

EWEB Riverfront Master Plan Community Advisory Team (CAT)

Wednesday, April 28, 5:00 – 7:30 p.m.

EWEB Board Room

Present: Dave Hauser, Tom Hoyt, Desiree Moore, Dean Pape', Mary Unruh, Anita Van Asperdt and Gary Wildish, members; Bob Cassidy, EWEB Commissioner; Mark Oberle and Jeannine Parisi, EWEB staff; Greg Brokaw, Kaarin Knudson and John Rowell, Rowell Brokaw Architects; Ellen Teninty and Julie Fischer, Cogito; Tom Larsen and Nan Laurence, City of Eugene; Vicki Maxon, Recorder; Bob Hart, Mark Leake and Tom Snyder, public.

Absent: Mark Johnson and Pat Johnston, members.

1. Welcome and Agenda Review/Minutes Update

Dave Hauser welcomed the group and reviewed the agenda. Jeannine Parisi said that the minutes from the March 24, April 21 and April 28 meetings will be posted on the website in draft form, and if anyone has any revisions, they can let her know.

2. Comments from the Audience and CAT Comment

Tom Snyder said it is his sense that the great value of this process has been to clearly identify the parameters of the site, and what one can do, can't do, and could do if you have a gazillion dollars. He congratulated the CAT on wading through the process and said he is waiting to see what happens next. He wished the CAT good luck.

Dave Hauser thanked EWEB Commissioner Bob Cassidy, Tom Snyder and Bob Hart for their attendance at almost all of the meetings over the last two years.

Mark Leake said he loves Eugene and even when he lived in other states, Eugene was still with him, as his ancestors came across the river via Ferry Street. He said he believes the EWEB property is important to the people of Eugene. He said he is not trying to criticize the process, but worries that the 120' building height is going to block the view of Spencer Butte as people drive over the Ferry Street Bridge.

Bob Hart thanked the CAT for including the millrace option in the master plan, which he feels is a very interpretive part of the site. He also said that he echoes Tom Snyder's earlier comments.

3. Clarifications Requested – Access Plus Viaduct Language, LEED

Kaarin Knudson thanked the CAT and passed on thanks and congratulations from the other members of the design team—Margot Long, Derek Lee, John Ellis, Madeline Zayas-Mart, Chris Zahas and Lon Mikkelsen.

Kaarin then gave a Powerpoint presentation summarizing the final requests for clarification that would be covered in the meeting tonight, based on comments and feedback received from the

CAT and the public. Kaarin showed a series of photos of the existing site and the dead end of 8th Avenue at the edge of the riverfront property, and then showed two perspective drawings of the master plan proposal. She said that many years of work and infrastructure planning had led Eugene to the cusp of determining how the city and the river should connect, and that the CAT's work had provided the vision for how this can happen.

Anita asked if the perspective drawing of the boardwalk was true-to-life proportionally. Kaarin replied that the perspective view probably distorts the width of the boardwalk somewhat, as it curves away from the viewer and is a wide-angle view to show the riverfront open space, but that it is very close.

Tom Hoyt asked if Restaurant Row is 100' from the river or more than that. Kaarin Knudson replied that it is 100' or more from the top of the bank.

Kaarin showed a series of color drawings of each area of the master plan design. Tom Hoyt asked if the boardwalk is at higher elevation than the bike path. Kaarin said that is correct, and that terrace seating and a planted edge separate the bike path and boardwalk along this potentially busy area.

Kaarin thanked Anita Van Asperdt for the suggestion to include CPTED (Crime Prevention Through Environmental Design) principles for the area under the viaduct. Kaarin commented that those principles would insure good lines of sight, good lighting, and clear delineation between public and private space, etc.

In response to other specific requests for clarification, Kaarin said the design team had made the following adjustments to the proposed design guidelines and presented them for the CAT's consideration:

Driveway Access/Loading:

- The proposed guideline does not overly restrict access to development parcels.
- Confirmation that the concern was regarding curb cuts, etc.
- City Traffic Engineer noted

LEED Certification:

- Provides a flexible path to certification requirement
- Many LEED points are available simply by working on this site
- Consistent with other resolutions and redevelopment requirements
- Consistent with project's Guiding Principles and Downtown Plan criteria

Kaarin also summarized the Eugene City Council resolution that requires that all new public buildings of greater than 10,000 sf meet LEED silver-level certification.

Tom Hoyt asked how historical significance and information about people who lived in the area is going to be displayed, i.e., billboards, or what medium? Kaarin Knudson replied that the proposal for the Cultural Landscape is to include interpretive sites, public art, kiosks, existing

infrastructure, etc., and that the master plan document would include examples and location suggestions.

John Rowell added that sometimes the communication will be read, sometimes it will be seen, and that there are many ways of showing the site's history. Connections to the Millrace or the re-use of the Steam Plant are other opportunities. He noted that the character of the site will connect to the past.

Desiree explained her interpretation of how that will happen, i.e., not specific locations or items, because that is not the CAT's charge, but suggestions or recommendations.

Kaarin Knudson then showed a map of possible interpretive sites along the site, river and bike path.

4. Request for Consensus Approval Request/Consensus Recap

Julie Fischer briefly discussed the master plan proposal meeting the nine requirements in the Memorandum of Agreement (MOU) between EWEB and the City.

Kaarin Knudson noted that Rowell Brokaw will compile the master plan document and the CAT will have an opportunity to review the document before it goes to the Board.

Tom Hoyt, who missed the last meeting, asked for a quick review of what was decided about height limits. Kaarin briefly reviewed those.

Nan Laurence asked that the 500' notation for west of the viaduct include the word "elevation" so that people won't confuse that with a 500-foot building height maximum. Kaarin replied that the guidelines would make this absolutely clear. The height limit west of the viaduct is closer to 78'.

Dean Pape' asked what will happen if any part of the master plan document doesn't jive with what the CAT believed it would. Julie Fischer replied that the CAT will be able to make comments. Mark Oberle added that if any CAT member thinks there is a major disconnect, they can let him know and he will deal with it. He added that the message he wants to send now is that there won't be a lot of wordsmithing done because there isn't time, but if there is a wholesale departure from what was agreed upon by the CAT, he will want to know that.

Julie Fischer reminded the CAT that their understanding now is based on what they've heard in meetings, what they've received for meeting preparation, and what they see tonight. She added that there will be more detail added to the master plan document, but not different content.

Dean Pape' noted that the CAT has now gone from conceptual approval to approval, and that even though it's being used by the City of Eugene to develop the property, in his mind it is conceptual. He added that he is concerned about when a developer comes along and questions any issues.

Dave Hauser reminded the CAT that there will be a formal adoption process for all of that, and that the CAT doesn't have authority other than to recommend the plan to the EWEB Board. He added that guiding this effort toward more formal adoption will happen through public hearings, testimony, etc., and that there will be lots of venues outside the CAT to do that.

Kaarin Knudson added that final master plan approval will be by the Eugene City Council and that there are likely several other decisions to be made before redevelopment occurs. She added that the MOU requirements are the backbone of the master plan document, and that having the CAT's approval of those is necessary before the design team can develop the final written plan. She reiterated that the master plan document will be built around the CAT's decisions and the public input collected during the project.

Gary Wildish commented that, to Dean Pape's point, he would assume that the City of Eugene allows some type of process to amend an idea if there's something that doesn't work for someone, as long as it would still meet the requirements of vision and everything else.

Nan Laurence commented that many areas of the code have regulations that allow an adjustment review process with criteria. She said that has just been done with the downtown regulations and that code criteria was rewritten. She reminded the CAT that after EWEB Board approval, the master plan will be worked on by EWEB and City staff to prepare it to go to the City Council. She said she doesn't know what that process will be yet, but a provision that allows for adjustment review can be included.

Dean Pape' said it is his belief that it would be easier to do that now rather than later. Nan Laurence replied that there is a big difference between amending the code and going through an adjustment review.

Mark Oberle asked about the difference between something major being changed and a code amendment. Nan Laurence replied that the line for that hasn't been set yet, and that has to be part of a future discussion. She explained that when the Downtown Plan was adopted, they could have set height limitations, setbacks, etc. for the EWEB property in that document, but instead the City and EWEB said that a discretionary and visionary process was needed, and when the master plan goes back to the City Council, the City Council has to honor that.

Debra Smith re-confirmed that there is not time for wordsmithing but if one feels there are major problems, a change can be requested.

Kaarin Knudson continued her discussion about the master plan approval process. Julie Fischer reminded the CAT that they are a visionary committee and not a technical review committee and the decision tonight was about consensus on the vision, not approval of a technical document.

A discussion ensued regarding agreement and disagreement on various elements of the plan and whether or not all CAT members feel comfortable with asking for consensus approval of the MOU requirements.

Tom Hoyt said he feels it is a matter of trust, and that he feels the design team has been very responsive to the CAT's vision. He said he trusts that the process will go forward as represented. Jeannine Parisi commented that she and Mark Oberle are committed to the CAT's vision and also to the master plan document, and that they will be doing the final editing and asking the CAT for their assistance on that, but they won't be asking them to edit every line in the document.

Mark Oberle also reiterated that staff is asking for approval of the master plan outline that is being taken to the EWEB Board on Tuesday, May 4 along with its accompanying documents.

5. Request for Consensus Approval of Response to MOU Requirements

Dave Hauser tested for consensus, asking the CAT if they can support the master plan to this point conceptually, and if they feel it meets the MOU. He added that if anyone can't support it, he wants to know what they need in order to do so.

The following comments from CAT members were made before their consensus vote:

- I can go forward with confidence that we have done what we set out to do - YES
- I'm looking at the pictures, and this is beyond my dreams from when we started two years ago. I am ready to sell to the highest bidder and go forward. - YES
- I totally agree with going forward with confidence and that we have gone over the nine criteria - YES
- Thanks and congratulations to RBA for an amazing job that wasn't easy, dealing with a lot of opinions and emotions that they balanced very well. While there are still a few issues, in the long run I am ready for consensus - YES
- I'm okay with the nine criteria, and my lack of experience in this type of process causes me to not have maximum trust at times, but I have trust in the design team - YES
- I'm comfortable that we've done a great job – YES
- I echo the trust in the design team and the CAT – YES
- Mark Johnson (in absentia) in writing - YES

6. Closing Comments on This Experience

Gary Wildish said he was honored to be a part of this group, and thanks for everything.

Desiree Moore said it was a nice challenge for her personality-wise and that she met some wonderful people. She said that even when she didn't agree with a fellow member's opinion, she still respects them. She added that she probably won't fully realize until later when the CAT's names are associated with this project how great this process was.

Dean Pape' said it was amazing to be part of a group like this and that he was honored to be part of it, and that everyone did an amazing job. He said he looks forward to working with everyone in a different capacity in the future.

Anita Van Asperdt thanked everyone for the depth of their passion and knowledge, and said she will miss the group.

Tom Hoyt thanked the CAT and the design team, and also Bob Cassidy, EWEB Commissioner, for being at almost all of the meetings and showing such keen interest. Tom added that the CAT has done the impossible—achieved consensus.

Bob Cassidy noted that he has attended CAT meetings mostly as a Eugene citizen, but also as an EWEB Board member with a big decision to make, and he told the CAT that he appreciates all their hard work.

Mary Unruh said she was honored to be a part of this group, and that she rides her bike along the riverfront, and for years has thought it was an ugly area. She said when she looks at the design sketch and thinks about all the discussion the CAT has heard, the site creates a tremendous opportunity for any developer who wants to come in and build something pretty amazing.

Dave Hauser thanked everyone—EWEB Board, EWEB staff, the CAT and the design team, for the opportunity to co-chair the CAT. He added that the public outreach effort was outstanding and that it was a very rewarding process for him, and that he would do it again if he had the opportunity. He said that he feels the final plan is compelling and feasible with both bold elements and balance. He again praised the level of support from the public.

Nan Laurence briefly summarized the process for the master plan after the EWEB Board approves it. She reiterated that there will be multiple public hearings and that if something doesn't surface that the CAT feels should surface, there will be multiple public hearings with an opportunity to speak to the decision-makers. She added that she couldn't believe all the public support, and that everyone saw that level of support. On behalf of the City of Eugene, she thanked the CAT for their great work.

Mark Oberle said it is his best guess that it will take a year to go through all the land use pieces of the process, etc., and that it will probably be June 2011 when the whole package is presented to the City Council.

Jeannine Parisi said EWEB staff will keep in touch with the CAT to let them know about the next steps in the process, the work session with the City Council, etc. A brief discussion ensued regarding what will happen if the EWEB Board does not approve the master plan.

7. Prep for Board Update on May 4/Open House on May 12

Mark Oberle asked for two volunteers from the CAT team to help with the Board update on Tuesday, May 4 at 5:30 p.m. Anita Van Asperdt and Mary Unruh volunteered.

May 12 Open House

Ellen Teninty reiterated the schedule for the May 12 public open house as presented at the last CAT meeting, and reminded the group that there will be food, drinks and live music. She asked the CAT members to be there from 5:45 to 6:15 p.m. for introductions.

Mark Oberle said the open house will be held in the operations yard directly behind the administration building.

8. Closing Comments: Document Review, Board Approval and Thank You

Ellen Teninty read from the Public Involvement Plan and briefly summarized its goals, and told the CAT that they had achieved them all, and that many times that was what allowed them to get to the next level of the process. She reminded the CAT that momentum will be required in order to build up for the entire year that will pass until the master plan goes to the City Council, and to keep the information and truth about the plan before the public for the next year. She said that CAT members may be called upon by EWEB to talk about the plan in the interim, and that the CAT did a great job responding to what the public said they wanted.

Desiree Moore asked if the website will still exist. Ellen said that it will.

Julie Fischer handed out several diagrams that school children had drawn of the riverfront buildings and the EWEB site in general.

John Rowell thanked the CAT and EWEB staff for the opportunity to work on this project. He in turn thanked Kaarin Knudson and Lorri Nelson (who filled in for Kaarin during her maternity leave) of his staff. He said he appreciates the trust that his team was given and added that the Vancouver, B.C. design team of Margo, Derek, John and Madeline thanks the CAT for their commitment, excitement and belief in the project. He said he believes that this project will be very important for the future on a national scale.

Kaarin Knudson said she appreciated everyone's opinions, expertise and concern, and their enthusiasm for the site, and thanked everyone for their commitment from the very beginning. She also thanked Ellen Teninty and Julie Fischer for their outstanding public outreach efforts.

Vicki Maxon, Recorder, said this project was without a doubt the most interesting and rewarding project she has ever worked on, and thanked Mark Oberle for the opportunity to contract with EWEB to be the project assistant. She said she felt she had come full circle because of her previous employment at EWEB, and then being awarded the contract to assist the CAT team. She added that she enjoyed meeting such a great group of people and that they are welcome to call on her in the future for any assistance they might need.

The meeting was adjourned at 7:10 p.m.