AM
132	This project is a fabulous idea, please move forward in collaborating to ensure it's success!	2/14/2019 11:06 AM
133	Let's roll!	2/14/2019 10:56 AM
134	It seems like a solution in search of a problem. The video has lots of hand-waving about who will actually use it. Build it and they will come - seems like a dubious strategy. I think the project needs a more focused vision; a problem that needs solving, a job that Eugene needs doing which can be undertaken by this building.	2/14/2019 10:52 AM
135	Hospitality is good for both local & tourist.	2/14/2019 10:22 AM
136	There is a danger of making it too precious and by that move to limit its cultural connectivity.	2/14/2019 10:14 AM
137	incorporate botanicals--trees/plants indoors, garden space outdoors	2/13/2019 10:08 PM
138	Eugene needs a multidisciplinary arts building to enable for permanent designated space that will accommodate nonprofit arts, music and dance programs. I think this is a great opportunity to consider this building for that purpose	2/13/2019 6:45 PM
139	This is an ambitious project and I would hate to see it work well at first and slowly degrade into a space like Kesey Square or the Park Blocks, which I seldom want to visit. A plan for maintenance and continued improvements would need to be in place, not just a grand plan to build then open the space. I would like to hear what those plans are and how the city will combat issues that often occur in public spaces while still being open to everyone. What are the goals after opening? We see timelines for development that just end with a star in the opening year, but what comes after that? Budget should be saved to help remedy unforeseeable obstacles.	2/13/2019 3:34 PM
140	space for public & lectures on environment and on local community	2/13/2019 3:17 PM
141	look at Oslo's cluster of museums, Norwegian Maritime, Fram & Kin Tiki. great examples!	2/13/2019 3:09 PM
142	larger mix of uses	2/13/2019 3:01 PM
143	big deal worth saving	2/13/2019 2:58 PM
144	upper level lofts to purchase	2/13/2019 2:55 PM
145	native plantings	2/13/2019 2:53 PM
146	I am in 100% support of affordable housing but I don't think this is the correct site for it. this is a beautiful piece of riverfront property, keep it nice and historic	2/13/2019 2:50 PM
147	Noise abatement! create an atmosphere that is appealing to all ages	2/13/2019 2:32 PM
148	encourage visitors to have respect & reverence for the riverfront area, ie. enforcement of clean space, no leaving personal trash, belongings, tagging & defacing of property - no human waste, drug paraphernalia etc that marred the rest of Eugene.	2/13/2019 2:28 PM
149	look up web page kew bridge steam museum in London.	2/13/2019 2:20 PM
150	buy EWEB and put city hall there	2/13/2019 2:14 PM
151	put city hall there	2/13/2019 2:07 PM
152	where will I park when I visit?	2/13/2019 2:04 PM
153	Eugene is horrid at preserving historical buildings. lets change that!	2/13/2019 1:46 PM
154	The river starts to really stink right around the steam plant, especially when tubing. What causes the foul smell? Is there a storm drain exit there?	2/13/2019 1:34 PM

Comments Sought on Proposed Steam Plant Concept

155	1. This is an important visible project for years to come in Eugene. Doing it right is critical. 2. It's not realistic to expect the renovation and operational costs to cover expenses given the many public aspects of this work. Ideally EWEB can contribute toward preserving its history, and perhaps can maintain a customer service desk or kiosk to serve downtown clients. Then the city should step up with funding in the general fund, and perhaps using urban renewal funds as well.	2/13/2019 12:01 PM
156	In the rendering, it looks like green lawn on the riverbank. I think it's important to maintain a healthy riparian zone that has grasses, shrubs, trees. Any river bank area should be more about the health of the river, wildlife, etc. than the views from the steam plant.	2/13/2019 10:59 AM
157	Ensure the lookout perched atop the old water intake structure is publicly accessible. This project should be viewed as a community asset, and therefore, accessible to everyone.	2/13/2019 10:33 AM
158	No reason not to house a climbing wall business as well....that's a lot of height to waste if you don't!	2/12/2019 11:40 PM
159	Make the parking lot free	2/12/2019 11:02 PM
160	Keep the history, and allow enough commercial use to be able to sustain it with income so it doesn't end up just sitting there empty.	2/12/2019 9:11 PM
161	Give the project some PNW regionalist design treatments; celebrate the plants, materials, and symbols of Eugene, the river and the PNW in general.	2/12/2019 6:58 PM
162	Don't fuck this up... Remember Capstone? City Hall? Eweb building.... please act like a real city for once and get your shit together and do the project right. It's gonna be a 50-70 million dollar project not a 20 million dollar project.	2/12/2019 4:53 PM
163	Bike parking. Outdoor film screenings in the summer? A modern take on the drive-in.	2/12/2019 4:48 PM
164	Please include food spaces	2/12/2019 3:46 PM
165	Arts and cultural space near the river. Keep athletics, (Ducks/UO) out of the space. Make any cowork space affordable. Make office space affordable. An anchor tentant makes sense to keep cost viable.	2/12/2019 3:22 PM
166	In my mind, the most important thing that this project could bring to the community would be to ensure that it functions as a public "third space" capable of drawing public traffic to the waterfront year-round. As it stands, the parks by the bike path get good use during the summer, and there are individual private establishments that are accessible and focus on the water (Roaring Rapids, for example), but there's not a space that splits the difference. I love looking at the river when walking to a game at Autzen or driving over the bridge on 105-- to have some sort of dedicated public plaza-type space, perhaps covered and partially enclosed to enable cool-weather enjoyment, perhaps with a performing arts space or food establishment, is the most important thing that I think we're missing in the city at large (spaces like parks and the Saturday market are great, but again work best come summer, and the fifth street market is much more of a mall than a hang-out zone). Any historic preservation, etc. in my mind should just be common sense non-wastefulness, and should come second to facilitating the development of this space	2/12/2019 2:17 PM
167	Spaces for artists to work and exhibit their pieces is a great way to revitalize an area.	2/12/2019 2:04 PM
168	Keep it historic/ as original as possible	2/12/2019 1:22 PM
169	I'd like there to be an growing space on the grounds around the plant. These small plots could be rented to private parties for planting food or donated to local food relief farming groups.	2/12/2019 12:50 PM
170	Plan to Educate, Inform and Entertain - with every brush stroke, key click and first impression. You are Empowering Eugene Enlightenment - worldwide here. Don't be nervous - just have FUN with it - it will show!! You ARE the Best!	2/12/2019 12:02 PM
171	Is there a possibility to use the roof top space for a small food vendor? There are very few outdoor dining spaces in the city and one right next to the river and downtown would be great.	2/12/2019 11:11 AM
172	-	2/12/2019 11:08 AM
173	I honestly thing the site should be dedicated as a historical site and sold to a developer who cannot demolish it. It could be a rad brewery (maybe Ninkasi or someone would buy it) or a cool music hall or a multi-restaurant building like the Public House in Springfield. Right on the river with the waterfront redesign, this place would be killer. I just know the City Council will try to make it everything to everyone and it'll end up lame.	2/12/2019 10:42 AM

Comments Sought on Proposed Steam Plant Concept

174	Having multiple food booths with choice of local food and beverages that appeal to a broad spectrum of people, and can be taken outside in an eating area not designated to one restaurant. The space outside should belong to the visitors, not one cafe or restaurant.	2/12/2019 10:15 AM
175	Please make this accessible...restaurant with reasonably priced whole locally sourced food...highlight the agricultural aspects of our community possibly incorporating local farms and producers...not the exclusive expensive 5th St model but somewhere average wage earners can have a drink or pick up some lettuce. PLEASE consider a COVERED outdoor space with earth elements....river is already water, fire pit, kinetic art would highlight air and garden or rock (maybe climbing, stargazing area) would nod to earth. Please no upscale design...simple and earthy.	2/12/2019 9:25 AM
176	The proposal doesn't look very creative. Spice it up a bit.. you have big windows, get some creative colored lighting going. It is cheap and will make the building stand out.	2/12/2019 8:49 AM
177	I would like to see the commercial spaces be relevant to the public (crafts/arts, locally made items) and open to the public (retail/food) and not closed office spaces that are not relevant to the public use of the building.	2/12/2019 1:09 AM
178	I wish it explained someplace on the website why proposal #2 was chosen over the others. I notice the entire team of 10 members appears to be 100% White men--seriously?--this does not earn community trust. The rendering of the overlook looks ugly to my eye--an intrusive disruption of the riparian edge.	2/12/2019 12:32 AM
179	Parking is difficult in this area, need appropriate amount of bike racks.	2/11/2019 10:11 PM
180	Using steam to heat the building would be excessively cool.	2/11/2019 8:47 PM
181	I'm so excited about the possibilities, I hope the area feels safer when more people are out and about here.	2/11/2019 4:47 PM
182	Revitalization along the riverfront is extremely important to the City of Eugene for the future.	2/11/2019 4:24 PM
183	Please do not pave over all the river frontage!! Please make it rich with plants, biodiversity, quiet spaces, and places for wildlife to share also!	2/11/2019 3:28 PM
184	The steam plant was a central fixture in town, providing heat for the city. It is much like the Foundry building (sam bonds brewery) and mills. It is something that has a story and should be recognized and valued for this reason. It is obviously cheaper and more cost effective to put up a concrete box but that doesn't have a story. ;-)	2/11/2019 3:00 PM
185	I would like to see a restaurant that features the best of Eugene food and beverage, rather than any one specific brewery.	2/11/2019 2:53 PM
186	A rooftop bar is sorely needed in this town. Kinda sad there's only one and it's new.	2/11/2019 2:33 PM
187	Once the project commences, there may be unforeseen circumstances that present themselves such as hazardous materials. The only concern that there is enough of a cushion financially to deal with unexpected issues that may come up on the job site.	2/11/2019 1:32 PM
188	Considering tenants/occupants, I think the biggest question to ask is, what kinds of innovative tenants/formats will best serve Eugene? How does it become something that helps redefine our community engagement? What needs should the space and project satiate? Eugene has a dearth of great public spaces for rent/gathering. A flexible open space for multi-use would be an amazing asset (events/gatherings/venue/parties/retreats/workshops/off-sites).	2/11/2019 1:12 PM
189	Use of local design and construction teams	2/11/2019 1:06 PM
190	If public funds (including tax breaks) are used for the project at all, then there should be quality public space. Preservation of the steam plant is not a good use of public funds if the place is limited to offices and an exclusive restaurant space. If you want public funds, the design should spill out into the park on the river and there should be opportunity to sit and read, talk, or whatever you want to do without being required to purchase food/beverages or lease an office there.	2/11/2019 1:02 PM
191	Make a strong connection between the buildings usable space and the walkways and park space surrounding it. Have an inviting open relationship between the interior and exterior.	2/11/2019 12:49 PM
192	Please help create more accessible waterfront that will inspire residents and visitors to linger in the downtown area - but spaces where encampments and panhandling and assaults or fear of assaults don't drive us out.	2/11/2019 12:46 PM
193	d	2/11/2019 11:27 AM
194	Do it soon!!!!	2/11/2019 10:27 AM

Comments Sought on Proposed Steam Plant Concept

195	Must have dedicated parking available. A parking structure with Park&Ride to Autzen and campus area would be a plus!	2/11/2019 10:04 AM
196	Please show off the inner workings of the building!	2/11/2019 8:07 AM
197	Provide on-site parking that is free, childcare center, and suing some of the business space to rent out for city offices	2/11/2019 6:30 AM
198	Please consider highlighting and communicating earthquake retrofitting as an interpretive component.	2/10/2019 9:19 PM
199	N/A	2/10/2019 7:21 PM
200	This location of touching the city to the River should be really a wonderful meetup of urban and nature.	2/10/2019 4:06 PM
201	Plan how to limit crime and keep area safe for visitors.	2/10/2019 8:16 AM
202	Add an amphitheater	2/10/2019 12:34 AM
203	Please make the indoor part into an indoor water park	2/9/2019 10:08 PM
204	Don't make just offices accessible to a few	2/9/2019 6:27 PM
205	Put those orange coveralls in a glass case. ;)	2/9/2019 5:49 PM
206	make sure it is a green bldg	2/9/2019 2:51 PM
207	I see open "civic" space, rental office space, and a lookout. I don't see any specific cultural programming, physical activity, or evidence of a draw to the space.	2/9/2019 2:21 PM
208	Family friendly	2/9/2019 1:09 PM
209	I think it's great that this area is being addressed and revitalized at last.	2/9/2019 1:05 PM
210	We should demolish the building and restore the natural riverbank	2/9/2019 10:55 AM
211	Maybe making a potential kids area inside that caters to the families in the community	2/9/2019 9:06 AM
212	don't overthink it	2/8/2019 11:41 PM
213	River front must be maintained for clean water abd flora and fauna.	2/8/2019 7:14 PM
214	Be flexible. As the needs change and programs are no longer viable, be willing to change the use of the bldg as long as the public has access.	2/8/2019 4:39 PM
215	There should be a connection to the UO. Also, check out what Spokane did with their steam plant. My father was instrumental in the conversion of that property, let me know if you'd like to talk to him or hear his thoughts. Kevin Kerwien 541-653-7579	2/8/2019 2:39 PM
216	Making sure that final design includes spaces accessible to the general public (not just office space) .	2/8/2019 1:04 PM

Comments Sought on Proposed Steam Plant Concept

217	<p>It is a pleasure to know four out of the seven members of the Steam Plant Development team (plus, I recently met Matt Sayre at a Eugene Chamber function). You are all very talented and wonderful members of our community whom I greatly appreciate. That said, I would love to see a more diverse group of people involved and/or representing your project. Seeing a group of 'all white men' -- who also may be coming from similar socio-economic backgrounds -- is somewhat concerning to me. I hope as this project moves forward you integrate a diverse group of influencers onto your team. Regarding the development of the building, I would like to see a more 'structured' public space. From what I understand from the available renderings (online images and your video), the space looks more fluid in regards to circulation and looks a bit like a mall or an airport with available places to sit, but mostly it's a space to move through. Additionally, and again regarding the renderings, please pay attention to what you include in your drawings. I see mostly men and do not see many women who look like professionals. The large artwork of male track runners (what I can tell) is also distracting and plays into male-dominated renderings. I recognize that these images are 'place holders' for you while your project develops, but those types of images have a great impact on others, both consciously or subconsciously. I encourage your team be very progressive not only with your design, but how you project it. I love that you want to retain and celebrate Eugene's past by retaining many aspects of the original Steam Plant and hope you will also celebrate — and encourage — a different and diverse future for our city. New York's MoMA is doing just that with their current renovation and although Eugene is a small city (and the Steam Plant is not a museum, per se), it would be great to have a renovated Steam Plant that incorporates a highly dynamic, engaging and forward-projecting program. Thank you for your work and for educating the community — and asking for community feedback — on this very important project. Congratulations on what you have already accomplished and I am proud to say that I know many of you! Warm Regards, Dee Etzwiler, M.Arch</p>	2/8/2019 1:03 PM
218	<p>The building is a derelict with no redeeming value. Keeping the facade is pretty much a virtue signal, especially when it's being done by the management group that took away the building's functional role. Far better to just dismantle this toxic relic and redevelop this brownfield.</p>	2/8/2019 11:17 AM
219	<p>Open always to the public.</p>	2/8/2019 9:53 AM
220	<p>somehow tie this back into energy production and touch on the importance of greener energy and being energy-conscious</p>	2/8/2019 9:50 AM
221	<p>I love the incorporation of art/cultural space, but that really can't be the focus of this for it to be successful - I guess just don't use *too* much space for that so the building can be filled with profitable/useable space.</p>	2/8/2019 9:31 AM
222	<p>I have yet to see anything about how the building will relate to the environment around it (beyond views of the river). How will it incorporate traffic from the bike path? How will it encourage people to come via the bike path? I also haven't seen anything that addresses how the design and future use will be as environmentally-friendly as possible. For example, with all those windows, I would think that passive solar would be a good option. Also, why doesn't appear to be any women on the design team?</p>	2/8/2019 9:14 AM
223	<p>Accentuate the buildings architectural features. Aboid painting it grey. We have too much grey in Eugene.</p>	2/8/2019 9:12 AM
224	<p>Keep up the good work.</p>	2/8/2019 9:02 AM
225	<p>It is important not to bifurcate private/public spaces too severely. If there is insufficient medium ground (I.e. dining/shopping/public rental space/library, etc., the public may feel intimidated by overwhelming perceived private space.</p>	2/8/2019 9:00 AM
226	<p>Make it enjoyable for all ages. We need something cool to take our out of town visitors to do. There really isn't much, besides the outdoors and not everyone is physically able or wants to to be outdoors especially if they are not use to our unpredictable weather.</p>	2/8/2019 8:24 AM

Comments Sought on Proposed Steam Plant Concept

227	As someone who conducts research as their full-time job, I am getting discouraged by repeated surveys from the City of Eugene that do not balance "What do you like most" with "What do you not like" or "What doesn't work for you." What doesn't work for me is the possibility that the Steam Plant will not be truly accessible to the public. Are there any plans to protect the safety of people in that building while also offering support to transient people or people without a home? How is potential pollution of the river being addressed? Is the design eco-conscious, biophilic, LEED certified, or taking the environment into account at all? I don't care about Historic Boiler #1, but I do care about the cultural and socioeconomic history of Eugene. How is that going to be reflected in that building? Can the "cultural" area invite participation and feedback? Did you conduct any research with your desired stakeholders while designing this building, and what did you find out? How is this building different from other co-working/restaurant spaces in Eugene? How is it going to tackle the challenges those spaces currently face? These are all things that make me wary of engaging with the Steam Plant without knowing the answers. And as someone with a growing business in Eugene, I would assume I'm one of the people you want to attract to this space.	2/8/2019 8:13 AM
228	Would be interested in making this building solar + water powered. Perhaps having a company or two that actually specialize in these technologies occupy some offices in the building on an incentive basis so that they have easy access to trial their products and services.	2/8/2019 7:42 AM
229	Make sure entire space open to public, stay away from private closed business rental purposes.	2/8/2019 7:34 AM
230	Please don't put anymore low income housing on the waterfront	2/8/2019 7:13 AM
231	The team of designers in the video showcased 8 middle-aged white men. Please share how you will actively solicit viewpoints different from yours with real engagement from other communities.	2/8/2019 7:03 AM
232	Would like to see it inviting and comfortable to all socio-economic classes.	2/8/2019 7:01 AM
233	Don't make it too educational and full of history. I think that's important but i think if it's the main focus it isn't very exciting. I want a fun place to go experience something.	2/8/2019 2:08 AM
234	If there is going to be a future park it's probably going to get messy with homeless and drug abusers, everyone wants to look at the river, no one wants to look down and have their kids see someone shooting up! Just a thought!	2/8/2019 1:55 AM
235	Traffic flow and parking	2/8/2019 12:43 AM
236	Consider cultural uses that are family and diversity friendly	2/7/2019 9:55 PM
237	Can't wait to see the final product	2/7/2019 7:36 PM
238	keep out dangerous and disruptive people	2/7/2019 6:52 PM
239	I'd like the steam plant to mesh with the other development happening to some degree. I'd also like to see some of the industrial machinery saved.	2/7/2019 5:31 PM
240	I sense in the past our council finds it difficult to come to consensus on issues. Time is money which they have probably learned from dealing with past issues. Follow the mayors thoughts on this one and decide for positive action.	2/7/2019 3:50 PM
241	It'd also nice if the project had Living Building Certification (https://living-future.org/lbc/certification/)	2/7/2019 10:42 AM
242	It would be great to just get this project complete as this area has been under utilized for some time. We do need to have additional commerce down by the river if we want to draw people into this area. It cannot all just be open space and parks. We should also act to get this complete while there is a viable proposal on the table. The city should also work with the developers to create a cohesive retail strategy for the whole area. We do need to attract outside retailers that will complement the existing are and activities (Bike shops, Café, out door recreation).	2/7/2019 9:20 AM
243	Making the river accessible. Current brambles and overgrowth make it impossible	2/6/2019 8:20 PM
244	Partnering with businesses that can truly make the plant dynamic. I would love to see an indoor climbing wall or areas for reading nooks.	2/6/2019 3:53 PM
245	Please make it accessible to the river with restaurant and retail space. There are a lot of people that use the trails that would stop and spend money if they could enjoy the view.	2/6/2019 3:24 PM
246	Keep the space public.	2/6/2019 7:54 AM
247	Include outside elements that look natural	2/5/2019 7:35 PM
248	accessibility is important	2/5/2019 5:51 PM

Comments Sought on Proposed Steam Plant Concept

249	Railroad crossings present several unique challenges to development. If parking space will be developed adjacent to the Steam Plant, please consider working with Union Pacific to address potential bottlenecks around the grade crossing.	2/5/2019 5:33 PM
250	keep integrity of building	2/5/2019 4:32 PM
251	The type of kayak shown in your river view rendering is completely inappropriate and probably dangerous for that section of river. Inner tubes or drift boats would be more appropriate. Thank you for realizing that the river path is an important transit corridor for bicyclist, and that you would take steps to not impede the flow of traffic on the path.	2/5/2019 4:21 PM
252	Low income apts	2/5/2019 3:31 PM
253	do it!	2/5/2019 3:26 PM
254	Looks good.	2/5/2019 1:58 PM
255	I want a place where people who are on the low economic end can come & feel safe and curious. Eugene has come up with a lot of eclectic shops with really expensive things that creates a feeling of you're not our caliber rather than being a warm welcoming place we who are lower working class want to come back to.	2/5/2019 12:19 PM
256	They should replicate the process that generated this proposal in other areas within the urban growth boundary and offer more creative solutions than arbitrary red tape, fear of change, and general confusion.	2/5/2019 12:13 PM
257	GO TEAM! Thank you!	2/5/2019 12:10 PM
258	Finding a way to not make the space rent impossible for local artists.	2/5/2019 12:09 PM
259	focus on importance of historical presentation and consider green alternatives for business space heating	2/5/2019 12:04 PM
260	keep it as it is	2/5/2019 11:57 AM
261	Transportation/Parking/Bike Path Access	2/5/2019 11:20 AM
262	Additional office space ok. Don't like the mix of modern with historical steam plant. Any new construction should match style of the steam plant. Disagree with the architect who thinks the modern works well with the historic	2/5/2019 10:36 AM
263	The importance of new and innovative kinds of public and private use. The space and lighting lends itself to collaborative projects and community building.	2/5/2019 10:18 AM
264	Make sure that it is financially sustainable.	2/4/2019 10:30 PM
265	97403	2/4/2019 9:13 PM
266	Making it taller and adding the overlook is a horrible, ugly, inappropriate design feature. The concrete mass to support the large deck is NOT OKAY. The river is gorgeous and that part of the design is ugly and unacceptable. There are plenty of other areas for people to look at the river. We don't need one more messing up the riparian zone. Re-do the steam plant with its current footprint and height and be happy with that. Build it right and add the right features and people will visit. Overstep your bounds and we will protest.	2/4/2019 7:52 PM
267	I'd really like to see a rooftop or balcony space with a river view that is either a bar/restaurant/coffee shop. A place for community to take place around food/drink. For such a spectacular community on the edge of nature, we do not utilize rooftop/ balcony opportunities like this as we could.	2/4/2019 4:17 PM
268	Don't over brand the walls too much. That seems to be a design element that is popular with new architecture and then there is no room for artwork. I hope you are already considering where the percent for art locations might be.	2/4/2019 4:14 PM
269	The depicted river overlook is surprisingly ugly. It is not clear why the river outlook is even needed. Won't the views from the upper floors be so much better? Wouldn't a crenulated hard landscaped river edge with a variety of seating areas, and view areas, be able to be used by more people? Why spend the money for the minimal use? The small blue metal river overlook across from Valley River Center isn't used that much, so why make another?	2/4/2019 3:20 PM
270	parking Parking, Parking, and more parking! No matter what goes into the Steamplant it will need plenty of parking.	2/4/2019 2:58 PM

Comments Sought on Proposed Steam Plant Concept

271	hope it happens	2/4/2019 2:29 PM
272	Incorporating elements of information about the history and the setting are crucial.	2/4/2019 2:28 PM
273	The Steam Plant also feels like a great landmark meeting spot for running groups and other community meet ups.	2/4/2019 2:26 PM
274	please keep consulting the public	2/4/2019 2:23 PM
275	Just make the place cool	2/4/2019 2:19 PM
276	Food and drink bring people together. HEALTHY food would bring me anywhere in this town. This means food that is helping our environment — from local growers, from farmers who are not using pesticides/herbicides/GMOs, and who employ grass-fed, open-range principles. Traveling to Portland and Bend recently, I have seen the huge popularity of "food truck lots" where there are multiple culinary options, space to sit and eat from any one of them (with cozy heat lamps/fireplaces in winter) and openness to bringing well-behaved dogs so that people who want to stop for a bite while walking their pet along the river have a place to go.	2/4/2019 2:08 PM
277	parking Keep parking behind building to leave river views unimpeded	2/4/2019 2:02 PM
278	keep up the spirit	2/4/2019 1:55 PM
279	Preserving this building is extremely important. I still regret that the old grain mill on third was destroyed and part of Eugene's history disappeared. This is a tragic pattern in this city. City Hall was also an emotional loss for me. Saving the steam plant would help break that cycle.	2/4/2019 11:30 AM
280	nothing	2/4/2019 11:16 AM
281	views/connection to the city are also important, including access to the project from the city	2/4/2019 10:58 AM
282	n/a	2/4/2019 9:28 AM
283	Needs something drawing us to this location accessible for everyone	2/4/2019 6:09 AM
284	How to keep junkies and street people from uglifying the place.	2/3/2019 11:25 PM
285	Subsidized art studios = art creation, art instruction, art sales = opportunities for residents and visitors. Workshops & Classes (printmaking, painting, etc.) + Shows (including famous guest-artists) + Events = tourist destination! Good for hotels, restaurants, shops, etc.	2/3/2019 6:17 PM
286	Please support visual arts. The loss of Jacobs Gallery is still with us. Consider artists working in the steamplant, as well as exhibition space.	2/3/2019 6:09 PM
287	sustainable design and accessible by foot, bike and bus	2/3/2019 6:08 PM
288	The environmental impact of the project h	2/3/2019 5:36 PM
289	Commercial locations along path below residences	2/3/2019 5:36 PM
290	Incorporate as many green building and net-zero energy features as possible. Our Climate Action Plan makes this a must!!! There are great example buildings around town (LCC campus, Mahonia building	2/3/2019 3:49 PM
291	Re-use as much of the existing material as possible. Develop bioswales and preserve or re-develop as much of a natural riverfront as possible.	2/2/2019 9:58 PM
292	Part of the story of timber in Eugene could be to relocate the historic wigwam burner - west of Mapleton on Hwy. 126 - to just south of the steam plant.	2/2/2019 4:45 PM
293	maybe the brewery could be in a part of the space and a small cafe-restaurant in another	2/2/2019 12:53 PM
294	parking Access for all and parking near by.	2/2/2019 10:58 AM
295	reasonable rents for local small businesses	2/2/2019 9:00 AM
296	This is a key project for the larger downtown riverfront to be successful. Many of the other buildings in the downtown riverfront will not have public access but this one will.	2/1/2019 11:19 PM
297	The manner in which downtown Eugene has been dealt with for the last 30 or so years gives me little faith that this will not be just another transient magnet.	2/1/2019 7:24 PM
298	Be sure to make the generator hall really functional for performance events: good flexible seating; acoustic treatment of the hall.	2/1/2019 3:47 PM

Comments Sought on Proposed Steam Plant Concept

299	Can we expect this will all be ecologically sound, sustainable with materials, construction etc.? Also, where is the interface with the natural environment other than river viewing?	2/1/2019 2:33 PM
300	The waterfront should remain in the public domain -- private/semi-private uses should not get the prime views/access.	2/1/2019 2:03 PM
301	Local businesses only please.	2/1/2019 9:53 AM
302	Do it!	2/1/2019 9:39 AM
303	Surveys are fine, but great things are never designed by committee. Do not let the public design the building for you.	2/1/2019 9:15 AM
304	parking parking.	2/1/2019 9:10 AM
305	Safety. Cannot allowed people to camp out on the streets as they do downtown.	2/1/2019 9:07 AM
306	Healthy connections to the surrounding area, including the bike paths will allow pedestrian traffic to flow freely. Please, please, prioritize pedestrian & bicycle traffic.	2/1/2019 8:59 AM
307	It might be good to plan for public use or rental of meeting spaces and/or event spaces (like the community centers)	1/31/2019 10:38 PM
308	parking Easy access, free parking. Downtown is getting crowded. Expensive and not so great to go visit.	1/31/2019 10:12 PM
309	Thank you for preserving this building and being transparent and including public in the process.	1/31/2019 5:52 PM
310	There needs to be spaces for all socio-economic groups in our community. I like the overlook idea but it shouldn't only be accessible to people who can pay for a beverage or meal. That opportunity should be available to all. Additionally some soace needs to be provided for community groups to meet. There are far too few places this is possible in the city. Do not just office space but also space for community groups to work it gather.	1/31/2019 5:49 PM
311	Great job, so far.	1/31/2019 5:33 PM
312	NA	1/31/2019 5:29 PM
313	Great work! Looking forward to more consumer space	1/31/2019 5:06 PM
314	Don't add the big office building. If it's not "financial" without it, fix that problem rather than wrecking the building.	1/31/2019 4:34 PM
315	Like the additional volume that complements the old Steam Plant building contrasts in a positive way with the existing Steamplant building. I would keep the interior of the old Steam Plant building as open and raw as possible and only add necessary functions as contrasting ultra modern volumes the are standing free in the existing space.	1/31/2019 4:11 PM
316	I would not want the Steam Plant to become too shiny or massive (commercial extensions) and out of scale with the natural setting. The Overlook too should not overshadow the pedestrian/bike path along the river. Interior walls should not be used as advertising space for Nike, T&F, or the UO. The Steam Plant should be a public space, a respite from City noise, a place for all of us to enjoy.	1/31/2019 3:42 PM
317	GO BIG - Do not cut corners. The Steam Plant will be successful.	1/31/2019 3:01 PM
318	Detour the homeless. Safety is the number one concern.	1/31/2019 2:10 PM
319	Keep it user friendly and approachable.	1/31/2019 12:41 PM
320	parking Adequate bicycle parking should be available. Surrounding plantings and sitting spaces should be native river species.	1/31/2019 12:33 PM
321	It would also be a great place for upscale condo's. require owner living, not rented. perhaps on the top floor. Beautiful view.	1/31/2019 12:10 PM
322	We support you!	1/31/2019 11:45 AM
323	Keep the added structure compatible and relevant to the existing historic structure in design and quality of materials.	1/31/2019 9:51 AM
324	For ten plus years, I've part of a small group of people who have felt that the steam plant had a huge potential to bring people to the river to be entertained, learn and to mingle and your vision fills my Eugene heart ansoul with that potential . Thank You! Martha Snyder	1/31/2019 3:04 AM

Comments Sought on Proposed Steam Plant Concept

325	WiFi capabilities. Charging stations, computer plugins. The Peacehealth Bicycle rentals. Secure lockers to store personal items so spontaneous bike rides can happen.	1/31/2019 1:24 AM
326	Office space is the one use that should absolutely be excluded from this entire development area but especially this property! We are trying to create a vibrant place not one that shuts down at 5:00 and doesn't get used on weekends.	1/30/2019 11:54 PM
327	I would like to see jobs created to help our community grow. We lack career opportunities to keep young people in Eugene. It should not become Portland, but Eugene must become more sophisticated.	1/30/2019 9:49 PM
328	Public access, open space, river access.	1/30/2019 9:43 PM
329	N/a	1/30/2019 9:17 PM
330	Make it happen. This is important and visible.	1/30/2019 8:31 PM
331	Thanks for doing it. Is there a fountain? How about a walk-in ready art studio for a drop in fee? Some of us can't afford craft rooms. And, perhaps a climbing wall indoors?	1/30/2019 8:30 PM
332	I spend a lot of time defending "downtown" ... many of my friends don't go to the library or to what I consider the best of downtown because they are intimidated by the folks that hangout so much.... what to do ... what to do ??? I think the library (the city) is doing so many good things.. and St Vinny's with the storage pods behind the library... seems so kind... I hope it is helping people. I want everyone to enjoy this new development.	1/30/2019 7:54 PM
333	The bike path needs to be incorporated into the building proposal. Also, the USGS has an important river gauge located at the present concrete pier adjacent to the steam plant that would have to be relocated nearby.	1/30/2019 7:34 PM
334	I think it is another great step in the right direction. As a lifetime resident of Eugene I have seen the unprecedented economic growth over the last several decades. It has been tremendous, but created a need for more social and professional spaces as well as similar expansion in other areas such as art and historical value. I love the plan overall. It will greatly compliment the neighboring plans.	1/30/2019 5:49 PM
335	Maintain both views of river and also easy access by bike and foot. Art installations should take advantage of space not available elsewhere, eg big pieces and/or 'aerial' pieces	1/30/2019 5:35 PM
336	time line	1/30/2019 5:30 PM
337	Ensure the homeless population does not have access to the site!!!!!!!!!!!!!!!!!!!!!!	1/30/2019 5:21 PM
338	It will be a disaster if homeless people are allowed to camp around it. I noticed, in your photos/drawings, there are no people on the sidewalks with giant backpacks and dogs.	1/30/2019 4:22 PM
339	We need public space that incorporates the river - whether it's hang out or a formal restaurant. Needs to fit with and honor the natural environment and historic character of the building.	1/30/2019 4:19 PM
340	How to make it a showplace for Eugene instead of a magnet for buskers, beggars, and dealers.	1/30/2019 4:16 PM
341	Do it.	1/30/2019 3:38 PM
342	Broad appeal is important nice to have business buy in so it is maintained without having city have to foot the whole bill	1/30/2019 3:31 PM
343	Yea! Turn a current eyesore into something beautiful!	1/30/2019 3:26 PM
344	-	1/30/2019 3:20 PM
345	parking Parking will be a challenge	1/30/2019 2:54 PM
346	parking That having recreational opportunities and social opportunities like restaurants and shops along with open park spaces is what makes people come regularly to a place. I think Hood River did a really good job with their riverfront. They have an amazing park with bike paths and spaces for kids along with restaurants, offices and shops.	1/30/2019 2:05 PM
347	The huge concrete structure supporting the outdoor viewing area is very ugly. I don't support that look at all. I would want something that blends in more to the natural environment.	1/30/2019 2:02 PM
348	More connection to river. This town needs public boat houses and launch sites. Fly fishers are captivating to watch.	1/30/2019 1:58 PM
349	Want landscape architecture design to envelope the structure	1/30/2019 1:37 PM

Comments Sought on Proposed Steam Plant Concept

350	It would be nice to have public transit service to the project and that whole area being developed along the river.	1/30/2019 1:10 PM
351	Make affordable apartment complexes instead! I don't want my taxes going to a renovation that is totally pointless, & useless to our community.	1/30/2019 1:02 PM
352	Please make sure the space is practical and not so artsy that it is cumbersome and uncomfortable. Should provide a relaxing atmosphere both physically and perceptually.	1/30/2019 1:01 PM
353	Integrate Nature such as indoor outdoor use	1/30/2019 12:57 PM
354	If you can spend the money addressing homelessness, panhandler parasites, and dozens of other infrastructure-related challenges, please do so prior to applying lipstick to an old building.	1/30/2019 12:52 PM
355	Do not drag your heels on this one. It is a no brainer	1/30/2019 12:27 PM
356	As wonderful as the JSMA is, it is a teaching museum and does not adequately represent Oregon artists—past and present.	1/30/2019 12:22 PM
357	Top priority is more public space than private space; preservation of old structure and functions is a much lesser concern.97405	1/30/2019 12:21 PM
358	Please consider what we "don't have" in Eugene, and not create a space with a little bit of this, this, and this, that we already have plenty of here.	1/30/2019 12:21 PM
359	Question about usage limited answer to only one.Bad questionnaire design.	1/30/2019 12:20 PM
360	Focus on benefit to local residents rather than visitors. Food and shopping are the features that will get local residents to frequent the space regularly, thereby assuring economic feasibility and success of the space.	1/30/2019 12:16 PM
361	Don't make this mostly office space. Find a better way to make it sustainable	1/30/2019 12:13 PM
362	parking Parking! Accessible and affordable, please.	1/30/2019 12:13 PM
363	The building itself is historically beautiful, and should keep it's character in a renovation. It doesn't have to be made into something it isn't. Let it be a museum for the past and the future dedicated to all aspects of energy.	1/30/2019 12:11 PM
364	I would like Eugene to allow more artists access to this space for little or no cost. We are desperately in need of rehearsal spaces and the Eugene City Council can assist in this way. We want Eugene to be an Oregon arts capitol in the future.	1/30/2019 12:00 PM
365	If it becomes just a fancy commercial and office development with a minor public function component, the opportunity it represents will be wasted.	1/30/2019 11:59 AM
366	Don't let the space languish in an undeveloped state.	1/30/2019 11:59 AM
367	no public funding or tax cuts no additional stories added to original structure	1/30/2019 11:58 AM
368	Make it affordable to young families who are usually short of cash (the majority) because of the many expenses they bear in raising their children.	1/30/2019 11:58 AM
369	Please keep hands off the river and greenway. We can all admire it from a distance. I commuted past this property by bike for twenty years from the River Road area to the university. I don't want to see any impact on the wildlife and waterfowl that have called this area home for much longer than we have been here.	1/30/2019 11:56 AM
370	Demolition and restoration of natural riverbank would be far better than converting/expanding a building with no redeeming qualities. The whole concept is lipstick on a pig. But, if this fortress must be retained, then both the renovation and proposed functions make sense. Increasing the height does not.	1/30/2019 11:52 AM
371	Very excited about what you are doing!	1/30/2019 11:52 AM
372	Keep as much original structure as you can, as long as it's safe.	1/30/2019 11:47 AM
373	art or community events	1/30/2019 11:47 AM
374	I can't tell based on designs but please leave a path along the riverfront for walking/running/biking.	1/30/2019 11:43 AM
375	There are a lot of people to please in the decision making process. Don't let to money cloud your mind with deception. There is another way. Remember all the gas pipelines that have been built and are still going to be built through sacred land. We are not all making great choices for this nation, but a lot of us are. Be the change you wish to see in the world.	1/30/2019 11:41 AM

Comments Sought on Proposed Steam Plant Concept

376	Please stay away from that terrible 70's orange color that seems to be back. I was hoping it was gone for good.	1/30/2019 11:40 AM
377	save the building	1/30/2019 11:38 AM
378	In the video, where the red boiler is the space seems empty and unprogrammed, and it's hard to imagine how it would be used. It's critical IMO to have space that is active and draws in people	1/30/2019 11:34 AM
379	I would rent or buy living space in the upper floors in a heartbeat.	1/30/2019 11:34 AM
380	keep in mind the habitat of the animals native to that area	1/30/2019 11:34 AM
381	I love it!	1/30/2019 11:31 AM
382	Please tie the city to the riverfront!!	1/30/2019 11:31 AM
383	Safety should be built in to the design because of the transient river population, active drug-addicted river population-ect. So that the project does not become a gathering place for at risk individuals who create safety situations in their daily survival. This will be a CENTRAL issue to the success of the completed project.	1/30/2019 11:28 AM
384	Eugene traditionally tears old buildings down. This needs to change. We need to preserve and re-use old buildings to keep Eugene's cultural past alive.	1/30/2019 11:28 AM
385	Beauty and art require financial sustainability	1/30/2019 11:26 AM
386	Community involvement	1/30/2019 11:24 AM
387	Layer it so that is has enough detail in function & aesthetic to be vibrant, interesting, useful and fun. Not stuffy - not a museum!	1/30/2019 11:23 AM
388	Connect the river front to the city using the classic trolleys used around the turn of the century. The trolley barn in San Jose, CA could be utilized to built those trolleys.	1/30/2019 11:20 AM
389	Why is this not being considered as a City Hall site? It is so obvious of a choice, and would save the City a lot of money.	1/30/2019 11:20 AM
390	Willing to consider some level of public funding to help with the preservation part of the project, e.g., urban renewal.	1/30/2019 11:20 AM
391	Provide direct access to the river from the steam plant, unlike the poor use of the river frontage in the other project. Direct frontage, plus access up river bank from boats.	1/30/2019 11:18 AM
392	I am excited to see the steam plant revitalized while keeping the history of the building. I would love to see history of the building exhibit inside.	1/30/2019 11:17 AM
393	Don't screw it up. Many cities have thriving public areas along their riverfronts. Eugene has yet to figure this out and take full advantage of this natural amenity that flows right through town.	1/30/2019 11:15 AM
394	I said my piece.	1/30/2019 11:14 AM
395	This is of utmost importance to get right. Thank you for being thoughtful on the concept, keep that energy going through the finish line! I like how you are including the community and not just telling us what will be. Attention to detail at every phase will be important and making sure that we manage peoples expectations and hear their concerns when the project is finished will be crucial. In other words, we won't please everyone, and we may have to sell the idea of why we did this to some. I am excited for Eugene.	1/30/2019 8:14 AM
396	Safety and security are a primary concern when considering the creation of a public space. Although it's important to maintain accessibility for all, it may be beneficial to consider a design that allows for closure of certain areas, such as an outdoor cafe, after open hours.	1/29/2019 4:41 PM
397	parking Just visited Greenville South Carolina and their downtown district is AWESOME. They have a 28 mile path along the river with shops & restaurants, free trolley service, ample free 2-hour parking, public restrooms, places to rent bikes or kayaks, and the businesses are booming. I urge Eugene to look at this model! I would love to have nice places to sit by the river with some food or beer. https://www.sctrails.net/trails/trail/ghs-swamp-rabbit-trail	1/29/2019 11:19 AM
398	It appears to be a big metal box. My assumption is that it will be awfully loud with any kind of human traffic. Probably a good ide to consider sound attenuation treatments when designing the space. Of course, I really have no idea, as I've never been in the space. I could be completely off base.	1/29/2019 11:07 AM
399	I would love to see this space intentionally draw in and welcome income diversity	1/29/2019 10:49 AM

Comments Sought on Proposed Steam Plant Concept

400	Try to incorporate businesses that are different from the already established surrounding ones. No breweries or brew pubs - instead focus on a more niche style of retail or restaurant.	1/29/2019 9:46 AM
401	Need greater creative thinking on this project. There seem to be no innovation in the plan,	1/28/2019 11:29 PM
402	Why would you consider a brewery? There's a nice one right there already. Are the Project team local "leaders" considering the surrounding businesses?	1/28/2019 10:35 PM
403	Don't make it look like Southern California with boring, vapid architecture. Keep the trees and natural beauty.	1/28/2019 10:32 PM
404	Attention to detail and quality of construction should be prioritized. It would be unfortunate to not build in the same quality as the neighboring federal building or the nearby new construction at the university	1/28/2019 8:43 PM
405	Contact Brandon Woodruff for great ideas	1/28/2019 7:18 PM
406	I would love to see this location developed in a manner that serves the entire community. Eugene doesn't need another office complex or brewery.	1/28/2019 6:56 PM
407	parking Please consider public transport from park and ride spots. Parking.	1/28/2019 6:52 PM
408	There's a big opportunity to do something special for the entire community, so putting in yet another upscale combination of office space/restaurant/brewery would be a missed opportunity to create an enriching space that serves everyone, not just yet middle class earners.	1/28/2019 6:48 PM
409	parking Parking & sustainable landscaping	1/28/2019 6:43 PM
410	Make it something unique, the brewery/office space scene in town is overdone as is. Use the location to create a new experience for those visiting	1/28/2019 6:38 PM
411	Eugene already has too many breweries, taprooms and beer-centric restaurants. Putting in another one with mixed high end office spaces is cliché and shows no originality for the future of our city.	1/28/2019 5:42 PM
412	not too high-end.	1/28/2019 4:58 PM
413	It was very important to keep the Steam Plant.	1/28/2019 4:30 PM
414	Create opportunities for the community to enjoy views of the Willamette River from the renovated Steam Plant.	1/28/2019 4:29 PM
415	Handicapped lavs & entrances	1/28/2019 2:49 PM
416	Please be inclusive and plan for programming that includes families, free events and maybe even some homeless services. Don't just gentrify our waterfront!	1/28/2019 2:45 PM
417	Nice job City of Eugene for making this project a priority!	1/28/2019 2:15 PM
418	Keep it active - don't do a bunch of static projects. Keep people coming back for different reasons	1/28/2019 1:58 PM
419	The bike path is a really important transportation route for me, so I would just want to make sure the transportation corridor remains accessible for commuters.	1/28/2019 1:35 PM
420	I'm interested to see how this project strengthens the connection between the downtown and the river, the river and campus, and campus back to downtown. The distances between these points of interest are relatively small, but there is a perception that campus is siloed off from downtown, which is siloed off from the rest of Eugene, which is separated from the river.	1/28/2019 1:24 PM
421	parking Look to other similar precedent projects to consider what mix of public, commercial, and both for-profit and non-profit uses is right to generate both public access/ use and project income. I.E. the Eco-Trust building in Portland has numerous reasons to stop in and visit (and retained lots of historical character, even around the parking lot) vs. the Heron Building in Eugene which is more commercial-specific visit oriented for a "mixed-use" design.	1/28/2019 1:21 PM
422	Making sure this stays true to Eugene, and accessible to all.	1/28/2019 1:13 PM
423	Maybe include possible rental space for parties such a wedding and anniversaries, that area happens to be very desirable for that type of event.	1/28/2019 1:02 PM
424	Don't give us an elephant of failure in order to honor some nonsensical theory -- give us a delightful visual experience that represents the strength of our citizens and brings enjoyment to visitors. It needs to be enjoyable, fun, and worth the energy. The River Views are a competitive advantage - use them.	1/28/2019 12:58 PM

Comments Sought on Proposed Steam Plant Concept

425	Half the building looks like office space, which is okay. But the other half looks like a bland museum - this half needs to be utilized better. Include an additional restaurant, bar, or retail/shopping space. We need more food options on the riverfront. Don't waste half the building by creating a museum.	1/28/2019 12:50 PM
426	This is very exciting, thank you for being willing to invest in this community asset.	1/28/2019 12:49 PM
427	We need an independent city auditor to oversee exciting new projects like this.	1/28/2019 12:14 PM
428	parking Rather than spending \$90k on outside consultants, they should probably just BUILD HOUSING. All of the fell good puffery of your video ignores the fact that our city is an embarrassment. We need to SHRINK our urban growth boundary and get serious about in-fill. We should change our rules regarding set-backs, and alter zoning requirements to get rid of parking lots. There is no good reason for a city of our size to have a string of single story commercial buildings in its downtown core. ...Your project is way down the list of what should be our city's priorities.	1/28/2019 11:32 AM
429	keep the urban feel along with the history of why the plant has been preserved.	1/28/2019 10:16 AM
430	having an anchor draw to the location will be important to bring community and commerce to the location. A local hero would be nice but shouldn't exclude outside Lane Co businesses. An Oregon hero from outside of Lane Co could be a strong draw.	1/28/2019 10:14 AM
431	It would be great to have the majority of the building available for public use, and not for office space. I think you can be creative with finding other avenues for revenue that are more community based and less privatized.	1/28/2019 10:13 AM
432	Permanent art installations on the exterior or outside of the building	1/28/2019 10:02 AM
433	relocate saturday market	1/28/2019 9:41 AM
434	The community cannot sustain this in the short term and will require subsidy. I love the big idea but economically it makes no sense. There is no shortage of office space in the area. The coworking model does not work as anyone who follows the We Company story knows.	1/28/2019 9:12 AM
435	parking I think it would be really disappointing to only focus on filling the building with office spaces. Please think about putting in retail and restaurant spaces that would lend towards tourism. The park and outside spaces are stunning and I really hope there will be opportunity for local chefs, a local winery and a local brewery - and some retail spaces to be featured in the space/on the river.	1/28/2019 7:50 AM
436	More affordable housing. At least half of the units.	1/28/2019 12:30 AM
437	Nothing	1/27/2019 10:08 PM
438	Please focus on a space that would benefit our community as a whole, and make this a welcoming place for us and or visitors to enjoy	1/27/2019 7:38 PM
439	There should also be accessible outdoor space with shade trees and benches to enjoy the space outside.	1/27/2019 7:17 PM
440	parking Looking at the space from above on Google Maps, I see that there will be ample parking. But looking inside the space, I do wonder about access for the older set or people not firing on all cylinders physically speaking. Myself included.	1/27/2019 6:45 PM
441	TURN THIS PROJECT OVER TO THE MCMENAMIN BROTHERS. They have a history of successful projects in this area.	1/27/2019 2:16 PM
442	quit wasting tax money we can not afford	1/27/2019 2:15 PM
443	It would be excellent if it had access both paid and not so families or individuals could enjoy without necessarily being there just to visit a business. We'd be more likely to visit a restaurant or store there while also exploring the area or enjoying a bike ride/walk along the different paths than to have to seek it out specifically.	1/27/2019 2:13 PM
444	parking Parking parking Not everone wants to ride a bus or bike So don't force that on people	1/27/2019 2:03 PM
445	A landing for boats and rafts.	1/27/2019 1:17 PM
446	https://www.youtube.com/watch?v=ohrd9l8gt74 https://www.freelanced.com/williammichaelmchugh https://flectek-media.weebly.com/ I would like to help.	1/27/2019 9:27 AM

Comments Sought on Proposed Steam Plant Concept

447	Look for ways to house/include community organizations so the building serves the community and feels open to all.	1/27/2019 8:37 AM
448	Kids are people too. Cities like St. Louis and Seattle have used decommissioned utility structures as playgrounds. Why not create an indoor playground? This and a family restaurant would create a destination for families.	1/27/2019 8:29 AM
449	Dedicated space for fishing.	1/27/2019 3:49 AM
450	Make habitat improvements to river/riverbank in addition to recreation and development.	1/26/2019 10:40 PM
451	parking Without convenient transportation options (surface parking, Em-X stop, etc) I would be unlikely to ever visit.	1/26/2019 10:30 PM
452	To use repurposed materials and recycled materials.	1/26/2019 8:10 PM
453	Please try to retain as much of the original architecture and the interior features (such as the boilers, generators and steel walkways (when allowed by safety or ADA). The diamonds that decorate the top of the exterior are a signature EWEB feature that can be seen on the Leaburg power plant and some substations, please retain those!	1/26/2019 7:11 PM
454	Do not make it a clone of this firms Portland projects	1/26/2019 6:53 PM
455	Try to stay local. A ninkasi or oakshire taproom on the river would be brilliant. We need more attractive spaces for restaurants to improve the culinary scene in Eugene!	1/26/2019 6:50 PM
456	Keep the river path as a path, not interrupted by any building or private spaces. Offer some affordable food or stores, not just another 5th St. Market. Some covered outdoor space for winter.	1/26/2019 3:07 PM
457	I have lived in Eugene for 26 years and had NEVER even heard of this building before today. Think the cultural/historical importance of this space may be overstretched. If you want to make it a teaching endeavor about the history of manufacturing and industry, why not create an interactive children's museum? There are no indoor play spaces (other than jumping) for children in this community. The closest spaces are in Salem and Portland. What a great opportunity to provide a tourist attraction and a space for locals alike. Maybe it can honor both industry and agriculture in the Willamette Valley, maybe incorporating something like the hands on play and activities like they offer at the The Stauffer-Will Farm in Aurora. Or similar types that highlight manufacturing and industry. Coupled with seeing future technologies. Could be amazing!!	1/26/2019 2:48 PM
458	Looks great! A versatile space	1/26/2019 2:20 PM
459	Make it happen! I would love to go there!	1/26/2019 1:19 PM
460	Make it happen, please!!!	1/26/2019 1:10 PM
461	Try to incorporate reclaimed materials from the existing building into the design, and aim for the highest level of sustainability	1/26/2019 10:43 AM
462	As a resident living very close by (High Street), I fully support this project, and am happy about the proposed plans.	1/26/2019 10:36 AM
463	Just because it is in industrial building at its bones doesn't mean it has to carry that feel to the future. It can be respectful to its history and still be warm and inviting to the future.	1/26/2019 10:32 AM
464	To: City Council- My #5 answer	1/26/2019 9:40 AM
465	Use the project to demonstrate earthquake retrofit techniques and earthquake resilience through visual displays and educational kiosks	1/26/2019 9:03 AM
466	Getting feedback is awesome, but having a project that moves forward is even more critical!!! I hope to see this move forward and not stall in an attempt to make it a space for 'everyone' as has happened in other exciting development projects in our community. Let's move forward with something awesome, exciting and financially feasible!	1/26/2019 8:59 AM
467	There are steam plant renovations in Birmingham AL, Spokane WA. and a host of others places. See what they have done. Keep the history in mind. Make it cool, Invite U of O architect students to work with design ideas. Please no inaccessible office spaces.	1/26/2019 8:48 AM
468	Growth of surrounding community and business	1/26/2019 8:00 AM
469	The attached restaurant needs to have outside seating overlooking the river! It would be cool if the restaurant also had space for stainless steel brewing tanks.	1/26/2019 7:23 AM

Comments Sought on Proposed Steam Plant Concept

470	Eugene desperately needs beauty and respite from ugly architecture, particularly the embarrassingly cheap, eyesore student apartments and other developments that have recently been allowed with no set back from pedestrian sidewalks. Walkability in Eugene is at all time low when it should be set at highest priority. This project, if created with aesthetics, green space and courtyards while repurposing a historical building is exactly what Eugene needs more of. Thank you to the local private group for stepping up to get this done right.	1/26/2019 1:42 AM
471	Besides amenities like those I mentioned in #7, I would like to see art and/or other ways of integrating the history of the area that is engaging and impactful and exciting. For example, check out the Bricktown Riverwalk in Oklahoma City. Walking along there, I bumped into a grouping of 35 larger-than-life bronze sculptures depicting a scene from the Oklahoma Land Run. I couldn't wait to get back to hotel to tell the others about it and have been talking about it ever since-- http://landrun.marbleart.us/ Maybe you could attract some donations and grant funding to seek and fund local artists to do some wonderful work .	1/26/2019 1:01 AM
472	Please don't fuck this up.	1/26/2019 12:29 AM
473	Livability.	1/26/2019 12:23 AM
474	parking Need good foot and bike access from east end of building. Probably needs some limited parking behind the building away from the river. Good tie in with the rest of the riverfront development (and park).	1/25/2019 11:24 PM
475	I think that the space should be accessible, physically, culturally, and financially.	1/25/2019 11:21 PM
476	I would love to see Artists in residence. This property used to be my family's Farm, our family story goes that the City needed it to make power. And eminent domain was used to acquire the property. Maybe somehow honor that food/power/water continue to give from that land	1/25/2019 11:20 PM
477	Set a couple of sites food truck accessible.	1/25/2019 11:08 PM
478	I've visited many user group, growth, and workshop opportunities at WeWork locations. What type of opportunities and organizations could we invite or encourage locally to facilitate these type of events to further strengthen city visions and initiatives? This type of space encourages many perspectives and folks to meet with one another. What type of conversations and organized meet ups can invite people to the table to create solutions with one another?	1/25/2019 9:31 PM
479	An amphitheatre	1/25/2019 9:15 PM
480	Very excited	1/25/2019 7:30 PM
481	Make it a sustainable building with low CO2 footprint, if possible.	1/25/2019 7:16 PM
482	Excited!	1/25/2019 6:26 PM
483	A mixed/creative/art/studio space where tools and instruments and shop/bench space was available for people to rent or share space and work on their trades / learn / collaborate be a hub of art and culture and design - allowing people to practice their skills, learn from one another, share ideas, and be a functional space to actual make art would be really cool!	1/25/2019 6:16 PM
484	As a 33 year old male with a young family, who grew up here and recently relocated back to Eugene after working in larger cities, I am extremely excited by the potential of this project (and the broader riverfront revitalization). I think it is exactly the type of thing that people like me want to visit on a nice weekend day in the summer with the family, or meet colleagues for drinks after work. With things like the upcoming life sciences research center potentially drawing young professionals to the area, this is the type of thing that helps sell them on building a life in Eugene/Springfield. There is a lot to be excited about with our community and this is one of the reasons.	1/25/2019 6:03 PM
485	Stay as far back from the river with development as you can get yourself to. The river needs space and to be surrounded by riparian vegetation, not buildings, pavement, etc.	1/25/2019 5:38 PM
486	Please hire local, unionized workers to build and plan the site. Thanks!	1/25/2019 5:36 PM
487	Keep the public engaged with the design process. Please and thank you!	1/25/2019 5:13 PM
488	I think it is not appropriate for the majority of the project to be residential/housing. Gone is the whole community connection from center city to the riverfront	1/25/2019 5:12 PM

Comments Sought on Proposed Steam Plant Concept

489	Don't let bums and homeless people ruin the new development once it is built. Ensure that there is a plan to keep the new development clean and safe for all people of Eugene. It will be very disappointing if the new development is built and then becomes a place people do not want to go, like downtown, because of the presence of bums and homeless people.	1/25/2019 5:11 PM
490	parking Bike routes and easy bike parking to access the building and bike paths.	1/25/2019 4:54 PM
491	I do value history, but I personally see close to zero value in the physical structure of the steam plant. Seems like an ugly square cement building, of which we already have a plethora. I would prefer it be torn down, and something more imaginative be created in its place.	1/25/2019 4:51 PM
492	Remodel the existing building. Don't just "repurpose" it by grinding up the concrete to use as fill.	1/25/2019 4:49 PM
493	I am pleased that this proposal has been created. Although Eugene has always embraced a lot of change (particularly architecturally), I feel that it is important to remember historic architecture and to preserve what we can while the city continues to move forward into the future.	1/25/2019 4:47 PM
494	Thank you! It will be so nice to this historical building repurposed and part of current Eugene culture.	1/25/2019 4:23 PM
495	Use only wood from Oregon. Displays on river wildlife, historical river industry, transportation.	1/25/2019 4:12 PM
496	I love all the light from the windows!	1/25/2019 4:05 PM
497	Please do not subsidize this project when we have families living under bridges, We have higher priorities for our tax dollars. Make this stand alone or don't do it	1/25/2019 3:56 PM
498	Make some parts of it appealing to children. We have so few historical buildings in Eugene. It would be cool to make it a space they could go to learn about our history and see what it feels like to be in an historic building.	1/25/2019 3:53 PM
499	I support this project because it creates jobs, and supports existing businesses in Eugene	1/25/2019 3:51 PM
500	Be sure to complete the project in advance of the Track and Field World Championships.	1/25/2019 3:01 PM
501	Look at Bend along their river walk to see a successful community project to enhance retail, dining and community involvement.	1/25/2019 3:01 PM
502	Historic elements are important, but ideally this should be a building designed for easy use by as many Eugenians and visitors as possible. As such, it should be built to the highest standards of energy, water and carbon efficiency to show that Eugene is serious about sustainability.	1/25/2019 2:55 PM
503	PLEASE break the rut of just commercial, or just residential. Consider mixed use to engage the local community. Being able to call a place home includes breaking up the food island mentality that America has.	1/25/2019 2:35 PM
504	As stated above, it is critical that the steam plant development provide public access to retail stores for shopping, and restaurants for dining and brew pubs and wine bars for community gatherings and conversation. Except for the path along the river and a sole restaurant, the remaining Back-to-the-River development will not have public access to shops and restaurants since it will be primarily private residential.	1/25/2019 2:35 PM
505	nothing	1/25/2019 2:23 PM
506	preserving animal habitat keeping vagrants away well lit night areas that are safe	1/25/2019 2:16 PM
507	The sooner redevelopment occurs the better	1/25/2019 2:11 PM
508	This is a great opportunity to provide a space open to the public and make an iconic restaurant/public area. Consider providing space for non-profits organizations to affordably have events/displays/activities.	1/25/2019 1:55 PM
509	parking Access to the park and river path.	1/25/2019 1:41 PM
510	It looks boring.	1/25/2019 1:36 PM
511	I wish the river outlook related more to the river. From the rendering, doesn't feel like it's acknowledging the river other than by views. Other than a slightly higher vantage than other locations, why would I want to go up there?	1/25/2019 1:18 PM
512	Why isn't the building being considered as a City Hall and council chambers?	1/25/2019 1:11 PM

Comments Sought on Proposed Steam Plant Concept

513	I'm glad to see that the building will have a purpose that will encourage the public to visit. If the building was all privately developed (office space or apartments/condo), it would essentially be closed to the public. A restaurant or coffee shop would be a great addition as well.	1/25/2019 1:04 PM
514	make sure river view is #1	1/25/2019 1:03 PM
515	Don't fuck it up.	1/25/2019 1:00 PM
516	Build the damn thing already	1/25/2019 1:00 PM
517	Focus on innovation	1/25/2019 12:57 PM
518	PLEASE MAKE WHATEVER IS INTENDED FOR PUBLIC USE AFFORDABLE FOR ALL, ESPECIALLY FAMILIES.	1/25/2019 12:57 PM
519	CLT is NOT green and NOT a climate solution. It comes from clearcutting our beloved forests. See Myths & Facts on Forest, Carbon and Global Warming slide show clarifying many misconceptions about forests, logging, and carbon: http://www.slideshare.net/doughoh/forest-carbon-climate-myths-presentation/	1/25/2019 12:37 PM
520	make sure to acknowledge tribal land, peoples, have an educational display. be sure to work with first nation people on this.	1/25/2019 12:34 PM
521	I know we aren't Portland, but to do something like their riverfront would be pretty neat.	1/25/2019 12:11 PM
522	What a wonderful opportunity to buy the EWB building and use it as a City Hall.	1/25/2019 12:10 PM
523	Instead of a giant Trestle to look down at the river from, something closer to the river. This will be a great presentation of the beauty of our city. Visiting U of O parents are often seen watching the river from any of the footbridges, especially during "Freshman week". This gives a great new option. Make it nice!	1/25/2019 12:06 PM
524	n/a	1/25/2019 12:05 PM
525	community meeting space would be awesome, even if it is relative small. Hopefully able to accommodate 30-35 people, and fee-based or F&B related (requiring purchase of food and/or beverage) would be fine.	1/25/2019 11:50 AM
526	Make it accessible by bike.	1/25/2019 11:35 AM
527	Keeping it green. I think they need consider it's a riverbank and I really hope they try to keep it as green as possible	1/25/2019 11:35 AM
528	Ease of access and connection to downtown and the other new spaces is important to create. Inside the building seems very open which I like but it looks cold (in temperature and feeling). Seems very hard and needs some "softness" or warmth.	1/25/2019 11:35 AM
529	Preserving natural areas while aiding public access to the river	1/25/2019 11:31 AM
530	Temperatures are on the rise. Plant wisely - asphalt and cement are hot.	1/25/2019 11:29 AM
531	Don't make it downtown just on the river. Make sure it's welcoming to everyone but make sure it's not a panhandler's paradise.	1/25/2019 10:55 AM
532	For my family to visit it needs to be family friendly. Safe for little ones to move around in, comfortable restrooms. I don't expect it to look like a day care center, I understand it is for everyone, but if I don't feel comfortable bringing my children there I won't go.	1/25/2019 10:53 AM
533	parking The riverfront park area and housing development overlooked social gathering retail space, eg coffee shops, small cafés, where people could be in inclement weather viewing the river. If you could make up for what I consider a grave oversight, that would be a significant contribution to the city.	1/25/2019 10:43 AM
534	Please don't make the steam plant something it is not, it's industrial nature is what makes it so cool. We need old things in Eugene, this town has removed so much of its architectural history. This is a great opportunity to leave something. Don't dismiss the beauty of the steam plant being just a steam plant. It's industrial aesthetic is what is so cool about it!	1/25/2019 10:32 AM
535	Let the guiding standard be what would still hold up after a century, and not submit to the typical local vagaries of who cries loudest last...(You know, don't act like Eugene!)	1/25/2019 10:25 AM
536	Use FSC certified products. FSC is the only worthwhile sustainability label for wood products. Mass Timber and CLT projects in Portland have been resisted and protested for using products that are sourced from clearcutting in Oregon. The same will happen in Eugene.	1/25/2019 10:22 AM

Comments Sought on Proposed Steam Plant Concept

537	I just hope the redesign is not only an office building but truly a place that draws the public.	1/25/2019 10:20 AM
538	Restaurant and outdoor live music venue	1/25/2019 10:11 AM
539	this will be a great redevelopment that will drastically improve the riverfront!	1/25/2019 10:10 AM
540	Move forward, do not let the process of development of the steam plant go on for years. Have it stay on pace with the rest of the Riverfront development.	1/25/2019 10:03 AM
541	N/A	1/25/2019 10:01 AM
542	Public donations should be encouraged and accepted.	1/25/2019 10:00 AM
543	This is an opportunity to further develop the riverfront area for commerce and community. Keeping it open and accessible to the public is extremely important to creating a space for residents and tourists, and not just creating more private business space. Bend, Hood River, and Reno, NV have all undergone significant riverfront redevelopments that have been crucial to the development and progress of the city and economy.	1/25/2019 9:41 AM
544	This is NOT the location to consider low income housing of any kind. Riverfront walk MUST be cleaned-up, which would reduce vegetative density with the goal of increasing visibility and reducing the nefarious activities along the walking path.	1/25/2019 9:28 AM
545	parking Adequate parking and paved trail access	1/25/2019 9:25 AM
546	Family friendly! Available from 8 am - 11 pm. For the coffee lover to the beer lover. A place to get a drink and grab a small bite to eat.	1/25/2019 9:21 AM
547	Make this a space that functions day and night. If used at night it would provide a focal point. If only used during the day for offices it would be a dark concrete block at night.	1/25/2019 9:18 AM
548	parking I've not heard anything about parking, I am worried there will not be enough parking in the vicinity.	1/25/2019 9:17 AM
549	Integrating the building with its surroundings, so it doesn't look isolated.	1/25/2019 9:15 AM
550	parking how will parking be handled?	1/25/2019 9:10 AM
551	It needs to provide a place for business to prosper along side providing public accessibility	1/25/2019 9:08 AM
552	Only bring in breweries/wineries that are majority locally owned. Have rentable archimotos.	1/25/2019 9:02 AM
553	Ways to discourage homeless and travelers by playing classical music.	1/25/2019 8:52 AM
554	We support it fully	1/25/2019 8:32 AM
555	This needs to be a space that cultivates and supports creativity and innovation. We don't need more offices. There are plenty of them in town and lots of vacant spaces. More spaces for community engagement and art	1/25/2019 8:24 AM
556	Retail space to bring more jobs and more life to downtown eugene	1/25/2019 8:23 AM
557	Add some electric vehicle charging stations for the office workers	1/25/2019 8:19 AM
558	Leave enough of the original workings in place to show how the plant functioned.	1/25/2019 8:13 AM
559	n/a	1/25/2019 8:11 AM
560	Do it!	1/25/2019 8:06 AM
561	Please don't let this project sit in limbo forever, ala city hall. We all deserve a great space to gather by the river!	1/25/2019 7:58 AM
562	Once again, city of Eugene trying to hold onto things that no one cares about. As Marie Kondo would say, the steam plant doesn't spark any joy for people in this city, so quit wasting money on a stupid project and do something worth a damn.	1/25/2019 7:52 AM
563	Incorporate education about the river into the design of the building.	1/25/2019 7:02 AM
564	Compatible materials, methods and style make a more enjoyable historic rehabilitation. The awkward and odd spaces with new engineered timber stuff just mixes up the space and will make it less desirable for longer term use.	1/25/2019 6:34 AM
565	I think they're doing a great thing and have a pretty good idea so far!	1/25/2019 3:13 AM
566	A brewy or some type of outdoor food	1/25/2019 1:12 AM

Comments Sought on Proposed Steam Plant Concept

567	I like that it can be a hub to help draw people into living in the downtown area and increasing urban density. I think it could provide a space like the Old Mill District in Bend. Shopping and outdoor dining close to natural beauty.	1/25/2019 12:52 AM
568	parking I'm concerned about road and walking access. And parking.	1/24/2019 11:07 PM
569	Keep up the good work, our river fronts have been over run with the homeless camps. It would be great to have a clean safe place the whole family could enjoy	1/24/2019 10:10 PM
570	Residential residential residential residential	1/24/2019 10:02 PM
571	Quit talking about it and do something	1/24/2019 9:53 PM
572	I would like to see this space, as well as the riverfront project as a whole as an opportunity to be more architecturally and spatially adventurous given the unique opportunity to have this much new land on such significant land. In my own opinion, the proposal looks to be a completely unrelated building stuck onto this local landmark. It takes no contextual clues from the existing architecture, and yet also makes no exciting particularly compelling statements of its own (Tate Modern's Switch House). I just think this building and it's long-awaited adaptive use deserves a little more architectural significance. I also think the proposed overlook seems over designed that could do with some refinement. I apologize for harshness, I just love this building and want to see the most made of its revitalization.	1/24/2019 9:22 PM
573	I support it	1/24/2019 9:02 PM
574	Don't put so many conditions on the developers that it collapses under its own weight. I hope the city is a partner in getting this to happen!	1/24/2019 8:58 PM
575	Instead of this project, building additional apartments would help with more critical issues facing our community.	1/24/2019 8:56 PM
576	Make it an "anchor" for more in the area. For everyone - including families.	1/24/2019 8:47 PM
577	Expedite it. It's taken way too long.	1/24/2019 8:37 PM
578	Keep or redesign the EWEB fountain for playing in	1/24/2019 8:37 PM
579	The plan for the surrounding area is just as important as the steam plant plans.	1/24/2019 8:23 PM
580	Social opportunities for community to come together and give everyone an opportunity to embrace what we have in common and celebrate what we share...a love for living our lives in Eugene.	1/24/2019 8:20 PM
581	We need affordable housing right now. I understand there are financial pressures and actors impacting your decisions. Please don't sell your souls for another developer. Eugene is better than that.	1/24/2019 8:14 PM
582	Put something cool on the roof; perhaps a space for live music	1/24/2019 7:58 PM
583	Please provide universal access, and address safe and pleasant walking coonextions to the UO campus, and to downtown. Franklin has been too too dominating all these years.	1/24/2019 7:44 PM
584	It's about people-- something besides business, or university, or government, yknow? Make it kind of a 7-days a week combination of talks, music, panels, City Club of Eugene, etc	1/24/2019 7:37 PM
585	Making it all-age friendly, from little kid to senior citizen & all in-between (accessible), protect/expand green-space (many moving to green roofs, green walls, water collection, etc.).	1/24/2019 7:15 PM
586	feature as much of the natural landscape as possible; incorporate into design	1/24/2019 6:46 PM
587	I would ultimately like to see downtown stretch closer to the river, but I would still hope this project preserves the peacefulness and natural beauty of the river	1/24/2019 6:40 PM
588	Let there be cooperatives and apprenticeships. <3	1/24/2019 6:39 PM
589	Can it be made more accessible from 5th Street?	1/24/2019 6:27 PM
590	This is a great opportunity to bring foot and bike traffic to this part of the river	1/24/2019 6:21 PM
591	It should be economically viable to happen. Pie in the sky cultural goals just end up keeping the space from being occupied and activated.	1/24/2019 6:09 PM
592	It's going to be a hot mess of gentrification, so just do your utmost to keep it quiet and don't forget nature. It needs to feed birds and bees at the least.	1/24/2019 6:03 PM
593	That it's very important to keep this edifice of the area's history from being lost to time.	1/24/2019 5:58 PM

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594	1.Please please please make sure you have an acoustics specialist on your team. You can really ruin a space with bad acoustics. You can't have a performance space with bad acoustics. 2. I will not go there if the place has more homeless vagrants then Eugene patrons. 3. I will not visit if the place had poor lighting outside the building and it looks not safe.	1/24/2019 5:57 PM
595	Include many options to walk to/from the venue	1/24/2019 5:54 PM
596	Open air river front promenade with adjacent low to mid priced food options (foodcart-like booths?), with river view open seating. Outdoor music stage. A Wandering Goat coffee satellite. A climbing wall (licensed to an operator) and an indoor/outdoor skateboard miniramp where people can watch or participate or both. Basically Saturday market food court year round, on the river, with interesting activities to see and/or participate in.	1/24/2019 5:52 PM
597	Please consider the potential impact on river habitat	1/24/2019 5:48 PM
598	It must be financially viable, yet fun. Use decorative art to create atmosphere.	1/24/2019 5:45 PM
599	Make it nice or else people won't come.	1/24/2019 5:39 PM
600	It would be really cool to have cultural/historic features here, and then convert EWEB north building to a multi-cultural center for marginalized communities. Sort of bookends to the new riverfront development/park	1/24/2019 5:37 PM
601	That unique historical/cultural redevelopment of the Steam Plant should be seen as an important asset for the rest of the riverfront development.	1/24/2019 5:29 PM
602	you didn't provide an opportunity to ask what I least liked. My answer would be the lack of a restaurant/brewpub	1/24/2019 5:23 PM
603	parking Make sure there is enough parking	1/24/2019 5:16 PM
604	Looks great. What measures are in place to preserve it from being loitered/defaced by the homeless population of Eugene?	1/24/2019 5:06 PM
605	I'd like to see more of a dedicated open space for the Saturday market.	1/24/2019 5:04 PM
606	art installations being considered	1/24/2019 5:00 PM
607	Make it usable space	1/24/2019 4:57 PM
608	parking Parking. It seems that the parking situation in downtown Eugene will worsen with this development.	1/24/2019 4:43 PM
609	N/A	1/24/2019 4:41 PM
610	Please make this a publicly accessible building.	1/24/2019 4:40 PM
611	Recreational component - ingress/egress to river and rental of sup, boats, etc.	1/24/2019 4:37 PM
612	Attempt to get a good mix of tenants - it keeps the place interesting and engaging. Too many office tenants does not a vital building make.	1/24/2019 4:33 PM
613	Creating an interactive museum like experience would be the best use of the space it seems to me. Something like an OMSI with interactive displays and things for families to enjoy would add a lot to Eugene I think.	1/24/2019 4:29 PM
614	It has to be financially feasible or it won't work! I hope the project team is conservative about what will work but try to achieve as much historic preservation and public space inside as possible.	1/24/2019 4:22 PM
615	The redesign absolutely has to consider the health of surrounding waterways and soil. I am also very concerned that the council is going to consider all Eugene residents. Our current administration is all too willing to sell out the City to the moneyed interests of Portland and San Jose, which is a false victory. Eugene needs to consider Eugene residents first and foremost.	1/24/2019 4:15 PM
616	.	1/24/2019 4:09 PM
617	parking We need to know exactly where this is, so residents can figure out driving, parking. Is there parking?	1/24/2019 4:07 PM
618	N/a	1/24/2019 4:05 PM
619	Security to keep it safe	1/24/2019 4:05 PM
620	It is most important to me that the structure be honored for it's history and not be so modernized and homogenized that it's unrecognizable.	1/24/2019 3:59 PM

Comments Sought on Proposed Steam Plant Concept

621	No need to reinvent the wheel. Take a look at what other cities have done (i.e. Torpedo Factory in VA), and move forward. The history of it is interesting, but not enough to dedicate primary real estate; a few graphics near some historical equipment is all that's needed.	1/24/2019 3:55 PM
622	Keep it as multi-use as possible for many people to enjoy.	1/24/2019 3:49 PM
623	lots of new trees and landscaping	1/24/2019 3:42 PM
624	Since the history is steam power, I think it would be important for the redesign to focus on sustainable energy/green design.	1/24/2019 3:40 PM
625	Unless the homeless situation is cleaned up people are not going to feel comfortable going to this new spot. My husband won't even let me go downtown by myself because of the questionable element there.	1/24/2019 3:27 PM
626	Roof top access would be awesome!!!	1/24/2019 3:26 PM
627	Something to encourage physical activity and overall physical health and well being . . . Maybe a climbing wall.	1/24/2019 3:16 PM
628	parking Make sure there is plenty of really good parking. AND a place to sit and look at the river thats away from the building so walkers can enjoy the redevelopment while still in jogging clothes	1/24/2019 3:15 PM
629	parking if there isn't free parking no one will come	1/24/2019 3:08 PM
630	More info for public.	1/24/2019 3:06 PM
631	parking Making a space kid/family friendly would be great. See Portland Hopworks Urban Brewery restaurants for family friendly spaces. Make them bike friendly too with good bike parking (covered, accessible, and big for family bikes).	1/24/2019 3:01 PM
632	public access is very important. The steam plant should offer a unique experience, not duplicate experiences envisioned elsewhere on the riverfront site.	1/24/2019 2:52 PM
633	parking needs lots of well-lit covered/weatherproof bike parking	1/24/2019 2:47 PM
634	Without it, the Riverfront development doesn't hold as much interest for me. I don't need a restaurant or a condo, but I do need arts and culture.	1/24/2019 2:45 PM
635	Keep it financially responsible. Provide information in the area for the homeless to find/get services. Routine police presence to keep the area safe for families and individuals.	1/24/2019 2:44 PM
636	Please make it financially viable!	1/24/2019 2:43 PM
637	Would like a local architect.	1/24/2019 2:41 PM
638	Please please please collect taxes from the developed site! No MUPTE here again please. Please. Please keep the historical aspects intact.	1/24/2019 2:35 PM
639	Like I already stated, lots of outside seating and river views to gather with friends and family.	1/24/2019 2:33 PM
640	parking Pet friendly area near overlook where people could grab a drink and run their dogs. even better, would be a dog park that runs into the river.	1/24/2019 2:30 PM
641	very happy that space will finally be used	1/24/2019 2:20 PM
642	Accessible to all members of community, promotes safe space that is based on education and community development.	1/24/2019 2:20 PM
643	While this all looks nice, I have a hard time aligning these images with the harsh reality of the homeless shanty town I pass on the North Bank path everyday on my way to work, just a few hundred yards (and out of sight) of Mcmenamins and Sweetwater restaurants. I see fictional people in these pictures that don't match the people I see utilizing the path everyday. People with three jackets, and a bulging backpack that contains everything they own. That beautiful river overlook is also going to overlook people who have nowhere to sleep. Those happy families in those pictures might have to rub elbows with literally unwashed masses. Those office execs with be freely collaborating ideas ten feet from someone digging through the garbage. I see a repeat of downtown: great shops for people with money having to navigate their way through people who have nothing. This plan seems very nice, but to me it feels like someone discussing getting botox treatments to look younger while ignoring the cancer diagnosis they received from their doctor.	1/24/2019 2:18 PM
644	Make sure local artisans and Saturday Market businesses in Eugene are involved.	1/24/2019 2:16 PM

Comments Sought on Proposed Steam Plant Concept

645	For the cultural display, consider incorporating something that acknowledges Calapuya culture and history.	1/24/2019 2:16 PM
646	Something functional on the rooftop	1/24/2019 2:14 PM
647	Please please protect our river and help integrate a natural space as well. Local plants and animals should love this design too	1/24/2019 2:08 PM
648	I think it's most important for this space to bring people together. This location is unique given its proximity to downtown and stunning views. Creating a place to gather and longer would economically benefit the riverfront development, local businesses, and downtown.	1/24/2019 2:06 PM
649	Keep it simple,look at Bend's old mill district.	1/24/2019 2:05 PM
650	Nothing. Just very excited about the future of this building.	1/24/2019 2:04 PM
651	I think it is very important to include public uses, a restaurants, shops, theater, etc.	1/24/2019 2:00 PM
652	Bad experience with Mark Miksis on a prior project. Not sure his company would be a good choice. Issues with HVAC system using improper metals and other portions of plans not followed at all due to cost overruns.	1/24/2019 1:59 PM
653	parking Please make this project feel young and not cater to older, higher income members of the town because otherwise it'll be unused by us freelance, craft beer enthusiast, community-oriented millennials. Also parking, and sense of safety after dark. And don't close it too early!	1/24/2019 1:57 PM
654	I would consider the financial obligations in this. For a grand redesign (of the whole riverfront) of this scale it is going to cost a lot of money and more often than not historical landmarks, museums, etc. struggle to bring in profit. Also being honest I as well as many citizens in Eugene don't even know what historical value this steam factory has to our city. I've driven past that factory many many times and the only thought I have ever had is "Damn I'd love to play paintball there." It could be a great contribution to the new development but if it is not getting proper Visitor numbers due to lack of knowledge or appreciation it will not be sustainable and that's what we are all about here sustainability.	1/24/2019 12:58 PM
655	Please consider a sister project that will help restore the purity of our beloved river that it overlooks. I'd love it if you all considered Mother Nature in this as much as you can. Rooftop gardens??	1/24/2019 12:24 PM
656	Make money for the city	1/24/2019 10:15 AM
657	Acknowledgement of the steam plant and gas facility's detrimental environmental past.	1/24/2019 9:43 AM
658	parking Important to not interfere with the path, but try to incorporate it as well. Bike parking, dedicated lanes, etc. Dog friendly environment if possible.	1/24/2019 9:36 AM
659	i think it is most important to focus on the history of the facility. incorporation of a mural from the time period and pictures and art from that period as well.	1/24/2019 8:54 AM
660	parking Please help us clean up our area of downtown and the river front. And allow more free parking so we don't have to pay \$2.00 to park and be harassed by strangers looking to intimidate us as we go about our errands or look for a place to eat. I am from Los Angeles/Pasadena, and there are many parking areas where you can get the first hour free or first two hours free. Parking meters all around downtown Eugene is excessive. This is a small town where life is supposed to be affordable and reasonable. Paying for parking just to go to Addictive Behaviors with my kids for a half hour is absurd. Also, the neighborhood doesn't carry enough desirable/family friendly activities to justify paying to park and also risk the potential for being intimidated by strangers looking to make mischief. Like I said, I have young kids and I don't go downtown if I can go somewhere else in town where it's free to park and safer. So I think for any major/expensive developments to really pull in industry and profits the city needs to recognize how people like us will go spend money where it's safe and easy to come and go. We like 5th Street Market area exactly for these reasons. I know most other families and people in Eugene want the same thing. I have lived in Eugene, worked at the Y, teach in South Eugene, have kids in sports, and my husband works at EWEB. We are very embedded in the community, and I know my requests are similar to those of many, many others who want to see Eugene thrive.	1/24/2019 8:05 AM
661	A fishing platform	1/24/2019 7:28 AM

Comments Sought on Proposed Steam Plant Concept

662	You SHOULD have asked: "what do you NOT like" about the proposal. Not asking is undemocratic. SO here's what's wrong: The river overlook is pretentious, trivial, unnecessary, disrespectful of the public and wild areas, and frankly, makes me worry about the ability of the people who are designing this project. The interior additions are incoherent, poorly-shaped, and unrigorous, making terrible, wasteful use of the space. If this was a first-year studio final project, I would weep for the future.	1/24/2019 2:03 AM
663	Roof top bar	1/24/2019 1:19 AM
664	Where is the use of steam in the design?	1/24/2019 12:25 AM
665	I'm ecstatic that this is going to happen! This building is a historic landmark that should be preserved in some form.	1/23/2019 11:59 PM
666	We have waited a LONG time for this. It will be a tremendous asset.	1/23/2019 11:22 PM
667	Ease of access via all modes of transportation (including river boat). Homeless community impact prevention. Lighting! How it looks from outside and ambiance inside.	1/23/2019 10:59 PM
668	This project has the potential to tip the scale for the downtown area: ecc, keep your attention on the end goal and don't getting bogged down by those who resist change.	1/23/2019 10:43 PM
669	I think it should be open to host events... corporate and social.	1/23/2019 10:36 PM
670	This project must be done.	1/23/2019 10:26 PM
671	It is important to make a sp e that will attract a lot of folks for shopping and food otherwise it seems it will just become another hangout for the homeless.	1/23/2019 10:07 PM
672	Thank you!! We have been waiting for something like this. It's time to open the waterfront!	1/23/2019 9:26 PM
673	So many wonderful artists could add with studios or such. St Vinnie's Foundry would be wonderful in a place like this.	1/23/2019 9:16 PM
674	A rooftop dining or bar experience would be extremely attractive. In our climate, there would need to be some design creativity for our wetter and colder months- retractable roofing, warming firepits?	1/23/2019 9:15 PM
675	It's got soul. There's nothing like it in the area	1/23/2019 8:40 PM
676	Finish talking. Start physically restoring.0	1/23/2019 8:15 PM
677	It's an exciting project, and our best chance to ensure that the EWEB redevelopment is uniquely Eugene	1/23/2019 7:57 PM
678	The developers need to take seriously the value of creating spaces where the community comes together to something other than make and spend money.	1/23/2019 7:08 PM
679	Okay, directly to the team: I'd suggest really looking at the potential for this space to boost community and economic development in ALL sectors of Eugene. The UO should NOT be highlighted as this is CITY property, therefore, the goals of this project should reflect the values and vision of Eugene as a growing, inclusive, very-outdoor oriented and political sensitive medium sized Oregon city. The UO attracts students from around the world and since this project is located very close to campus, close to downtown, and therefore connects much of the elements of Eugene.	1/23/2019 6:57 PM
680	City should help make the design become a reality	1/23/2019 6:03 PM
681	Please ensure that most if not all of the interior and exterior is available to the public. It is a beautiful historic building and I hope the 1930's Art Deco vibes will remain.	1/23/2019 5:49 PM
682	The preservation of this building is a waste of public and private resources	1/23/2019 5:15 PM
683	Do it.	1/23/2019 9:35 AM
684	Do the right thing and make this happen	1/21/2019 11:27 AM

River Guides Member List

- Julie Daniel
- Nigel Francisco
- Harris Hoffman
- John Iglesias
- Victoria Nguyen
- Matt Roberts
- Karen Williams

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Applicant Statements for the Planning Commission

Meeting Date: April 24, 2019
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Cas Casados
Contact Telephone Number: 541-682-8497

ISSUE STATEMENT

This is an opportunity for City Council to hear from applicants for open positions on the City's Planning Commission. City Council selects a number of applicants each year to deliver a three-minute candidate statements regarding their interest in serving the community through board or commission membership.

BACKGROUND

The City holds an annual recruitment process for openings on the boards and commissions. The recruitment period extended from January 25 through March 10 this year, wherein the City advertised 38 openings on 11 boards and commissions. Of the applications received, 80 were for council-appointed groups and 29 for departmental groups. This work session will include candidate statements for the Planning Commission only.

PREVIOUS COUNCIL DIRECTION

None.

COUNCIL OPTIONS

There are no council options to present at this time.

CITY MANAGER'S RECOMMENDATION

The City Manager has no recommendation on this item.

SUGGESTED MOTION

No motions are needed at this time. Appointments to the boards and commissions are scheduled for June 10, 2019.

ATTACHMENTS

To arrive under separate cover.

FOR MORE INFORMATION

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Telephone: 541-682-8497

Staff E-Mail: ccasados@eugene-or.gov