



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

December 12, 2016

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

Meeting of December 12, 2016;
Her Honor Mayor Kitty Piercy Presiding

Councilors

Greg Evans, President
George Brown
George Poling
Claire Syrett

Alan Zelenka, Vice President
Mike Clark
Chris Pryor
Betty Taylor

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

- 1. WORK SESSION**
Coordinated Downtown Development

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Coordinated Downtown Development

Meeting Date: December 12, 2016
Department: City Manager's Office
www.eugene-or.gov

Agenda Item Number: A
Staff Contact: Sarah Medary
Contact Telephone Number: 541-682-6877

ISSUE STATEMENT

The purpose of this work session is for Council to continue discussion in evaluation of the four site options for City Hall (Coordinated Development Scenario Options A, B and C and EWEB) including the information provided in reports by Cameron McCarthy and Robertson Sherwood on December 5, 2016. The information and discussion is to support Council decision-making to finalize site selection for City Hall.

BACKGROUND

On July 14, 2016, the Board of County Commissioners and Eugene City Council held a joint session to provide an update on several planned projects in downtown Eugene and to discuss the potential for collaboration on the development of a renewed civic center.

On July 18, 2016, the Eugene City Council approved a motion to direct the City Manager to work with the County and the Court to investigate the following possibilities: (1) a new City Hall on the Butterfly Lot and a Courthouse on the full City Hall block; (2) Phase 1 of a new City Hall as currently planned and a wrap-around Courthouse; (3) other options that may arise. The motion also cited factors to consider including, but not limited to, parking, City Hall Phase 2 and farmer's market. Further, Council directed that the work with the County and Court shall be completed by November 15, 2016. Following this action by the Council, the Board of County Commissioners provided similar direction to the County Administrator in its July 19, 2016 meeting. To fulfill this charge, City and County staff met regularly through the month of August to charter the work and begin the collaborative effort necessary to fulfill the direction of each of the elected bodies.

On September 20, 2016, staff presented an update on these efforts to a joint session of the Board of County Commissioners and Eugene City Council. This update included a review of the Elected Representative Group (ERG) members and their role in the work, a review of the joint Staff Task Force (STF) members, and an introduction of the task force's independent facilitator, Cameron McCarthy. Additionally, Cameron McCarthy reviewed the planned scope of work of the task force, as well as the approach and methodology they will employ in order to meet the demanding schedule the work must be completed within.

On October 19, 2016, City and County staff, along with representatives from Cameron McCarthy, presented information on work completed since the previous joint elected officials meeting. This included an update on the project task/action list, a review of the space programs that had been

developed for each of the uses to be accommodated under each development scenario, a discussion on the task force's draft prerequisites and considerations document, and a presentation of preliminary development concept models.

On October 25, 2016, the Board of County Commissioners met to review each of the preliminary development concept models in greater detail and provide direction to the STF regarding which configuration of the County Courthouse they would prefer under each. Similarly, the City Council met on October 26, 2016 to provide direction to the STF regarding which configuration of City Hall Phase I and Phase II they would prefer under each of the preliminary development concept models. The direction given at these meetings provided the STF with the information necessary to refine the models to three final development concepts, which are three scenarios explored in depth in the final report.

On December 5, City Council had two work sessions. The first was a joint session with the Lane County Board of Commissioners. The purpose of this meeting was for the joint elected officials to receive the analysis (report) information completed by Cameron McCarthy of the three siting options as directed by the joint elected officials. Cameron McCarthy provided a draft report and reviewed the cost differential information. The second meeting was a work session of the City Council with the purpose of receiving and reviewing additional information about the EWEB site analysis completed by Robertson Sherwood. Robertson Sherwood presented the draft report and provided an update on the facility condition and costing information.

This work session is intended to provide time for further Council review and discussion of the content of the reports produced by the two independent facilitator consultants. Council has asked for related follow up information, including additional information regarding the EWEB option and on currently leased office space, and staff will provide this information.

An additional work session is scheduled for December 14 for further Council discussion and decision making.

The Board of Commissioners also has its own meeting scheduled for December 13 to discuss the three coordinated development options as related to the siting of the courthouse.

A public open house is scheduled for December 13, 4:30-6:00 p.m. in the lobby of the Atrium Building. Staff and the consultants will be on hand to provide information on the four options and seek public input. Public comments on this topic are also welcome at the regular public forum at 7:30 on December 12.

RECOMMENDATION

None. The work session is provide to follow up information requested by Council and time for Council deliberation.

FOR MORE INFORMATION

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