

## **Bethel Park Master Plan Update: Frequently Asked Questions**

There are several organizations involved in the Bethel YMCA proposal each of which has their own role. You can see a list of these organizations and associated roles by clicking the link for [Roles](#) on the website.

This list of “Frequently Asked Questions” is sorted by organization to help people understand which one would be responsible to answer for a variety of project issues.

### **Role of the City of Eugene Parks and Open Space and Recreation Divisions**

**Q: How many additional parking spaces would be required?**

**A:** This depends upon the size of the building. There are 208 parking spaces currently available in Bethel Park. Construction of a new community center would require additional **200-360** spaces depending on:

- (1) the size of the building,
- (2) the building uses and associated square footage of each use; and
- (3) parking area reductions allowed under the land use code.

**Q: Where would the main driveway or entrance be?**

**A:** The development and siting feasibility study looked at two potential entrance points – one off of Haviture Way on the east side of Bethel Park and one off of Legacy Street on the west side of the park. The main entry would be determined by the final siting of the building – which would in turn likely be informed by a Traffic Impact Analysis and public input.

**Q: How much traffic would it generate?**

**A:** The Institute of Traffic Engineers (a national professional organization) publishes a source book on the number of vehicle trips generated by different types of land uses. So, for example, a convenience store or a gas station generates many times the number of trips that a church does. A community recreation center is identified by ITE as generating 22.88 trips per 1,000 square feet of building. Assuming a **60,000** square foot building, a new community center would likely generate about **1,370** vehicle trips a day (50% coming, 50% going).

**Q: What is the capacity of the existing adjacent streets?**

**A:** Legacy Street is classified as a Major Collector Street and is designed to accommodate an average of 2,500-7,500 trips per day. Haviture Way is classified as a Neighborhood Collector Street and is designed to accommodate an average of 1,500-2,500 trips per day. Babe Ruth Drive is classified as a local street and is designed to accommodate an average of less than 1,500 trips per day.

**Q: How much traffic travels on these streets currently?**

**A:**

- Haviture Way: 319 trips per day
- Legacy Street: 1,141 trips per day
- Babe Ruth Drive: 1,085 trips per day

**Q: Why would the Y (a private, non-profit funded project) be developed on publicly owned property?**

**A:** The Y has put forward a proposal to the City of Eugene to develop a Y in an area of town that has relatively few recreation facilities and associated services (Bethel). The current master plan for Bethel

Park shows a community center as a future development, but as a publicly owned facility. Given the realities of restrained budgets in both the near and long term for the City, it is unlikely that the City will be able to develop such a facility in the near future. The Y's proposal provides a reasonable way to provide these services in collaboration with the City within a shorter time frame.

**Q: How would development of the Y affect the rest of the park?**

**A:** A new community center facility would likely take up much more room than is identified on the existing Master Plan. In developing a larger community center, future areas for specific uses may have to be relocated on the site, reduced in size, eliminated from the plan and/or moved to a different park site altogether. These options would only be applied to uses that are identified on the existing plan, but not yet constructed.

These items include:

- Dog Off-Leash Area
- Running Trail
- Water Play
- Sand Volleyball
- Basketball
- Tennis Courts
- Un-programmed open space
- Expanded Parking

Existing developed park uses and facilities would not be relocated or removed.

**Q: Can we expand the Babe Ruth Fields?**

**A:** This could be part of the Master Plan update discussion if there is community support, and if doing so is compatible with other uses and facilities in the master plan. Expanding the fields would affect the site planning overall and would necessarily need to be included in the overall Master Plan Update discussion.

**Q: What does Bethel School District think and how would this project affect the neighboring school?**

**A:** School District staff has expressed support for the proposal and has been working in a planning partner capacity with the Y and City Recreation Services on this project.

**Q: What kind of agreement would allow The Y to use park land? Lease? Sale? Donation?**

**A:** While the details have yet to be worked out, initial discussions have been that if this proposal is approved, the City and the Y would sign some kind of lease agreement. The City rarely donates or sells park land and we have set precedent with several lease agreements with private entities on park land throughout the community.

**Q: How did we get here and what is the relationship between the Y and City of Eugene?**

**A:** In comparison to other areas of the city, the Bethel area is underserved in terms of recreational facilities. The Y has long been interested in locating a new Y somewhere in northwest Eugene. Recently, the Y has proposed to provide services in the Bethel Area by constructing a new community center facility in Bethel Park.

**Q: What's the difference between a City of Eugene Community Center and a Y facility?**

**A:** A City-owned and operated Community Center would be publicly owned and operated. Programs, fees, building maintenance and operations would all be done by the City. Fees and programming efforts would likely be similar to those the Y would offer. The Y is a privately owned non-profit organization and as such their facility would be owned and operated by them. The City would have no part of developing, maintaining or operating the facility. If a City branch library were included in the facility, the City would lease the space from the Y for this purpose.

**Q: Would the library site replace the existing Bethel Branch?**

**A:** Yes. The branch library would be relocated to Bethel Community Park if a branch library facility was included as part of the Y development.

**Q: Are the user fees at City Community Centers similar to those at the Y?**

**A:** Unlike the Y, the City of Eugene does not have a membership program for their regular services. Most fees are charged on a per-visit basis, or via a punch card or seasonal pass system. City-based user fees are very similar to the Y's drop-in fees (about \$4/use) and fees for special programs or camps are comparable.

**Q: Is there financial support for lower income families and residents?**

**A:** Yes. The City of Eugene offers scholarship programs and was able to provide approximately \$125,000 in community assistance last year. The Y was able to provide about 3.6 times this much in scholarships last year, around \$450,000.

**Q: Would there be a pool at the new Y?**

**A:** A pool would not be included in Phase 1 of a new Y as the City currently owns and operates a municipal pool at the Echo Hollow site south of Willamette High School. A new Y pool would directly compete with the City facility which would reduce its use and limit the revenue needed by the City to operate the pool. As such, a new pool will only be constructed in the area when the City determines that Echo Hollow is no longer a viable facility.

**Q: How noisy would the facility be – especially with consideration of an indoor/outdoor pool?**

**A:** It depends on the design and what programs the facility includes. If a pool was included (in the future), and if it was an indoor/outdoor pool, it could generate a significant amount of noise from pool users. Other activities such as summer camps would likely be much less noisy due to the smaller number of people involved. All indoor activities would likely not be heard outside the facility itself.

**Questions Related to the Y's Role****Q: What would be in the Community Center building?**

**A:** A new community center of this scale and size might include the following:

- Meeting rooms;
- Classrooms;
- A traditional workout gym with weights, exercise machines and an aerobics classroom;
- Large gym for basketball, volleyball, etc.;
- A swimming pool (Phase 2);
- A Public Library branch;

Locker rooms; and  
Administrative offices and reception.

The total building footprint would be between **55,000 and 65,000** square feet depending upon final scope and design.

These facilities would in turn support a wide range of programs and services available to all community members.

**Q: Why would the building need to be so big?**

A: The building would need to be large enough to accommodate all of the above listed areas, many of which take up several thousand square feet. For example, a large basketball gym is typically 7,200 square feet and a swimming pool would be around 14,500 square feet.

**Q: What kind of programs would take place in the facility?**

A: This is yet to be determined. The Y and the City of Eugene Recreation Division paid for a statistically valid community survey as part of a financial feasibility study in 2009. In this study surveyors asked specific questions about whether community members would use a Y located in the Bethel area or not, and what programming respondents preferred. Programs and facilities offered for consideration included aquatics, exercise facilities, child care, summer camps, and other programs that the Y offers from its South Eugene location.

**Q: Can community members influence Y programming and if so, how?**

A: The Y would do additional outreach to gain current information from the local neighborhoods and community to find out what services are most desired and would be most used prior to developing a final concept plan for the facility.

**Q: What would the hours of operation be?**

A: Currently the Y in South Eugene is open from 5:30 a.m.-10:00 p.m. Monday through Friday; 6:00 a.m.-8:00 p.m. on Saturday; and 9:00-8:00 on Sunday. A new Bethel Park facility would likely have similar hours.

**Q: How tall would the building be? How many stories would it have?**

A: One story high with some additional height in parts of the building. A gymnasium requires a 22'-26' ceiling height which would result in a three story section of the building on the exterior.

**Q: What's the relationship between the potential Civic Stadium site redevelopment and the Bethel site for the Y?**

A: The Y is looking to develop two new sites in the City as a whole – one in Southeast Eugene and one in Northwest Eugene. Pending approval the Y would fundraise for both projects and wouldn't necessarily prioritize one over the other.

**Q: What kind of fees does the Y charge? Are they similar to the City's Recreation Program Fees?**

A: The fee structure is a little different from the City's in that the Y has a membership program. Community members of the Y can also pay a drop-in fee (\$4 or so) and use the center when and as needed. Fees for specific programs at the Y are similar in scale to the City's and are geared toward accommodating all community members at a reasonable rate.

**Q: Would there be financial support for lower income families and residents?**

A: Yes. The Y offers scholarships and reduced fees for those demonstrating need. Last year the Y provided over \$450,000 in scholarships to local community members. The City of Eugene offers similar programs and was able to provide approximately \$125,000 in community assistance last year.

**Q: What is the Y's corporate structure and mission?**

A: The Y is a 501(C)(3) non-profit organization with a mission to support and promote youth development, healthy living and social responsibility in the communities in which they are located. While they have a national presence, each local Y has its own board and makes program decisions unique to each community.