

Eugene Field Site: Concept Plan

June 2019



Acknowledgements

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The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

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Attachment A: Public Input and City Developed Concepts

INTRODUCTION

Eugene Field is the gateway to Silverton’s Downtown—an important piece of the City’s rich history and key to its vibrant future. The site is located at the north edge of Silverton’s historic Downtown. The City of Silverton’s Council and staff recognize its importance and redevelopment of the site has been a long-term goal.

Eugene Field School provided public education for Silverton residents for almost 100 years and as a result has been a community hub for generations. Its legacy as a civic cornerstone will continue with the development of a new City Hall and Police Station on the site. In addition to these important uses, the site has the capacity to support a mix of other uses, ranging from residences and public plazas to restaurants and retailers, that will bring community together.

In 2019, the City engaged stakeholder and community members to identify a vision for the development of the Eugene Field site. The direction received from the community is summarized in this document. This plan provides four design alternatives and one preferred alternative as well as an action plan for implementing the community’s vision.

Project History

The Eugene Field School was constructed in 1922-23. Over time, the building began to show signs of age and lacked the necessary amenities for teachers and students. As a result, in 2015, the Silver Falls School District School Board voted to close Eugene Field and move students to other facilities. The City acquired the site from the school district and demolished the building in early 2019.



Figure 1. Eugene Field (circa 1924)



Figure 2. Students (circa 1946)



Figure 3. Eugene Field (circa 1957)

PROJECT CONTEXT

The Eugene Field site encompasses approximately 3.5 acres at the north edge of Silverton's historic Downtown. Most of the site is bounded by A Street to the north, N 1st Street to the east, Park Street to the south and N Water Street to the west. The site also includes three tax lots north of A Street (see figure 4).

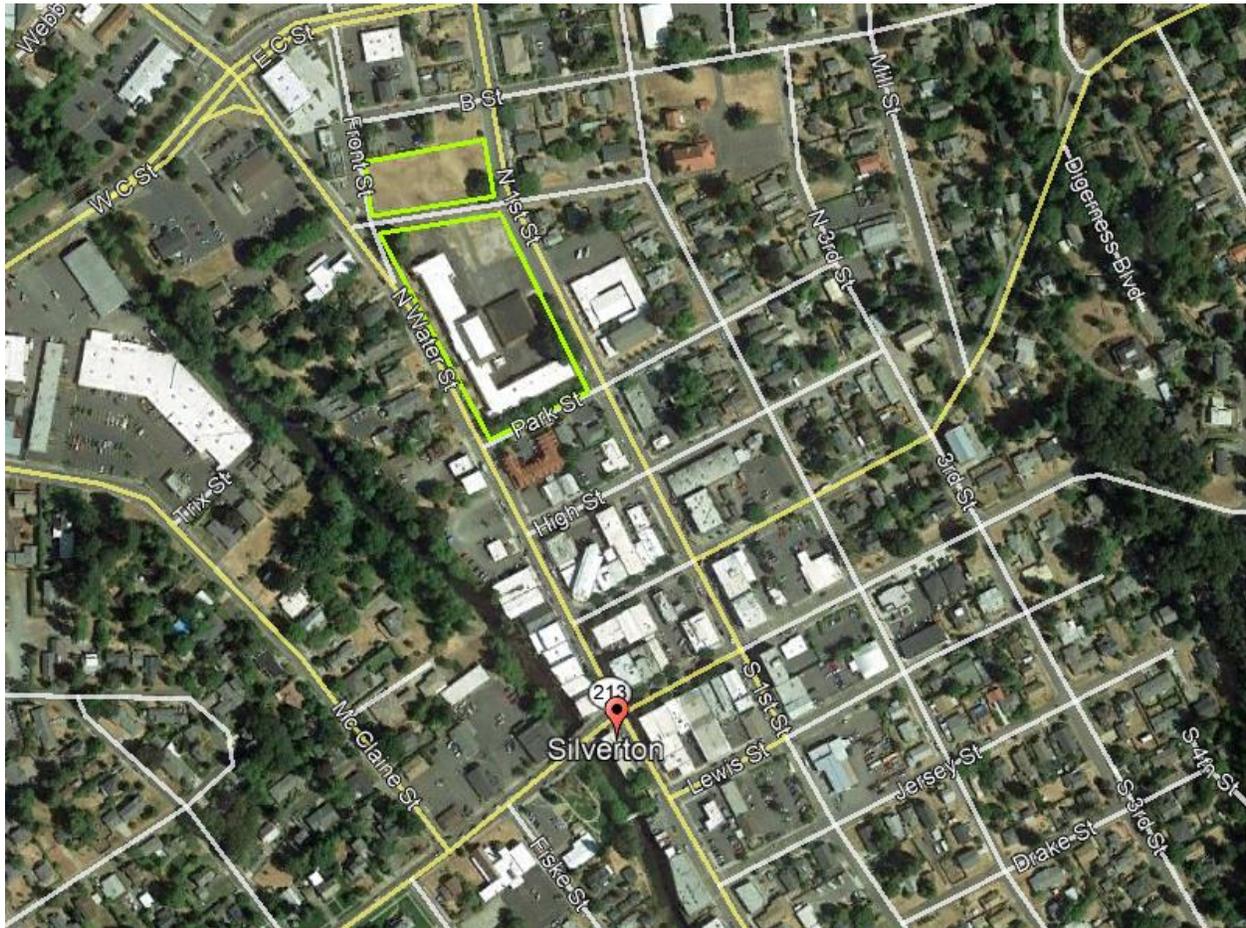


Figure 4. Eugene Field (highlighted in green) is located north of Silverton's central downtown core on OR 213. It is an important gateway location for the community, the Oregon Garden, and Silver Falls State Park.

In 2016, the City changed the zoning of the Eugene Field School site to Downtown Commercial Fringe (DCF). The Downtown Commercial Fringe District is one of the zoning districts that implement the commercial comprehensive plan designation. The purpose of the DCF District is to develop uses and architecture that create a gradual transition from surrounding neighborhoods into Silverton's active Downtown. The historic character of Downtown, with its pedestrian-oriented architecture, streets and public spaces define the area.

The site's key location at the northern entrance to Downtown and large parcel size make this an ideal location for civic buildings and public spaces. The site is also within the City's Urban Renewal Area (through 2024). The City has also been planning this transition for a number of years. Purchasing and developing the property meets a City Council adopted goal (Goal 3.1) for fiscal year

2018-2019 to continue planning for and eventually constructing a new Police Station and City Hall.

OPPORTUNITIES AND DESIGN CONSIDERATIONS

Site Opportunities

The Eugene Field site is located at the northern edge of Downtown Silverton. Its highly visible and central location provides many opportunities, including:

- **Multimodal access:** people can reach this site on foot or bike or by car or bus. There are opportunities to improve the streetscapes adjacent to the Eugene Field site to support a more pedestrian and bicycle friendly experience.
- **Gateway opportunities:** if designed properly, the new buildings can create a welcoming Downtown entrance for residents and visitors entering Downtown from the north, setting the tone for the Downtown and the city.
- **Room to grow:** The City's Police Department and City Hall are seeking larger facilities. A 2007 Spatial Needs Assessment identified that the Police Department and Municipal Courts would together need 31,044 square feet by 2020. The Eugene Field site provides the space for these buildings as well as a variety of other uses.
- **Improved streetscape opportunities:** As development occurs, there will be opportunities to improve the streetscape, including sidewalks, landscaped areas, and street crossings around the site to create a livelier streetscape that is more inviting for pedestrians.
- **Connecting to adjacent development.** The site is adjacent to single-family homes, many of which have been converted to commercial uses. Depending on the selected site layout, new civic buildings, public spaces and potential private development can be designed to transition into adjacent neighborhoods and commercial areas.
- **Conducive site conditions for development.** There are few site development issues now that the school building has been removed. Also, the site's large trees have generally been maintained, which could be incorporated into the site plan and building orientation.

Design Considerations

While the Eugene Field site provides many opportunities, there are some design considerations to be addressed:

- **Flood Inundation concerns.** The majority of the site is within Silver Creek's Flood Induction Area, like much of Downtown Silverton. Civic buildings must be able to withstand natural disasters, to the greatest degree practicable, which will require internal programming of the building(s) to locate systems and file storage in locations that would not be damaged in the event the Silver Creek dam breaks. This may necessitate multi-story buildings.
- **Secure parking and screening.** The Police Department will require secure parking for its vehicles and equipment. The Eugene Field site concepts identify potential options for incorporating this requirement, but consideration should be given to how the secured

parking looks to the passerby. Fencing and other security requirements should be screened to the greatest degree practicable. As a gateway to Downtown, it is essential that first views of the site are not tall fences and security equipment.

- **Access to OR 214 and 1st Street.** Eugene Field is a large site, requiring access for both civic uses and potential future private development. As concept plans evolve, access to OR 214 (S. Water Street) will need to be considered. Considerations that could affect the site design include:
 - **If A Street is vacated.** This location could also provide an option for access. Alternatively, locating access south of where A Street is today could reduce the skew of the intersection at OR214/Front/A Street.
 - **Access, particularly for police vehicles, should be efficient** with minimal out of direction travel, which could be challenging with a one-way couplet system. If the secured access to and from parking is located on S 1st Street or OR 214/Front Street, the access gate should be set back far enough that vehicles can wait for the gate to open without blocking the street or sidewalk.
 - **Size of the site.** The site is large enough to support multiple uses, which creates challenges when configuring buildings, public spaces, parking, and future private uses, if the City decides to sell a portion of the site. Considerations for the development should consider the ultimate buildout of the entire site, not just the future civic portions of Eugene Field.
 - **Right-sizing parking.** Parking can take up a lot of internal space on a site, particularly if a portion of it must be secured parking. Using available right-of-way to the greatest extent practicable could preserve space for public uses. On street parking and use existing right-of-way that would change roadway cross sections would require coordination with ODOT.

COMMUNITY VISION

Engagement Process

In late 2018, the City began holding meetings with stakeholders. The planning team engaged community members, businesses, and City Staff. Community outreach included interviews with approximately 25 businesses, residents, City staff, and elected officials on January 10, 2019, and a community workshop with about 50 participants on January 31, 2019. The workshop participants provided input on potential land use, design, and mobility concepts for the site. Community members identified the following priorities.

Vision Themes

A Community Hub

The future of the Eugene Field site should reflect its history as a public school and vibrant community hub. Future development should include prominent and active public spaces where

community members can gather. Community members' ideas for public spaces include public art, a space for performances and a farmer's market, play space such as a splashpad, green spaces and natural elements that reflect the area's agricultural roots and surrounding landscape, and indoor spaces such as meeting rooms and flex spaces.

A Mix of Uses

Future development on the Eugene Field site should integrate a variety of uses, including small-scale retail like restaurants and cafes, civic uses (police and City Hall), offices, and residential. Community members want affordable and senior housing. There is a need for multigenerational services and businesses, specifically places for youth. The site is important for residents as well as visitors and community members suggested a visitor center and welcome signage.

Sustainable Design

Future buildings should be designed to be welcoming and reflective of both the history of the site and the area's natural resources, and complement Silverton's historic Downtown. Wood, brick, and glass are preferred building materials. Buildings should be energy efficient and incorporate building design elements, such as green roofs, solar energy, dark sky friendly lighting, and electrical vehicle charging stations. Community members support two-to-three story buildings on this site with active retail on the ground floor, although some people felt that retail should be focused entirely downtown.

Multimodal Streetscapes

The redevelopment of the Eugene Field site provides an opportunity to improve adjacent streetscapes. Community members suggested wider sidewalks on NW Water and 1st Streets to improve connections to Downtown. Improved bike amenities can help support bike tourism. Prominent and safe pedestrian crossings are important. The traffic and parking impacts of future uses on this site were discussed and there is interest in structured parking, underground parking, and diagonal street parking. Community members desire green streets that incorporate street trees and street seating.

PRELIMINARY CONCEPTS

The community's input and ideas informed the following conceptual plans that illustrate different approaches to the first phase of development for the Eugene Field site. These concepts incorporate the community's preferences and priorities. All of the concepts include the City Hall and Police Department. All concepts would incorporate salvaged materials as feasible

Option 1: Embrace

This option addresses the corner of A and Water and acknowledges the opportunity for the City Hall and Police Dept building to make an architectural statement at that corner, visible as people arrive into the City on Water St. The two existing redwood trees flank the entry to the building, a shared lobby and greeting space that leads to the City Hall on the south wing, and the Police Department on the north wing. The building embraces a Civic Plaza to the southeast that is accessed either through the building or from the entry plaza on the corner of Water and Park. The Plaza incorporates

elements saved from Eugene Field elementary school, such as the historic columns and possibly the water fountains reimagined as water play elements. The building interior will reuse the gym flooring saved from the school. The site plan allows for future development on the south portion of the site and the entire building layout on this plan is reminiscent of the prior Eugene Field configuration as a nod to the history of the site.

The City Hall is shown as 11,580 SF and the Police Department is 13,980 (a half story can be added to make the PD 20,970 SF total). The shared lobby/greeting area is 5,480 SF and included in the totals. Total one-story SF is 31,040 SF. Secured surface parking is adjacent to the Police Department.

Option 2: Festival Plaza

This option creates a pedestrian plaza at the corner of A and Water flanked by the two existing redwood trees. The northern plaza leads to the festive “alley” that is created by the two Civic buildings – the City Hall to the west, and the Police Department to the east. The “alley” is activated for the Farmer’s Market, parades and other Civic events. The “alley” opens to a large Civic Plaza that has a central water feature or sculpture. The central plaza is also accessed from the south from a pedestrian plaza at Water and Park through a lively Art Walk along Water Street. Future development is on the southeast side of the site and north of A Street.

The City Hall is shown as 10,100 SF and the Police Department is 15,800 SF one story. Total one-story SF is 25,900. Secured surface parking is adjacent to the Police Department.

Option 3: Civic Park

This option highlights the City Hall building from Water Street. The existing redwoods are a feature in the new entry plaza that is shared by the City Hall and the Police Department. A Street may be vacated either permanently or for special events connecting the Police Department with the City Hall. The City Hall is part of a large Civic Park that has a covered event/sports pavilion, a water feature and an art walk. A smaller entry plaza at the corner of Water and Park leads into the Civic Park and to City Hall. Future development is indicated on the southern portion of the site, and a future park is shown next to the Police Department on the corner of First and A.

The City Hall is shown as 8,500 SF and the Police Department is 32,000 SF two story. Total is 40,500 SF. Secured underground parking is below the Police Department building with access from First Street.

Option 4: Silver Creek Eddy

This option develops the southern portion of the site into a Civic Center. Two plazas are located off the corner of Water and Park. One plaza is in front of the City Hall, and the other is flanked by an outdoor covered pavilion, the City Hall and the Police Department. The plaza can also be accessed from First and across the middle of Water street encouraging pedestrians enjoying the riverfront to also enjoy the Civic Center.

The City Hall is shown as 10,200 SF and the Police Department is 17,300 SF one story (or 25,950 for one and a half story). Total one-story SF is 27,500. Secured parking is adjacent to the Police Department building with access from First Street.



OPTION 1: "EMBRACE"



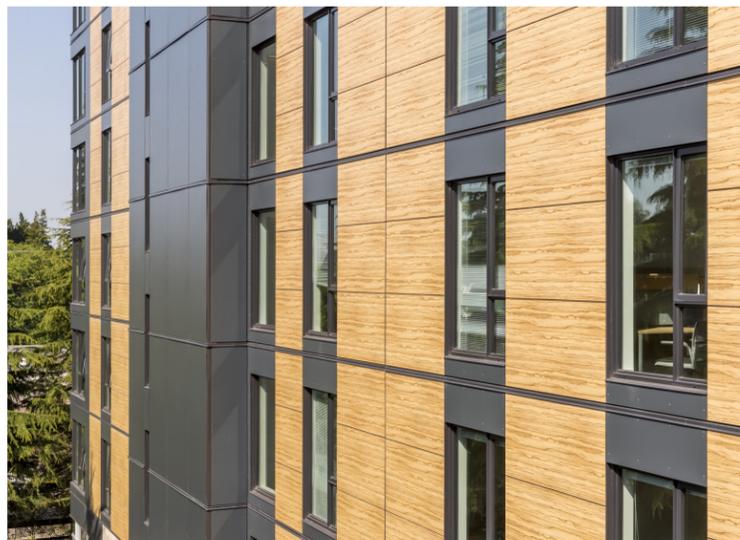
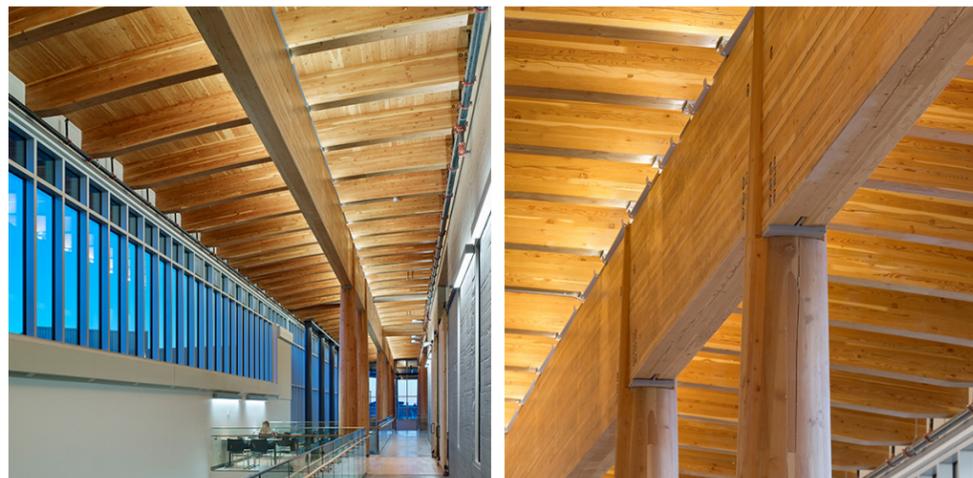
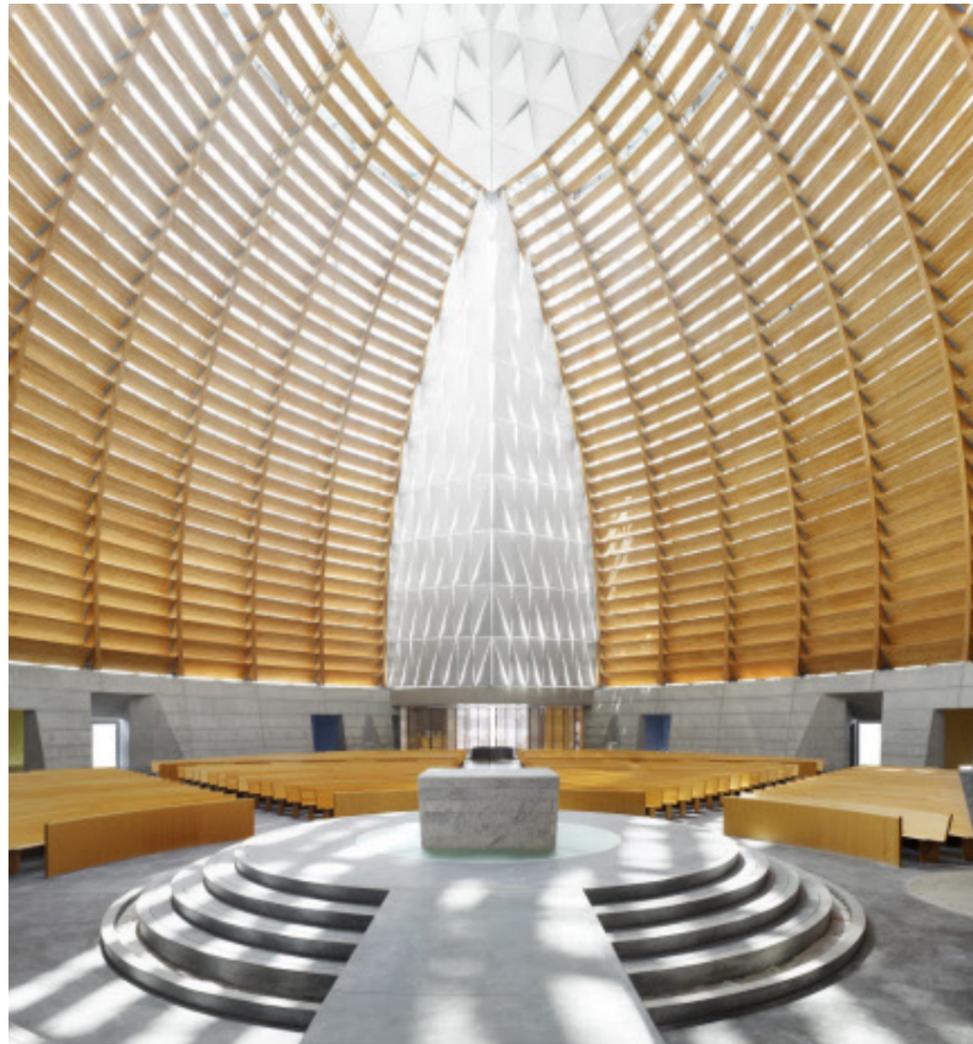
OPTION 2: "FESTIVAL PLAZA"



OPTION 3: "CIVIC PARK"

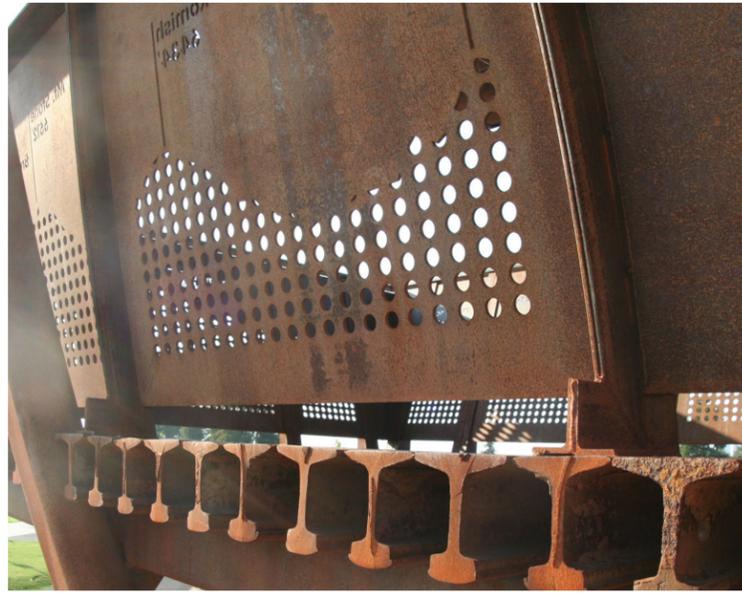


OPTION 4: "SILVER CREEK EDDY"









PREFERRED ALTERNATIVE

City staff met with the City Council in Work Session on May 20 and June 3, 2019 to obtain feedback on the four site development concepts outlined in this Concept Plan. City Council minutes of the May 20 meeting reflect prior public input and includes photos of a dot exercise to ascertain which design elements were most desirable. City Councilors generally want to retain the entire site under public ownership for now but split regarding preferred building layout options. Based on City Council input City staff prepared two revised concepts, 3A and 4A, for the June 3 2019 City Council meeting (see Attachment A).

At the June 3, 2019 meeting City Council was unable to reach consensus about building layout and location, which prevented them from finalizing their preferred concept. Some Councilors expressed concerns about selecting a single concept while there are still unknowns at this stage. For example, next steps will include a space needs analysis, refined site plan and development cost comparisons, which would produce additional information for City Council consideration.

Following the two City Council work sessions City staff concluded selection of a single concept may not be feasible until the next stage of the project when more detailed site programming and financial feasibility will be determined. Those actions are described in detail in the "Implementation Recommendations" contained in this Concept Plan (pp. 14 – 17). Since implementation actions are not part of the scope of work for the current project, they will need to be addressed in the future through separate City funded activities.

As a result of the lack of City Council consensus on a Preferred Alternative the Project Management Team agreed this Concept Plan cannot include a "perspective or axonometric simulation" of a selected site design alternative. Precedent images (preceding pages) illustrate preferred building materials, primarily wood and brick, and public realm elements that the community identified as potentially viable for future building and open space design. Specific building materials will be explored in future City-led phases of this project.

CODE COMPATIBILITY

The Eugene Field site (all three parcels) is zoned **Downtown Commercial Fringe with Public (/P) Overlay District** designation per the Silverton Zoning map. Zoning within Silverton are regulated through Title 18 (Development Code and Zone) of the Silverton Municipal Code. Generally, the concepts are consistent with existing zoning.

Chapter 2.8 describes the Public (/P) Overlay District. The purpose of the overlay district is "to identify those properties that are in public, semi-public, or governmental ownership. These properties generally contain uses that are considered essential public services or otherwise allow uses, services or facilities that enhance the livability and quality of life for the Silverton general public. These uses, facilities or services are generally noncommercial and/or not-for-profit." The overlay district requirements are in addition to the underlying base zone. Based on a review of the overlay zone, the following requirements could apply:

- Civic space such as a City Hall and office portion of a Police Station, appear to be permitted

outright, either as an office use or community service facility, although jails and detention facilities are conditional uses subject to the requirements of Chapter 4.4 of the Development Code

- Parks and open space are permitted uses

Depending on whether or not the City determines that a portion of the site should be sold or developed with non-public uses, such as housing or mixed-use, the overlay for that portion of the property would likely need to be removed to permit that use if no longer in public ownership.

The Eugene Field site is zoned Downtown Commercial Fringe (DCF), described in Chapter 2.3: Commercial Districts of the Development Code. Per the Development Code, the DCF is:

“one of the zoning districts that implement the commercial comprehensive plan designation. The purpose of the DCF district is to provide a transition between the DC district and adjacent neighborhoods and commercial areas. The DCF district is intended as a mixed use area, where commercial, residential and mixed use buildings co-exist and complement the downtown. Architecture reflecting the historic character of the area, and pedestrian-oriented streetscapes, define the DCF district.”

Uses permitted within commercial districts are described in Table 2.3.110 of the Development Code. Within the DCF District, office and parks and open space are permitted outright. Community services are permitted as a conditional use, but because the site is within the /P overlay district, those uses would also be permitted outright. Jails and detention facilities are not permitted in the district, but would be considered a conditional use because of the /P overlay.

Table 2.3.120 (Development Standards for Commercial Districts) identifies scale, design and orientation requirements. At this preliminary stage of concept development, none of these requirements are potentially challenging except for building heights, which is a maximum of 35 feet. Depending on the scale of the building, that may not be adequate to accommodate a multistory building if parking is also located on the ground floor of the building. Table 1, provides a summary of the four concepts general consistency with site and design standards

Table 1: Downtown Commercial Fringe Design Standards

Section	Applicability and Design Considerations
A. Purpose	The project meets the intent of this district, with the /P overlay permitting jail and detention facilities as a conditional use
B. Applicability	This section applies as it would be a new building or series of buildings within this district.
C. Area Defined	The entire site is within the DCF.
D. Standards	This standard primarily refers to existing residential uses converted to commercial uses, or new commercial uses, neither of which necessarily apply to this project. Buildings within the Downtown

Section	Applicability and Design Considerations
	core area are more appropriate examples of building types. These larger buildings with large windows and constructed of wood and/or brick were the preferred materials for the civic buildings identified through the public engagement project, as applicable for a City Hall and police station.
E. Site Orientation	To be developed in a future phase of the project
F Site Design	To be developed in a future phase of the project
G. Building Scale and Height	<p>The maximum building height is 35 feet, which may be too low to accommodate a multi-story building with tuck under parking. Appropriate building height should be evaluated as major elements are refined through future building concept development.</p> <p>Roof design are still to be determined in future phases of the project and would include consideration of maximum building heights within the DCF district, scale of the building, and adjacencies to other structures. Consider incorporate the Downtown Commercial design guidance as this scale of building would be similar to Downtown structures.</p>
H. Building Width	To be developed in a future phase of the project
I. Roofs	To be developed in a future phase of the project
J. Façade Materials and Textures	To be developed in future phase of the project. The public engagement process identified wood and brick as the desired primary materials, similar to Downtown Silverton
K. Color	To be developed in a future phase of the project
L. Parking	To be developed in a future phase of the project
M. Designated Creek Protection	The site is not adjacent to Silver Creek. This does not apply.
N. Landscaping	To be developed in a future phase of the project

IMPLEMENTATION RECOMMENDATIONS

To implement the community’s vision, the planning for this site should emphasize the following elements:

- Maximize use of the site.** Maximizing use of the site, not just for civic and public uses but also for residential development, will help the City to meet housing needs while developing civic and retail uses, increasing fiscal benefits and supporting environmental goals by

increasing opportunities to walk from home to work and amenities.

- **Provide space for community services.** Consider incorporating services that will complement and enhance the new city and Police Station such as community meeting spaces and low cost for lease space for non-profits that provide essential community services.
- **Build sustainable infrastructure.** The community was clear that the new buildings should incorporate green infrastructure such as graywater systems and rainwater harvesting, solar power and green roofs. Green stormwater infrastructure should also be incorporated into the overall site design.
- **Focus on creating active places.** This includes a focus on placemaking, urban design and amenities. In addition to planning for the right mix of land uses, significant attention must be given to the design and programming of open spaces within development to ensure there are publicly accessible spaces designed to support community life.
- **Provide community benefits.** New development should provide affordable housing and other benefits that contribute to the welfare of the larger community.

Action Items

The following actions should be considered as the concept planning moves forward:

Funding and Financing

FF-1. Complete a Financial Feasibility Analysis. The City Hall, Police Station, and public spaces are only part of the project. Leveraging portions of the property for private development may provide an opportunity to defray some of the costs of developing site. As part of the next stages of concept development, the City should complete a financing and funding analysis for the public facilities to identify the most appropriate methods to pay for construction, maintenance, and operation of the new facilities. As part of this study, a market analysis should be completed to identify the potential for future private development on this site. The analysis should consider whether there are any leverage opportunities, such as public/private partnerships, for private development to support public development and programming of the site.

As part of this task, or as a separate analysis, the City should also consider completing a needs, funding, and operations analysis of other public uses, such as a public performance space or community center with pool, two uses identified through the public process. These are high cost projects that need additional analysis.

Regulatory Amendments

RA-1. Revise the Development Code to Permit Multiple Uses. As the concept planning continues and the building programming begins to take shape, minor revisions to the Development Code may be required to permit the multiple types of uses envisioned for the site. The /P Overlay, for example, does not permit private development or development at the scale that will likely be needed to provide an adequate return on investment to attract a developer. Changes to the overlay will likely

be required to permit mixed-use development, whether the City develops the site while retaining ownership of the site or if the City sells a portion of the site to a private developer. If the City sells a portion of the site, it would no longer be a publicly held property and the /P overlay would not apply.

Additionally, the underlying zoning district is DCF would generally permit the proposed uses on the site. However, the maximum building height of 35 feet within this zone may limit mixed-use development or civic structures where tuck under parking would require taller buildings to accommodate these uses. 45-foot maximum building heights may be more appropriate, depending upon the ultimate programming plan (both public and private development).

Public Spaces

PS-1. Integrate Historic Elements into Public Spaces. Prior to demolishing Eugene Field School, the City created an inventory of materials to be salvaged and use either in the new building(s) or as part of the public spaces. Use of the columns, lighting and other features should be integrated into future concept planning. As part of the public engagement process, the project team also collected recollections of former students and residents with memories of the buildings. These could be used as interpretive elements that show to history of the site, the former school building, and memories from generations of the community that moved through the school's halls since it opened.

PS-2. Develop a Programming Plan for Public Spaces. The community was clear that they want gathering spaces for events and family-friendly amenities, such as a splash pad. Designing and constructing these spaces are major endeavors for a City. To maintain activities year-around on these sites, the City should develop a programming plan that identifies events, timing, and overall management to ensure that the public spaces are highly used and maintained over time. This is particularly important for coordinating public events such as a farmer's market with open times for community uses.

Internal Space Planning, Architecture, and Concept Refinement

CR-1. Coordinate with ODOT to Identify Access Requirement and the Use of Public ROW for On-Street, Diagonal Parking. Maximizing Eugene Field site use will require use of adjacent public ROW for public parking. ODOT will require an analysis of traffic impacts for redevelopment of the site and as part of that analysis, the City should coordinate with ODOT to identify specific issues for permitting on-street parking, access requirements, and overall traffic flow as the area develops.

CR-2. Complete a Space Programming Plan for City Hall and Identify Shared Space Amenities. The Police Station has completed a space planning program for its facility, providing direction on what the building will need to include. Prior to moving forward with additional concept design, the City should complete a space planning analysis of what should be included in the City Hall building. This is assumed to include offices, meeting space, storage and records, IT needs, public meeting spaces, such as for City Council, among other uses. City staff and elected officials also identified the desire for shared spaces between the Police Station and City Hall, such as meeting spaces, kitchen and break space, locker rooms and showers.

Next Steps: Design and Construction

The previous section identified the major elements that will guide development of the Eugene Field site, or manage and maintain public space after it is constructed. After space planning and funding/financing analysis is complete (see FF-1 and CR-1), the City should refine the design concept to identify more specific site and building options that incorporate the space planning and parking assumptions. The result of this task will be a refined, preferred concept that incorporates all major elements of the project with enough detail to develop a design, construction, and management budget for the project.

This section identifies the major elements that will need to be completed as part of the design and construction process.

City Role

The City should identify the extent of the following tasks, either completed prior to selecting an architectural team for the project or with the selected consultant. Many of these tasks could be incorporated into a workplan for an architect-led team, either selected directly or through a **Request for Qualifications** for a design team:

- Refine direction on the site plan, such as which elements are to be included, public versus private development, and other design requirements to be completed by the design team. This should also include which public amenities should be included in the consultant design contract.
- Complete a land survey and which portions of the site will be subdivided for future uses (if applicable). The survey could also be completed as part of a design consultant contract.
- Complete geotechnical studies (this can also be completed as part of the consultant design contract).
- Confirm which potential Police Department uses are permitted within the Inundation Zone.
- Establish budget/funding sources (see FF-1)
- Identify the level of anticipated of public engagement

Depending on the project needs, the architect would establish a design team that includes landscape architecture, permitting, public engagement, structural and civil engineering, mechanical, electrical and plumbing experts, spacing planning and cost estimators. Depending on the structure of the lead architectural firm, many of these areas of expertise could be provided by the lead firm.

Consultant Role

Complete Concept Design

The architecture team will complete concept design (fee is to be determined, depending on City needs and workplan) that establishes the site and design program and site building options. Major elements of this phase of work includes:

- **Step 1: Establish the site and building program.** This includes the space needs analysis and draft building program. The community and public would provide input on the deliverables, resulting in the final building program
- **Step 2: Create and refine site and building options.** This includes site and building concepts with enough detail to provide rough order of magnitude cost estimates. The building options would include primary building materials details that the public and City staff and leadership can review and provide input on in preparation for developing the preferred concept plan.
- **Step 3: Develop Preferred Concept.** Using the input provided during the previous tasks, the design team will develop a preferred concept with enough detail and construction budget information that can be used to select a contractor. The deliverables at this point in the design process typically include a preferred building concept plan, site plan, final renderings, structural, mechanical, electrical and plumbing, civil basis of design narratives, and concept design costs. As with other steps, the City has an important role in guiding this process, along with the design team.

Completing concept design is an iterative process and will likely include a series of public workshops with the community as well as work sessions with City staff and elected leadership.

Next Steps

The concept design process provides enough details to establish a project budget. After City agreement on the overall project budget, the City will need to decide what type of procurement process is necessary. Typically, this type of project is a design/bid/build procurement process. This procurement process often includes:

- Design Fees (as a percent of estimated construction cost)
- Next Phases of Design (as a percentage of the total design fee):
 - Schematic Design (15%)
 - Design Development (25%)
 - Construction Documents (40%)
 - Bid and Construction Contract Administration (20%)

The architecture team would continue to stay engaged throughout the construction process to help address any issues and deliver the project to the Silverton community.

Attachment A: Public Input and City Developed Concepts

1 CITY OF SILVERTON
2 **CITY COUNCIL WORK SESSION MINUTES**

3 **Silverton Community Center – Council Chambers – 421 South Water St.**

4
5 **May 20, 2019, 6:00 PM**

6
7 **I. OPENING CEREMONIES – Call to Order, Pledge of Allegiance & Roll Call**

8
9 Mayor Kyle Palmer called the Work Session to order at 6:08 p.m.

Present	Absent	
X	_____	Mayor Kyle Palmer
X	_____	Council President Jason Freilinger
X	_____	Jim Sears
X	_____	Matt Plummer
X	_____	Dana Smith
X	_____	Laurie Carter
X	_____	Crystal Neideigh

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27 Staff Present: City Manager, Christy Wurster; Community Development Director, Jason Gottgetreu; Chief
28 of Police, Jeff Fossholm; Assistant to the City Manager/HR Coordinator, Elizabeth Gray; Finance Director,
29 Kathleen Zaragoza; and Assistant to the City Manager/City Clerk, Angela Speier

30
31 **II. PROCLAMATION**

32
33 **2.1 National Bike Month**

34 Mayor Palmer read the proclamation and declared May as National Bike Month.

35
36 **III. DISCUSSION ITEMS**

37
38 **3.1 SMC Chapter 1.08 General Penalty**

39 Chief of Police Jeff Fossholm explained that Council discussed wanting to review the general penalty
40 code in November 2018. The penalty amount in the Silverton Municipal Code is not to exceed \$2,500.
41 Included in the Council packet is a list of the cases that have been sent to the Municipal Court with the
42 general penalty fine from 2017 and 2018. Mayor Palmer noted that the full general penalty amount rarely
43 gets upheld. Councilor Smith said this was likely prompted by the Environmental Management Committee
44 (EMC) who received feedback that the standard \$2,500 fine seemed excessive. They would like to see
45 some different language such as \$0 to \$2,500. Council discussed the idea of setting a minimum violation;
46 however, Chief Fossholm pointed out that would likely cause a full re-write of the code. Council decided
47 they like the flexibility that the current language gives the judge and to keep the language as is.

48
49 **3.2 Eugene Field Commons Concepts**

50 Community Development Director Jason Gottgetreu explained the public outreach effort that has taken
51 place to date regarding the future use of Eugene Field Commons. He reviewed the four draft concepts
52 and explained the purpose of tonight's work session is to get feedback from City Council with regards to
53 the site elements. He will then take the ideas and create two preferred designs which will help inform
54 what that final site concept will look like. The four options were released for public comment and Council

1 has received all comments that have been submitted to date. Council was asked to provide feedback on
2 the following elements.

3
4 **Building layout together/separate and one verses two-story**

5 Director Gottgetreu explained that by having the buildings together there can be economies of scale with
6 shared facilities and all City services would be located under one roof. When they are separate there is
7 more flexibility for location. The police facility needs to be built to a higher seismic standard than city hall.
8

9 Councilor Carter asked about the seismic standards and why there is a difference between the city hall
10 and police station. Councilor Smith explained that the police station needs to meet the essential facilities
11 standards which are more stringent than seismic standards. Councilor Carter said in three of the concepts
12 it appears that the construction could damage the tree roots of the douglas fir and sequoia located on the
13 corner.
14

15 Councilor Smith explained that if the buildings are separate there would be a number of redundant
16 facilities involved and a combined facility would allow for shared spaces, such as the lobby, restrooms,
17 and conference rooms. She would like to see the parking below the facility in order to get the police
18 station off the ground and above the inundation zone of 7.5 feet.
19

20 Councilor Plummer said having the buildings together would be nice, but realistically the police facility will
21 likely get built first.
22

23 Councilor Carter would like to see wider sidewalks in front of the building and less impermeable surface in
24 the common area.
25

26 Councilor Freilinger would like to see a two story building, because it will allow for more open space and
27 the construction will be more cost effective. He likes the synergy and space sharing concepts with the
28 combined building and likes the L-shape, but in the concepts they are too close to the street and sensitive
29 trees. The L-shape design would allow for the buildings to be constructed in phases and still be attached
30 eventually. He would only like to see the secure police parking onsite and does not want to see parking in
31 the open space, which is why he advocated for the diagonal street parking.
32

33 Mayor Palmer would like to see the building face Water Street, because it has always felt like the face of
34 downtown. He doesn't mind the L-shape, but it doesn't need to be. He sees the front facing ground level
35 space being saved for retail or non-profit. He also feels that City staff should have onsite parking in
36 addition to the police secure parking and the public has expressed their desire for public parking. He does
37 not want to see the facilities separated.
38

39 Director Gottgetreu explained that the on street diagonal parking will need to be approved by ODOT,
40 since it is an ODOT highway. He explained the six criteria that the City must meet to get approval. He
41 explained that the area is between the Downtown Commercial District and the Downtown Commercial
42 Fringe. If it were in the Downtown Commercial District there would be no onsite parking requirements.
43 There is for the Downtown Commercial Fringe and the Public Overlay. Council could choose to rezone
44 the property or if the City can prove that the on street parking can meet the parking needs it can appeal to
45 the Planning Commission.
46

47 Councilor Sears stated there should be onsite parking, because the downtown business owners have
48 concerns about parking. He likes the separate buildings and how number three is laid out. He would like
49 to see the police facility closer to First Street, leaving the area to the south open for future development,
50 whether commercial or a future aquatic center.
51

52 Councilor Carter would prefer to see a two story building and explained how the University of Oregon's
53 campus has smaller parking lots for faculty that seem to blend into the green space making them more
54 attractive.
55

1 Councilor Neideigh said she likes concept three and indicated that the community (through the
2 stakeholder meeting and online) has voiced their support for having the policy facility separate from city
3 hall.
4

5 **Building location**

6 Director Gottgetreu explained that two concepts located the building in the northwest corner, one located
7 it in the southeast, and one located it in the dog park/ball field area.
8

9 Councilor Smith asked staff to display pictures she took of the trees located in the northwest corner of the
10 site. She took these pictures to show Council their proximity to the street, there are powerlines going
11 through them, the roots are damaging the sidewalks and will eventually damage the road as well. She
12 said eventually the trees will need to come down and it would not be an appropriate time to do that after
13 the municipal buildings are built. She listed the impacts that trees can cause to buildings if they are too
14 close. Since the plan is to fully develop the site, it makes sense to plan for their removal prior to the
15 construction of a new building.
16

17 Councilor Plummer said the concepts showing the building close to the northwest corner do not make
18 sense to him. He doesn't think that would be a good view for people entering town. He would prefer city
19 hall be built closer to First and A Street.
20

21 Councilor Carter disagreed with Councilor Smith and reported on the lifespan of these tree types. The
22 trees are very large and sequester large amounts of carbon. It would not be very popular at all if they
23 came down. She doesn't like the first view of someone coming into town being the building.
24

25 Mayor Palmer said he would like the building to be located further south, away from the trees and would
26 not build it away from oncoming traffic.
27

28 Councilor Smith said the City has an opportunity to make a strong architectural statement with the design
29 and it has been suggested that we honor the timber roots with a strong timber statement. Seeing the
30 building coming in on Water Street will make a statement about the town. It could also be a nod to the
31 current City Hall or the Palace Theatre with an art deco flavor. She would like to know the current age of
32 the trees and that their life span in an urban environment will be different than in a national forest.
33

34 Councilor Carter indicated she is favoring the L-shape, but it would need to be two stories and set back
35 off the street.
36

37 Council discussed the possibility of vacating A Street and how the concepts could be redesigned to have
38 the buildings straddle A Street and use it as a pedestrian area. Councilor Smith asked about the backfill
39 of the basement material, because it could mean that geotechnical soil amendments are necessary to get
40 a good foundation. Discussion ensued on the building placements and where the open space entrance
41 would be. Director Gottgetreu said ODOT has indicated they would grant an additional access away from
42 the intersection, if A Street was vacated.
43

44 **Parking lot or little open space elements, how much**

45 Director Gottgetreu displayed overhead pictures of Eugene Field Commons, Independence Civic Center,
46 and Keizer Civic Center sites. Currently the Silverton City Hall, the Chamber, and the Community Center
47 have a total of 75 parking spaces. The Keizer Civic Center (63,000 sq. feet) has 75 parking spaces for
48 police and 180 spaces for the public. The Independence Civic Center (39,000 sq. feet) has 70 parking
49 spaces.
50

51 He reviewed the high to low rates for the number of parking spaces verses offices and asked Council
52 what ratio they would prefer for the Eugene Field Commons site. Director Gottgetreu distributed a
53 concept that staff talked about that would cut into the south side of the site to add diagonal parking on
54 Park Street and on the site. The trees would remain and provide green space between the two parking
55 areas. This would help to minimize the parking onsite. Councilor Carter said she is favor of the minimum
56 parking ratio. Councilor Freilinger said he would prefer to see the parking on the north side of the site and

1 to maximize the street parking as much as possible. Councilor Neideigh spoke in favor of creating more
2 open space for kids to play in and would like to see the on street parking maximized as much as possible.
3 Councilor Sears liked the concept Director Gottgetreu distributed because he does not feel ODOT will
4 grant the City the diagonal parking on Water Street and this concept places the parking on the south end
5 closer to the downtown businesses that say they need more parking. Mayor Palmer supports Councilor
6 Carter's idea of the smaller parking lots surrounded by green space. He feels that the concept handed out
7 visually disconnects the site from the downtown and he would like to see it more connected with the
8 buildings to the south. Councilor Freilinger would like to see parking in the northeast corner.
9

10 Councilor Smith addressed the idea of small lots and indicated that she likes the idea, but is concerned
11 with the amount of space it would utilize. She would rather see the onsite parking below the buildings to
12 allow for larger opens spaces for public events. The parking could have a nice façade with obscure
13 windows so you couldn't even tell they were parking structures.
14

15 Chief Fossholm said the secure parking lot should have a sally port for access to unload a prisoner into
16 the building. The police parking needs to be incorporated into the design and attached to the building.
17 City Manager Wurster said the current Silverton City Hall is about 12,000 square feet. There has not been
18 a space needs analysis performed for city hall; it has been budgeted for the next fiscal year.
19

20 Councilor Carter said she is supportive of placing the police facility on the north side of the vacated A
21 Street.
22

23 Council took a break at 7:38 p.m. and returned to regular session at 7:51 p.m.
24

25 **Open Space Needs**

26 Director Gottgetreu reviewed the concepts and their open space. He would like feedback on how much of
27 the site should be dedicated to open space and at what ratio.
28

29 Councilors Carter and Neideigh expressed their support for making the entire southern half of the site
30 green space. It might need to be sold down the road, but in the meantime it should be used as an
31 additional park area for kids. The police would have a better ease of movement on the northern end.
32

33 Councilor Plummer does not want to see any portion of the site sold; there are other properties that
34 should be sold before this one. He sees a need for some public parking, but the green space should be
35 optimized. The police parking should be towards the north.
36

37 Councilor Freilinger said he is leaning towards using 60 percent of the site for green space. He would like
38 to see the City hold on to the space for a future civic need.
39

40 Mayor Palmer agrees with the 60 percent, he would prefer to see the open space on the north end,
41 because it seems like there will be a disconnect from the downtown with an undeveloped open space. He
42 would prefer to see the Civic Center more connected to the downtown area.
43

44 Councilor Sears would prefer to see the buildings to the north with the pedestrian amenities and the
45 parking to the south. He does not want to see any portion of the site sold for commercial purposes
46 anytime in the near future.
47

48 Councilor Smith voiced her support for leaving the northern block alone, because it seems like the most
49 fiscally responsible thing to do. The buildout should take place on the Eugene Field proper site with
50 combined buildings to allow for shared facilities and under the building parking.
51

52 Councilors performed a dot exercise and indicated their preferences for the percentage of open space
53 and what open space elements should be included, such as amphitheater, play structure, basketball
54 court, etc. They also indicated their preference for the number of onsite parking spaces, the building
55 layout, and the building location. Photos of the preferences are attached to these minutes.
56

1 **Next Steps**

2 Director Gottgetreu said this exercise will lead to the prioritization of the site elements. Staff will take the
3 feedback from tonight and craft two refined concepts that show the police facility in the dog park area with
4 the City Hall parallel to A Street and one that is L-Shaped located in the northern area away from the
5 trees. [Note: After reviewing the dot exercise staff changed the second concept to be oriented on the
6 southern end of the property]. There will be minimal parking that is somewhat hidden and then allow
7 enough green space for the elements selected. These concepts will be presented to the public for
8 feedback and presented to Council at the June 3, 2019 meeting. From there hopefully a preferred
9 concept will be chosen and can be provided to MIG for final design.

10
11 Councilor Sears distributed information that he would like Council to consider regarding the City holding
12 an architecture competition for the building design and possibly the landscaping. This would allow the City
13 to evaluate a number of different proposals and not just ideas from one firm. He explained that the
14 competition would take place after MIG provides their final conceptual rendering which is not going to
15 provide the architectural components for the Civic Center. This would be a more refined and detailed
16 design.

17
18 **IV. CITY MANAGER UPDATE – None.**

19
20 **V. COUNCIL COMMUNICATIONS**

21
22 Councilor Freilinger reminded everyone to vote by tomorrow and that ballots need to be dropped off.

23
24 Councilor Plummer followed up on his suggestion last month regarding the possibility of banning single
25 use plastic utensils and plastic straws. The majority of Council agreed to allow Councilor Plummer to
26 begin researching regulations from other cities.

27
28 Mayor Palmer thanked everyone who attended the Pet Parade over the weekend.

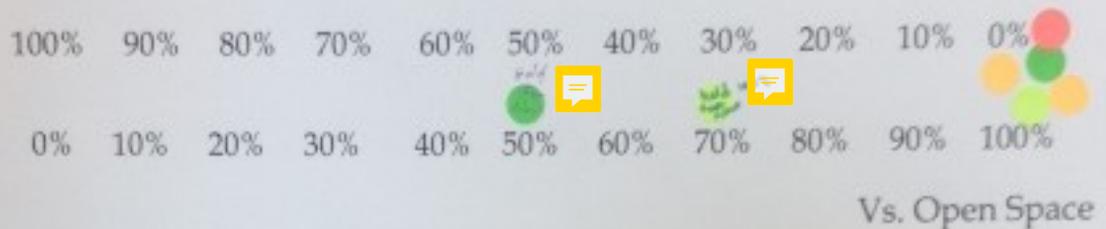
29
30 **VI. ADJOURNMENT**

31
32 The meeting adjourned at 8:40 p.m.

33
34 Respectfully submitted by:

35
36 /s/Angela Speier, Assistant to the City Manager/City Clerk
37

Future Development: Sell on open market no restrictions
 Sell with restrictions, Dev. Agr.



Open Space Elements

Splash Pad / Fountain

Gathering Space

- Murals
- Farmers market
- Dog park
- Pickleball
- Amphitheater
- Sculptures/Art
- Band stand

Outdoor bathrooms

• Picnic Area

• Bocce Ball

• Gym

• Play Structure

• Information center

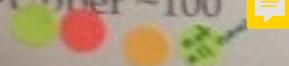
• Edible Landscape

• Drinking Fountain

• Basketball court

On Site Parking

- Current = 75
 - City Hall & PD = 33, Comm. Center = 27, Library/Chamber = 15
- Keizer 63,000 sq. ft. w/180 public & 75 PD
- Independence 39,000 sq. ft. w/ 70
- Top ~150 spaces
- High ~125
 - Keizer rate
- Upper ~100
- Mid ~ 75 (typ. Office)
- Low ~50
 - Ind. Rate
- Bottom ~ 25



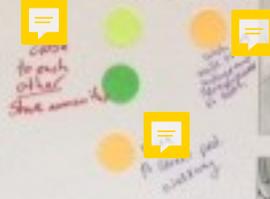
Building Layout



Together



Separate



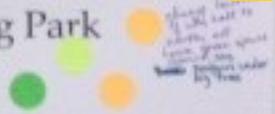
Building location



NW



Dog Park



SE



Attachment 2 to Agenda Item No. 3.2

Feedback on Building Location

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
Building setback from the street	Stakeholder Meeting
View corridor along both sides of site	Stakeholder Meeting
Primary frontage should be along N Water Street	Stakeholder Meeting
Services on second floor, parking on first	Stakeholder Meeting
Focus on the corner of the site (Front St. and A St.): statue, clock, sign	Stakeholder Meeting
Build on central location for the community	Staff meeting
What we need in the public buildings: shared space for: gym/locker rooms, community spaces, kitchen, council chambers/court	Staff meeting
Police building at dog park	Community Workshop
No "front or back" -welcoming entrances on both 1st NE and Water Street	Community Workshop
Build on area where the school was	Community Workshop
I pictured the buildings to be toward the park street side so that the visual part of the plaza would be seen from Water Street rather than First Street. Water Street seems to be where most visitors enter town, whereas First Street is leaving town in my view.	Face Book
I've seen mention of festival areas we only have two main ones, and I don't see the main one homer days moving from college park. Now for those that remember some years ago main st between the streets of water and second was going to closed off and foot traffic only zone down town with a park styled after the war memorial park in the place of the street. We can do something like this with the city hall being the central hub of the construction then the pd being located closer to a street giving the pd access to both first st and water st for emergencies. The city hub being an important building we can make it to where the city official offices are on the second floor of the building like they are now, the basement can be used for indoor activities (kinda like the school gym). The main floor on one side you can have your reception/billing and the other can be used as the farmers market with doors that lead to the outside or be leased out when the farmers market is not using that area, bringing more people to the main shopping area of town to park and more likely to roam around afterwards. Or have that half be a community driven center that has sports equipment gym equipment areas to rent from for parties.	Face Book

Feedback on Building Location

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
I think all buildings should be at the end of property that subway is at. Leaving parking at the downtown end as long as possible, it can always be developed later. In my opinion more parking is what downtown businesses need, and if it was there wouldn't have to shuttle people for all the festivals.	Face Book

Feedback on Style and Design of the Buildings

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
Traditional services offered at a City Hall	Stakeholder Meeting
Public meeting/gathering spaces	Stakeholder Meeting
Green: LEED certified, fossil fuel free	Stakeholder Meeting
A civic space	Stakeholder Meeting
A connection between city work and the public realm	Stakeholder Meeting
For visitors and people living in the City	Stakeholder Meeting
Family Friendly	Stakeholder Meeting
Heavy timber and brick	Stakeholder Meeting
Go vertical to save open space	Stakeholder Meeting
Prominent building	Stakeholder Meeting
Dedicated design for entrance	Stakeholder Meeting
Water reuse/sustainable building design: green roof or solar	Stakeholder Meeting
All weather	Stakeholder Meeting
Low water plants	Stakeholder Meeting
Architecture is a focal point	Stakeholder Meeting
Blend with downtown	Stakeholder Meeting
Be 2-3 stories	Stakeholder Meeting
Pay homage/preserve to history	Stakeholder Meeting
Have columns	Stakeholder Meeting
Be kid friendly	Stakeholder Meeting
Police-parking on ground floor	Stakeholder Meeting
Downtown scheme	Stakeholder Meeting
Brick	Stakeholder Meeting
Wood	Stakeholder Meeting
Sustainable designed	Stakeholder Meeting
Bigger and flexible Council Chambers	Stakeholder Meeting
Media capability/room	Stakeholder Meeting
Historic Quality. How is Eugene Field remembered and how does that transition into the future design process. Potential building elements to include: columns, entry, radiators, drinking fountain	Staff Meeting
Provide indoor and outdoor community spaces	Staff Meeting
Consider space for non-profits within City Hall	Staff Meeting

Feedback on Style and Design of the Buildings

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
Tie in with downtown plan and the Oregon Garden City brand	Staff Meeting
Use roof for solar, patio or other creative uses	Staff Meeting
Rental space that generates revenue	Staff Meeting
A side meeting room for the judge	Staff Meeting
Development can be modern but should fit with historic downtown (brick, wood, glass)	Community Workshop
Multi-story City Hall (2-3 stories popular)	Community Workshop
Green: LEED certified, solar panels	Community Workshop
Brick façade-fit with downtown buildings	Community Workshop
Murals	Community Workshop
Community meeting spaces and kitchen (flexible space)	Community Workshop
U-Shaped Building with open space	Community Workshop
Brick traditional material and broken up buildings	Community Workshop
Would like to see a design with the buildings along Park Street and along A Street with the common courtyard open in the middle allowing walking paths from Water Street to First Street	Face Book
Aesthetics is important. Being true to the downtown architecture is important. It will make an impression for those driving into town. This building represents the city like no other building. I think it's important to get "the story" right. What do we want this building to say about Silverton? What do we want it to do, ultimately? [Can you possibly reserve some of the budget for some public art? It's an opportunity to say who we are, perhaps to tie our history with current day...the possibilities are endless. I'm not naive...there is probably plenty of resistance to this idea, and *that* will also say who we are. :(But I had to throw it out there.]	Email
I have serious doubts as to the need of "Secure Parking" for the police dept. It also sends an extremely negative message to the community -and visitors- that our city is unsafe.	Email

Feedback on Open Space Elements

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
Space for the farmers market	Stakeholder Meeting
An information center	Stakeholder Meeting
An amphitheater	Stakeholder Meeting
Green space/splash pad/fountain/mini parks	Stakeholder Meeting
Historic elements: columns and artifacts in green space	Stakeholder Meeting
Landmarks onsite	Stakeholder Meeting
Sculptures	Stakeholder Meeting
Lighting art	Stakeholder Meeting
Fountain or splash pad	Stakeholder Meeting
No blank walls	Stakeholder Meeting
Drinking fountain	Stakeholder Meeting
Outdoor bathrooms	Stakeholder Meeting
Plant trees along N Water Street and 1st	Stakeholder Meeting
Keep existing trees along Park St and on corners of site	Stakeholder Meeting
Keep residual land for green space	Stakeholder Meeting
Picnic area	Stakeholder Meeting
Water park/fountain/splash pad	Stakeholder Meeting
Represent garden city through flowers and landscaping	Stakeholder Meeting
Year round outdoor space that get sunlight by are covered	Stakeholder Meeting
Room for outdoor activities, bocce ball	Stakeholder Meeting
Performances	Stakeholder Meeting
Park at corner of site on A and Water Street	Stakeholder Meeting
Gym	Stakeholder Meeting
Staging area	Stakeholder Meeting
Community and gathering space	Stakeholder Meeting
Incorporate community gathering spaces	Staff Meeting
Provide green connections (from parks to the river)	Staff Meeting
Art and Play. There should be a plaza for recreation: spaces for kids (play park/splash pad, fitness park, plaza/amphitheater)	Staff Meeting
Maximize the use of on street parking	Staff Meeting
Lots of green space	Community Workshop
Outdoor community gathering area	Community Workshop

Feedback on Open Space Elements

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
Spaces for kids and teens	Community Workshop
Location for farmer's market	Community Workshop
Murals and public art	Community Workshop
Green space on all sides	Community Workshop
Play structure at 1st and A Street	Community Workshop
Leave dog park open	Community Workshop
Splash pad and fountain area that looks like the falls	Community Workshop
Edible landscape that incorporates the agriculture of the valley, could include green houses for the community to teach kids and for SACA	Community Workshop
Garden City-raised landscape beds	Community Workshop
Lots of trees	Community Workshop
I only like the bomber one but no cutting of trees specially the red woods there is a story behind them.	Face Book
One thing I really appreciated is that the redwoods remain in all 4 designs	Face Book
We would like to see some pickleball courts. The fastest growing sport in America	Face Book
Add a community outdoor basketball court! Maybe in conjunction with pickle ball courts	Face Book
This city advertises as being a great place to raise your children and have families most of those families will have dogs at some point so there should be a designated dog park within city limits one with the fountains that fill a bowl of water at the ground, play area and play equipment for the dogs.	Face Book
I imagine a nice "all weather" gathering area has already been expressed. I love this idea, not just as a place to meet friends, but as an important part of civic life. There's no other opportunity like this one. "Town Square Park" is named after this idea...and it is a lovely, sweet park, but having a space where city personnel intersects with the public brings a different vitality to community. It could provide some valuable opportunities for engagement, education, community building and even safety. The police are 'holed up' in the current building. As a resident, it communicates "don't bother us, we're doing our jobs". (Unintentionally, I imagine.) Thankfully, we see them being friendly at the Coffee Station. :)	Email

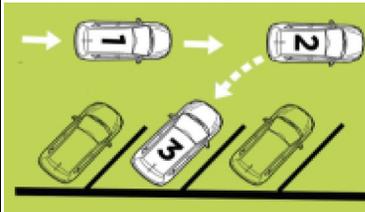
Feedback on Parking and Mobility

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
Widened sidewalks on N Water Street and N 1st Street	Stakeholder Meeting
Connection to downtown along N Water Street	Stakeholder Meeting
Pedestrian crossing	Stakeholder Meeting
Driver/bike/pedestrian routes to the site	Stakeholder Meeting
Trolley stop on Front Street	Stakeholder Meeting
Intersection improvements surrounding the site	Stakeholder Meeting
Bike tourism	Stakeholder Meeting
Alternate route for cars along 2nd Street	Stakeholder Meeting
More parking	Stakeholder Meeting
Underground or on ground floor	Stakeholder Meeting
Parking should be convenient	Stakeholder Meeting
Angled/diagonal around City Hall to fit more	Stakeholder Meeting
Parking must be achievable	Stakeholder Meeting
Parking should be secure	Stakeholder Meeting
Private or public parking?	Stakeholder Meeting
Parking should be on the margins	Stakeholder Meeting
Trucks should go around downtown for through trips and deliveries	Stakeholder Meeting
Safe routes to school need to be provided	Stakeholder Meeting
Dangerous intersection at Front and N Water	Stakeholder Meeting
Provide adequate parking	Staff Meeting
Police cars need to be behind in some type of secure area. They need 15-25 spaces and some covered for active units	Staff Meeting
Covered bike parking	Staff Meeting
Provide access to transit service	Staff Meeting
Underground parking	Community Workshop
Green streets	Community Workshop
Police should have good access and not share a road with the hotel	Community Workshop
2-way streets	Community Workshop
Underground parking	Community Workshop

Feedback on Parking and Mobility

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
So is it just me or is all the slanted parking in the middle of the street? Are they narrowing the roads around commons? Is the slanted parking false? Seems like an important component when evaluating layout/access/parking???	Face Book
Currently with parallel parking on both sides of both streets, and 2 lanes of traffic, there are still times you have to dodge around parked cars. They'd have to lose a lane of traffic to accommodate slanted parking spots and traffic through there is already busy during certain hours.	Face Book
Let alone cars backing out of spots when you have a single lane	Face Book
Diagonal parking: All I could figure out is that its either a mistake/oversight or they're considering moving the sidewalk further into the property. More parking in the area would be great.	Face Book
The slanted park would be done by widening the size of the streets. Still two lanes of traffic	Face Book
Parking should be free	Face Book
I like the extra parking-downtown does not have enough. I had wondered if they might widen the road between this property and the hotel (Park Street) to make slanted parking on both sides there (closer to town).	Face Book
Parking lots more parking for free	Face Book
If you get rid of the grass between the curb and the street on Water, and move the curb to the edge of the sidewalk, you'll have the room required for slanted parking, as well as many more parking spots available. That part at least looks like a win-win.	Face Book
Unless you are widening the streets, good luck on diagonal parking	Face Book
If they do enlarge the street, it is going to throw off the position of the sidewalk with the rest of the sidewalks downtown. That would not be visually attractive.	Face Book
The only really issue with the design (posted photo only real known source of info so far) is the diagonal parking, yes its more efficient in the sense of pulling in but the safety of getting out of said parking spaces has always been unnerving especially when a larger vehicle is parked in the line of sight making it very difficult to safely back out of the parking spot.	Face Book

Feedback on Parking and Mobility

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
<p>The diagonal parking is very dangerous especially as mentioned larger vehicles park next to smaller ones. See this issue a lot around the Marion County Court. I drive a truck myself and I have had issues in the past of seeing past and or around mini vans because of their heavily tinted privacy glass.</p>	<p>Face Book</p>
<p>But where this property is close to the high school during times of school getting out or higher than normal traffic patterns slanted parking along that street would be prone to accidents. If we left the parking along the main streets alone it will be fine. If needed you can turn that second part of the property into a parking lot like they did with the court house. One way with the diagonal parking, making it safe this way.</p>	<p>Face Book</p>
<p>Please do push for the free parking. We live in a residential home within blocks of the new plaza. Most of our homes do not have driveways and is off street parking. As it is now we struggle with parking (especially on Church days) making people pay to park is going to encourage them in parking on the side streets. Making it that much more difficult in carrying our kids/groceries and such daily.</p>	<p>Face Book</p>
<p>A' Street should not be vacated. It is very useful by both cars and pedestrians as an option to find their way around a local traffic problem and/or navigate our one-way streets.</p>	<p>Email</p>
<p>A civic parking area located where the proposed future development is shown on option #2 would relieve pressure on on-street parking for the north end of town; just as the Lewis St. lot does for the south end.</p>	<p>Email</p>
<p>If angled parking is in our future; back-in angled parking should be utilized. It is much safer and significantly better visibility when exiting.</p> 	<p>Email</p>

Feedback on Other Site Considerations

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
Limited retail/commercial	Stakeholder Meeting
Senior living and affordable housing	Stakeholder Meeting
Social Services	Stakeholder Meeting
Pedestrian Friendly	Stakeholder Meeting
Reusable spaces	Stakeholder Meeting
Flexible street design	Stakeholder Meeting
How to make it kid friendly: Water park, reflection pond, water feature, concrete seating/walls, and keep trees and open space	Stakeholder Meeting
Downtown boundary should be extended to include this site	Stakeholder Meeting
Housing only if we have space	Stakeholder Meeting
Inundation zone	Stakeholder Meeting
Balanced uses with other buildings	Stakeholder Meeting
Performing arts/meeting space	Stakeholder Meeting
Design flexible spaces	Staff Meeting
Provide opportunities for festival space and potentially storefronts for businesses	Staff Meeting
Flexibility of "paved" spaces	Staff Meeting
Construct senior or other types of housing on the site in addition to other uses	Staff Meeting
Auditorium	Community Workshop
Community or edible gardens	Community Workshop
Mixed use: small retail, offices, or community services on bottom floor and multi-family residential on second	Community Workshop
Statues of kids throughout the space, use kids from historic pics of Eugene Field	Community Workshop
Museum	Community Workshop
Small retail space - coffee, ice cream, sandwiches	Community Workshop
Food carts	Community Workshop
Hanging baskets	Community Workshop
Fancy street lights (dark sky) with baskets	Community Workshop
Brick fundraiser	Community Workshop
City directory - Interactive map	Community Workshop
Bill pay mail box	Community Workshop
Small café and business space	Community Workshop
knee wall planters - seating	Community Workshop

Feedback on Other Site Considerations

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
<p>As a long time resident that has been around and lived with people with disabilities, we should also take into account as a city of what activities they can do from their mobility devices rather than just sit and watch everyone else have a good time. And the elderly as well would there be enough seating and close enough together to accommodate those that can not get around that well? This also brings up the issue of the current building they are using located on water st. What is going to happen to the historical city hall? The reason. Behind this purchase of this property from my understanding was solely to make city hall and the pd larger even when the city has had other properties in the past stand vacant for long periods of time.</p>	<p>Face Book</p>
<p>It is important to have everything ADA accessible in the new outdoor and indoor spaces of the future community spaces.</p>	<p>Email</p>

Feedback on Favorite Concept
All comments received through Face Book or Email

Option 1 Embrace	Option 2 Festival Plaza	Option 3 Civic Park	Option 4 Silver Creek Eddy	Other Comments
1				
	1	1		We like the looks of Fiesta and Civic.
			1	If forced to choose, I prefer options 4, 1, 3, 2 in that order. Honestly, I don't think I dislike any of these at all. They all have a lot going for them.
1				I like option 1 the best. But I don't think I like the diagonal parking
		1		I like Civic Park, I like the idea of the police having their own parking area across the street from the rest of whatever goes in
			1	I like #4-open and inviting on Water Street. Option to sell extra parcel across A Street. Would be a great park/dog park until the sale is needed.
		1		Option 3 makes the most sense as there will be Park/green space/plaza space away from the police station, and parking would be closer to the downtown side of the property.
1				Has a more cohesive design!!
			1	
		1		#3 would separate the PD somewhat. Given the nature of business the PD has it might not be good to mix it with public gathering spaces.
	1			I actually like all 4 designs but #2 is my favorite
		1		I like 3, 1, 4, 2 (in that order). Would love to see some street level views of the plans. Thank you to everybody who has put a lot of thought and heart into developing this special piece of ground
		1		I like 3 best. It separates the police station and city hall and embraces the beautiful trees in a park like setting. Would love to see a fountain kids could play in, in the summer.
	1			Option 2: Festival Plaza is so beautiful! I can really envision this as an asset to everyone in the community and to tourists as well. I literally can see it's photogenic qualities leaping off the page #instagramworthy!! Great job on all four and thank you for saving the two redwood trees.
		1		
		1		
		1		3. Allows for more open space from street views and keeps the major buildings more in balance with the open space.

Feedback on Favorite Concept
All comments received through Face Book or Email

Option 1 Embrace	Option 2 Festival Plaza	Option 3 Civic Park	Option 4 Silver Creek Eddy	Other Comments
		1		I like Option 3 but think that a larger covered community gathering center is needed.
1				
1		1		I like the idea of a slight separation between City Hall and Police Department in #3, using the existing street. Makes the idea of a plaza more visitor friendly. I also like the inclusion of the redwoods and historic school columns in #1.
		1		
		1		#3! I like the idea of the farmers market moving too, like #4s idea of the future silver creek walkway-maybe incorporate that into #3?
		1		
		1		I like 3, 1, 4 in that order.
1				Embrace seems to have the most welcoming feel. I like the idea of the festival area, but I don't think I would be able to get over the claustrophobic feel of having the building looming over so close.
		1		I like them all, but #3 is my favorite because I like the open space to be able to see across the center from First to Water, and I like the idea of the police station being separate.
		1		
		1		I personally like 3 the best followed by 4. I would like to see both the PD and City Hall be large enough for growth over the next 30+ years. Lastly, both be two level buildings with parking below. We have an earthen dam just two miles away and we will need structures that can withstand an impact and be reasonably functional if and when we have the big quake and the dam breaks.
				Not a fan of #2, but I like the others. I've really enjoyed seeing all the way across the park since the school has been removed so I tend to be a fan of one story buildings. This would also cut costs for an elevator for accessibility.
				Consider what people see as they enter the downtown area from Water street. With Option one and. 2, the large building obscures the open space with the plaza tucked behind it out of view and surrounded by parking. Option 3 is more visually appealing and pedestrian friendly. Option 4 is the only one that assumes access to the creek. I approve the diagonal parking because it eliminates the need for paved parking.

Feedback on Favorite Concept
All comments received through Face Book or Email

Option 1 Embrace	Option 2 Festival Plaza	Option 3 Civic Park	Option 4 Silver Creek Eddy	Other Comments
		1		I like 3. I'm more concerned about the design of the building and keeping in traditional look of downtown.
			1	
		1		Love #3. Love the statement City Hall can make when you drive in, but not "in your face" Neither is it obscured in a corner. Nice street views, option to close street is useful, and still leaves good options for future uses. Would be nice to add the creek access to that design too. This is exciting!!
		1		
		1		
1		1		3 and 1
		1		
		1		
	1			I really like the design for #2. It breaks up the buildings and allows for a fun space between. I do agree that your really need to remember parking. A couple of the designs didn't have much, and being in the downtown sector, you really should have more. In the field across from where the school sat, I would love to see a park or a community garden.
		1		I am a resident of Silverton for 10 years and am aware of the struggle and necessity of this development. All of the concepts are well planned but one seems to be the obvious choice to me. Option #3 would place the PD separate from the Civic Center which would seem more appropriate taking into account the nature of their business. The PD could still be part of the whole concept by closing off the street and maybe adding a breezeway. I don't believe a park included, as in the plan, would be a good choice so close to the PD. Also, so glad you are keeping the existing trees on the corner!
		1		These are all great. I especially like plan #3, Civic Park, as it seems to maximize the most green space, the most community-building space, with less dominance of the buildings. Thanks for all the work you do!
	1	1		Festival or civic seem to invite folks to visit and embrace city hall. I would love to see some elevations to see the vision from the street. Hopefully going for a brick type façade and not some ultra modern look. Like that the trees are being preserved.

Feedback on Favorite Concept
All comments received through Face Book or Email

Option 1 Embrace	Option 2 Festival Plaza	Option 3 Civic Park	Option 4 Silver Creek Eddy	Other Comments
1				I like the first concept, especially the fact that it incorporates elements saved from Eugene Fields elementary school, such as the historic columns and possibly the water fountains reimagined as water play elements. Will there be anything that pays tribute to Eugene Fields? I like the fact that the buildings can have additional space built if needed.
				Submitting public comment on the Eugene Field Commons Concepts. These look beautiful. I love 3 out of the 4. (Not crazy about concept #2.) I'm interested in learning more about the 'future development' portions of these plans. We are looking for a new commercial space to lease and are very interested in learning more about the timeline and potential lease options in that space. This is going to be such an incredible enhancement to our community. Very excited to see it progressing forward. Many thanks to everybody who has put a lot of time and heart into developing this special piece of ground.
		1		I like option #3, then option #1 as the most appealing and user friendly for Silverton and surrounding area residents. If creek access could be added to option #3, then it would be nearly perfect!
	1			I am a resident of downtown Silverton, and I am excited about the future building project for the city hall that will include community green spaces and a park. I am most interested in "option 2", the "Festival Plaza". It is extremely important to have continuous pedestrian access with green spaces that include a sufficient amount of trees. I like the idea of an art walk, and space for the farmers market. I believe parking should be limited to those who have alter abilities, and a disabled parking pass, as there is sufficient street parking that is frequently vacant in the area. Personally, I am not thrilled to have a police station at the center of a community space. I believe in more community policing, and the use of peace officers and mediators. We must be conscious as a community and note that some communities of color, immigrants and refugees are extremely fearful of police officers.

Feedback on Favorite Concept
All comments received through Face Book or Email

Option 1 Embrace	Option 2 Festival Plaza	Option 3 Civic Park	Option 4 Silver Creek Eddy	Other Comments
		1		<p>It's very exciting to see the four options! My husband and I think option 3, Civic Park is a great asset for the community. Here's why: 1) Vacate street option. Wonderful promotion of pedestrian traffic. Can do double-duty as a future home for the Farmer's Market and other community events. 2) Underground parking below the police station. Inspired! Goes hand-in-hand with the pedestrian-friendly vibe of vacating the street. 3) Covered pavilion, water feature, art walk and two additional parks. Versatility and user-friendly. Possibly could help with expansion of local events and serve as a hub for visitors. One feature not included that we'd like to see is the walkway toward the creek that's included in other plans. The creek is a treasure and there's no access point from this side of town. Could also be a draw for tourists. Hope this input helps. Great work and exciting times for the future of our community.</p>
		1		<p>I support option 3 with a vacated street, since it maximizes use of the available space and promotes pedestrian use. Here are the potential benefits to this layout: 1) Places future developments such as a performing arts venue closest to existing popular destinations. 2) Greets visitors with a plaza and historic columns as they approach the downtown area from the north. 3) Allows multiple access points for emergency vehicles without crossing anticipated pedestrian traffic. 4) Enables farmers markets and/or festivals along the vacated street. I didn't see it in the overall layout, but from a public health and built-environment perspective it would be ideal to incorporate some of the following components: 1) performing arts center; 2) public restrooms; 3) bus stop for Cherriotts 20X; 4) Green and sustainable building design; and 5) Covered bike parking and showers for city employees. I also attended the January workshop, and I appreciate your invitation for citizen input.</p>

Feedback on Favorite Concept
All comments received through Face Book or Email

Option 1 Embrace	Option 2 Festival Plaza	Option 3 Civic Park	Option 4 Silver Creek Eddy	Other Comments
		1		<p>Option 3, "Civic Park" is the best option for the Eugene Field Commons Development. I feel that this option gives us the most versatile and attractive use of the area. This option provides us with a Commons Area that has a focus on providing events and community for which we are best known. Having the police in a separate building with parking below, as this option does, removes the police car parking lot from being an unsightly feature off Water Street upon entering the City. The possible "future park" next to it is a nice addition. The existing redwoods and entry plaza on Water Street is a lovely entrance to the City as well as the rest of the common's area. The combination of a treed A street with the possibility of vacating adds even more space for a special event to an option that already gives us the largest amount of space for events. The area marked "Future Development" can even add more multipurpose possibilities for indoor events such as a future performing arts center. Option 3 with the lovely entry plaza to a second plaza plus water feature, covered pavilion, City Park for residential and civic uses, and lovely art walk providing a complete visitor strolling site as well as useful spaces for Farmer's Market, and other civic events simultaneously in a large beautiful Civic Park is the best option for our City.</p>
		1		<p>After reviewing the 4 concepts, I prefer Concept 3 where the police station is across A Street...also allowing for expansion of that dept. in the future. The concept gives a more open feel allowing for a cultural center/auditorium in the future.</p>
1				<p>I really love this layout! If fits the lot very well and it flows nicely. What I love: 1) The existing oak and redwoods as a focal point. 2) the shared lobby and greeting space for easy foot traffic. 3) The building in a L shape as the corner lot. What I would change/update: I would put a park on the lot marked "future uses" between A, B & Front Street. The park would be in a good spot because it's close to downtown. I feel that the Town Square Park is not very inviting because it lacks shade and picnic tables/benches. See attachment 3 for feedback on the rest of the concepts.</p>

Feedback on Favorite Concept
All comments received through Face Book or Email

Option 1 Embrace	Option 2 Festival Plaza	Option 3 Civic Park	Option 4 Silver Creek Eddy	Other Comments
		1		Want to express my support for Option 3: "Civic Park". It seems to offer a lovely common space for the Silverton community. I could imagine certain small civic events taking place around the water feature. Provides a view in from the streets that seems more 'kind' and welcoming.
9	6	34	4	

Other Questions and Concerns

Comment	Received From: Stakeholder Meeting, Community Workshop, Face Book, or Email
What is the size of the footprint for development?	Stakeholder Meeting
Must consider impact to neighbors (noise and traffic - circulation study?)	Stakeholder Meeting
How many employees will this City Hall house?	Stakeholder Meeting
How do we finance this? Maybe high rent condos or mixed use buildings	Stakeholder Meeting
Parking is already an issue, how will development impact it?	Stakeholder Meeting
Vertical or horizontal expansion	Stakeholder Meeting
Green Design. Incorporate green technology into the concept. Should the building be LEED certified? What type of landscaping is appropriate? Which trees should be saved? How much storage is needed now that many documents are electronic?	Staff Meeting
No eye-level renderings of the buildings? I'd like to see what each of these look like from the human eye, not birds.	Face Book
Looks expensive.	Face Book
Where's the spot for community gatherings, like it was proposed?? Wow, the heart of town is a Police Station/City Hall! What would be the true and honest vote for that from community?	Face Book
I like everything but what it will do to my property tax bill	Face Book

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	8.5	Presentation of the revised draft Eugene Field Commons concepts
	Agenda Type:	
	Discussion/Action	
	Meeting Date:	
June 3, 2019		
Prepared by:	Reviewed by:	Approved by:
Jason Gottgetreu	Christy S. Wurster	Christy S. Wurster

Recommendation:

Discuss the revised draft Eugene Field Commons concepts and provide direction for a final concept.

Background:

The City is conducting an outreach and planning effort to determine the potential future uses and general site plan of the Eugene Field site. The City received a grant through the Department of Land Conservation and Development to hire a consultant to perform the project.

Stakeholder interviews were held to gather information about community desires for the future development of the site. The identified stakeholder groups included local non-profits, businesses, community groups, and governing bodies and committees.

An interactive community discussion, eliciting community input on such topics as community values, existing physical conditions, redevelopment issues and the future vision for the Eugene Field Commons and design was held on January 31st.

Utilizing the input, MIG prepared four draft concepts for review and comment. The City Council met in a work session on May 20th and provided comments of the draft concepts. Written comments from the public were included in the City Council packet for review and consideration. Staff prepared two revised concepts reflecting the general preferences of the work session. Comments from the public will be provided to the City Council on June 3rd.

MIG is looking for comments and direction to draft a final concept to be presented to the City Council.

Budget Impact	Fiscal Year	Funding Source
N/A	2019-2020	N/A

Attachments:

1. Eugene Field: Revised Draft Concepts

**SILVERTON CITY COUNCIL STAFF REPORT
TO THE HONORABLE MAYOR AND CITY COUNCILORS**

	Agenda Item No.:	Topic:
	3.2	Review of the draft Eugene Field Commons concepts and public input methods
	Agenda Type:	
	Discussion	
	Meeting Date:	
May 20, 2019		
Prepared by:	Reviewed by:	Approved by:
Jason Gottgetreu	Christy S. Wurster	Christy S. Wurster

Background:

The City is conducting an outreach and planning effort to determine the potential future uses and general site plan of the Eugene Field site. The City received a grant through the Department of Land Conservation and Development to hire a consultant to perform the project.

Stakeholder interviews were held to gather information about community desires for the future development of the site. An interactive community discussion, eliciting community input on such topics as community values, existing physical conditions, redevelopment issues and the future vision for the Eugene Field Commons and design was held on January 31st.

Utilizing the input, MIG prepared four draft concepts. MIG is looking for comments and direction to draft a final concept to be presented to the City Council. The City has been accepting public comment on the four concepts.

Utilizing the summarized public input to date, Staff will lead a work session with the Council to ascertain the most desired elements of the concepts. Staff envisions the process will lead to prioritization of the elements and revisions to the concepts. The objective of the work session is to garner enough information to craft two refined concepts. The two refined concepts could then be provided to the community to vote on their preferred concept and then presented to Council in a public hearing to finalize the preferred concept. This information would then be provided to the consultants to prepare the final concept which would also be presented to Council in a public meeting.

Budget Impact	Fiscal Year	Funding Source
N/A	2019-2020	N/A

Attachments:

1. MIG Eugene Field: Draft Concepts Memo
2. Public comments received from stakeholder meetings, community workshop, Face Book and email
3. Comments received from April Kamstra on 5-13-2019 regarding all concepts

Name	Option 3A	Option 4A	Comments
Sarah Van Order	1		I think the flow and look of the 3A civic park looks the most inviting and functional. Breaking up the parking also has a more park like look than the parking all at Eugene field.
Claudine Harrington	1		As a citizen of this town I believe Concept 3A is definitely the most aesthetically conducive to the downtown area. I believe it also meets the desires of many citizens of having a park in the downtown area and yet have a very beautiful city hall and police station. I also like the fact that there appears to be parking spread around the entire area rather than just a flat large parking lot. I also like the safety of police vehicles parked below the building. This would, in my opinion, be safer for the officers and also discharging and transporting prisoners. Thank you for the opportunity to offer input.
Steve		1	Thank you for the opportunity to provide feedback. I meant to do it last time, but simply forgot. I prefer 4a. My reasoning is that I believe the police should be integrated with City Hall. I like the idea of them in the mainstream where there will be more opportunity for them to interact with local citizens. Right now, I only see them in their vehicles. It would be good for both adults and youth to be able to see them in person.
Patti Browder		1	I prefer the second design. I like the placement of buildings, two water features, and just generally seems more aesthetically pleasing...
Ethan Hupp		1	Overall, I prefer the 4A option, as it offers a better ability to secure the very small police parking lot. However; 3A is a better layout overall, but it lacks a secure spot for police (as far as I see it). Ask the officers on the street what they think, they will be using this 24/7.
Michael A. Jennings	1		Upon review of the two renderings, I prefer "Option 3-A" in part because the positioning of the Police Station and City Hall are such that it looks less like a government building complex and more like a public place to come and enjoy. If you have any additional questions, please feel free to reach out to me.
Don Kaminski	1		I like option 3. The more parking closer to the police station and city hall the better.
Michael Gowen		1	Thank you for providing renderings for us to look at regarding the development of former Eugene Field School. If the development is being paid for from current revenue sources, I prefer rendering 4. If any design will be paid for by enacting new taxes through levy vote or otherwise, I will note no on any design. The taxes in this community are already too high as I work over a month of out of the year just to pay my property tax bill. I will not vote yes to give the city more money regardless the project. Thanks again for the renderings and I look forward to seeing the city managers live within their means and building this project from current revenues. It looks like it will be beautiful whichever layout is chosen.
Carter Gould	1		

Name	Option 3A	Option 4A	Comments
Karen Govier	1		I like option 3A "Civic Park" soooo much better. I like having the police station at the north end and more parking at the south end (closer for downtown patrons). Doing away with street between the two lots makes sense to me and gives more usable space and a better look overall.
Susan Johnson		1	I prefer 4A because I would like the side street to remain.
Chris Bradberry	1		I like the 3a option. It makes sense to vacate the street, and have the police station a bit separate. I also like the park atmosphere for downtown.
Kimberly Ferrier	1		Thoughts? there isn't enough parking in option 4a close to the police station and city hall the way it is situated. I do like the way the buildings are to one end of the site. I prefer 3A Civic Park. I would really like to see a pavilion as a feature....a place to run to in the rain and a good place for the basketball courts or a covered play area.
Melanie Hunter	1		Option 3A "Civic Park" gets my vote. A skating rink would be an awesome addition!
Jacquelin Gossack		1	After thinking about it, I prefer Option 4A. It seems more orderly and clean.
Mardeane Renshaw	1		I prefer 3A. I think the placement of the Police Station across from City Hall is a better fit than the second plan. I also think it's more esthetically pleasing. I like that the recreational area is oriented toward the town which means it's more integrated into the town itself. I notice that in addition to the underground parking at the Police Station there is parking on the street level surrounding the building which will help with street congestion. All in all I think that 3A is the best choice.
Travis Lahman	1		Thanks for the chance to comment. I think either would be beautiful. It looks like the top option, Option 3, allows more open space due to the parking below the police station. That being the case, I'd vote for Option 3. I really like the green space in both layouts, along with the play structure and water features.
Randy Hammer			Looks good to me. Would love a new basketball court close by.
Jeff T.	1		I appreciate the opportunity to provide my feedback. I prefer option 3A Civic Park - I like that A St would be closed and the walkway between City Hall & the Police Station looks like a super idea. I can't tell from the design if 3A would keep all the existing trees, but that would also be my preference. I like that City Hall and the Police Station would not be grouped together at the closest edge to town, as in the other design. I think separating them lends a nice feel to the open space idea of 3A. I look forward to hearing how things progress. Will this next City Council meeting make the final decision?

Name	Option 3A	Option 4A	Comments
Melissa Seifer Briggs	1		Hi. I like 3A. I like how the parking is split between the 2 sides. And how when you come down water street, you would see more than just parking (like in 4A). I do wonder if this is a lot of sort of "nothing" space. I thought there might be a retail component to the site. At this point, it seems like a park with police and city hall. Maybe there is a better use for such a core area of our town?
Judy Goetz	1		I prefer the 1st option. Thanks for checking in with the citizens of Silverton.
Cheri Heppner	1		I prefer option 3a better. I think having the police separate from city hall with more parking for the officers near the building is better.
	1		We like the 3A civic park.
Chris Kinman		1	I prefer option 4a as it has a nice flow to it. I like the fact it leaves the street on the end still open. Having the police station and city hall connected makes good sense building wise, and it puts them closer to the center of town. Also the parking lot that is available at the end is great. Less blocking the view across that part of town. I love the addition of a basketball court and play structure in all the designs.
Darla Rose	1		
Jacqueline Johnson	1		I love option 3A. Great idea to keep police separate for worst case scenario operations, and I love the parking/trees and pathway for the playground/courts. Great for people parking by 3Ten and for playground use. Possible thoughts: maybe closing off that parking lot for the farmers market would be a wonderful idea. Very effective and thoughtful planning put forth. I choose 3A. Option 4A seems like a big hole in the city for parking. Nothing is connected and overtime can look trashy and isolated. Something that would be a negative to the aesthetics of what Silverton is and what Silverton wants to be. No to 4A.
Jane Flury	1		looks nice- glad there will be a park setting. I like the first one better- not so much parking lot
Rebecca Harrison	1		I like the top photo, more greenery, less asphalt. I like the police and city hall split, not such an immense building for both.
Marcus Clark	1		
Renee Rush			We really appreciate the information and proposed drawings of the site. We have teenage sons and we would like to request an outdoor basketball area for the community to be included in the plans. Perhaps this could be done as early as this summer? Imagine the spirit of the town when driving past seeing the youth & adults enjoying the outdoors and building diverse relationships! I know funding is often the hang-up for many options; perhaps a Go Fund Me may be an option for this if the city does not have the funds.

Name	Option 3A	Option 4A	Comments
Suzann and Eric Bergstrom	1		both strongly support Eugene Field Commons plan 3A.
Chris Schwab	1		I am more in favor of plan 3A. I like the two separate buildings and the under ground parking for police. And I like the idea of most of the construction on the north end of the lot with lots of green space. Nice Work!
Jess Miller	1		We see the following benefits from the Eugene Field Commons Option3A: 1) Visitors to the downtown area are first greeted by trees, columns, a plaza, and a water feature instead of a basketball court. 2) Maximizing on-street parking can reduce traffic speed (and subsequent risk of MVCs) downtown. 3) Increasing pedestrian paths throughout the campus enables future options of an art walk and/or vendors for special events. 4) Surrounding the recreation areas with trees offers more shade for children at play. 5) Displacing city hall and the police department from on-street parking provides inherent security for this critical infrastructure. Thank you again for inviting public comments on this important issue.
Drew Huebsch			I just wanted to better understand where the money is/will be coming from fund this project. Will it be taxes or another method. I am concerned with the current state if taxes in town already and am not excited about funding more "wants" vs. needs.
Alyssa Wavra			Thank you all for them you have invested in this project! I have always thought a "splash pad" for families would be a fun addition. There are a handful of neat ones in neighboring cities and we love to visit an make a day out of them. During our visits we always like to try a new eatery and explore a bit. There is definitely a "buzz" around these areas and I think you would have a draw of visitors that would also likely shop and eat while in town! Excited to see what you come up with!
Megan Hartman	1		I have lived in Silverton my whole life and attended Eugene Field school myself k-3rd grade. My husband's grandfather used to own the Hartman dealership in the Hartman building. I love this town of mine! My vote is for 3A. My comments are as follows; The water feature, unless a fountain, and maybe even then, seems pointless as we only have nice weather to run it 2, maybe 3 months out of the year. It may become an eyesore and be more maintenance and upkeep than you realize. While pretty in concept, not very practical in reality. My suggestion would be to utilize any preserved murals from the school and create a center piece, that people can walk around and enjoy. Possibly under a covered area with seating for use year round. Then parents can also use that area to sit while their children play and for picnics, or to enjoy the sounds from the amphitheater. Thank you for your consideration.

Name	Option 3A	Option 4A	Comments
Karen Trucke	1		Regarding the Eugene Field Commons Concepts Revised as of May 20th, I prefer the Option 3A "CIVIC PARK" with the Police and parking in the previous 'Dog Park'. This plan keeps the City Hall and Police in close proximity for City business yet keeps the Police individually separate and distinct from all possible future configurations of community activity and area development.
		1	I love option 4A!!!! But love the parking under the station for the staff in 3A
Chris Mayou	1		I prefer the Civic Park Plan. Parking is better distributed. It's creates a true community center.
Sarah Weitzman		1	I prefer the revised concept of 4A. I oppose cutting off A street to through traffic. the added parking where the "dog park" is now is a nice feature as is the park aspects of 4A. I oppose removal of old trees. It also makes sense to combine the buildings together, that seems like a logical and cost saving effort to me.
Lon & Cynthia Gregory		1	Our family appreciates the opportunity to "vote" for our preferred new City Hall and Police department. Concept 4A has lovely open space and good feel.
John Yang	1		I like 3A. I like the decision to build across A street and create one large contiguous space. I like the inclusion of a basketball court and lots of open space. Will there be restroom facilities? Also consideration should be given to how police vehicles will get in and out of the parking lot, especially with one way streets and if they have to leave quickly in an emergency.
Trish Ambrose	1		I really prefer 3A of your latest potential drafts of the Eugene Field space. Love the park-like feeling.
Sid Stoker	1		Hello, I prefer option 3A 'Civic Park.' That layout seems to make better use of the space.
Karen Steers			Will the angled parking on 3 sides make the driving lanes smaller?
Jake McCance			Maybe should fix the roads first
Bryan Wheelless			Love this concept way more than original
Leah Hanson			Love this! My kids want a basketball court so badly! Should make the water feature a splash pad for hot summer days for the children.
Sheldon Lesire	1		For me, Option 3A is preferred, but I wouldn't complain about Option 4A. And I LOVE the decision to keep the oaks along 1st Street and the towering redwoods on the corner of Water and A Streets.
Matthew Johnson			Where are you going to move the dog park that you are planning to get rid of?
Cynthia Gregory		1	We like 4A, the open green space seems better and having the parking separate is better.
Clint Simmons	1		I personally like the feel of 3A better.

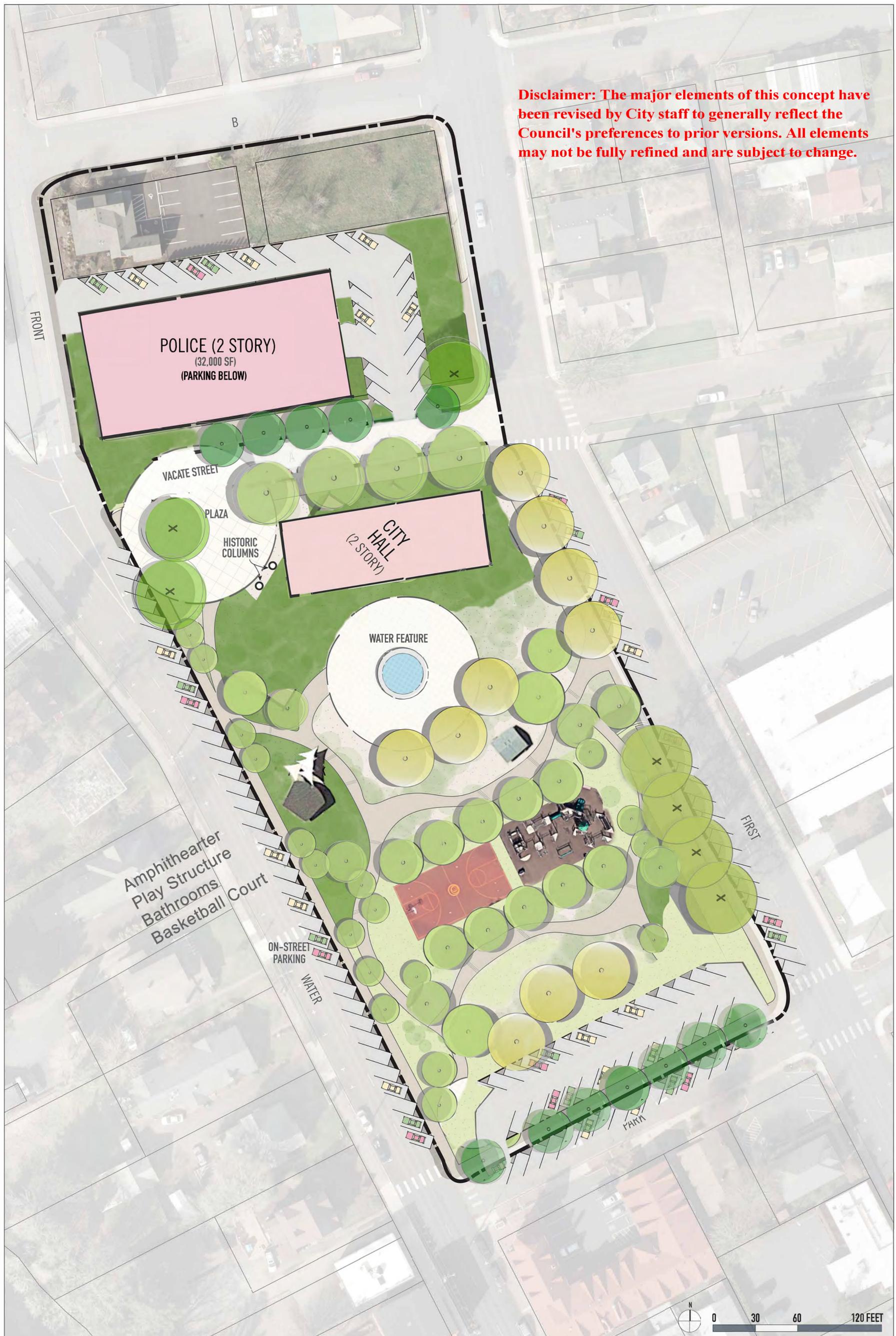
Name	Option 3A	Option 4A	Comments
Lorretta Luciano		1	
Irene Chernishoff	1		I agree with Leah Hanson on the water feature for the kids! Silverton would sure appreciate something like that.
Kimberly Fern Nasset	1		3A is my favorite, but I love that both have play areas for the kids! I agree with others comments that a water feature would be very popular with the kiddos!
Katy Allen-Farris	1		
Randell Walling			What is the purpose of 110+ parking spaces at the expense of further congesting the downtown traffic flow?
Deanna Brand		1	4A is my choice. I like that the City Hall and Police Dept. are together. More cost effective for building.
Richard Myer			Could the 2 evergreen trees be saved and incorporated into the plan?
Kathy Dibala	1		
Leslie Caldwell	1		3A is preferred. Do not like the buildings on one end, parking on the other in the 4A layout. Would hate to see such a large parking lot at that end of the blocks.
Dawn Hagedorn Arbuckle	2		We have two votes in our household for 3A
Cindy Zahnd Hawley	1		3A! Love the basketball courts and splash area for kids!
Katey Utterback	1		3A seems more "police friendly." They need to have their own area for quick moves. Also, 3A appears more appropriate given the surrounding businesses.
Shelley White	1		I prefer 3A but would love to see some concept elevations so we could see what it would like from the street level. I don't like the parking lot so far away from the buildings in 4A, although leaving the street open to thru traffic would be nice....
Jake Gerig	1		
Rob Prince	1		3A, because city hall and police department need adjacent parking. I also like the fact that the southern end of the lot offers some parking for city shoppers or downtown employees. That should be a must!!
Emily Sword	1		3A is my preference, and I agree with others sentiments of making the water feature a splash pad.
Paul Nida			Helipad on roof?
Juli Schmidt	1		3A-the entrance to the complex appears more inviting. More green space with the buildings tucked inside.

Name	Option 3A	Option 4A	Comments
Mike Gauvin	1		3A is my vote I like the separation between the police station and the park elements, with city hall as a nice buffer. Closing down the street and incorporating it into the design is a great idea. I think it provides a more visually appealing entrance to the downtown area and maximizes the use of the land. Love the basketball courts, would like to see lights at the courts so the kids can play into the early evening especially in the fall when it gets dark early.
Melody Edith Roberts	1		
Karen Garst			<p>I think both of the drafts are fine. Each has their pluses and minuses. If you choose to put the Police Station in the temporary dog park, you could delay decisions on the rest of the land. However, having the two buildings close together would allow easier access to each part. Having the buildings at the South end would also lessen the concern about the two giant trees. I strongly suggest you get an arborist's opinion if you put the Police Station on the North side. You do not want to make an earthquake proof building only to have two giant trees become uprooted during an earthquake and fall on the building. I appreciate that you have incorporated many of the ideas expressed at the community meeting with the architect - lots of green space, a water feature, a court, a playground, etc. I think these will be very much appreciated by the citizens. It is important to plan for the future. If a three story building would serve Silverton in 20 years, then it should be constructed now. A large meeting room that groups could rent out for various activities (such as the YMCA uses the Community Center for) would be great on the first floor. The citizens' group talked about putting on plays, etc. somewhere else than in the high school. The room could be very plain in order to be used for a variety of functions. The Community Center is an old building and its uses currently should be considered for the new city offices. One of the most important aspects of this project to me is to assure the buildings are constructed with Green Energy concepts including Leed certification or its equivalent. Solar panels on the roof would be a great first step. This will allow for the city offices (and police) to be sustainable during a power outage. It will also reduce the city's reliance on fossil fuel. I appreciate the work that you have put into this project. I attended the Planning Commission meeting last night and they are going to put together a list of neighborhood groups, where they exist, and other organizations that meet regularly in Silverton such as the Chamber of Commerce, Elks, etc. If you decide to seek additional citizen input, this would be a good place to start.</p>

Name	Option 3A	Option 4A	Comments
Liz Rademacher Traver	1		Definitely prefer 3A-police and city in separate buildings and parking in various spots with adequate parking for police next to their building. Water feature or splash pad, playground and bball courts awesome and public bathrooms would be great!
April Newton	1		Definitely prefer the layout of 3A.
Michelle Stadel	1		
Nadya Cam	1		3A! I love the idea of having parking under the police department. I've been saying for a long time that we need s parking structure in town. We just don't have enough parking spaces with businesses and tourists at this point, I can't imagine where we'd park as our population grows! I second the water pad for kids!
Steve Utterback	1		
Tamera Schemmel	1		
Whitney Ulven	1		
Angi Miller	1		Like 3A best, wonder about City Hall parking. DONOT LIKE angle parking on streets. Think about backing out with current traffic.....More parking on the lots, less on street.
Suzanne Simas	1		3A is our family favorite.
Jessie Alley-Snell	1		3A looks so great!
Alta Schafer	1		3A!!! I love this one because it keeps it a place for people to go with their kids.
Bridget McCombie Veatch	1		I agree angled parking is not great and could open up more green space if you kept it straight, side street parking. Love 3a, would be cool if it could somehow include bringing the two buildings back together with underground parking beneath both buildings. Splash pad would rock! Wilsonville has a gorgeous pad. Basketball court would be sweet! If you build an Amphitheatre here does that mean the idea of building one at Coolidge-McClaine Park may no longer be a thing? Would be extra sweet if it could be a dog friendly space.
Mary Cady-Prender			I think the splash pad is a great suggestion. Having an area where musicians can entertain with a half shell cover is an idea.
Jennifer Clark	1		3A would be my vote with a splash pad vs water feature for kiddos.
Heather Desmarteau-Fast	1		Love 3A it seems very functional and inviting! A good mesh with the buildings that surround the space.
Valerie Jensen			I like option 1 on the other plan that you had. And both of these are a waste of space and where is the community center. And we have play structures at the park.
Aaron Kock	1		3A looks great!
Donna Lee Snyder			Is 110 parking spaces enough? When is our city going to deal with our parking problems.
Sharon Cardinal Smith	1		

Name	Option 3A	Option 4A	Comments
Megan and Roger Benedict			After reviewing the draft concepts, we believe that City Hall and the Police Dept (whether housed in one building or two) should be located on the north end of the property so that the sitting/play/park areas are as near as possible to the downtown core. This encourages Silvertonians and visitors to “hang out” closer to downtown and makes the space much more inviting than would be the case if the buildings “block” access by occupying the south portion of the property.
Karyssa Dow			I would love to see a city food garden and as a city we need a community event space! The basement of a church, the high school gym, and the YMCA gym really just aren't good options for community events. Thanks for your consideration.
Crystal Williams	1		I recommend the updated Civic Park version as I feel the separation of Police is safer for everyone, given the anti-police climate we're in. The parking appears to be much more Oregon rain friendly as well. Looking forward to what lies ahead!
Jan Wingenbach	1		Thank you for another opportunity to give feedback on the new PD and city hall. And thanks for incorporating many of the ideas from the first drafts. I prefer Option 3A, "Civic Park." I prefer having the police department separate, and with the ability to quickly respond to emergencies by having 2 exits out of its parking lot. Would the underground parking structure be for the police fleet only? Or will part of it be cordoned off for their separate use? I think 3A creates a more inviting entrance to the city, rather than having the large parking lot be the first thing visitors see. I like having A Street closed off, and the layout of the park (hurray for a basketball court!) and the south end parking structure for town shopping. I also like that City Hall is now 2 stories, that the large trees are retained, and having the water feature. I WOULD like to see the art walk be incorporated back into this, as it would add charm and enhance Silverton's reputation as a town that appreciates art as well as sports.
TOTAL	66	13	

Disclaimer: The major elements of this concept have been revised by City staff to generally reflect the Council's preferences to prior versions. All elements may not be fully refined and are subject to change.



OPTION 3A "CIVIC PARK"

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