

Steam Plant Disposition Criteria

Criteria for RFQ

This criteria will be used to evaluate responses submitted during the Request for Qualifications phase.

The City seeks responses from interested parties who have a unique vision for the creative, sustainable, and adaptive reuse of the site and building. Preferred applicants or teams will have:

- A proven track record of completing successful, high quality redevelopment projects (including information about project costs);
- Demonstrated experience with redevelopment and adaptive re-use projects in urban settings (experience with historic redevelopment is preferred);
- Demonstrated experience with community-oriented projects with clear benefit to the broader public;
- Demonstrated preference for use of local contractors and/or Minority and Women-owned businesses enterprises;
- Evidence of financial capacity; and
- A preliminary vision for the adaptive re-use of the Steam Plant including ideas about possible proposed use(s).

Criteria for Selection of Proposals

This criteria will be used to evaluate proposals during the selection phase. The criteria listed below are meant to express preferences – projects will not be required to demonstrate all the criteria to be considered for selection.

Use.

The end use should maximize the Steam Plant's potential and and serve as a key destination in the Downtown Riverfront area. The preferred project will redevelop the building to:

- Provide a use or uses that are aligned with the EWEB Riverfront Master Plan's vision of an active and vibrant downtown riverfront that reflects the Eugene community;
- Serve as an anchor in the Downtown Riverfront, attracting people to the area and generating economic, social, and cultural vibrancy;
- Support inclusive uses that will benefit the broader community;
- Incorporate elements that contribute to an inviting and safe pedestrian environment;
- Incorporate a use compatible with adjacent developments and park, urban, and riparian contexts; and
- Provide a parking assessment and a plan to accommodate the parking and transportation needs of the proposed uses.

Timeliness & Feasibility.

Preferred concepts will include:

- Reasonable timeline;
- Demonstrated understanding of market potential for the proposed concept(s); and
- Reasonable project budget that minimizes need for public assistance.

Additional Public Benefits.

Preference will be given to projects that:

- Present a holistic vision for the parcel that is compatible with existing, recent, and anticipated development nearby;
- Honor historic and architectural significance of the building, including coordination with the State Historical Preservation Office (when and if needed), and incorporate elements that help tell the story of the building's history;
- Include some indoor and/or outdoor public space accessible to the broader community;
- Positively impact and protect the surrounding environment and riparian areas;
- Integrate art or opportunities for public creativity;
- Incorporate uses which further Eugene as a creative and entrepreneurial hub;
- Include a plan to re-use or salvage materials at all stages of the redevelopment process;
- Complement riverfront park and downtown riverfront development;
- Serve as an iconic link between University of Oregon and Downtown; and
- Demonstrate intention or plan to solicit services from local contractors and/or Minority and Women-owned business enterprises; and
- Description of interest and willingness to work collaboratively with the Agency and City on potential use of site as temporary venue for community activities and engagement associated with Oregon 21 (IAAF World Championships).

Consistency with City Policies and Goals.

The Riverfront Urban Renewal Plan, Downtown Plan, and the EWEB Riverfront Master Plan are the primary policy documents that guide public and private redevelopment in the Downtown Riverfront area. Other plans and policy documents also provide guidance including Envision Eugene and the Community Climate and Energy Action Plan. Any proposed development concept must be consistent with the policies and goals for the downtown riverfront as reflected in these documents.