



# COORDINATED DOWNTOWN DEVELOPMENT

Draft Report

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# INDEX

ACKNOWLEDGEMENTS	/
INDEX	/
EXECUTIVE SUMMARY	ES
1.0 INTRODUCTION	1
2.0 METHODOLOGY	3
3.0 EXISTING CONDITIONS AND SITE ANALYSIS	9
4.0 FACILITY NEEDS	23
5.0 SUBJECT PROPERTIES	27
6.0 COORDINATED DEVELOPMENT CONCEPTS	31
7.0 CONCLUSION	65
APPENDIX	
APPENDIX A LAND USE REQUIREMENTS MEMORANDUM	A1
APPENDIX B DEVELOPMENT CONCEPT FLOW DIAGRAM	B1
APPENDIX C PRELIMINARY DEVELOPMENT CONCEPTS	C1
APPENDIX D REFINED DEVELOPMENT CONCEPTS	D1
APPENDIX E DETAILED COST INFORMATION	E1
APPENDIX F SOLAR ASPECT DIAGRAMS	F1
APPENDIX G OPEN HOUSE AND ONLINE SURVEY RESULTS	G1
APPENDIX H TITLE REPORTS	H1
APPENDIX I JOINT TASK FORCE CHARTER	I1

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# EXECUTIVE SUMMARY

## Overview

The Coordinated Downtown Development Project explores opportunities before the City of Eugene and Lane County specific to the development of publicly owned properties in downtown Eugene for a new City Hall, new County Courthouse, and expanded Farmers Market. A Joint Staff Task Force comprised of City of Eugene and Lane County staff guided the process, which enabled Cameron McCarthy, the project facilitator, to investigate the following development possibilities:

- Scenario A: City Hall and Farmers Market on the Site of Former City Hall and the Courthouse on the Butterfly Lot;
- Scenario B: City Hall and the Courthouse on the Site of Former City Hall and the Farmers Market on the Butterfly Lot; and
- Scenario C: City Hall and the Farmers Market on the Butterfly Lot and the Courthouse on the Site of the Former City Hall.

The three development scenarios comprise a broad planning examination of sites, building program square foot needs, and associated costs to help inform where a new City Hall second City services building (City Hall Phase II), a new County Courthouse, and an expanded Farmers Market can be located to provide the greatest benefit to both governments and to the communities they serve. This summary contains a description of each scenario, key considerations, required agreements needed to realize the strategy, and a discussion of estimated costs that emphasizes the cost differential between each scenario.

## Scenario A

Scenario A locates the County Courthouse, including the District Attorney's Office and Sheriff's Offices on the County-owned Butterfly Lot; and City Hall Phases 1 and 2, and the Farmers Market on the City-owned Site of Former City Hall. A new use for the existing Courthouse building and site has not been identified at this time. The Farmers Market is located on the SE quarter block of the Site of Former City Hall

and includes a 9,000 square foot one-story shelter structure. This concept results in the Courthouse building on a one-half block site, and Phase 1 City Hall and Farmers Market sharing a one-half block site.

Site considerations include:

- Displacement of the Farmers Market from its existing and historical location.
- Size of Courthouse eliminates ability to re-establish NW Park Block on the Butterfly Lot.
- Overall parking supply loss by demolishing the Butterfly Lot.
- Co-location of City and County uses on separate sites enhances delivery of services to the public.

Required agreements include:

- Farmers Market is relocated from the County-owned Butterfly Lot to the City-owned Site of Former City Hall. A lease agreement between the Farmers Market and City will be required for market operation.

Cost considerations include:

- City Hall Phase 1 can proceed with current design and on current rebid timeline.
- No exchange of properties is necessary, simplifying the assignment of site acquisition and preparation costs.
- Vacating the existing courthouse creates an opportunity for redevelopment. The costs associated with this redevelopment are not included in this report. Demolition and remodel costs associated with the existing Courthouse are discussed in the report.
- The Farmers Market is displaced from its existing and historical location and the estimated cost difference to relocate it to the Site of Former City Hall is \$513,894 more than Scenarios B and C given the additional site preparation that would be required to create square footage equivalent to the reclaimed NW Park Block and the adjacent Park Street right-of-way.

## Scenario B

Scenario B proposes that the County-owned Butterfly Lot be redeveloped as a location for a new building and the Farmers Market; and co-locates the County Courthouse, with District Attorney's Office and Sheriff's Office, and City Hall Phase 1 on the City-owned Site of Former City Hall, with Phase 2 located across 8th Avenue on a City-owned surface parking lot. A new use for the existing Courthouse building and site has not been identified at this time. In this scenario, the Butterfly Lot contains a multi-story building on the north half block that frames the open space of the park blocks. The Farmers Market is located on the south half-block of the Butterfly Lot and includes a 9,000 square foot one-story shelter structure.

Site considerations include:

- Re-establishment of the NW Park Block and the ability to retain Farmers Market in its existing location.
- City Hall Phase 2 is displaced from its planned location and Courthouse development prevents it from occurring on the site in the future.
- Service and security needs for the Courthouse site create conflicts with the plaza and civic assembly spaces associated with City Hall Phase 1.
- City Hall Phase 1 will require some redesign to address spatial constraints and conflicts with the Courthouse.

Required agreements include:

- County and City will need to agree to what form of ownership under which County will obtain the majority of the Site of Former City Hall for a new Courthouse, and cost for doing so.

Cost considerations include:

- City Hall Phase 1 will require some redesign and the construction start will be pushed back from current rebid timeline. Scenario B attributes \$698,087 to City Hall Phase 1 for construction cost escalation (1 year delay).
- Site of Former City Hall requires additional site preparation for construction of the Courthouse and the estimated cost difference is \$1,203,500 above Scenario A.
- City Hall Phase 2 site preparation costs are reduced due to a smaller site area and the estimated cost difference is \$1,340,000 below

Scenario A.

- Redevelopment opportunities are created by vacating the existing courthouse and making the northern portion of the Butterfly Lot available. The costs associated with these redevelopment projects are not included in this report. Demolition and remodel costs associated with existing Courthouse are discussed in the report.

## Scenario C

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, including District Attorney's Office and Sheriff's Office, is located on the entire City-owned Site of Former City Hall. The Farmers Market is located on the south half-block and includes a 9,000 square foot one-story shelter. 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.

Site considerations include:

- Re-establishment of the NW Park Block and the ability to retain Farmers Market in its existing location.
- Displacement of existing parking on the Butterfly Lot, which will need to be replaced.
- Construction of City Hall Phase 2 is contingent upon demolition of existing Courthouse building and County relocation of any remaining services.
- City Hall Phase 1 will require complete redesign and the construction start will be pushed back from current rebid timeline.
- The status of deed restrictions that may inhibit the siting of City Hall on the Butterfly Lot is unknown pending the result of re-filling a court petition at the appropriate time.

Required agreements include:

- County and City will need to agree to what form of ownership under which the County will obtain the Site of Former City Hall property for a new Courthouse, and City will obtain the current Courthouse and Butterfly Lot properties, as well as the cost for doing so.

Cost considerations include:

- 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.

different stakeholders. Additionally, the report identifies several instances where additional work is required to more fully understand certain aspects of each scenario, so that requisite negotiations and decision-making are fully informed.

The differential in total project costs under each scenario is perhaps the most objective information to consider when evaluating each scenario. These differentials are driven by a few key cost drivers, which must be well understood and balanced against the gain or loss of benefits associated with them. These key cost drivers include site preparation costs, escalation costs, and all the other costs that are derived from improvement costs. These key costs drivers are fully explored in the report.

Table ES-1 presents a comparison of the total project costs differential between each scenario expressed in dollars and as a percent change from the baseline scenario (Scenario A).

The differential in costs between the three scenarios should be considered with an appreciation for the underlying assumptions they are derived from, the total magnitude of costs being compared, and the significant length of time over which these expenditures will likely occur. With this understanding, these costs differentials can be weighed much more accurately against the other key considerations highlighted throughout the report.

Please refer to the full report for detailed information about each of the scenarios, and specifically Section 6.4 for a comprehensive discussion of costs.

## Differentiating Elements

The report attempts to highlight the key differentiating elements of each scenario so that an informed decision regarding which scenario(s) to be pursued further can be made. These elements are presented in an objective manner, with an understanding that they can be perceived and weighed differently by

*Table ES-1 Total Project Cost Differential*

PROJECT	Scenario A		Scenario B		Scenario C	
	\$	%	\$	%	\$	%
Courthouse - State Court Functions	Baseline	-	\$2,569,833	1.8%	\$6,216,925	4.3%
Courthouse - County Functions	Baseline	-	\$0	0.0%	\$0	0.0%
City Hall Phase 1	Baseline	-	\$942,418	3.8%	-\$995,355	-4.0%
City Hall Phase 2	Baseline	-	-\$3,297,771	-2.8%	-\$3,494,653	-3.0%
Farmers Market	Baseline	-	-\$513,894	-10.9%	-\$513,894	-10.9%
<b>All Projects</b>	<b>Baseline</b>	<b>-</b>	<b>-\$299,414</b>	<b>-0.09%</b>	<b>\$1,213,023</b>	<b>0.35%</b>

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# 1.0 INTRODUCTION



The Coordinated Downtown Development Project explores opportunities before the City of Eugene and Lane County specific to the development of publicly owned properties in downtown Eugene that include:

- The full-block site of the former City Hall;
- The full-block on which the County Courthouse, Public Service Building (PSB), Harris Hall, and the Wayne Morse Free Speech Plaza are sited; and
- The half-block on which the Butterfly Lot is currently sited.

This report evaluates each of these properties is for the purpose of locating a County Courthouse, City Hall, and Farmers Market.

A Joint Staff Task Force (JSTF) comprised of City of Eugene and Lane County staff guided the process. JSTF members provided information to the Eugene City Council and Lane County Board of County Commissioners regarding potential collaborative concepts. An Elected Representatives Group (ERG) comprised of officials from the City of Eugene and Lane County provided oversight of the JSTF to ensure that the process and resulting products served to aid the City Council and Board of County Commissioners in their strategic decision-making and facilities master planning.

The process was initiated through separate but similar motions by the City Council and Board of County

Commissioners, which directed staff to investigate the following possibilities:

- A new City Hall on the Butterfly Lot and a new Courthouse on the full former City Hall site;
- Phase 1 of a new City Hall as currently planned and a wrap-around Courthouse; and
- Other options that may arise.

In order to fully explore these possibilities, the JSTF identified and analyzed key benefits as well as specific issues by developing conceptual plans and modeling that illustrate the dynamics presented by each of the scenarios. These dynamics include architectural and urban design considerations, cost implications, impacts to individual project schedules, and other prerequisites and considerations.

This report documents the work of the JSTF and the resulting preferred scenarios for coordinated downtown development. The following sections provide detail on project methodology and public involvement, existing conditions and site analysis, specific facility needs, the subject properties, development concepts, and recommended next steps. Supporting background documentation is organized in seven appendices (A-H). The report is accompanied by Development Concept Overview summaries, which are distilled and condensed versions of the report contents for the three preferred scenarios.

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# 2.0 METHODOLOGY



## 2.1 Approach

The Coordinated Downtown Development Project is organized into five phases:

- Project Initiation,
- Research and Data Gathering,
- Facility Programming and Templates,
- Coordinated Development Concepts, and
- Reporting.

During the Project Initiation phase, the Project Team conducted an initial meeting with the Joint Staff Task Force (JSTF) to finalize the work program and to identify key stakeholders, strategies for public and stakeholder involvement, and communication protocols. The Research and Data Gathering phase focused on a review of existing information, identifying additional data collection needs, and the refinement of project goals that formed the basis for the creation of prerequisites and considerations to be used in the evaluation of preferred development concepts. Key documents reviewed included the National Center State Courts (NCSC) Needs Assessment, City Hall Master Plan, Farmers Market Feasibility Study, Eugene Downtown Plan, various Downtown Urban Renewal initiatives, aerial photos, surveys, utility and infrastructure data, and other historical documentation.

During the Facility Programming and Templates phase, the Project Team gathered feedback from various stakeholders about programmatic considerations. Summaries of these meetings are provided in Section 2.3 and specific facility needs are detailed in Section 4. The Project Team also identified the land use requirements for each site and the implications of the development of each facility based on review of the Eugene-Springfield Metro Plan, adopted Refinement Plans, and the Eugene Code. These findings are presented in the Existing Conditions maps (Section 3) and property summaries for Site of Former City Hall, Public Service Building and Harris Hall, Courthouse, Butterfly Lot, and Park Block and adjacent Public Spaces (Section 5).

During the Coordinated Development Concept phase, the Project Team explored multiple iterations of three possible development scenarios based on the original direction provided by the City Council and Board of County Commissioners:

- City Hall and Farmers Market at the Site of Former City Hall and the Courthouse at the Butterfly Lot,
- City Hall and the Courthouse on the Site of Former City Hall and the Farmers Market on the Butterfly Lot, and
- City Hall and the Farmers Market on the Butterfly Lot and the Courthouse on Site of Former City Hall.

The development concepts for these scenarios explore proposed improvements, building and site relationships, functional relationships, open space, landscape/hardscape, access, and parking. Supporting concept materials include an overview, key considerations, and required agreements necessary to realize the preferred scenarios, which were identified through input from the JSTF and Elected Representatives Group (ERG) and individual meetings with the City Council and Board of County Commissioners. Preliminary and refined development concepts, which constitute iterations of process work, are included as Appendices C and D respectively. Appendix B Development Concept Flow Diagram provides a roadmap for each facility to illustrate how the preferred scenario was shaped.

Following the selection of refined and preferred scenarios, the Project Team prepared a planning level cost analysis for each scenario. Summary costs for each facility are included in Section 6 along with each scenario and detailed costs are provided in Appendix E Detailed Cost Information. Cost estimates include total direct construction costs and owner soft costs, which are estimated at a percentage of direct construction costs. Total directed construction costs include an annual escalation factor based on the anticipated timeline for project construction, which is also included in Section 6.

The Reporting phase concluded with the assembly of this document.

## 2.2 Project Goals

The project was directed by the following goals:

1. Explore collaborative concepts that can deliver greater benefit to both governments, and to the communities they serve, than independent efforts provide.
2. Provide objective and impartial information to aid the City Council and Board of County Commissioners in their strategic decision-making and facilities master planning.

## 2.3 Stakeholder Outreach

The JSTF and Project Team engaged numerous stakeholders in discussion around programmatic considerations and needs related to the proposed scenarios. During the course of the project, stakeholder outreach meetings were conducted with:

- Lane County Circuit Court
- Lane County District Attorney's Office
- Lane County Sheriff's Office
- City of Eugene Municipal Court
- Farmers Market
- Saturday Market
- City of Eugene and Lane County Parking Services
- American Institute of Architects, Southwestern Oregon Chapter (AIA SWO)

Summaries of these meetings are provided below:

### Lane County Court

The Project Team met with County Court Judges on September 13, 2016 to discuss adjacency issues and functional relationships related to the new Courthouse. At this meeting, the Judges emphasized the importance having access to secure and non-secure parking for judges, staff, and jury members within close proximity of the building. The Judges also expressed concern that if the new Courthouse and City Hall were co-located with a shared open space, judges and jury members could be exposed to protests and demonstrations, which could negatively impact court functions and create conflict with the ethical code of the court to remain apolitical. Overall, they observed more potential constraints than opportunities to co-locating the two facilities.

In relation to other offices and services currently tied to the Courthouse, the Judges identified the Sheriff's Office as the most critical element to remain with the Court, given their need for security and prisoner transport services. Additionally, the size and access requirements of the sally port used by the Sheriff's Office could be a limiting factor when locating the Courthouse. The District Attorney's Office was the second most important element to co-locate with the court for convenience and safety. While the offices and services in the Public Service Building could benefit from the security level provided by the Courthouse, there is no functional need for it to be co-located with the Court. Similarly, there are no

functional needs that require the Eugene Municipal Court or other State offices to be located with the Courthouse. There is a significant financial benefit to the County for the inclusion of State offices through qualifying for matching funds.

### **Lane County District Attorney**

The Project Team met with representatives from the Lane County District Attorney's (DA) Office on September 21, 2016 to discuss location and adjacency issues relating to the DA's office, the functional relationship between various divisions of the DA office and Circuit Court, and how DA offices could best be located in relation to each other.

The meeting resulted in the identification of several factors critical to programmatic decisions. DA Office representatives highlighted the importance of maintaining a close proximity between the DA offices and Courthouse. Splitting these services between buildings would make conducting business more challenging and heighten concerns about safety and security screening. Therefore, co-location was a top priority for sufficient coordination and operation of the DA and the court. The representatives agreed that concerns about intermixing of the Court and DA offices through shared space could be addressed architecturally through zoning the building and dedicating separate floors, elevators, and restrooms for individual offices.

DA Office representatives also noted that DA lawyers, staff, and volunteers currently park in the underground lot adjacent to Umpqua Bank building and the Butterfly Lot. If the existing parking structure on the Butterfly Lot were demolished, those parking spaces would no longer be available. The parking spaces adjacent to Umpqua Bank would still remain, although the DA Office may no longer have a direct connection to these spaces if its offices were moved to a new location.

### **Lane County Sheriff's Office**

The Project Team met with representatives from the Lane County Sheriff's Office on September 21, 2016 to discuss functional relationships and adjacency issues between various divisions of the Sheriff's Office, Courthouse, and related entities. Sheriff's Office representatives identified the co-location of the Courthouse and the Sheriff's Office as a preferred development option. Currently, the two entities are located within the same building and the Sheriff's

Office is struggling to meet the needs of the court. If separated, conducting business would become even more challenging.

Sheriff's Office representatives noted that the sally port, which is used for prisoner transport, is a critical element for the new Courthouse. Representatives noted issues with the existing sally port that can help inform the size, location, and orientation of the future sally port, including:

- The existing sally port is not large enough to accommodate an 18-passenger transport vehicle used to shuttle prisoners between Eugene and Salem. A 9-passenger transport vehicle is used instead. The Sheriff's Office could reduce the number of trips traveled if the sally port was large enough to accommodate the larger transport vehicle.
- A drive-through sally port that does not exit onto a major street is optimal. These conditions can be met by placing the sally port along an alley.
- The ability to maneuver a large transport vehicle onto and across one-way streets, and an efficient and safe route between the County jail and Courthouse, are key considerations.

### **City of Eugene Municipal Court**

The Project Team met with representatives from the City of Eugene Municipal Court on October 12, 2016. The Municipal Court is currently housed in a two-story building at the intersection of 11th Avenue and Lincoln Street. The court and administrative offices are located on the second level with secure parking on the first level.

The Municipal Court was established by City Charter to adjudicate violations of the City's municipal laws occurring within the city limits. As such, the Municipal Court has a different identity than the Lane County Circuit Court. The Municipal Court is designed to be service-oriented and user-friendly and benefits from collocation with service providers such as Lane County Health and Human Services, the St. Vincent dePaul Society of Lane County, and Shelter Care.

In addition to normal Municipal Court functions, the court administers Community Court and Mental Health Court. Municipal Court representatives indicated that the current space is adequate and that a longer, linear space would improve function. Other City services that might benefit from collocation with



Figure 2-1 AIA SWO Meeting

the Municipal Court include the City Prosecutor's Office, Parking Services, and Finance. Municipal Court representatives indicated a need for more secure parking than currently provided.

### Farmers Market and Saturday Market

The Project Team met with representatives from the Farmers Market on September 22, 2016 and the Saturday Market on September 23, 2016. Follow-up meetings were held with Farmers Market representatives on October 4 and 18, 2016.

The southern portion of the Butterfly Lot is the current site of the Farmers Market and the Park Blocks are the site of the Saturday Market. The Farmers Market operates nearly year-round on Tuesday's and Saturday's. The Saturday Market operates every Saturday from April through mid-November. The two markets coexist as separate entities in a mutually beneficial relationship. Both markets have previously expressed a need to expand.

The series of meetings with representatives from the

Farmers Market functioned to identify programmatic needs and desires for an expanded and renovated facility.

### City of Eugene and Lane County Parking Services

The Project Team met with City of Eugene and Lane County Parking Services staff on September 27, 2016 to obtain background information related to prior downtown parking studies and inventory information for current public parking supply. In addition to prior studies, City and County staff supplied the Project Team with GIS data that included parking locations, quantities, and availability.

### AIA SWO

The Project Team held a work session with members of the design community at AIA SWO Chapter monthly meeting on October 19, 2016. Following an introduction and overview, the Project Team engaged attendees in a small group discussion over printed aerial images of the project area and scaled building

footprints from the project’s massing diagrams. A member of the design community voiced a pointed comment regarding the absence of a development scenario that considers City Hall in a repurposed EWEB Headquarters building. Other attendees commented that a City Hall remaining within the downtown core is preferred.

Following the small group discussion, the meeting concluded with each group presenting their notes from the work session, which are summarized in the following points:

- Farmers Market’s current location promotes downtown vitality and is desired to remain intact with the Saturday Market.
- Reestablishing the NW Park Block and reinforcing or framing this open space with a building on the north half of the Butterfly Lot was recognized as an important consideration.
- Promoting ground floor activity at street level with mixed use commercial and retail for all of the presented building configurations was noted as important to the vitality of downtown.
- The concept of a “city campus” with facilities in proximity, but within adjacent buildings to promote street level movement between services was well regarded.
- Support was voiced for smaller building footprints with greater site area and more stories for all scenarios presented.

## 2.4 Public Outreach

### Media Outreach

Local media played an important role in sharing information about the study and its process, as well as opportunities for community involvement. The City and County collaborated on media releases on September 8, October 14, November 1, and November 10 to provide updates on the process and encourage community involvement in the Joint Elected Officials meetings and the community open houses.

Between September 1 and November 4, there were five stories and editorials in the Register-Guard, six stories on KVAL, four stories on KMTR, three stories on KEZI and one story from the Eugene Weekly – which averaged two stories per week during the study. In addition, mentions of community comment



Figure 2-2 Open House #2

opportunities were heard across local radio stations. City and County staff also provided updates and information as requested by local media throughout the process.

### Project Website

The City and County collaborated to create a project-specific website at [www.downtownplanning.org](http://www.downtownplanning.org). This allowed interested community members and stakeholders to receive information on the project, provide comment and review materials in one location. The project website was advertised in letters to neighbors, on meeting materials, on the City Hall project website, at Joint Elected Officials meetings, and in local media.

### Neighborhood Outreach

Letters inviting participation in the community open houses, the Joint Elected Officials meetings, and through the project website were sent to neighboring property owners and tenants. More than 200 letters were sent to neighbors located within the square

formed by Willamette Street, the Park Blocks, 8th Avenue, High Street, and 7th Avenue.

## **Community Open Houses**

Two open houses were held during the course of the study. At each open house, City and County staff, representatives from the Project Team and elected officials were available to answer questions and share updates. Attendees were encouraged to help prioritize project values through a “Spend the Dots” activity, provide additional comment on a large chart pad, and leave detailed comments on half-sheets created for that purpose. A summary of comments is included in Appendix G.

The first open house was Tuesday, October 18, 2016 from 4:30 p.m. to 6:30 p.m. in the Atrium Building Lobby. There were approximately eight attendees. The second open house was Wednesday, November 2, 2016 from 5:00 p.m. to 7:00 p.m. in Harris Hall. There were approximately six attendees.

## **Online Survey**

The online survey was active from September 29 to November 3, 2016. The survey was accessible from the project website and promoted alongside the website in media outreach, stakeholder letters, during public meetings, and on material handed out at community open houses. In total, the survey collected 122 responses. Many of the responses are in regard to a location for the Farmers Market and many of those indicate a preference for an expansion of its current location. A summary of responses is provided in Appendix G.

# 3.0 EXISTING CONDITIONS AND SITE ANALYSIS



## 3.1 Land Use Requirements

The Project Team analyzed land use requirements for the former City Hall site and the Butterfly Lot site; the sites envisioned for new development. This research helps inform development potential on these sites for the purpose of locating a County Courthouse, City Hall, and Farmers Market. Key findings from a review of existing conditions, important elements of the Eugene Downtown Plan and the Eugene Park Blocks Master Plan, and development requirements in the Eugene Code are summarized as follows and detailed in Appendix A Land Use Requirements Memorandum.

- The Eugene Downtown Plan is an important reference document for the Coordinated Downtown Development project. The Plan contemplates several of the development scenarios currently being evaluated. The Plan includes specific policy direction for the Butterfly Lot and Park Blocks sites, and provides a vision for how to improve the downtown core.
- The Public Land (PL) zone is designed to accommodate the government and civic uses considered on the sites. All proposed uses are permitted outright in the PL zone.
- The Butterfly Lot's "Major Retail Center" Metro Plan designation requires further consideration to confirm that government uses are compatible with the intent of the plan designation. If it is determined that there is an inconsistency between the plan and zone designations, a Plan Amendment process to change the plan designation to Government & Education is the appropriate mechanism to address the inconsistency.
- The proposed development scenarios may not conform to all specific Transit Oriented Development (TOD) overlay zone development standards. However, these standards are flexible in nature and the Adjustment Review (AR) process is the appropriate mechanism for design approval.
- Some adjustment to property lines and lot sizes will likely be required, depending on the selected development scenario. These changes can be completed through Property Line Adjustment (PLA) process.
- PLA and AR processes are straightforward in nature and are not impediments to development. The development scenarios themselves can be shaped to satisfy the approval criteria.
- Land use and development requirements do not present barriers to the realization of any of the proposed scenarios.



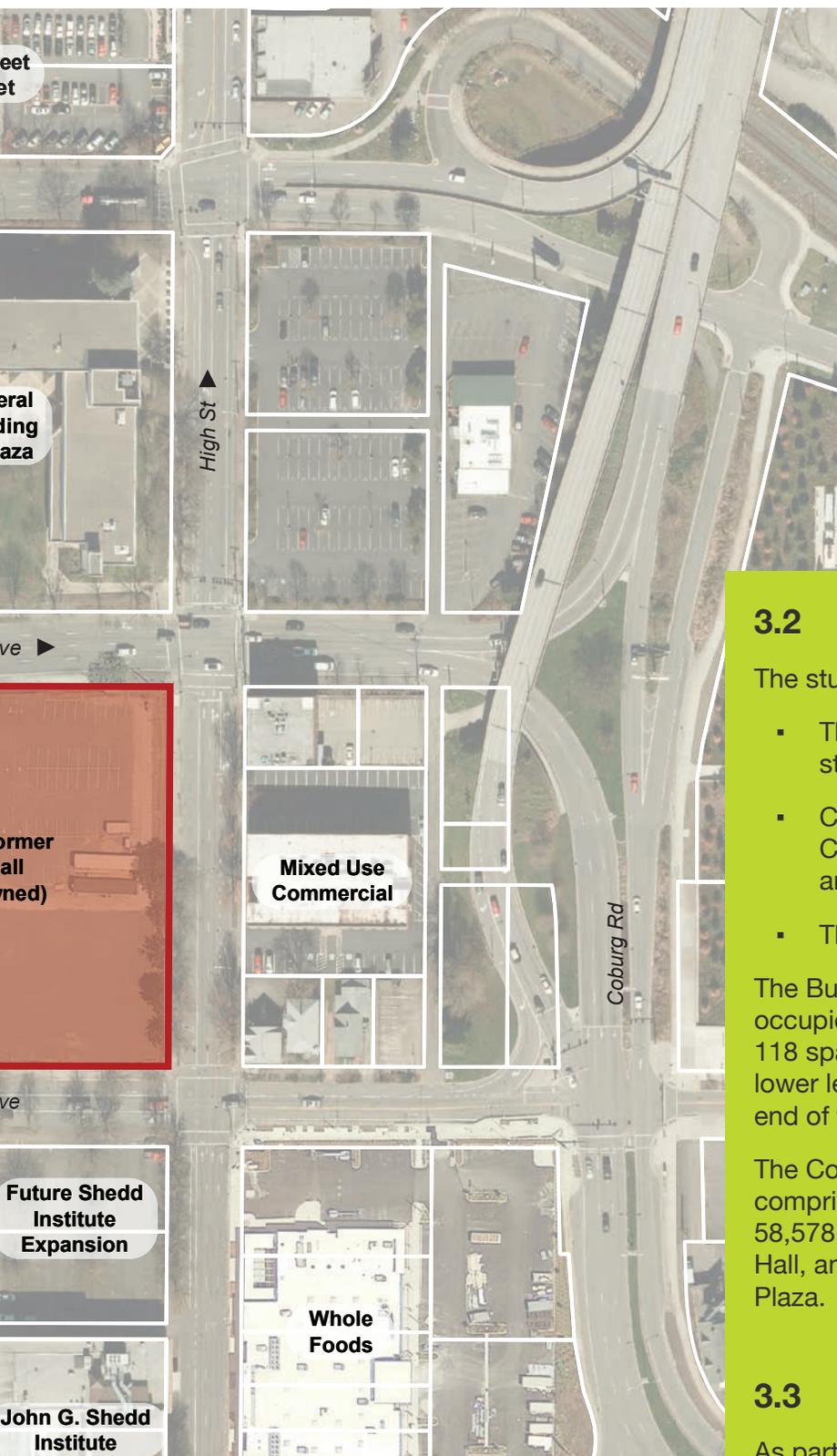


Figure 3-1 Overall Study Area

- Study Sites
- Accessory Sites
- Park Blocks
- Farmers Market

### 3.2 Existing Conditions Diagrams

The study is comprised of three main sites:

- The Butterfly Lot, comprised of the parking structure and public open space;
- County Property, comprised of the County Courthouse, Public Service Building, Harris Hall, and the Wayne Morse Free Speech Plaza; and,
- The Site of Former City Hall.

The Butterfly Lot is 53,579 SF. The parking structure occupies 46,101 SF and contains 228 parking spaces: 118 spaces on the upper level and 110 spaces on the lower level. The public open space on the southern end of the site is 7,478 SF.

The County Property is 112,820 SF. This site is comprised of the 27,382 SF County Courthouse, the 58,578 SF Public Service Building, the 4,125 SF Harris Hall, and the 5,225 SF Wayne Morse Free Speech Plaza. The Site of Former City Hall is 112,384 SF.

### 3.3 Site Analysis Diagrams

As part of site analysis of the study sites, the Project Team prepared diagrams to illustrate active transportation elements, utilities, building heights, cultural and historical resources, land cover, and vehicle traffic. Site Analysis diagrams are included as Figures 3-2 through 3-8.

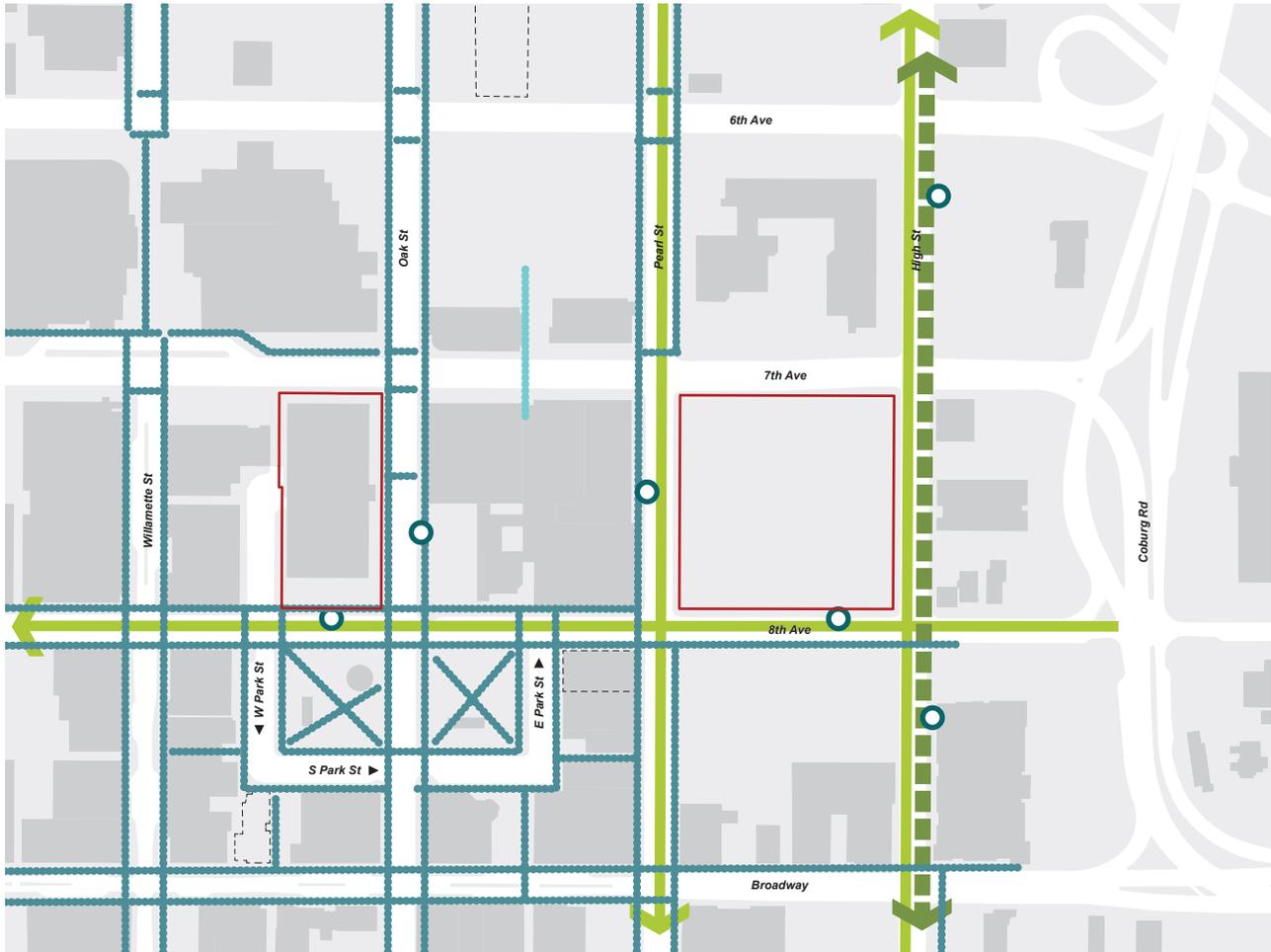


Figure 3-2 Active Transport

-  **STUDY SITES**
-  **BIKE LANE**
-  **PROPOSED CYCLE TRACK**
-  **HIGH USE PEDESTRIAN ROUTE**
-  **UNDERGROUND PEDESTRIAN ROUTE**
-  **LTD TRANSIT STOP**

### Active Transport

Figure 3-2 illustrates current bike lanes, high use pedestrian routes, an underground pedestrian route, proposed cycle track, and LTD transit stops relative to the study sites. Bike lanes are located on Pearl Street, High Street, and 8th Avenue. A proposed two-way cycle track is planned on High Street and would increase accessibility, especially to the Site of Former City Hall. Transit stops are located in proximity to the sites on 8th Avenue and High Street.

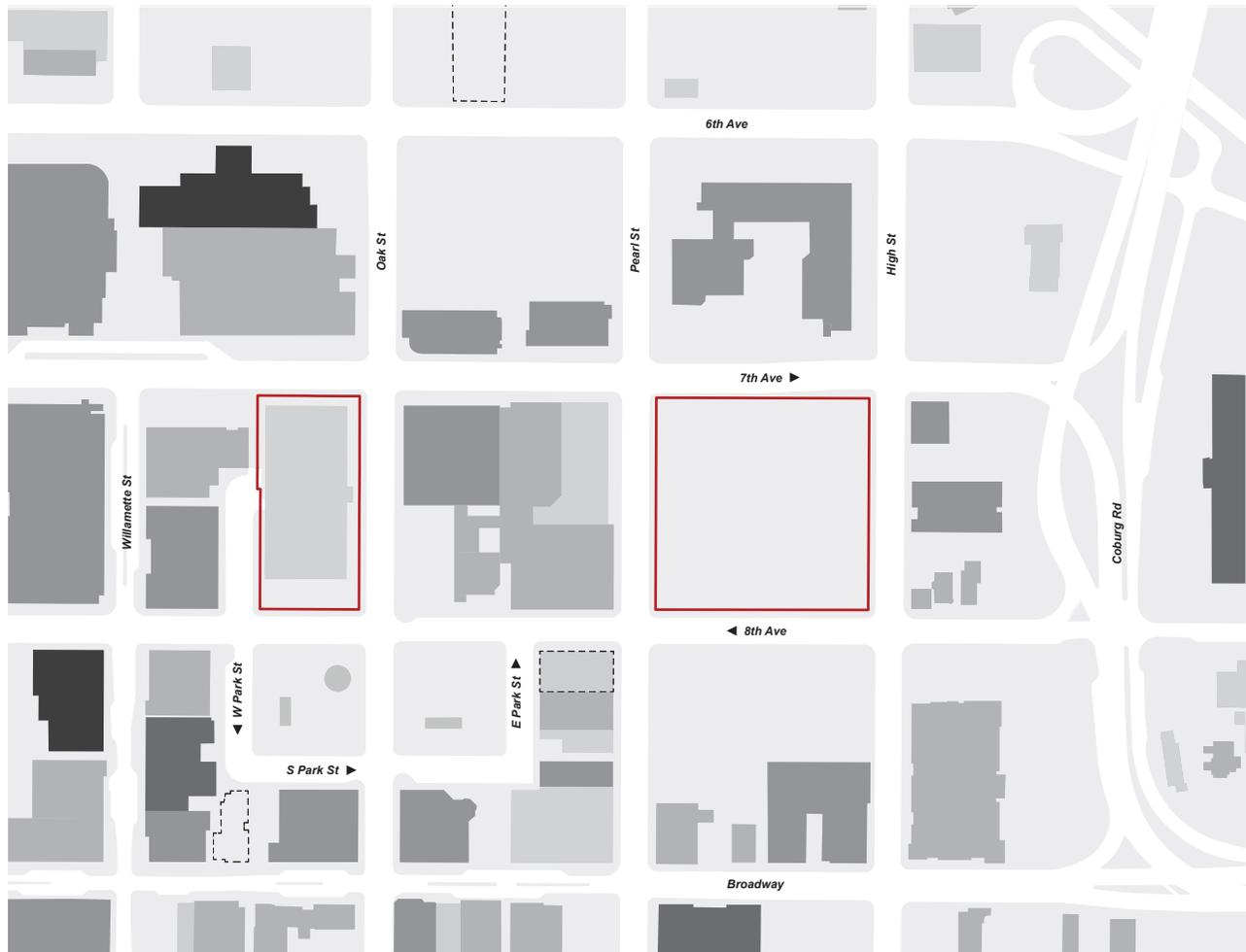
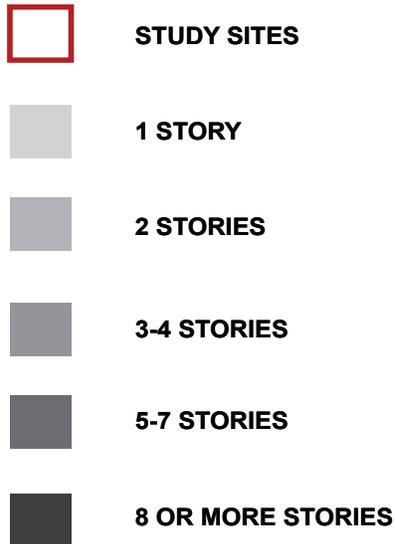


Figure 3-3 Building Heights



### Building Heights

Figure 3-3 illustrates building heights within and surrounding the study sites to provide context for proposed development scenarios. The tallest building on the study sites, the County Courthouse, is four stories in height. The majority of surrounding buildings are under five stories in height.

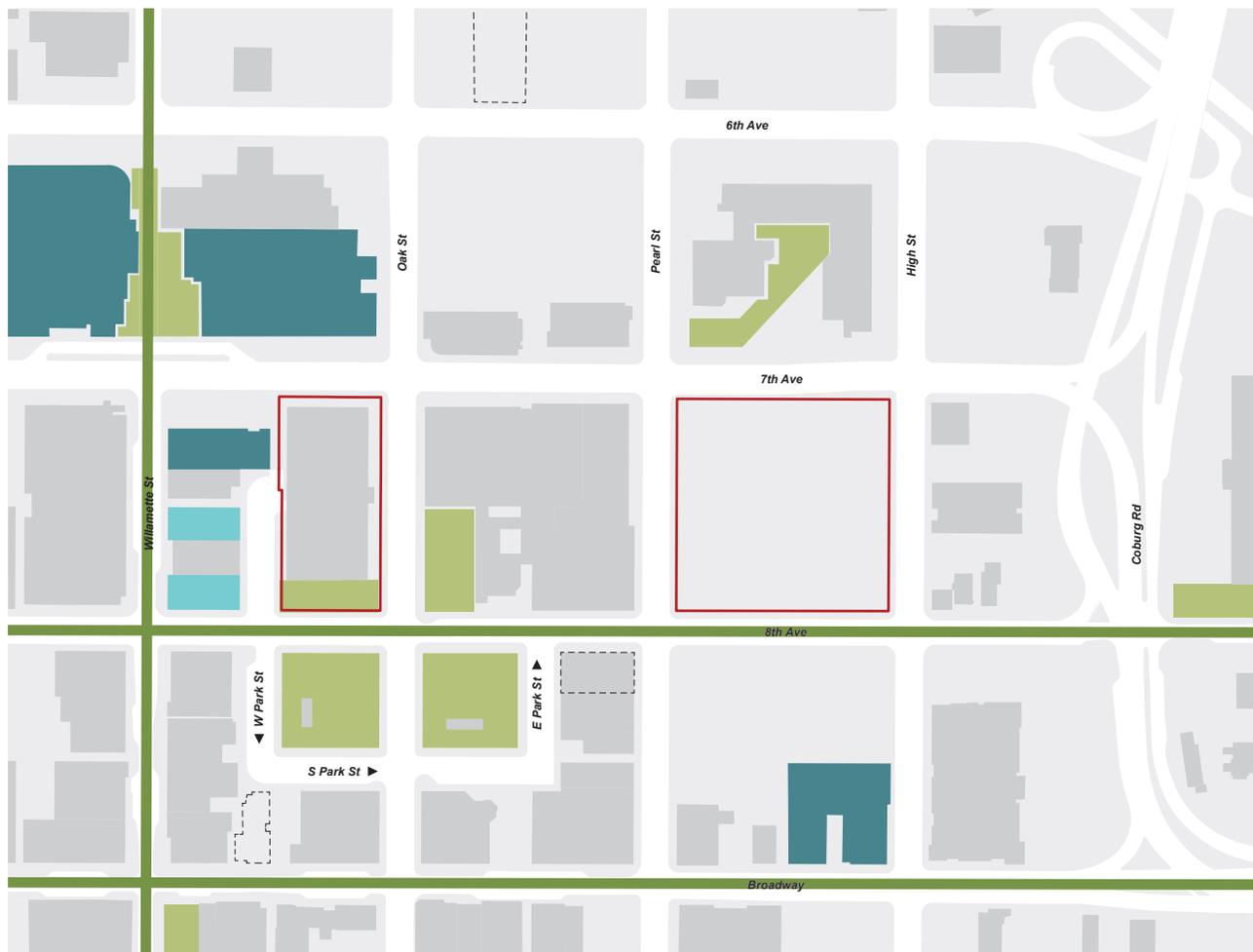


Figure 3-4 Cultural and Historic Resources

- STUDY SITES**
- EVENT & PERFORMANCE CENTERS**
- NATIONAL REGISTER SITES**
- PUBLIC OPEN SPACE**
- GREAT STREET**

### Cultural and Historic Resources

Figure 3-4 illustrates locations of cultural and historical significance. Event and performance centers are located to the west of the study sites. The Hult Center is the most notable, and is located at Oak Street and 7th Avenue. The Shedd Institute is another major center, located at High Street and Broadway. Key public open spaces are located at the intersection of Oak Street and 8th Avenue, including the Park Blocks, and the Wayne Morse Free Speech Plaza. Two national register sites are located near the study sites on Willamette Street.

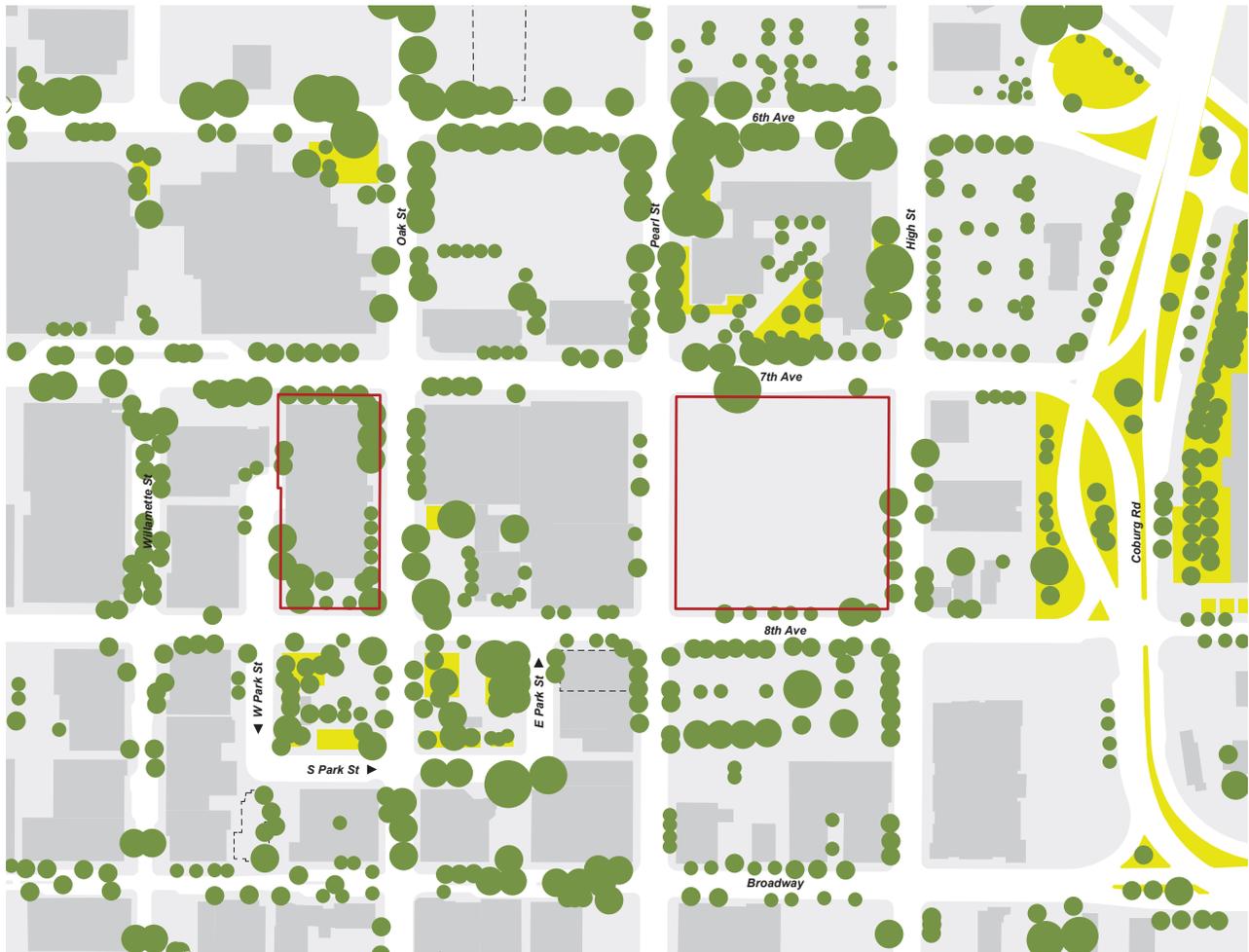


Figure 3-5 Land Cover



**STUDY SITES**



**PERVIOUS SURFACE**



**TREE CANOPY**

### Land Cover

Figure 3-5 illustrates tree canopies and pervious surfaces within and surrounding the study sites. The Park Blocks contain significant areas of pervious open space and landscape. The most extensive existing tree canopy densities are located on the Butterfly Lot and Wayne Morse Free Speech Plaza. The Site of Former City Hall contains street trees and associated tree canopy around the perimeter of the site.



Figure 3-6 City Utilities

-  **STUDY SITES**
-  **WASTE**
-  **STORMWATER**

### City Utilities

Figure 3-6 illustrates wastewater and stormwater lines surrounding the study sites. Wastewater main lines are located in High Street, West Park Street, and 8th Avenue. Stormwater main lines are located High Street, 8th Avenue, and Pearl Street. The study sites are adequately served by existing wastewater and stormwater services.



Figure 3-7 EWEB Utilities

-  **STUDY SITES**
-  **WATER**
-  **ELECTRIC**
-  **FIBER**

### EWEB Utilities

Figure 3-7 illustrates water, electric, and fiber lines surrounding the study sites. Water lines are located in all major streets surrounding the study sites, with the exception of one block of 7th Avenue between Pearl and High Street. Electric lines are located along 7th and 8th Avenues, and in Pearl and High Streets. Fiber lines are located in 8th Avenue and in one block of Pearl Street between 7th and 8th Avenues. The study sites are adequately served by water, electric, and fiber services.

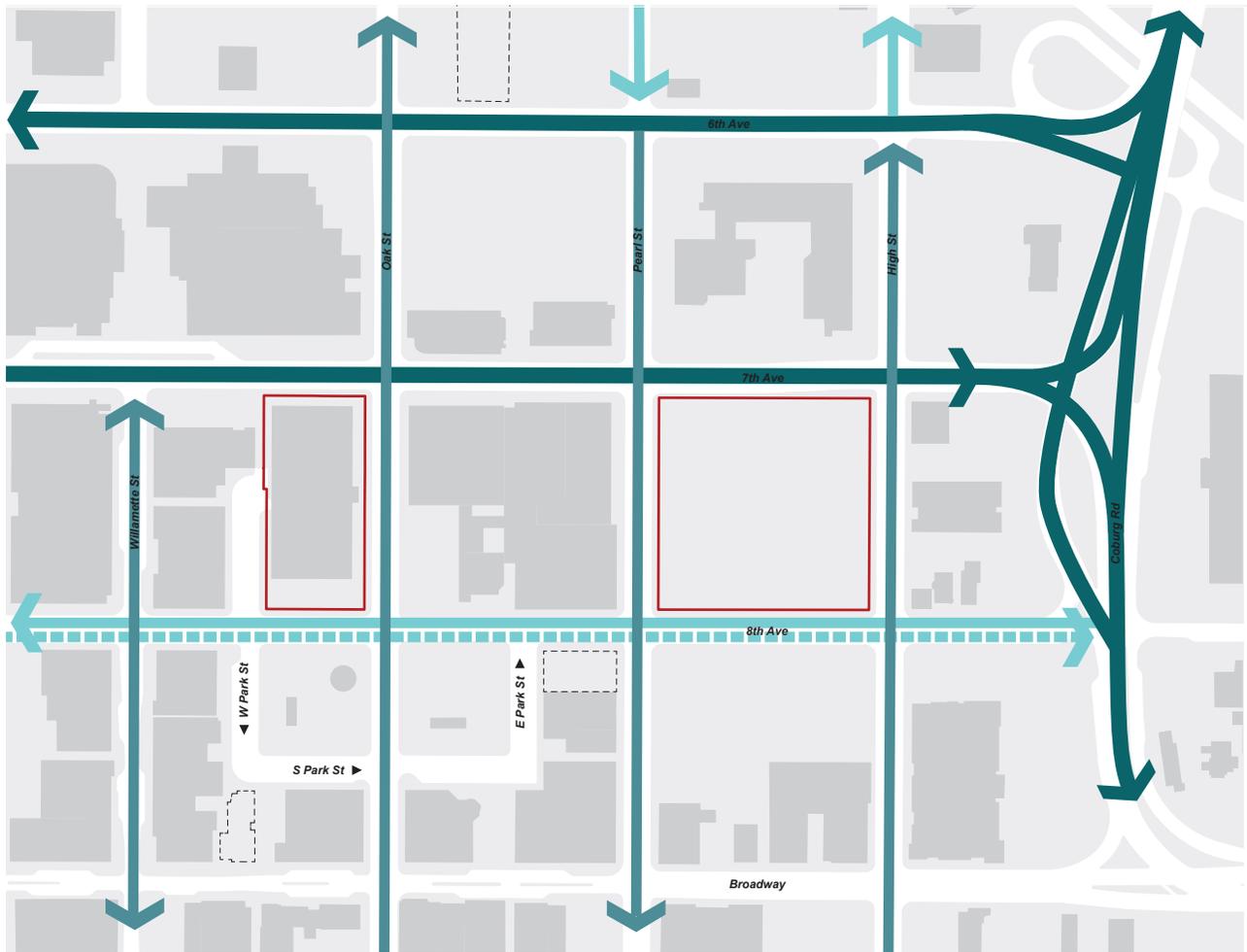


Figure 3-8 Vehicle Circulation

- STUDY SITES**
- MAJOR ARTERIAL**
- MINOR ARTERIAL**
- MAJOR COLLECTOR**
- PROPOSED TWO-WAY STREET**

### Vehicle Circulation

Figure 3-8 illustrates street classifications surrounding the study sites. Street classifications include major arterial, minor arterial, major collector. 6th Avenue, 7th Avenue, and Coburg Road are major arterials. Willamette Street, Oak Street, Pearl Street, and High Street are minor arterials. 8th Avenue between Pearl Street and Coburg Road is a two-lane, south directional major collector and is planned to be converted to bi-directional travel in the future.

### 3.4 Parking Diagram

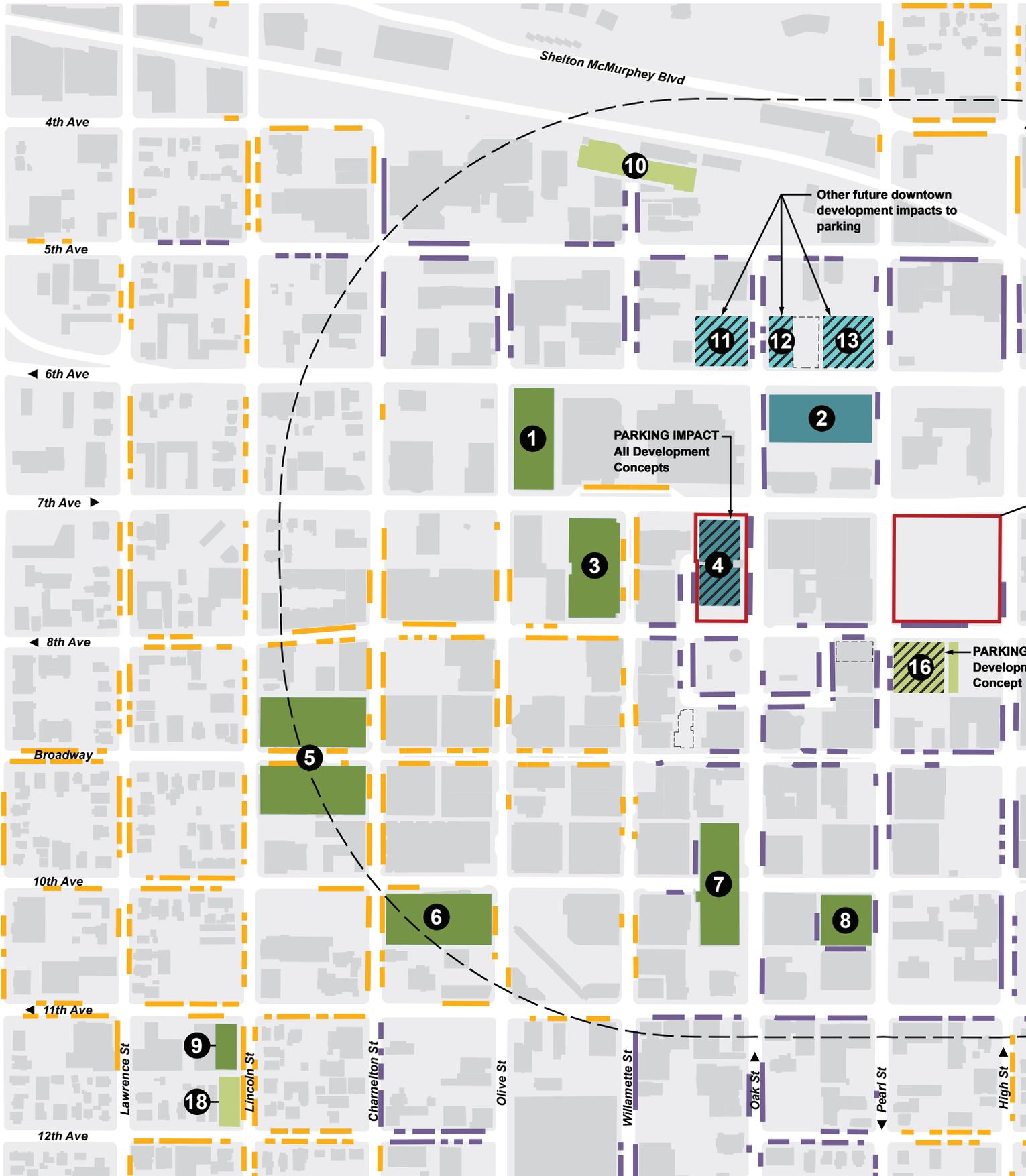
The project includes an evaluation of the availability of public parking within a ¼-mile radius of the study sites (study area). The study identified eighteen parking areas located within a ¼-mile radius, not including metered and signed street parking. Metered parking is predominantly located in the southern end of the study area surrounding the Park Blocks. In total, 484 metered parking spaces were identified within the study area. Signed street parking is located predominantly to the west of the study sites. In total, 244 spaces were identified within the study area.

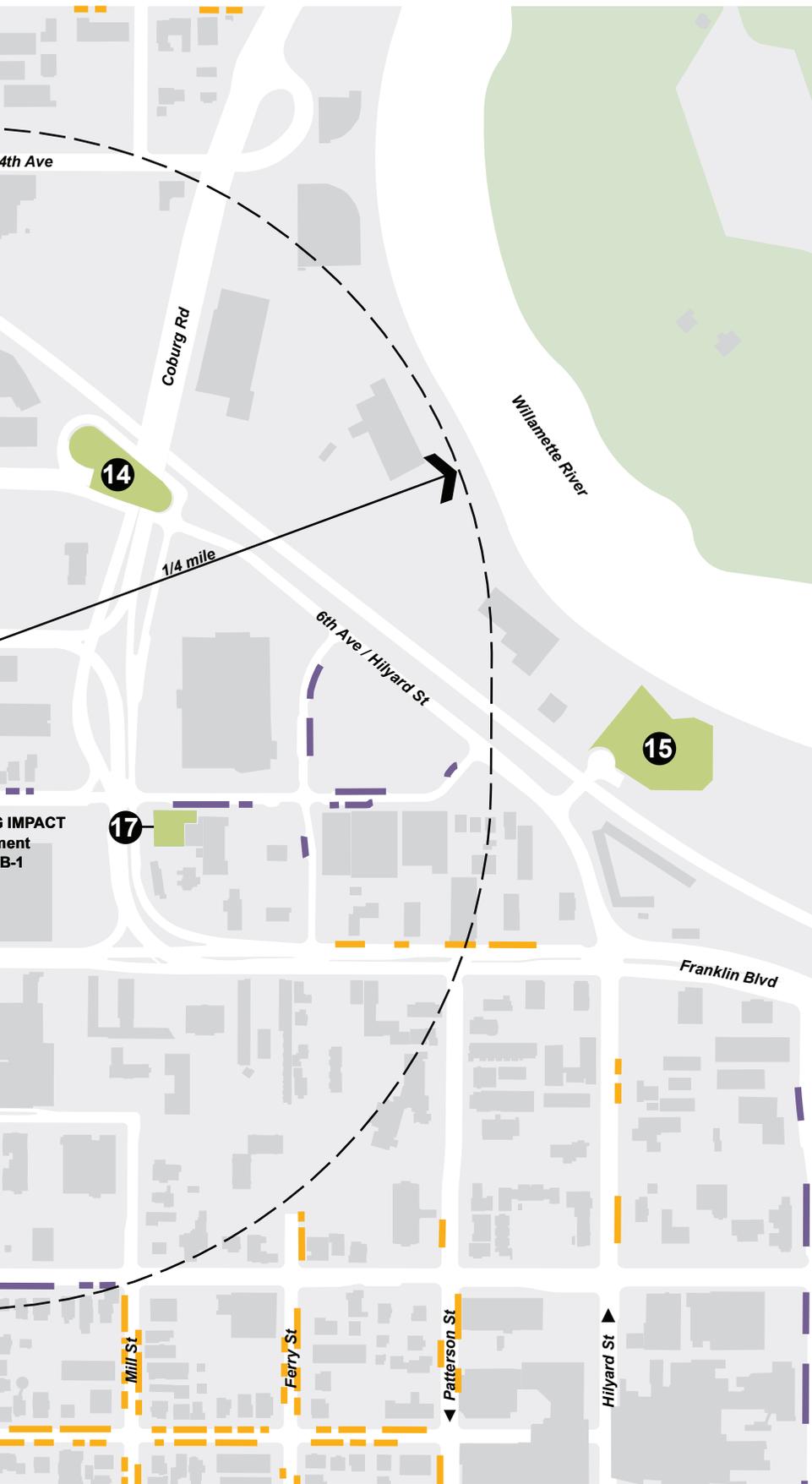
The largest parking supply within the study area consists of the City-owned lot at Pearl Street and 8th Avenue (197 spaces); the Butterfly Lot itself located at Oak Street and 7th Avenue (228 spaces); Broadway Place (North and South) (729 spaces); the Arcade located at Willamette Street and 7th Avenue (438 spaces); the Overpark Lot (598 spaces); the Hult Center Lot (520 spaces); and the County lot located at Oak Street and 6th Avenue (272 spaces).

All of the development scenarios considered plans for the redevelopment of the Butterfly Lot. Select development scenarios also consider redevelopment of the Site of Former City Hall Lot. All or the majority of parking spaces on these lots will be lost, with the exception of structured or surface parking that can be provided with future development. The anticipated reduction in the amount of parking supply within the study area is significant when coupled with the findings in a City of Eugene Parking Analysis Report, updated in 2006 by Rich & Associates, which notes a general deficiency of 717 spaces within the downtown core. In addition, a City of Eugene Downtown Parking Occupancy Study conducted in September of 2016 found that the Arcade Lot reached 90% permit sales, the City Hall Lot reached 73% permit sales,

and Broadway North and South Lots reached 130% and 94% permit sales, respectively.

When reviewed together, the findings from this study and the prior parking studies support a conclusion that there is limited availability of on-street parking within the downtown core, existing public permit lots are at or near capacity, and there is an existing deficiency of available parking within structured and surface lots. This deficiency will be worsened by redevelopment of the Butterfly Lot. A strategy to address existing and future parking needs, and to plan for parking replacement, is a critical component to the realization of any of the development scenarios.





**STUDY SITES**

**COUNTY OWNED PARKING**



**STRUCTURED PARKING**  
Total: 500 spaces

- 2** County Structure  
272 spaces
- 4** Butterfly Structure  
228 spaces



**SURFACE PARKING**  
Total: 199 spaces

- 11** 6th Ave & Oak St - NW Lot  
75 spaces
- 12** 6th Ave & Oak St - SW Lot  
42 spaces
- 13** 5th St Market Leased Lot  
82 spaces

**CITY OWNED PARKING**



**STRUCTURED PARKING**  
Total: 2,627 spaces

- 1** Hult Center Structure  
520 spaces
- 3** Arcade Structure  
438 spaces
- 5** Broadway Place Structures  
729 spaces
- 6** Public Library Below Grade  
69 spaces
- 7** Overpark Structure  
598 spaces
- 8** City Structure - Pearl St  
262 spaces
- 9** Municipal Court Ground Floor  
11 spaces



**SURFACE PARKING**  
Total: 459 spaces

- 10** Train Depot Lot  
57 spaces
- 14** Ferry St Bridge Lot  
36 spaces
- 15** EWEB Riverfront Lot  
111 spaces
- 16** City Lot - 8th Ave & Pearl St  
88 spaces
- 17** Federal Courthouse Lot  
22 spaces
- 18** Municipal Court Lot  
36 spaces

Figure 3-9 Existing Parking Supply

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## 4.0 FACILITY NEEDS



The Project Team met with representatives from the City of Eugene, Lane County, and the Lane County Farmers Market to identify the specific programmatic needs of each facility, which are detailed herein.

## 4.1 City of Eugene

The Eugene City Hall is planned in two phases, Phase 1 and Phase 2. Phase 1 is a 32,000 GSF building designed to be four stories in height. The first floor includes a public lobby, council chamber, council work session room, council office and meeting space, and support spaces. The second floor includes the upper volume of the major public spaces and a mezzanine containing functions of the City Manager's Office. The third floor includes office, meeting, and support spaces for additional functions of the City

Manager's Office. The fourth floor is included as shelled space for future expansion. Phase 1 includes an additional 55,500 GSF of site area for vehicle parking, bike parking, landscape, service, and a public plaza.

Phase 2 is an additional 135,000 GSF of building area that provides space for consolidating the following functions: Public Works, Planning and Development, Information Services, Human Resources, Risk Services, Finance, Central Services Administration, and Municipal Court.

EUGENE CITY HALL				NOTES	
<b>Phase 1</b>					
<b>Building</b>				LEED Silver Baseline, LEED Gold Preferred	
Council and City Manager	25,000	GSF			
Lobby					
City Council Chambers					
Council Work Session Room					
Mayor and Council Office Space					
City Manager's Office					
Shelled Space	7,000	GSF			
<b>Total Building</b>			<b>32,000</b>	<b>GSF</b>	
<b>Site</b>					
Parking, Secure (15-20 Vehicles)	7,000	GSF			
Bike Parking, Covered Structure	500	GSF			
Public Plaza	8,000	GSF			
<b>Total Site</b>			<b>15,500</b>	<b>GSF</b>	
<b>Phase 2</b>					
<b>Building</b>				LEED Silver Baseline, LEED Gold Preferred	
Public Works	40,000	GSF			Currently in Wells Fargo and Park View Buildings
Planning & Development	40,000	GSF			Currently in Atrium Building
Information Services	15,000	GSF			Currently in Library Building, 4th Floor
Human Resources and Risk Services	10,000	GSF			Currently in Woolworth Building
Finance and Central Services Admin	10,000	GSF			Currently in Library, 4th Floor
Municipal Court	20,000	GSF			Currently at 11th & Lincoln Building
<b>Total Building</b>			<b>135,000</b>	<b>GSF</b>	
<b>Site</b>					
Secure Parking	18,800	GSF			47 Spaces @ 400 SF
<b>Total Site</b>			<b>153,800</b>	<b>GSF</b>	

Table 4-1 City Hall Program Summary



### 4.3 Lane County Farmers Market

The Lane County Farmers Market program includes indoor space for a year-round farmers market and outdoor space for a seasonal (March-November) market. The building program is 9,000 GSF and includes space for 30 vendors, restrooms, and storage. The site program is 39,000 GSF and includes space for 80 vendors, landscape, and bike

parking. The optimal market operation schedule is two or three days per week year-round, which suggests the need to program the spaces for other uses on the days the market is not in operation.

LANE COUNTY FARMERS MARKET					NOTES
<b>Building</b>					
Storage	200	GSF			Tables, chairs, equipment, signage, etc.
Restrooms	200	GSF			
Indoor / Covered Facility	8,600	GSF			30 - 10x10 Spaces + 10 x 20 Demonstration Area
<b>Total Building</b>			<b>9,000</b>	<b>GSF</b>	
<b>Site</b>					
Outdoor Vending Area	37,800	GSF			Saturday Largest Use: 100-120 Spaces, 10x10, 10x20, 10x30 Sizes
Bike Parking, Covered Structure	200	GSF			
Service & Support	1,000	GSF			
<b>Total Site</b>			<b>28,000</b>	<b>GSF</b>	

Table 4-3 Lane County Farmers Market Program Summary

# 5.0 SUBJECT PROPERTIES



## 5.1 Site of Former City Hall

### Current Characteristics

The Site of Former City Hall is located on a full city block in downtown Eugene. The site, which is currently vacant and surfaced with gravel, is bounded by Pearl Street to the west, E. 7th Avenue to the north, High Street to the east, and E. 8th Avenue to the south. Prior to 2015, the site contained Eugene City Hall, which was originally constructed in 1964. The site still contains vestiges of this past use, such as curbs and sidewalks, and street trees located in the rights-of-way on the south, east, and north sides of the block.

As part of planning for future development of the site, Foundation Engineering conducted a geotechnical investigation of the site to determine existing subsurface conditions. The investigation involved drilling several boreholes within the site and documenting conditions. Prior to the investigation occurring, the City of Eugene's general contractor for the Phase 1 City Hall project, McKenzie Commercial, completed demolition of the former City Hall building. As part of demolition activities, the former City Hall foundation was removed on the west half of the block. On the east half of the block, the foundations and slabs on grade remain in place and are covered by recycled concrete fill.

The geotechnical investigation confirms that below-grade portions of the original structure (along the north and the east portions of the parcel) were backfilled with concrete rubble sourced from demolition debris. The footprint of the proposed new City Hall and plaza area were backfilled with imported quarry rock. The borehole at this location (BH-6) extended through the sidewalk and encountered site fill and/or wall backfill to a depth of  $\pm 13$  feet. The fill consists of medium dense, subrounded to angular gravel with some sand and trace silt. At another nearby borehole (BH-5), a  $\pm 8$ -inch thick PCC slab was encountered, followed by a thin ( $\pm 4$ -inch thick) layer of pea gravel.

The site is identified on Lane County Assessor's Map 17-03-31-11 as Tax Lots 10600, 10601, 10602, and 10603. However, legal lot research conducted for the City Hall project supports a finding that the site is comprised of eight original lots. The site is 2.58 acres (112,384 SF) in size. The property is designated Government & Education by the Eugene-Springfield Metro Plan and Public Land (PL) by the Eugene Zoning Ordinance. In addition, the site has a Nodal Development (/ND) overlay plan designation and a Transportation Oriented Development (/TD) overlay zone designation. The site is the subject of prior planning processes including, Property

Line Adjustment (PLA) and Adjustment Review (AR) approvals for the Phase 1 City Hall project.

## History

Lane County was established in 1851, followed by the first survey and plat of Eugene City in 1852. In 1854, Lane County began assessing property taxes (although Oregon was not yet a state) and was able to build its first courthouse in 1855. The courthouse was located on the northeast corner of the intersection of 8th Avenue and Oak Street. This location is one block west of where the 1964 City Hall was constructed. Eugene was not incorporated until 1862, eight years after the original county Courthouse was constructed.

Eugene's first City Hall was constructed in 1883 after the City elected Eugene Skinner as its first Mayor in 1864. The building was located mid-way between Willamette and Oak Streets on the north side of what is now 8th Avenue. Around 1915, city operations were relocated to the former Eugene High School at the southwest corner of Willamette Street and 11th Avenue. The Eugene City Hall remained at this location until the new City Hall was completed in 1964 at the current site. The 1964 City Hall was demolished in 2015 to make way for new development.

## 5.2 Butterfly Lot

### Current Characteristics

The Butterfly Lot parking structure is located on a half city block in downtown Eugene directly north of the Park Blocks, and east of Willamette Street and W. Park Street. The Butterfly Lot is a split-level parking structure containing 228 (118 upper level, 110 lower level) parking spaces, serving County Sheriff vehicles and other County employees. The upper level of the parking structure has a one-way entry gate from Pearl Street at mid-block as well as a two-way ramp with access to and from W. Park Street at the opposite mid-block point. The lower level of the facility is accessed via a two-way drive at the northwest corner of the property, near where W. Park Street connects with E. 7th Avenue. The parking facility currently does not comply with ADA standards for slope of the entry ramps or cross slope of the deck. For this reason, the County has previously worked with the City to establish ADA accessible street parking on 8th Avenue to support the operational needs of the

adjacent Public Service Building and Courthouse.

The southern portion of the site was historically the northwest Park Block, and contains a plaza that reflects the Park Blocks, located across 8th Avenue. The site is home to the Lane County Farmers Market on Saturday mornings. The parking structure is surrounded by perimeter vegetation, includes street trees and shrubs. The site is served by LTD and contains a transit stop located at the corner of W. Park Street and 8th Avenue.

The Butterfly Lot is located in the center of Downtown Eugene amidst commercial activity on Willamette Street and Broadway Street, and is in close proximity to the Hult Center for the Performing Arts, the Courthouse, and the Public Service Building. On-street parking and local businesses flank the site to the west.

The site is identified on Lane County Assessor's Map 17-03-31-11 as Tax Lot 09500 and is 1.23 acres (53,579 SF) in size. The site is designated Government & Education by the Eugene-Springfield Metro Plan and Public Land (PL) by the Eugene Zoning Ordinance. In addition, the site has a Nodal Development (/ND) overlay plan designation and a Transportation Oriented Development (/TD) overlay zone designation.

Prior planning processes on the Butterfly Lot site include Zone Change, Code Amendment, Metro Plan Amendment, and Refinement Plan Amendment approvals. All of the approvals included the Butterfly Lot tax lot but were broad in scope and did not seek to target the lot specifically: a zone change in 1994 created a TOD Zoning District for trip ordinance implementation, a code amendment in 2004 updated Eugene Downtown Plan policies, a Metro Plan amendment in 2004 created a Downtown Area Nodal Development designation, and a Refinement Plan amendment in 2005 made changes to the Downtown Plan.

### History

Two years after Lane County was created in 1851, the Territorial legislature passed a law mandating an election to determine the location for the seat of county government. Based on the results of the election, the County Court (as the commissioners were known at that time), in 1853 was obliged to select a location within one mile of the land claim of Charnel and Martha Mulligan. The Mulligans'

land claim extended south from where 8th Avenue is now located, adjacent to land claimed by Eugene and Mary Skinner, upon which Eugene Skinner had already begun laying out the town that came to be called Eugene City.

Once the commissioners established the location, it was understood that—under their understanding of federal law—the county would be able to take for itself 80 acres of nearby untitled land for county purposes. Those 80 acres could be taken from land that was claimed by others, as well as from unclaimed land, because at the time no settler (including the Mulligans and Skinners) could yet obtain legal title to claimed land. For settlers to receive such, they were required to file proof of their claim with the U.S. Surveyor General’s office in Oregon City—and then wait several years till the federal government issued a patent granting them their legal title, retroactive to the date their claim was filed.

With the county apparently entitled to 80 acres, both the Mulligans and Skinners promised to donate 40 acres each, and executed bonds in 1854 to underwrite their promises. Later that year, the County court voted to set aside an undivided area from within the promised donations as a public square. This is the area, about 375 SF, that now encompasses what are known as the park blocks (unfortunately, the order that set aside the square contained an erroneous legal description of the square, which was not formally corrected until 1896). Two years later, in 1856, after filing their claims with the Surveyor General’s office, the Mulligans and Skinners executed deeds to the county for their donations, which were validated retroactively when each couple received patents for their respective claims in 1859 and 1860.

The question that has been raised since is whether those deeds, or any action by the county commissioners with respect to the square, have created covenants or restrictions on the use of the property. In the past, an incomplete understanding of the circumstances of the donations has led to speculation on the intent of the language within them. But, with knowledge of the background that led to the donations, the recitations in the deeds referencing federal law, a seat of justice, and county seat purposes, appear to be present to ensure that the deeds are made in lieu of the county making any separate claim on the donors’ land. Moreover, to have created a covenant through a deed, there must be both a promise relating to the land, and the clear

intention of parties that the promise should be a permanent limitation upon use of the land, neither of which are apparent in the deeds given.

With respect to the actions of the commissioners, it is apparent that both the intention of the 1854 county court, and subsequent commissioners’ actions, were to create a public square, an action validated by the county court’s formal platting and dedication of the square in 1896. In the years since 1854, both Oak Street and 8th Avenue have been extended across the area, and at times a city hall, county jail, city jail, farmers market, and courthouse have been constructed there. No further dedication or limitation, such as dedication of any area as a park, has been recorded, other than its role as a public square. Without further restriction, any use compatible with a public square—such as a city hall or market area—would be allowed under the dedication without further action. Alternatively, under Oregon law (ORS 271.140), any part of the square area can be vacated and, after vacation the title would vest with the City of Eugene, who could then use or sell the property in any legal manner.

### **5.3 Courthouse, Public Service Building, Harris Hall, and Wayne Morse Free Speech Plaza**

#### **Current Characteristics**

The site contains the Lane County Courthouse, Public Service Building (PSB), Harris Hall and Wayne Morse Free Speech Plaza. Additional site improvements include two LTD transit stops (one on Oak and one on Pearl), hardscape, and landscaping. The plaza is located across from the Park Blocks and is constructed with materials and design distinct from the other Park Blocks. The Wayne Morse Free Speech Plaza design is characterized by large planters, retaining walls, and an elevated terrace that separate the plaza from the Public Service Building, Courthouse, Harris Hall and other Park Blocks.

The site is bounded by E. 7th Avenue and E. 8th Avenue to the north and south respectively, Pearl Street to the east, and Oak Street to the west. The Courthouse is proximate to the federal building and plaza, Umpqua Bank, and state office building all across 7th Avenue. The site is split zoned Public Land (PL) and Community Commercial (C-2). In

addition, the site has a Nodal Development (/ND) overlay plan designation and a Transportation Oriented Development (/TD) overlay zone designation.

## History

Starting in 1853, all court and legal matters were handled at the Lane County Clerk's Office, a small one room building. The first courthouse was established in 1855 at what is now the intersection of 8th Avenue and Oak Street, in the center of the public square. To satisfy public desire for 8th Avenue and Oak Street to run continuously through the public square, the County Commissioners agreed to have the Courthouse moved to the northeast corner of 8th Avenue and Oak Street in 1869. This courthouse was later moved again and repurposed in order to facilitate construction of a new courthouse at that same site in 1898. In 1959, the current courthouse was built just north of the existing courthouse, court functions were moved to the new facility, and the 1898 courthouse was demolished and replaced with Harris Hall and an adjacent plaza. The current courthouse originally housed the majority of County functions, and the project included the construction of the Butterfly Lot, Harris Hall, and general improvements to the park blocks south of 8th Avenue. The location of the courthouse served as a catalyst for circulating plans for a brand new civic center that would include the courthouse, city hall, county, federal, state, and public schools buildings with accompanying pedestrian bridges along 6th and 7th Avenues for an approximate 20 year period between 1955-1975, but this vision never fully manifested. The Public Service Building was later constructed in 1976 on the former site of the Osburn Hotel/Apartments.

## 5.4 Park Blocks and Adjacent Public Spaces

### Current Characteristics

The Park Blocks' site is zoned as Public Land (PL) and is home to the Saturday Market and Lane County Farmers Market. The site includes an iconic fish fountain and cedar trees, as well as improvements such as basalt walls, shelters, benches, hardscape, and other site furnishings. The Park Blocks are surrounded by employment, city and county government services, commercial activity along Broadway Street and Willamette Street; and, the Hult

Center and Shedd Institute performing arts venues. The Park Blocks consist of four quadrants bisected by Oak Street and Eighth Avenue. The two southern blocks are owned by the city. The fragments of the original northern blocks are located in the Wayne Morse Free Speech Plaza and the Butterfly Lot. The northern blocks are owned by Lane County. The site is designated Government & Education by the Eugene-Springfield Metro Plan and Public Land (PL) by the Eugene Zoning Ordinance. In addition, the site has a Nodal Development (/ND) overlay plan designation and a Transportation Oriented Development (/TD) overlay zone designation.

### History

The Park Blocks' origin dates back to 1853 through a land donation from Charnel and Martha Mulligan and Eugene and Mary Skinner, originally for civic purposes. The original donation was about 400 SF, according to 1866 maps, and was shifted by one half block from the current city street grid. Since the block was located at what would be the intersection of 8th Avenue and Oak Street, both streets were made discontinuous. This was due to the nature of each couple's donation—the Skinner's donation extended from 8th Avenue northward, and the Mulligan's donation extended from 8th Avenue southward. The county courthouse was then constructed in the middle of what is now 8th Avenue in 1855. This configuration caused the Park Blocks to cut off important streets in the center of the city, and the courthouse was then moved further north in 1869. This move enabled Oak Street and 8th Avenue to extend through the park, dividing it into quarters. From this point, history shows that the four quadrants housed varying improvements such as an early park, city hall, jail, and firehouse. Later, the Park Blocks became a grid of trees with a Farmers Market with connecting alleyways, and changed yet again in 1957 with the development of a new county courthouse that included a redesign of the Park Blocks. This 1957 general layout is the closest resemblance to the Park Blocks layout today despite several alterations over time.

# 6.0 COORDINATED DEVELOPMENT CONCEPTS



Based on the programmatic facility needs previously identified, the Project Team developed building and site templates to construct the three scenarios, which were categorized as A, B, and C:

- Scenario A: City Hall and Farmers Market on the Site of the Former City Hall and the Courthouse on the Butterfly Lot;
- Scenarios B: City Hall and the Courthouse on the Site of the Former City Hall and the Farmers Market on the Butterfly Lot; and
- Scenarios C: City Hall and the Farmers Market on the Butterfly Lot and the Courthouse on the Site of the Former City Hall.

The Project Team worked with the Joint Staff Task Force (JSTF) to identify a wide range of potential building configurations for each scenario based on site constraints and other factors. The Project Team identified twelve initial options (herein identified as development concepts), which were culled to six options for further consideration. These six concepts comprise the Preliminary Development Concepts included as Appendix C. The Project Team worked with the JSTF and Elected Representatives Group (ERG) to refine the concepts, which comprise the Refined Development Concepts included as Appendix D. The Refined Development Concepts were presented to the

City Council and Board of County Commissioners in individual meetings, which led to the selection of three preferred concepts. Appendix B Development Concept Flow Diagram is a graphic representation of the process for the City Hall and Courthouse facilities that resulted in the selection of a preferred scenario.

This section provides an overview of each scenario, an accompanying long-term parking strategy, a summary of key considerations, a summary of required agreements needed to realize the strategy, a summary of estimated costs, and an overall timeline for implementation. Detailed cost information is provided in Appendix E.

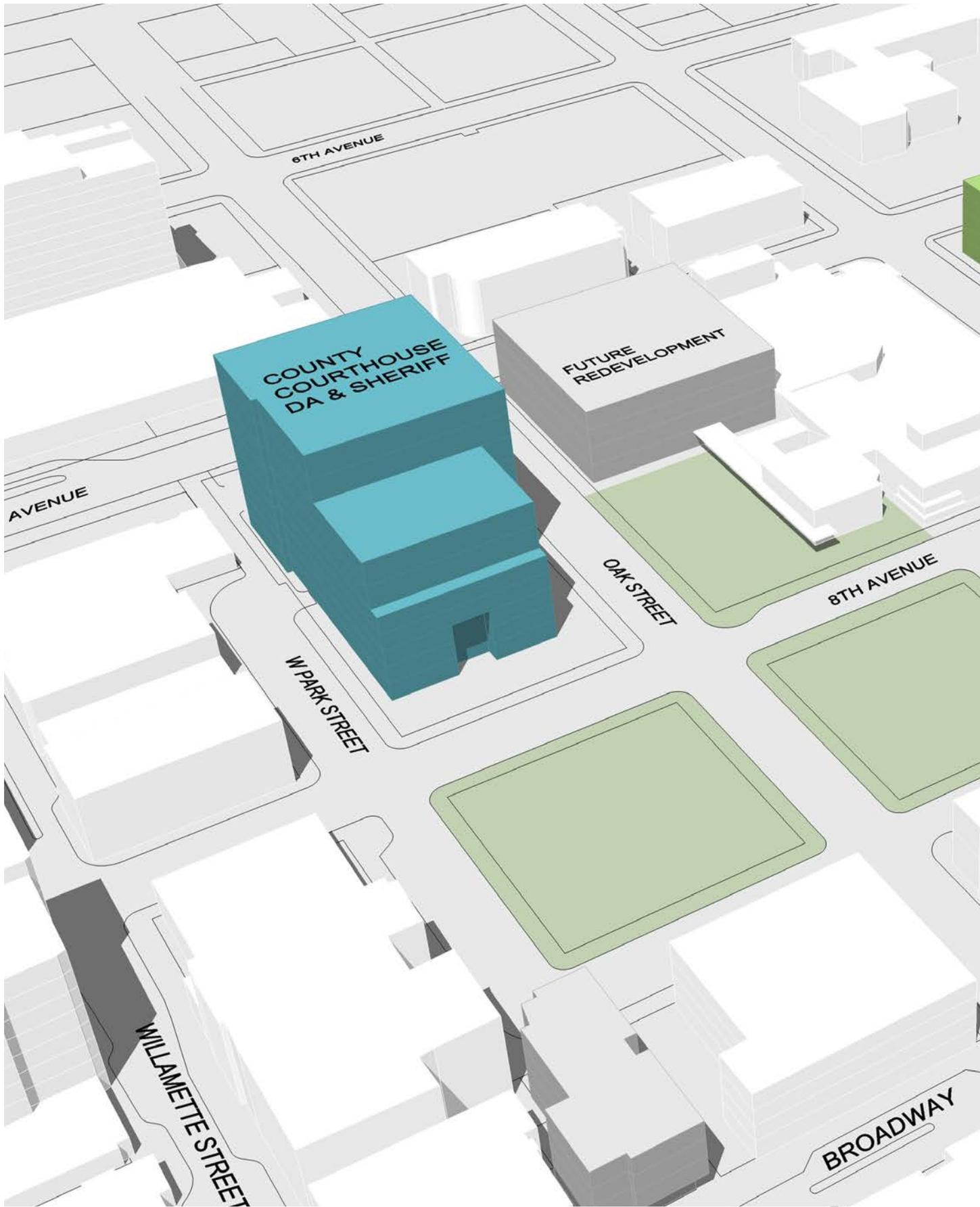


Figure 6-1A Scenario A Perspective



## 6.1 Scenario A

### Overview

Scenario A locates the County Courthouse, including the District Attorney's Office and Sheriff's Offices on the County-owned Butterfly Lot; and City Hall Phases 1 and 2, and the Farmers Market on the City-owned Site of Former City Hall. In this scenario, the combined County Courthouse, District Attorney's Office, and Sheriff's Office is nine stories; and Phase 1 and Phase 2 of City Hall are four stories and five stories, respectively. A new use for the existing Courthouse building and site, once vacated, has not been identified at this time. The Farmers Market is located on the SE quarter block of the Site of Former City Hall and includes a 9,000 square foot one-story shelter structure that accommodates 30 vendor booths, restrooms, and storage. This development concept results in the Courthouse building on a one-half block site, and Phase 1 City Hall and Farmers Market sharing a one-half block site.

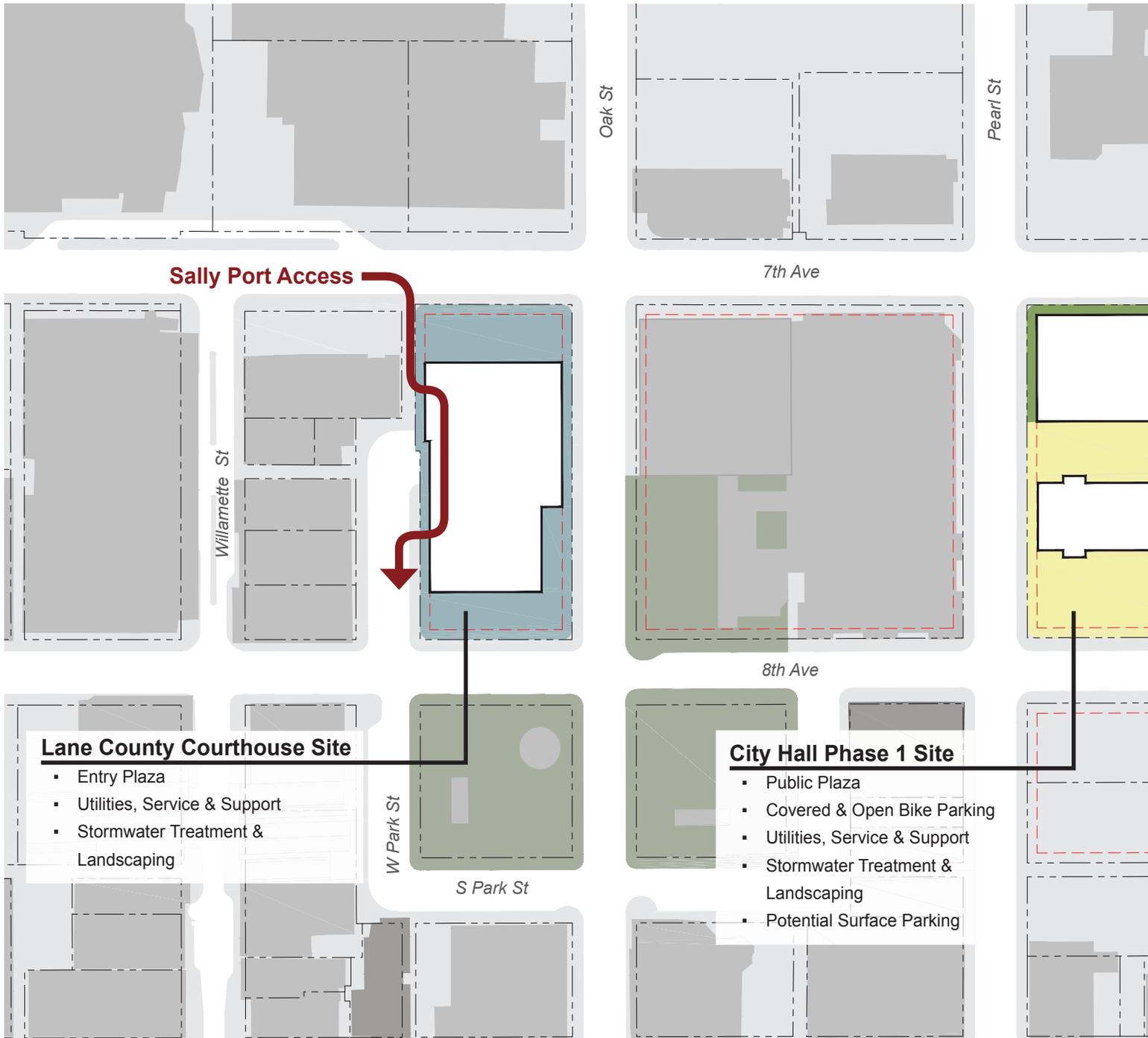
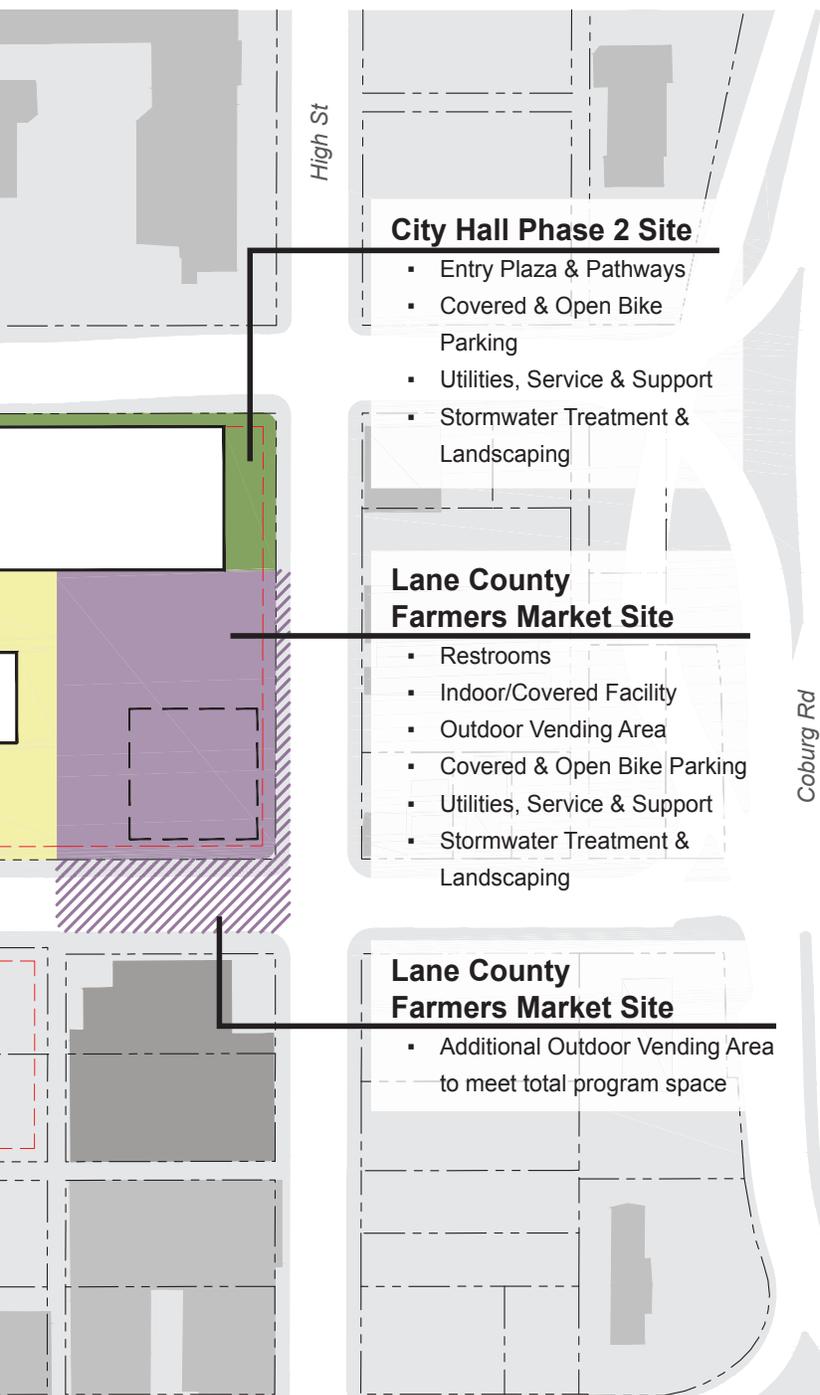


Figure 6-2A Scenario A Annotated Site Plan



## Key Considerations

### Site

- Scenario A displaces the Farmers Market from its preferred existing and historical location.
- The overall size of the Courthouse building mass eliminates any future ability to re-establish the NW Park Block on the Butterfly Lot.
- The height of the Courthouse building significantly impacts solar access for surrounding buildings and open space areas.
- Scenario A displaces existing parking on the Butterfly Lot, which will need to be replaced to meet a current need for parking associated with County facilities and the downtown area.

### Context

- The footprint of Courthouse building and site services will result in significant loss of tree canopy on the Butterfly Lot.
- Scenario A is inconsistent with the Special Places section of the Downtown Plan because it eliminates the opportunity to fully restore the NW Park Block.
- The Courthouse is not planned to provide ground floor active frontage on 8th Avenue.
- The size of the site is sufficient to accommodate programs for both the City Hall public plaza and Farmers Market.
- Scenario A results in co-location of uses that enhance delivery of services to the public by locating Phase 1 and 2 of City Hall on the same site, and the Courthouse, District Attorney’s office, and Sheriff’s office within the same building.

## Transportation

- The Courthouse location is proximate to the Parade for jury parking.
- Scenario A creates an overall parking supply loss by demolishing the Butterfly Lot in conjunction with Courthouse construction.

## Cost

- City Hall Phase 1 can proceed with current design and on current rebid timeline.
- No exchange of properties is necessary, simplifying the assignment of site acquisition and preparation costs.
- Vacating the existing courthouse creates an opportunity for redevelopment. The costs associated with this redevelopment are not included in this report. Demolition and remodel costs associated with the existing Courthouse are discussed in the report.
- The Farmers Market is displaced from its existing and historical location and the estimated cost difference to relocate it to the Site of Former City Hall is \$513,894 more than Scenarios B and C given the additional site preparation that would be required to create square footage equivalent to the reclaimed NW Park Block and the adjacent Park St. right-of-way.

## Required Agreements

- Scenario A assumes that each agency proceeds with development of their own facilities on property under their ownership, thus no shared agreements are required.
- Scenario A assumes that the Farmers Market is relocated from the County-owned Butterfly Lot to the City-owned Site of Former City Hall. A lease agreement between the Farmers Market and City will be required for market operation.

## Construction Timeline

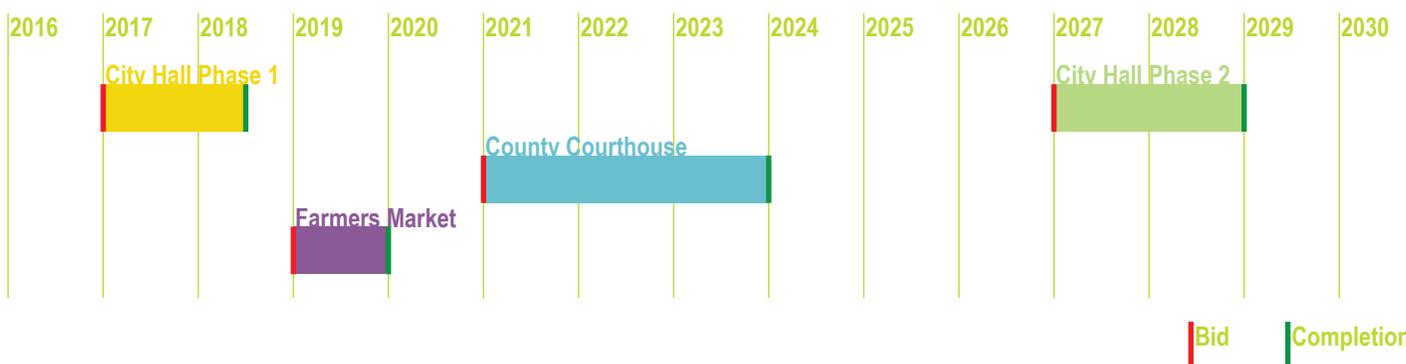


Figure 6-3A Scenario A Timeline

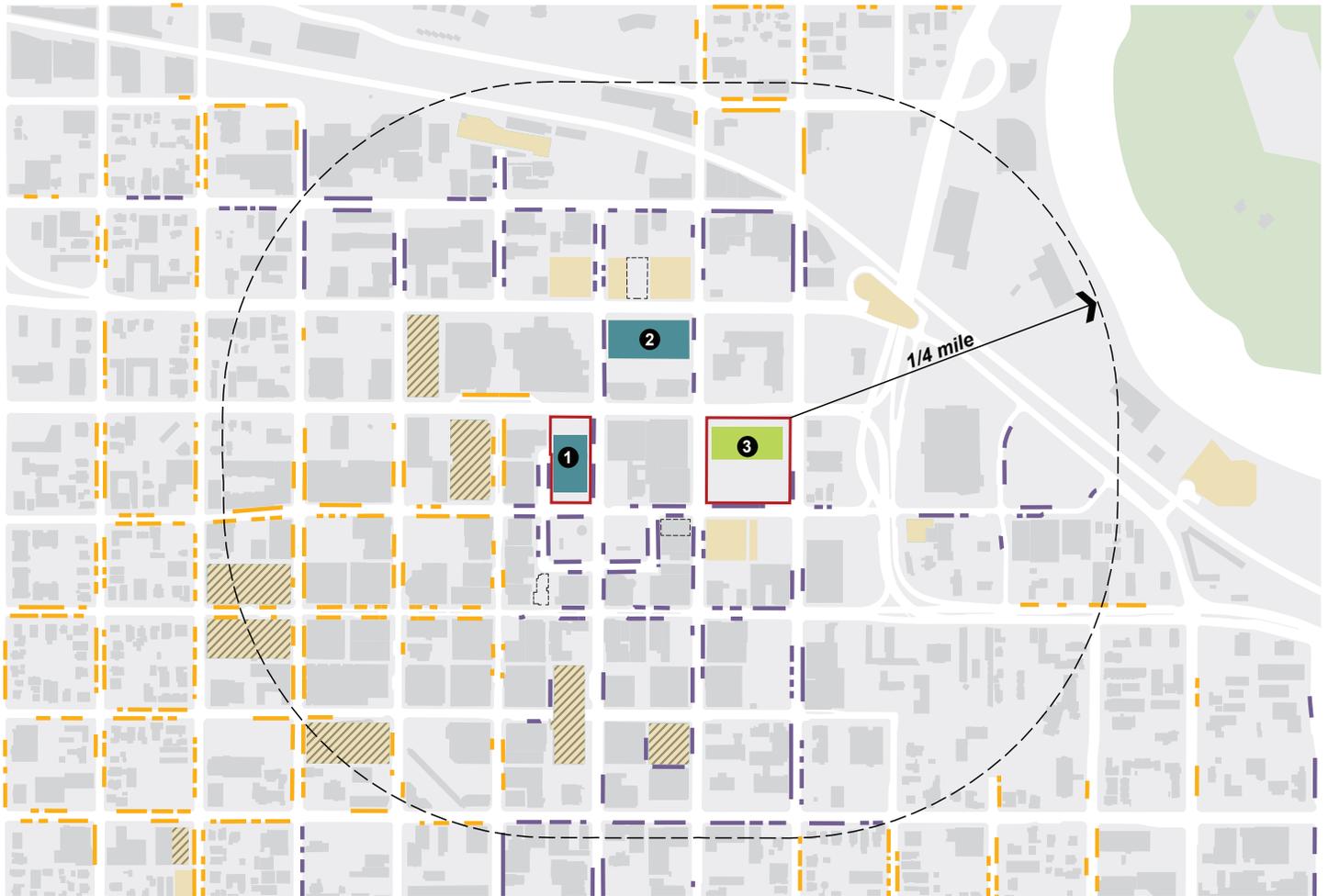


Figure 6-4A Scenario A Parking Strategy

**EXISTING PARKING**

-  **CITY OR COUNTY STRUCTURED PARKING**  
2,627 spaces
-  **CITY OR COUNTY SURFACE PARKING**  
549 spaces
-  **METERED PARKING\***  
484 spaces
-  **SIGNED PARKING\***  
244 spaces  
\*within 1/4 mile

**POTENTIAL NEW PARKING**

-  **COUNTY-OWNED STRUCTURED PARKING**  
480 potential new spaces
- 1** **County Courthouse on Butterfly Lot**  
Program:  
70 spaces (single below ground level)  
Unassigned:  
6 spaces (single below ground level)
- 2** **County Lot (Add 4 Floors)**  
272 existing spaces  
Unassigned  
404 spaces
-  **CITY-OWNED STRUCTURED PARKING**  
77 potential new spaces
- 3** **City Hall Phase 2 on Site of Former City Hall**  
Program:  
47 spaces (single below ground level)  
Unassigned:  
30 spaces (surface level)

**TOTAL PROGRAM & UNASSIGNED:  
557 new spaces (operated by either Agency)**

**Parking Strategy**

Scenario A allows for structured parking in conjunction with the Courthouse and Phase 2 City Hall, and the potential addition of four levels of structured parking at the County Lot on 6th Avenue. Scenario A provides 76 spaces in a basement level within the Courthouse and 77 spaces within a basement level in Phase 2 City Hall. An additional 404 spaces may be provided in four levels of structured parking at the County Lot. In total, Scenario A can provide up to 557 new parking spaces.

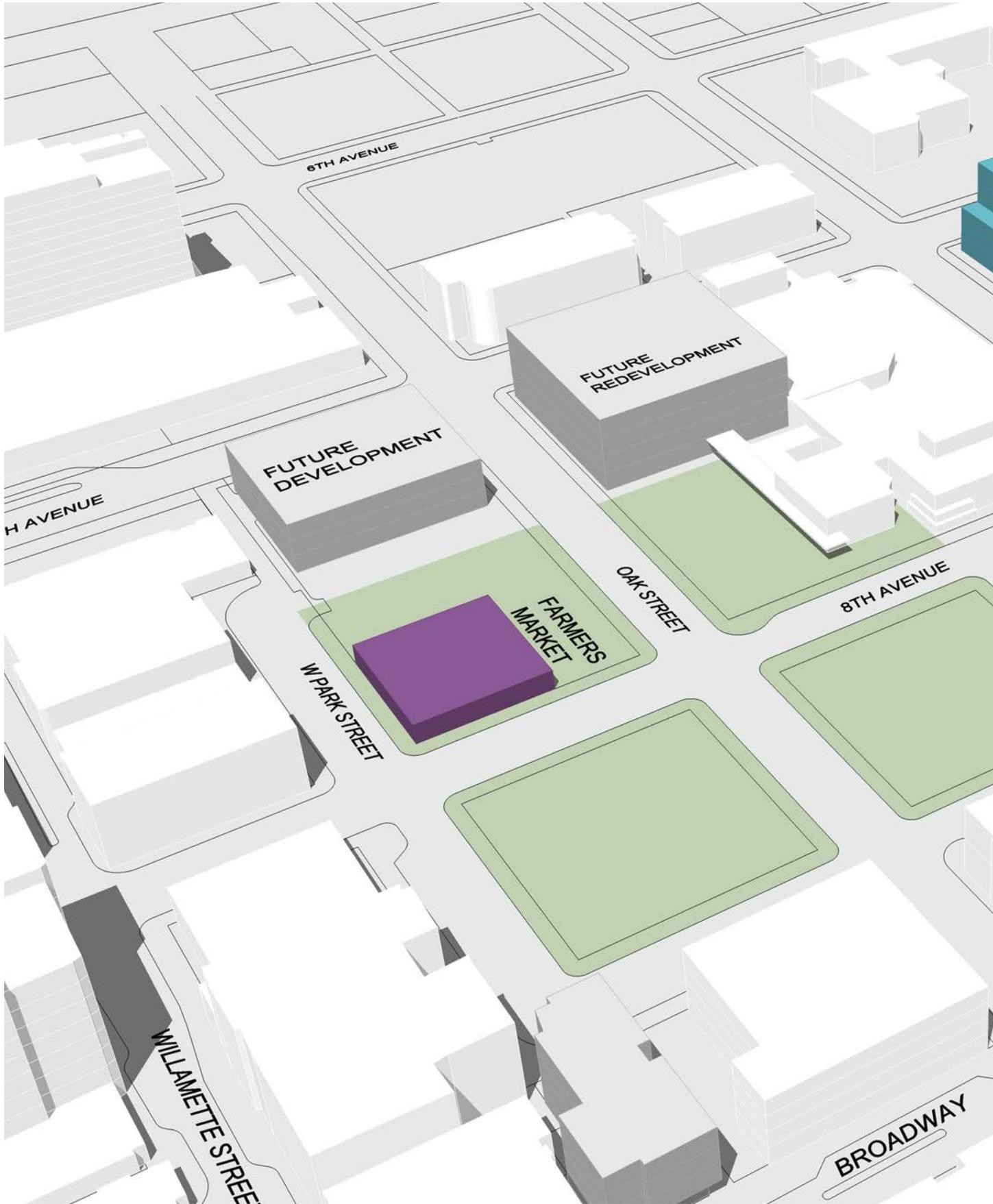
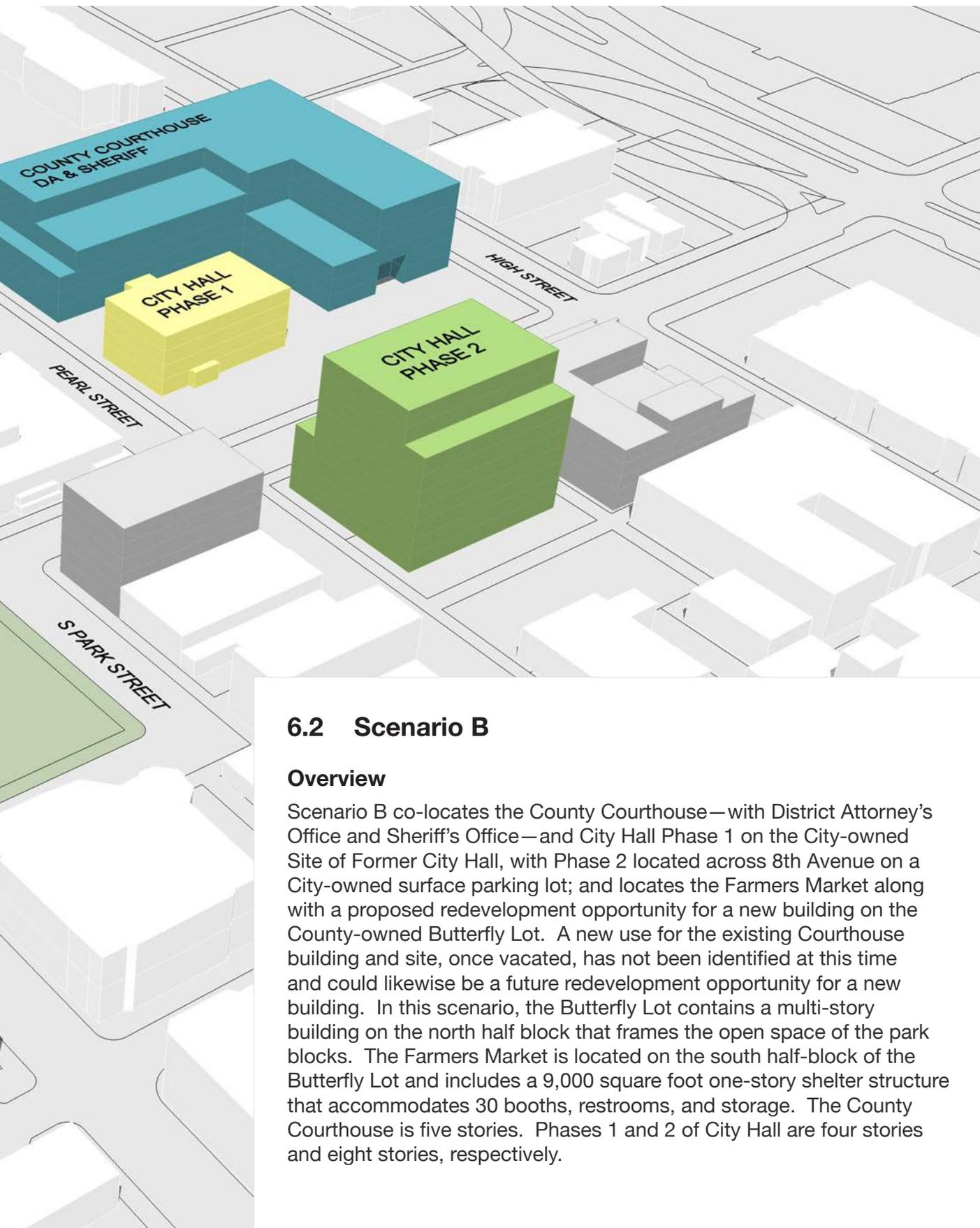


Figure 6-1B Scenario B Perspective



## 6.2 Scenario B

### Overview

Scenario B co-locates the County Courthouse—with District Attorney’s Office and Sheriff’s Office—and City Hall Phase 1 on the City-owned Site of Former City Hall, with Phase 2 located across 8th Avenue on a City-owned surface parking lot; and locates the Farmers Market along with a proposed redevelopment opportunity for a new building on the County-owned Butterfly Lot. A new use for the existing Courthouse building and site, once vacated, has not been identified at this time and could likewise be a future redevelopment opportunity for a new building. In this scenario, the Butterfly Lot contains a multi-story building on the north half block that frames the open space of the park blocks. The Farmers Market is located on the south half-block of the Butterfly Lot and includes a 9,000 square foot one-story shelter structure that accommodates 30 booths, restrooms, and storage. The County Courthouse is five stories. Phases 1 and 2 of City Hall are four stories and eight stories, respectively.

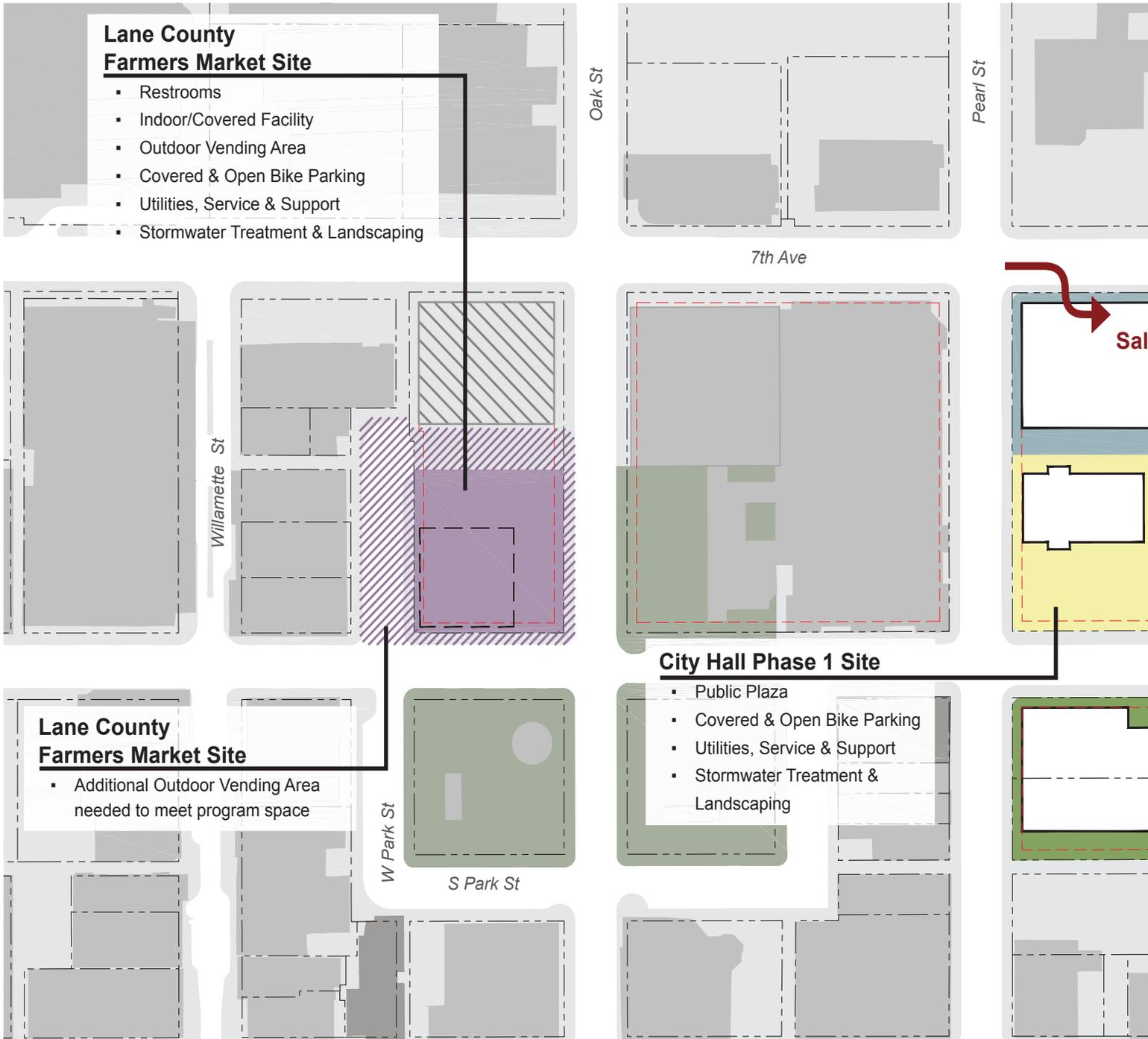
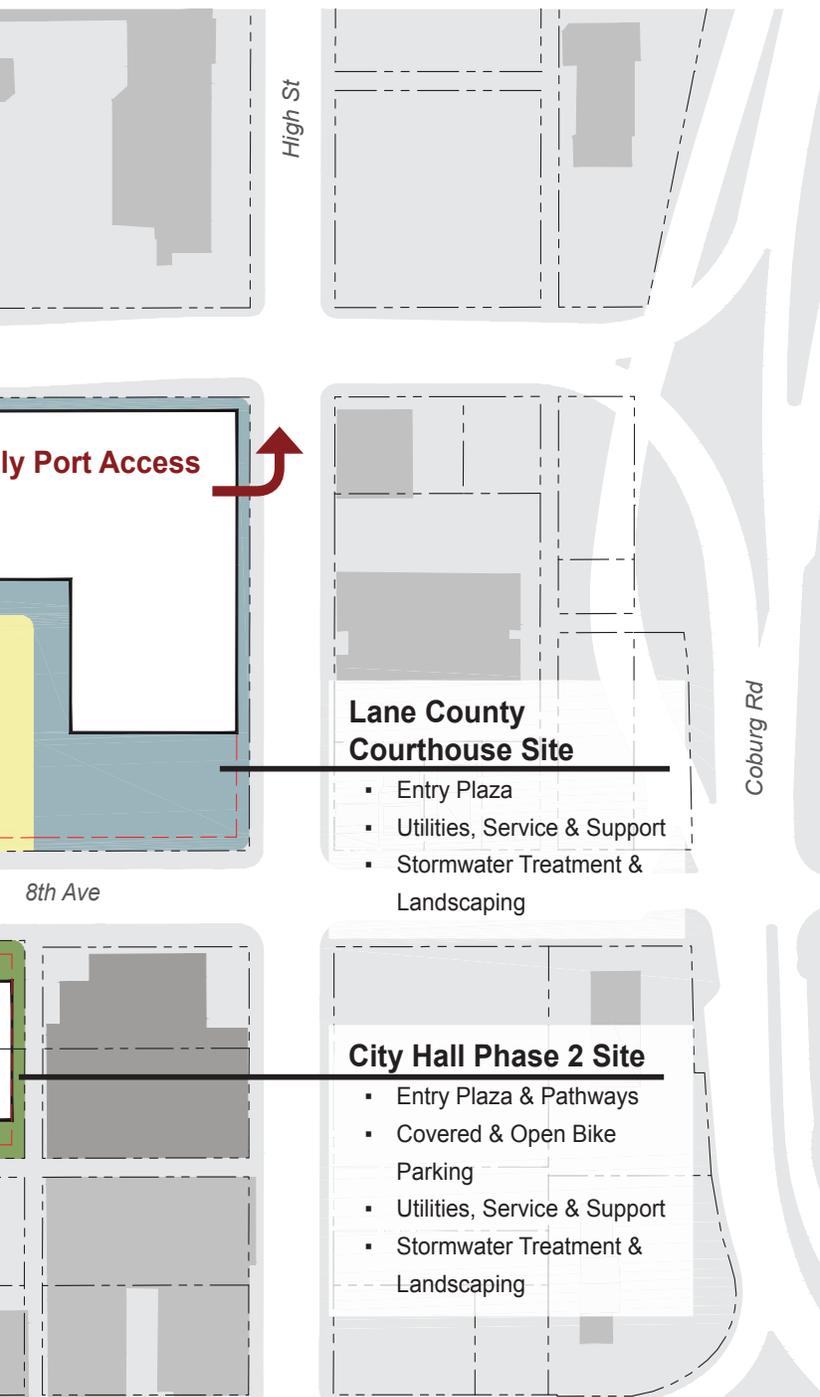


Figure 6-2B Scenario B Annotated Site Plan



## Key Considerations

### Site

- Scenario B re-establishes the NW Park Block and retains the Farmers Market in its existing and historical location.
- City Hall Phase 2 is displaced from its planned location and Courthouse development prevents it from occurring on the site in the future. Adjacent City-owned property is available south of 8th Avenue as a potential site for City Hall Phase 2. Development of the site for Phase 2 would displace existing surface parking.
- The replacement of existing parking at the Butterfly Lot is not a necessary consideration until such time that the Farmers Market expands or the north half block is developed.
- Service and security needs for the Courthouse site create conflicts with the plaza and civic assembly spaces associated with City Hall Phase 1.
- City Hall Phase 1 will require some redesign to address spatial constraints and conflicts with the Courthouse.

### Context

- Scenario B is consistent with the Downtown Plan in its policy direction to consider the re-establishment of the NW Park Block.
- City Hall Phase 2 will impact solar access to the City Hall Phase 1 plaza if the full program is accommodated on the City-owned surface parking lot at 8th Avenue and Pearl Street.
- The development of the northern half of the Butterfly Lot in a manner that promotes active ground floor uses that are oriented south, toward the Park Blocks, is critical to the overall function of the Park Blocks.

## Transportation

- Scenario B proposes new facilities that are further from existing parking supply (Parcade, Broadway Garage, etc.).
- Scenario B results in the displacement of surface parking planned for construction with the City Hall Phase 1 project when Courthouse developed occurs. There may be an opportunity for shared parking under the Courthouse for City Hall Phase 1.

## Cost

- City Hall Phase 1 will require some redesign and the construction start will be pushed back from current rebid timeline. Scenario B attributes \$698,087 to City Hall Phase 1 for construction cost escalation (1 year delay).
- Site of Former City Hall requires additional site preparation for construction of the Courthouse, and the estimated cost difference is \$1,203,500 above Scenario A.
- City Hall Phase 2 site preparation costs are reduced due to a smaller site area and the estimated cost difference is \$1,340,000 below Scenario A.
- Redevelopment opportunities are created by vacating the existing courthouse and making the northern portion of the Butterfly Lot available. The costs associated with these redevelopment projects are not included in this report. Demolition and remodel costs associated with the existing Courthouse are discussed in the report.

- Scenario B may enable shared infrastructure and service costs between the County and City.

## Required Agreements

- County and City will need to agree to what form of ownership under which County will obtain the majority of the Site of Former City Hall for a new Courthouse, and cost for doing so.
- County disposition of the north half of the Butterfly Lot.

## Construction Timeline

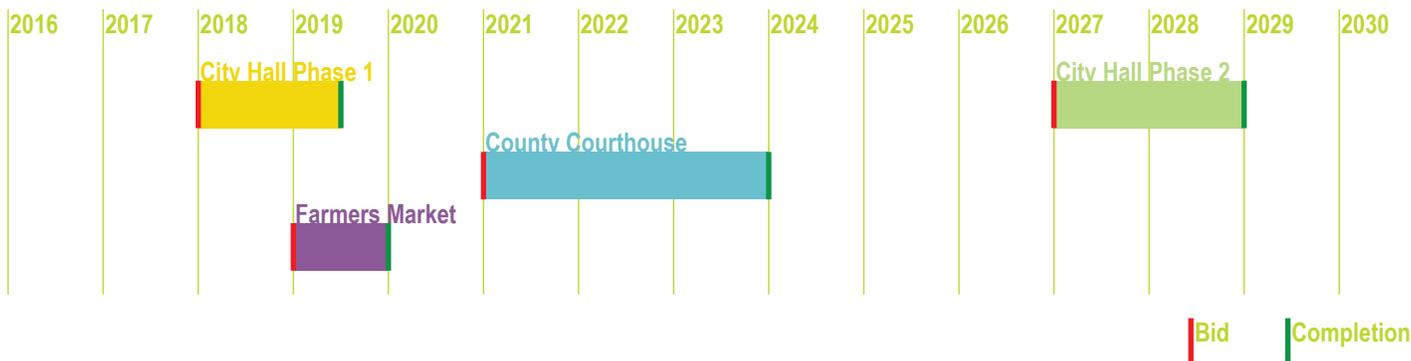


Figure 6-3B Scenario B Timeline

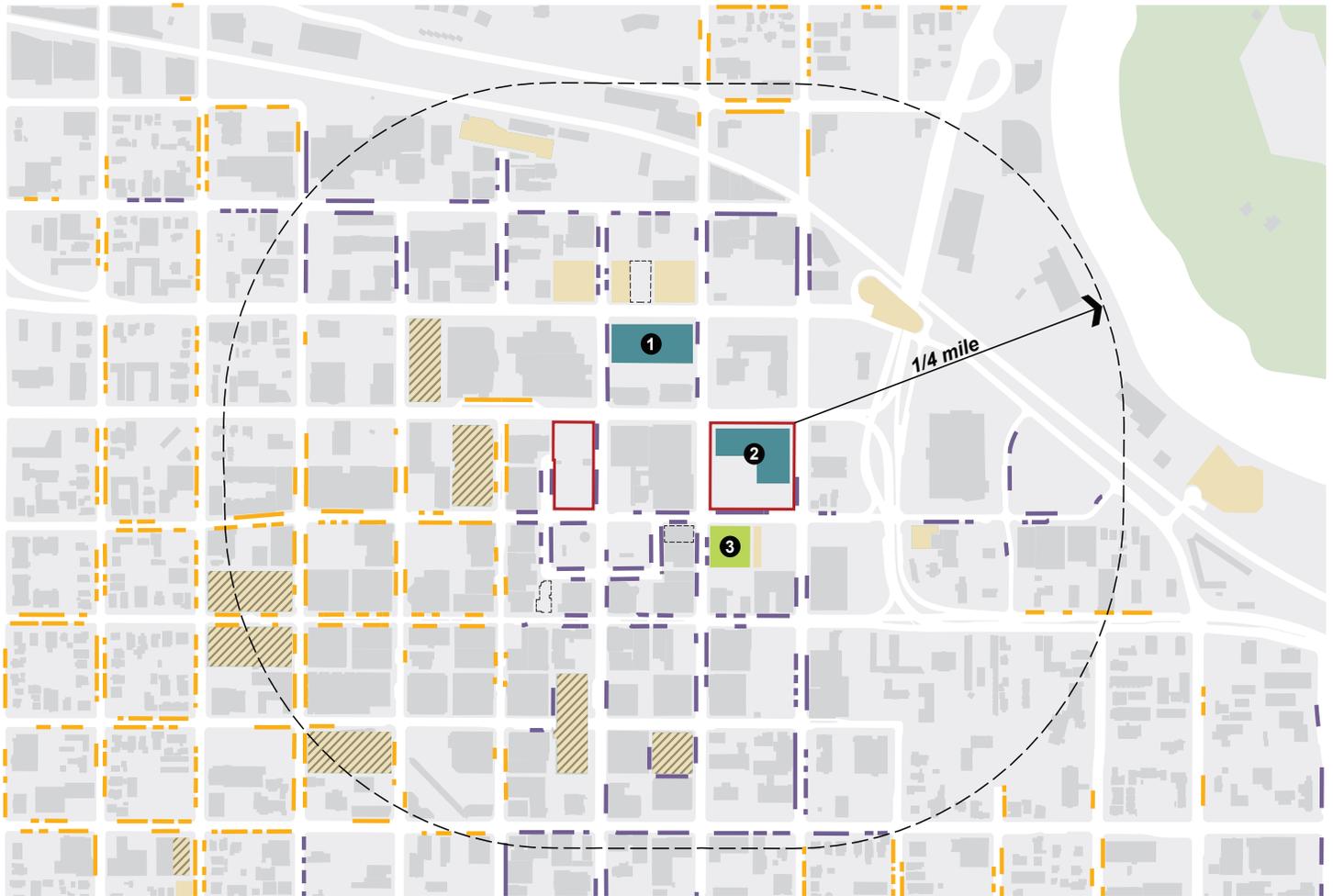


Figure 6-4B Scenario B Parking Strategy

**EXISTING PARKING**

-  **CITY OR COUNTY STRUCTURED PARKING**  
2,627 spaces
  -  **CITY OR COUNTY SURFACE PARKING**  
461 spaces
  -  **METERED PARKING\***  
484 spaces
  -  **SIGNED PARKING\***  
244 spaces
- \*within 1/4 mile

**POTENTIAL NEW PARKING**

-  **COUNTY-OWNED STRUCTURED PARKING**  
538 potential new spaces
  - 1** **County Lot (Add 4 Floors)**  
272 existing spaces  
Unassigned: 404 spaces
  - 2** **County Courthouse on Site of Former City Hall**  
Program: 70 spaces (single below ground level)  
Unassigned: 64 spaces (single below ground level)
-  **CITY-OWNED STRUCTURED PARKING**  
49 potential new spaces
  - 3** **City Hall Phase 2 on Existing City Surface Parking Lot**  
Program: 47 spaces (single below ground level)  
Unassigned: 2 spaces (surface level)

**TOTAL PROGRAM & UNASSIGNED:**  
587 new spaces (operated by either Agency)

**Parking Strategy**

Scenario B allows for structured parking in conjunction with the Courthouse, Phase 2 City Hall, new building on the Butterfly Lot, and the potential addition of four levels of structured parking at the County Lot on 6th Avenue. Scenario B provides 134 spaces in a basement level within the Courthouse 49 spaces within a basement level in Phase 2 City Hall, and 41 spaces in a basement level within a new building on the north half of the Butterfly Lot. An additional 404 spaces may be provided in four levels of structured parking at the County Lot. In total, Scenario B can provide up to 628 new parking spaces.

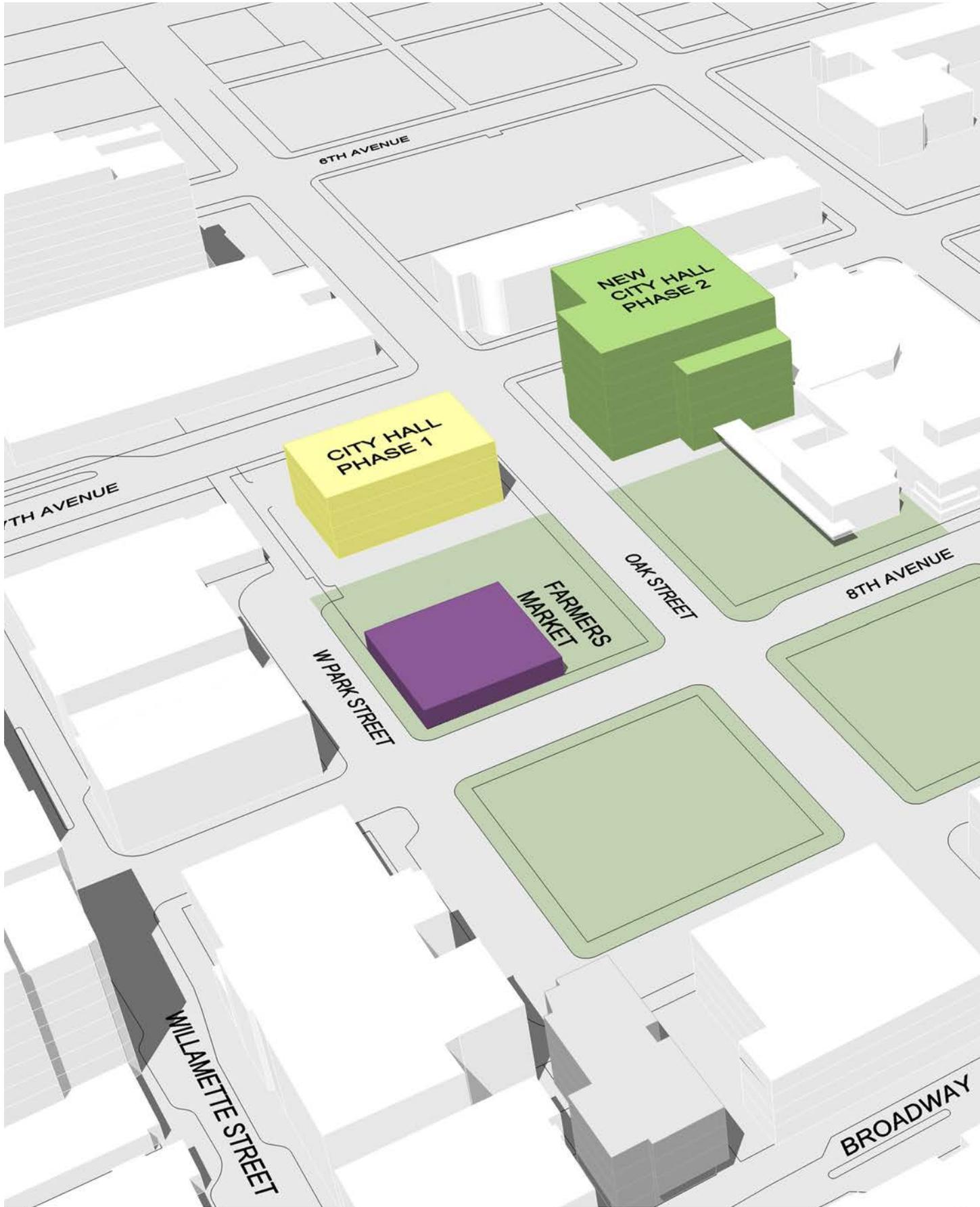
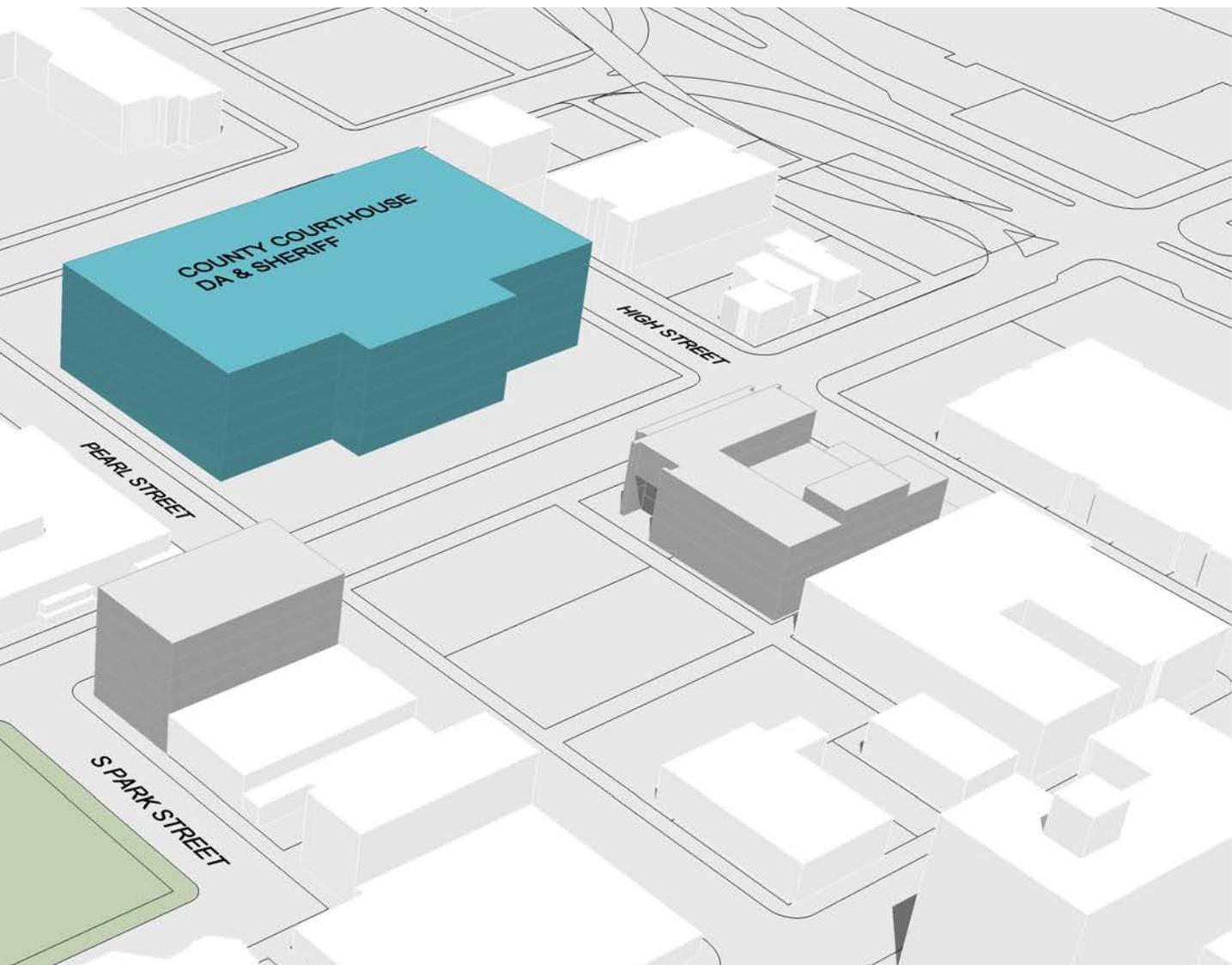


Figure 6-1C Scenario C Perspective



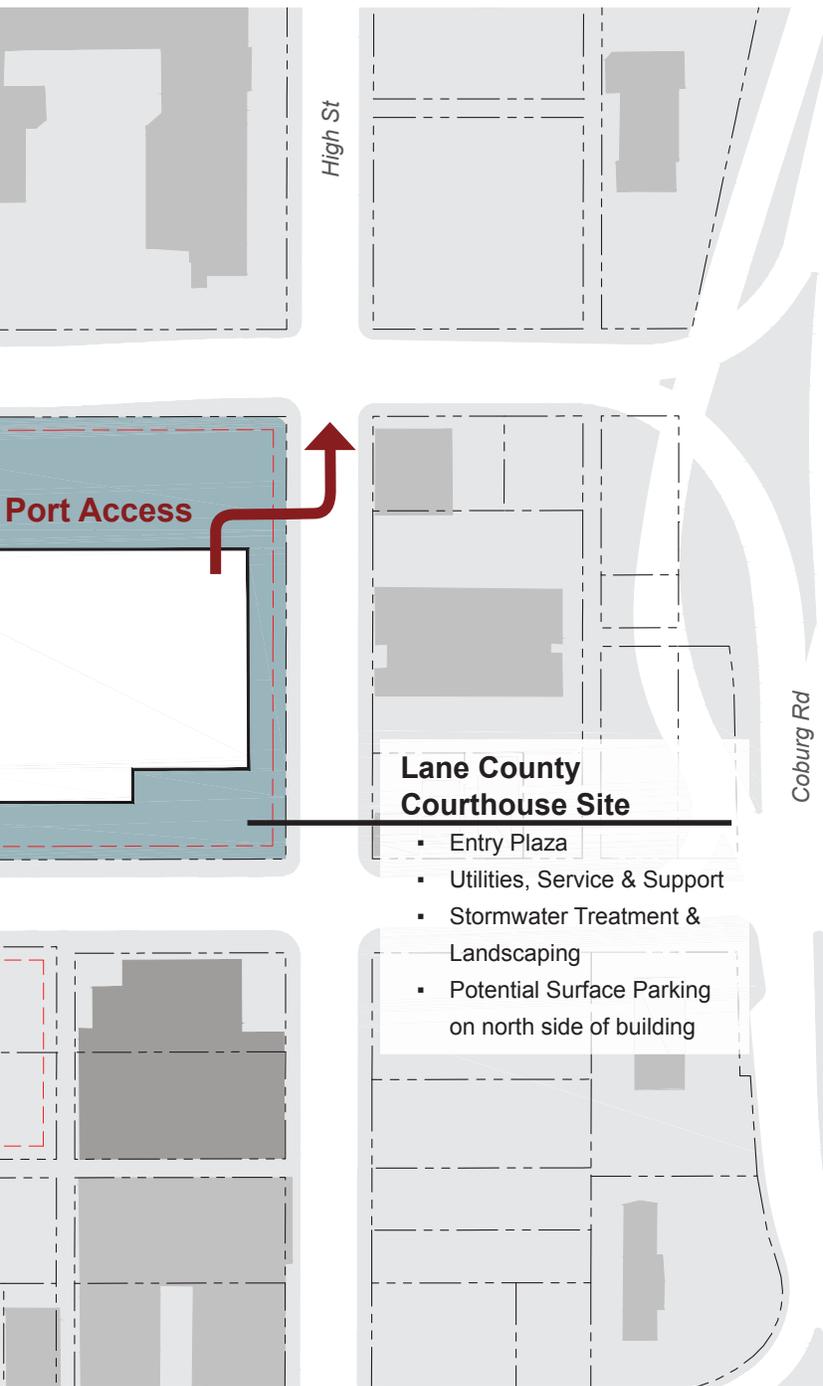
## 6.3 Scenario C

### Overview

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, including 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.



Figure 6-2C Scenario C Annotated Site Plan



## Key Considerations

### Site

- Scenario C re-establishes the NW Park Block and retains the Farmers Market in its existing and historical location.
- Scenario C displaces existing parking on the Butterfly Lot, which will need to be replaced to meet a current need for parking associated with County facilities and the downtown area.
- Scenario C may result in the opportunity for an overlap in programming of the City Hall plaza and Farmers Market if both spaces are in use at the same time. Some overlap, or shared space, will be necessary to meet the desired open space programs for City Hall and the Farmers Market.
- Scenario C maximizes site development opportunities for the Courthouse by allowing the greatest amount of developable area.
- Expanded site area allows for lower Courthouse building heights, therefore reducing negative solar impacts on surrounding properties.
- The status of deed restrictions that may inhibit the siting of City Hall on the Butterfly Lot is unknown pending the result of re-filing a court petition at the appropriate time.

### Context

- Scenario C is consistent with the Downtown Plan in its policy direction to consider the re-establishment of the NW Park Block.
- Construction of City Hall Phase 2 is contingent upon demolition of the existing Courthouse building and County relocation of any remaining service. Scenario C requires relocating archives and heating and cooling equipment for the existing Public Service Building that are housed within the Courthouse.

## Transportation

- Expanded site area may allow for accessible and service surface parking on the Courthouse and City Hall Phase 1 sites, and larger areas for structured parking within the building footprints.

## Cost

- 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 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.

## Required Agreements

- County and City will need to agree to what form of ownership under which the County will obtain the Site of Former City Hall property for a new Courthouse, and the City will obtain the current Courthouse and Butterfly Lot properties, as well as the cost for doing so.

## Construction Timeline

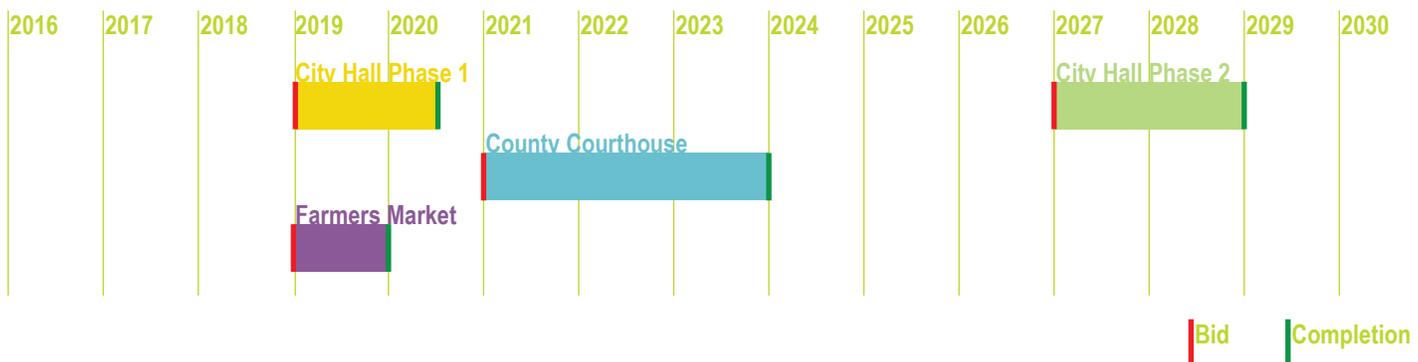


Figure 6-3C Scenario C Timeline

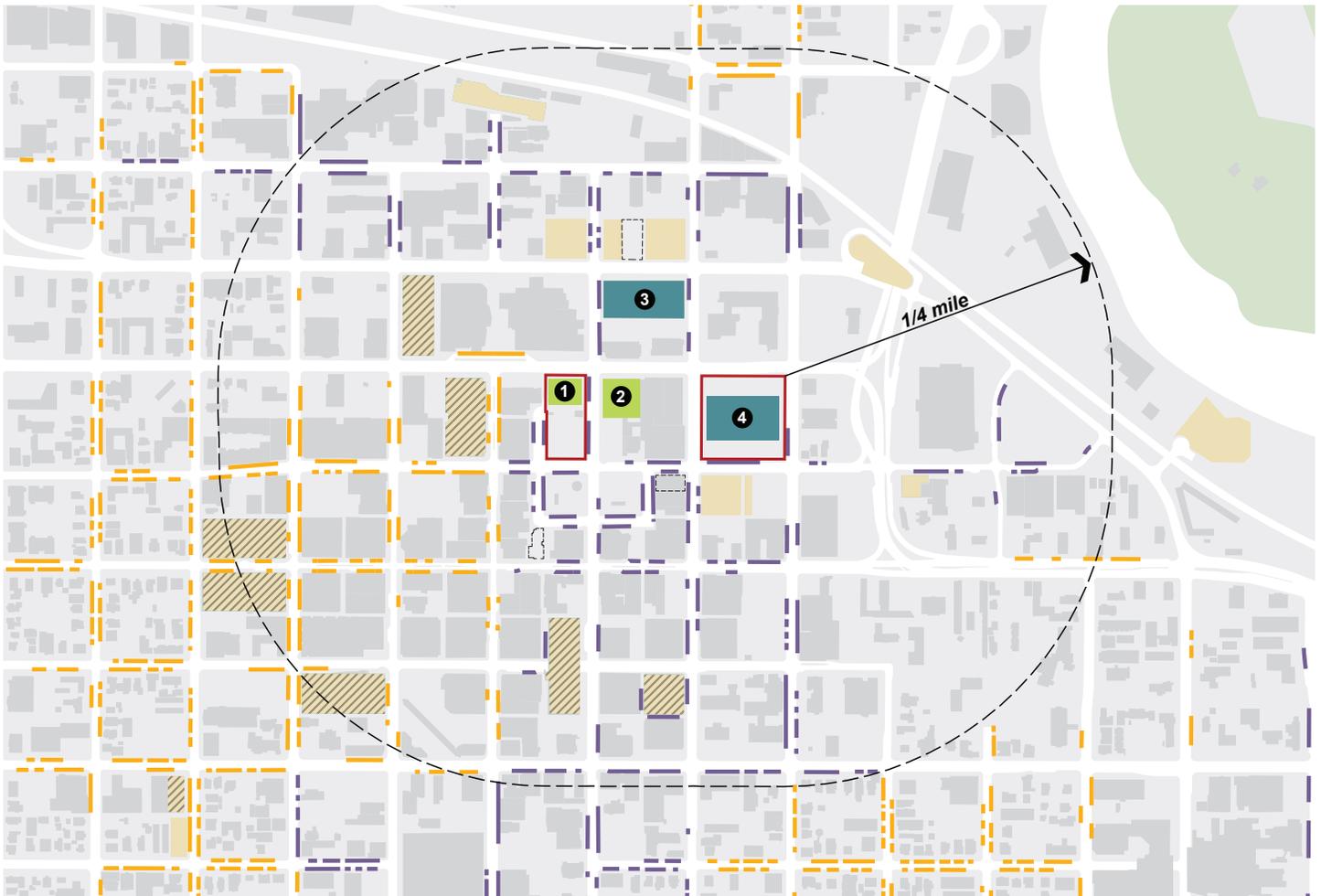


Figure 6-4C Scenario C Parking Strategy

**EXISTING PARKING**

-  **CITY OR COUNTY STRUCTURED PARKING**  
2,627 spaces
-  **CITY OR COUNTY SURFACE PARKING**  
549 spaces
-  **METERED PARKING\***  
484 spaces
-  **SIGNED PARKING\***  
244 spaces  
\*within 1/4 mile

**POTENTIAL NEW PARKING**

-  **COUNTY-OWNED STRUCTURED PARKING**  
524 potential new spaces
  - 3 County Lot (Add 4 Floors)**  
272 existing spaces  
Unassigned: 404 new spaces
  - 4 County Courthouse on Site of Former City Hall**  
Program: 70 spaces (single below ground level)  
Unassigned: 50 spaces (single below ground level)
-  **CITY-OWNED STRUCTURED PARKING**  
69 potential new spaces
  - 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:**  
593 new spaces (operated by either Agency)

**Parking Strategy**

Scenario C allows for structured parking in conjunction with the Courthouse, City Hall Phase 1, City Hall Phase 2, and the potential addition of four levels of structured parking at the County Lot on 6th Avenue. Scenario C provides 120 spaces in a basement level within the Courthouse, 22 spaces within a basement level in City Hall Phase 1, and 47 spaces in a basement level within City Hall Phase 2. An additional 404 spaces may be provided in four levels of structured parking at the County Lot. In total, Scenario C can provide up to 593 new parking spaces.

## 6.4 Cost Analysis Overview

The individual projects within each of the scenarios presented in this report are distinctive, with significant differences in form and function. In many instances these unique aspects are not fully understood at this stage in the planning process and have necessitated the formulation of a number of informed assumptions as part of this study. These assumptions reflect the Task Force's best assessment of likely outcomes, but inherently contain some level of uncertainty. The significant amount of design that has yet to commence on the Courthouse and Phase 2 City Hall, and the inevitable impact this will have on the true cost of these projects, is a primary example of this uncertainty and the assumptions that needed to be made as part of the Task Force's work. In most instances, the Task Force has assumed ideal outcomes, with the planned facilities containing all desired programs with ample space allocations. While this approach produces the highest and most cautious projections of cost, it is important to recognize that each project will be designed to achieve the optimal balance between providing what is necessary while working within the limitations of available funding.

An appreciation of the uncertainty inherent in the planning stage of these projects is critical when conducting a cost analysis of the three scenarios presented in this report. Even minor changes to fundamental assumptions can have a significant impact on projections of total project costs. For this reason, the most consistent and informative data regarding cost is the cost differential between scenarios, with all assumptions held constant. This provides the most useful information for the purposes of deciding between scenarios and mitigates the influence of uncertainty within the analysis of each scenario.

The analysis that follows defines and estimates a comprehensive set of cost considerations and presents the differential for each under the three scenarios. The conclusion of this analysis is that, given the magnitude of cost and the significant expanse of time over which it will be expended, the total differential in cost between scenarios can be considered nominal and not a primary factor in deciding between scenarios. However, the individual differentials in cost that are identified and presented here may be useful in informing negotiations around certain agreements necessary to facilitate the chosen scenario.

This section is intended to define the different costs included in the analysis that follows. Several key assumptions greatly influence the estimated costs presented in this report. It is important to understand how these assumptions were arrived at and how subsequent decision-making may alter them and the estimated costs. The analysis presents relevant cost considerations in general terms as provided by the Project Team and by the cost estimating consultant Rider Levett Bucknall.

## Improvement Costs

Improvement Costs consist of the hard costs for materials required to construct improvements. These items include:

- **Building Costs:** This category accounts for the building itself (structure, walls, fixtures, and all associated systems). Building Costs range from \$300/SF to \$450/SF based on programmatic requirements.
- **Site Preparation Costs:** This category includes demolition of structures, removal of foundations, relocation of impacted facilities, sitework (surface parking, hardscape, stormwater treatment, and landscape improvements), and right-of-way (ROW) improvements (sidewalk, curb and gutter, street trees, street lighting, accessibility upgrades). Site Preparation Costs are estimated at \$45/SF for sitework and \$20/SF for ROW improvements. Demolition, removal, and relocation costs vary by each condition.
- **Parking Costs:** Parking costs include the cost for constructing secure below grade parking under the building. Parking Costs are estimated at \$45,000 per below grade parking space and \$35,000 per above grade structured parking space.

Relevant similar project costs were used as benchmarks to compare against the unit rates used in this study. The benchmarks are from construction projects in the Portland Metro area. Current construction cost data indicates no significant differences between work in Portland and Eugene with the exception of modest increases in cost for mechanical, electrical, and other trades within the Portland area.

- Multnomah County Courthouse – Currently budgeted in the \$450/SF range (2017)
- Daimler HQ Portland, OR – \$325/SF (2016)
- Daimler HQ structured above grade parking – \$21,000/parking space (2016)
- NW Gas HQ Study Office, – Building shell – \$190/SF (2016)
- NW Gas HQ Study Office, – Below Grade Parking – \$39,000/parking space (2016)

An explanation for the pricing methodology for each building is provided:

- **Courtrooms and Related Facilities - \$450/SF:** The study assumes a County Courthouse with 50 year life expectancy, high quality finishes in public areas, facade to match the surroundings, and LEED Silver. This cost compares with the current budgeting of Multnomah Courthouse at approximately \$450/SF.
- **Court Administration - \$300/SF:** The pricing reflects office space with a mostly open floor plan configuration and basic interior finishes.
- **DA Office - \$300/SF:** The pricing reflects office space under 30,000 SF with minimal public areas and a mostly open floor plan configuration.
- **Sheriff's Office - \$300/SF:** The pricing reflects office space under 60,000 SF (greater scale of economy), a simpler configuration than DA Offices, with basic interior finishes and areas of higher security.
- **State Office - \$300/SF:** The pricing reflects a size and building type similar to the DA Offices.
- **City Hall Phase 1 – \$400/SF:** The pricing assumes public areas, higher quality of finishes, prominent facade, sustainable features, and energy efficiency features consistent with City policy. The overall building size is smaller with less cost

efficiencies hence the mid-point cost range between Courts and DA offices at \$400/SF.

- **City Hall Phase 2 - \$320/SF:** The pricing assumes a minimum LEED Silver building consisting primarily of office space with public areas, sustainable design strategies, and energy efficiency features consistent with City policy. At 135,000 SF, pricing reflects greater economies of scale.

## Related Construction Costs

Related Construction costs consist of mark-ups and contingencies. Generally, mark-ups are applied to the total improvement costs and account for the necessary costs associated with performing the work. These items include:

- **Phasing & Temporary Work:** The project(s) will be phased and costs should be included for creating phased operations and temporary utilities while each phase is completed. Phasing & Temporary Work is estimated at 1.5 percent of Improvement Costs.
- **General Conditions:** General conditions account for all the Contractors site supervision and management, site accommodation, utilities, office equipment and supplies as well as head office costs. General Conditions is estimated at 6.5 percent of Improvement Costs + Phasing & Temporary Work.
- **Bonds & Insurances:** The Contractor will be required to take out various bonds, sub-guarantees and insurances to protect the Owner (and the Contractor) against construction claims. Bonds & Insurance is estimated at 2.85 percent of Improvement Costs + Phasing & Temporary Work + General Conditions.
- **Contractor's Fee:** The Contractor will charge a fee on the project. Contractor's Fee estimated at 4.5 percent of Improvement Costs + Phasing & Temporary Work + General Conditions.
- **Design Contingency:** The estimates are at a very conceptual level and therefore it is necessary to have a design contingency to account for any scope that has not been considered in the estimate. As the design progresses and more is known about the project, the design contingency would reduce accordingly. Design Contingency is estimated at 15 percent of Improvement Costs.
- **CM/GC Contingency:** The study assumes that the selected construction process will follow a Construction Management / General Contractor method and consequently there will be a need to account for the Contractors contingency that they will place against risk as they offer their guaranteed maximum price. CM/GC Contingency is estimated at 3 percent of Improvement Costs.

## Escalation Costs

The estimates have been priced in today's dollars. As the construction activities are planned to commence in the future, there is a need to account for construction cost escalation. This escalation allows for labor increases over time as well as price increases on materials and components. Escalation is estimated at 5 percent in 2017, 4 percent in 2018, and 3 percent for every year thereafter.

## Direct Construction Costs

Direct Construction Costs are the compounded total of Improvement Costs + Related Construction Costs + Escalation Costs.

## Owner Costs

Owner Costs include administration, staffing, permitting, system development charges, design fees, topographic survey, geotechnical investigation, furnishings, commissioning, and other miscellaneous costs. Owner Costs are estimated at 35 percent of Direct Construction Costs.

## Total Project Costs

Total Project Costs are the compounded total of Direct Construction Costs + Owner Costs.

## 6.5 Cost Considerations

This section summarizes the estimated costs associated with the three scenarios, as defined in the previous section. While these costs may be associated with a specific improvement, project, or entity, it should be recognized that each is subject to assignment through negotiation among the parties. Additionally, the County anticipates that significant State assistance will be available for the Courthouse project and that much of the cost included in this analysis will be eligible for state funding. For these reasons, the costs presented herein are associated with specific improvements under each scenario, without necessarily designating them as the responsibility of any particular project partner.

### Improvement Costs

Costs for Building, Site Preparation, and Parking are provided, along with discussion of any variables or differences.

#### Building Costs

The costs to create the spaces required by each program are essentially the same in each scenario. Each scenario contemplates a single Courthouse facility that includes all program tenants. Costs associated with the Courthouse are separated into State Court Functions and County Functions due to the separate governmental agencies (State and County) that operate within the Courthouse, the separate funding sources that may be applied to the project, and the manner in which the needs assessment upon which the estimates were based was presented. Likewise, based on projected timelines, City Hall is separated into Phase 1 and Phase 2.

Table 6-1. Building Costs

BUILDING COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$64,225,050	\$64,225,050	\$64,225,050
Courthouse - County Functions	\$23,445,000	\$23,445,000	\$23,445,000
City Hall Phase 1	\$11,750,000	\$11,750,000	\$11,750,000
City Hall Phase 2	\$44,250,000	\$44,250,000	\$44,250,000
Farmers Market	\$1,350,000	\$1,350,000	\$1,350,000

## Site Preparation

The unique aspects of each site create cost differentials between the scenarios. Considerations include demolition of the parking garage on the Butterfly Lot in all scenarios, removal of the former City Hall foundations on the east half of the Site of Former City Hall in all scenarios, relocation and replacement of the Public Service Building (PSB) central plant from current Courthouse to the PSB, relocation of the evidence storage and court archives from the current Courthouse to an alternate location, and differences in sitework and ROW improvement areas.

*Table 6-2. Site Preparation Cost*

SITE PREPARATION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$2,006,500	\$3,210,000	\$4,918,000
Courthouse - County Functions	\$0	\$0	\$0
City Hall Phase 1	\$2,319,500	\$2,319,500	\$1,491,000
City Hall Phase 2	\$1,754,000	\$414,000	\$334,000
Farmers Market	\$1,159,500	\$885,500	\$885,500

## Parking Costs

This category accounts for costs associated with below grade structured parking. The scenarios do not include above grade structured parking at this time. The costs for surface parking are included in improvement costs, where applicable. Parking costs are based on the inclusion of 70 secure underground parking spaces with the Courthouse project and 47 secure underground parking spaces with the City Hall Phase 2 project. There are a number of opportunities for additional parking in each scenario, and the costs associated with these opportunities are more fully explored as an “unassigned cost” below.

*Table 6-3. Parking Costs*

PARKING COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$1,350,000	\$1,350,000	\$1,350,000
Courthouse - County Functions	\$1,800,000	\$1,800,000	\$1,800,000
City Hall Phase 1	\$0	\$0	\$0
City Hall Phase 2	\$2,115,000	\$2,115,000	\$2,115,000
Farmers Market	\$0	\$0	\$0

As noted previously, Improvement Costs are compounded Building, Site Preparation, and Parking costs and vary based on differences in Site Preparation and Parking.

*Table 6-4. Improvement Costs*

IMPROVEMENT COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$67,581,550	\$68,785,050	\$70,493,050
Courthouse - County Functions	\$25,245,000	\$25,245,000	\$25,245,000
City Hall Phase 1	\$14,069,500	\$14,069,500	\$13,241,000
City Hall Phase 2	\$48,119,000	\$46,779,000	\$46,699,000
Farmers Market	\$2,509,500	\$2,235,500	\$2,235,500

## Related Construction Costs

As noted previously, Related Construction costs include mark-ups and contingencies applied to the Improvement Costs that are compounded based on the category cost.

*Table 6-5. Related Construction Costs*

RELATED CONSTRUCTION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$23,006,562	\$23,416,265	\$23,997,714
Courthouse - County Functions	\$8,594,071	\$8,594,071	\$8,594,071
City Hall Phase 1	\$3,382,683	\$3,382,683	\$2,462,118
City Hall Phase 2	\$16,380,991	\$15,924,819	\$15,897,585
Farmers Market	\$603,351	\$537,474	\$537,474

## Escalation Costs

As noted previously, Escalation Costs reflect increased industry costs over time and are compounded Improvement Costs + Related Construction Costs. Depending on which scenario is chosen, certain project timelines may be impacted. This is an important cost consideration, as cost escalation becomes a factor anytime a project is delayed. In each scenario presented, the construction timeline for the Courthouse, City Hall Phase 2, and the Farmers Market are assumed to be consistent but, given that Scenarios B and C require Phase 1 to be redesigned to varying extents, a delay to the City Hall Phase 1 construction schedule is assumed and the associated cost considered as part of these scenarios.

*Table 6-6. Escalation Costs*

ESCALATION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$16,305,860	\$16,596,237	\$17,008,337
Courthouse - County Functions	\$6,091,033	\$6,091,033	\$6,091,033
City Hall Phase 1	\$872,609	\$1,570,696	\$1,884,374
City Hall Phase 2	\$23,219,997	\$22,573,375	\$22,534,770
Farmers Market	\$373,542	\$332,757	\$332,757

For the purposes of cost comparison, Scenario A constitutes the baseline (\$872,609). Scenario B attributes \$698,087 to City Hall Phase 1 for construction cost escalation (1 year delay). Scenario C attributes \$1,157,579 to City Hall Phase 2 for construction cost escalation (2 year delay).

## Direct Construction Costs

As noted previously, Direct Construction Costs are the compounded total of Improvement Costs + Related Construction Costs + Escalation Costs.

*Table 6-7. Direct Construction Costs*

DIRECT CONSTRUCTION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$106,893,972	\$108,797,552	\$111,499,101
Courthouse - County Functions	\$39,930,104	\$39,930,104	\$39,930,104
City Hall Phase 1	\$18,324,792	\$19,022,879	\$17,587,492
City Hall Phase 2	\$87,719,987	\$85,277,194	\$85,131,355
Farmers Market	\$3,486,393	\$3,105,731	\$3,105,731

## Owner Costs

As noted previously, Owner Costs include administration, staffing, permitting, system development charges, design fees, topographic survey, geotechnical investigation, furnishings, commissioning, and other miscellaneous costs. Owner costs are estimated at 35% of Direct Construction Costs. Significant portions of these costs may be assigned to individual building tenants as opposed to the building owner, as will likely be the case with the State Court occupied portion of the County owned Courthouse.

Table 6-8. Owner Costs

OWNER COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$37,412,890	\$38,079,143	\$39,024,685
Courthouse - County Functions	\$13,975,536	\$13,975,536	\$13,975,536
City Hall Phase 1	\$6,413,677 <sup>1</sup>	\$6,658,008	\$6,155,622
City Hall Phase 2	\$30,701,996	\$29,847,018	\$29,795,974
Farmers Market	\$1,220,237	\$1,087,006	\$1,087,006

<sup>1</sup> A significant portion of Scenario A costs have been previously expended by the City as a result of the ongoing design and construction process.

## Total Project Costs

As noted previously, Total Project Costs are the compounded total of Direct Construction Costs + Owner Costs. It should be noted and well understood that the costs for the Courthouse, Phase 2 City Hall, and the Farmers Market are based on indexed square footage values applied to space programs that reflect the functional needs of these facilities. There will be opportunities throughout the design process to refine these space needs and influence the actual cost per square foot of these facilities. For this reason, the improvement costs, and all of the other costs that are derived from these, should be viewed as cautious, preliminary costs and, perhaps most usefully, relied upon to understand relative comparative costs between the scenarios.

Table 6-9. Total Project Costs

TOTAL PROJECT COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$144,306,862	\$146,876,695	\$150,523,787
Courthouse - County Functions	\$53,905,640	\$53,905,640	\$53,905,640
City Hall Phase 1	\$24,738,469	\$25,680,887	\$23,743,115
City Hall Phase 2	\$118,421,983	\$115,124,211	\$114,927,330
Farmers Market	\$4,706,630	\$4,192,736	\$4,192,736

## 6.6 Unassigned Costs

### Design/Owner Costs

For planning purposes, the design costs associated with each scenario can be considered to be relatively similar. However, the City has previously invested considerable resources in the design of City Hall Phase 1. Scenario A most closely incorporates the current design for City Hall Phase 1, but Scenarios B and C will require a partial or complete redesign of City Hall Phase 1 to respond to different site contexts. For this reason, additional costs should be assigned to City Hall Phase 1 under Scenarios B and C.

## Land Acquisition

In Scenario A, the City and the County construct improvements on property each currently owns, making site acquisition costs essentially a non-factor. However, under Scenarios B and C, portions of properties may need to change ownership or otherwise be acquired by an entity that does not currently own it. Appraisal of property values was not completed as part of this study, as value will vary based on a number of factors to be determined (lot line adjustments, etc.). Additionally, the value of land as viewed by its current owner may vary based on a number of negotiated provisions associated with coordinated development. For these reasons, land acquisition costs are highlighted where they are a factor, but are not quantified.

- Scenario A – Baseline (no land acquisition costs).
- Scenario B – County must obtain development interest in portion of City Hall site (cost TBD). County's cost for acquiring property for a new courthouse is eligible for State funding assistance. City and County must determine ownership and extent of development area for the Farmers Market on the Butterfly Lot (cost TBD). County must determine extent of development on the north portion of the Butterfly Lot (cost TBD).
- Scenario C – County must obtain development interest in entire site of former City Hall and City must obtain development interest in Butterfly Lot (cost TBD). County's cost for acquiring property for a new courthouse is eligible for State funding assistance.

## Existing Courthouse

A preliminary analysis of the existing Courthouse was conducted to determine an estimate of the cost to remodel to current standards. It is not uncommon for renovation costs to be close to or comparable with new construction. This typically occurs where the demolition and abatement costs added to significant structural seismic upgrades trigger the need for extensive architectural and mechanical, electrical, and plumbing (MEP) upgrades.

The analysis determined that the cost to address the building's seismic vulnerabilities, abate the hazardous material throughout, and replace numerous failing building systems exceeded the cost of new construction. The cost per square foot to remodel of the Courthouse is estimated at \$370/SF. This includes:

- Demolition within building - \$25/SF
- Abatement - \$20/SF
- ADA revisions - \$25/SF
- Interior architectural upgrades - \$95/SF
- Structural seismic upgrades - \$55/SF
- MEP replacement - \$75/SF
- Envelope upgrades - \$85/SF

As noted previously, the cost for new office space for the tenants is estimated at \$300/SF. Based on the Courthouse's 90,000 square feet, this equates to \$33,300,000 in building costs to remodel the existing Courthouse, not including additional construction, escalation, and owner costs. This total exceeds the \$31,704,200 in estimated building costs required to create new space for County tenants of the existing Courthouse in a new Courthouse (\$25,654,200) and elsewhere (\$1,800,000), to relocate the central plant for the PSB from the existing

Courthouse to the PSB (\$2,000,000), and to abate/demolish the existing Courthouse (\$2,250,000). In addition, the 90,000 square feet of available space falls short of meeting the City Hall Phase 2 program of 135,000 square feet.

Given that the Courthouse does not carry any significant historical or architectural designation, and recognizing the costly phasing and potential impacts to operations that a comprehensive remodel would necessitate, the refined scenarios included in the final report provide space for the majority of current Courthouse tenants in a new courthouse facility. What is not accommodated as part of a new Courthouse are several records and evidence storage functions, given the passive nature of these functions and the relatively high cost of new construction in the downtown core.

A vacated Courthouse building under each of the proposed scenarios creates an opportunity for redevelopment. Under Scenarios A and B, the site is identified as an opportunity for future consideration not within the scope of this analysis. Under Scenario C, this opportunity is leveraged for the siting of City Hall Phase 2. Under either approach, several cost factors associated with the existing Courthouse should be considered under each scenario.

Scenarios A and B vacate the existing courthouse, with the exception of the Sheriff's Office Property and Evidence storage and the Court Archives. In order to make it ready for new development, there will be costs associated with moving the remaining County functions from the building, moving central building systems from the Courthouse to the PSB so that the PSB can function as a stand-alone facility, and abatement and demolition of the existing building. The costs to vacate and demolish the existing Courthouse are estimated to be:

- Create new Property and Evidence Storage, Court Archives (alternate site): \$1,800,000
- Create new central plant at PSB: \$2,000,000
- Abate and demolish existing courthouse: \$2,250,000

Scenario C assumes the existing Courthouse is vacated, similar to Scenarios A and B, but in this case it is to facilitate the construction of City Hall Phase 2. For the purposes of this analysis, these costs (\$6,050,000) have been left unassigned. Assignment of these costs can be negotiated as part of any property exchange that facilitates Scenario C.

## **Parking**

Each scenario provides differing opportunities for expanded parking capacity. Each scenario provides for the required amount of secure parking, but also highlights opportunities for significant expansion of general use parking to help support the staff and constituents associated with each of the programs included in the scenarios. When considering which opportunities for expanded parking to pursue, the cost associated with each can be estimated at \$45,000 per parking space for below grade structured parking and \$35,000 per parking space for above grade structured parking. The cost for surface parking is included with site preparation costs. The assigned parking costs are consistent for each scenario are:

- Scenario A – 117 spaces at \$5,265,000
- Scenario B – 117 spaces at \$5,265,000
- Scenario C – 117 spaces at \$5,265,000

Based on the proposed parking strategy, the unassigned costs for potential added parking capacity under each scenario are:

- Scenario A – 440 potential new spaces at \$15,760,000
  - 6 spaces below Courthouse at \$270,000
  - 404 spaces in expanded PSB Parking Structure at \$14,140,000
  - 30 spaces below City Hall Phase 2 at \$1,350,000
- Scenario B – 470 potential new spaces at a cost of \$17,110,000
  - 64 spaces below Courthouse at \$2,880,000
  - 404 spaces in expanded PSB Parking Structure at \$14,140,000
  - 2 spaces below City Hall Phase 2 at \$90,000
- Scenario C – 454 potential new spaces at a cost of \$17,380,000
  - 50 spaces below Courthouse at \$2,250,000
  - 404 spaces in expanded PSB Parking Structure at \$14,140,000
  - 22 spaces below City Hall Phase 1 at \$990,000

Assignment of these costs can be negotiated as part of a larger plan to implement a preferred scenario.

## 6.7 Cost Summary

There are several cost differentials that must be carefully considered when evaluating the three scenarios included in this report. A summary of these differentials is provided below. While these costs may be associated with a specific improvement, project, or entity, it should be recognized that each is subject to assignment through negotiation amongst the parties. Additionally, the County anticipates significant State assistance will be available for the Courthouse project and that much of the cost included in this analysis will be eligible for state funding. For these reasons, the costs are presented as the differential between scenarios, without necessarily designating them as the responsibility of any particular project partner.

### Cost Differential

For the purposes of this analysis, there is no cost differential between the scenarios with regard to building costs. This is because the same building programs are included in each scenario with consistently applied cost per square foot values.

*Table 6-10. Building Costs Differential*

BUILDING COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$0	\$0
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$0	\$0
City Hall Phase 2	Baseline	\$0	\$0
Farmers Market	Baseline	\$0	\$0

There are several significant differences among the scenarios when site preparation costs are considered. However, this increase or reduction in site preparation cost associated with any scenario must be weighed against the added benefits or lost benefits associated with the additional site area, once developed.

*Table 6-11. Site Preparation Costs Differential*

SITE PREPARATION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$1,203,500	\$2,911,500
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$0	-\$828,500
City Hall Phase 2	Baseline	-\$1,340,000	-\$1,420,000
Farmers Market	Baseline	-\$274,000	-\$274,000

For the purposes of this analysis, there is no cost differential between the scenarios with regard to parking costs. This is because the same baseline number of spaces required by each program is included in each scenario with consistently applied cost per space values. Costs associated with opportunities for additional parking are referenced previously, but are not included in the analysis of differential costs associated with each scenario.

*Table 6-12. Parking Costs Differential*

PARKING COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$0	\$0
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$0	\$0
City Hall Phase 2	Baseline	\$0	\$0
Farmers Market	Baseline	\$0	\$0

Given that improvement costs are simply the sum of building costs, site preparation, and parking costs, the difference in the improvement cost table simply reflects the differences in site costs, as detailed above.

*Table 6-13. Improvement Costs Differential*

IMPROVEMENT COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$1,203,500	\$2,911,500
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$0	-\$828,500
City Hall Phase 2	Baseline	-\$1,340,000	-\$1,420,000
Farmers Market	Baseline	-\$274,000	-\$274,000

As noted previously, related construction costs include mark-ups and contingencies applied to the improvement costs that are compounded based on the category cost. The related construction cost differentials are presented here.

*Table 6-14. Related Construction Costs Differential*

RELATED CONSTRUCTION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$409,703	\$991,152
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$0	-\$920,565
City Hall Phase 2	Baseline	-\$456,172	-\$483,406
Farmers Market	Baseline	-\$65,877	-\$65,877

Escalation costs vary based on several assumptions made with regard to the start date of individual projects within each scenario. These assumptions and these escalation costs are detailed earlier in this report. The differentials between these escalation costs are presented here.

*Table 6-15. Escalation Costs Differential*

ESCALATION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$290,377	\$702,477
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$698,087	\$1,011,765
City Hall Phase 2	Baseline	-\$646,622	-\$685,226
Farmers Market	Baseline	-\$40,785	-\$40,785

As detailed earlier in the report, direct construction costs are the sum of improvement costs, related construction costs, and escalation costs. Similarly, the direct construction cost differentials presented here are a sum of the differentials in improvement costs, related construction costs, and escalation costs.

*Table 6-16. Direct Construction Costs Differential*

DIRECT CONSTRUCTION COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$1,903,580	\$4,605,130
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$698,087	-\$737,300
City Hall Phase 2	Baseline	-\$2,442,794	-\$2,588,632
Farmers Market	Baseline	-\$380,662	-\$380,662

Owner costs are simply calculated as a percentage applied to direct construction costs. For this reason, the differentials in owner costs mirror those associated with total improvement costs.

*Table 6-17. Owner Costs Differential*

OWNER COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$666,253	\$1,611,795
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline <sup>1</sup>	\$244,331	-\$258,055
City Hall Phase 2	Baseline	-\$854,978	-\$906,021
Farmers Market	Baseline	-\$133,232	-\$133,232

<sup>1</sup> A significant portion of Scenario A costs have been previously expended by the City as a result of the ongoing design and construction process.

The differential in total project costs under each scenario is perhaps the most useful cost information when considering which scenario to pursue. As described above, these differentials are driven by a few key cost drivers. These cost drivers must be well understood and balanced against the gain or loss of benefits associated with them. They include:

1. Site Preparation Costs: Given that each scenario sites individual projects on dramatically different sites, the site preparation costs assigned to each project varies dramatically as well. These costs are largely driven by not only the amount of work necessary to prepare the site for the planned building, but by the work required to develop any portion of the site not consumed by the building footprint. This is especially significant in two instances. The first is in the differential between

Scenarios A/B and Scenario C with regard to the Courthouse project. Here, the site preparation cost assigned to the Courthouse under Scenario C is greater than under the other scenarios. This is, of course, because there is a significantly larger site available to the Courthouse under Scenario C, requiring additional site development. It may very well be the case that the benefit of this additional site area outweighs the added cost of developing it. The second instance where site preparation is significant is in the differential between Scenarios A/B and Scenario C with regard to the Phase 2 City Hall project. Here, the cost to demolish the existing Courthouse and to make the County’s Public Service Building whole so that Phase 2 City Hall can proceed on that site as new construction has been included as a cost to Phase 2 City Hall. This cost, while assigned to that project as part of this analysis, is a likely point of negotiation as part of any change in ownership of the property, and not necessarily a cost to the Phase 2 City Hall project in the end.

2. Escalation Costs: Based on the assumptions described in the analysis above, cost escalation is an important consideration when assigning cost to any scenario and is a distinguishing factor between scenarios. This distinction is primarily associated with Phase I City Hall and the impact to its construction timeline given the redesign Scenario B and Scenario C would necessitate. Again, the perceived benefits of Scenario B or Scenario C will need to be weighed against these additional escalation costs for Phase 1 City Hall.
3. Other Costs Derived From Improvement Costs: As detailed in the analysis above, there are a number of costs that are estimated as a percentage of improvement costs. It should be recognized that the additive nature of these costs cause any differential in improvement costs to be magnified.

*Table 6-18. Total Project Costs Differential*

TOTAL PROJECT COSTS	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$2,569,833	\$6,216,925
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$942,418	-\$995,355
City Hall Phase 2	Baseline	-\$3,297,771	-\$3,494,653
Farmers Market	Baseline	-\$513,894	-\$513,894

In conclusion, the differential in costs between the three scenarios should be considered with an appreciation for the underlying assumptions they are derived from, the total magnitude of costs being compared, and the significant length of time over which these expenditures will likely occur. With this understanding, these costs differentials can be weighed much more accurately against the other key considerations highlighted throughout the report.

Finally, these differentials can be presented as a difference in cost per square foot of program area for individual projects and for the overall development.

*Table 6-19. Cost Per Square Foot Costs Differential*

SPACE PROGRAMS (SQ FT)	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	169,980	169,980	169,980
Courthouse - County Functions	94,150	94,150	94,150
City Hall Phase 1	32,000	32,000	32,000
City Hall Phase 2	153,800	153,800	153,800
Farmers Market	9,000	9,000	9,000

IMPROVEMENT COSTS PER SF	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$398	\$405	\$415
Courthouse - County Functions	\$268	\$268	\$268
City Hall Phase 1	\$440	\$440	\$414
City Hall Phase 2	\$313	\$304	\$304
Farmers Market	\$279	\$248	\$248

TOTAL PROJECT COSTS PER SF	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	\$849	\$864	\$886
Courthouse - County Functions	\$573	\$573	\$573
City Hall Phase 1	\$773	\$803	\$742
City Hall Phase 2	\$770	\$749	\$747
Farmers Market	\$523	\$466	\$466

PER SF COST DIFFERENTIAL	Scenario A	Scenario B	Scenario C
Courthouse - State Court Functions	Baseline	\$15	\$37
Courthouse - County Functions	Baseline	\$0	\$0
City Hall Phase 1	Baseline	\$29	-\$31
City Hall Phase 2	Baseline	-\$21	-\$23
Farmers Market	Baseline	-\$57	-\$57

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# 7.0 CONCLUSION



The Conclusion section contains a list of prerequisites and consideration compiled by the Project Team that can be used as a means to analyze the advantages and disadvantages of each of the scenarios and to assign relative weighting to specific considerations based on the values of the agency.

The section also contains a list of next steps that are actions to be taken by either or both public agencies in order to realize any of the preferred scenarios.

## 7.1 Prerequisites and Considerations

Table 7-1 Prerequisites and Considerations Site and Context

SITE	
<b>Zoning</b>	Are the tax lots properly zoned for their intended use?
<b>Lot Size/ Buildable Area</b>	Does the scenario provide adequate areas to support full buildout of intended uses after setback requirements are considered?
<b>Development</b>	Does the scenario accommodate the independent timelines of individual projects (i.e. through phased development)? Are there opportunities for future expansion (i.e. on nearby developable sites or through the repurposing of existing facilities)? Does the scenario require extensive relocation or removal of existing infrastructure or utilities?
<b>Configuration/ Design Implications</b>	Does the scenario create positive outdoor open spaces? Does the scenario allow for the building(s) to create optimal solar access? Does the topography allow for universal accessibility?
<b>Access</b>	Does the scenario allow for adequate and appropriate vehicular access for each of the uses included? Does the scenario allow for adequate and appropriate service access for each of the uses included? Does the scenario allow for adequate and appropriate building entries?
<b>Infrastructure</b>	Do the proposed facilities have reasonable access to adequate utility services and infrastructure? Are the new or modified infrastructure needs (e.g. water, power, telecomm, gas, vaults, routing of utilities) cost effective?

CONTEXT	
<b>Relationship to Surrounding Elements</b>	Does the scenario impact adjacent buildings, including other government facilities, in terms of building height, use, and access? Does the scenario impact the Park Blocks? Does the scenario impact adjacent outdoor programs or functions? Does the scenario impact important existing landscape features and amenities? Does the scenario impact adjacent cultural and historic resources? Does the scenario impact viewsheds / view corridors?
<b>Planning</b>	Does the scenario aid in implementing the Eugene Downtown Plan (2004) goals and policies? Does the scenario enhance 8th Avenue as a 'Great Street'? (W2W) Does the scenario support the creation of "special" places for economic and social interaction? Does the scenario promote connections to important public places, including urban plazas and open spaces?
<b>Public Service</b>	Does the scenario allow for co-location of government functions in a way that improves service to the public?

*Table 7-2 Prerequisites and Considerations Transportation, Cost, and Additional Work Required*

TRANSPORTATION	
<b>Parking</b>	<p>Does the scenario provide opportunities for addressing the impact of increased demand and/or reduced capacity associated with the proposed development?</p> <p>Does the scenario provide opportunities for addressing the impact of increased demand and/or reduced capacity associated with other planned development in the downtown area and along the riverfront?</p>
<b>Active Transit</b>	<p>Are there connections to public transit within close proximity (i.e. 3 blocks)?</p> <p>Are there connections to pedestrian and bicycle routes?</p>
COST	
<b>Project Costs</b>	<p>What cost increases/savings can be reasonably expected for the City Hall - Phase I project under this scenario, when compared to the planned Phase I construction on the site of the former City Hall?</p> <p>What cost increases/savings can be reasonably expected for the Courthouse project under this scenario, when compared to the constructing on the Butterfly Lot?</p>
<b>Development Costs</b>	<p>What is the total anticipated development cost of this scenario?</p>
ADDITIONAL WORK REQUIRED	
<b>Additional Studies</b>	<p>What additional studies should be conducted to fully develop this concept?</p>
<b>Points of Negotiation</b>	<p>What agreements would need to be in place in order to facilitate this concept?</p>

## 7.2 Next Steps

- County & City: Obtain assessments of fair market value of land(s) for each development site - County-owned Butterfly Lot, City-owned Site of Former City Hall, vacated Courthouse site, and north portion of Butterfly Lot (private development scenario).
- County & City: Determine and confirm schedules/timelines for each development's project initiation, design, bidding and project completion.
- County & City: Determine responsibilities and site ownership for Farmers Market for Scenario B & C.
- County & City: Determine property line adjustments and other land use actions for each development scenario.
- County & City: Determine site demolition and site preparation costs for each separate development scenario.
- City: Determine Owner's costs already spent for Phase I City Hall development.
- City: Determine costs/timelines for leased offices currently housing City functions.
- County: Determine design approach, schedule, and timeline for new/purchased building to house court archives.
- County: Determine design approach, schedule, and timeline for retrofit/remodel of heating/cooling systems in Courthouse basement that supply Public Service Building.
- County & City: Determine responsibilities, scope, schedule, and timeline for increasing parking capacity over County Owned parking structure north of Umpqua Bank.
- County & City: Determine strategies, timeline, scope, and responsibilities to provide interim parking once the Butterfly Lot is scheduled for demolition.
- County & City: Determine parking strategies and shared parking use opportunities with HACSA/Market District mixed-use development on 6th Avenue.
- County & City: Determine shared secure parking strategies, City Hall Phase I design changes and other potential shared facilities and services for Scenario B.
- County & City: Refile court petition at appropriate time to gain legal clarity regarding the Butterfly Lot under Scenario C.



# APPENDIX A: LAND USE REQUIREMENTS MEMORANDUM



# Memorandum

**To:** Joint Staff Task Force

**From:** Colin McArthur, AICP  
Kelsey Zlevor

**Date:** September 29, 2016

**Subject:** **Coordinated Downtown Development  
Land Use Requirements**

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## 1.0 OVERVIEW

The purpose of the Coordinated Downtown Development project is to explore opportunities before the City and County related to the development of publicly owned properties that include: The full-block site of the former City Hall; the full-block site on which the County Courthouse, Public Service Building (PSB), Harris Hall, and the Wayne Morse Free Speech Plaza are sited; and, the half-block site on which the Butterfly Lot is currently sited. Each of these properties is being evaluated for the purpose of locating a County Courthouse, City Hall, and Farmers Market. This memorandum summarizes land use requirements for the former City Hall site and the Butterfly Lot site specifically to help inform development potential on these sites. This information will aid the City Council and Board of County Commissioners in identifying potential collaborative concepts that can deliver benefit to both governments and the communities they serve.

## 2.0 EXISTING CONDITIONS

### 2.1 Site of Former City Hall

The Site of Former City Hall is located on a full city block in downtown Eugene. The site, which is currently a vacant, gravel development site, is bounded by Pearl Street to the west, E. 7<sup>th</sup> Avenue to the north, High Street to the east, and E. 8<sup>th</sup> Avenue to the south. Prior to 2015, the site contained City Hall, which was originally constructed in 1964. The site still contains vestiges of this past use, such as curbs and sidewalks, and street trees located in the rights-of-way on the south, east, and north sides of the block.

As part of planning for future development of the former City Hall site, Foundation Engineering conducted a geotechnical investigation of the site to determine existing subsurface conditions. The investigation involved drilling several boreholes within the site and documenting conditions. Prior to the investigation occurring, the City of Eugene's general contractor, McKenzie Commercial, had completed demolition of the former City Hall building. As part of demolition activities, the former City Hall foundation was removed on the West half of the block. On the east half of the block, the foundations and slabs on grade remain in place are covered by recycled concrete fill.

The geotechnical investigation confirms that below-grade portions of the original structure (along the north and the east portions of the parcel) were backfilled with concrete rubble generated from the demolition debris. The footprint of the proposed new City Hall and courtyard area were backfilled with imported quarry rock. The borehole at this location (BH-6) extended through the sidewalk and encountered site fill and/or wall backfill to a depth of ±13 feet. The fill consists of medium dense, subrounded to angular gravel with some sand and trace silt. At another nearby borehole (BH-5), a ±8-inch thick PCC slab was encountered, followed by a thin (±4-inch thick) layer of pea gravel.

The former City Hall site is located in the center of Downtown Eugene and is proximate to commercial activity on Broadway Street, Willamette Street, and the 5<sup>th</sup> Street Public Market area, as well as being easily accessible to Franklin Boulevard and Coburg Road to the east.

The site is identified on Lane County Assessor's Map 17-03-31-11 as Tax Lots 10600, 10601, 10602, and 10603. However, legal lot research conducted for the City Hall project supports a finding that the site is comprised of eight original lots. The site is 2.58 acres (112,384 sf) in size. The property is designated Government & Education by the Eugene-Springfield Metro Plan and Public Land (PL) by the Eugene Zoning Ordinance. In addition, the site has a Nodal Development (/ND) overlay plan designation and a Transportation Oriented Development (/TD) overlay zone designation.

The site is the subject of prior planning processes including, Property Line Adjustment (PLA) and Adjustment Review (AR) approvals.

### Property Line Adjustments

In the 2015, the City of Eugene obtained approval for two consecutive PLAs at the City Hall site to facilitate the Phase 1 vision for a new City Hall building (LA 15-8, LA 15-9). Construction of a 30,000 square foot, four-story building on the southwest quadrant of the City Hall block, identified as Lot 6, was anticipated for Phase 1. The project includes the construction of a public plaza between the building and 8<sup>th</sup> Avenue, a parking area to the north of the proposed building, and improvements within the right-of-way (new sidewalk, curbs, street trees) on the west half of the block. The intent of the PLAs was to reconfigure the lot sizes, as the City Hall block was larger than the area required to meet the needs of Phase 1.

The PLAs retained the existing number of lots while adjusting the size of three existing lots. PLA No. 1 increased the area of Lot 6 to 19,731 square feet (a 35% increase) and reduced Lot 7 from 13,466 square feet to 8,384 square feet (a 38% decrease). PLA No. 2 increased Lot 6 to 25,993 square feet (a 32% increase) and decreased the existing area of Lot 3 by 42%. The northernmost lot on the west side, and the entire east half of the block were unaffected by the PLAs.

### Adjustment Review

The former City Hall site is also the subject of AR approval in 2016 (ARB 16-2) for the new City Hall project. The AR application requested an adjustment to Public Land zone (PL) development standards in EC 9.2684, Transit Oriented Development overlay zone (/TD) standards in EC 9.4530(2)(a) Building Orientation, and in EC 9.4530(4)(a) Parking Between Buildings and the Street.

Adjustments to the PL development standards were based off of Table 9.2684 of the Eugene Code, which specifies a minimum interior yard setback of 10 feet. The following program elements proposed intrusions to the interior yard setback: a driveway, switchgear, transformer vault, emergency generator enclosure, and a covered storage enclosure. Driveways are permitted intrusions within setbacks, however the remaining items were not considered permitted intrusions and required an adjustment.

Adjustments to the /TD Transit Oriented Development overlay zone Development Standards for Building Orientation were requested based on the provisions of EC 9.4530(2)(a) specifying that buildings fronting on a street must provide a main entrance on the facade of the building that is within the 15 foot maximum street setback facing the street. The development site had frontage on Pearl Street, 7<sup>th</sup> Avenue, and 8<sup>th</sup> Avenue, and the proposed City Hall building was within the 15 foot maximum street setback facing Pearl Street; the building main entry was scheduled to face 8th Avenue and a proposed civic plaza.

EC 9.4530(4)(a) specifies that automobile parking, driving, and maneuvering areas shall not be located between the main building(s) and a street. The development site had frontage on Pearl Street, 7<sup>th</sup> Avenue, and 8<sup>th</sup> Avenue, where the design included parking, driving, and maneuvering areas located north of the proposed City Hall building, between the building and 7<sup>th</sup> Avenue.

## 2.1 Butterfly Lot

The Lane County Butterfly Lot parking structure is located on a half block in downtown Eugene directly north of the Park Blocks, and east of Willamette Street and W. Park Street. The Butterfly Lot is a split-level parking structure containing 228 parking spaces, serving county sheriff vehicles and other county employees. The upper level of the parking structure has a one-way entry gate from Pearl St. at mid-block as well as a two-way ramp with access to and from W. Park St. at the opposite mid-block point. The lower level of the facility is accessed via a two-way drive at the northwest corner of the property, near where W. Park St connects with E. 7<sup>th</sup> Ave. The parking facility currently does not comply with ADA standards for slope of the entry ramps or cross slope of the deck. For this reason, the County has previously worked with the City to establish ADA accessible street parking on 8<sup>th</sup> Ave to support the operational needs of the Public Service Building and Courthouse.

The southern portion of the site was historically the northwest Park Block, and contains a plaza that reflects the Park Blocks across 8<sup>th</sup> Avenue. The site is home to the Lane County Farmer's Market on Saturday mornings. The parking structure is surrounded by perimeter vegetation. The site is served by LTD and contains a transit stop located at the corner of W. Park Street and 8<sup>th</sup> Avenue.

The Butterfly Lot is located in the center of Downtown Eugene amidst commercial activity on Willamette Street and Broadway Street, and it is in close proximity to the Hult Center for the Performing Arts, the Lane County Courthouse, and the Lane County Public Service Building. On-street parking and local businesses flank the site to the west, and the Lane County Courthouse and Public Services Building to the east.

The site is identified on Lane County Assessor's Map 17-03-31-11 as Tax Lot 09500 and is 1.23 acres (53,579 sf) in size. The site is designated Government & Education by the Eugene-

Springfield Metro Plan and Public Land (PL) by the Eugene Zoning Ordinance. In addition, the site has a Nodal Development (/ND) overlay plan designation and a Transportation Oriented Development (/TD) overlay zone designation.

Prior planning processes on the Butterfly Lot site include Zone Change, Code Amendment, Metro Plan Amendment, and Refinement Plan Amendment approvals. All of the approvals included the Butterfly Lot tax lot but were broad in scope and did not seek to target the lot specifically: A zone change in 1994 created a TOD Zoning District for trip ordinance implementation, a code amendment in 2004 updated Eugene Downtown Plan policies, a Metro Plan amendment in 2004 created a Downtown Area Nodal Development designation, and a Refinement Plan amendment in 2005 made changes to the Downtown Plan.

### 3.0 PLANNING CONTEXT

#### 3.1 Eugene Downtown Plan

The Eugene Downtown Plan, adopted in 2004, focuses on the character of downtown, and outlines policies and actions regarding current conditions and desired changes. This plan provides a collective vision for downtown to build a strong, active, and vibrant urban center. Conferring with this plan as part of the Coordinated Downtown Development project is crucial to ensure that future planning and development decisions propel the city towards a coordinated vision for a thriving Eugene.

The plan focuses on two central themes: 1) reinforcing downtown Eugene as a strong regional center and 2) strengthening downtown as a cultural center. To create a strong regional center, the city pledged to work with property owners, developers and community members to create diverse, dense, and economically strong uses downtown. The Plan highlights the need to encourage the transformation of vacant and underutilized sites and to support the development of commercial, residential, and cultural activities. To strengthen downtown as a cultural center, the Plan recommends City coordination with public and private developers to create special places through a network of walkable great streets that link parks, plazas, cultural, and commercial activity areas within short distances.

The plan breaks down this vision for downtown Eugene into nine elements:

1. Strong Regional Center
2. Building a Downtown
3. Great Streets
4. Special Places
5. Living Downtown
6. Downtown Riverfront
7. Cultural Center
8. Safe Civic Center
9. Getting Around Downtown

The discussion of each element includes policies, implementation strategies, and examples of possible projects, all of which were examined as they pertain to the Coordinated Downtown

Development Project. The following excerpts highlight such policies and language for future planning consideration.

### **Element 1. Strong Regional Center**

The Eugene Plan's major policies for creating a strong regional center are to:

*"1. Build upon downtown's role as the center for government, commerce, education and culture in the city and the region" and*

*"2. Support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment."*

These policies can shape Coordinated Downtown Development recommendations by focusing attention on synergy between spaces, and relationships between land uses.

### **Element 2. Building a Downtown**

To build a strong downtown, the Plan highlights the following policy:

*"2. Use downtown development tools and incentives to encourage development that provides character and density downtown."*

Given that the Butterfly Lot and southwest Park Block fall within Eugene's urban renewal district, it is possible to use tax increment revenue on future development, and tax increment financing (TIF) can be a funding mechanism depending on the proposed projects on these sites.

In addition, the Plan highlights policy 3:

*"3. Facilitate downtown development by re-designating and rezoning underutilized properties, such as surface parking lots, to a commercial land use designation and a commercial zone such as C-2 or C-3."*

Policy 3 can support changes to the Butterfly Lot should the city and county choose to consider alternate development on this site.

### **Element 3. Great Streets**

Element 3 discusses four "Great Streets" in Eugene, one of which is 8<sup>th</sup> Avenue that borders the Park Blocks, Butterfly Lot, and former City Hall site. The Plan recalls 8<sup>th</sup> Avenue's function as a "Civic Street" and suggests amplifying this connection. 8<sup>th</sup> Avenue is the location of the original four corners of the Park Blocks, and the 1875 City Hall, which included a jail, firehouse, and Lane County Courthouse. The Plan calls for reinforcing the civic character of 8<sup>th</sup> Avenue through a linked series of existing and planned open spaces, and creating a concept for a civic center, including a new City Hall and police headquarters. All four Great Streets provide major entrances into downtown and the Plan suggests these entrances should be distinct to reinforce the identity of downtown. Public improvements such as landscaping, public art, special planting schemes, center medians, street lamps, benches, banners, and street and building signs are suggested. 8<sup>th</sup> Avenue is also mentioned in *Element 8. Safe Civic Center* as a site for

Crime Prevention Through Environmental Design (CPTED) design standards.

More specifically, the Plan activates the above narrative in Policies 1 and 2:

*“1. Emphasize Broadway, Willamette Street, 5th and 8th Avenues as Great Streets through public improvements and development guidelines. Include portions of these streets as follows:*

- *Willamette between 5th and 13th Avenues*
- *Broadway between Lincoln and Hilyard*
- *5th Avenue between Lincoln and High Street (with potential extension to the Willamette River)*
- *8th Avenue between Willamette Street and the Willamette River*

*“2. Strongly encourage the location of significant municipal, county, state and federal buildings along 8th Avenue.”*

These policies can help inform development scenarios on the downtown sites to ensure that new development elevates 8<sup>th</sup> Avenue in accordance with the Plan.

#### **Element 4. Special Places**

The Plan highlights the Park Blocks as one of several key “special places” in Eugene. They are the heart of downtown, and are used for celebration, performance, and commerce, most notably the Saturday Market and Farmers’ Market. Strategies for the Park Blocks include considering areas that were historically part of the original park, including all four corners of 8<sup>th</sup> Avenue and Oak Street. The Plan also recommends that buildings surrounding the Park Blocks cultivate street level uses to contribute to the activity and safety of the Park Blocks, and working with Lane County to develop a civic structure in place of the Butterfly Lot to better integrate the site with the Park Blocks.

Policy 1 highlights the importance of developing special places, and the inclusion of the Saturday Market and Farmers’ Market:

*“1. Enhance public places throughout downtown through the careful design of civic buildings, streetscapes, parks and plazas. Include public art and other elements to create special places for all ages. Reinforce the continued use of the Park Blocks for the Saturday Market and Farmers’ Market.”*

By identifying the Park Blocks and adjacent public spaces as a special place in the development process, the Coordinated Downtown Development project can highlight the Park Blocks as a place of prominence and amplify future uses on the Butterfly Lot.

### **3.2 Eugene Park Blocks Master Plan**

Written in 2006, the Eugene Park Blocks Master Plan illustrates a new vision specifically for the Park Blocks. The Master Plan aims to provide a comprehensive view of the Park Blocks, and how they affect, and are affected by, surrounding uses. The Master Plan serves as a guide for decision-making and was developed by representatives from Lane County, the City of Eugene,

Saturday Market, Lane County Farmers' Market, arts, business, and neighbor groups. The Master Plan outlines short-term, mid-term, and long-term goals for the Park Blocks, which are as follows:

### Short Term

- Improve Farmers' Market configuration
- Curb extensions along Eighth and Oak
- Lighting improvements
- Bollards along Oak Street
- Install public art
- Repairs
- East block interactive fountain
- Southeast block shelter

### Mid Term

- In-fill development
- Facade redevelopment
- Curbless park streets
- Paving improvements
- Alley improvements

### Long Term

- Re-configure Pearl/Oak couplet
- Remove Butterfly Lot
- Explore Northwest Park Block options
- Redevelop Northwest Park Street
- Integrate Free Speech Plaza

The plan characterizes the activity on each block, although the Blocks are conceived as flexible and supporting of a variety of activities. The plan proposes that the southwest block maintain its contemplative atmosphere, and the southeast block continue to be an active place through the development of an engaging new water feature. The plan proposes that the northeast block (Free Speech Plaza) become a location of civic activity and gathering. The plan highlights the opportunity for performances and other activities involving larger groups, as well as an expanded and flexible place for market activity. The plan suggests a re-established northwest Park Block and a new civic building replacing the Butterfly Parking Garage, with the civic building facing the new plaza.

## 4.0 DEVELOPMENT REQUIREMENTS

As noted previously, both the Butterfly Lot and former City Hall site are zoned Public Land (PL) and are within the Transportation Oriented Development (/TD) overlay zone. The following summarized development standards apply to both sites.

Within the PL zone, government services are permitted outright. There is no maximum building height, and the minimum front yard and minimum interior yard setbacks are both 10 ft. There

is no minimum landscape area except as required for landscape standards within parking areas.

Within the /TD overlay zone, the maximum building setback is 15 ft., with no minimum setback. However, where the site is adjacent to more than one street, a building is required to meet the above maximum setback standard on only one street. Building orientation requires that the main entrance on a building façade must be within the 15 ft. maximum street-facing setback, and buildings with a frontage on more than one street must have at least one main entrance oriented toward a street with transit facilities, or to the corner where the two streets intersect.

In addition, the total floor area (FAR) cannot be less than 0.65 square feet of floor area to one square foot on the lot. For parking requirements, automobile parking, driving, and maneuvering areas cannot be located between the main buildings and a street. Structured parking on sites that abut a street must also have at least 50 percent of the ground floor street frontage developed for office, retail or other pedestrian oriented uses. This standard does not apply to parking facilities that are totally underground. Land between a building or exterior improvement and a street in an overlay must be landscaped and/or paved with a hard surface, and areas with hard surfaces must contain pedestrian amenities (e.g., seating areas, drinking fountains, and/or other design elements such as public art, planters, or kiosks).

#### 4.1 Land Use Processes

Based on the chosen scenario for building layout, there are potential land use processes that may be required to facilitate site development. These processes are likely limited to Property Line Adjustment and Adjustment Review applications. For example, should the City Hall occupy space with the Farmer’s Market on the current Butterfly Lot, or if the County Courthouse were located on the former City Hall site, some adjustment to property lines would likely be required through a PLA process. In addition, based on building design and development schemes, various ARs may also be required. PLAs are reviewed in accordance with Type I procedures and are administrative in nature. ARs are reviewed in accordance with Type II procedures, with a decision by the planning director following public notice requirements. The approval criteria for these processes are provided below for reference.

#### 4.2 Property Line Adjustment Approval Criteria

##### **EC 9.8415**

*The planning director shall approve, approve with conditions, or deny the property line adjustment application. Approval or approval with conditions shall be based on compliance with the following criteria:*

- (1) *Any buildings to be retained on the properties comply with the minimum front and interior yard setbacks as defined in this land use code.*
- (2) *The final configuration of property lines shall not reduce an existing lot below the minimum lot standards established in this land use code or otherwise violate standards of this land use code, building codes, fire codes, and Chapter 7.*
- (3) *The final configuration of property lines shall not violate any previous requirements or conditions of approval imposed with a prior applicable land use decision.*
- (4) *Public assessments, liens, and fees with respect to the property line adjustment*

*have been paid, or:*

- (a) *A segregation of assessments and liens has been applied for and granted by the city; or*
- (b) *An adequate guarantee in a form acceptable to the city manager has been provided assuring the liens, assessments and fees will be paid prior to recording the property line adjustment.*

*Approval of a property line adjustment does not relieve the applicant from complying with all applicable codes or statutory requirements.*

- (5) *Within the /WR Water Resources Conservation Overlay Zone or /WQ Water Quality Overlay Zone, no new lot may be created if more than 33% of the lot, as created, would be occupied by either:*
  - (a) *The combined area of the /WR conservation setback and any portion of the Goal 5 Water Resource Site that extends landward beyond the conservation setback; or*
  - (b) *The /WQ Management Area.*
- (6) *Within the R-1 zone in the city-recognized boundaries of Amazon Neighbors, Fairmount Neighbors and South University Neighborhood Association, property lines may only be adjusted up to 5 feet, measured perpendicularly from the current location of the property line. A Property Line Adjustment allowed under this section may be up to 10 feet if the adjustment is necessary to accommodate an encroachment that existed as of April 12, 2014.*

#### **4.3 Adjustment Review Approval Criteria**

##### **EC 9.8030**

*(32) /TD Transit Oriented Development Overlay Zone.*

*Where this land use code provides that a development standard applicable within the /TD Transit Oriented Development overlay zone may be adjusted, approval of the request shall be given if the applicant demonstrates consistency with all of the following:*

- (a) *The requested adjustment will allow the project to achieve an equivalent or higher quality design than would result from strict adherence to the standards through:*
  - 1. *A building orientation, massing, articulation and façade that contribute positively to the surrounding urban environment; and*
  - 2. *An overall site and building design that creates a safe and attractive pedestrian environment. Design elements for this purpose may include special architectural design features, high quality materials, outdoor seating, pedestrian-scaled lighting, prominent entries facing the street, multiple openings or windows, and a significant use of clear, untinted glass.*
- (b) *Impacts to any adjacent residentially-zoned property are minimized. Design elements for this purpose may include treatment of building massing, setbacks, screening and landscaping.*

The cited land use processes are minor in nature and can be completed and approved to ensure that preferred development scenarios are realized.

## **5.0 SUMMARY**

This memorandum identifies land use requirements applicable to the former City Hall site and the Butterfly Lot site, as well as highlighting significant planning documents and their policies to inform development considerations regarding these sites. Based on this information, key findings are distilled below:

- The Eugene Downtown Plan is an important planning document for the Coordinated Downtown Development project, and considers several of the development scenarios currently being evaluated. The Plan includes specific policy direction for the Butterfly Lot and Park Blocks, and provides a vision for how to improve the downtown core.
- The PL zone is designed to accommodate the government and civic uses being considered on the sites and all of the proposed uses are permitted outright.
- The Butterfly Lot's Major Retail Center Metro Plan designation requires further consideration to ensure that government uses are compatible with the intent of the plan designation. If it is determined that there is any inconsistency between the plan/zone designations, a Plan Amendment process to change the plan designation to Government & Education would be the likely outcome.
- The proposed development scenarios may not conform to all /TD overlay zone specific development standards. However, these standards are flexible in nature and can be adjusted through the AR process.
- Some adjustment to property lines and lot sizes will likely be required, depending on chosen development scenario, and can be accomplished through the PLA process.
- PLA and AR applications are straightforward in nature and should not be perceived as barriers to development. The development scenarios themselves can be shaped to satisfy the approval criteria.
- Overall, land use and/or development requirements do not present barriers to the realization of any of the proposed scenarios.

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# APPENDIX B: DEVELOPMENT CONCEPT FLOW DIAGRAM



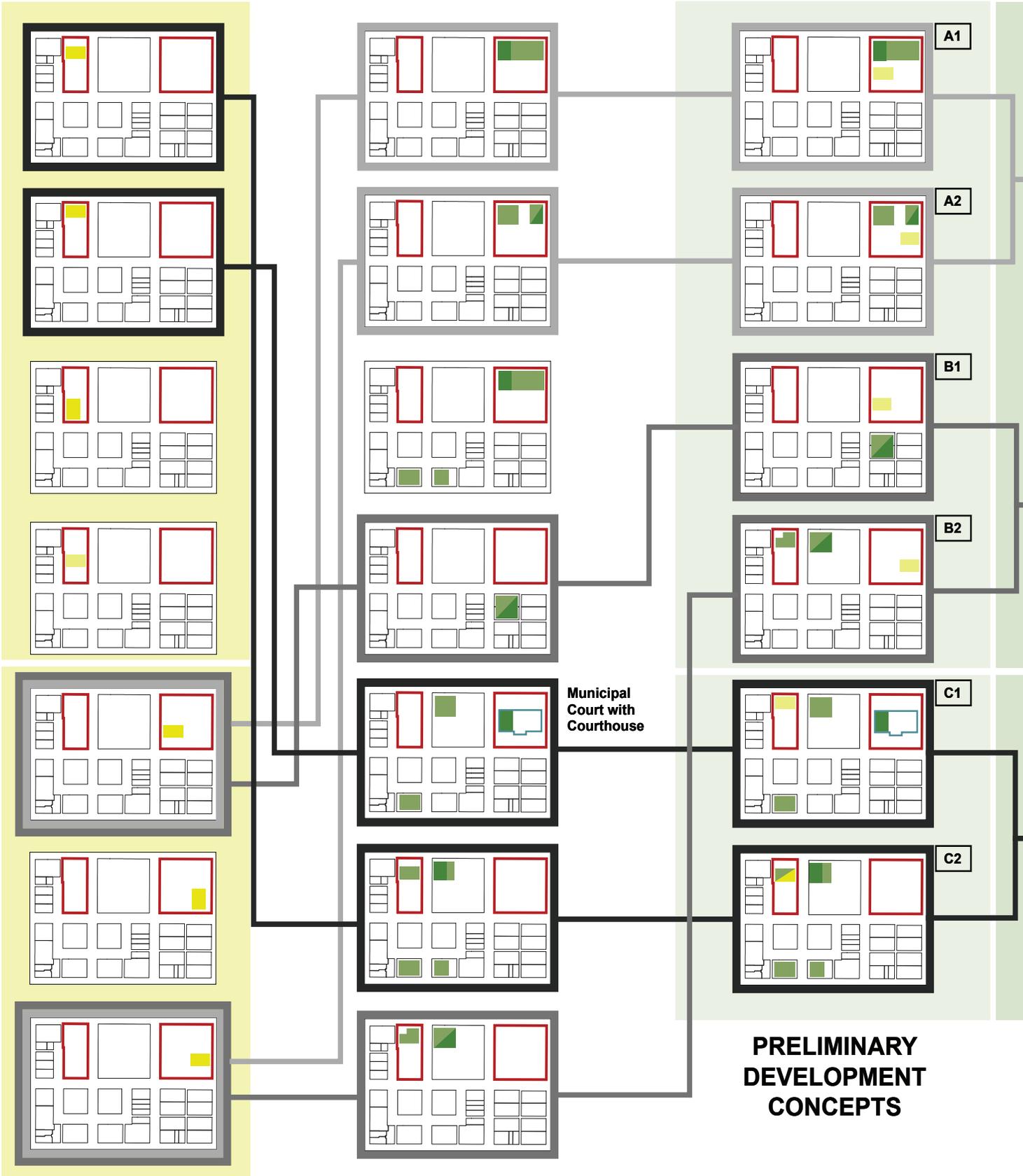
CITY HALL PHASE 1

CITY HALL PHASE 2  
+  
MUNICIPAL COURT

CITY HALL PHASE 1  
+  
CITY HALL PHASE 2  
+  
MUNICIPAL COURT

BUTTERFLY LOT

SITE OF FORMER CITY HALL



**PRELIMINARY  
DEVELOPMENT  
CONCEPTS**

Figure B-1 City Hall Flow Diagram



-  STUDY SITES
-  TAX LOT
-  CITY HALL PHASE 1  
35,000 SF
-  CITY HALL PHASE 2  
115,000 SF
-  MUNICIPAL COURT  
20,000 SF

**REFINED  
DEVELOPMENT  
CONCEPTS**

COORDINATED DOWNTOWN DEVELOPMENT

# CITY HALL SCENARIO & OPTION FLOW DIAGRAM

10/18/2016



**CAMERON  
McCARTHY**

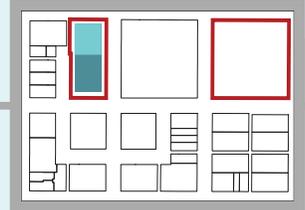
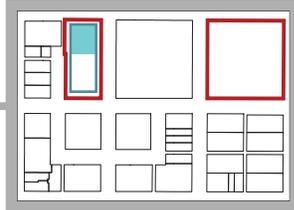
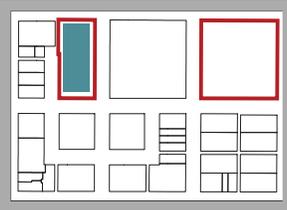
COUNTY COURTHOUSE

DISTRICT ATTORNEY  
+  
SHERIFF'S OFFICE

COUNTY COURTHOUSE  
+  
DISTRICT ATTORNEY  
+  
SHERIFF'S OFFICE

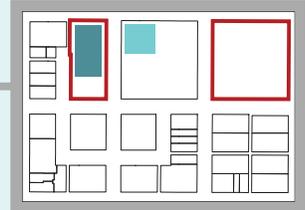
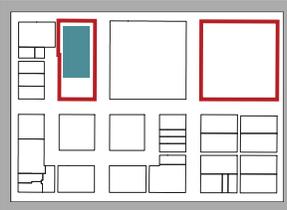
BUTTERFLY LOT

SITE OF FORMER CITY HALL



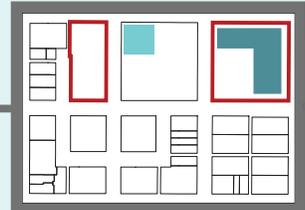
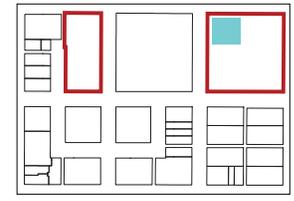
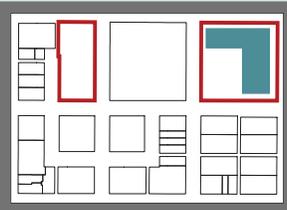
A1

Within New Courthouse



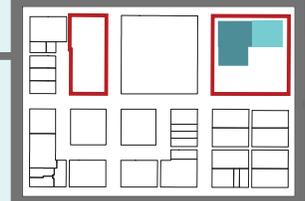
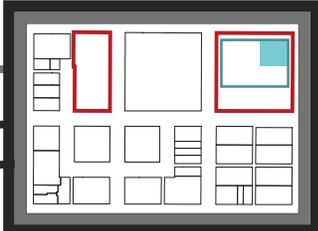
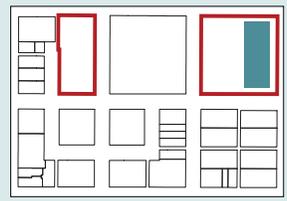
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Within Renovated Existing Courthouse



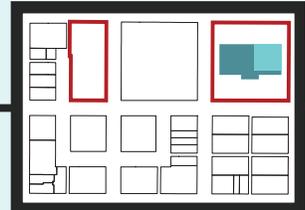
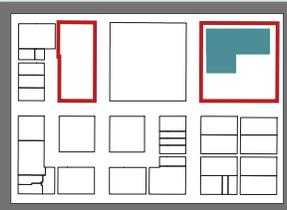
B1

Separate New Building

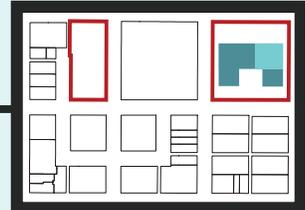
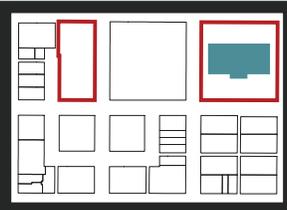


B2

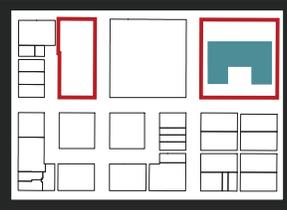
Within New Courthouse



C1



C2



**PRELIMINARY  
DEVELOPMENT  
CONCEPTS**

Figure B-2 County Courthouse Flow Diagram



-  STUDY SITES
-  TAX LOT
-  COUNTY COURTHOUSE  
150,616 SF
-  DISTRICT ATTORNEY +  
SHERIFF'S OFFICE  
89,418 SF

**REFINED  
DEVELOPMENT  
CONCEPTS**

COORDINATED DOWNTOWN DEVELOPMENT

# COUNTY COURTHOUSE SCENARIO & OPTION FLOW DIAGRAM

10/18/2016



**CAMERON  
McCARTHY**

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# APPENDIX C: PRELIMINARY DEVELOPMENT CONCEPTS



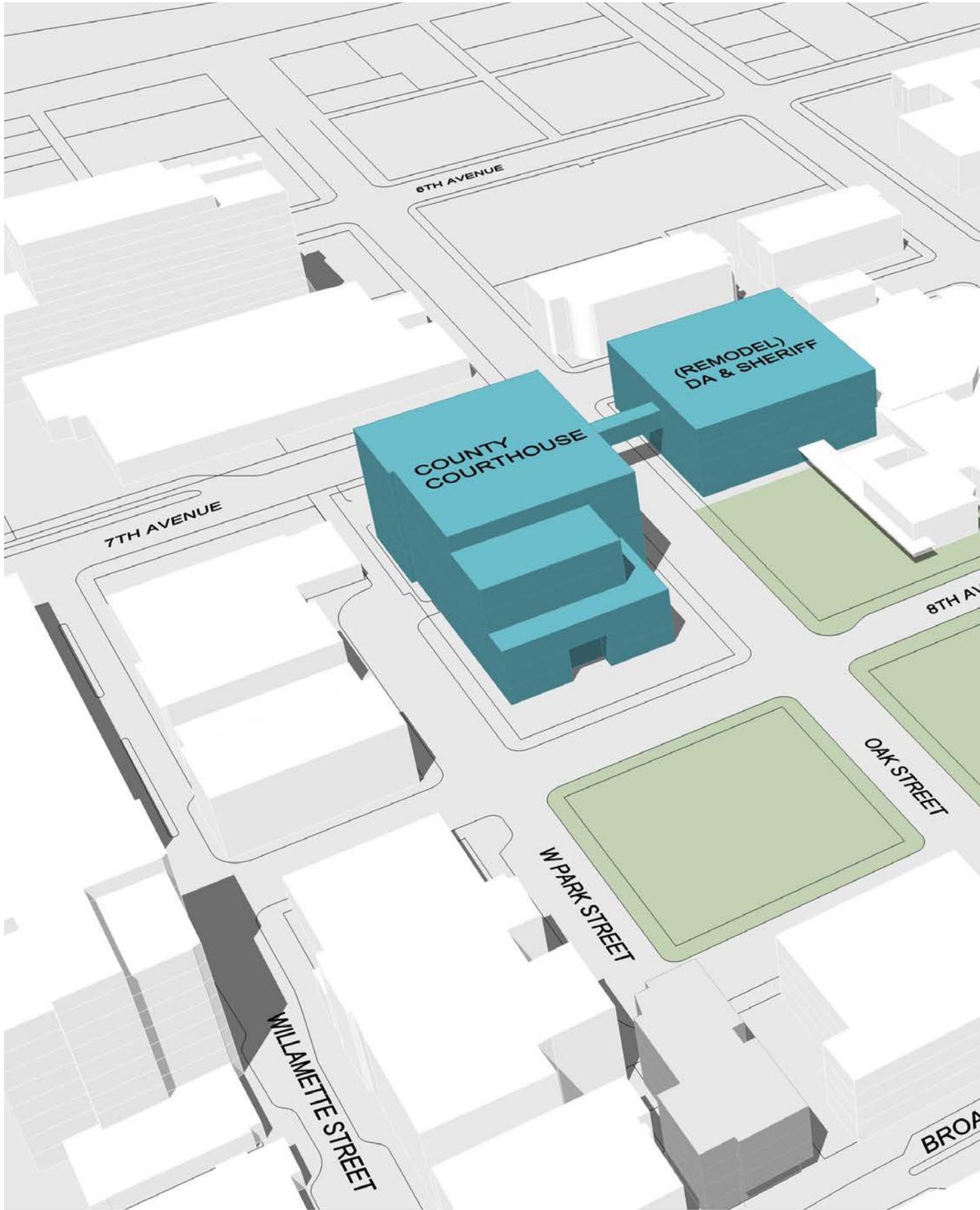




Figure C-1 Preliminary Scenario A1

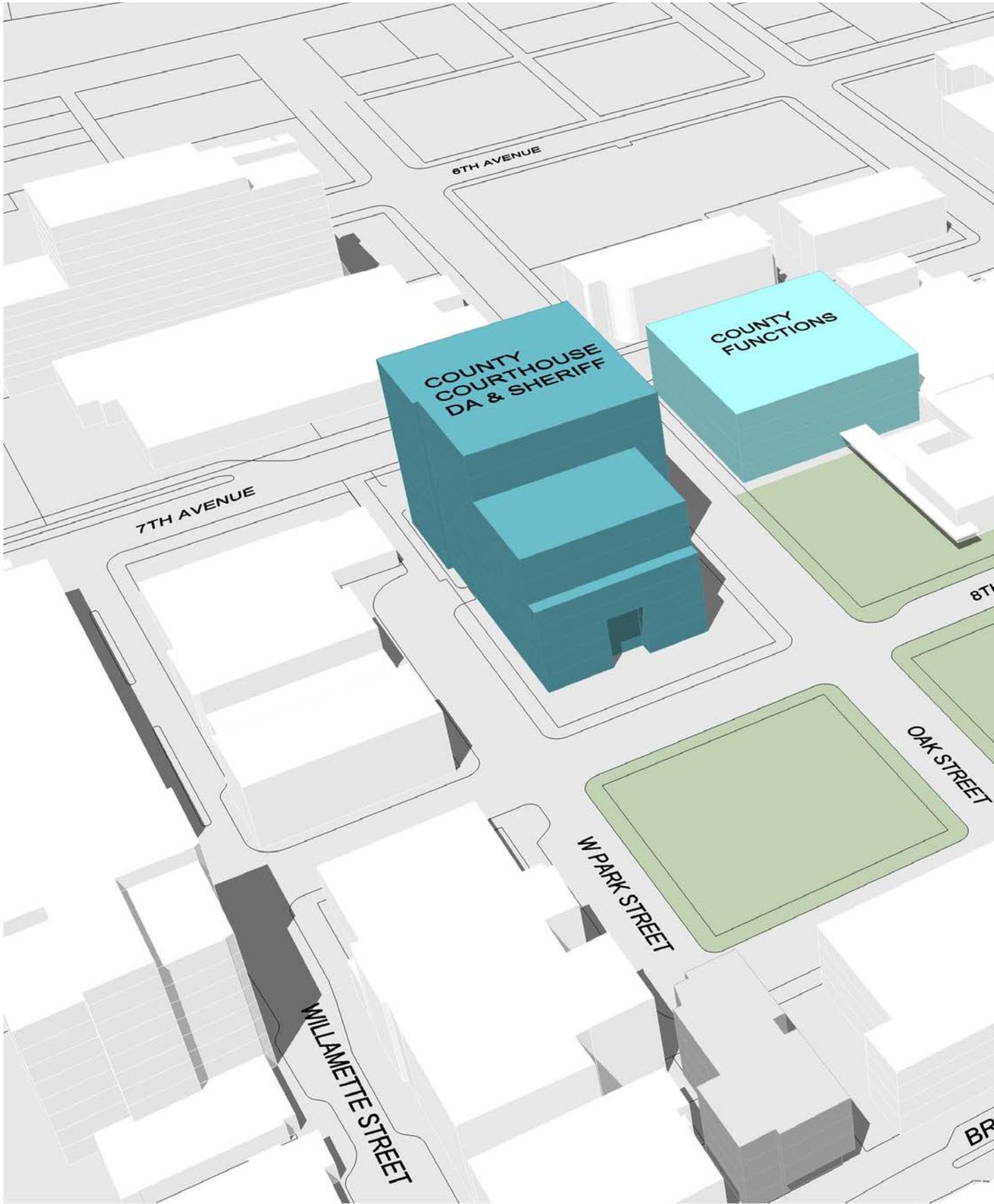
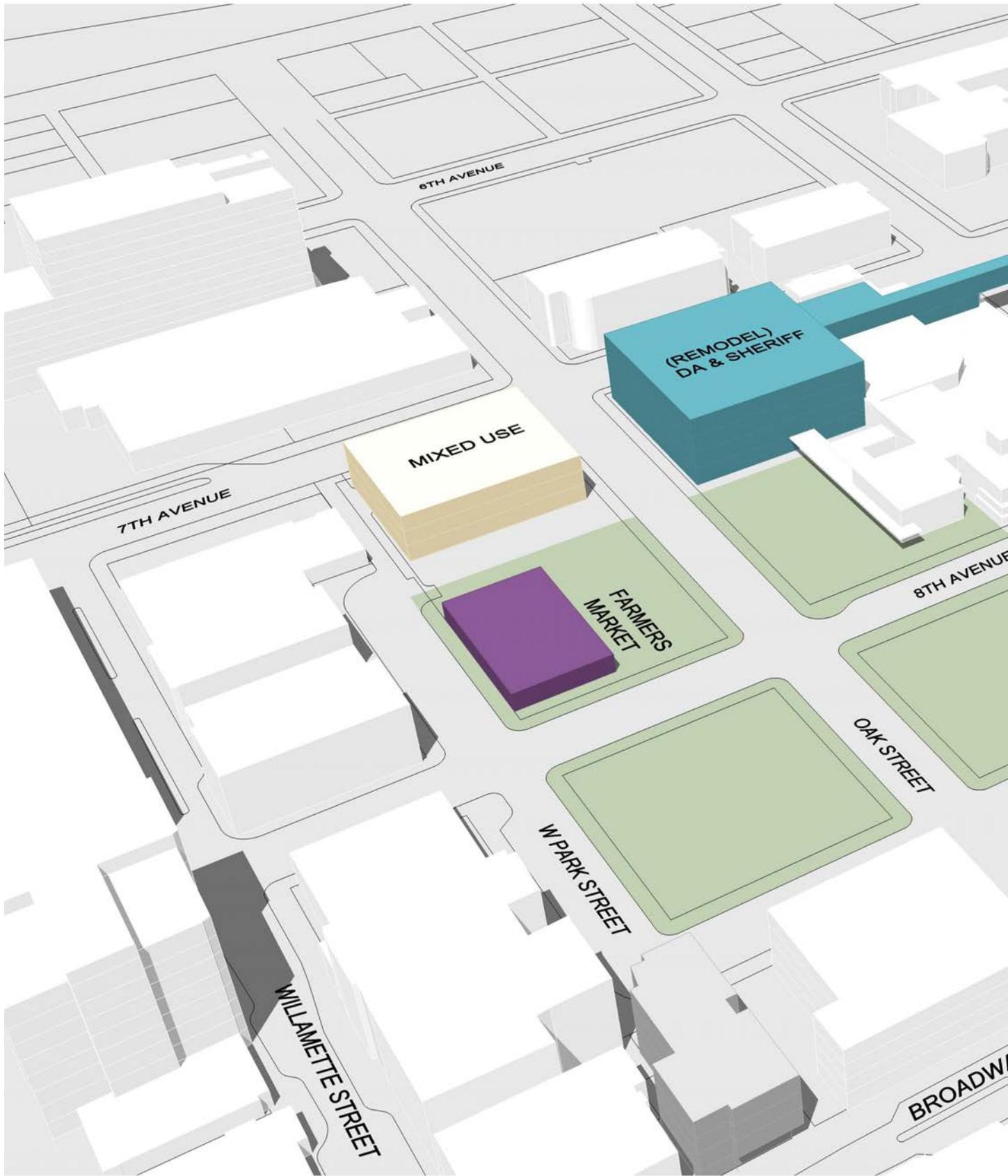




Figure C-2 Preliminary Scenario A2



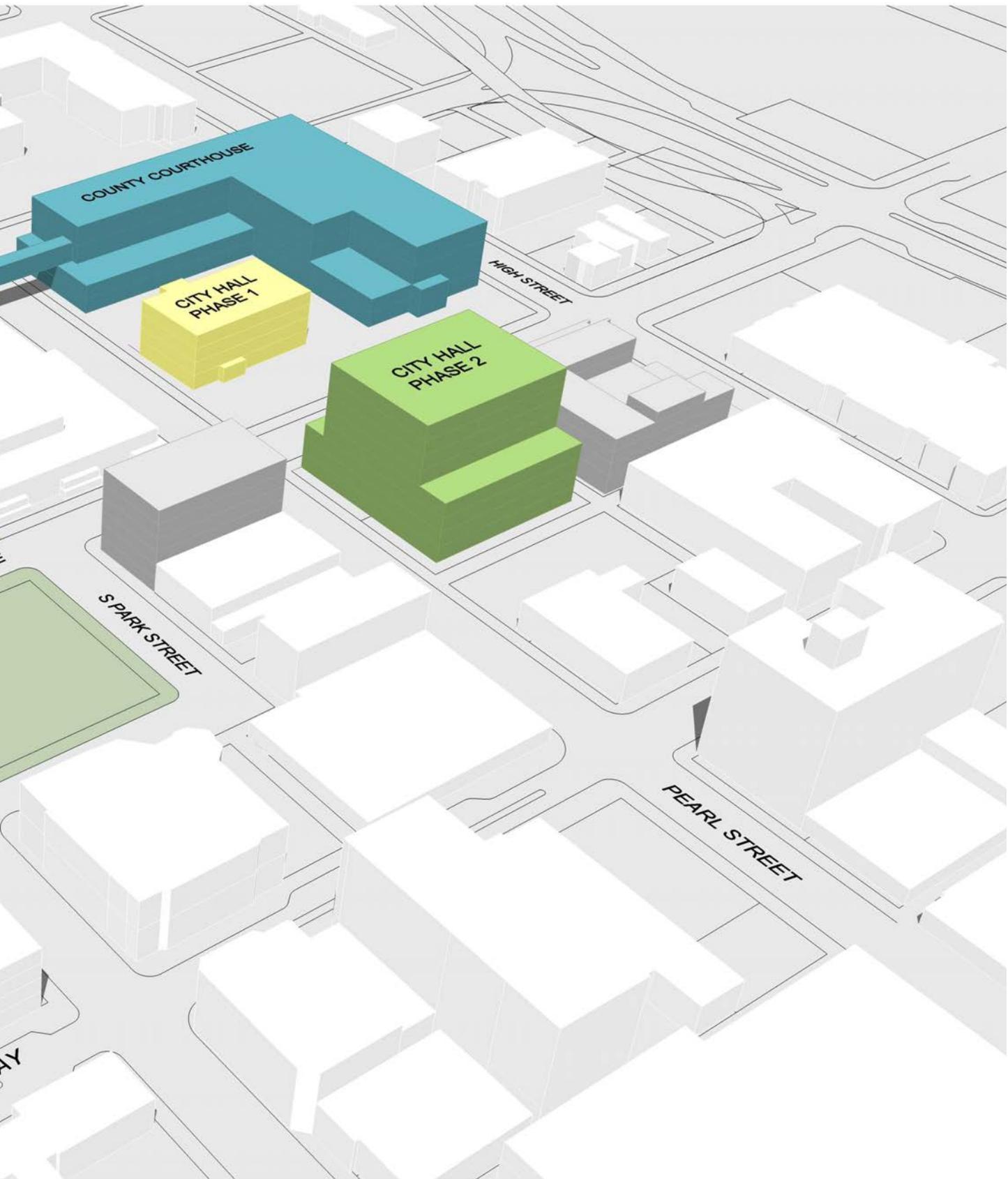
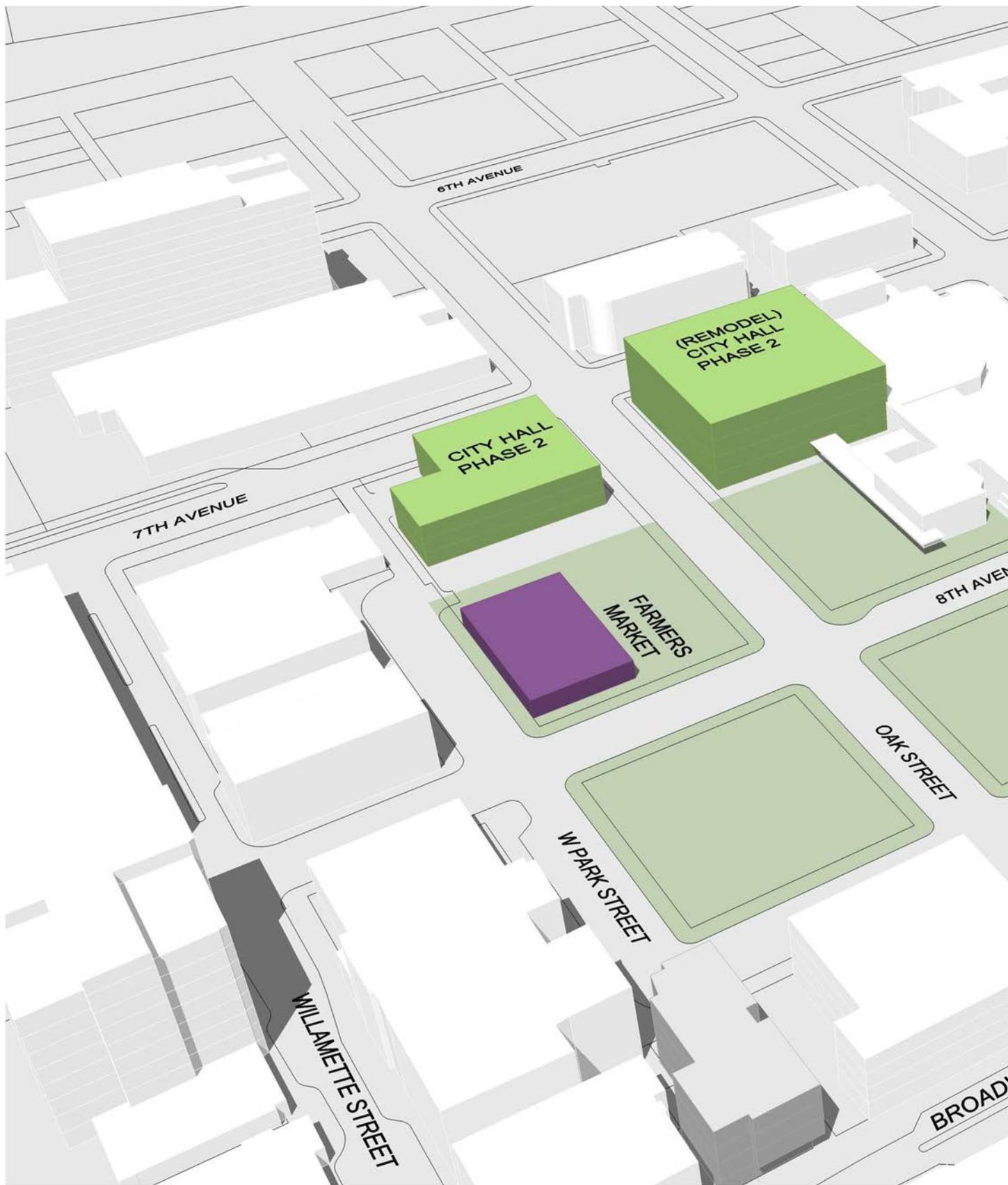


Figure C-3 Preliminary Scenario B1



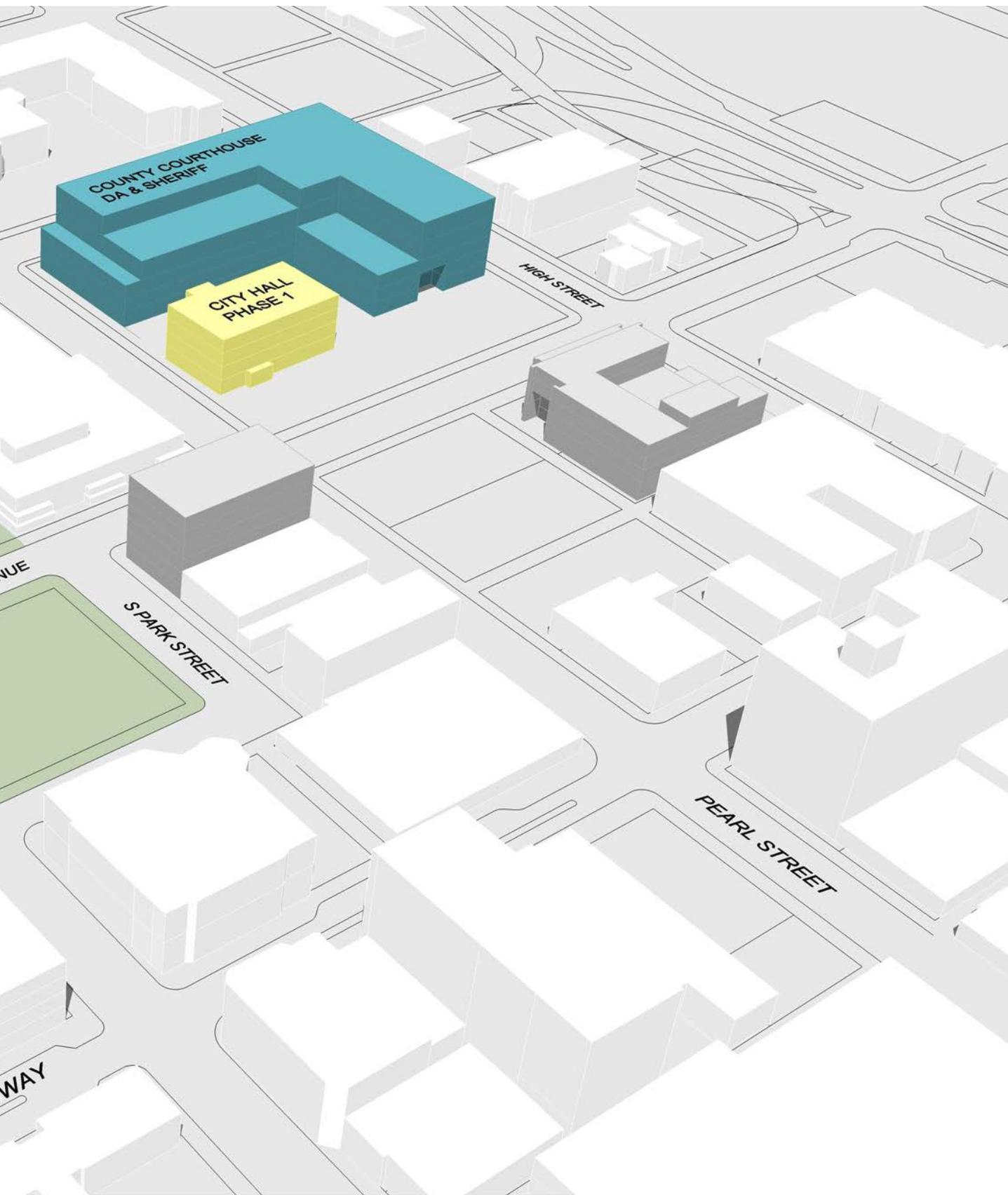
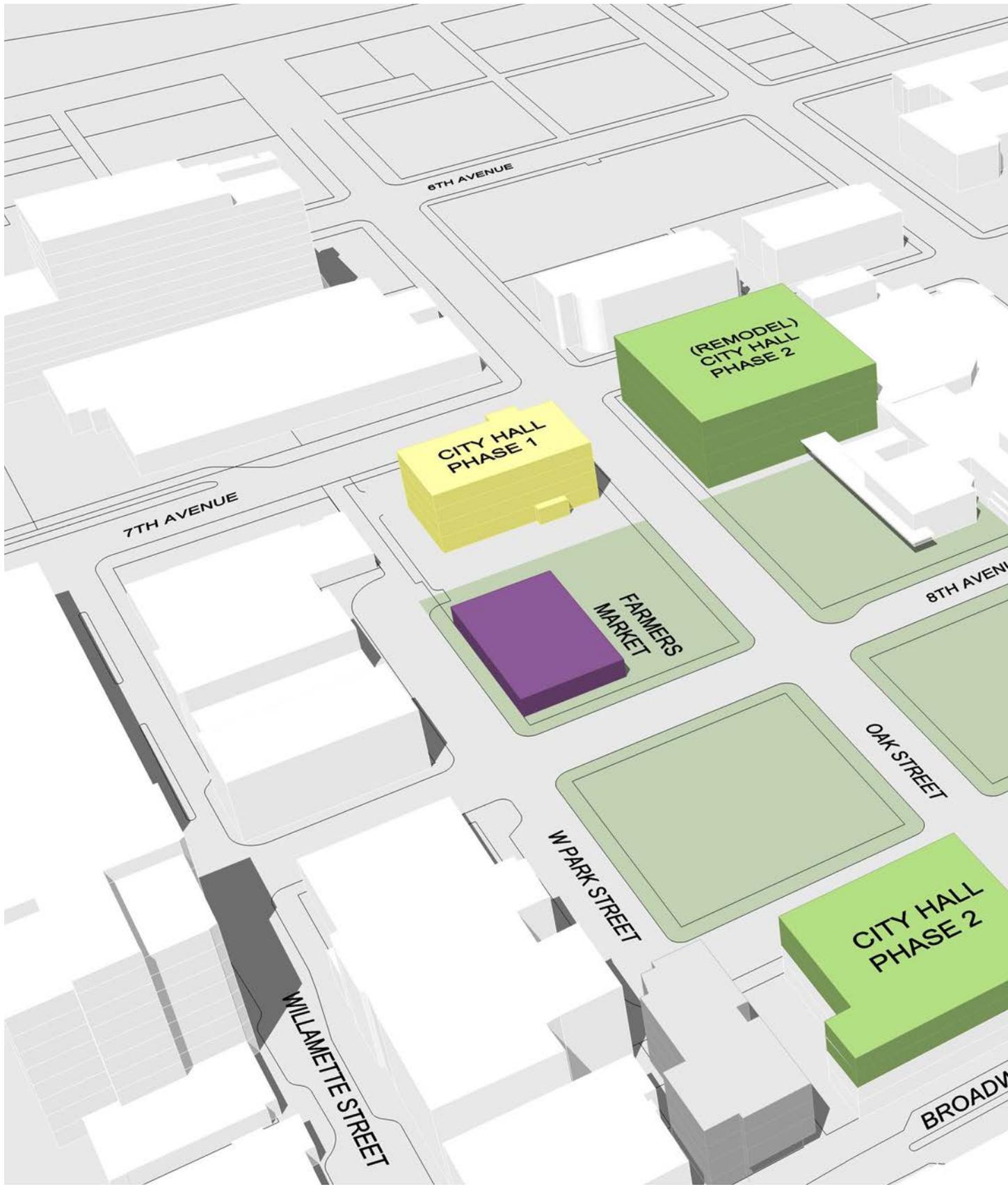


Figure C-4 Preliminary Scenario B2



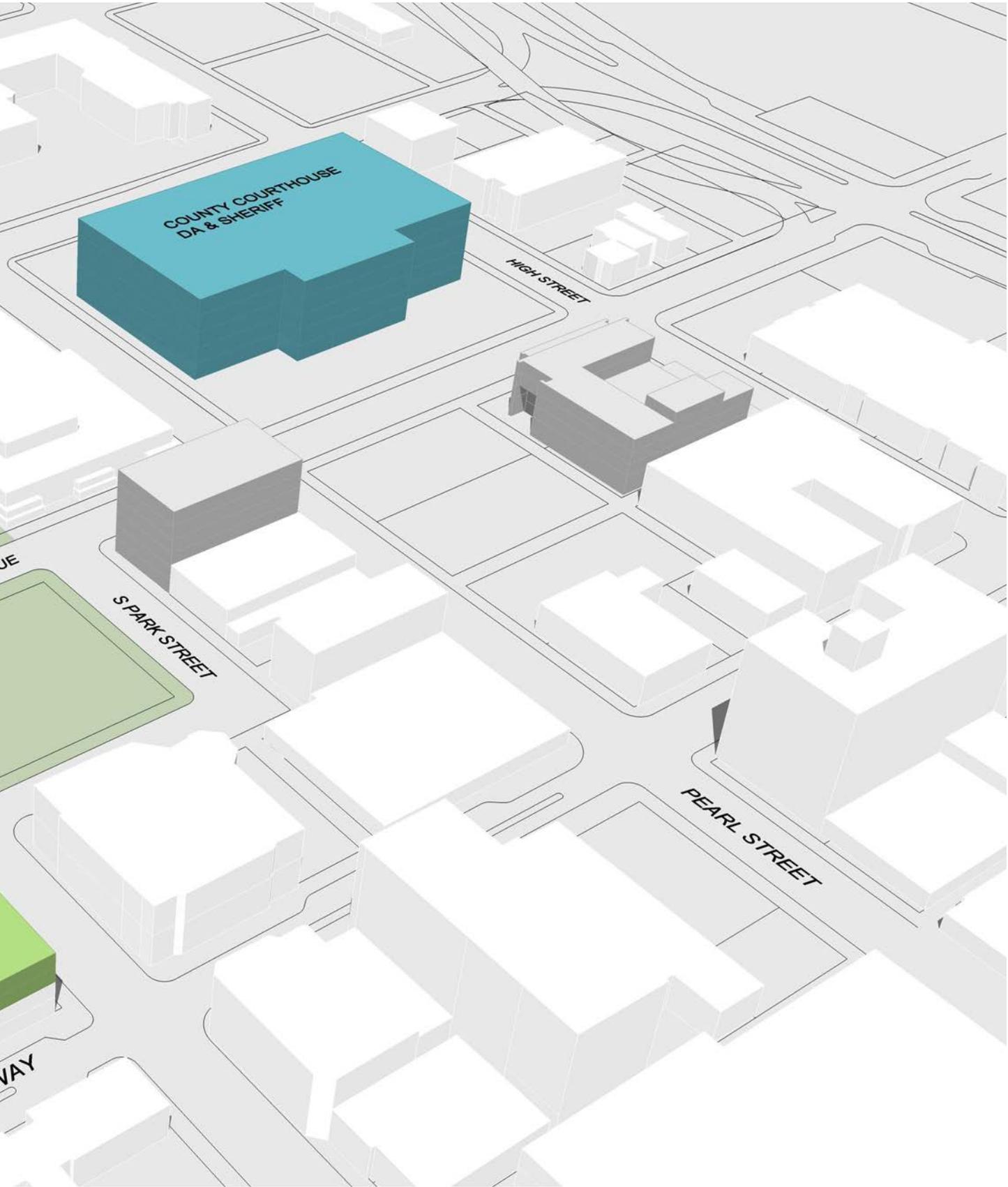
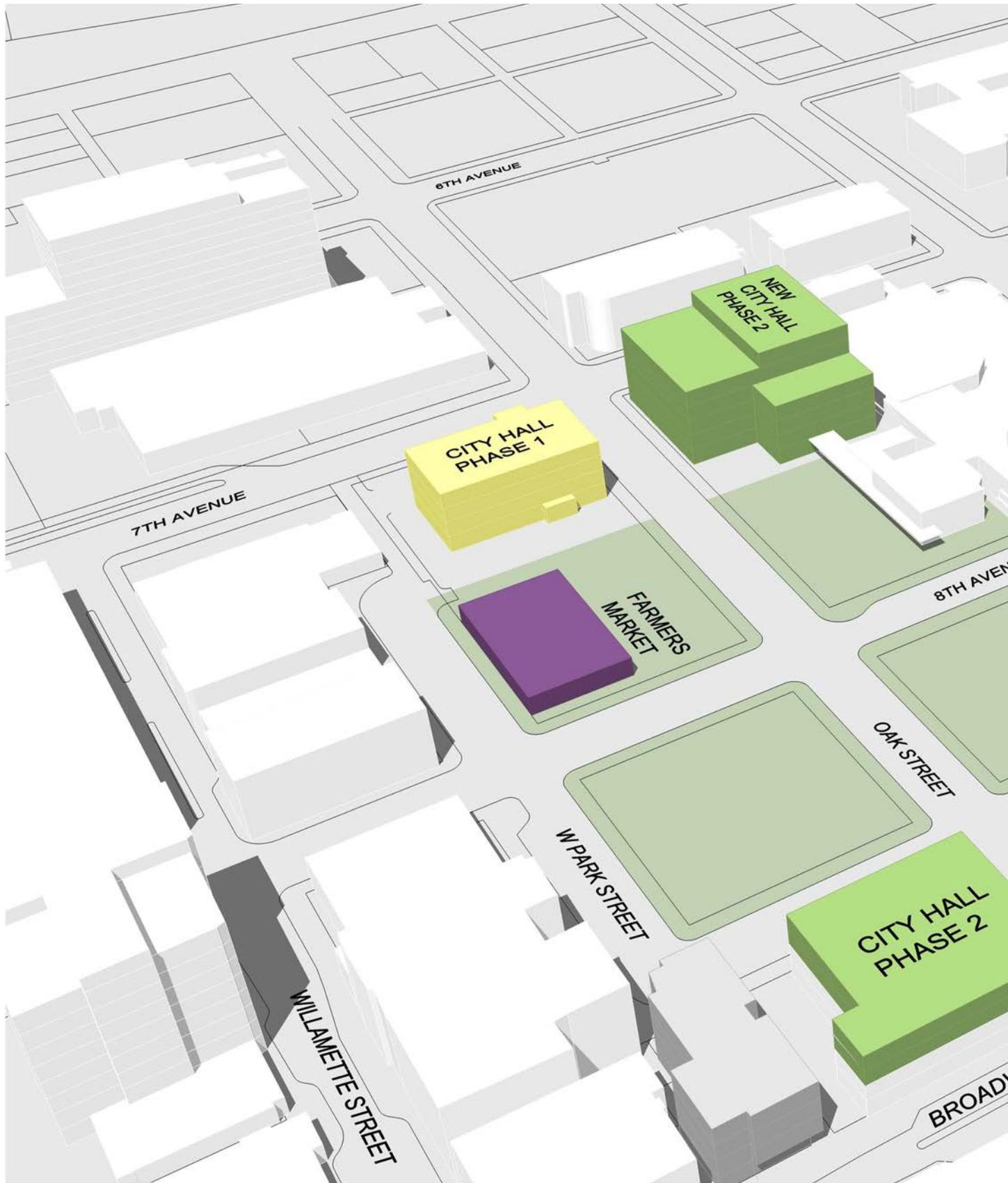


Figure C-5 Preliminary Scenario C1



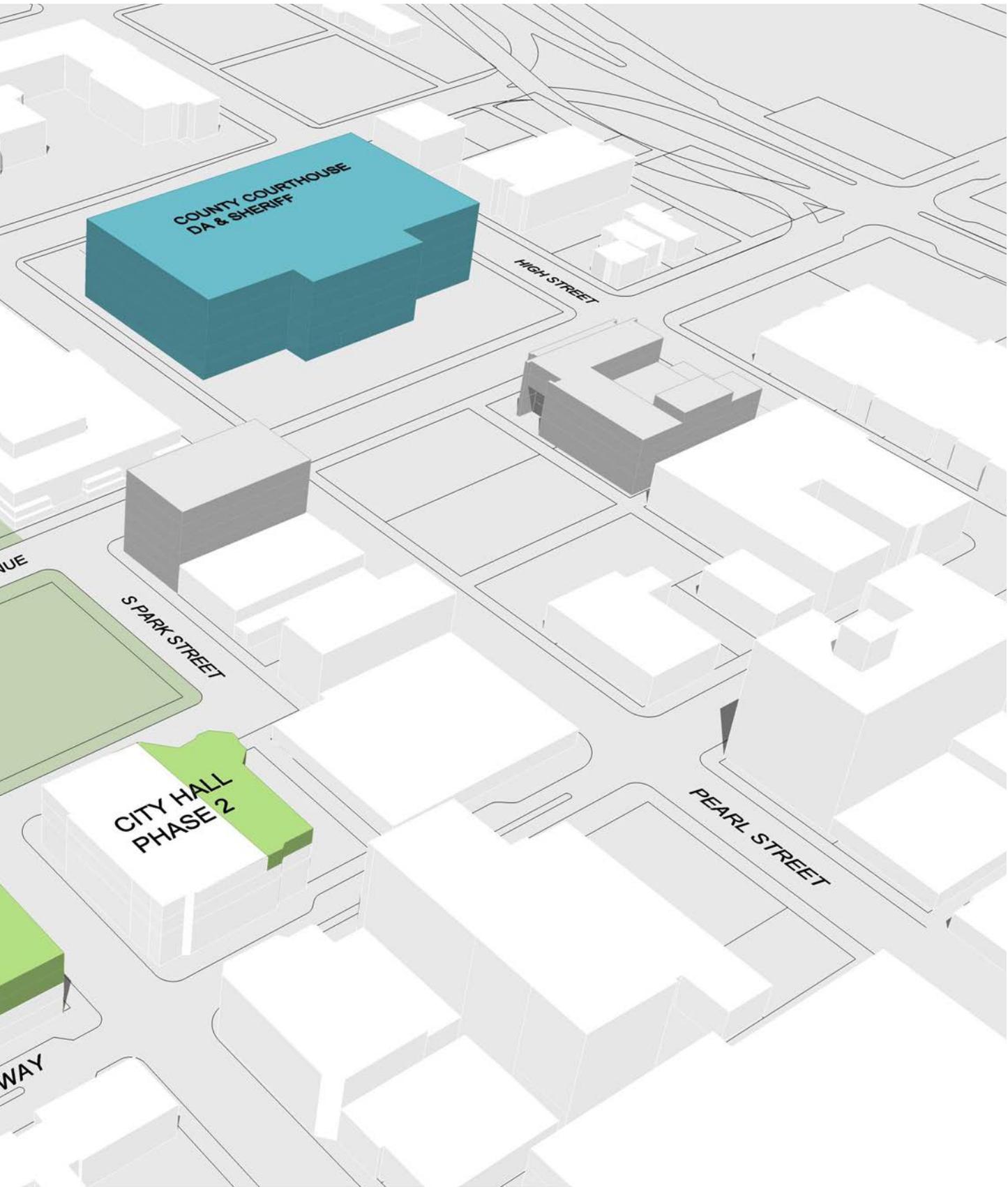


Figure C-6 Preliminary Scenario C2

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# APPENDIX D: REFINED DEVELOPMENT CONCEPTS



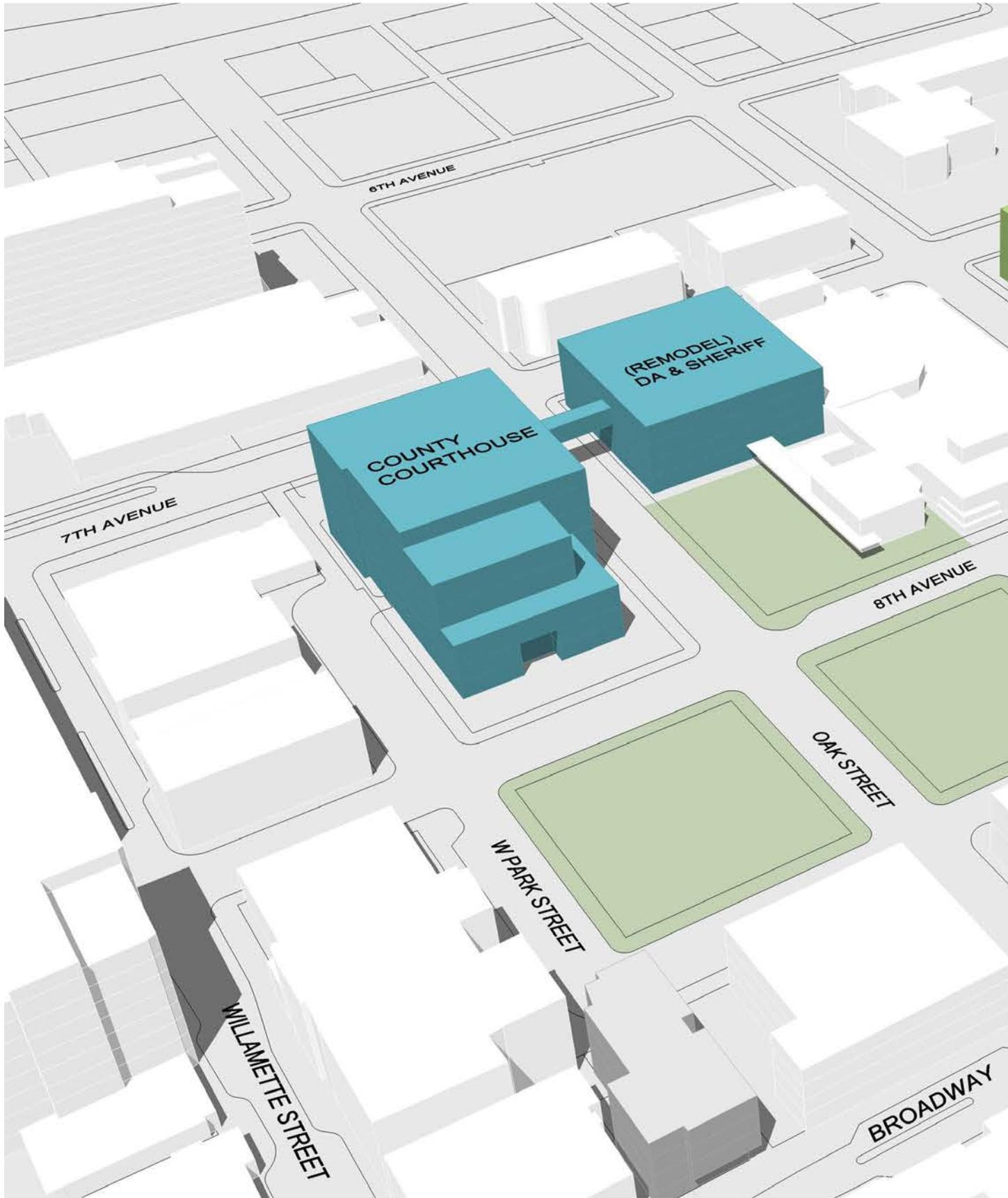
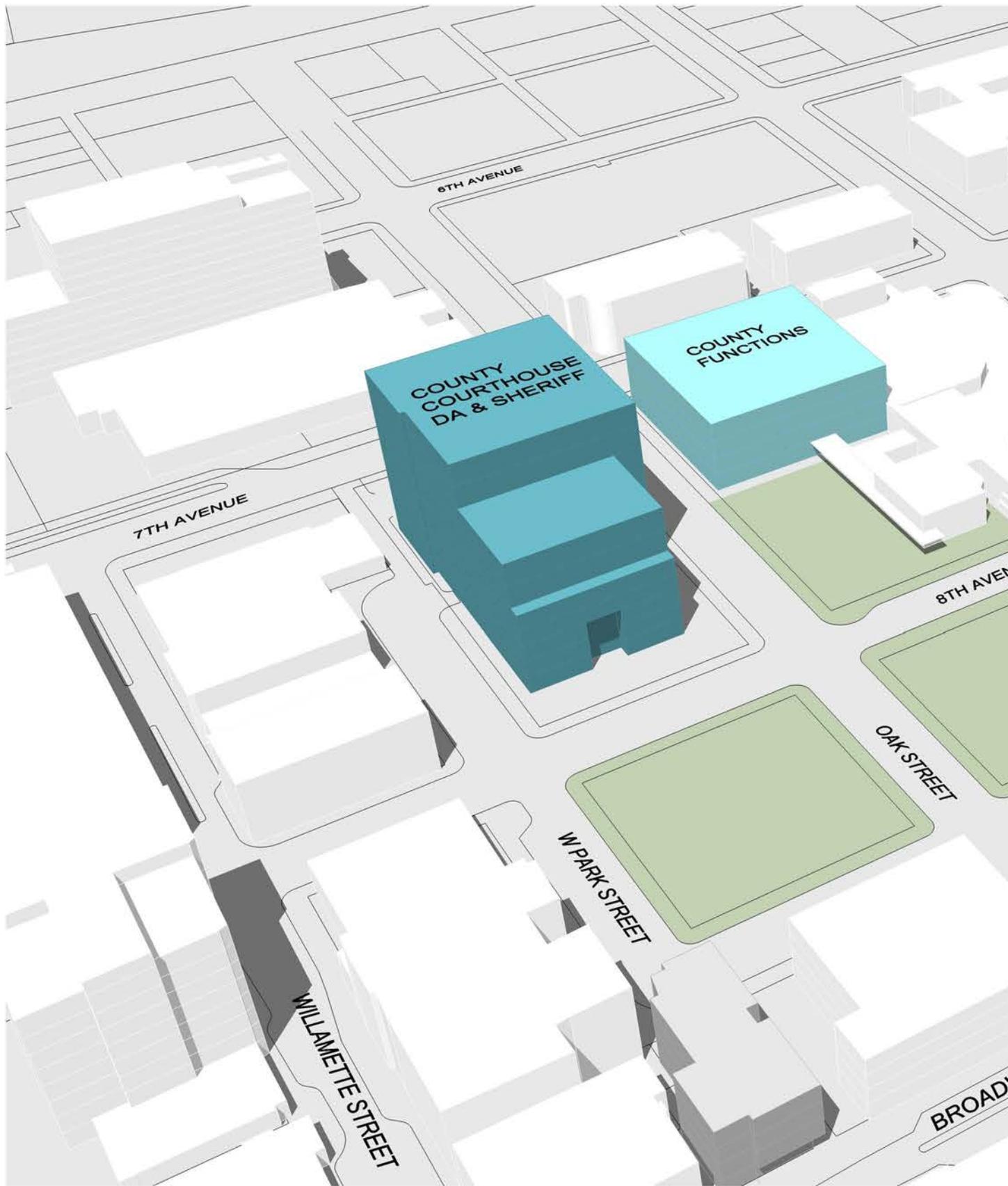




Figure D-1 Refined Scenario A1



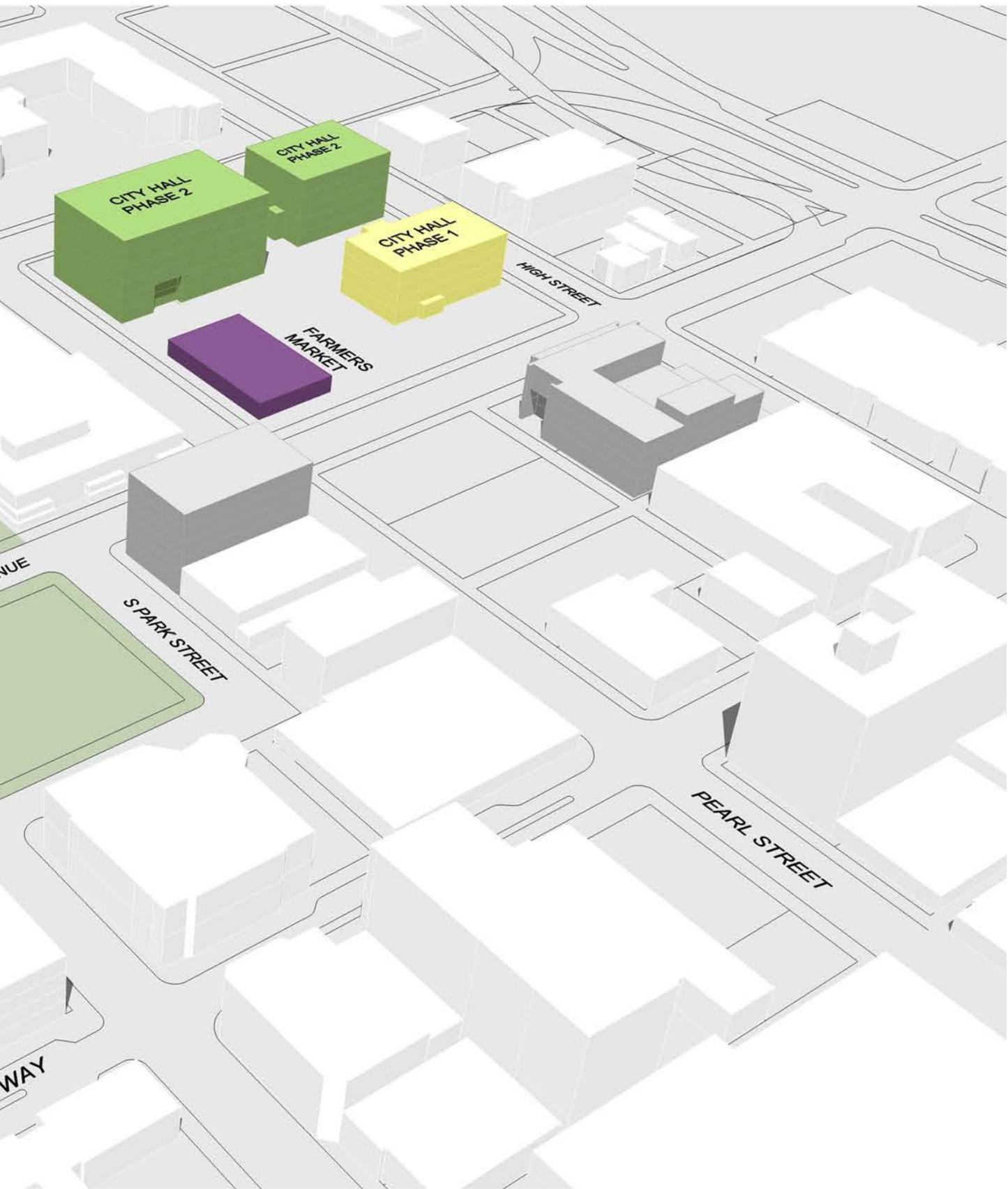
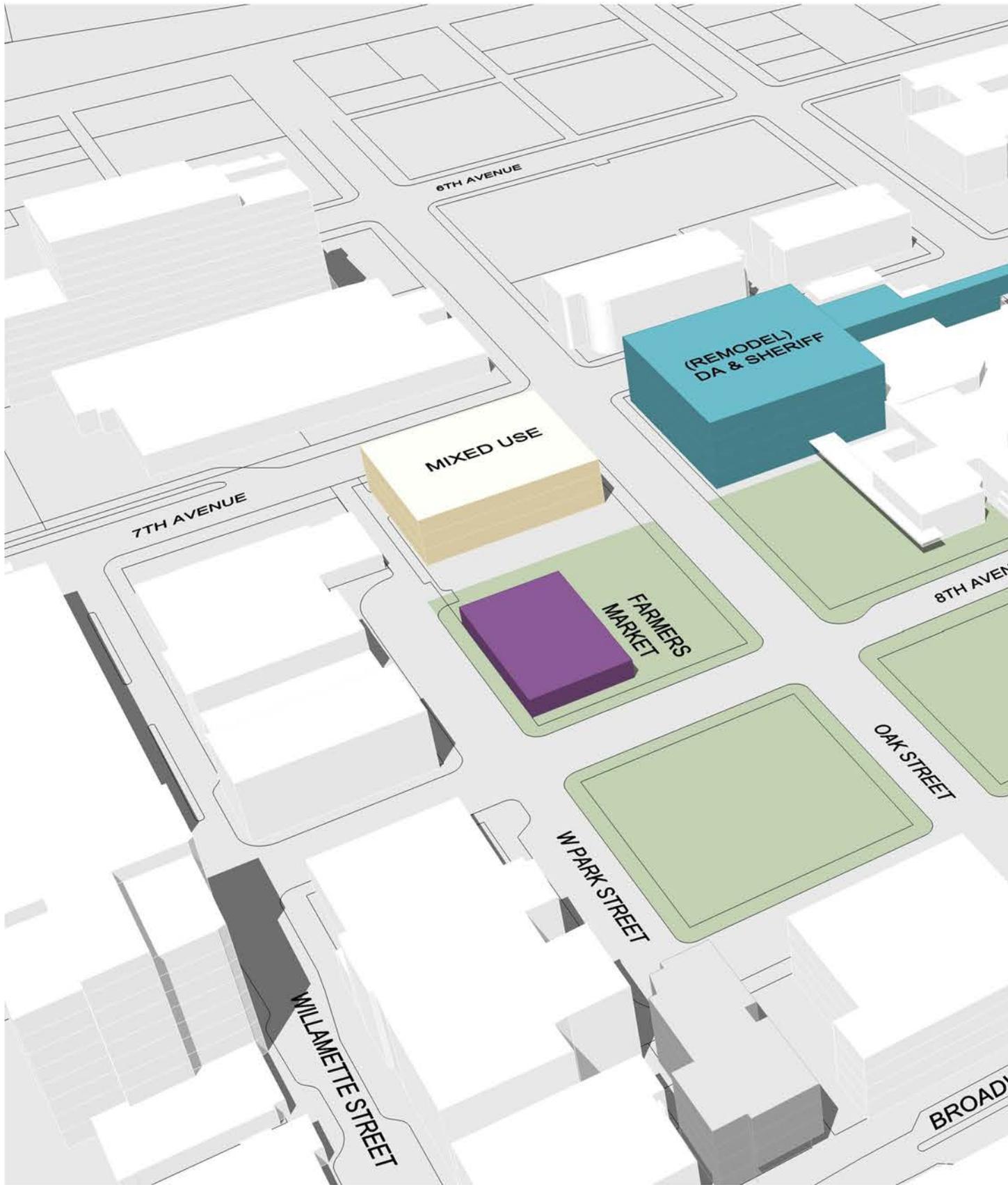


Figure D-2 Refined Scenario A2



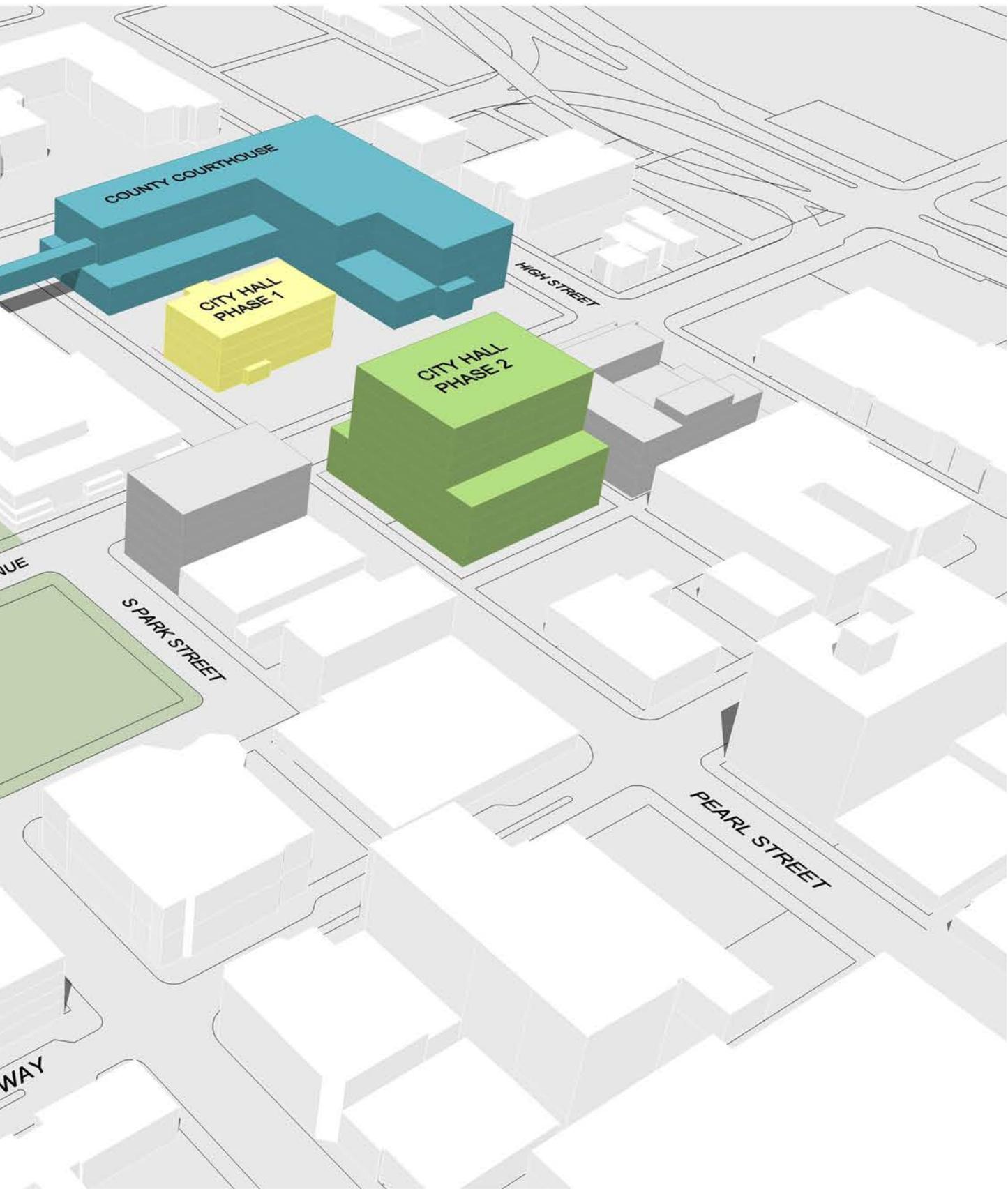


Figure D-3 Refined Scenario B1



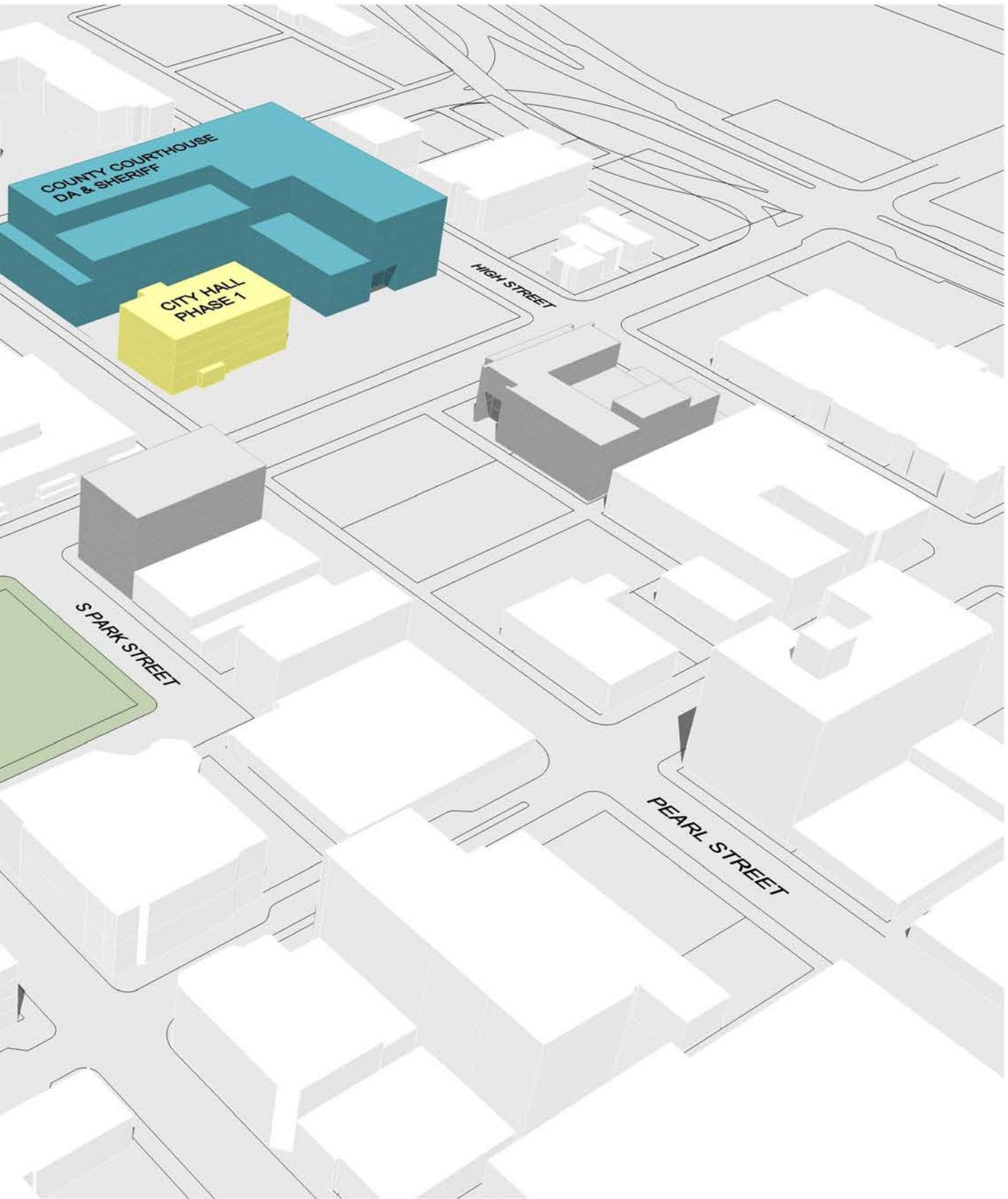


Figure D-4 Refined Scenario B2



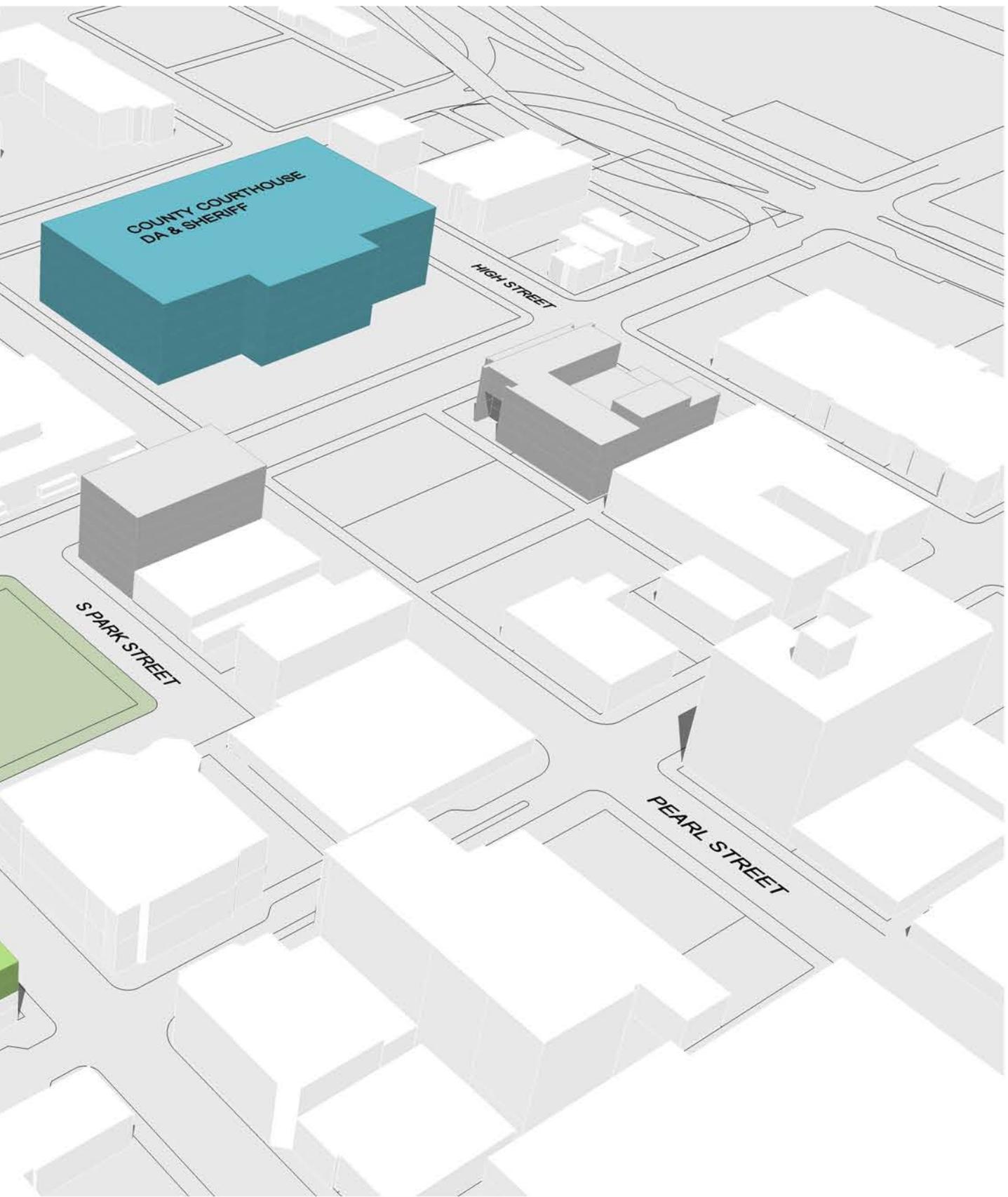
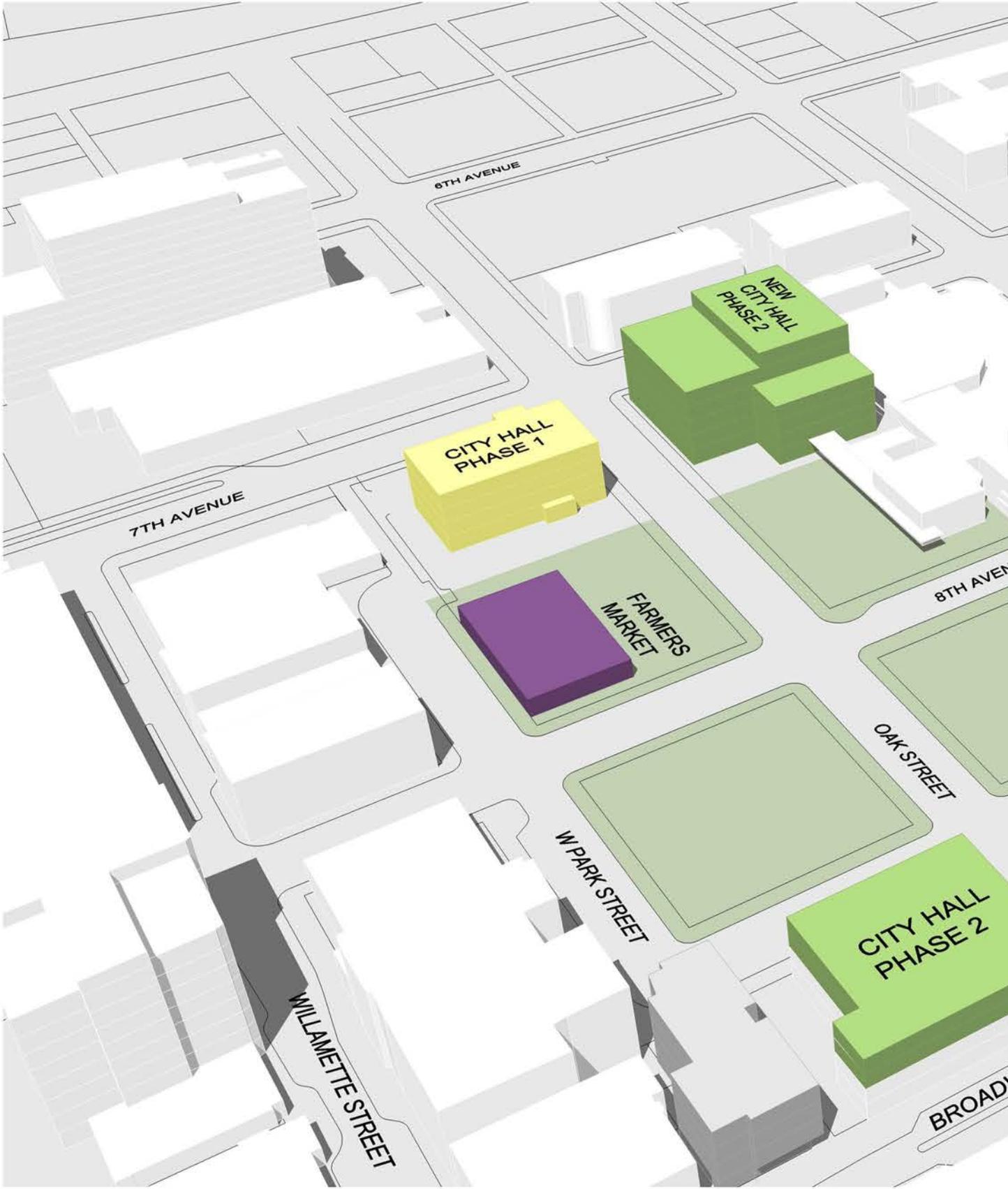


Figure D-5 Refined Scenario C1



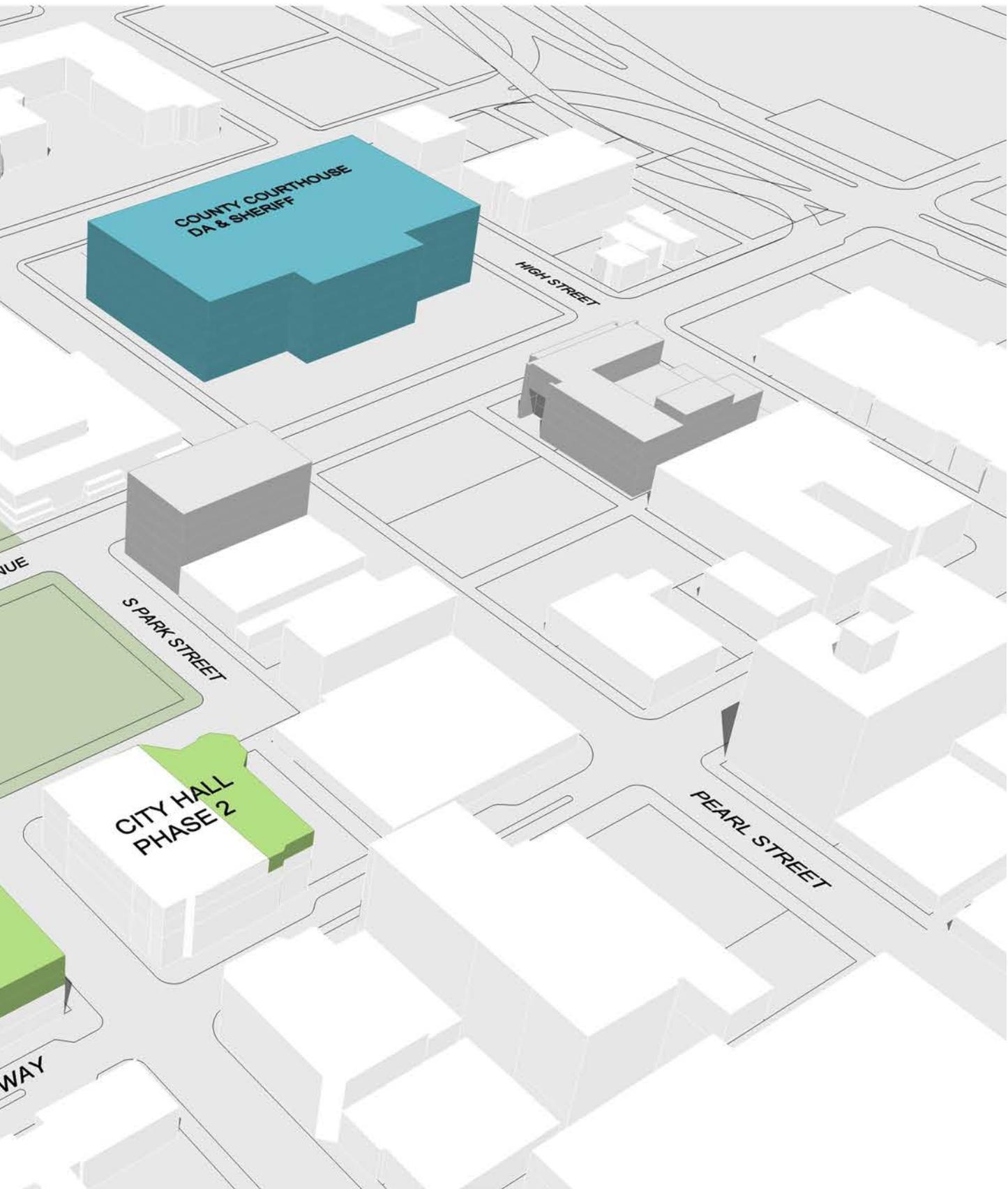


Figure D-6 Refined Scenario C2

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# APPENDIX E: DETAILED COST INFORMATION





CAMERON  
McCARTHY

**COORDINATED DOWNTOWN DEVELOPMENT  
LANE COUNTY & CITY OF EUGENE**

**PLANNING LEVEL COST ESTIMATES**

December 1, 2016

**Lane County Courthouse  
State Court Functions Scenario A**

<b>Building Costs</b>				
Public Facilities & Building Support Space	21,963	SF	\$450.00	\$9,883,350
Courtrooms & Chambers	82,880	SF	\$450.00	\$37,296,000
Courts Administration	22,648	SF	\$300.00	\$6,794,400
Sheriff's Transport & Central Holding	7,364	SF	\$450.00	\$3,313,800
State Offices	23,125	SF	\$300.00	\$6,937,500
				<b>\$64,225,050</b>
<b>Site Preparation Costs</b>				
Demolition of Butterfly Garage	70,400	SF	\$7.50	\$528,000
Sitework	28,500	SF	\$45.00	\$1,282,500
ROW Improvements	9,800	SF	\$20.00	\$196,000
				<b>\$2,006,500</b>
<b>Parking Costs</b>				
Secure Underground Parking	30	Spaces	\$45,000.00	\$1,350,000
				<b>\$1,350,000</b>
<b>Improvement Costs</b>				
				<b>\$67,581,550</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$1,013,723
General Conditions			6.50%	\$4,458,693
Bonds & Insurance			2.85%	\$2,082,038
Overhead & Profit			4.50%	\$3,287,428
Design Contingency			15.00%	\$10,137,233
CM/GC Contingency			3.00%	\$2,027,447
				<b>\$23,006,562</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$4,529,406
Escalation to 2018			4.00%	\$3,623,524
Escalation to 2019			3.00%	\$2,717,643
Escalation to 2020			3.00%	\$2,717,643
Escalation to 2021			3.00%	\$2,717,643
				<b>\$16,305,860</b>
<b>Direct Construction Costs</b>				
				<b>\$106,893,972</b>
<b>Owner Costs</b>				
			35.00%	<b>\$37,412,890</b>
<b>Total Project Costs - Scenario A</b>				
				<b>\$144,306,862</b>

**Lane County Courthouse  
State Court Functions**

<b>Building Costs</b>				
Public Facilities & Building Support Space				
Courtrooms & Chambers				
Courts Administration				
Sheriff's Transport & Central Holding				
State Offices				
<b>Site Preparation Costs</b>				
Removal of Former City Hall Foundations				
Sitework				
ROW Improvements				
<b>Parking Costs</b>				
Secure Underground Parking				
<b>Improvement Costs</b>				
<b>Construction Costs</b>				
Phasing & Temporary Work				
General Conditions				
Bonds & Insurance				
Overhead & Profit				
Design Contingency				
CM/GC Contingency				
<b>Escalation Costs</b>				
Escalation to 2017				
Escalation to 2018				
Escalation to 2019				
Escalation to 2020				
Escalation to 2021				
<b>Direct Construction Costs</b>				
<b>Owner Costs</b>				
<b>Total Project Costs - Scenario B</b>				

*Denotes cost differential.*

**Scenario B**

21,963	SF	\$450.00	\$9,883,350
82,880	SF	\$450.00	\$37,296,000
22,648	SF	\$300.00	\$6,794,400
7,364	SF	\$450.00	\$3,313,800
23,125	SF	\$300.00	\$6,937,500
			<b>\$64,225,050</b>
54,400	SF	\$30.00	\$1,632,000
28,600	SF	\$45.00	\$1,287,000
14,550	SF	\$20.00	\$291,000
			<b>\$3,210,000</b>
30	Spaces	\$45,000.00	\$1,350,000
			<b>\$1,350,000</b>
			<b>\$68,785,050</b>
		1.50%	\$1,031,776
		6.50%	\$4,538,094
		2.85%	\$2,119,115
		4.50%	\$3,345,971
		15.00%	\$10,317,758
		3.00%	\$2,063,552
			<b>\$23,416,265</b>
		5.00%	\$4,610,066
		4.00%	\$3,688,053
		3.00%	\$2,766,039
		3.00%	\$2,766,039
		3.00%	\$2,766,039
			<b>\$16,596,237</b>
			<b>\$108,797,552</b>
		35.00%	<b>\$38,079,143</b>
			<b>\$146,876,695</b>

**Lane County Courthouse  
State Court Functions Scenario B**

<b>Building Costs</b>							
Public Facilities & Building Support Space	21,963	SF	\$450.00	\$9,883,350			
Courtrooms & Chambers	82,880	SF	\$450.00	\$37,296,000			
Courts Administration	22,648	SF	\$300.00	\$6,794,400			
Sheriff's Transport & Central Holding	7,364	SF	\$450.00	\$3,313,800			
State Offices	23,125	SF	\$300.00	\$6,937,500			
				<b>\$64,225,050</b>			
<b>Site Preparation Costs</b>							
Removal of Former City Hall Foundations	54,400	SF	\$30.00	\$1,632,000			
Sitework	64,400	SF	\$45.00	\$2,898,000			
ROW Improvements	19,400	SF	\$20.00	\$388,000			
				<b>\$4,918,000</b>			
<b>Parking Costs</b>							
Secure Underground Parking	30	Spaces	\$45,000.00	\$1,350,000			
				<b>\$1,350,000</b>			
<b>Improvement Costs</b>							<b>\$70,493,050</b>
<b>Construction Costs</b>							
Phasing & Temporary Work			1.50%	\$1,057,396			
General Conditions			6.50%	\$4,650,779			
Bonds & Insurance			2.85%	\$2,171,735			
Overhead & Profit			4.50%	\$3,429,055			
Design Contingency			15.00%	\$10,573,958			
CM/GC Contingency			3.00%	\$2,114,792			
				<b>\$23,997,714</b>			
<b>Escalation Costs</b>							
Escalation to 2017			5.00%	\$4,724,538			
Escalation to 2018			4.00%	\$3,779,631			
Escalation to 2019			3.00%	\$2,834,723			
Escalation to 2020			3.00%	\$2,834,723			
Escalation to 2021			3.00%	\$2,834,723			
				<b>\$17,008,337</b>			
<b>Direct Construction Costs</b>							<b>\$111,499,101</b>
<b>Owner Costs</b>						35.00%	<b>\$39,024,685</b>
<b>Total Project Costs - Scenario C</b>							<b>\$150,523,787</b>



CAMERON  
McCARTHY

COORDINATED DOWNTOWN DEVELOPMENT  
LANE COUNTY & CITY OF EUGENE

PLANNING LEVEL COST ESTIMATES

December 1, 2016

**Lane County Courthouse  
County Functions Scenario A**

<b>Building Costs</b>				
Sheriff's Office	43,414	SF	\$300.00	\$13,024,200
District Attorney	29,256	SF	\$300.00	\$8,776,800
Parole & Probation Services	5,480	SF	\$300.00	\$1,644,000
				<b>\$23,445,000</b>
<b>Site Preparation Costs<sup>1</sup></b>				
				<b>\$0</b>
<b>Parking Costs</b>				
Secure Underground Parking	40	Spaces	\$45,000.00	\$1,800,000
				<b>\$1,800,000</b>
<b>Improvement Costs</b>				
				<b>\$25,245,000</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$378,675
General Conditions			6.50%	\$1,665,539
Bonds & Insurance			2.85%	\$777,743
Overhead & Profit			4.50%	\$1,228,015
Design Contingency			15.00%	\$3,786,750
CM/GC Contingency			3.00%	\$757,350
				<b>\$8,594,071</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$1,691,954
Escalation to 2018			4.00%	\$1,353,563
Escalation to 2019			3.00%	\$1,015,172
Escalation to 2020			3.00%	\$1,015,172
Escalation to 2021			3.00%	\$1,015,172
				<b>\$6,091,033</b>
<b>Direct Construction Costs</b>				
				<b>\$39,930,104</b>
<b>Owner Costs</b>				
			35.00%	<b>\$13,975,536</b>
<b>Total Project Costs - Scenario A</b>				
				<b>\$53,905,640</b>

**Lane County Courthouse  
County Functions**

<b>Building Costs</b>				
Sheriff's Office				
District Attorney				
Parole & Probation Services				
<b>Site Preparation Costs<sup>1</sup></b>				
<b>Parking Costs</b>				
Secure Underground Parking				
<b>Improvement Costs</b>				
<b>Construction Costs</b>				
Phasing & Temporary Work				
General Conditions				
Bonds & Insurance				
Overhead & Profit				
Design Contingency				
CM/GC Contingency				
<b>Escalation Costs</b>				
Escalation to 2017				
Escalation to 2018				
Escalation to 2019				
Escalation to 2020				
Escalation to 2021				
<b>Direct Construction Costs</b>				
<b>Owner Costs</b>				
<b>Total Project Costs - Scenario B</b>				

Denotes cost differential.

NOTES:

<sup>1</sup> Assigned to State Court Site Preparation Costs.

**Scenario B**

43,414	SF	\$300.00	\$13,024,200
29,256	SF	\$300.00	\$8,776,800
5,480	SF	\$300.00	\$1,644,000
			<b>\$23,445,000</b>
			<b>\$0</b>
40	Spaces	\$45,000.00	\$1,800,000
			<b>\$1,800,000</b>
			<b>\$25,245,000</b>
		1.50%	\$378,675
		6.50%	\$1,665,539
		2.85%	\$777,743
		4.50%	\$1,228,015
		15.00%	\$3,786,750
		3.00%	\$757,350
			<b>\$8,594,071</b>
		5.00%	\$1,691,954
		4.00%	\$1,353,563
		3.00%	\$1,015,172
		3.00%	\$1,015,172
		3.00%	\$1,015,172
			<b>\$6,091,033</b>
			<b>\$39,930,104</b>
		35.00%	\$13,975,536
			<b>\$53,905,640</b>

**Lane County Courthouse  
County Functions Scenario C**

<b>Building Costs</b>				
Sheriff's Office	43,414	SF	\$300.00	\$13,024,200
District Attorney	29,256	SF	\$300.00	\$8,776,800
Parole & Probation Services	5,480	SF	\$300.00	\$1,644,000
				<b>\$23,445,000</b>
<b>Site Preparation Costs<sup>1</sup></b>				
				<b>\$0</b>
<b>Parking Costs</b>				
Secure Underground Parking	40	Spaces	\$45,000.00	\$1,800,000
				<b>\$1,800,000</b>
				<b>\$25,245,000</b>
<b>Improvement Costs</b>				
				<b>\$25,245,000</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$378,675
General Conditions			6.50%	\$1,665,539
Bonds & Insurance			2.85%	\$777,743
Overhead & Profit			4.50%	\$1,228,015
Design Contingency			15.00%	\$3,786,750
CM/GC Contingency			3.00%	\$757,350
				<b>\$8,594,071</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$1,691,954
Escalation to 2018			4.00%	\$1,353,563
Escalation to 2019			3.00%	\$1,015,172
Escalation to 2020			3.00%	\$1,015,172
Escalation to 2021			3.00%	\$1,015,172
				<b>\$6,091,033</b>
<b>Direct Construction Costs</b>				
				<b>\$39,930,104</b>
<b>Owner Costs</b>				
			35.00%	\$13,975,536
<b>Total Project Costs - Scenario C</b>				
				<b>\$53,905,640</b>



CAMERON  
McCARTHY

COORDINATED DOWNTOWN DEVELOPMENT  
LANE COUNTY & CITY OF EUGENE

PLANNING LEVEL COST ESTIMATES

December 1, 2016

**City of Eugene  
City Hall Phase 1** **Scenario A**

<b>Building Costs</b>				
City Hall Phase 1 - Finished	25,000	SF	\$400.00	\$10,000,000
City Hall Phase 2 - Unfinished	7,000	SF	\$250.00	\$1,750,000
				<b>\$11,750,000</b>
<b>Site Preparation Costs</b>				
Sitework	47,300	SF	\$45.00	\$2,128,500
ROW Improvements	9,550	SF	\$20.00	\$191,000
				<b>\$2,319,500</b>
<b>Parking Costs</b>				
-				<b>\$0</b>
<b>Improvement Costs</b>				<b>\$14,069,500</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$211,043
General Conditions			6.50%	\$928,235
Bonds & Insurance			2.85%	\$433,450
Overhead & Profit			4.50%	\$684,395
Design Contingency			5.00%	\$703,475
CM/GC Contingency			3.00%	\$422,085
				<b>\$3,382,683</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$872,609
				<b>\$872,609</b>
<b>Direct Construction Costs</b>				<b>\$18,324,792</b>
<b>Owner Costs</b>			<b>35.00%</b>	<b>\$6,413,677</b> <sup>1</sup>
<b>Total Project Costs - Scenario A</b>				<b>\$24,738,469</b>

**City of Eugene  
City Hall Phase 1**

<b>Building Costs</b>	
City Hall Phase 1 - Finished	
City Hall Phase 2 - Unfinished	
<b>Site Preparation Costs</b>	
Sitework	
ROW Improvements	
<b>Parking Costs</b>	
-	
<b>Improvement Costs</b>	
<b>Construction Costs</b>	
Phasing & Temporary Work	
General Conditions	
Bonds & Insurance	
Overhead & Profit	
Design Contingency	
CM/GC Contingency	
<b>Escalation Costs</b>	
Escalation to 2017	
Escalation to 2018	
<b>Direct Construction Costs</b>	
<b>Owner Costs</b>	
<b>Total Project Costs - Scenario B</b>	

*Denotes cost differential.*

NOTES:

<sup>1</sup> A significant portion of Scenario A costs have been previously expended by the City as a result of the ongoing design and construction process.

**Scenario B**

25,000	SF	\$400.00	\$10,000,000
7,000	SF	\$250.00	\$1,750,000
			<b>\$11,750,000</b>
47,300	SF	\$45.00	\$2,128,500
9,550	SF	\$20.00	\$191,000
			<b>\$2,319,500</b>
			<b>\$0</b>
			<b>\$14,069,500</b>
		1.50%	\$211,043
		6.50%	\$928,235
		2.85%	\$433,450
		4.50%	\$684,395
		5.00%	\$703,475
		3.00%	\$422,085
			<b>\$3,382,683</b>
		5.00%	\$872,609
		4.00%	\$698,087
			<b>\$1,570,696</b>
			<b>\$19,022,879</b>
		35.00%	<b>\$6,658,008</b>
			<b>\$25,680,887</b>

**City of Eugene  
City Hall Phase 1** **Scenario C**

<b>Building Costs</b>				
City Hall Phase 1 - Finished	25,000	SF	\$400.00	\$10,000,000
City Hall Phase 2 - Unfinished	7,000	SF	\$250.00	\$1,750,000
				<b>\$11,750,000</b>
<b>Site Preparation Costs</b>				
Demolition of Butterfly Garage	70,400	SF	\$7.50	\$528,000
Sitework	19,400	SF	\$45.00	\$873,000
ROW Improvements	4,500	SF	\$20.00	\$90,000
				<b>\$1,491,000</b>
<b>Parking Costs</b>				
-				
				<b>\$0</b>
<b>Improvement Costs</b>				<b>\$13,241,000</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$198,615
General Conditions			6.50%	\$201,594
Bonds & Insurance			2.85%	\$388,774
Overhead & Profit			4.50%	\$613,854
Design Contingency			5.00%	\$662,050
CM/GC Contingency			3.00%	\$397,230
				<b>\$2,462,118</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$785,156
Escalation to 2018			4.00%	\$628,125
Escalation to 2019			3.00%	\$471,094
				<b>\$1,884,374</b>
<b>Direct Construction Costs</b>				<b>\$17,587,492</b>
<b>Owner Costs</b>			35.00%	<b>\$6,155,622</b>
<b>Total Project Costs - Scenario C</b>				<b>\$23,743,115</b>



CAMERON  
McCARTHY

COORDINATED DOWNTOWN DEVELOPMENT  
LANE COUNTY & CITY OF EUGENE

PLANNING LEVEL COST ESTIMATES

December 1, 2016

**City of Eugene  
City Hall Phase 2** **Scenario A**

<b>Building Costs</b>				
City Hall Phase 2 - Finished	115,000	SF	\$320.00	\$36,800,000
Municipal Court	20,000	SF	\$320.00	\$6,400,000
Finish 4th Floor City Hall Phase 1	7,000	SF	\$150.00	\$1,050,000
				<b>\$44,250,000</b>
<b>Site Preparation Costs</b>				
Removal of Former City Hall Foundations	27,200	SF	\$30.00	\$816,000
Sitework	16,600	SF	\$45.00	\$747,000
ROW Improvements	9,550	SF	\$20.00	\$191,000
				<b>\$1,754,000</b>
<b>Parking Costs</b>				
Secure Underground Parking	47	Spaces	\$45,000.00	\$2,115,000
				<b>\$2,115,000</b>
<b>Improvement Costs</b>				<b>\$48,119,000</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$721,785
General Conditions			6.50%	\$3,174,651
Bonds & Insurance			2.85%	\$1,482,440
Overhead & Profit			4.50%	\$2,340,695
Design Contingency			15.00%	\$7,217,850
CM/GC Contingency			3.00%	\$1,443,570
				<b>\$16,380,991</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$3,225,000
Escalation to 2018			4.00%	\$2,580,000
Escalation to 2019			3.00%	\$1,935,000
Escalation to 2020			3.00%	\$1,935,000
Escalation to 2021			3.00%	\$1,935,000
Escalation to 2022			3.00%	\$1,935,000
Escalation to 2023			3.00%	\$1,935,000
Escalation to 2024			3.00%	\$1,935,000
Escalation to 2025			3.00%	\$1,935,000
Escalation to 2026			3.00%	\$1,935,000
Escalation to 2027			3.00%	\$1,935,000
				<b>\$23,219,997</b>
<b>Direct Construction Costs</b>				<b>\$87,719,987</b>
<b>Owner Costs</b>				<b>35.00% \$30,701,996</b>
<b>Total Project Costs - Scenario A</b>				<b>\$118,421,983</b>

Denotes cost differential.

**City of Eugene  
City Hall Phase 2**

<b>Building Costs</b>			
City Hall Phase 2 - Finished			
Municipal Court			
Finish 4th Floor City Hall Phase 1			
<b>Site Preparation Costs</b>			
Sitework			
ROW Improvements			
<b>Parking Costs</b>			
Secure Underground Parking			
<b>Improvement Costs</b>			
<b>Construction Costs</b>			
Phasing & Temporary Work			
General Conditions			
Bonds & Insurance			
Overhead & Profit			
Design Contingency			
CM/GC Contingency			
<b>Escalation Costs</b>			
Escalation to 2017			
Escalation to 2018			
Escalation to 2019			
Escalation to 2020			
Escalation to 2021			
Escalation to 2022			
Escalation to 2023			
Escalation to 2024			
Escalation to 2025			
Escalation to 2026			
Escalation to 2027			
<b>Direct Construction Costs</b>			
<b>Owner Costs</b>			
<b>Total Project Costs - Scenario B</b>			

<sup>1</sup> Scenario C costs include the relocation of existing services at the Former Courthouse and and demolition of the Former Courthouse.

**Scenario B**

115,000	SF	\$320.00	\$36,800,000
20,000	SF	\$320.00	\$6,400,000
7,000	SF	\$150.00	\$1,050,000
			<b>\$44,250,000</b>
6,000	SF	\$45.00	\$270,000
7,200	SF	\$20.00	\$144,000
			<b>\$414,000</b>
47	Spaces	\$45,000.00	\$2,115,000
			<b>\$2,115,000</b>
			<b>\$46,779,000</b>
		1.50%	\$701,685
		6.50%	\$3,086,245
		2.85%	\$1,441,157
		4.50%	\$2,275,512
		15.00%	\$7,016,850
		3.00%	\$1,403,370
			<b>\$15,924,819</b>
		5.00%	\$3,135,191
		4.00%	\$2,508,153
		3.00%	\$1,881,115
		3.00%	\$1,881,115
		3.00%	\$1,881,115
		3.00%	\$1,881,115
		3.00%	\$1,881,115
		3.00%	\$1,881,115
		3.00%	\$1,881,115
		3.00%	\$1,881,115
			<b>\$22,573,375</b>
			<b>\$85,277,194</b>
		35.00%	\$29,847,018
			<b>\$115,124,211</b>

**City of Eugene City Hall Phase 2 Scenario C**

<b>Building Costs</b>				
City Hall Phase 2 - Finished	115,000	SF	\$320.00	\$36,800,000
Municipal Court	20,000	SF	\$320.00	\$6,400,000
Finish 4th Floor City Hall Phase 1	7,000	SF	\$150.00	\$1,050,000
				<b>\$44,250,000</b>
<b>Site Preparation Costs</b>				
Sitework	6,000	SF	\$45.00	\$270,000
ROW Improvements	3,200	SF	\$20.00	\$64,000
				<b>\$334,000</b>
<b>Parking Costs</b>				
Secure Underground Parking	47	Spaces	\$45,000.00	\$2,115,000
				<b>\$2,115,000</b>
<b>Improvement Costs</b>				
				<b>\$46,699,000</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$700,485
General Conditions			6.50%	\$3,080,967
Bonds & Insurance			2.85%	\$1,438,693
Overhead & Profit			4.50%	\$2,271,620
Design Contingency			15.00%	\$7,004,850
CM/GC Contingency			3.00%	\$1,400,970
				<b>\$15,897,585</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$3,129,829
Escalation to 2018			4.00%	\$2,503,863
Escalation to 2019			3.00%	\$1,877,898
Escalation to 2020			3.00%	\$1,877,898
Escalation to 2021			3.00%	\$1,877,898
Escalation to 2022			3.00%	\$1,877,898
Escalation to 2023			3.00%	\$1,877,898
Escalation to 2024			3.00%	\$1,877,898
Escalation to 2025			3.00%	\$1,877,898
Escalation to 2026			3.00%	\$1,877,898
Escalation to 2027			3.00%	\$1,877,898
				<b>\$22,534,770</b>
<b>Direct Construction Costs</b>				
				<b>\$85,131,355</b>
<b>Owner Costs</b>				
			35.00%	\$29,795,974
<b>Total Project Costs - Scenario C</b>				
				<b>\$114,927,330</b>



CAMERON  
McCARTHY

**COORDINATED DOWNTOWN DEVELOPMENT  
LANE COUNTY & CITY OF EUGENE**

**PLANNING LEVEL COST ESTIMATES**

December 1, 2016

**Lane County Farmer's Market Scenario A**

<b>Building Costs</b>				
Covered Vending / Storage / Restrooms	9,000	SF	\$150.00	\$1,350,000
				<b>\$1,350,000</b>
<b>Site Preparation Costs</b>				
Sitework	23,500	SF	\$45.00	\$1,057,500
ROW Improvements	5,100	SF	\$20.00	\$102,000
				<b>\$1,159,500</b>
<b>Improvement Costs</b>				
				<b>\$2,509,500</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$37,643
General Conditions			6.50%	\$165,564
Bonds & Insurance			2.85%	\$77,312
Overhead & Profit			4.50%	\$122,072
Design Contingency			5.00%	\$125,475
CM/GC Contingency			3.00%	\$75,285
				<b>\$603,351</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$155,643
Escalation to 2018			4.00%	\$124,514
Escalation to 2019			3.00%	\$93,386
				<b>\$373,542</b>
<b>Direct Construction Costs</b>				
				<b>\$3,486,393</b>
<b>Owner Costs</b>				
			35.00%	<b>\$1,220,237</b>
<b>Total Project Costs - Scenario A</b>				
				<b>\$4,706,630</b>

**Lane County Farmer's Market**

<b>Building Costs</b>				
Covered Vending / Storage / Restrooms				
<b>Site Preparation Costs</b>				
Sitework				
ROW Improvements				
<b>Improvement Costs</b>				
<b>Construction Costs</b>				
Phasing & Temporary Work				
General Conditions				
Bonds & Insurance				
Overhead & Profit				
Design Contingency				
CM/GC Contingency				
<b>Escalation Costs</b>				
Escalation to 2017				
Escalation to 2018				
Escalation to 2019				
<b>Direct Construction Costs</b>				
<b>Owner Costs</b>				
<b>Total Project Costs - Scenario B</b>				

*Denotes cost differential.*

**Scenario B**

9,000	SF	\$150.00	\$1,350,000
			<b>\$1,350,000</b>
16,300	SF	\$45.00	\$733,500
7,600	SF	\$20.00	\$152,000
			<b>\$885,500</b>
			<b>\$2,235,500</b>
		1.50%	\$33,533
		6.50%	\$147,487
		2.85%	\$68,871
		4.50%	\$108,743
		5.00%	\$111,775
		3.00%	\$67,065
			<b>\$537,474</b>
		5.00%	\$138,649
		4.00%	\$110,919
		3.00%	\$83,189
			<b>\$332,757</b>
			<b>\$3,105,731</b>
		35.00%	\$1,087,006
			<b>\$4,192,736</b>

**Lane County Farmer's Market Scenario C**

<b>Building Costs</b>				
Covered Vending / Storage / Restrooms	9,000	SF	\$150.00	\$1,350,000
				<b>\$1,350,000</b>
<b>Site Preparation Costs</b>				
Sitework	16,300	SF	\$45.00	\$733,500
ROW Improvements	7,600	SF	\$20.00	\$152,000
				<b>\$885,500</b>
<b>Improvement Costs</b>				
				<b>\$2,235,500</b>
<b>Construction Costs</b>				
Phasing & Temporary Work			1.50%	\$33,533
General Conditions			6.50%	\$147,487
Bonds & Insurance			2.85%	\$68,871
Overhead & Profit			4.50%	\$108,743
Design Contingency			5.00%	\$111,775
CM/GC Contingency			3.00%	\$67,065
				<b>\$537,474</b>
<b>Escalation Costs</b>				
Escalation to 2017			5.00%	\$138,649
Escalation to 2018			4.00%	\$110,919
Escalation to 2019			3.00%	\$83,189
				<b>\$332,757</b>
<b>Direct Construction Costs</b>				
				<b>\$3,105,731</b>
<b>Owner Costs</b>				
			35.00%	\$1,087,006
<b>Total Project Costs - Scenario C</b>				
				<b>\$4,192,736</b>

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# APPENDIX F: SOLAR ASPECT DIAGRAMS



**Summer Solstice: 9am**



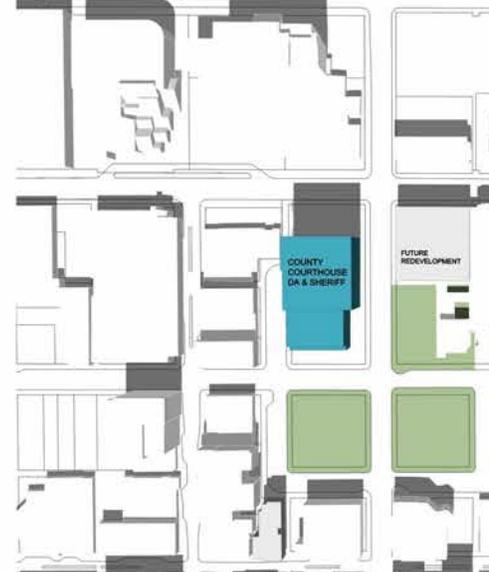
**Equinox: 9am**



**Summer Solstice: 12pm**



**Equinox: 12pm**



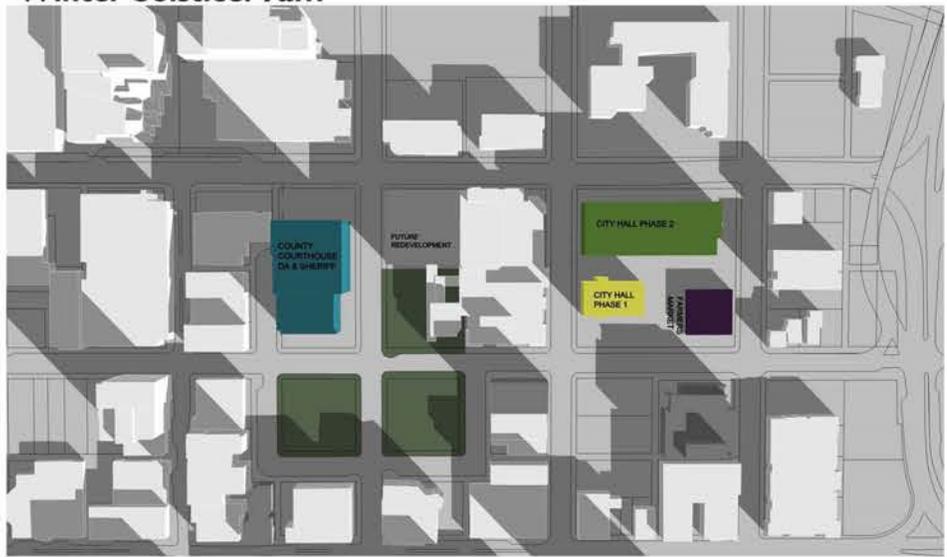
**Summer Solstice: 4pm**



**Equinox: 4pm**



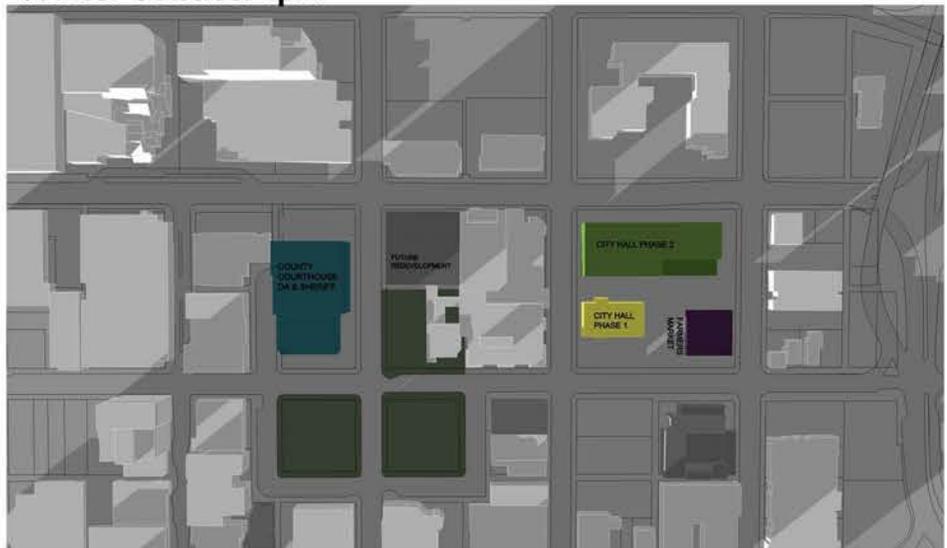
Winter Solstice: 9am



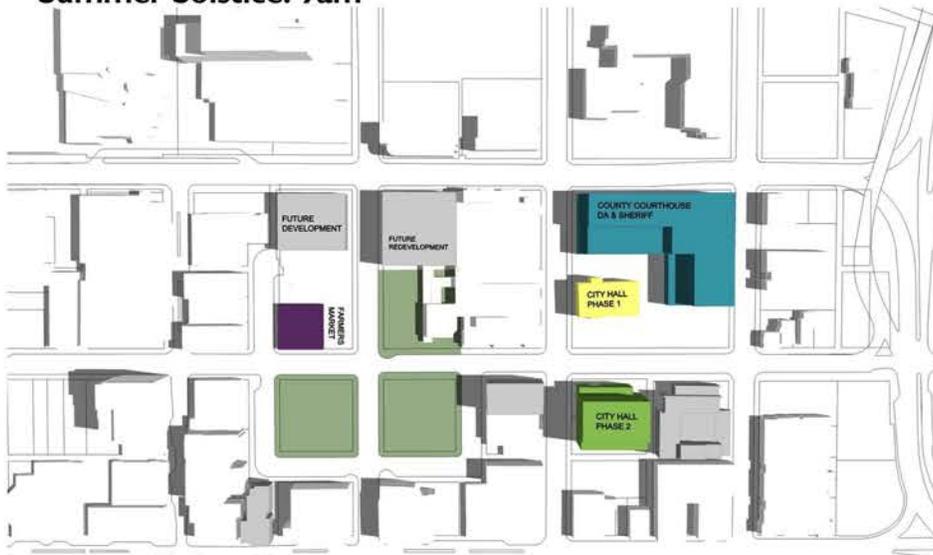
Winter Solstice: 12pm



Winter Solstice: 4pm



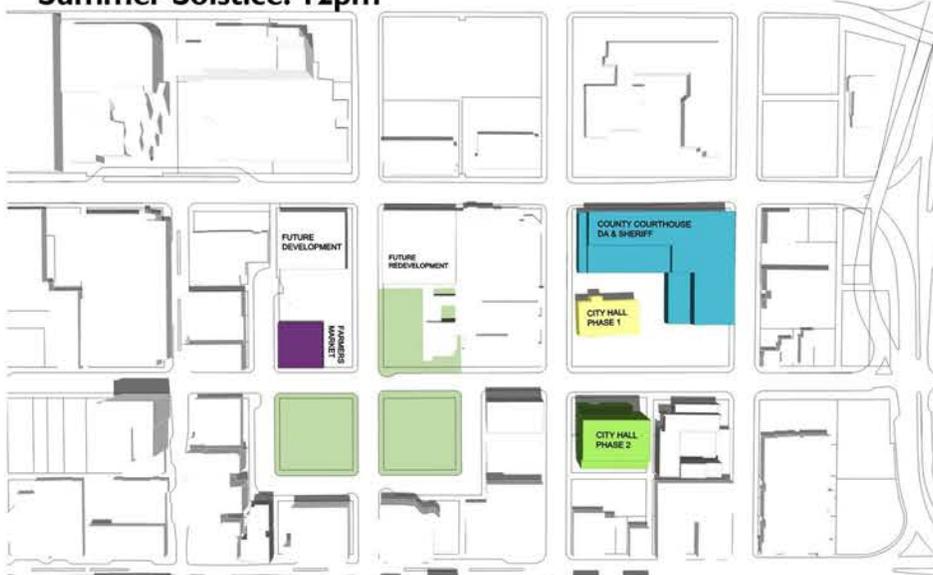
**Summer Solstice: 9am**



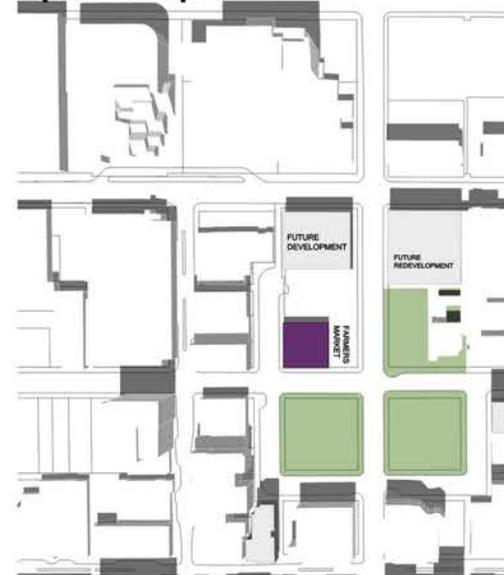
**Equinox: 9am**



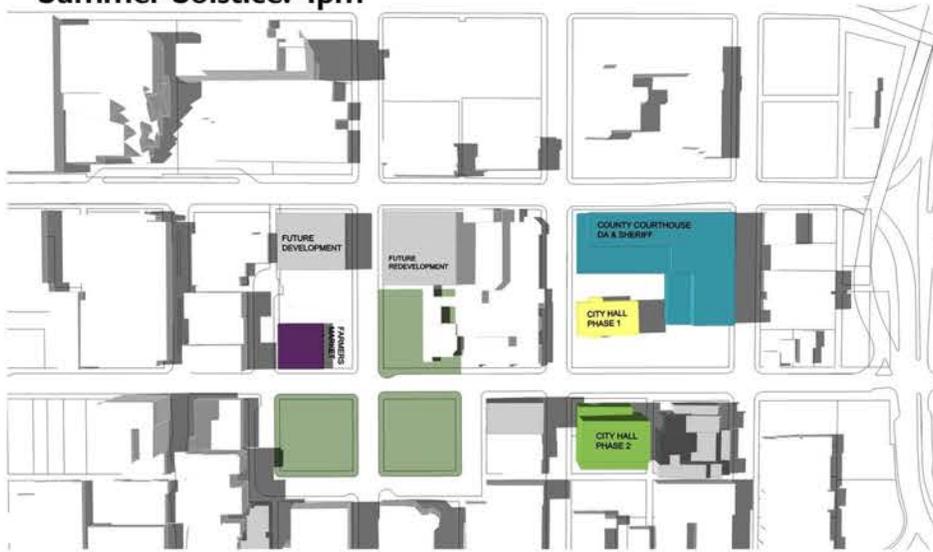
**Summer Solstice: 12pm**



**Equinox: 12pm**



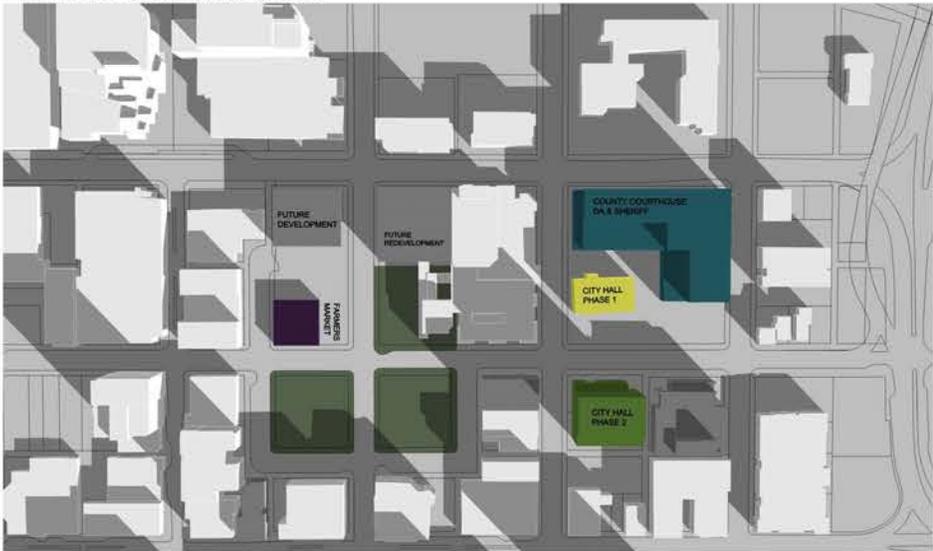
**Summer Solstice: 4pm**



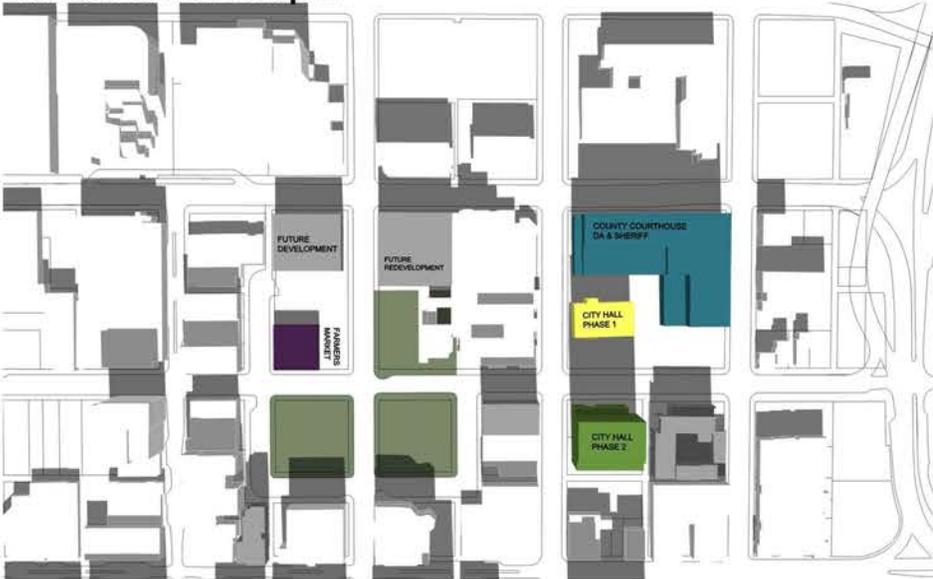
**Equinox: 4pm**



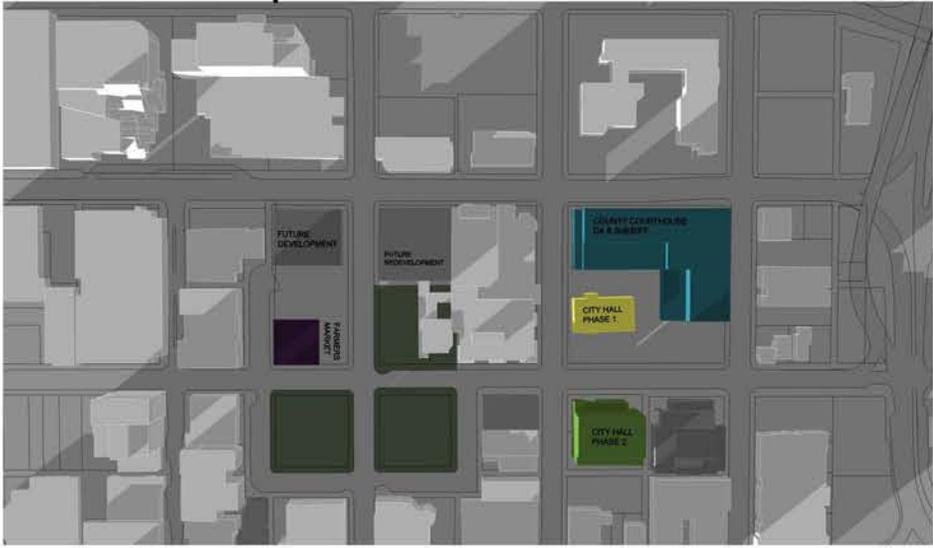
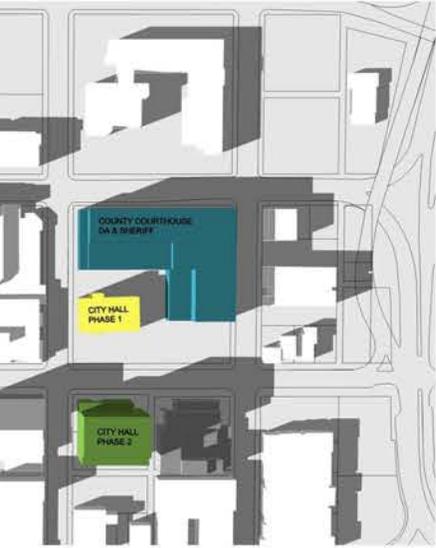
Winter Solstice: 9am



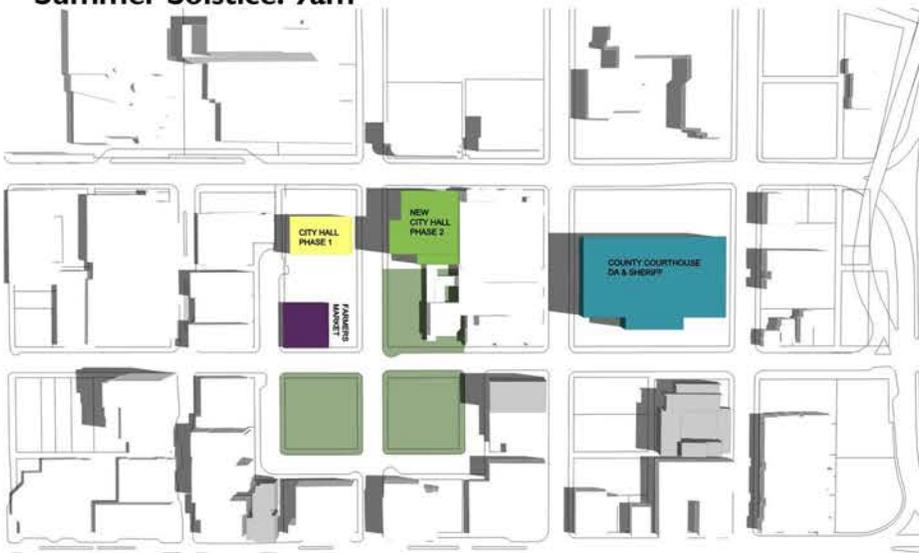
Winter Solstice: 12pm



Winter Solstice: 4pm



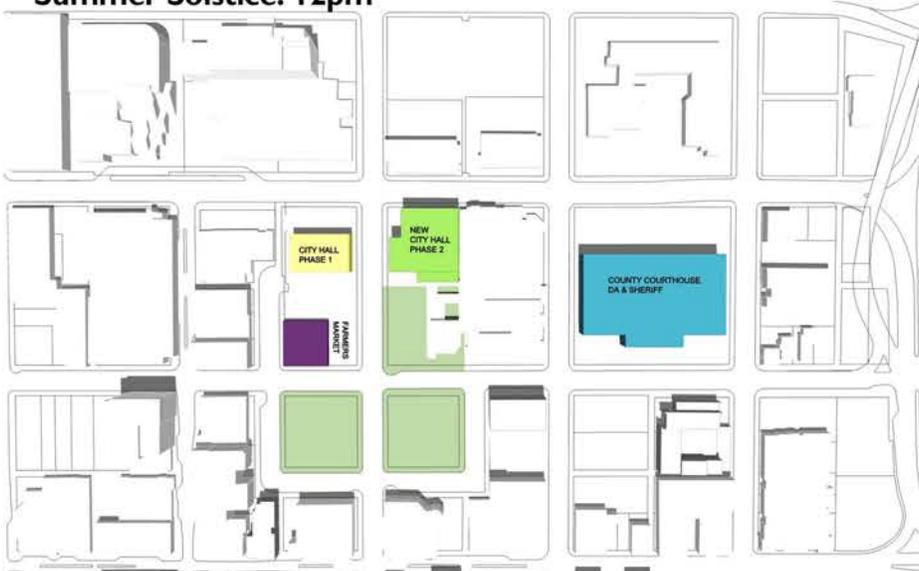
**Summer Solstice: 9am**



**Equinox: 9am**



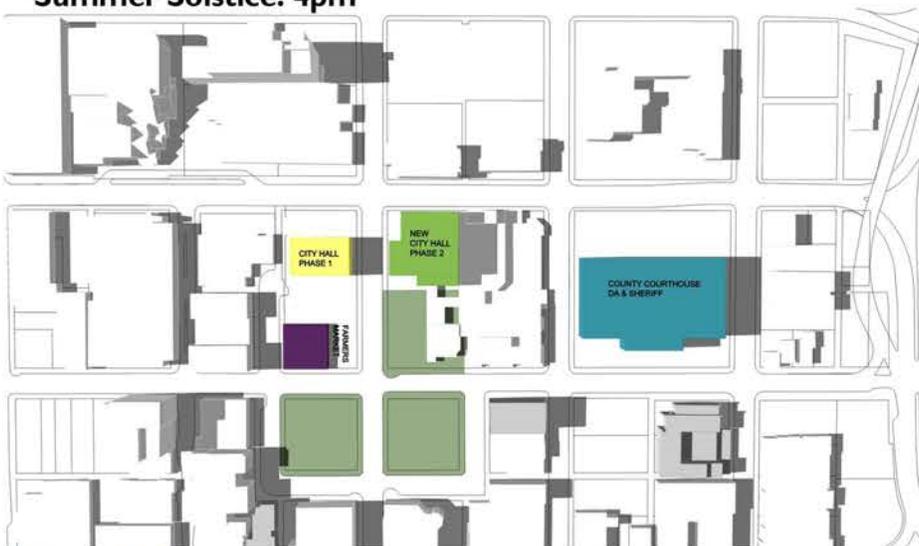
**Summer Solstice: 12pm**



**Equinox: 12pm**



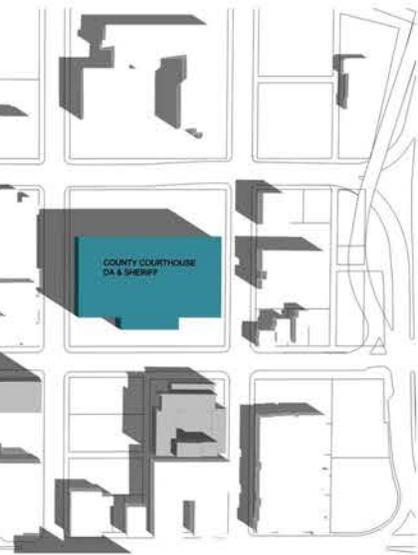
**Summer Solstice: 4pm**



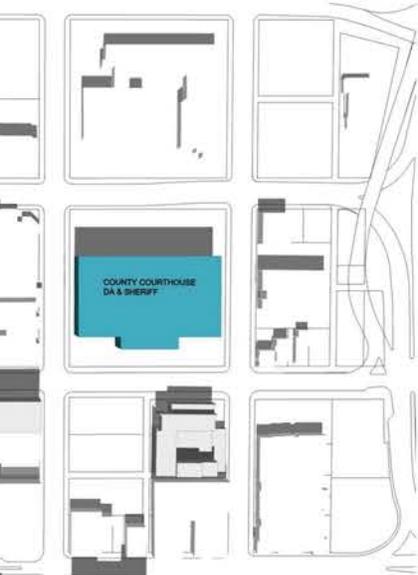
**Equinox: 4pm**



Figure F-3 Scenario C Solar Diagram



Winter Solstice: 9am



Winter Solstice: 12pm



Winter Solstice: 4pm



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# APPENDIX G: OPEN HOUSE AND ONLINE SURVEY RESULTS



## Community open houses:

There were two open houses held during the course of the study. At each open house, City and County staff, representatives from Cameron McCarthy and elected officials were available to answer questions and share updates. Attendees were encouraged to help prioritize project values through a “Spend the Dots” activity, provide additional comment on a large chart pad, and leave detailed comment on half-sheets created for that purpose.

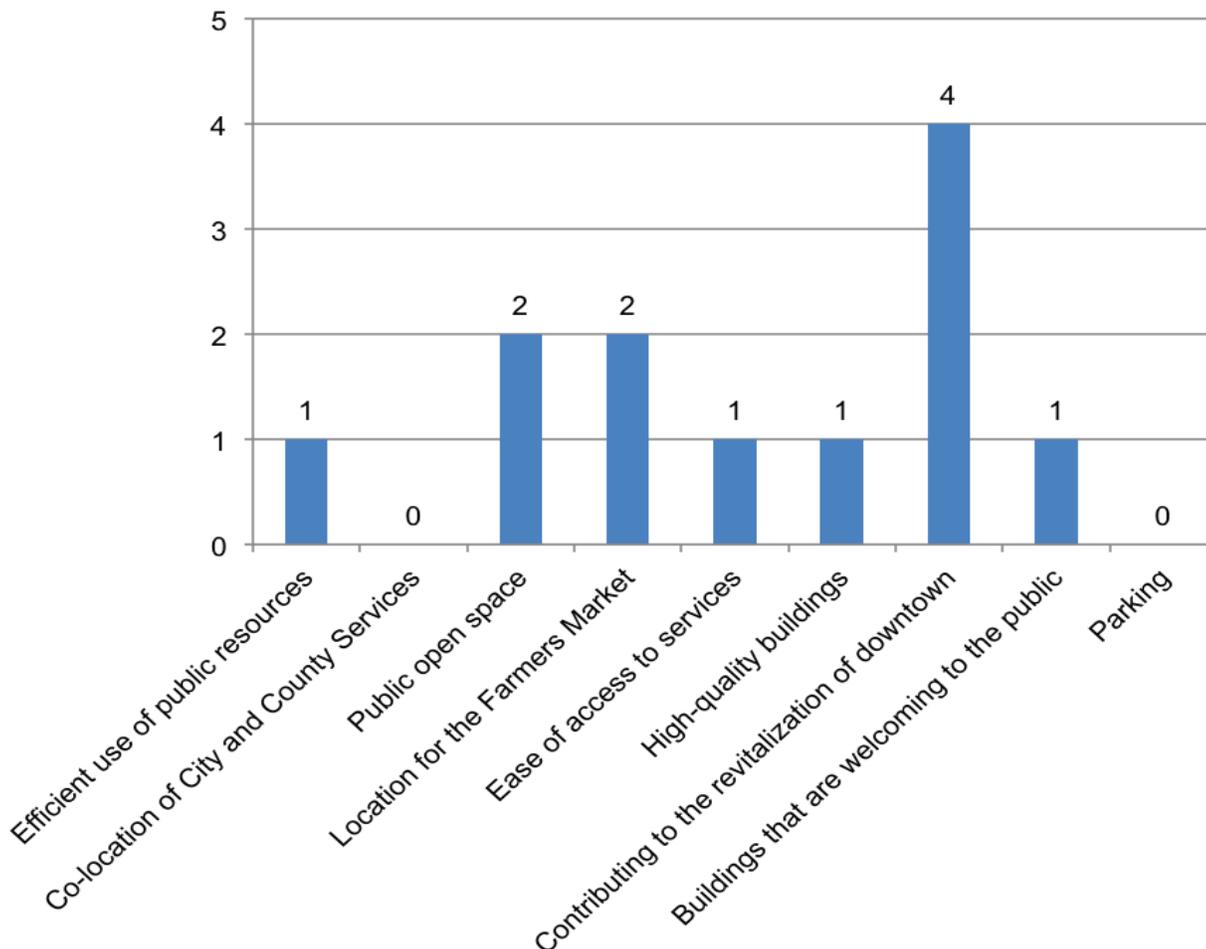
The first open house was Tuesday, October 18, from 4:30 p.m. to 6:30 p.m. in the Atrium Building Lobby. There were approximately eight attendees.

The second open house was Wednesday, November 2, from 5:00 p.m. to 7:00 p.m. in Harris Hall. There were approximately six attendees.

Comments submitted in writing at the open houses:

- Any new building should have active ground floors with commercial space, many entrances to activate the space, and different ground floor uses to be open more hours.
- We would like u 2 bring back an updated playground 4 downtown area. Safe places 4 families that r homeless 2 hang out 2!
- Consider using the vacant city hall site for the Farmers Mkt. This would create a “string of pearls”: Saturday Mkt > Free Speech Plaza > Farmers Mkt. > Whole Foods > Courthouse District > EWEB redevelopment > Willamette River.
- Bike lanes and sidewalks on both sides of 8th Ave. for access to all of the above attractions.

Results of the “Spend the Dots” activity:

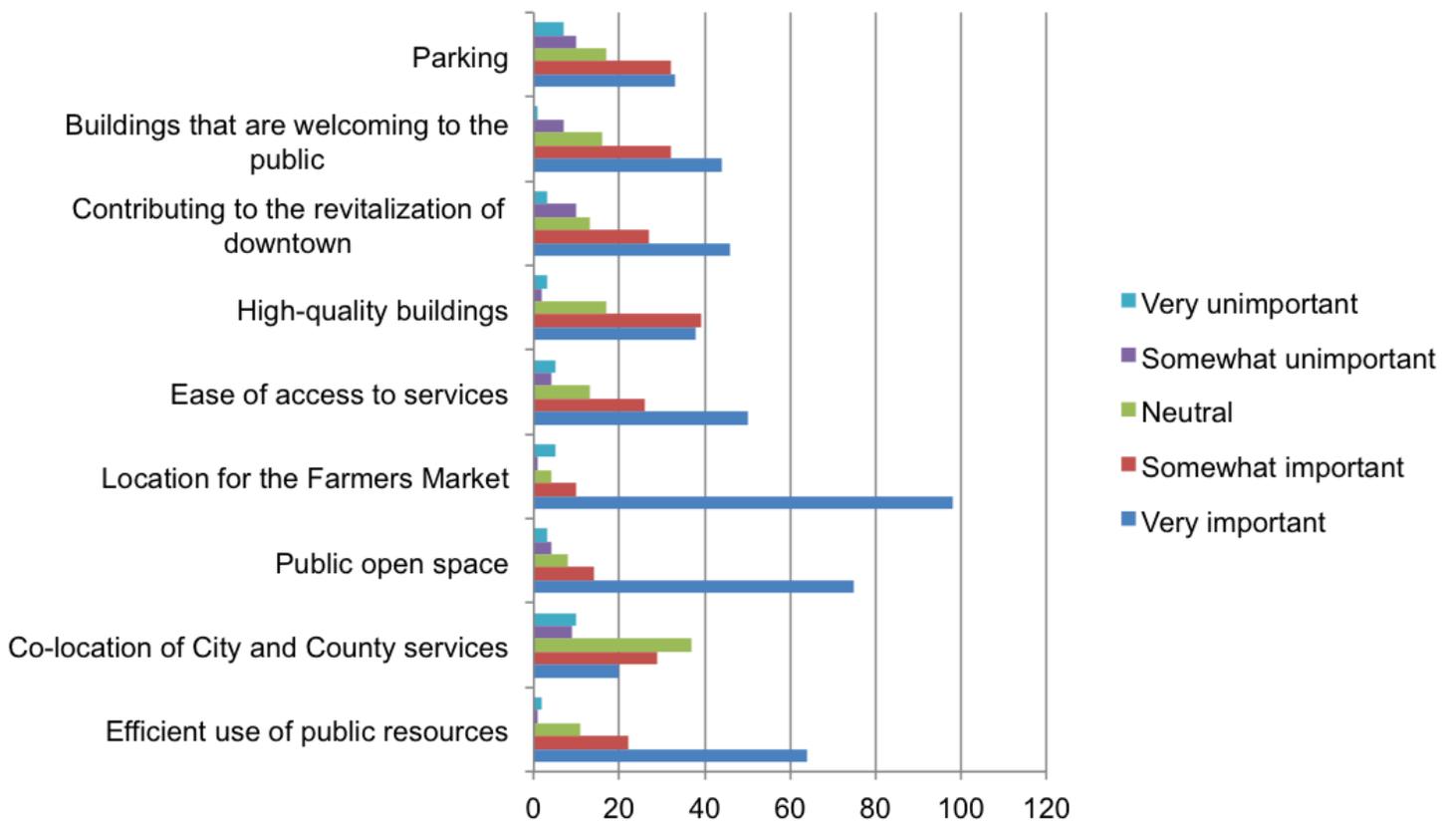


## Online survey:

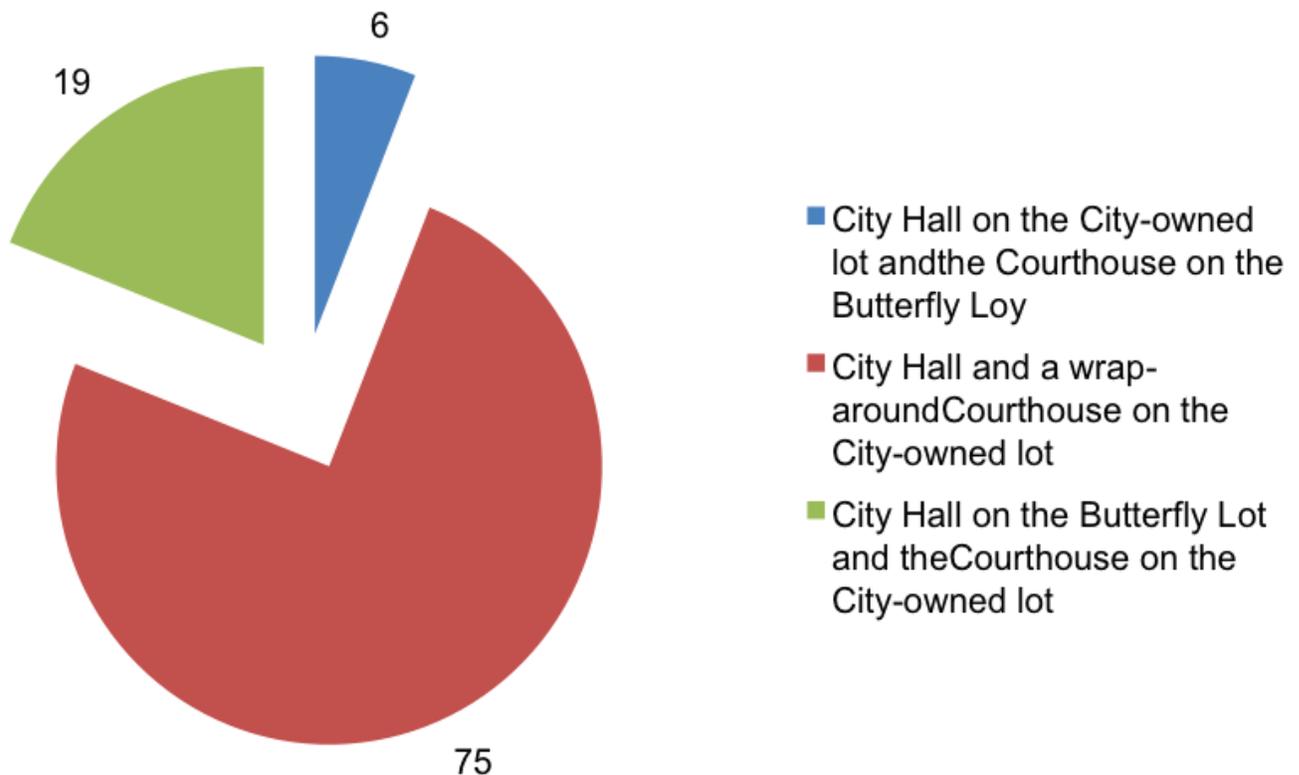
The online survey was active from September 29 to November 3. It was accessible from the project website and promoted alongside the website in media outreach, stakeholder letters, during public meetings and on material handed out at community open houses.

In total, there were 122 responses. Many of the responses are in regard to a location for the Farmers Market and many of those indicate a preference for an expansion of its current location. A summary of responses is provided below.

*I want the City and County to consider the following items during this process (select all that apply and rank from very important to not important):*



My preference for the location of City Hall and the Courthouse in regard to this study is:



I want the City and County to know:

- **25 responses:** I am a customer of the Lane County Farmers Market. I urge you to choose an option that keeps the market at its current location on the Butterfly Lot at 8th Avenue and Oak Street. I hope that improvements can be made at the Butterfly Lot for a larger farmers market space with more amenities
- **10 responses:** I am writing as a member of the Lane County Farmers Market. I feel strongly that the Lane County Farmers Market should remain at its location on the Butterfly Lot; I am open to different options that would allow the farmers market to remain at this site. I want to thank both Lane County and the City of Eugene for supporting the farmers market and for carefully considering where to locate an expanded market site. On a busy Saturday during the summer, over 10,000 people come downtown to the market from across Lane County and further afield. The confluence of the Lane County Farmers Market and the Eugene Saturday

Market creates a vibrant shopping experience, and significant economic activity. Visitors spend their dollars locally at both of the markets, and spread the wealth to other businesses throughout the downtown area. These dollars are critical to sustaining small, local businesses like mine. Since I began selling at the farmers market I have seen firsthand the lack of space and sorely needed improvements at the site. Competition is high for coveted spaces to sell at the farmers market, and it can take a small business years to be able to sell at market on a Saturday. Customers often complain of how crowded and difficult it is to get around the market. Additionally during the cold and rainy months, business is hurt since there is little covered space for visitors to browse and spend their money. An expanded and improved farmers market site would support our community's values regarding local farms and food. The Lane County Farmers Market greatly appreciates the Urban Renewal funds allocated for an improved market site, and for the continued support of

both the County and City. I urge you to please keep the farmers market on the Butterfly Lot, so that we can keep serving the community there for the next 100 years.

- Observe the newly constructed Roosevelt MS building that was an inclusive design to all stakeholders and planning for the future (growth) as well as energy efficiency. No building will work if ALL of the City offices are not included within it. The County stands alone with separate funding and needs.
- As a member of the Lane County Farmers' Market for 25 years I feel strongly that the Lane County Farmers' Market should remain at its location on the North Park Block. The Farmers' Market should remain adjacent to the Eugene Saturday Market as combined the two markets create a unique social and economic experience for patrons and vendors. Together these long running markets have breathed life into downtown for years and are an important part of Eugene's character. I want to thank both Lane County and the City of Eugene for supporting the Farmers' Market and for carefully considering an improved covered market site on the North Park Block with the Urban Renewal funds allocated for an improved market site, and for the continued support of both the County and City.
- I see City Hall on the Butterfly (north) with the farmers in a plaza south of the new building. I believe their needs could be accommodated there, along with restrooms, flexible semi-covered space, a ground-level fountain, and other amenities to activate the space on the days they don't use it. I favor the land swap. I'm a homeowner and business owner and live and work downtown.
- Saturday Market and Farmers Market are important to our city
- I support the Farmers Market located on the Butterfly Lot in downtown Eugene. Please find a way to keep it there
- The Lane County Farmers Market's success is totally entwined with the Butterfly Lot location as a downtown "institution". It's good to remember that "master plans" Often have unforeseen consequences.
- In addition, I must say this survey and map are not helpful. In order for me to do a good job sending feedback, I need more information. For example, I don't understand where the farmers market is to go? Why aren't the choices labeled? The survey doesn't link to more information. What are "accessory sites"?
- That insuring year-round access to fresh, local produce, like what the Farmers Market provides should be high priority.
- Though I live in Thurston, I am a frequent customer of the Lane County Farmers Market in Eugene. I urge you to choose an option that keeps the market at its current location on the Butterfly Lot at 8th Avenue and Oak Street- along with the Saturday Market. I hope that improvements can be made at the Butterfly Lot for a larger farmers market space with more amenities. I just had a hip replacement, so maneuvering should be easier for me next year, but there are times at the current market when I can hardly take a step! I understand the need for modernized city and county buildings, but shouldn't some of this have been addressed before the old city building came down? Were there really no "next steps" in place before demolition took place? Seems to me this is how we won the war in Iraq...
- I'm a long-time customer of the Lane County Farmers Market. I urge you to choose an option that keeps the market at its current location on the Butterfly Lot at 8th Avenue and Oak Street. I hope that improvements can be made at the Butterfly Lot for a larger farmers market space with more amenities. The Farmers Market and the Saturday Market together constitute a prime tourist destination, in addition to being a weekly focal point of much of our alternative, local, and green economy and community interaction, so it's really important to me that the Farmers Market and Saturday Market remain located right across the street from each other as they are now. The heading above, "Downtown Planning," sure sounds like an oxymoron to me. I'm still appalled, every time I drive past the site of the former City Hall, that it was torn down before a new one was built -- or even decided upon! What could the thought process have been regarding this?! Considering how often the City chooses to demolish buildings (and

not have BRING come in and deconstruct and salvage materials), somebody must be making a lot of money from doing that. From my vantage point, it feels like just another poor city management decision. It's not like the City has money to burn, and this invariably will be more expensive than the original estimate. What a racket. And even though we, the voters, vote against certain projects, that doesn't stop those projects from proceeding and being built, often taking more money than projected from other important (to us) budget items. So why even bother asking us now? Yes, yes, just so you can say that you did ask us. I'll be amazed if you don't just do what you want to do anyway, no matter what cheaper or more efficient or more environmentally friendly idea gets proposed. Appalling. And shame on us that we're not seriously addressing homelessness and the affordable housing crisis, and integrating that into our so-called "downtown planning" too.

- Our Farmers Market at 8th and Oak is now in an excellent location, accessible to bike, bus and car. It provides much needed revitalizing energy to the downtown area. And it draws visitors to our town. Please keep it where it is.
- I'm a customer of the Lane County Farmers Market. I've been to many Farmers Markets in many towns and cities; this is the best I've been to. Please make it even better! I urge you to choose an option that keeps the market at its current location on the Butterfly Lot at 8th Avenue and Oak Street. I hope that improvements can be made at the Butterfly Lot for a larger farmers market space with more amenities.
- I am a member of Eugene Saturday Market. Please consider options that keep the Lane County Farmers Market downtown on the Butterfly Lot. The synergy with the farmers market across the street from Saturday Market brings tourists and residents downtown to shop; selling goods to the community is an important part of my livelihood. I would like to see the Park Blocks area continue to improve as a place we can be proud to show off to our community and visitors.
- I go to Farmers Market almost every Saturday and try to purchase all of my family's fresh fruits

and vegetables there during it's open season. I always buy extra to give away as gifts to my employees or friends. However, If I don't arrive during the first hour, the market is exceedingly crowded. Farmers Market is one of the most glorious features of Eugene living, creating a local market for our glorious local produce. It is "walking the walk" for those who favor sustainable agriculture. Having covered structures would increase economic efficiency for the farmers who would no longer need to set up individual coverings. Shoppers could stay dry during spring and fall (and winter!). Produce, vendors, and shoppers would be less prone to heat spoilage during the hottest summer days. Expanding the space would allow more shoppers to come to market. FM is at its exceeding its capacity most of the time. It would be nice to have a pick-up zone for large items such as flats of fruit, boxes of veggies for canning, or large squashes. Perhaps there could be a movable roof covering that could slide or lift open on fine days and close on wet days. of concern: If there were permanent covers, the transient population might take to camping in the area and that would scare away local professionals and families....

- I'm a frequent customer of the Lane County Farmers Market. I urge you to choose an option that keeps the market at its current location on the Butterfly Lot at 8th Avenue and Oak Street, which is accessible to a cyclist like myself. I hope that improvements can be made at the Butterfly Lot for a larger farmers market space with more amenities.
- I value the current location of the farmers markets and encourage you to keep it in the same block. Centrally located and decent parking. I shop there most Saturdays.
- You only get one chance to do it right the first time.
- That the Santa Clara neighborhoods feel neglected. Develop the "parks," provide more rec services in the area!
- A permanent Farmers Market would be amazing! Please make sure this happens. Bike/ Ped connections between sites with flowers, art, and active streets are also really important. I

would love to see less parking (I know I'm in the minority on this one) and more creative uses of space, such as parklets with interactive art. In terms of City Hall, just do what makes the most sense. My concerns are mostly with design and financial management - not placement.

- I am a customer of the Lane County Farmers Market. I urge you to choose an option that keeps the market centrally located and includes a plan to greatly expand the space available to the Farmers Market including a covered space where the market can operate year round and have expanded amenities. It seems, from what I learned the development (including city hall) on the current Butterfly Lot at 8th Avenue and Oak Street could best accommodate these needs.
- Please allow the farmers market to continue operating at its current location on 8th and Oak.
- The downtown Tuesday and Saturday markets are very important to me. As a sight impaired person, I find the location central and accessible and would like it to remain the same. I use the Tuesday and Thursday markets because the Saturday is difficult for someone with a disability to navigate. Thank you
- They need to keep farmers market where it is. I use it all the time.
- I am a member of Eugene Saturday Market. Please consider options that keep the Lane County Farmers Market downtown at 8th Avenue and Oak Street. The synergy with the farmers market across the street from Saturday Market brings tourists and residents downtown to shop; selling goods to the community is an important part of my livelihood. I would like to see the Park Blocks area continue to improve as a place we can be proud to show off to our community and visitors. the central placement of the markets is an essential draw for our downtown community.
- I am a member of Eugene Saturday Market. Please consider options that keep the Lane County Farmers Market downtown at 8th Avenue and Oak Street. The synergy with the farmers market across the street from Saturday Market brings tourists and residents downtown to shop; selling goods to the community is an important part of my livelihood. I would like to

see the Park Blocks area continue to improve as a place we can be proud to show off to our community and visitors

- I am writing as a member of the Lane County Farmers Market. My husband and I chose to move to Eugene just over 5 years ago now. A large part of our decision to settle here over some of the other communities we visited was the vibrancy of the market. If the location were to change, we would be very concerned that this would affect that vibrancy and as a town we would lose an appeal to attract hardworking, dedicated individuals to move here and start small businesses. I feel strongly that the Lane County Farmers Market should remain at its location of 8th Avenue and Oak Street; I am open to different options that would allow the farmers market to remain at this site. I want to thank both Lane County and the City of Eugene for supporting the farmers market and for carefully considering where to locate an expanded market site. On a busy Saturday during the summer, over 10,000 people come downtown to the market from across Lane County and further afield. The confluence of the Lane County Farmers Market and the Eugene Saturday Market creates a vibrant shopping experience, and significant economic activity. Visitors spend their dollars locally at both of the markets, and spread the wealth to other businesses throughout the downtown area. These dollars are critical to sustaining small, local businesses like mine. Since I began selling at the farmers market I have seen firsthand the lack of space and sorely needed improvements at the site. Competition is high for coveted spaces to sell at the farmers market, and it can take a small business years to be able to sell at market on a Saturday. Customers often complain of how crowded and difficult it is to get around the market. Additionally during the cold and rainy months, business is hurt since there is little covered space for visitors to browse and spend their money. An expanded and improved farmers market site would support our community's values regarding local farms and food. The Lane County Farmers Market greatly appreciates the Urban Renewal funds allocated for an improved market site, and for the continued support of both the County and City. I urge you to please keep the farmers

market at 8th and Oak Street, so that we can keep serving the community there for the next 100 years.

- I am a member of Eugene Saturday Market. Please consider options that keep the Lane County Farmers Market downtown at 8th Avenue and Oak Street. The synergy with the farmers market across the street from Saturday Market brings tourists and residents downtown to shop; selling goods to the community is an important part of my livelihood. I would like to see the Park Blocks area continue to improve as a place we can be proud to show off to our community and visitors.
- I am strongly in favor of city hall at EWEB property which is a perfectly developed existing building and beautiful riverfront site. I did not see this option offered on this map so I checked the previous site of the old and sadly missed building which I am VERY upset was demolished instead of retrofitted with one of the very excellent designs submitted. And KEEP KESEY SQUARE AS IS; add public toilets for those who have none.
- I am a member of Eugene Saturday Market. Please consider options that keep the Lane County Farmers Market downtown at 8th Avenue and Oak Street. The synergy with the farmers market across the street from Saturday Market brings tourists and residents downtown to shop; selling goods to the community is an important part of my livelihood. I would like to see the Park Blocks area continue to improve as a place we can be proud to show off to our community and visitors.
- What about the Public Service Building? My preference would be for city and county services to be accessible from one location. It doesn't make much sense for judges to be located with City councilors but not with County Commissioners. Also, is the Butterfly lot even an option or is this another exercise in futility where the public is being asked to weigh in on something that is unfeasible to begin with.
- I am a member of Eugene Saturday Market. Please consider options that keep the Lane County Farmers Market downtown at 8th Avenue and Oak Street. The synergy with the

farmers market across the street from Saturday Market brings tourists and residents downtown to shop; selling goods to the community is an important part of my livelihood. I would like to see the Park Blocks area continue to improve as a place we can be proud to show off to our community and visitors.

- As a long time member of the Eugene Saturday Market I would like to see the Lane County Farmers Market Remain in its location at the Butterfly Lot. We share a clientele and their work week days provide for both downtown worker to have access to from produce and give options for extended vending opportunities.
- I feel it is important to the larger community to maintain the Farmers presence in a location that is so long standing in Lane County history.
- The Butterfly lot should be used as a permanent year-round farmers' market.

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# APPENDIX H: TITLE REPORTS





\*0298227\*

**STATUS OF RECORD TITLE REPORT**

CAPITAL PROJECTS MANAGER  
LANE COUNTY ADMINISTRATION  
ATTN: BRIAN CRANER  
125 EAST 8TH AVENUE  
EUGENE, OR 97401  
EMAIL: BRIAN.CRANER@CO.LANE.OR.US

Date: OCTOBER 28, 2016  
Our No: CT-0298227  
Your No: COURTHOUSE/PSB  
Charge: \$500.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

( A T T A C H E D )

and as of: OCTOBER 17, 2016 at 8:00 A.M., we find the following:

Vestee:

LANE COUNTY  
a political subdivision of the State of Oregon

Said property is subject to the following on record matters:

1. Taxes, including the current fiscal year, not assessed due to County Owned Property Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, additional taxes may be levied.
2. Subject to matters set forth in instrument executed by Eugene F. Skinner and Mary Skinner, his wife, recorded April 12, 1856, in Book A, Page 85, Lane County Deeds and Records, including but not limited to the following:

"...for the purpose of enabling the people of said County of Lane to locate permanent(ly?) the seat of Justice for said County. It became necessary? for the Board of Commissioners of said County to locate said seat of justice within one mile of the point noted for at? Said election, which point was on the land claim of Charnel Mulligan, where upon said Charnel Mulligan and the above bound Eugene Skinner did then and there, for and in consideration of and upon the condition that the permanent seat of justice for said county of Lane be located thereon, donate to said board of county commissioners and their successor in office and through them to the people of said county for the use and benefit of said county as a seat of justice therein, the certain tract or parcel of their land claims embraced within the limits of what is now known as Eugene City and occupied by said County of Lane as their seat of justice"....."said donations to contain 40 acres each and bounded by the limits aforesaid. Wherefore said Board of Commissioners ordered that the Bonds of said Skinner and Mulligan be accepted and that the set of justice aforesaid be permanently located on said donations....."

**See said deed for full particulars. Said deed also includes other property.**

**MAIN OFFICE**

811 WILLAMETTE ST.  
EUGENE, OREGON 97401  
PH: (541) 687-2233 \* FAX: (541)485-0307  
E-MAIL: [INFO@CASCADETITLE.COM](mailto:INFO@CASCADETITLE.COM)

**FLORENCE OFFICE**

715 HWY 101 \* FLORENCE, OREGON 97439  
MAILING: PO BOX 508 \* FLORENCE, OREGON 97439  
PH: (541) 997-8417 \* FAX: (541)997-8246  
E-MAIL: [FLORENCE@CASCADETITLE.COM](mailto:FLORENCE@CASCADETITLE.COM)

**VILLAGE PLAZA OFFICE**

4750 VILLAGE PLAZA LOOP SUITE 100  
EUGENE, OREGON 97401  
PH: (541) 653-8622 \* FAX: (541) 844-1626  
E-MAIL: [VILLAGEPLAZA@CASCADETITLE.COM](mailto:VILLAGEPLAZA@CASCADETITLE.COM)

3. Subject to matters set forth instrument between Eugene F. Skinner and Mary Skinner, his wife, party of the first part, and Board of Lane County Commissioners, part of the second part, recorded July 12, 1856, in Book A, Pages 142 and 143, Lane County Deeds and Records, including but not limited to the following:  
    "...in consideration of the permanent location of the seat of justice in and for the County of Lane, so located by the Board of County Commissioners in and for the County of Lane aforesaid in Eugene City"....."for the use and benefit of said County of Lane for county seat purposes..."  
**See said deed for full particulars. Said deed also includes other property.**
4. Subject to matters set forth instrument between Eugene F. Skinner and Mary Skinner, his wife, and the Board of Lane County Commissioners, recorded March 14, 1867, in Book D, Page 430, Lane County Deeds and Records, including but not limited to the following:  
    "...in consideration of the Public Square as located by the Honorable County Commissioners Court of Lane County, in the Territory of Oregon, at their December Term"....."the Court House be built in the center of said Square the place agreed upon by said Board of Commissioners as appears of record in the office of the Commissioners Court"....."for the use and benefit of said County of Lane as a County Seat for said County and for County seat purposes at the town of Eugene City"....."upon condition that the said County seat lie and remain at Eugene City..."  
**See said deed for full particulars. Said deed also includes other property.**
5. Conditions, restrictions, notes and dedications as shown, set forth, implied and/or delineated on the recorded Plat of Skinner's Donation to Eugene City as platted and recorded in Book A, Page 122, Lane County Oregon Deeds and Records.
6. Subject to matters set forth in the Lane County Commissioners Journals and/or Commissioners Court Journals, including but not limited to Journal 1, Page 127, in 1855, Journal No. 6, Page 593, in 1896 and Journal 7, Page 547, in 1899, for the location and dedication of the County Seat, seat of Justice, public square, Park Street (North, South, East and West) and the vacation thereof, relocation of the court house and public square, creation of the Skinner and Mulligan Donation Plat and own lots and authorization for the sales thereof, et al.  
**See said Journals for full particulars.**
7. Subject to matters set forth in deed from N. L. Packard and Mary Packard, his wife (former) wife of the late Eugene F. Skinner, now deceased, to the Board of County Commissioners, recorded September 10, 1869, in Book G, Page 474, Lane County Deeds and Records, including but not limited to the following:  
    "...in the further consideration that the Court House in Eugene City be so moved as to open Eight and Oak Street in Said Eugene City" ..... " Nothing in this instrument shall be constituted as to change, limit, modify or restrain any conditions contained in a certain deed made and executed by Eugene F. Skinner, now deceased and Mary Skinner, his wife, the 12 day of July A.D. 1858 and recorded on the 12 day of July A.D. 1869, in the Records of Lane County, Oregon, pages 142 and 143 of Book A of Deeds..."  
**See said deed for full particulars. Said deed also includes other property.**
8. Right, title and interest of prior fee title holders in and to a portion of Lot 7, Block 7, as disclosed by the description of the size of said lot pursuant to the plat of Skinner's Donation to Eugene City, in Book A, Page 122 (lots around Public Square to be 80 by 80 ft.) and the descriptions of the property as conveyed to Lane County, by instruments recorded November 1, 1956, Reception No. 1956-98224 (the South 4 feet and 5 inches of said Lot 7) and recorded December 26, 1973, Reception No. 1973-057193 (the North 75 feet of said Lot 7), Lane County Deeds and Records, disclosing a possible gap of approximately 7 inches.

9. Revocable Permit, including the terms and provisions thereof, between Lane County, a political subdivision of the State of Oregon, and the City of Eugene, a Municipal Corporation of the State of Oregon, recorded December 2, 1975, Reception No. 1975-052583, Lane County Official Records.
10. Revocable Permit, including the terms and provisions thereof, between Lane County, a Political Subdivision of the State of Oregon, and the City of Eugene, a Municipal Corporation of the State of Oregon, recorded October 26, 1978, Reception No. 1978-071603, Lane County Official Records.
11. Utility Easement, including the terms and provisions thereof, granted the City of Eugene, Lane County, Oregon, by and through the Eugene Water & Electric Board, by instrument recorded September 3, 1992, Reception No. 1992-049810, Lane County Official Records.
12. Trust Deed, Security Agreement and Fixture Filing, including the terms and provisions thereof, executed by Lane County, Oregon, Grantor, to Title Insurance & Escrow Services, Inc., Trustee, for the benefit of West One Trust Company, Beneficiary, dated June 1, 1995, recorded June 21, 1995, Reception No. 1995-034183, Lane County Official Records, to secure an indebtedness. "Indebtedness" means (a) the obligations of the County under this Indenture [as more particularly described in said Trust Deed], (b) Series A Bonds and any Parity Obligations issued pursuant to the Indenture and (c) any amounts expended or advanced by Beneficiary to discharge obligations of County or expenses incurred by Beneficiary or Trustee to enforce obligations of County, as permitted under this Trust Deed. (Affects a portion)

NOTE: The property address as shown on the Assessor's Roll is:

125 East 8th Avenue  
Eugene, OR 97401

Taxes, Account No. 0258630, Assessor's Map No. 17 03 31 1 1, #10000, Code 4-00, 2016-2017, in the amount of \$0.00, EXEMPT.

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

nj: Title Officer: DEBBIE FORSTROM

Cc: CAMERON MCCARTHY  
ATTN: COLIN MCARTHUR

Cc: CAMERON MCCARTHY  
ATTN: KELSEY ZLEVOR

PROPERTY DESCRIPTION

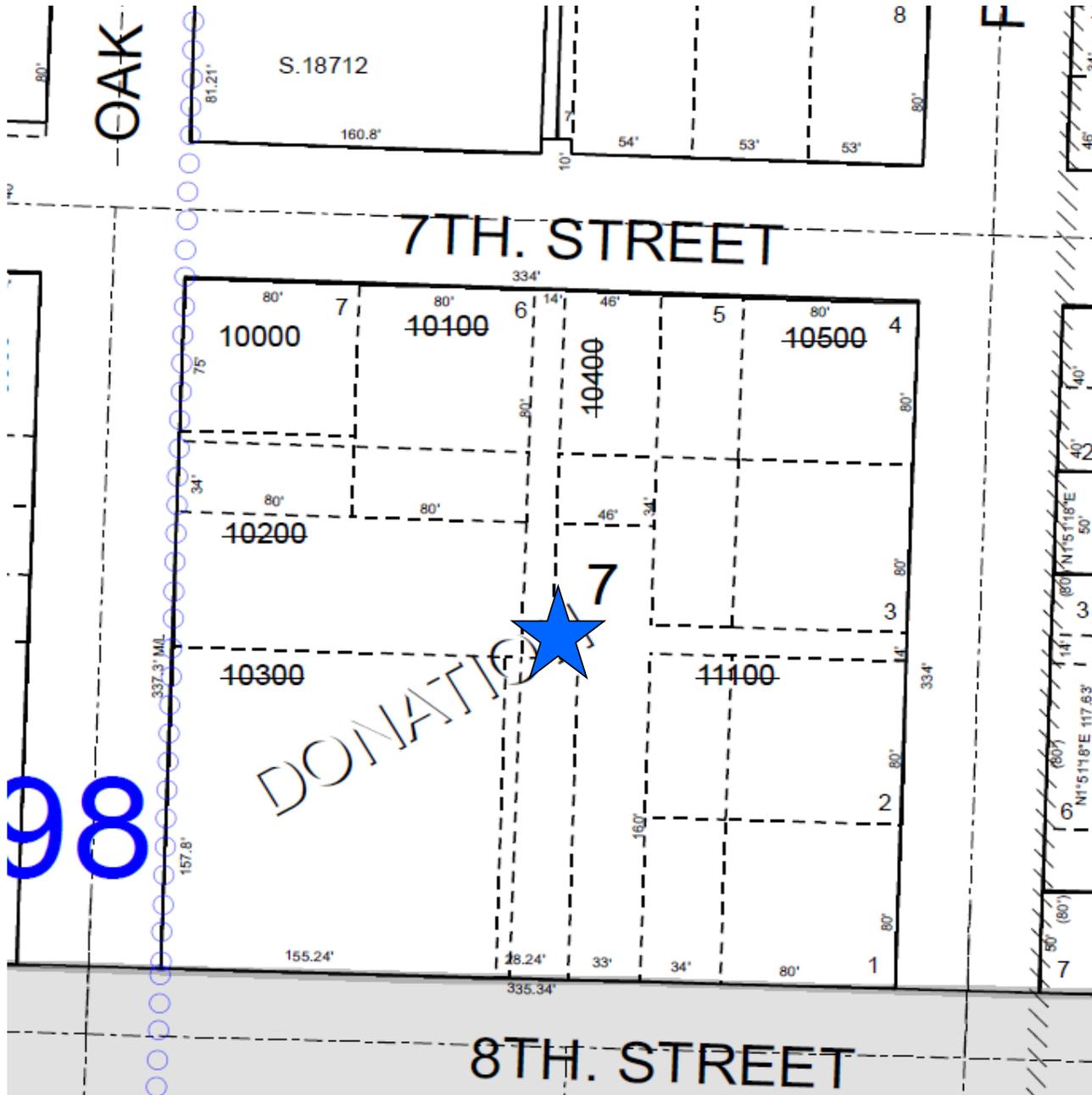
Lots 1 through 7, inclusive, Block 7, SKINNER'S DONATION TO EUGENE CITY, as platted and recorded in Book A, Page 122, Lane County Deed Records, in Lane County, Oregon.

TOGETHER WITH those portions of vacated North Park Street, East Park Street and the alleys in said Block, inuring to said lots by operation of law, under Order, Commissioner's Journal No. 7, Pages 547-548, entered October 10, 1899; Ordinance No. 10937, recorded January 22, 1957, Reception No. 4366 and Order No. 2320, recorded August 8, 1957, Reception No. 19044; Ordinance No. 13341, recorded March 25, 1964, Reception No. 48843 and Order No. 2492, recorded June 10, 1964, Reception No. 58750; Ordinance No. 16347, recorded December 15, 1971, Reception No. 77933, and Ordinance No. 17476, recorded December 3, 1975, Reception No. 7552785, Lane County Deeds and Records, in Lane County, Oregon.

ALSO: The Public Square in Block 7, SKINNER'S DONATION TO EUGENE CITY, as platted and recorded in Book A, Page 122, Lane County Deed Records, in Lane County, Oregon, being that tract of land lying Easterly of Oak Street, Northerly of 8<sup>th</sup> Avenue, Southerly of vacated North Park Street and Westerly of vacated East Park Street.

TOGETHER WITH those portions of vacated North Park Street and East Park Street inuring to said tract of land on the North and East, by operation of law, under Ordinance No. 10937, recorded January 22, 1957, Reception No. 4366 and Order No. 2320, recorded August 8, 1957, Reception No. 19044; Ordinance No. 13341, recorded March 25, 1964, Reception No. 48843 and Order No. 2492, recorded June 10, 1964, Reception No. 58750; and Ordinance No. 16347, recorded December 15, 1971, Reception No. 77933, Lane County Deeds and Records, in Lane County, Oregon.

MAP NO.  
17-03-31-11



THIS MAP/PLAT IS BEING FURNISHED AS AN AID IN LOCATING THE HEREIN DESCRIBED LAND IN RELATION TO ADJOINING STREETS, NATURAL BOUNDARIES AND OTHER LAND, AND IS NOT A SURVEY OF THE LAND DEPICTED. EXCEPT TO THE EXTENT A POLICY OF TITLE INSURANCE IS EXPRESSLY MODIFIED BY ENDORSEMENT, IF ANY, THE COMPANY DOES NOT INSURE DIMENSIONS, DISTANCES, LOCATION OF EASEMENTS, ACREAGE OR OTHER MATTERS SHOWN THEREON.



\*0298226\*

**STATUS OF RECORD TITLE REPORT**

CAPITAL PROJECTS MANAGER  
 LANE COUNTY ADMINISTRATION  
 ATTN: BRIAN CRANER  
 125 EAST 8TH AVENUE  
 EUGENE, OR 97401  
 EMAIL: BRIAN.CRANER@CO.LANE.OR.US

Date: OCTOBER 28, 2016  
 Our No: CT-0298226  
 Your No: BUTTERFLY LOT  
 Charge: \$400.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

( A T T A C H E D )

and as of: OCTOBER 21, 2016 at 8:00 A.M., we find the following:

Vestee:

LANE COUNTY  
a political subdivision of the State of Oregon

Said property is subject to the following on record matters:

1. Taxes, including the current fiscal year, not assessed due to County Owned Property Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, additional taxes may be levied.
2. Subject to matters set forth in instrument executed by Eugene F. Skinner and Mary Skinner, his wife, recorded April 12, 1856, in Book A, Page 85, Lane County Deeds and Records, including but not limited to the following:

"...for the purpose of enabling the people of said County of Lane to locate permanent(ly?) the seat of Justice for said County. It became necessary? for the Board of Commissioners of said County to locate said seat of justice within one mile of the point noted for at? Said election, which point was on the land claim of Charnel Mulligan, where upon said Charnel Mulligan and the above bound Eugene Skinner did then and there, for and in consideration of and upon the condition that the permanent seat of justice for said county of Lane be located thereon, donate to said board of county commissioners and their successor in office and through them to the people of said county for the use and benefit of said county as a seat of justice therein, the certain tract or parcel of their land claims embraced within the limits of what is now known as Eugene City and occupied by said County of Lane as their seat of justice"....."said donations to contain 40 acres each and bounded by the limits aforesaid. Wherefore said Board of Commissioners ordered that the Bonds of said Skinner and Mulligan be accepted and that the set of justice aforesaid be permanently located on said donations....."

**See said deed for full particulars. Said deed also includes other property.**

MAIN OFFICE

811 WILLAMETTE ST.  
 EUGENE, OREGON 97401  
 PH: (541) 687-2233 \* FAX: (541)485-0307  
 E-MAIL: [INFO@CASCADETITLE.COM](mailto:INFO@CASCADETITLE.COM)

FLORENCE OFFICE

715 HWY 101 \* FLORENCE, OREGON 97439  
 MAILING: PO BOX 508 \* FLORENCE, OREGON 97439  
 PH: (541) 997-8417 \* FAX: (541)997-8246  
 E-MAIL: [FLORENCE@CASCADETITLE.COM](mailto:FLORENCE@CASCADETITLE.COM)

VILLAGE PLAZA OFFICE

4750 VILLAGE PLAZA LOOP SUITE 100  
 EUGENE, OREGON 97401  
 PH: (541) 653-8622 \* FAX: (541) 844-1626  
 E-MAIL: [VILLAGEPLAZA@CASCADETITLE.COM](mailto:VILLAGEPLAZA@CASCADETITLE.COM)

3. Subject to matters set forth instrument between Eugene F. Skinner and Mary Skinner, his wife, party of the first part, and Board of Lane County Commissioners, part of the second part, recorded July 12, 1856, in Book A, Pages 142 and 143, Lane County Deeds and Records, including but not limited to the following:  
    "...in consideration of the permanent location of the seat of justice in and for the County of Lane, so located by the Board of County Commissioners in and for the County of Lane aforesaid in Eugene City"....."for the use and benefit of said County of Lane for county seat purposes..."  
**See said deed for full particulars. Said deed also includes other property.**
4. Subject to matters set forth instrument between Eugene F. Skinner and Mary Skinner, his wife, and the Board of Lane County Commissioners, recorded March 14, 1867, in Book D, Page 430, Lane County Deeds and Records, including but not limited to the following:  
    "...in consideration of the Public Square as located by the Honorable County Commissioners Court of Lane County, in the Territory of Oregon, at their December Term"....."the Court House be built in the center of said Square the place agreed upon by said Board of Commissioners as appears of record in the office of the Commissioners Court"....."for the use and benefit of said County of Lane as a County Seat for said County and for County seat purposes at the town of Eugene City"....."upon condition that the said County seat lie and remain at Eugene City..."  
**See said deed for full particulars. Said deed also includes other property.**
5. Conditions, restrictions, notes and dedications as shown, set forth, implied and/or delineated on the recorded Plat of Skinner's Donation to Eugene City as platted and recorded in Book A, Page 122, Lane County Oregon Deeds and Records.
6. Subject to matters set forth in the Lane County Commissioners Journals and/or Commissioners Court Journals, including but not limited to Journal 1, Page 127, in 1855, Journal No. 6, Page 593, in 1896 and Journal 7, Page 547, in 1899, for the location and dedication of the County Seat, seat of Justice, public square, Park Street (North, South, East and West) and the vacation thereof, relocation of the court house and public square, creation of the Skinner and Mulligan Donation Plat and own lots and authorization for the sales thereof, et al.  
**See said Journals for full particulars.**
7. Subject to matters set forth in deed from N. L. Packard and Mary Packard, his wife (former) wife of the late Eugene F. Skinner, now deceased, to the Board of County Commissioners, recorded September 10, 1869, in Book G, Page 474, Lane County Deeds and Records, including but not limited to the following:  
    "...in the further consideration that the Court House in Eugene City be so moved as to open Eight and Oak Street in Said Eugene City" ..... "Nothing in this instrument shall be constituted as to change, limit, modify or restrain any conditions contained in a certain deed made and executed by Eugene F. Skinner, now deceased and Mary Skinner, his wife, the 12 day of July A.D. 1858 and recorded on the 12 day of July A.D. 1869, in the Records of Lane County, Oregon, pages 142 and 143 of Book A of Deeds..."  
**See said deed for full particulars. Said deed also includes other property.**
8. Easements for utilities over and across the premises formerly included within the boundaries of North Park Street, now vacated, if any such exist.

9. Urban Renewal Plan for Central Eugene Project, including the terms and provisions thereof, recorded December 20, 1968, Reception No. 48828, Lane County Official Records.  
Urban Renewal Plan for Central Eugene Project, modified December, 1968 and December, 1989, including the terms and provisions thereof, recorded June 25, 1990, Reception No. 9029491, Lane County Official Records.  
Urban Renewal Plan for Central Eugene Project, modified June, 1998, including the terms and provisions thereof, recorded June 15, 1998, Reception No. 9846243, Lane County Official Records.  
Urban Renewal Plan for Central Eugene Project, modified September, 2004, including the terms and provisions thereof, recorded September 21, 2004, Reception No. 2004-073461, Lane County Deeds and Records.  
Urban Renewal Plan for Central Eugene Project, modified May, 2010, including the terms and provisions thereof, recorded May 27, 2010, Reception No. 2010-025142, Lane County Deeds and Records.
10. Notice of Operation and Maintenance Plan, including the terms and provisions thereof, recorded June 10, 2008, Reception No. 2008-032346, Lane County Deeds and Records.
11. Suit in the Circuit Court of the State of Oregon for the County of Lane, Case No. 16-CV-31275, filed September 16, 2016, by Lane County, Oregon, for Statutory Proceeding for Judicial Examination and Judgment, in the Matter of: "A Declaration that a City Hall, Farmers Market or Other Facility can be Built, or any other use on the Piece of Property that is Known as the Butterfly Lot" now pending.  
A search of the records does not disclose a Notice of Pendency of an Action having been recorded in Lane County Deeds and Records pursuant to ORS 93.740.

NOTE: The property address as shown on the Assessor's Roll is:

750 Oak Street  
Eugene, OR 97401

NOTE: Taxes, Account No. 0258614, Assessor's Map No. 17 03 31 1 1, #9500, Code 4-98, 2015-2016, in the amount of \$0.00, EXEMPT.

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

nj: Title Officer: DEBBIE FORSTROM

Cc: CAMERON MCCARTHY  
ATTN: COLIN MCARTHUR

Cc: CAMERON MCCARTHY  
ATTN: KELSEY ZLEVOR

PROPERTY DESCRIPTION

Lots 1 and 2, Block 8, SKINNER'S DONATION TO EUGENE CITY, as platted and recorded in Book A, Page 122, Lane County Oregon Deed Records, in Lane County, Oregon.

TOGETHER WITH those portions of vacated North Park Street and West Park Street in said Block, inuring to said lots by operation of law, under Order, Commissioner's Journal No. 7, Pages 547-548, entered October 10, 1899; Ordinance No. 11359, Reception No. 56748, recorded February 5, 1959; Order 2342, Reception No. 59375, recorded February 6, 1959 and amended by instrument recorded January 30, 1959, Reception No. 59376, Lane County Oregon Deed Records, in Lane County, Oregon.

ALSO: The Public Square in Block 8, SKINNER'S DONATION TO EUGENE CITY, as platted and recorded in Book A, Page 122, Lane County Deed Records, in Lane County, Oregon, being that tract of land lying Westerly of Oak Street, Northerly of 8<sup>th</sup> Avenue, Southerly of vacated North Park Street and Easterly of West Park Street, and as vacated by Order 2342, recorded February 6, 1959, Reception No. 59375, Lane County Oregon Deed Records, in Lane County, Oregon.

TOGETHER WITH those portions of vacated North Park Street inuring to said tract of land on the North, by operation of law, under Ordinance No. 11359, Reception No. 56748, recorded February 5, 1959; Order 2342, Reception No. 59375, recorded February 6, 1959 and amended by instrument recorded January 30, 1959, Reception No. 59376, Lane County Oregon Deed Records, in Lane County, Oregon.





\*0298228\*

**STATUS OF RECORD TITLE REPORT**

CAPITAL PROJECTS MANAGER  
LAND COUNTY ADMINISTRATION  
ATTN: BRIAN CRANER  
125 EAST 8TH AVENUE  
EUGENE, OR 97401  
EMAIL: BRIAN.CRANER@CO.LANE.OR.US

Date: OCTOBER 28, 2016  
Our No: CT-0298228  
Your No: CITY HALL SITE  
Charge: \$300.00

As requested, Cascade Title Co. has searched our tract indices as to the following described real property:

( A T T A C H E D )

and as of: OCTOBER 14, 2016 at 8:00 A.M., we find the following:

Vestee:

CITY OF EUGENE  
a municipal corporation of the State of Oregon

Said property is subject to the following on record matters:

1. Taxes, including the current fiscal year, not assessed due to Municipal Ownership Exemption. If the exempt status is terminated under the statute prior to the date on which the assessment roll becomes the tax roll in the year in which said taxes were assessed, additional taxes may be levied.
2. Rights of the public in and to that portion lying within streets, roads and highways.
3. Easements for utilities over and across the premises formerly included within the boundaries of the North-South, and the East-West alleys, now vacated, if any such exist.
4. Restrictions, including the terms and provisions thereof, imposed by the City of Eugene in "Notice of Approval for a Property Line Adjustment" recorded May 21, 2015, Reception No. 2015-022357, Lane County Deeds and Records.
5. Restrictions, including the terms and provisions thereof, imposed by the City of Eugene in "Notice of Approval for a Property Line Adjustment" recorded May 21, 2015, Reception No. 2015-022358, Lane County Deeds and Records.

**MAIN OFFICE**

811 WILLAMETTE ST.  
EUGENE, OREGON 97401  
PH: (541) 687-2233 \* FAX: (541)485-0307  
E-MAIL: [INFO@CASCADETITLE.COM](mailto:INFO@CASCADETITLE.COM)

**FLORENCE OFFICE**

715 HWY 101 \* FLORENCE, OREGON 97439  
MAILING: PO BOX 508 \* FLORENCE, OREGON 97439  
PH: (541) 997-8417 \* FAX: (541)997-8246  
E-MAIL: [FLORENCE@CASCADETITLE.COM](mailto:FLORENCE@CASCADETITLE.COM)

**VILLAGE PLAZA OFFICE**

4750 VILLAGE PLAZA LOOP SUITE 100  
EUGENE, OREGON 97401  
PH: (541) 653-8622 \* FAX: (541) 844-1626  
E-MAIL: [VILLAGEPLAZA@CASCADETITLE.COM](mailto:VILLAGEPLAZA@CASCADETITLE.COM)

NOTE: The property address as shown on the Assessor's Roll is:

215 East 8th Avenue  
Eugene, OR 97401  
(Parcel 1)

NOTE: Taxes, Account No. 0258663, Assessor's Map No. 17 03 31 1 1, #10600, Code 4-00, 2016-2017, in the amount of \$0.00, EXEMPT. (PARCEL 1)

Taxes, Account No. 1878519, Assessor's Map No. 17 03 31 1 1, #10601, Code 4-00, 2016-2017, in the amount of \$0.00, EXEMPT. (PARCEL 2)

Taxes, Account No. 1878527, Assessor's Map No. 17 03 31 1 1, #10602, Code 4-00, 2016-2017, in the amount of \$0.00, EXEMPT. (PARCEL 3)

Taxes, Account No. 1878535, Assessor's Map No. 17 03 31 1 1, #10603, Code 4-00, 2016-2017, in the amount of \$0.00, EXEMPT. (PARCEL 4)

This report is to be utilized for information only. This report is not to be used as a basis for transferring, encumbering or foreclosing the real property described.

The liability of Cascade Title Co. is limited to the addressee and shall not exceed the premium paid hereunder.

CASCADE TITLE CO., by:

nj: Title Officer: DEBBIE FORSTROM

Cc: CAMERON MCCARTHY  
ATTN: COLIN MCARTHUR

Cc: CAMERON MCCARTHY  
ATTN: KELSEY ZLEVOR

PROPERTY DESCRIPTION

PARCEL 1:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 24, ORIGINAL PLAT OF EUGENE CITY, as platted and recorded in Book "A", Page 2, Lane County Oregon Plat Records, in Lane County, Oregon.

Together with the vacated alleys running North-South and East-West within Block 24, inuring to said Lots by Operation of Law, under Ordinance No. 12690, recorded December 21, 1962, Reception No. 1962-093826, and amended by Ordinance No. 13658, recorded October 29, 1964, Reception No. 1964-079861, Lane County Oregon Deed Records, in Lane County, Oregon.

EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 3, Block 24 of the ORIGINAL PLAT EUGENE CITY, as platted and recorded in Judgment Docket A, Page 2, Lane County Oregon Plat Records, in Lane County, Oregon; thence run along the North line of said Lot 3, South 88° 12' 16" East 167.97 feet to the centerline of the North-South alley in said Block 24; thence running along said alley centerline, South 1° 55' 34" West 50.00 feet; thence leaving said alley centerline and running Westerly 50.00 feet distant when measured perpendicularly from said North line of said Lot 3, North 88° 12' 16" West 167.91 feet to the West line of said Block 24; thence along said West line of Block 24, North 1° 51' 18" East 50.00 feet to the point of beginning, all in Eugene, Lane County, Oregon.

EXCEPTING THEREFROM: Beginning at the Northwest corner of Lot 6, Block 24, of the ORIGINAL PLAT OF EUGENE CITY, as platted and recorded in Judgment Docket A, Page 2, Lane County Oregon Plat Records, in Lane County, Oregon; thence Northerly along the West line of said Block 24, North 1° 51' 18" East 7.00 feet to the centerline of a 14 foot wide alley as platted in said Block 24 in the ORIGINAL PLAT OF EUGENE CITY; thence continuing along said West line of said Block 24, North 1° 51' 18" East 37.31 feet to a point being 50.00 feet distant when measured perpendicularly from the North line of Lot 3, Block 24 of said ORIGINAL PLAT EUGENE CITY; thence leaving said West line of Block 24 and running 50.00 feet distant and parallel to the North line of said Lot 3, South 88° 12' 16" East 167.91 feet to the centerline of the North-South alley as platted Block 24 in the ORIGINAL PLAT OF EUGENE CITY; thence running along said centerline of said North-South alley, South 1° 55' 34" West 37.28 feet to the centerline intersection of said North-South alley with the East-West alley in said Block 24; thence continuing along said North-South alley, South 1° 55' 34" West 117.56 feet to a point being 50.00 feet when measured perpendicularly Northerly of the South line of said Block 24; thence leaving said centerline of the North-South alley and running parallel and 50.00 feet distant from said South line of said Block 24, North 88° 14' 20" West 167.72 feet to said West line of said Block 24; thence run along said West line of said Block 24, North 1° 51' 18" East 110.63 feet to the point of beginning being the Northwest corner of Lot 6, Block 24 of the ORIGINAL PLAT OF EUGENE CITY, and there ending, all in Eugene, Lane County, Oregon.

Continue -

Property Description Continued - (Parcel 1)

EXCEPTING THEREFROM: Beginning at the Southwest corner of Lot 7, Block 24 of the ORIGINAL PLAT OF EUGENE CITY, as platted and recorded in Judgment Docket A, Page 2, Lane County Oregon Plat Records, in Lane County, Oregon; thence Northerly along the West line of said Lot 7, North 1° 51' 18" East 50.00 feet; thence leaving said West line of Lot 7 and running parallel to and 50.00 feet distant from the South line of said Block 24, South 88° 14' 20" East 167.72 feet to the centerline intersection with the North-South alley as platted in said Block 24 in said ORIGINAL PLAT EUGENE CITY; thence running along the centerline of said North-South alley, South 1° 55' 34" West 50.00 feet to the South line of said Block 24; thence leaving said centerline of the North-South alley and running along the South line of said Block 24, North 88° 14' 20" West 167.66 feet to the Southwest corner of said Lot 7 being the point of beginning and there ending, all in Eugene, Lane County, Oregon.

PARCEL 2:

Beginning at the Northwest corner of Lot 3, Block 24 of the ORIGINAL PLAT EUGENE CITY, as platted and recorded in Judgment Docket A, Page 2, Lane County Oregon Plat Records, in Lane County, Oregon; thence run along the North line of said Lot 3, South 88° 12' 16" East 167.97 feet to the centerline of the North-South alley in said Block 24; thence running along said alley centerline, South 1° 55' 34" West 50.00 feet; thence leaving said alley centerline and running Westerly 50.00 feet distant when measured perpendicularly from said North line of said Lot 3, North 88° 12' 16" West 167.91 feet to the West line of said Block 24; thence along said West line of Block 24, North 1° 51' 18" East 50.00 feet to the point of beginning, all in Eugene, Lane County, Oregon.

PARCEL 3:

Beginning at the Northwest corner of Lot 6, Block 24, of the ORIGINAL PLAT OF EUGENE CITY, as platted and recorded in Judgment Docket A, Page 2, Lane County Oregon Plat Records, in Lane County, Oregon; thence Northerly along the West line of said Block 24, North 1° 51' 18" East 7.00 feet to the centerline of a 14 foot wide alley as platted in said Block 24 in the ORIGINAL PLAT OF EUGENE CITY; thence continuing along said West line of said Block 24, North 1° 51' 18" East 37.31 feet to a point being 50.00 feet distant when measured perpendicularly from the North line of Lot 3, Block 24 of said ORIGINAL PLAT EUGENE CITY; thence leaving said West line of Block 24 and running 50.00 feet distant and parallel to the North line of said Lot 3, South 88° 12' 16" East 167.91 feet to the centerline of the North-South alley as platted Block 24 in the ORIGINAL PLAT OF EUGENE CITY; thence running along said centerline of said North-South alley, South 1° 55' 34" West 37.28 feet to the centerline intersection of said North-South alley with the East-West alley in said Block 24; thence continuing along said North-South alley, South 1° 55' 34" West 117.56 feet to a point being 50.00 feet when measured perpendicularly Northerly of the South line of said Block 24; thence leaving said centerline of the North-South alley and running parallel and 50.00 feet distant from said South line of said Block 24, North 88° 14' 20" West 167.72 feet to said West line of said Block 24; thence run along said West line of said Block 24, North 1° 51' 18" East 110.63 feet to the point of beginning being the Northwest corner of Lot 6, Block 24 of the ORIGINAL PLAT OF EUGENE CITY, and there ending, all in Eugene, Lane County, Oregon.

Continue -

Property Description Continued -

PARCEL 4:

Beginning at the Southwest corner of Lot 7, Block 24 of the ORIGINAL PLAT OF EUGENE CITY, as platted and recorded in Judgment Docket A, Page 2, Lane County Oregon Plat Records, in Lane County, Oregon; thence Northerly along the West line of said Lot 7, North 1° 51' 18" East 50.00 feet; thence leaving said West line of Lot 7 and running parallel to and 50.00 feet distant from the South line of said Block 24, South 88° 14' 20" East 167.72 feet to the centerline intersection with the North-South alley as platted in said Block 24 in said ORIGINAL PLAT EUGENE CITY; thence running along the centerline of said North-South alley, South 1° 55' 34" West 50.00 feet to the South line of said Block 24; thence leaving said centerline of the North-South alley and running along the South line of said Block 24, North 88° 14' 20" West 167.66 feet to the Southwest corner of said Lot 7 being the point of beginning and there ending, all in Eugene, Lane County, Oregon.



93826

ORDINANCE NO. 12690

#819

An Ordinance vacating the following described alley, to-wit:

The alley between 7th Avenue and 8th Avenue from Pearl Street to High Street; also the alley between Pearl Street and High Street from 7th Avenue to 8th Avenue; all being within Block 24 of Mulligan's Donation Addition, Lane County, Oregon

WHEREAS, on the 26th day of March, 1962, the Common Council of the City of Eugene passed Ordinance Number 12551 setting a hearing for the 14th day of May, 1962, in the Council Chambers at which time and place protests and remonstrances could be heard as to the proposed vacation of the following described alley, to-wit:

The alley between 7th Avenue and 8th Avenue from Pearl Street to High Street; also the alley between Pearl Street and High Street from 7th Avenue to 8th Avenue; all being within Block 24 of Mulligan's Donation Addition, Lane County, Oregon

WHEREAS, due notice was duly and regularly given of said Hearing and a hearing was held pursuant to said ordinance in the Council Chambers at the City Hall in Eugene, Oregon, on Monday, May 14, 1962, at 7:30 P.M. and at said time and place the Council heard all objections; and

WHEREAS, all persons owning property abutting upon said alleys to be vacated have consented to said vacation and have applied for the same.

THE CITY OF EUGENE DOES ORDAIN AS FOLLOWS:

Section 1. The Common Council of the City of Eugene finds that due and regular notice of said Hearing was published and posted as required by law and that no valid objection has been made at said hearing or filed. That the consent of the owners of the abutting property have been duly and regularly filed in said proceedings and that the public interest will not be prejudiced by the vacation of said alleys.

Section 2. That said Hearing was held on the 14th day of May, 1962, at 7:30 o'clock P.M. in the Council Chambers of the City of Eugene, Lane County, Oregon, and that all matters necessary to be done in the premises have been duly and regularly completed.

Page 1. Ordinance

93826

**Section 3. That the following alleys, to-wit:**

The alley between 7th Avenue and 8th Avenue from Pearl Street to High Street; also the alley between Pearl Street and High Street from 7th Avenue to 8th Avenue; all being within Block 24 of Mulligan's Donation Addition, Lane County, Oregon

be, and the same are hereby vacated and the area so vacated shall revert to the abutting property owners pursuant to the statutes of the State of Oregon.

**Section 4.** The Recorder be, and he is hereby directed to file a certified copy of the Ordinance with the Recorder of Lane County, Oregon, together with a map or plat of said property and that a certified copy of this ordinance shall be filed with the County Assessor, and another certified copy of this ordinance shall be filed with the County Surveyor.

Passed by the Common Council  
this <sup>28</sup> 28th day of May, 1962

ISI THOMAS DEARY  
City Recorder

Approved by the Mayor this  
<sup>29</sup> 29th day of May, 1962.

H. E. L. CONE  
Mayor

I certify that this is a true and  
correct copy of ordinance.



93826  
# 819  
44  
43101

State of Oregon,  
County of Lane—ss.

I, Olga Freeman, County Clerk and ex-  
officio Recorder of Conveyance, in and for  
said County, do hereby certify that the within  
instrument was received for record at

1962 DEC 21 PM 12 00

2080

and County *Olga Freeman* Records.

OLGA FREEMAN, County Clerk.

*Paul H. Aasen* Deputy.

36-03-96

255

79861

ORDINANCE NO. 13658  
#960

**AN ORDINANCE AMENDING ORDINANCE NO 12690**

WHEREAS, on May 25, 1962 the Common Council of the City of Eugene enacted Ordinance No. 12690 Vacating certain property legally described therein, and

WHEREAS, said ordinance contained an error in the description in that the legal description stated that the alley vacated was within Block 24 of Mulligan's Donation Addition to Lane County, Oregon, and in truth and in fact said real property was located within Block 24 of the original plat of Eugene City as the same is platted and recorded at Page 2 of Judgment Docket A, Lane County, Oregon Records in Lane County, Oregon; and

WHEREAS, it is necessary and proper that Ordinance No. 12690 be amended by the enactment of a new ordinance containing the correct legal description,

NOW, THEREFORE,

The City of Eugene Does Ordain as Follows:

Section 1. The Common Council of the City of Eugene finds that due and regular notice of said Hearing was published and posted as required by law and that no valid objection has been made at said hearing or filed. That the consent of the owners of the abutting property have been duly and regularly filed in said proceedings and that the public interest will not be prejudiced by the vacation of said alleys.

Section 2. That said Hearing was held on the 14th day of May, 1962, at 7:30 o'clock P.M. in the Council Chambers of the City of Eugene, Lane County, Oregon, and that all matters necessary to be done in the premises have been duly and regularly completed.

Section 3. That the following alleys, to-wit:

The alley between 7th Avenue and 8th Avenue from Pearl Street to High Street; also the alley between Pearl Street and High Street from 7th Avenue to 8th Avenue; all being within Block 24 of The Original Plat of Eugene City as the same is platted and recorded at Page 2 of Judgment Docket A, Lane County, Oregon Records, Lane County, Oregon,

be, and the same are hereby vacated and the area so vacated shall revert to the abutting property owners pursuant to the statutes of the State of Oregon.

Page 1. Ordinance

79861

Section 4. The Recorder be, and he is hereby directed to file a certified copy of the Ordinance with the Recorder of Lane County, Oregon, together with a map or plat of said property and that a certified copy of this ordinance shall be filed with the County Assessor, and another certified copy of this ordinance shall be filed with the County Surveyor.

Section 3. That Ordinance No. 12690 passed by the Common Council on May 28th, 1962 and approved by the Mayor on May 29th, 1962, be and the same is hereby amended and corrected in the manner hereinabove set forth.

Passed by the Common Council  
this 12th day of October, 1964

Approved by the Mayor this  
13th day of October, 1964

/S/ THOMAS BEATY

City Recorder

/S/ E. E. CONE

Mayor

I certify that this is a true and  
copy of ordinance



indd

79861  
# 960

Vac

4 3101 - vac  
4 46 - Engage  

---

Whom

STATE OF OREGON  
RECORDS & ELECTIONS  
DIVISION

State of Oregon,  
County of Lane—ss.

I, Ina Randolph, Director of the  
Department of Records and Elections,  
in and for the said County, do hereby  
certify that the within instrument was  
received for record at

1964 OCT 29 PM 1 49 2

Reel 253 D

Lane County OFFICIAL Records.

INA RANDOLPH, Director of the  
Department of Records & Elections.

By *Maynard Biggs*  
Deputy

C29-083-05

250 City

CITY FILE NO.  
APPROVED AND ACCEPTED BY  
CITY OF EUGENE, OREGON

DATE: 5-21-15  
*Amy Janisch*  
Deputy City Recorder

Lane County Clerk  
Lane County Deeds and Records

2015-022357



\$77.00

01500543201500223570030037

05/21/2015 01:25:37 PM

LA 15-9

RPR-NT Cnt=1 Stn=9 CASHIER 11

\$15.00 \$20.00 \$10.00 \$11.00 \$21.00

**NOTICE OF APPROVAL FOR A PROPERTY LINE ADJUSTMENT**

The City of Eugene, an Oregon municipal corporation, has granted approval of a property line adjustment between property owned by **City of Eugene**. Said adjustment for **City of Eugene (LA 15-9)**, involves **Tax Lot 10600 of Assessor's Map 17-03-31-11** as shown on attached approved map (see Exhibit A) and as described on the attached updated legal descriptions (see Exhibit B). The approved property line adjustment to which reference is hereby made is on file at the City of Eugene Planning Division.

**Be it hereafter known and agreed that property described as Exhibit B must be sold as shown on the approved map on file at the City of Eugene Planning Division. This document constitutes City approval of a property line adjustment. The property lines do not change until new deeds are recorded with Lane County. Tax records will not be updated until the Lane County Department of Assessment and Taxation is contacted by the applicant.**

IN WITNESS WHEREFORE, the party hereto has set his hand and seal this 18<sup>th</sup> day of May, 2015.

Gabe Flock, Senior Planner  
City of Eugene Planning Division  
99 West 10<sup>th</sup> Avenue  
Eugene, OR 97401

STATE OF OREGON  
COUNTY OF LANE

On this 7 day of May, 2015, before me appeared Gabe Flock, Senior Planner, to me personally known, who being sworn and duly authorized to act on behalf of the Planning Director, acknowledged that this instrument is the free act and deed of the City of Eugene.

Seal:



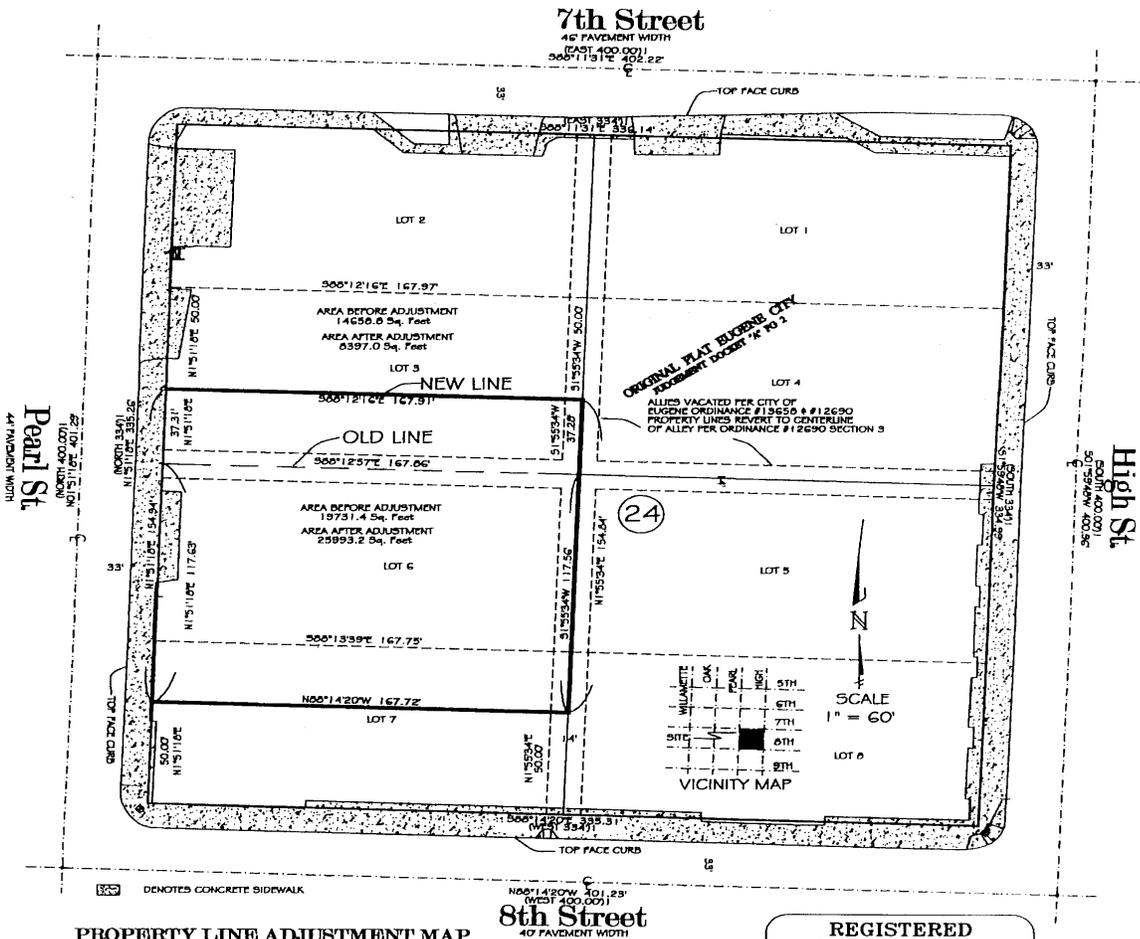
IN TESTIMONY WHEREOF, I have here unto set my hand and seal the day and year last above written.

Notary Public

My Commission Expires: 1-28-18

NOTE: After recording, please return to the City Recorder's Office, 125 East 8<sup>th</sup> Avenue, Eugene, OR 97401.

**EXHIBIT A**



**PROPERTY LINE ADJUSTMENT MAP**  
 FOR  
**CITY OF EUGENE**  
 NE 1/4 SEC 31, T17S, R3W, WM  
 APRIL 8, 2016  
 17-03-31-11 TAX LOT 10800

**8th Street**  
 40' PAVEMENT WIDTH  
 NOTE:  
 ENTIRE BLOCK VACANT  
 OF STRUCTURES

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

*H. Timothy Fassbender*  
**OREGON**  
 March 20, 1986  
**H. TIMOTHY FASSBENDER**  
 2199  
 RENEWAL DATE: DEC. 31, 2016

*Handwritten notes:*  
 5/12/16  
 10

## EXHIBIT B

### Second adjustment for Lot 6

Beginning at the Northwest corner of Lot 6, Block 24 of the Original Plat Eugene City as platted and recorded in Judgement Docket A Page 2 Lane County Oregon Plat Records in Lane County, Oregon; thence Northerly along the West line of said Block 24, North 1°51'18" East 7.00 feet to the centerline of a 14 foot wide alley as platted in said Block 24 in the Original Plat Eugene City; thence continuing along said west line of said Block 24, North 1°51'18" East 37.31 feet to a point being 50.00 feet distant when measured perpendicularly from the North line of Lot 3, Block 24 of said Original Plat Eugene City; thence leaving said west line of Block 24 and running 50.00 feet distant and parallel to the North line of said Lot 3, South 88°12'16" East 167.91 feet to the centerline of the north-south alley as platted Block 24 in the Original Plat Eugene City; thence running along said centerline of said north-south alley, South 1°55'34" West 37.28 feet to the centerline intersection of said north-south alley with the east-west alley in said Block 24; thence continuing along said north-south alley, South 1°55'34" West 117.56 feet to a point being 50.00 feet when perpendicularly Northerly of the south line of said Block 24; thence leaving said centerline of the north-south alley and running parallel and 50.00 feet distant from said south line of said Block 24, North 88°14'20" West 167.72 feet to said West line of said Block 24; thence run along said West line of said Block 24, North 1°51'18" East 110.63 feet to the point of beginning being the Northwest corner of Lot 6, Block 24 of the Original Plat Eugene City and there ending, all in Eugene, Lane County, Oregon.

Containing 25,993.2 ± square feet

### Adjusted Lot 3

Beginning at the Northwest corner of Lot 3, Block 24 of the Original Plat Eugene City as platted and recorded in Judgement Docket A Page 2 Lane County Oregon Plat Records in Lane County, Oregon; thence run along the North line of said Lot 3, South 88°12'16" East 167.97 feet to the centerline of the north-south alley in said Block 24; thence running along said alley centerline, South 1°55'34" West 50.00 feet; thence leaving said alley centerline and running Westerly 50.00 feet distant when measured perpendicularly from said North line of said Lot 3, North 88°12'16" West 167.91 feet to the west line of said Block 24; thence along said west line of Block 24, North 1°51'18" East 50.00 feet to the point of beginning, all in Eugene, Lane County, Oregon.

Containing 8397.0± square feet

CITY FILE NO.  
APPROVED AND ACCEPTED BY  
CITY OF EUGENE, OREGON

DATE: 5-21-15

*Amy Matthew*  
Deputy City Recorder

Lane County Clerk  
Lane County Deeds and Records

2015-022358



\$77.00

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05/21/2015 01:25:37 PM

LA 15-8

RPR-NT Cnt=1 Stn=9 CASHIER 11  
\$15.00 \$20.00 \$10.00 \$11.00 \$21.00

**NOTICE OF APPROVAL FOR A PROPERTY LINE ADJUSTMENT**

The City of Eugene, an Oregon municipal corporation, has granted approval of a property line adjustment between property owned by **City of Eugene**. **Said adjustment for City of Eugene (LA 15-8), involves Tax Lot 10600 of Assessor's Map 17-03-31-11** as shown on attached approved map (see Exhibit A) and as described on the attached updated legal descriptions (see Exhibit B). The approved property line adjustment to which reference is hereby made is on file at the City of Eugene Planning Division.

**Be it hereafter known and agreed that property described as Exhibit B must be sold as shown on the approved map on file at the City of Eugene Planning Division. This document constitutes City approval of a property line adjustment. The property lines do not change until new deeds are recorded with Lane County. Tax records will not be updated until the Lane County Department of Assessment and Taxation is contacted by the applicant.**

IN WITNESS WHEREFORE, the party hereto has set his hand and seal this 18<sup>th</sup> day of May, 2015.

Gabe Flock, Senior Planner  
City of Eugene Planning Division  
99 West 10<sup>th</sup> Avenue  
Eugene, OR 97401

STATE OF OREGON  
COUNTY OF LANE

On this 17 day of May, 2015, before me appeared Gabe Flock, Senior Planner, to me personally known, who being sworn and duly authorized to act on behalf of the Planning Director, acknowledged that this instrument is the free act and deed of the City of Eugene.

Seal:



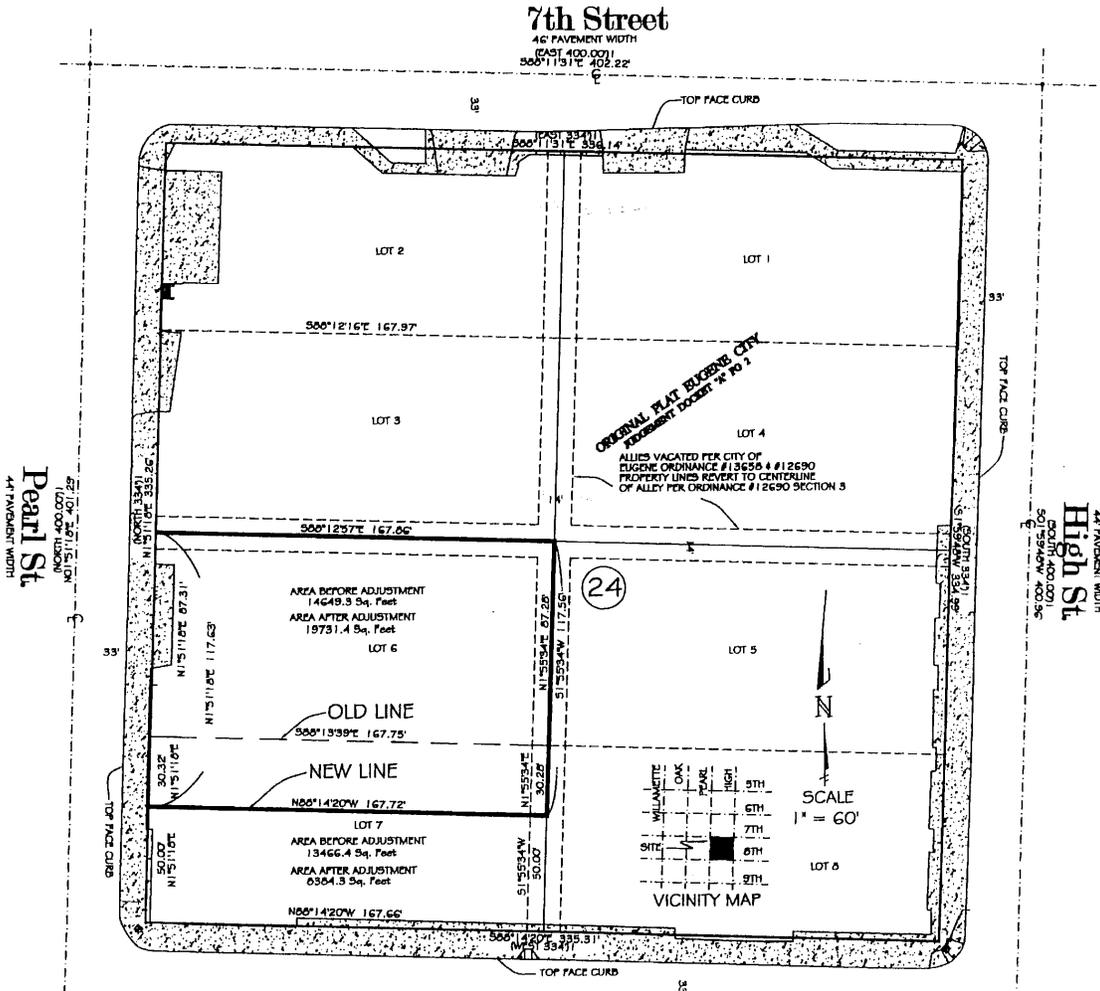
IN TESTIMONY WHEREOF, I have here unto set my hand and seal the day and year last above written.

Notary Public

My Commission Expires: 1-28-18

NOTE: After recording, please return to the City Recorder's Office, 125 East 8<sup>th</sup> Avenue, Eugene, OR 97401.

# EXHIBIT A



DENOTES CONCRETE SIDEWALK  
**PROPERTY LINE ADJUSTMENT MAP**  
 FOR  
**CITY OF EUGENE**  
 NB 1/4 SEC. 31, T17S, R3W, WM  
 APRIL 8, 2015  
 17-03-31-11 TAX LOT 10800

N80°14'20"W 401.23'  
 (WEST 400.00')  
**8th Street**  
 40' PAVEMENT WIDTH  
 NOTE:  
 ENTIRE BLOCK VACANT  
 OF STRUCTURES

51215 15

**REGISTERED  
 PROFESSIONAL  
 LAND SURVEYOR**

*H. Timothy Fassbender*  
**OREGON**  
 March 20, 1986  
**H. TIMOTHY FASSBENDER**  
 2199  
 RENEWAL DATE: DEC. 31, 2015

## EXHIBIT D

### Adjusted Lot 6

Beginning at the Northwest corner of Lot 6, Block 24 of the Original Plat Eugene City as platted and recorded in Judgement Docket A Page 2 Lane County Oregon Plat Records in Lane County, Oregon; thence Northerly along the West line of said Block 24, North 1°51'18" East 7.00 feet to the centerline of a 14 foot wide alley as platted in said Block 24 in the Original Plat Eugene City; thence leaving said west line of Block 24 and running along said centerline of said 14 foot wide alley, South 88°12'57" East 167.86 feet to the centerline intersection with the north-south alley as platted in said Block 24 in said Original Plat Eugene City; thence running along the centerline of said north-south alley, South 1°55'34" West 117.56 feet to a point being 50.00 feet when perpendicularly from the south line of said Block 24; thence leaving said centerline of the north-south alley and running parallel and 50.00 feet distant from said south line of said Block 24, North 88°14'20" West 167.72 feet to said West line of said Block 24; thence run along said West line of said Block 24, North 1°51'18" East 110.63 feet to the point of beginning being the Northwest corner of Lot 6, Block 24 of the Original Plat Eugene City and there ending, all in Eugene, Lane County, Oregon.

Containing 19,731.4 ± Square Feet

### Adjusted Lot 7

Beginning at the Southwest corner of Lot 7, Block 24 of the Original Plat Eugene City as platted and recorded in Judgement Docket A Page 2 Lane County Oregon Plat Records in Lane County, Oregon; thence Northerly along the west line of said Lot 7, North 1°51'18" East 50.00 feet; thence leaving said west line of Lot 7 and running parallel to and 50.00 feet distant from the South line of said Block 24, South 88°14'20" East 167.72 feet to the centerline intersection with the north-south alley as platted in said Block 24 in said Original Plat Eugene City; thence running along the centerline of said north-south alley, South 1°55'34" West 50.00 feet to the south line of said Block 24; thence leaving said centerline of the north-south alley and running along the south line of said Block 24, North 88°14'20" West 167.66 feet to the Southwest corner of said Lot 7 being the point of beginning and there ending, all in Eugene, Lane County, Oregon.

Containing 8384.3 ± square feet.

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# APPENDIX I: JOINT TASK FORCE CHARTER



# Joint Task Force Coordinated Downtown Development

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## Statement of Need

The City of Eugene and Lane County share a common value to provide the best possible service to our communities in ways that make efficient use of public resources. We have before us the opportunity to collaborate on the creation of a truly great civic center that serves Eugene and Lane County for decades to come.

Driving this opportunity are the facility needs of both governments. The City of Eugene is in need of a new City Hall to provide access to essential government services and access to elected leaders for Eugene residents. Lane County is in need of a new Courthouse to provide critical public safety services to the wider Lane County community. The Farmers Market is in need of a space that will accommodate appropriate stability and future growth.

Along 8<sup>th</sup> Ave, in the heart of Downtown Eugene, there exists a series of publicly owned properties that have the potential to serve as the site of this civic center. Those properties are the site of the former City Hall, the site of the current Courthouse and the Butterfly Parking Lot.

A partnership between the City, County and State Courts has the potential to realize a transformational shared vision for some of the most prominent and well-visited public spaces in Eugene.

## Task Force Purpose

The joint task force on coordinated downtown development will explore opportunities before the City and County related to the development of publicly owned properties that include: The full-block site of the former City Hall; the full-block site on which the County Courthouse, Public Service Building (PSB), Harris Hall, and the Wayne Morse Free Speech Plaza are currently sited; and the half-block site on which the Butterfly Lot is currently sited. Each of these properties will be evaluated for the purpose of locating a County Courthouse, City Hall, and Farmers Market. The task force will provide information to the City Council and Board of County Commissioners regarding potential collaborative concepts that can deliver greater benefit to both governments, and the communities they serve, than independent efforts provide. This information is intended to aid the City Council and Board of County Commissioners in their strategic decision making and facilities master planning.

## **City and County Elected Official Stakeholders**

The City and County recognize the importance of ensuring the work of the task force is guided by the proper mix of technical expertise, government leadership, and community perspective. For this reason, the City and County have agreed to the creation of an elected officials stakeholder group, which will meet regularly to discuss and monitor the progress of the task force. The elected officials stakeholder group will not make formal decisions, it will be tasked with reviewing information and providing input to the task force to help inform the work. The elected official stakeholder group is composed of:

### City of Eugene Elected Officials

*Kitty Piercy*  
*Mayor*  
*541-682-5010*  
*kitty.piercy@ci.eugene.or.us*

*George Poling*  
*City Councilor*  
*541-517-3110*  
*george.a.poling@ci.eugene.or.us*

*Chris Pryor*  
*City Councilor*  
*541-868-5216*  
*chris.e.pryor@ci.eugene.or.us*

### Lane County Elected Officials

*Faye Stewart*  
*Chair, Board of County Commissioner*  
*541-682-3679*  
*faye.stewart@co.lane.or.us*

*Pat Farr*  
*Vice Chair, Board of County Commissioners*  
*541-682-3088*  
*pat.farr@co.lane.or.us*

### State of Oregon Elected Officials

*Karsten Rasmussen*  
*Presiding Judge, Lane County Circuit Court*  
*541-682-4253*  
*karsten.h.rasmussen@ojd.state.or.us*

Additional stakeholders will be identified and involved throughout the process. A stakeholder engagement plan will be developed and implemented in support of the task force's work. These stakeholder involvement efforts will be detailed in the task force's final report.

## Task Force Members

The task force consists of appropriate City, County and State Court staff, an independent facilitator, and any technical consultants necessary to deliver the expected work product. It is anticipated that the task force members will meet at least weekly, and often more frequently, to meet the established deadline. The lead contacts for City and County staffs are listed below:

### City of Eugene

*Sarah Medary*  
Assistant City Manager  
541-682-6877  
[sarah.j.medary@ci.eugene.or.us](mailto:sarah.j.medary@ci.eugene.or.us)

*Kristie Hammitt*  
Central Services Director  
541-682-5524  
[kristie.a.hammitt@ci.eugene.or.us](mailto:kristie.a.hammitt@ci.eugene.or.us)

### Lane County

*Greg Rikhoff*  
Director of Operations  
541-682-6262  
[greg.rikhoff@co.lane.or.us](mailto:greg.rikhoff@co.lane.or.us)

*Brian Craner*  
Capital Projects Manager  
541-682-3699  
[brian.craner@co.lane.or.us](mailto:brian.craner@co.lane.or.us)

### State of Oregon

*Elizabeth Rambo*  
Trial Court Administrator  
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## Independent Facilitator

The City and the County recognize the need for the task force and elected officials stakeholder group to be supported by an independent facilitator. Appointing an objective and technically skilled facilitator with the credibility necessary to help build consensus is important in ensuring the task force's work is productive and completed expeditiously. Additionally, in an effort to ensure the information provided by the task force is objective and impartial, the City and the County agree that the facilitator will be the party primarily responsible for developing and delivering the end work product, with the support and assistance of City, County, and State Court staff.

To fill the role of independent facilitator, the city manager and county administrator have agreed to engage the services of the firm listed below:

### Task Force Facilitator

Cameron McCarthy Landscape Architecture & Planning  
Larry Gilbert, Principal  
541-485-7385  
[larry@cameronmccarthy.com](mailto:larry@cameronmccarthy.com)

## **Scope of Work**

Through their separate but similar motions, the City Council and Board of County Commissioners directed staff 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; and
- (3) Other options that may arise.

In order to fully investigate these possibilities, the task force will work to identify and analyze key benefits as well as specific issues, by developing conceptual plans and modeling that sufficiently illustrate the dynamics presented by each of the scenarios. These dynamics include architectural and urban design considerations, cost implications, impacts to individual project schedules, and others. The task force is expected to formulate proposed strategies to maximize potential benefits and overcome foreseeable issues that are identified through their work.

## **Schedule and Deadline**

Through their separate but similar motions, the City Council and Board of County Commissioners established a November 15, 2016 deadline for completion of the task force's work. It is anticipated that the task force will meet regularly to collaborate in the development of the task force's work product and as often as needed to prepare and present information and updates to the elected official stakeholder group. In addition to these ongoing meetings, it is anticipated that up to three joint elected official meetings will be held throughout the duration of the task force's work to ensure the elected bodies are kept apprised of the task force's progress and given opportunity to comment.

## **Cost and Funding**

The City and County have agreed to share in the cost of the task force's work. Perhaps the most clearly identifiable shared cost is that of the task force facilitator, which will be shared equally by the City and the County. Additional costs associated with the task force's work determined to be shared costs will be split equally between the City and County, unless an alternative agreement is made.

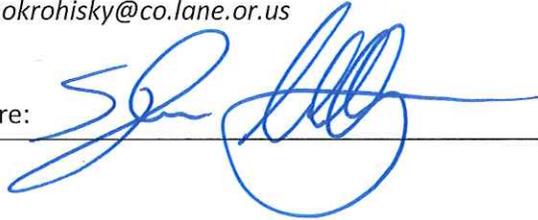
## Project Sponsor Approval

The City and County are dedicated to completing this collaborative effort as expeditiously as possible and commit to being timely and responsive in their support of the task force's work. The city manager and county administrator will submit the final work product to the elected bodies no later than November 15, 2016. The signatures below are intended to verify that the approach outlined in this charter aligns with the expectations of both the city manager and county administrator, as the project sponsors, and confirm their commitment to dedicating the necessary resources and leadership to this effort.

### Lane County

Steve Mokrohisky  
County Administrator  
541-682-4203  
steve.mokrohisky@co.lane.or.us

Signature:



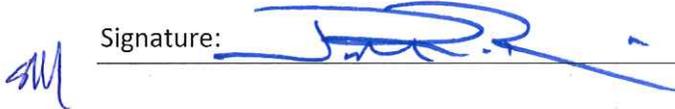
Date:

8-30-16

### City of Eugene

Jon Ruiz  
City Manager  
541-682-5336  
Jon.r.ruiz@ci.eugene.or.us

Signature:



Date:

8/30/2016

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