



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

January 31, 2018

12:00 p.m. CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

**Meeting of January 31, 2018;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Mike Clark, President

Greg Evans

Emily Semple

Jennifer Yeh

Betty Taylor, Vice President

Chris Pryor

Claire Syrett

Alan Zelenka

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

The Mayor calls the January 31, 2018, City Council work session to order.

**A. WORK SESSION: Downtown Riverfront Redevelopment Project
Concept Update**

Adjourn.

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

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

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CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Downtown Riverfront Redevelopment Project Concept Update

Meeting Date: January 31, 2018
Department: Planning and Development
www.eugene-or.gov

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

ISSUE STATEMENT

Working in partnership with the Eugene Water & Electric Board (EWEB) and Williams & Dame Development, the City has been making progress towards the redevelopment of the Downtown Riverfront property and the creation of an active, accessible and inviting place on the Willamette River. At this work session, Williams & Dame will present their initial project concepts for the Downtown Riverfront site.

BACKGROUND

The EWEB Riverfront Master Plan was adopted by the EWEB Board in 2010, a key step in reconnecting downtown to the Willamette River. The Master Plan, which included a significant multi-year public engagement process, was adopted by City Council in 2013 along with land use policies to support its implementation. In November 2013, the EWEB Board of Directors declared as surplus approximately 17 acres. This property is our Downtown Riverfront; its redevelopment needs to positively impact the entire community. This signature redevelopment has the unparalleled potential to achieve the following objectives:

- Create a new downtown neighborhood;
- Provide an inviting place along the river for the entire community;
- Enhance connectivity along the riverfront path system;
- Strengthen the economic identity of the region with key connections to the downtown innovation district, the Knight Campus, and the regional River Districts concept; and
- Become a signature destination and focal point in 2021 and beyond.

Project Status

Last year, the City's Urban Renewal Agency entered into a Purchase and Sale agreement with EWEB to purchase approximately 17 acres of surplus property on our Downtown Riverfront. That agreement provided for a due diligence period and completion of several technical details necessary to finalize our purchase of the property. The Urban Renewal Agency's purchase of the property is expected to be finalized in February.

In June 2017, the Agency entered into an Exclusive Negotiation Agreement with Portland-based Williams & Dame, the development entity selected through EWEB's Request for Qualifications process following the University of Oregon Foundation's withdrawal. To date, Williams & Dame have been actively conducting due diligence on the potential purchase and redevelopment of the property, and have added Portland-based SERA Architects to their team to look at conceptual site planning options using the Master Plan guiding principles. This early work is centered on site plan considerations such as site access and street configurations, parcel sizes, building scale and potential uses.

Concurrent with the Agency's purchase of surplus property, EWEB will also be conveying to the City approximately three acres along the riverbank for development of a new public park. Last year, the City of Eugene Parks and Open Space team issued a Request for Qualifications for design consultants and is currently reviewing proposals from the top five groups. It is anticipated that park design work would begin this year and continue throughout most of 2018, including gathering community input.

The Exclusive Negotiation Agreement with Williams & Dame does not include the historic EWEB Steam Plant included within the surplus property being purchased by the Agency. This allows the Agency to consider a broad range of future uses for the Steam Plant, particularly uses that have the potential to attract a wide range of community members to the Downtown Riverfront.

Next Steps Related to the Downtown Riverfront Project

- The Agency Board will consider a District boundary expansion which would allow the use of urban renewal funds to purchase a 1.1 acres portion of the Downtown Riverfront property that is currently outside the Riverfront District. The Work Session will be scheduled for mid-February.
- The Urban Renewal Agency is expected to close on the property purchase from EWEB in February.
- City Council is tentatively scheduled to discuss quiet zone funding options for the seven other railroad crossings not located near the Riverfront District on February 21, 2018.
- Subsequently, the Agency Board will consider a District boundary expansion to include the High Street and Pearl Street crossings within the Riverfront Urban Renewal District for use of urban renewal funds for the quiet zone improvement work. The work session is also tentatively scheduled for February 21, 2018.

RELATED CITY POLICIES

Redevelopment of the Downtown Riverfront property supports many goals for Eugene and downtown, as listed below. As this project moves into the implementation phase, the City's primary focus will be guiding redevelopment of the property aligned with the community's vision as expressed in these adopted plans and policies.

Eugene Downtown Plan

- Incorporate the Willamette River as an integral element to downtown planning and development.

- Collaborate with EWEB to encourage relocation of their utility facilities. Create a “people place” that is active, vibrant, accessible and multi-use.
- Facilitate dense development in the courthouse area and other sites between the core of downtown and the river.
- Stimulate multi-unit housing in the downtown core and on the edges of downtown for a variety of income levels and ownership opportunities.
- Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.
- Use downtown development tools and incentives to encourage development that provides character and density downtown.
- Promote adjacent park and open space areas as a valuable complement to downtown’s urban places. Improve connections between downtown and nearby nature areas.

Envision Eugene Pillars

- Promote compact urban development and efficient transportation options.
 - Integrate new development and redevelopment in the downtown, in key transit corridors and in core commercial areas.
 - Meet the 20-year multi-family housing need within the existing Urban Growth Boundary.
 - Make compact urban development easier in the downtown, on key transit corridors, and in core commercial areas.
- Provide housing affordable to all income levels.
- Provide ample economic opportunities for all community members.
- Protect, repair, and enhance neighborhood livability.
- Protect, restore, and enhance natural resources.

Regional Prosperity Economic Development Plan

- Strategy 5: Identify as a Place to Thrive - Priority Next Step - Urban Vitality
 - As we foster a creative economy, dynamic urban centers are an important asset. Eugene, Springfield and many of the smaller communities in the region recognize the importance of supporting and enhancing vitality in their city centers. Building downtowns as places to live, work and play will support the retention and expansion of the existing business community and be a significant asset to attract new investment. The Cities of Eugene and Springfield will continue to enhance their efforts to promote downtown vitality through development and redevelopment.

Eugene Climate & Energy Action Plan

- Increase density around the urban core and along high-capacity transit corridors
- Continue to expand and improve Eugene’s bicycle and pedestrian infrastructure and connectivity to increase the percentage of trips made by bike and on foot.

COUNCIL OPTIONS

Information only.

CITY MANAGER'S RECOMMENDATION

Information only.

SUGGESTED MOTION

No action required at this time.

ATTACHMENTS

None

FOR MORE INFORMATION

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