



DEVELOPMENT CONCEPT OVERVIEW

Scenario B

Coordinated Downtown Development
December 5, 2016

Scenario B

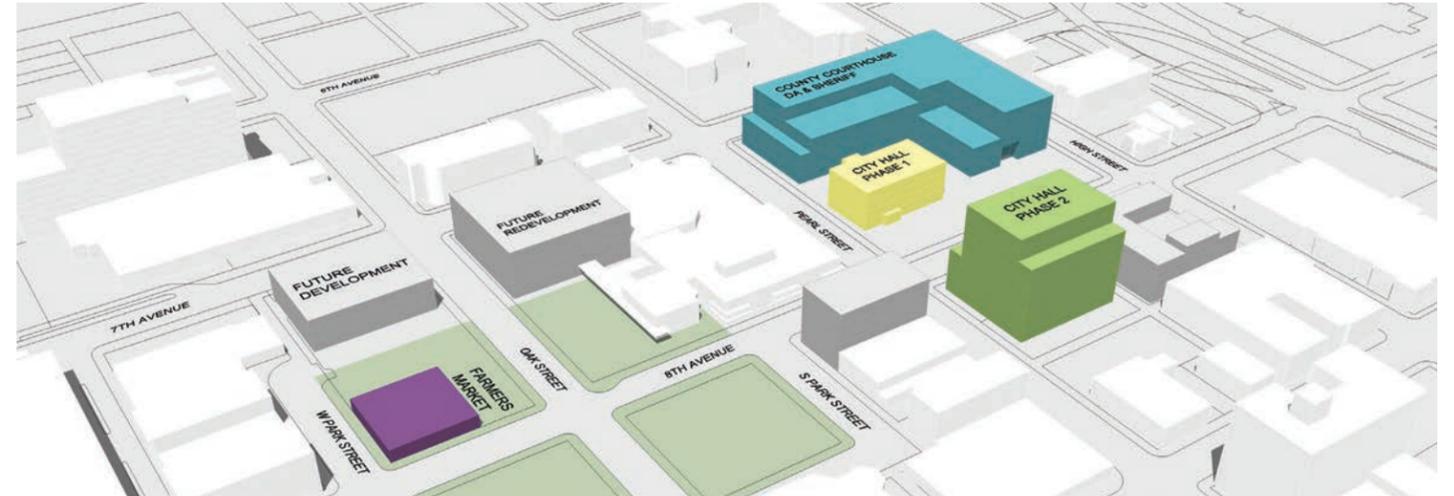
- City Hall and County Courthouse at Site of Former City Hall
- Farmers Market at Butterfly Lot

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 what is currently a City-owned surface parking lot. A new use for the existing Courthouse building and site, once vacated, has not been identified at this time.

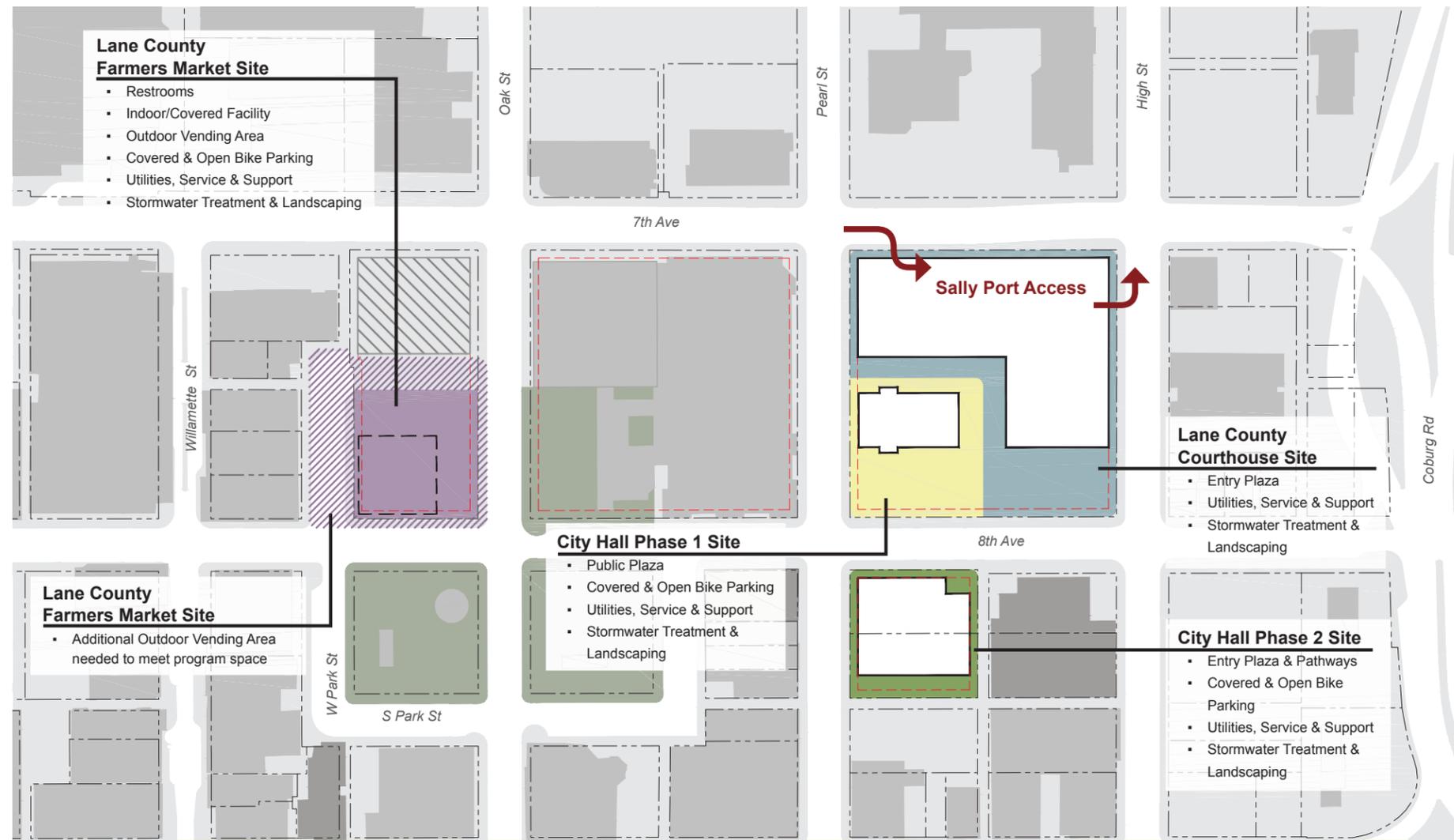
In this scenario, the Butterfly Lot contains a multi-story building on the north half block that frames the open space of the Park

Blocks. The Farmers Market is located on the south half block 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.

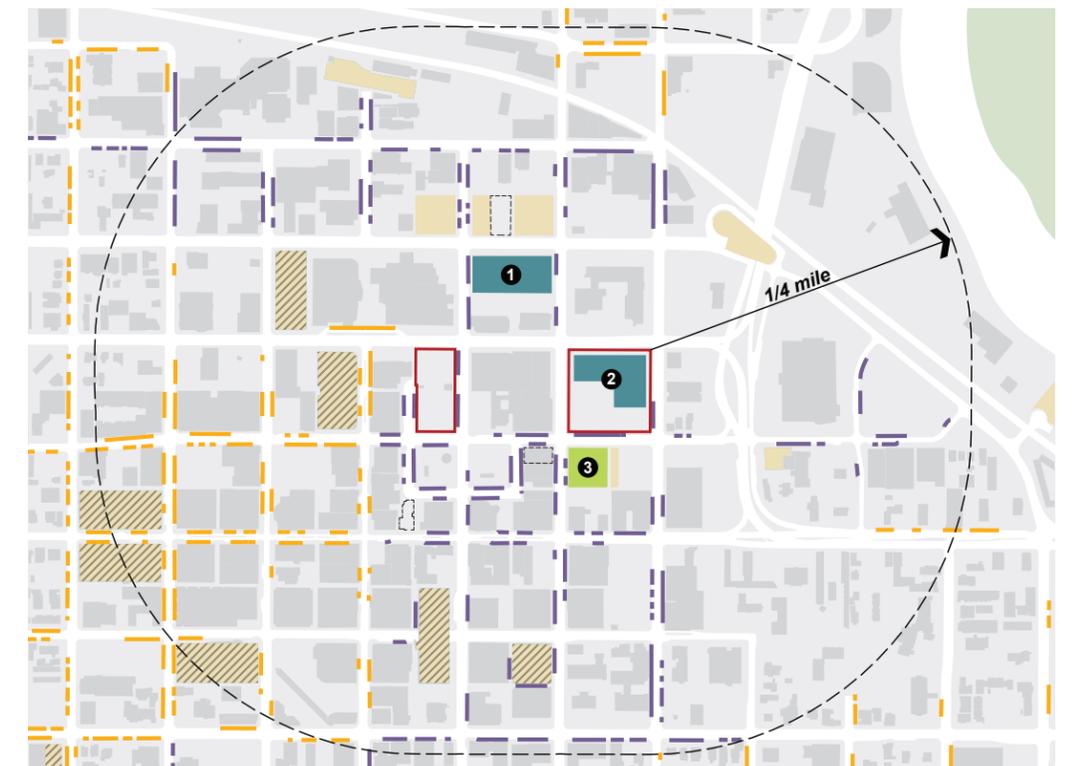
This development concept results in an interface between the County Courthouse and City Hall by co-locating both uses on the same block. The concept also allows for a connection between City Hall Phase 1 and Phase 2, across from each other on 8th Avenue.



Perspective



Site Plan



Parking Supply

EXISTING PARKING		POTENTIAL NEW PARKING	
	CITY OR COUNTY STRUCTURED PARKING 2,627 spaces		COUNTY-OWNED STRUCTURED PARKING 538 potential new spaces
	CITY OR COUNTY SURFACE PARKING 461 spaces	1	County Lot (Add 4 Floors) 272 existing spaces Unassigned: 404 spaces
	METERED PARKING* 484 spaces	2	County Courthouse on Site of Former City Hall Program: 70 spaces (single below ground level) Unassigned: 64 spaces (single below ground level)
	SIGNED PARKING* 244 spaces	3	City Hall Phase 2 on Existing City Surface Parking Lot Program: 47 spaces (single below ground level) Unassigned: 2 spaces (surface level)
	<small>*within 1/4 mile</small>	TOTAL PROGRAM & UNASSIGNED: 587 new spaces (operated by either Agency)	

PROGRAM SUMMARY

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

COST CONSIDERATIONS

- City Hall Phase 1 will require 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 study. See the full report for a discussion on estimated demolition and remodel costs associated with existing Courthouse.

TIMELINE

