



# DEVELOPMENT CONCEPT OVERVIEW

## Scenario A

Coordinated Downtown Development  
December 5, 2016

# Scenario A

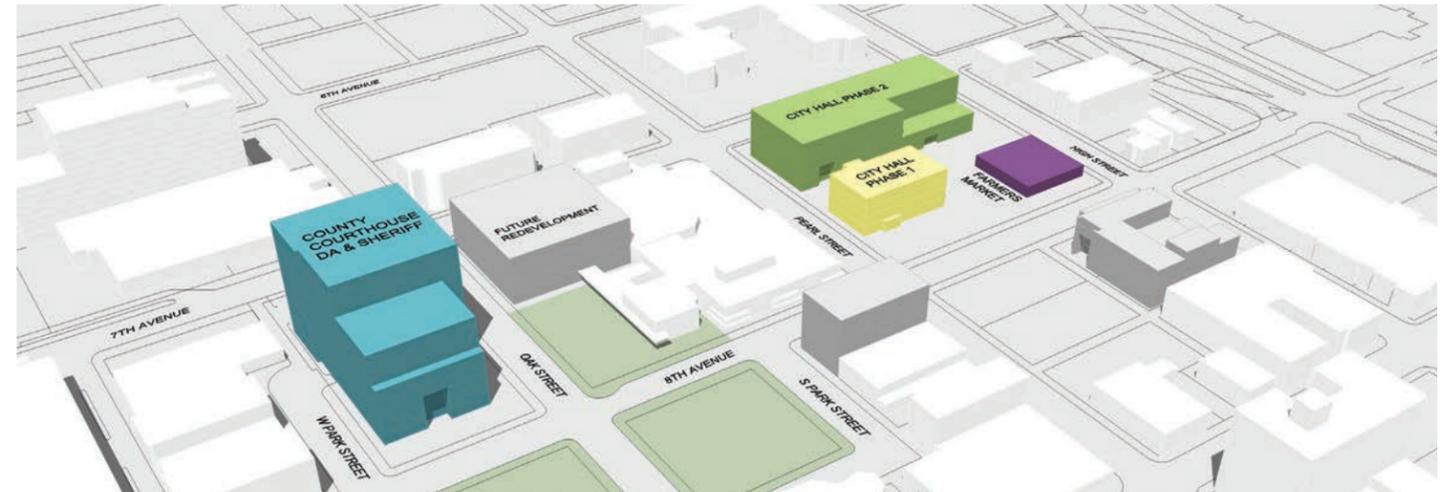
- City Hall and Farmers Market at Site of Former City Hall
- County Courthouse at Butterfly Lot

Scenario A locates the County Courthouse, including the District Attorney's Office and Sheriff's Office on the County-owned Butterfly Lot; and, City Hall Phases 1, 2, and the Farmer's Market on the City-owned Site of Former City Hall.

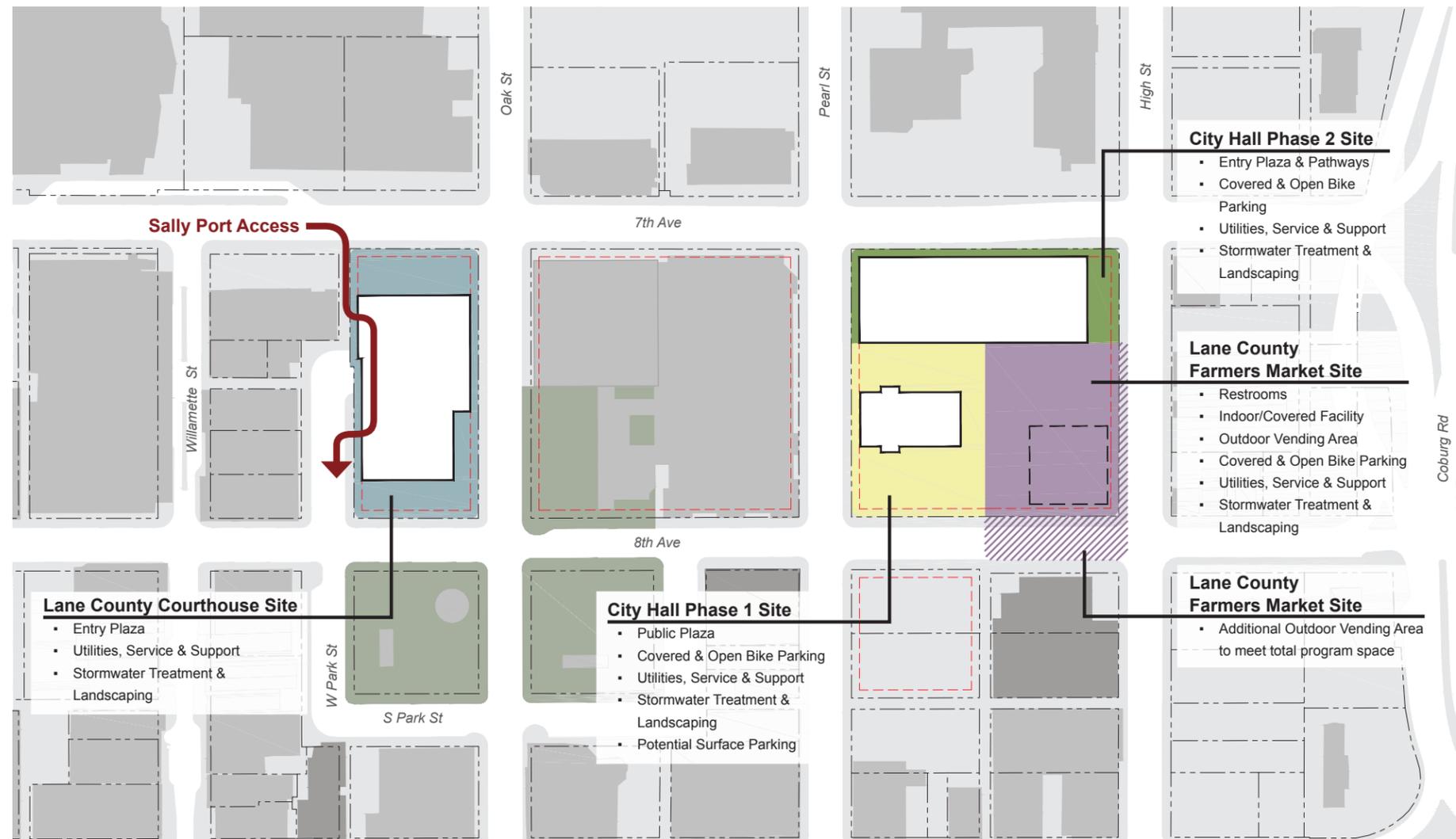
In this scenario, the combined County Courthouse, District Attorney's Office, and Sheriff's Office is nine stories; and, Phase 1 and Phase 2 of City Hall are four stories and five stories, respectively. A new use for the existing Courthouse building and site, once vacated, has not been identified at 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.

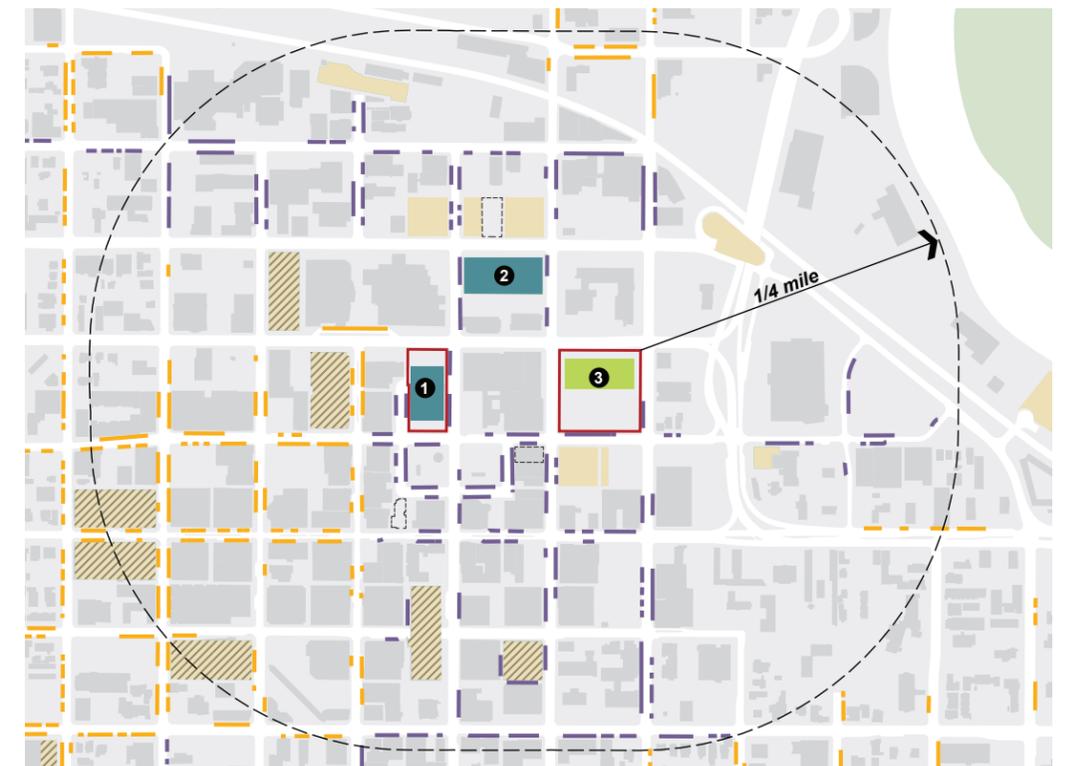
This development concept results in the Courthouse building on a one-half block site, and City Hall Phase 1 and Farmers Market sharing a one-half block site.



Perspective



Site Plan



Parking Supply

EXISTING PARKING		POTENTIAL NEW PARKING	
	<b>CITY OR COUNTY STRUCTURED PARKING</b> 2,627 spaces		<b>COUNTY-OWNED STRUCTURED PARKING</b> 480 potential new spaces
	<b>CITY OR COUNTY SURFACE PARKING</b> 549 spaces		<b>1 County Courthouse on Butterfly Lot</b> Program: 70 spaces (single below ground level) Unassigned: 6 spaces (single below ground level)
	<b>METERED PARKING*</b> 484 spaces		<b>3 City Hall Phase 2 on Site of Former City Hall</b> Program: 47 spaces (single below ground level) Unassigned: 30 spaces (surface level)
	<b>SIGNED PARKING*</b> 244 spaces		<b>2 County Lot (Add 4 Floors)</b> 272 existing spaces Unassigned 404 spaces
	<small>*within 1/4 mile</small>		<b>TOTAL PROGRAM &amp; UNASSIGNED:</b> 557 new spaces (operated by either Agency)

# PROGRAM SUMMARY

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

## COST CONSIDERATIONS

- 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 study. See the full report for a discussion on estimated demolition and remodel costs associated with existing Courthouse.
- The Farmers Market is displaced from its existing 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.

## TIMELINE

