

## Frequently Asked Questions

Eugene’s Downtown Riverfront is set to undergo a major transformation, fulfilling the community’s long-held goal of turning a vacant, inaccessible and empty riverfront lot into a vibrant, active, and accessible riverfront neighborhood and community destination. The redevelopment of the Downtown Riverfront has been a part of the community’s vision for decades, reinforced through numerous public engagement opportunities over several years. The City’s Urban Renewal Agency now owns 16 acres of property that can become Eugene’s riverfront neighborhood - directly connecting our downtown and campus areas to the river and creating more access points for the community to enjoy.

Following direction from the City Council acting as the Agency Board, the City is working with Williams/Dame & Associates (WDA), who have a tremendous amount of downtown and riverfront redevelopment experience. WDA has a commitment to and track record of developing high quality projects that create a unique sense of place and neighborhood.

### Land

- 1. What is being purchased by whom and for how much?**  
 Per the Disposition and Development Agreement they entered into with the City of Eugene’s Urban Renewal Agency, WDA will purchase 8 acres of the Downtown Riverfront property for redevelopment for approximately \$2.7 million. In addition, WDA wants to lease the land for two parcels for future commercial and restaurant space. The Agency has also agreed to sell parcel 10A (0.84 acres) to WDA for fair market value, with a requirement that WDA builds an affordable housing project with at least 75 units of affordable housing.
- 2. What is the Agency (City) keeping?**  
 The Agency will keep about 5.1 acres for right-of-way, including the streets. In addition, the Agency will retain 3 acres which includes the park plaza, the Steam Plant, and the parcels that WDA will ground lease for commercial and restaurant uses. Next to the Downtown Riverfront property, the City will create a world class 3-acre Riverfront Park that will be seamlessly integrated into the plaza, for a total of 4 acres of park space. (More information on the Park is included in the next section).



Caution: This map is based on geographic source data, subject to change, and for general reference only.

## Park & Open Space

### 3. What's happening with the park? How big will it be?

The Riverfront Park will consist of about 4 acres of property located along the Willamette River. Three of those acres will be made up of property the City purchased from EWEB in December 2018. In addition, the concept for the redevelopment area purchased by the Urban Renewal Agency includes a 1.1-acre public plaza which will be an extension of the Riverfront Park area.

### 4. Who will be designing the park?

The City has retained [Walker Macy](#) as the design consultant. Walker Macy has been providing landscape architecture, urban design, and planning services since 1976. They specialize in providing creative solutions that transform public and private spaces into successful urban plazas, parks, and waterfront revitalization projects. They have received 31 awards from the Oregon chapter of the American Society of Landscape Architects (ASLA) and 2 National ASLA Merit Awards. Notable projects include the [Ankeny Plaza](#), [Pioneer Courthouse Square](#), and the [South Waterfront Park in Portland](#).

### 5. What is the timeline for the Riverfront Park?

Concurrently, the Riverfront Park has moved into the design development phase of planning work and has been split into two construction phases: the first phase concentrates on riparian enhancements along the river bank; the second phase includes most of the upland elements.

Riparian enhancement is scheduled to begin this summer and finish in the fall. Construction of the park paths, landscape, viewing points, and utilities in the three-acre linear park is planned to start in the spring of 2020 and be open by spring of 2021. Construction of the adjacent one-acre park plaza will follow construction of the linear park. Additional public outreach for the design development phase will happen this spring/summer. More information can be found at the Downtown Riverfront Park website (<https://www.eugene-or.gov/3917/Downtown-Riverfront-Park>).

### 6. What is the cost of design/development of park and plaza?

The estimated cost of the Riverfront Park is \$14 million. This is an extremely complex and technically unique project as it is transforming an industrial site, directly adjacent to the Willamette river, into a park and community gathering space. Some of the specialists the City is working with on this project include; landscape architects, fluvial geomorphologists, and environmental and geotechnical consultants. The City wants to make sure it is building an inclusive, dynamic, interactive and well-constructed space that helps fulfill our community's long-held desire to reconnect to the river. The proposed plans equate to an estimated construction cost of \$65 per square foot. \$65/sqft is in line with



other waterfront parks in Portland and Seattle (\$76/sqft South Waterfront Greenway & \$74/sqft Portage Bay Waterfront Park).

The plaza has been split into a second phase of the project and it is too early in the process to have a cost estimate. Design adjustments and community input will influence total cost, and this will be balanced with likely funding realities. There is a \$4M reserve for the plaza as a result of the Agency Board's action on April 15.

**7. What will the plaza be like?**

The Riverfront Master Plan envisions a smaller-scale hardscape plaza. The current concept proposes a significantly expanded area (1.1 acre) that would be designed to be seamlessly integrated into the 3-acre park to support events, allow food cart access, and be programmed as an active public space. For scale, the plaza is roughly the size of a football field (although not a rectangular shape). Construction of the plaza will occur after construction of the linear park. More information on the design of the space will be determined as the Riverfront Park planning process moves forward.

**8. How will the plaza and park be managed to keep it clean, welcoming, and safe?**

There are typically three key ways that park spaces are kept safe and clean: Good design, regular programming and consistent enforcement. While Park and Open Space staff will maintain this site as a high priority site, design principles that discourage inappropriate behavior and enhance safety such as good lighting and clear sight lines are being applied. It is envisioned that the plaza would be actively programmed and host events, food carts, and other activity that would attract the positive behavior that is welcoming and safe to everyone. The proposed residential uses nearby will help keep eyes on the public spaces and encourage respectful, safe behavior. A district association is planned and it is anticipated that the group will be strong advocates for keeping these spaces clean, welcoming and safe. Lastly, the Parks and Open Space Levy that recently passed at the ballot box provides funding for two full time Park Ambassadors and two full time police officers dedicated to Parks. As this program continues to grow, the City's focus on these important and high profile park areas will remain a high priority.

**9. Who will fund the maintenance of the park?**

The Riverfront Park will be maintained by the City and supported by \$750,000 provided by EWEB for park maintenance and security.

**10. What amenities are being planned for the park?**

The public engagement phase of the project helped to shape the amenities that will be included in the park. Many park features envisioned in the Riverfront Master Plan are being considered including moving and reconstructing the bike path, play areas, habitat restoration, hardscape areas, natural areas, water features, and public art. [The full public involvement summary can be downloaded here.](#) It is a large document, please allow time to download.

**11. How will the bike path be affected during construction?**

Starting the summer of 2019, the South Bank Path will close for up to two years to allow for construction of the Downtown Riverfront site, including a new path through the redevelopment Riverfront Park. The closure will be between the Peter DeFazio and the Frohnmayer bridges (see image). Access to the path from 8th Ave. and Hilyard will be closed during parts of 2019 and 2020.

Closing the path will give crews space to safely work, as large construction equipment will be moving through the area. People are encouraged to use the Frohnmayer and DeFazio bridges to detour through Alton Baker Park. Construction is expected to be completed by Spring of 2021.



**12. What is planned for the open space under the Coburg Road viaduct?**

The viaduct open space is part of the redevelopment property that WDA wants to purchase from the Agency. WDA will be responsible for construction costs (estimated at \$870,000) of developing the space. The space will be open to the public but privately managed. WDA is still in the process of considering possible uses for the space. Ideas include some type of sport courts or a dog park.

**13. What kind of precedent or examples do we have of privately held public open space like the area proposed under the Coburg Road viaduct?**

Privately held and publicly accessible open space is a common feature in many larger cities throughout the world and is required as a part of development in some metropolitan downtown areas in the United States. Frequently referred to as POPS (Privately Owned Public Space) or POPOS (Privately Owned Public Open Space), these areas are most often some type of public plaza, urban lunch spot, contemplative garden or rooftop space. These spaces are required in land use code in San Francisco,

New York and other cities to assure relief and pleasant outdoor experiences within highly urbanized areas. You can see examples of these spaces and POPS programs on the web here:

- <https://www1.nyc.gov/site/planning/plans/pops/pops-history.page>
- <https://sf.curbed.com/maps/sf-parks-private-popos-public-owned>
- <http://www.seattle.gov/dpd/toolsresources/pops/default.htm>

Locally, Eugene's privately held public open space is less obvious, but still present. The courtyard at Oakway Center is a good example of an outdoor seating and plaza area where many children also play on the grass and seat walls.

Other less urban examples include local cemeteries (Masonic, Pioneer, or Gillespie Butte), Willow Creek Natural Area (owned by the Nature Conservancy), and some private land that adjoins or provides access to public park property or trails. The Bethesda Lutheran Church on Royal Avenue owns and operates a baseball field directly adjacent to the church. The six-acre community park is open to the public, used for church programming, and serves as a Little League practice area.

In addition, under City Code, Planned Unit Developments must also dedicate common open space that isn't operated by Parks and Open Space. These spaces are often developed as picnic areas, small playgrounds, or trail connections between neighborhoods and are usually maintained by the local Home Owners' Associations.

#### **14. How does the Master Plan open space compare to WDA's concept plan?**

While some of the spaces are configured differently, the *amount* of open space between plans is essentially unchanged with the exception of the pollinator knoll. The WDA plan has consolidated smaller areas of open space identified in the Master Plan to provide the space for a significantly larger plaza area that would allow the Riverfront Park to integrate into the core area of the neighborhood. The park's landscape is being designed to allow visitors to have clear visual and physical access to the river and the design will afford multiple viewing opportunities throughout the park.

The explicit re-creation of a Millrace Pond water feature contained in the Master Plan has been removed. Consideration is being given, however, to designing a park feature that could serve a similar function and education opportunity. The community continues to care about the Millrace as a historical waterway and the design team is considering how to include this in a meaningful way in the park design.

The vision of the pollinator knoll as proposed in the Master Plan is not feasible for several reasons. It is on property south of the redevelopment site that is owned by EWEB. The property is highly contaminated and will be remediated, capped and managed in perpetuity per an agreement with Oregon Department of Environmental Quality (DEQ). It is also the location for the contemplated roundabout serving the railroad quiet zone at the 8<sup>th</sup> Avenue and Hilyard crossing. Native plantings will be used in the park, along vegetated swales and rights-of-way to create pollinator habitat within the roundabout or other areas of the site.

#### **15. What will happen to the transmission tower?**

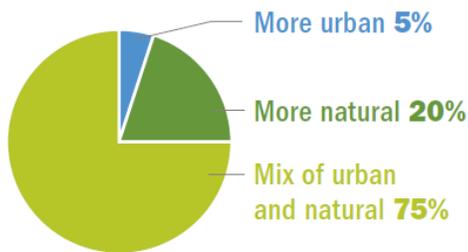
The transmission tower is within the boundaries of the Riverfront Park. The tower is a fundamental power connection to the sub-station south of the Steam Plant and across the river to Alton Baker Park. The Master Plan identified the tower as an Accepted Condition, which means that it is a site condition

that is accepted as immovable and serves an important public function that cannot be removed or relocated without excessive costs. Its architecture speaks to the industrial history of the site, and will be considered in the overall design of the Downtown Riverfront Park.

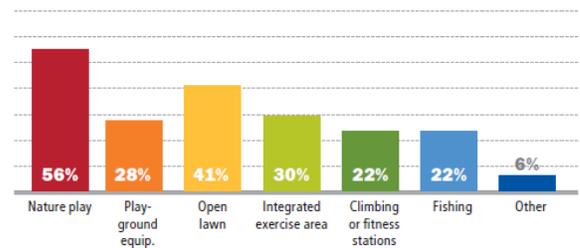
**16. What were the results of the Riverfront Park survey?**

Parks and Open Space received more than 3,500 responses from the community about how they envision the Downtown Riverfront Park. The full Public Involvement Summary can be found at [www.eugene-or.gov/RiverfrontPark](http://www.eugene-or.gov/RiverfrontPark). The following graphics demonstrate the variety of responses.

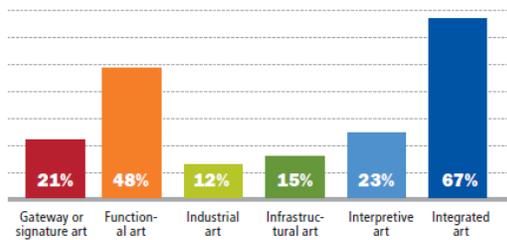
Do you envision the Riverfront Park as more urban, more natural or a mix of both?



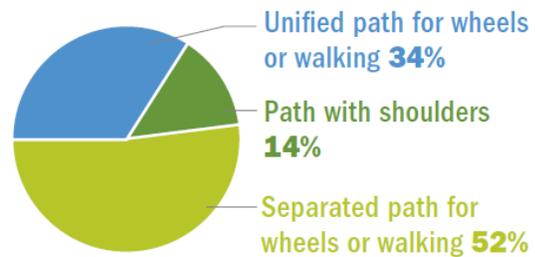
Which two recreational settings do you think will be most relevant for the Riverfront Park?



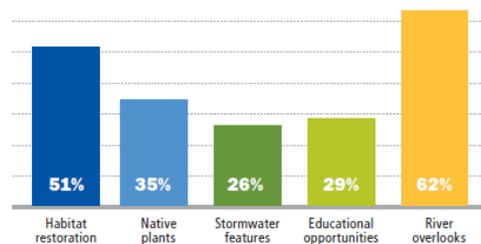
What two kinds of permanent art would you like to see in the Riverfront Park?



Which style of path would you prefer for the variety of path users in this area?



Which two types of natural area park features best fit your vision for the Riverfront Park?



## **Affordable Housing**

### **17. What are the plans for building affordable housing?**

The Agency Board approved proposed terms to sell parcel 10A to WDA on July 23, 2018. Per the Disposition and Development Agreement executed between WDA and the Agency Board, WDA will purchase the affordable housing site for fair market value and build no fewer than 75 affordable housing units. The units must be rented to households at or below 60% of the area median income. WDA plans to partner with an affordable housing provider. The Agency and WDA are committed to providing housing on the riverfront available to a mix of income levels, including members of our community that struggle to afford housing.

## **MUPTE**

### **18. Will WDA apply for the Multi-Unit Property Tax Exemption?**

WDA expects to apply for a [Multi-Unit Property Tax Exemption](#) (MUPTE) for the market rate rental units (apartment buildings) being proposed. If approved by City Council, a portion of the project would be eligible to receive up to a 10-year property tax exemption on the new improvement value. (The hotel, townhomes, and standalone commercial would not be eligible.) Throughout the exemption period, the land would be taxed, which has not been the case while it has been in public ownership.

The MUPTE program was revised in 2015 to include criteria that makes student housing ineligible, and requires increased energy efficiency, higher quality design standards, expanded neighborhood involvement, and an extensive community review process. More information about MUPTE can be found at [www.eugene-or.gov/MUPTE](http://www.eugene-or.gov/MUPTE). WDA anticipates submitting their first MUPTE application in fall of 2019. There would be a 30-day written comment period and the MUPTE Review Panel and a third party financial consultant would review the application. Council will consider action on the applications once the Panel has made their recommendation.

### **19. What is the affordable housing requirement in the MUPTE program? How would it apply to this project?**

Council modified and reinstated the MUPTE program in 2015 adding the moderate-income housing contribution requirement: MUPTE projects pay a fee of 10% of the total exemption or include at least 30% of the units with rents affordable to households at the area median income, which means rents equal to or less than 30% of the area median income. At that time, Council contemplated the potential of affordable and market rate housing on the Downtown Riverfront site. The ordinance defines a “project” to be all new development that occurs after the approval of the application on one or more contiguous lots all covered by a City-approved master plan. The Downtown Riverfront site meets this definition. In this situation, affordable housing on lot 10A could meet the moderate-income housing contribution for MUPTE eligible housing on parcels 2, 3A, and 9A. WDA could alternatively opt to pay a fee equal to 10% of the total MUPTE benefit.

## **Infrastructure**

### **20. How is infrastructure getting built and paid for?**

The City will build the infrastructure (demolish existing buildings, move/install utilities and construct streets). WDA will pay for 50% of the infrastructure cost. The streets will become part of the City's network of public streets and provide access to community assets like the park as well as the private development.

### **21. Will there be consistent sidewalks throughout the site?**

Yes. Each owner will be responsible for constructing the sidewalks in front of their lots. The Agency will assist directly or indirectly in the cost of upgrading sidewalks from a standard design to one that meets the vision of the Master Plan and Special Area Plan. A significant portion of the sidewalks will need to be constructed because these sidewalks serve not only the site, but also the community regardless of the site's development.

### **22. What's happening with the railroad quiet zone?**

Three of the ten crossings designed for the railroad quiet zone are adjacent to the Downtown Riverfront development. On February 26, 2018, the Agency Board approved the use of \$3.7M of urban renewal funds for the quiet zone improvements at the three railroad crossings located within the Riverfront Urban Renewal District (8<sup>th</sup> & Hilyard, 5<sup>th</sup> & High, and 5<sup>th</sup> & Pearl). All ten of the crossings in the railroad Quiet Zone project are planned for construction in 2020, to be finished by January 2021. For more information on the Quiet Zone please visit: <https://www.eugene-or.gov/2920/Railroad-Quiet-Zone>.

### **23. Will the roundabout be bike and pedestrian friendly?**

Reconstructing the 8th Avenue crossing to improve the connection of the Downtown Riverfront site to the existing street system will greatly improve access for bicycles and pedestrians to the Willamette River and the proposed Riverfront Park. The reconstructed crossing contemplates a roundabout that will allow access to the Downtown Riverfront property and will enhance the connectivity of the riverfront to downtown for bicyclists and pedestrians. The 8th Avenue crossing is one part of an expanded road system, and it will create new connection to the River in the urban core. All members of the community will experience improved access to the whole site, the new public park, and the river.

### **24. What will happen to existing buildings on site?**

Building demolition is close to being finished. This includes demolition and abatement of the major structures (Midgely, Bow Truss, tire shop, and Equipment Repair buildings). These buildings are being removed from the site to make way for the development of the new park, plaza, infrastructure (including new streets and sidewalks), and vertical development. Non-profit, BRING Recycling, spent several weeks on site and salvaged as much as possible from the buildings for reuse and recycling including shelves, doors, lockers, plumbing fixtures, and more. The demolition contractor, will also be separating and recycling, reusing or salvaging at least 50% of the non-hazardous demolition debris. While the Master Plan proposed reuse of the Bow Truss building, its size and location present a conflict with the proposed 5th Street extension and the planned hotel. The City worked with the State Historic Preservation Office (SHPO) to document the historic aspects of the building. This information will be used to provide state-level documentation and inform an on-site interpretive installation. The Steam Plant is being retained for adaptive reuse of the building (see Steam Plant section).

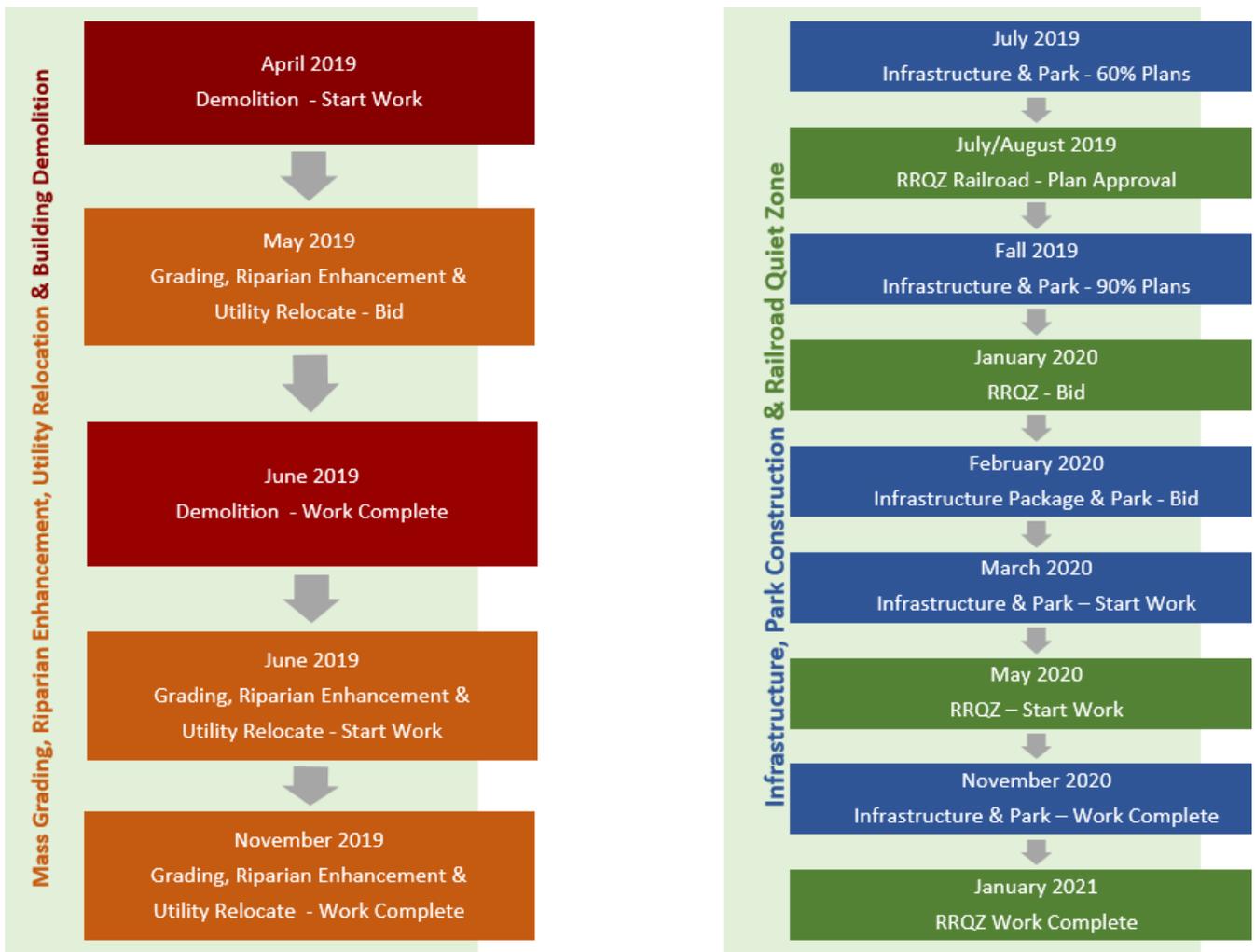
## 25. What is an SDC Credit?

System Development Charges (SDC) credits are based on prior uses on a site. For the Downtown Riverfront site, the existing credits will be distributed based on the percentage of developable acreage owned by WDA and others.

## Timeline for Construction

### 26. What is the timeframe for construction?

Site preparation and demolition work began in April. Riparian enhancement, some utilities relocation and the mass grading of the site will begin this June and go throughout the 2019 construction season. In the fall, the site will be stabilized for the rainy season. Construction of the infrastructure (roads and utilities) and the Riverfront Park is expected to start in the spring of 2020 and be completed by 2021, as will some of the first buildings by WDA. The Park Plaza will be phase two and constructed after 2021.



**27. Is there a due diligence period for the City and WDA to decide if this will work?**

Yes. Now that the Agency and WDA have entered into the Disposition and Development Agreement (DDA), the Agency and WDA will be working together to move the concept plan forward. A number of actions will be necessary to happen in order for WDA to be obligated to purchase the property. Some of these actions include Agency Board action on budget authorization, code amendments, and MUPTE approval.

**28. What can the City do if WDA doesn't meet the contracted terms for the site's development?**

The Agency will have the right to repurchase the site from WDA if they fail to commence construction within periods of time stated in the DDA.

**Environmental**

**29. Does the site have any environmental issues? Has it been cleaned up?**

A No Further Action letter was provided by the State Department of Environmental Quality (DEQ) in December that says no additional remediation is necessary for known contaminants on the site. In addition, DEQ put a Prospective Purchaser Agreement in place in April that runs with the property and provides liability protection to current and future owners if any currently unknown contamination is discovered. EWEB is responsible for additional cleanup costs for any DEQ required remediation on property owned by the Agency, which is why the City is constructing the infrastructure. The most contaminated site that has been located, east of the Steam Plant and power substation, is currently owned by EWEB and will be capped after remediation of the contaminated material. The roundabout is contemplated for this location at the southern end of the site.

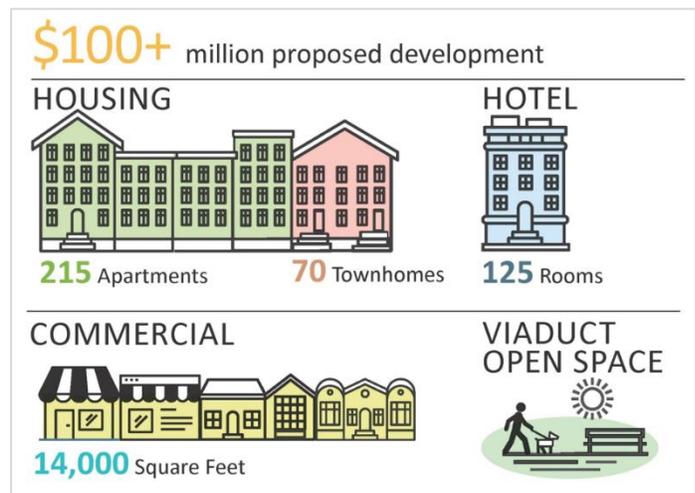
**Concept Plan**

**30. What is included in the WDA concept plan?**

The concept plan is a mix of market rate and affordable housing, commercial businesses, a restaurant(s), open space, and a hotel all of which would complement the new Downtown Riverfront Park and plaza. The concept plan would add upwards of 300 units of housing to the downtown core to be part of a 20-minute neighborhood for community members.

**31. What is the plan for parking?**

All of the proposed residential uses have surface and tuck under parking that exceeds code minimums. Underground parking is not considered economically or physically feasible due to the high water table and contamination concerns. On-street parking of over 200 spaces would provide access to the Park and other businesses. WDA is pursuing a shared use agreement with EWEB for use of the headquarters parking lot for nights and weekends.



**32. How is non-vehicular access to the site being facilitated?**

The existing bike path will be reconstructed through the site to make it safer for both bikes and pedestrians. The extension of 5th Street prioritizes bikes and pedestrians by restricting vehicles on portions of it. Bus service will also be important to the site and opportunities to enhance bus connections are being explored with LTD. In addition, UO is working on improving the bike path on their property to the south and Public Works is exploring bike facility improvements between the University and the Downtown Riverfront along Franklin Blvd.



**33. What happened to restaurant row?**

Among the top community priorities for the Downtown Riverfront is a riverfront restaurant. The 2010 Master Plan envisioned this as a “restaurant row,” which stretched food and beverage uses along the edge of the park. Looking forward, WDA and local real estate experts have vetted a range of options and found that a single building at the transition point of 5<sup>th</sup> Avenue to the Riverfront Park with one or more restaurants is the most economically viable option. The Steam Plant redevelopment design includes plans for food, drink, and retain options that will be available to the community. Additionally, accommodations for food carts or other seasonal food could be made on the public plaza. With a number of food and beverage options available close by (5<sup>th</sup> Street Market, Rye restaurant, Coldfire Brewing, Courthouse District, downtown core), the Downtown Riverfront would complement other uses, not necessarily compete with them.

**34. What kind of restaurant(s) is planned?**

We are interested in food and beverage options that are representative of Eugene and appeal to a broad cross section of our community. Of course, this means different things to different people, but one way to achieve this is with a menu that offers variety and different price points. We have some good examples of this in successful restaurants around the city, and would love to have a local operator if one comes forward. In addition to a sit down restaurant, we see the plaza as potential to support other food vendors that would diversify options for food and drink.

## Steam Plant

### 35. What are the plans for the Steam Plant?

The Steam Plant is not part of the WDA proposed concept. In April 2018, the Agency Board approved a process and criteria to select a developer for the redevelopment of the Steam Plant. Last August, the City invited a local team led by Mark Miksis, of deChase Miksis, and Mark Frohnmayer, of Arcimoto, to prepare a full proposal for the redevelopment of the Steam Plant. After assessing the building's potential, bringing in architects, engineers, and other experts, and beginning to explore a financing strategy, the team unveiled their proposal in early 2019. The Agency Board reviewed the proposal and directed staff to enter into negotiations with the team. We are still in negotiations and will be bringing deal points back to the Agency Board later in 2019. More information about the Steam Plant re-use can be found at [www.eugene-or.gov/SteamPlant](http://www.eugene-or.gov/SteamPlant).



## Funding

### 36. How much will the private and public cost be for the proposed concept?

Total costs for WDA are estimated to be \$113 million. This includes cost of the land they will purchase (\$2.7 million), half of the infrastructure (\$7.725 million), sidewalks (\$1.5 million), viaduct park (\$0.9 million) and \$100 million for constructing townhomes, apartments and a hotel. In addition, WDA agreed to purchase the affordable housing parcel for fair market value. Costs for this development are not yet known.

City/Agency share of the costs associated with the private investment in new construction are estimated at \$12.2 million. This includes cost of the land that will be retained (\$3.1 million), half of the infrastructure (\$7.725 million) and building permit fees as a way of recognizing enhanced cost of sidewalks (\$1 million). Overtime a significant portion of the land cost and infrastructure cost could be recovered by the City/Agency as some of the parcels are sold or leased to private entities.

In addition, the City/Agency will be investing in community assets: the Riverfront Park, Plaza, and Quiet Zone crossings. On April 10 and 15, the Agency Board discussed the use of Urban Renewal funds for the Riverfront Park and Plaza. The River Guides provided a recommendation to the Agency Board that Riverfront Urban Renewal dollars be used towards the park and plaza. On April 15, the Agency Board decided to commit \$12M of Riverfront Urban Renewal dollars towards the Riverfront Park and plaza.

### 37. How will the City pay for its share of the cost?

The Agency Board/Council will discuss funding options in the summer of 2019. As a reminder, should urban renewal funds be considered, Section 700 of the Riverfront Urban Renewal Plan requires that the Agency Board approve all projects, other than loans, in excess of \$250,000. This is in addition to the Agency Board's budget review and approval process.

## Cost-Benefit Analysis

### 38. What are the key takeaways from the Cost-Benefit Analysis?

The analysis was completed assuming that the redevelopment will be consistent with the WDA concept plan, as presented to the Agency Board on January 31, 2018, and the estimated costs of public infrastructure and private construction based on the proposed terms presented to the Agency Board on May 29, 2018.

The analysis organized development costs into categories:

- City and the Agency's direct costs associated with the overall site redevelopment are estimated to be \$12.2 million. These investments fund the purchase of property (Steam Plant, commercial parcels, land for infrastructure, and plaza) and basic infrastructure (roads and utilities) to serve the Downtown Riverfront neighborhood. (Note: City and the Agency's direct costs for community assets, investments that will be made independent of the proposed WDA redevelopment, are estimated to be \$13.7 million. These investments include cost of constructing the 4-acre park/plaza and the Quiet Zone.)
- Direct costs borne by WDA, are estimated to be \$112.8 million. The investments include the construction of new buildings, the land for private development, and a proportional share (50%) of basic infrastructure to serve the redevelopment. The development costs for the affordable housing are not yet known.

The private investment will generate new taxable value. From 2019 to 2049, the new development will have generated about \$42 million in property taxes to the UR District, the City, Lane County, School District 4J, LCC, and Lane ESD combined.

- The UR District will have collected about \$2.8 million by the time the District sunsets in 2024.
- The City of Eugene will have collected about \$19.8 million from 2025 to 2049.
- Lane County will have collected about \$3.6 million.
- School District 4J will have collected about \$13.4 million.<sup>1</sup>
- LCC and Lane ESD will have collected about \$2.4 million.

If no private development occurs, the property will continue to generate almost no tax revenue.

The non-fiscal impacts of the WDA concept plan have limited consequences and many positive elements. The development will establish a new neighborhood with greater connectivity and opportunities for auto-free travel and lifestyle. It will not displace any existing residents and will contribute jobs and housing for a variety of income levels, including affordable housing for low-income households. It creates an inviting, accessible shared space along the Willamette River, with improved riparian habitat.

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<sup>1</sup> Tax revenue from new assessed value generated by the permanent tax rates for School District 4J and Lane ESD is largely an impact on the State's budget, because K-12 schools are mainly funded on a per-pupil funding formula (rather than by the level of property tax dollars generated within their boundaries). The State determines how much money must be allocated for the education of each pupil across the state. If more funds are available through local school property taxes, the State would have additional dollars to allocate as it chooses.

## **EWEB Headquarters**

### **39. Is the EWEB Headquarters building a part of the Downtown Riverfront redevelopment?**

On November 6, 2018, the EWEB Board of Directors voted to declare parcels adjacent to the Downtown Riverfront property as surplus. The EWEB Headquarters is included in the surplus properties. The City has a Right of First Refusal on the surplus property. At the November 13, 2018 City Council meeting Councilors voted to exercise the negotiating process. The [webcast](#) and meeting [minutes](#) are available online to view. The City is in the process of having the property appraised based on the terms outlined by the EWEB Board.

### **40. What would be the course of action should the Urban Renewal Agency want to purchase the surplus property?**

City staff will review the results of the property appraisal with the Agency Board. Upon review, the Agency Board can decide how to proceed. To move forward with purchasing the property, budget authority must be granted. For spending over \$250,000 within the Riverfront Urban Renewal District, the River Guides advisory committee will be asked to provide a recommendation.

### **41. Has City Council discussed using the EWEB Headquarters building as the new City Hall?**

At the November 13, 2018 City Council meeting Councilors discussed what the building's purpose could serve if negotiation was pursued. The motion included language that states the building would be used for "non-City Hall purposes." The motion passed.

## **Process Steps/Future Actions**

### **42. What are the City Council/Agency Board meeting and work session dates where the Downtown Riverfront redevelopment with WDA has been discussed?**

On January 31, 2018, WDA presented their vision and initial concepts for the Downtown Riverfront site to the Agency Board. The [work session](#) and meeting [minutes](#) are available online viewing.

On May 29, 2018, the Agency Board reviewed proposed terms of an agreement with Williams/Dame & Associates that would set the stage for the future redevelopment of the site. The [work session](#) and meeting [minutes](#) are available online for viewing.

On June 25, 2018, the Agency Board held a public hearing asking for the community's input on the proposed concept and terms of the agreement with WDA. Sixteen people spoke. The [public hearing](#) and meeting [minutes](#) are available online for viewing. In general, the comments were positive and people are looking forward to seeing progress and having access to the river.

On July 9, 2018, the Agency Board approved the proposed terms and the City Council approved the first step of the Local Improvement District (LID) process. The [work session](#) and meeting [minutes](#) are available online for viewing.

On July 23, 2018, a follow up work session was held to review proposed terms to sell parcel 10A to WDA for no fewer than 75 affordable housing units. The Agency Board approved the proposed terms at the work session. The [work session](#) and meeting [minutes](#) are available online for viewing.

On October 22, 2018, the Agency Board received an update on the project. The [work session](#) and meeting [minutes](#) are available online for viewing. Council initiated the second step of the LID process.

On February 19, 2019, the Agency Board held a work session to receive an update on the project. The [work session and meeting minutes](#) are available online for viewing.

On March 11, the Agency Board held a work session to review the financial capacity of the Riverfront Urban Renewal district in the context of the planned spending towards the Downtown Riverfront redevelopment. The [work session and meeting minutes](#) are available online for viewing.

On April 10, the Agency Board discussed funding for the Downtown Riverfront Park and input on future investments in the Riverfront Urban Renewal District. The [work session and meeting minutes](#) are available online for viewing.

On April 15, City Council took action on committing \$12M of Riverfront Urban Renewal dollars towards the Downtown Riverfront Park and plaza. The [work session and meeting minutes](#) are available online for viewing.

**43. What opportunities were there for the public to weigh in on the approved terms?**

The City held several opportunities for the public to learn more about the WDA concept plan prior to the Agency Board taking action on the approved terms. We have a Downtown Riverfront website that people can access to get the latest information on the project and provide input (<http://www.eugene-or.gov/3506/Downtown-Riverfront>). Static displays were created during June and into July at the Atrium, 99 W. 10<sup>th</sup> Avenue, Eugene, and in the downtown library. Two River Guides meetings were held in June and were open to the public. The River Guides reviewed and recommended approval of the proposed terms.

An open house was held on June 20 at the EWEB headquarters building. Staff and WDA team members were available to answer questions and take comment. Community members were also able to take a site tour to get an on the ground sense of location and scale for the proposed park and plaza and other planned improvements. Staff presented at the Young Professionals Summit and to members of the Downtown Neighborhood Association board.

A public hearing was held on June 25 at Harris Hall where 16 people spoke on behalf of the project. The public hearing is available [online for viewing](#). All input received from the public was summarized and provided to the Agency Board for consideration at the July 9 work session where the proposed terms were approved. The work session is available [online for viewing](#).

Additional public involvement opportunities included the Riverfront Park design process (for more information, visit [eugene-or.gov/RiverfrontPark](http://eugene-or.gov/RiverfrontPark)) and the Steam Plant request for proposals process (for more information, visit [eugene-or.gov/SteamPlant](http://eugene-or.gov/SteamPlant)).

Several parts of the development process, including code amendments, budget authorization, Multi-Unit Property Tax Exemption consideration, and a Local Improvement District (LID), will require Council action and provide a number of opportunities for public input. Visit [eugene-or.gov/Riverfront](http://eugene-or.gov/Riverfront) for up-to-date information on public input opportunities.

**44. What are future decision points and what role is there for the Agency Board/City Council?**

The Agency Board approved the terms with WDA at the July 9 work session. On January 24, 2019 the Development and Disposition Agreement was signed between the Agency and WDA for approximately 8 acres of the redevelopment site. The DDA allows both parties to enter a due diligence period in which several actions would be necessary to happen for WDA to be obligated to purchase the property. Several of these –code amendments, budget authorization, MUPTE approval, and Local Improvement District (LID) provide additional opportunities for public input prior to action by Council.



On July 9, City Council also initiated the land use code amendments required for the site’s development and the LID infrastructure process. Planning Commission will have a public hearing on the land use application package on May 7 and deliberations on June 3 and 4. City Council will have a public hearing on the land use application package on June 24. Council deliberations on the land use code amendment package will be scheduled this summer.

City Council will also review next steps for the Steam Plant in a work session on July 10. Council will discuss other projects eligible for Riverfront Urban Renewal dollars this fall.