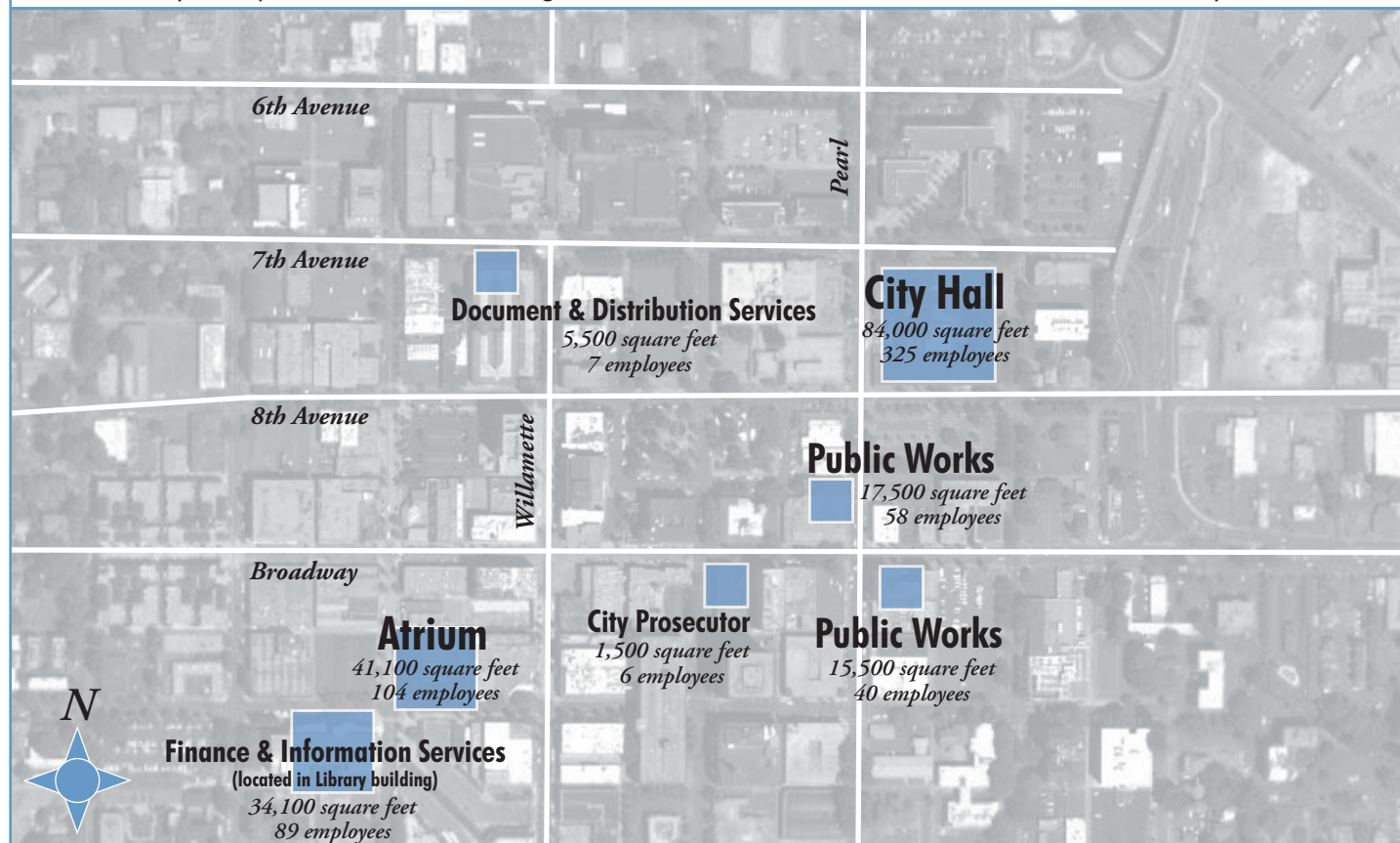


## Existing City-Occupied Downtown Spaces

City-occupied sites that are being considered for relocation to a new or remodeled City Hall



## Next Steps

In May 2005, the Council approved an action plan to decide what type of City Hall is needed. The plan has three phases:

- **Policy Advise ment Phase**—determine City Council leanings on the major policy issues related to the City Hall Complex (completed in 2005).

- **Development Plan Phase**—perform technical studies required to inform final policy decisions and develop a conceptual design direction for project (2006 - *Current Phase*).
- **Implementation Plan Phase**—identify a preferred schematic design and confirm project timing, phasing, financing, property acquisition, and project delivery (2007).



Visit us on the web at: [WWW.EUGENECITYHALL.COM](http://WWW.EUGENECITYHALL.COM)

## Contact Information

We want to hear from you. If you have questions or comments about the project, call, write, or e-mail the project team. Staff also can arrange for presentations to neighborhood and business/civic organizations upon request.

Eugene City Hall  
Master Plan Project  
City Manager's Office  
777 Pearl Street  
Eugene, OR 97401  
telephone: 682-5222  
[comments@eugenehall.com](mailto:comments@eugenehall.com)  
[www.eugenehall.com](http://www.eugenehall.com)

# Eugene City Hall Master Plan

Vol. 1 No. 1

The City of Eugene, Oregon

March 2006

## Planning a Facility to Serve Eugene's Future

Eugene City Hall is over 40 years old and, despite good maintenance practices, will require millions of dollars in capital improvements within the next several years. These improvements include:

- Upgrades to windows, insulation, and outdated mechanical and electrical systems that are inefficient and make the building expensive to operate.
- Structural improvements to prevent extensive damage—possibly even complete collapse—during a moderate to heavy earthquake. City Hall is still home to most of the Police Department, including the officers and vehicles needed as first responders to a major quake.
- Design improvements to make the building more visible and welcoming to the public and more accessible to people with disabilities.



There is little or no space for expansion in City Hall and many existing offices are too small for employees to work efficiently.

## City Hall Planning Community Forum

Thursday,  
**March 23**  
6 to 8:30 p.m.

**First United  
Methodist Church  
1376 Olive Street**

Attend this Community Forum to hear background on the project and discuss the issues that the City Hall Master Plan should address. This first forum will cover the following topics:

- Project introduction
- Space needs (introduction)
- Consolidation of City services
- Public involvement process
- Survey of public amenities
- Site selection criteria

## A Brief History of City Hall

Completed in 1964, Eugene City Hall originally housed all the City's downtown operations, including the City Council chamber, various administrative functions, the Police Department, and the downtown fire station.

With little or no space for expansion in the building, many functions outgrew City Hall within a few years. In fact, City Councilors do not have offices in City Hall, and many City departments have had to find space elsewhere.

As a result, the City has purchased and leased additional space around downtown to the point that City services downtown now occupy more space in other buildings than in City Hall itself.

This is inefficient because support and meeting space must be duplicated in

multiple facilities, and time is wasted traveling to meetings. Customer service also suffers; citizens have to travel all over downtown to take care of business with the City.

In 2001, the City Council began considering a long-range plan for filling the City's need for additional office space. In November 2004, the City Council decided to move forward with master planning for a city government complex.

A project team is exploring alternatives that range from renovation to replacement or some combination of the two. Throughout the master planning and design process, project information will be available through meetings, publications, project web site, and other opportunities.

**INSIDE**

How to Get Involved  
Project Timeline • Next Steps  
Map of Existing City-Occupied Spaces

# How You Can Get Involved in the Project

**T**hroughout the project, the public will have many opportunities to provide input. In 2006, these will include four Community Forums—scheduled for dates that precede major decision points—as well as presentations and discussions with interested groups, newsletters, and surveys.

Please contact us if you or your neighborhood or civic group would like a presentation arranged by project staff. You also can provide comments and request briefings by calling the comment line at 682-5222 or visiting our project web site:

[www.eugene-city-hall.com](http://www.eugene-city-hall.com).

## We're Here to Listen to You

**P**lanning for this project will involve community-wide input from citizens and representatives of business, neighborhood, and civic groups. Your participation is requested to build a true community-based vision of the Eugene City Hall.

### Community Forums

*Four Community Forums in 2006 will address aspects of the project. All four forums will be held from 6 to 8:30 p.m. at First United Methodist Church, 1376 Olive Street.*

#### Forum #1: March 23, 2006

- Project introduction
- Space needs (introduction)
- Consolidation of City services
- Public involvement process
- Survey of public amenities
- Site selection criteria

#### Forum #2: May 25, 2006

- Replace or renovate existing facilities
- Space needs (advanced findings)

#### Forum #3: August 24, 2006

- Public space
- Sustainability
- Access
- Transportation
- Amenities
- Concept design issues

#### Forum #4: November 9, 2006

- Review decisions based on public outreach and technical data
- Draft design concepts
- Next steps

### Options at a Glance

- Option A:** Maintain existing buildings and build or lease additional space as needed.
- Option B:** Upgrade existing City Hall for continued use and build a new building to provide additional space.
- Option C:** Upgrade and enlarge existing City Hall to meet space needs.
- Option D:** Build one or more new buildings to replace City Hall and other existing buildings.

## Project Values

**I**n November 2005, the City Council adopted the following values to guide the project's progress:

1. Exercise fiscal responsibility
2. Produce government efficiency
3. Be user-friendly
4. Embody environmental stewardship
5. Enhance downtown
6. Inspire civic pride
7. Maximize the use of City Hall public spaces by the public and their access to government and its representatives
8. Strive for simplicity
9. Plan for the future

## Picturing the Problem



*These photos help illustrate a few of the problems with the current City Hall.*

*(Above) An employee break room.*

*(Above Right) Entrances to City Hall encourage jaywalking across busy thoroughfares and are difficult to access for those with mobility devices.*

*(Center right) The water feature surrounding Council chambers cannot be used because it leaks and is prone to mosquito infestation.*

*(bottom right) The existing building is not up to current seismic standards and the exterior wood has dry rot and decay.*

Project Timeline	Phase 1 Policy Advisement	Phase 2 Development Plan Phase												Phase 3 Conceptual Design
	2005	January 2006	February 2006	March 2006	April 2006	May 2006	June 2006	July 2006	August 2006	September 2006	October 2006	November 2006	December 2006	2007
Technical Research & Analysis		■	■	■	■	■	■							
Concept Design								■	■	■	■	■		
Neighborhood & Organizational Outreach		■	■	■	■	■	■	■	■	■	■	■	■	
Citizen Interviews		■	■	■										
Council Workshops				■		■			■		■			
Council Work Sessions (voting & decision-making sessions)					■			■		■		■		
Community Forums				■		■			■			■		