



DEVELOPMENT CONCEPT OVERVIEW

Scenario C

Coordinated Downtown Development
December 5, 2016

Scenario C

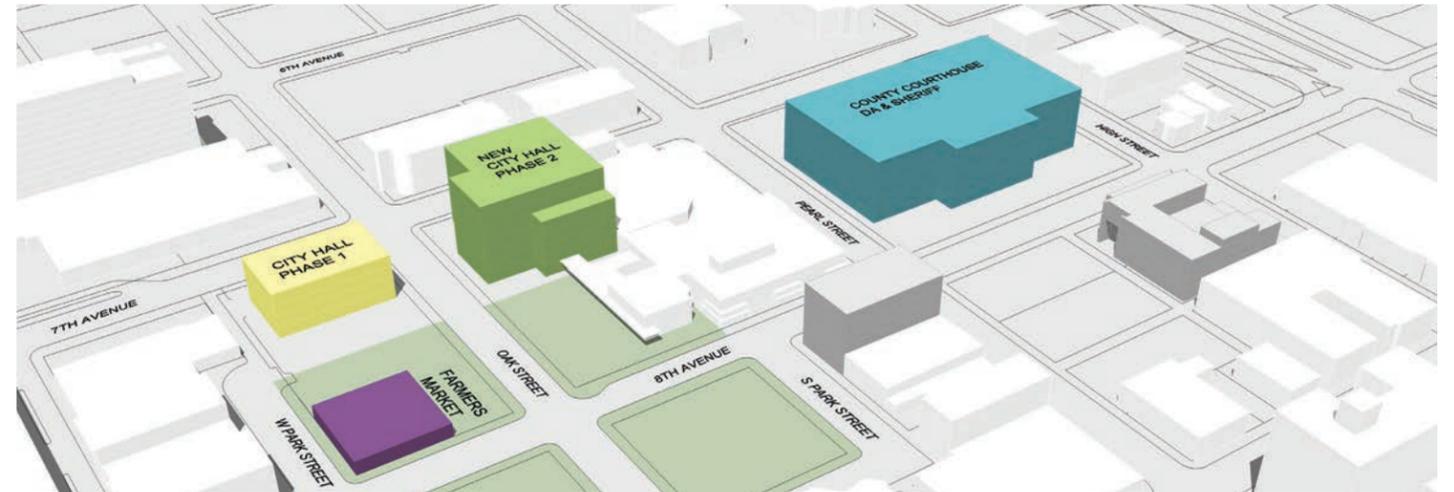
- County Courthouse at Site of Former City Hall
- City Hall and Farmers Market at Butterfly Lot

Scenario C locates City Hall Phase 1 and the Farmers Market on the County-owned Butterfly Lot. City Hall Phase 2 consists of a new building located across Oak Street on the current Courthouse site. The County Courthouse, with District Attorney's Office and Sheriff's Office, is located on the entire City-owned Site of Former City Hall.

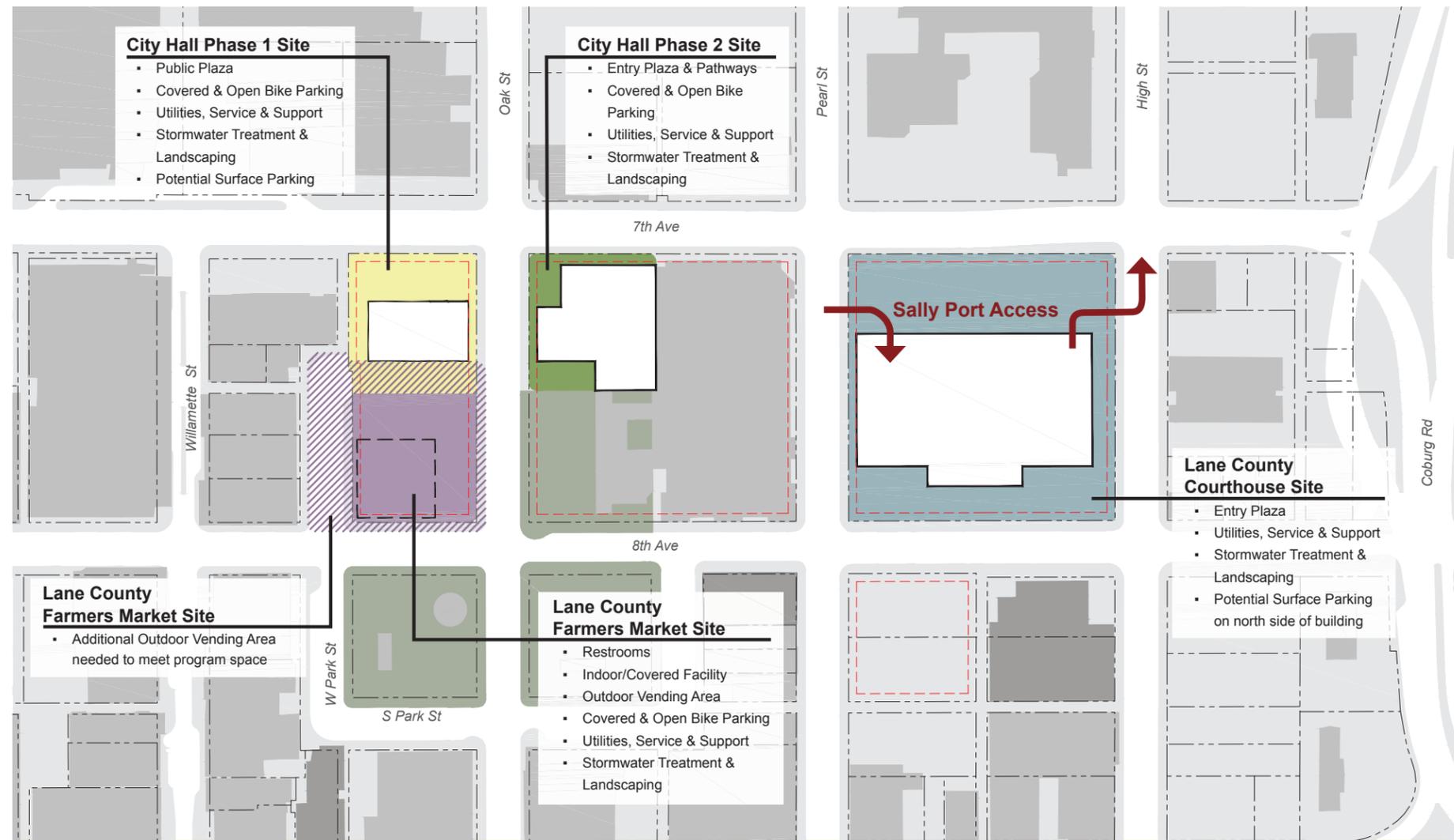
In this scenario, Phase 1 of City Hall is four stories, Phase 2 is seven stories, and the County Courthouse is five stories. The Farmers Market is located on the south half block and includes a 9,000 square foot one-story shelter structure that accommodates

30 booths, restrooms, and storage.

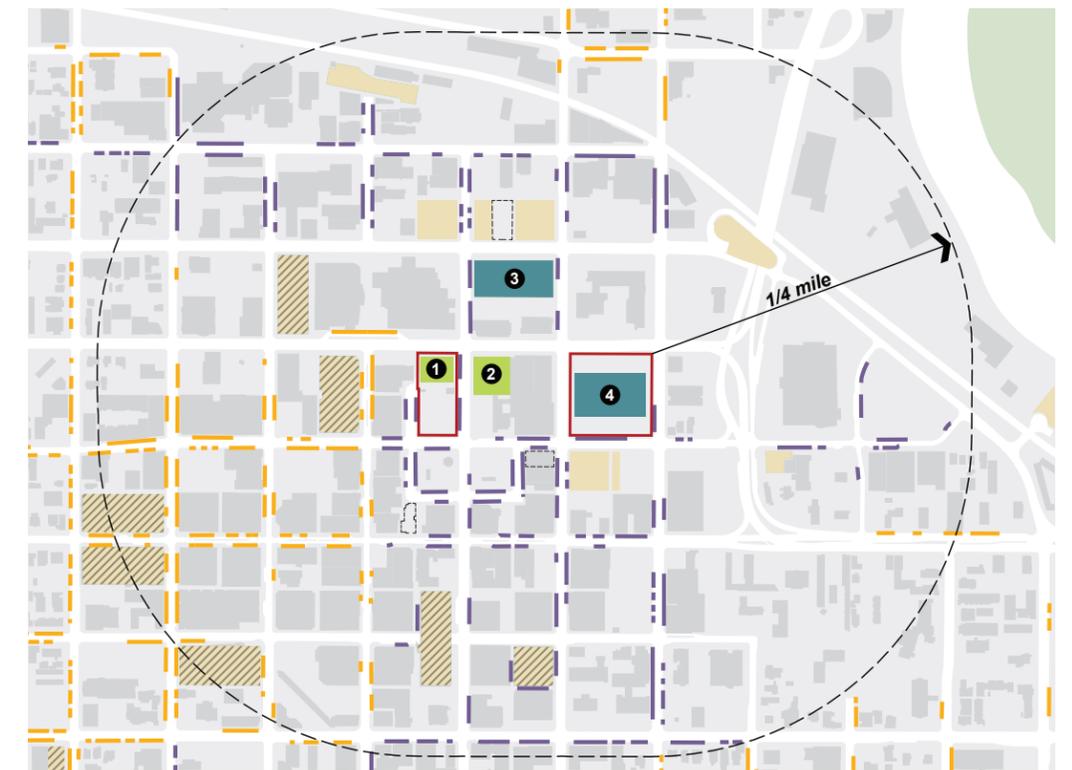
This development concept results in an interface between the City Hall and Farmers Market within the Park Blocks, and allows for the combined County Courthouse, District Attorney's Office, and Sheriff's Office to develop on a full block.



Perspective



Site Plan



Parking Supply

EXISTING PARKING		POTENTIAL NEW PARKING	
	CITY OR COUNTY STRUCTURED PARKING 2,627 spaces		COUNTY-OWNED STRUCTURED PARKING 524 potential new spaces
	CITY OR COUNTY SURFACE PARKING 549 spaces		CITY-OWNED STRUCTURED PARKING 69 potential new spaces
	METERED PARKING* 484 spaces	3	County Lot (Add 4 Floors) 272 existing spaces Unassigned: 404 new spaces
	SIGNED PARKING* 244 spaces	4	County Courthouse on Site of Former City Hall Program: 70 spaces (single below ground level) Unassigned: 50 spaces (single below ground level)
	<small>*within 1/4 mile</small>	1	City Hall Phase 1 on Butterfly Lot Unassigned: 22 spaces (single below ground level)
		2	City Hall Phase 2 on Existing Courthouse Site Program: 47 spaces (single below ground level)
TOTAL PROGRAM & UNASSIGNED: 557 new spaces (operated by either Agency)			

PROGRAM SUMMARY

FACILITY	GROSS SQUARE FOOT
EUGENE CITY HALL	
Phase 1	
Building	32,000 GSF
<i>Council and City Manager, Shelled Space</i>	
Site	15,500 GSF
<i>Secure Parking, Bike Parking, Public Plaza</i>	
Phase 2	
Building	135,000 GSF
<i>Public Works, Planning & Development, Information Services, Human Resources and Risk Services, Finance & Central Services Administration, Municipal Court</i>	
Site	9,000 GSF
<i>Secure Parking</i>	
LANE COUNTY COURTHOUSE	
Building	236,130 GSF
<i>Public Facilities & Building Support Spaces, Courts, Courts Administration, Sheriff Transport & Central Holding, Main Sheriff's Office, Parole & Probation Services, State Offices, District Attorney Office</i>	
Site	28,000 GSF
<i>Secure Parking</i>	
LANE COUNTY FARMERS MARKET	
Building	9,000 GSF
<i>Storage, Restroom, Indoor/Covered Facility</i>	
Site	39,000 GSF
<i>Outdoor Vending Area, Open Space, Landscape, Bike Parking</i>	

COST CONSIDERATIONS

- City Hall Phase 1 will require complete redesign and the construction start will be pushed back from current rebid timeline. Scenario C attributes \$1,011,765 to City Hall Phase 1 for construction cost escalation (2 year delay).
- City Hall Phase 2 timeline is contingent upon the current Courthouse being vacated.
- Site of Former City Hall requires additional site preparation for construction on the full block and the estimated cost difference in the Courthouse site preparation cost is \$2,911,500 over Scenario A.
- City Hall Phase 1 site preparation costs are reduced due to a smaller site area and the estimated cost difference is \$828,500 below Scenario A.
- City Hall Phase 2 site preparation costs are reduced due to a smaller site area and the estimated cost difference is \$1,420,000 below Scenario A.
- Scenario C requires the relocation of existing services at the Former Courthouse and demolition of the Former Courthouse to facilitate City Hall Phase 2. The cost has not been assigned to any specific project, but is a necessary cost under this scenario.

TIMELINE

