Downtown Riverfront

Where the city meets the river
Downtown Riverfront Milestones

1984 Original Downtown Plan
- Connect Downtown to the River

2000 2002 Courthouse District Plan
- Reconnect to River

2004 2007 MOU with EWEB for Masterplan
- Great Streets, Special Places

2004 Downtown Plan

2007 Master Plan Adopted

2010 2013 Council Adopts Special Area Zone
- Jan. & July 2016 Board Approval for purchase

2015 2016 UO Foundation Withdraw
- June 2017 Exclusive Negotiation Agreement with WDA

2017 2018
- April 17 Site Purchased!

- Emphasis on Downtown as “vibrant city on the river

- Jan. & July 2016 Board Approval for purchase

- Dec. 2016 Board Budget Approval for purchase

- April 23 Board approval of Steam Plant RFQ/P
Where the city meets the river

Proposed Concept Plan
Former Industrial Uses
Current Site: View from River Path

Federal Courthouse

Ferry Street Bridge
Current Site: End of 8th Ave
Current Site: Steam Plant View from River Path
Turning This
Into This
$100+ million proposed development

Housing:
- 215 Apartments
- 70 Townhomes

Hotel:
- 125 Rooms

Commercial:
- 14,000 Square Feet

Viaduct Open Space
Proposed Terms

- Purchase Price
- Infrastructure
- Open Space
- Commitments for Project Details & Timeline
- Additional Terms
Site Purchased by URA
Purchase by Developer
Ground Lease to Developer
Affordable Housing Site
Public Plaza
Steam Plant
Proposed Terms

Purchase Price

$7.95  \[\text{UNIMPROVED LAND} \quad \text{sq ft}\]

$2,700,000  \[\text{ESTIMATED PURCHASE}\]
Proposed Terms
Ground Lease

2 PARCELS
FAIR MARKET VALUE
Proposed Terms
Infrastructure

INFRATESTRUCTURE
Design Roads Utilities Demo

50/50 COST SPLIT
Proposed Terms
Open Space

PUBLIC PLAZA
CITY TO OWN & IMPROVE

VIADUCT OPEN SPACE
WD TO PURCHASE & IMPROVE
Proposed Terms
WD Commitments

DESIGN APPROVAL PROCESS

CONSTRUCTION OF BUILDINGS & REDEVELOPMENT BY SET DATES

PROPERTY RETURNED TO AGENCY IF NOT DEVELOPED WITHIN AGREED TIMELINE
Proposed Terms Affordable Housing

75+ Affordable Units
Additional Proposed Terms

SIDEWALKS CONTRIBUTION

ENVIRONMENTAL DISTRIBUTION OF EXISTING SDC CREDITS

CONDITIONS OF CLOSING

Quiet Zones
Subdivision and lot line adjustments
Budget authorization
MUPTE approval
Code amendments
EWEB Masterplan

Eugene Code 9.3135
S-DR Zone Regulating Plan
Ordinance 20513

Proposed Concept Plan
WDA Open Space
Roads, Infrastructure, Sidewalks

Developer Invests $100 million

Tax Revenue

Public Amenities
ESTIMATED Project Costs

- **Land Acquisition**: $5.8M
- **Infrastructure**: $15.45M
- **Sidewalks**: $2.9M
- **Viaduct Park**: $0.9M
- **Buildings**: $100M
- **Park & Public Plaza**: ??

**Legend**:
- WDA Responsibility
- City/Agency/Other Responsibility

*Not to Scale*
Proposed Project Timeline

DEVELOPMENT
- 2018: DDA Due Diligence
- 2019: Construction
- 2020: First building completed
- 2021: Infrastructure completed
- 2022: Park completed

INFRASTRUCTURE
- 2018: Design
- 2019: Construction

RIVERFRONT PARK
- 2018: Design and Permitting
- 2019: Construction
Public Process & Decision Points

**IF TERMS APPROVED**
- Fall: Possible Code Amendment
- December: Budget Approval SB
- Dec/Jan: MUPTE Decision
- Council public hearing
- 30 day written comment MUPTE Review Panel

**STEAM PLANT**
- 6/11 RFQ Responses Due
- 6/27 River Guides
- Date TBD Community Outreach
- Date TBD River Guides
- Date TBD Agency Board Decision

**PARK**
- 5/24 Open House
- 7/19 Public Event Design Concepts
- 9/27 Public Event Celebration

**6/1 1st Friday Artwalk**
**6/5 River Guides**
**6/15 River Guides**
**6/20 Open House**
**6/25 Public Hearing**
**7/9 Agency Board**

**Work Session & Possible Direction**

**5/24 Open House**

**7/19 Public Event Design Concepts**

**9/27 Public Event Celebration**
Help Create Eugene’s Downtown Riverfront Park

Online survey - www.eugene-or.gov/riverfrontpark