



Lane County School District 4J

Acquisition of the Civic Stadium Properties

YMCA Proposal Response

December 3, 2013





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FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Board of Directors
4J School District
200 North Monroe Street
Eugene, OR 97402

December 3rd, 2013

Dear Members of the 4J School Board:

Seventy-six years ago, Eugene's leaders identified an opportunity to do something great for our community; something that would fill a need, boost citizens' morale and leave a lasting legacy. In 1937, during the depths of the Great Depression, businesses, citizens, and our municipality came together and gave our city Civic Stadium. Along with it came something far greater than a ball field: as the stadium was built, so too grew a stronger sense of community, hope for a more prosperous future, and civic pride. For more than 70 years, Civic Stadium has served this purpose, an extraordinary testament to the vision of the leaders of the 1930s and their ability to respond to the unique needs of an era. Today, we submit to you a proposal which in its design, purpose, and impact honors the site's legacy of exceptional community benefit by addressing the needs of today and beyond.

Today, opportunities to come together as a community to attend sporting events are plentiful. We are home to a state-of-the-art arena, football stadium, courts and fields, and, most recently, a new baseball park. The University of Oregon's PK Park—home also to the Eugene Emeralds—offers our citizens the chance to gather with friends on summer evenings and take in America's favorite pastime—with views of the Buttes, ample parking, and accessible, safe facilities.

Our community faces a different set of needs in 2014:

- **We need to engage our kids and families in healthy, active lifestyles.** We cannot afford to live with the Center for Disease Control's predictions that 1 in 3 Americans will be living with diabetes by the year 2050.
- **We need to create meaningful, high-impact partnerships that support our youth's academic achievement.** It's our collective responsibility to ensure that Eugene's low-income and otherwise marginalized children do not get stuck in an achievement gap that seals their fate far too early on in life.
- **We need centers for community-building;** we need places where seniors find camaraderie, young parents find support, adults reclaim health, and people of all ages find each other seeking happier, healthier, more fulfilled lives. In an era when we are proverbially "bowling alone," we need to be intentional about strengthening our community bonds.
- **We need to embrace sustainable, smart growth** as we look to add 34,000 people to our community over the next 20 years. Sprawl is proving to be too great a burden on our personal and environmental health nationwide. We have the opportunity to be among the cities that are developing innovative alternatives that create vibrant communities.

(next page)



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

Our proposal brings to you what Civic Stadium brought to our community seventy-six years ago: the best hope of what our community can be in the future. In the 21st century, the hope is for us all to be healthy, connected, and environmentally responsible, with a focus on helping all of our children reach their greatest potential.

We are poised to extend our Y’s cause-driven impact to many thousands more in our community; the Civic site presents us with our greatest chance of doing so. This past year, we awarded \$658,696 in financial assistance to ensure that no one would be turned away from Y programs. As you will see in this proposal, we will build—along with a new Y—our capacity to do so much more for our community on the Civic site. **It will also give us the tremendous opportunity to serve 4J kids with additional services and programs valued at \$6,190,000 (in today’s dollars) over the next 20 years.**

To complement our vision for this new Community Center, we have carefully selected partners whose creative approach to design and development and whose own vision aligns with our city’s Seven Pillars of sustainable growth. **We are proud to offer a proposal that will draw from local talent to design, engineer, finance and construct a complete project that will reflect Eugene’s values.** We will transform this site from one which now separates the neighborhoods to north and south, into one which knits them together and strengthens the community fabric in this important location.

We have also engaged Ausland Group as a partner whose role it will be to develop design options that honor the history and heritage of this unique site. Civic Stadium will not be forgotten: its materials, history and spirit will be woven into this Community Center project for a new generation to appreciate. Last, but most certainly not least, we are committed to design and build a Y that will be a national model of environmental and personal health and well-being, inside and out.

We propose a Community Center in the truest sense: not only a place where people can gather, recreate, work, and live, but a place we can all look to as a symbol of what we value as a community and how we excel at building our values into the infrastructure of a new century.

Danielle Uhlhorn
President of the Board
Eugene Family YMCA

Dave Perez
Executive Director
Eugene Family YMCA

The proposal here included is binding on the Proposer, except for stated conditions/contingencies, for a period of 120 days.

PRIMARY PROPOSER

Eugene Family YMCA

Dave Perez
2055 Patteson Street
Eugene, OR 97405
541.686.9622
541.520.0527
dave@eugeneymca.org

PROPOSAL PARTNER

Anslow & DeGeneault

Rick Duncan
1953 Garden Avenue
Eugene, OR 97403
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allen@adhomes.com
rick@duncanbrown.com



Lane County School District No. 4J

October 4, 2013

1.3 SIGNATURE PAGE

This page must be completed and included with all proposal submittals.

This proposal is submitted for the acquisition of the property indicated below (select one):

- Combined Properties
- Stadium Parcel Only
- North Lots Only

Proposer acknowledges review of Addenda number (s) 1 through 1

Proposer Acknowledges review of Reference Documents from SD 4J Project Website.

Agreed by:

Legal Name of Proposer: Eugene Family YMCA

Doing Business As (if applicable) _____

Address: 2055 Patterson St. Eugene, OR 97405

Telephone: 541.686.9622 FAX: 541.342.4451

Internet Email Address: dave@eugeneymca.org

Proposer's Signature:

Type or Print Officer's Name and Title: Dave Perez, Executive Director



PIVOT
ARCHITECTURE

3.2 PROPERTY DEVELOPMENT PROPOSAL

OUR VISION

What follows is our greatest hope for the Civic Stadium site. It is the result of many years of honing in on our neighbor’s values, our community’s needs, and our school district’s best outcome.

The Civic Stadium property’s location, size and history lend itself to an incredible opportunity as we look to serve our 21st century community. We submit to you our vision—brought into focus by citizens of our community who have a vested interest in our city’s livability, viability and health. We see, on this 10-acre site, a chance to address many of our community’s most pressing needs in one thoughtful, attractive and state-of the art development.

A new Y, designed for a new era of health, well-being and community-building to the north, and a place to live—small, detached, primarily owner-occupied homes to the south. All told, we propose a development that complements the surrounding residential neighborhood, local businesses, and schools. It inspires us to embrace our future, and honors the legacy of the property as a place of civic pride.

OUR PROPOSAL

Our proposal consists of:

- 1** The construction of a new road providing connectivity between Amazon Parkway immediately south of the existing pedestrian overpass and the extension of Oak Street due south of its current alignment.
- 2** The property to the north of this road will provide the site for relocation of the Y.
- 3** The property to the south will be developed to provide a mix of one and two family dwellings, detached and semi-detached, primarily owner occupied, and targeting a range of buyers.

PROPOSED SCHEDULE

- Construction and sale of the dwellings will begin in fall of 2015—assuming completion of major infrastructure—with first occupancy in Spring of 2016, with sell-out and completion of project projected by Fall 2018.
- The Y will begin construction in 2016 after the capital campaign’s major gifts phase is complete. We plan to be operational by Fall of 2017.

The timing as stated above is dependent upon the following:

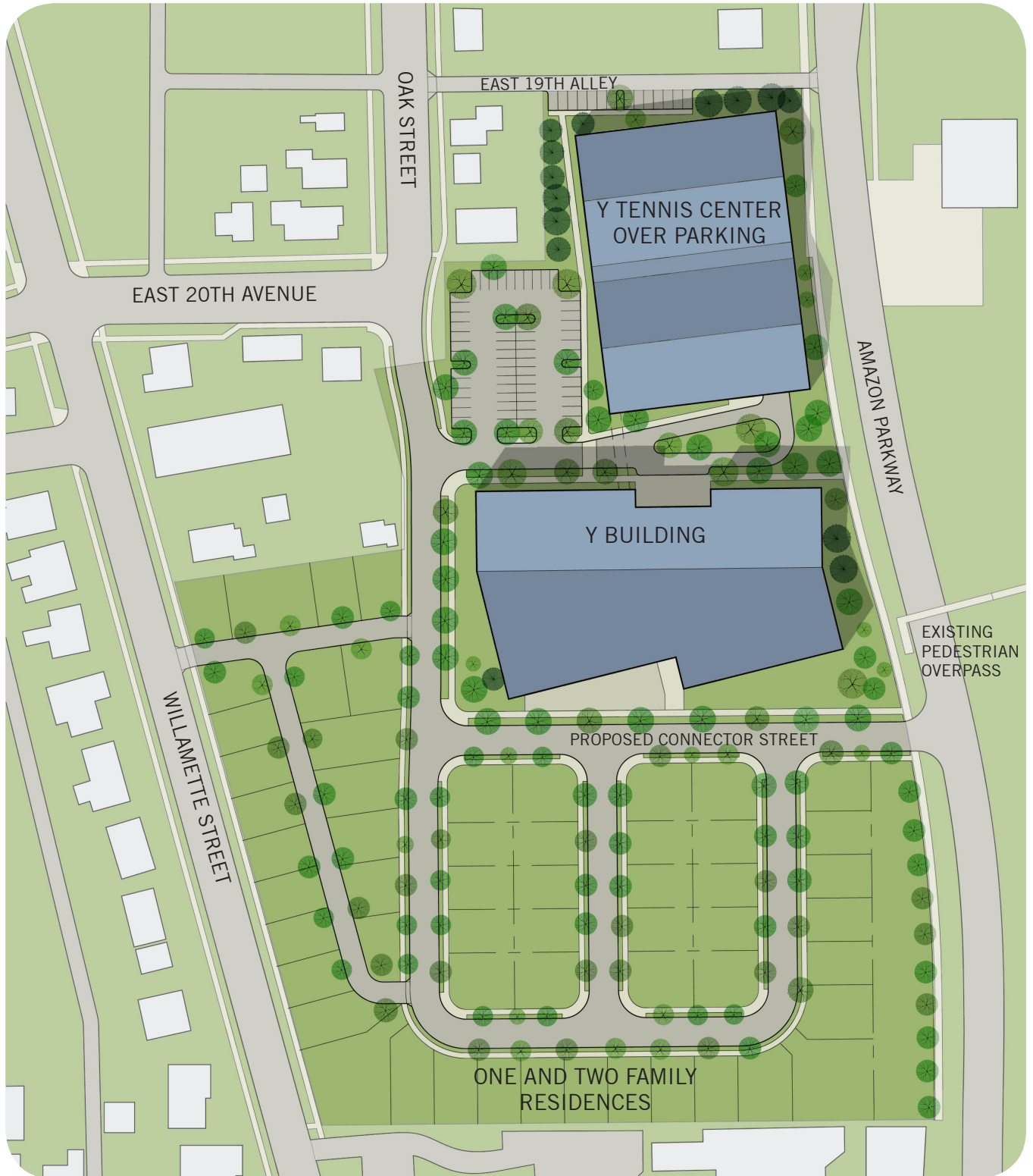
- Completion of final negotiations with 4J
- Rezoning of the PL portion of the site
- Obtaining all necessary entitlements to allow partition of the property
- Installation of infrastructure improvements
- Completion of design and permitting

Completion of these items will allow both parties to commence construction (Refer to the Projected Timeline 3.3, page 4.)

ACKNOWLEDGING CIVIC STADIUM

Civic Stadium has outlived its economic viability, and re-use of the site as proposed will require its removal. However, we recognize the immense value of this historic structure both as a visual icon on Willamette Street and Amazon Parkway and as a beloved place in the hearts and minds of the community. Our development proposal will embrace that history and strive to respect the character of Civic Stadium in multiple and creative ways, as well as reflect positive environmental values through re-use of its valuable building materials. We believe this approach will result in a quality, engaging development that the public will embrace.





Civic Stadium Site Plan Eugene, Oregon



Answering the needs of the city, as well as the desire of the neighbors, we offer a centrally-located, attractive community for people to live, learn, work, and play.





3.3 REVENUE

ECONOMIC BENEFITS TO SD 4J/TOTAL PURCHASE PRICE FOR ALL PROPERTIES (THE "PROPERTY") INCLUDED IN THE PROPOSAL

The following outlines the Property, Purchaser, Seller, and the Purchase Price:

- 1 PROPERTY** Tax Map 18-03-06-11 tax lot 7900 & 7901
- 2 PURCHASER** Eugene Family YMCA and DAD, LLC or its assignee
- 3 SELLER** Eugene School District 4J
- 4 PURCHASE PRICE** Four Million Dollars (\$4,000,000), due and Payable in Full at Closing

TERMS OF PURCHASE, TRADE OR LEASE

This proposal is considered binding, subject only to the conditions expressly designated in this proposal. Any final and binding agreement shall be subject to the preparation, negotiation, and execution of a definitive Purchase and Sale Agreement (hereinafter called the "Contract") consistent with this proposal. The Contract may be subject to review and approval by the debt lending source to assure the Contract is financeable. In addition, the Purchaser remains flexible regarding the potential long-term ground lease of the property as an alternate to a fee simple purchase. If the Seller is interested in a ground lease option, a value analysis can be prepared for this option. The closing ("Closing") shall take place on or before sixty (60) days following the last defined non-appealable "discretionary" level approval from the Seller, Federal, State, County and Local Jurisdictions and or Agencies having control over the Property. The Purchaser and Seller are to work in good faith with each other to ready the property for a higher-and-better use to only reasonable, post-closing, non-discretionary zoning or building requirements. Potential development impacts, controls, restrictions, adverse possession and or time delays to bring the proposed uses to market within the limits of 4J's RFP Section 2.7 due diligence limits permissible conditions related to the approval of certain due diligence reports may have an effect on the Purchase Price.

PROJECTED TIMELINE AND SALE CONDITIONS/CONTINGENCIES TO RESOLVE

Our overall time frame is dependent upon these critical dates:

- 1 RFP Award** March 2014
- 2 Sign Contract** April 2014
- 3 Permits** Receive Demolition Permit and "discretionary" approvals with any governmental authorities, December 2014
- 4 Close on Property** February 2015

The Purchase of the property is conditioned on the satisfactory resolution of the following problems or issues identified by a due diligence report previously conducted, prepared, discussed, or issued by SD4J including:

1. ENTITLEMENTS

Purchaser represents and warrants to Seller that Purchaser's intended use of the Property is for a horizontal, mixed-use development incorporating the new Eugene YMCA and primarily owner-occupied community of detached and semi-detached one and two family dwellings (The "Dwellings"). Purchaser is pursuing this intended use with the belief that such use is permitted under current plan designation and could most quickly be entitled and granted by the city. The property is primarily zoned Public Lands (PL) with a Plan Designation of R-2 Medium Density. The site is proposed to be developed with the new Y facility and its infrastructure as well as the Dwellings. The Dwellings portion will be built at a gross housing density of less than twelve (12) units per acre. Note that this density is significantly less than what is allowed on this site (<28/ acre)—a concession we are committed to based on what we have repeatedly and emphatically heard from the neighborhood, but one which affects our purchase offer.

As a city enhancement of the Property, a city street will likely extend from Oak Street to Amazon Parkway with reasonable Right of Way improvements made and land reserved. The Seller shall agree to cooperate with Purchaser's



efforts to secure its approvals with the City of Eugene. In addition, the Seller is to assist and work cooperatively with the Purchaser on the consolidation of additional parcels adjacent to the property if undertaken and directed by the Purchaser, and/or with abandonment and trade of a portion of the current East 20th Right of Way. This may include attending meetings with the Purchaser and city, assisting in the negotiations with the city, approvals, and or signing city applications as the current owner prior to the ownership transfer at closing.

2. PRELIMINARY TITLE REPORT & SURVEY

Purchaser shall have the right to obtain a title commitment for the Property beyond the title reports or Warranty Deeds provided. In the event Purchaser has any objections to the status of title to the Property, Purchaser shall make such objections to Seller in writing and shall provide to Seller legible copies of such title commitment and all exception documents referenced therein. Purchaser shall be responsible for obtaining any new survey of the Property.

3. TITLE

3A. Cascade Title Company or a mutually agreeable similar Company

3B. At Close of Escrow, Seller shall convey title of the Property to Purchaser by special warranty deed, subject to non-delinquent real estate taxes; matters set forth in the title commitment, and any additional matters accepted in writing by Purchaser.

3C. At Close of Escrow, Purchaser shall be responsible for purchasing and obtaining any title insurance policy (including any endorsements thereto). The escrow and closing fees charged by the Escrow Agent shall be shared equally by Seller and Purchaser.

4. DEMOLITION PERMIT & OTHER AGENCY "HISTORIC DESIGNATION" CLEARANCES FOR THE REMOVAL OF THE CIVIC STADIUM IMPROVEMENTS

The Purchaser will obtain the demolition permit prior to the close of Escrow. Purchaser and Seller will share the initial cost of obtaining the permit with Purchaser administering the permit application. This is a Type II application which requires a Planning

Director decision. If an appeal occurs SD4J will bear the cost associated with the appeal process. If SD4J declines to proceed with the appeal SD4J may, at its sole discretion, terminate this contract and reimburse the Purchaser for their costs.

5. REZONE OF THE PROPERTY TO R-2 MEDIUM RESIDENTIAL

The Metro Plan Designation for this site (or, the intended, theoretical use for this site) is *Medium Density Residential* which supports R2 Zoning and aligns with our proposal. This paves the way for a much less cumbersome process than a Metro Plan Designation and zone change to something other than R2 and, therefore, we do not foresee any obstacles to attaining this rezone. The Purchaser will obtain the rezone to R-2 prior to the close of Escrow. Purchaser and Seller will share the initial cost of obtaining the zone change with Purchaser administering the land use application. This is a Type III application which requires a Hearing Official decision. If an appeal occurs SD4J will bear the cost associated with the appeal process. If SD4J declines to proceed with the appeal SD4J may, at its sole discretion, terminate this contract and reimburse the Purchaser for their costs.

6. RELIANCE ON THE PAST FUEL TANK REMOVALS & REMEDIATION OF CONTAMINATED SOIL RECOMMENDATIONS

Affirmation will need to be confirmed as part of the Phase 1 and or 2 Environmental Analysis.

7. RELIANCE ON THE ASBESTOS SURVEY & SURVEY REPORT

The Purchaser will utilize these reports as part of an updated Phase 1 and if necessary Phase 2 Environmental Analysis. The asbestos survey should be sufficient as is. SD4J will be solely responsible for payment of environmental remediation. Purchaser will be responsible to coordinate the completion of the work prior to the close of escrow.

8. EXISTING WASTE WATER LINE RELOCATION

Confirmation may be required potentially affecting manholes/ line segments from #12778, 17133 and 4304 and will require Point of Connection and possible line "pot hole" verifications.



We are confident that we have the donor base and community support to ensure that a new Y will be delivered to this community if the Civic site is secured.

9. OFF SITE ACCESS ISSUES

Confirmation may need to be further resolved with the neighboring properties relating to the public Right of Way extension of 20th Avenue from Oak Street to Amazon Parkway. Purchaser believes the issue can and will go away with the proposed ROW extension, however, purchaser will pursue the resolution of this issue with individual property owners, prior to closing and will communicate the outcome with SD4J.

10. 20TH AVENUE COMPLETION

Purchaser will work with the City of Eugene on vacating a portion of 20th Avenue, and trade for a dedication of the new proposed Oak Street to Amazon Parkway connection.

11. THE ESTIMATED (\$243,161) SYSTEM DEVELOPMENT CHARGE CREDITS

The credit for replacing existing improvements and uses has been incorporated as part of the basis for the Purchase Price and if this credit is not granted or is diminished, it may affect the Purchase Price for the land.

DEVELOPMENT PROPOSAL FOLLOW-THROUGH ASSURANCE

SD4J will be assured the Public/Community Benefit from the YMCA and the Dwelling program will be implemented based upon a Deed Restriction requiring these types of uses generally in the format in which we are proposing. In addition, the closing will reflect Property specific entitlement and finance approvals for implementation for the close. We anticipate the assurances necessary for SD4J can be worked out within the Contract terms.

REQUIREMENT FOR FUNDRAISING AND/OR PUBLIC CONTRIBUTIONS OR INCENTIVES

Acquisition of this site is not dependent upon fundraising or public contributions. DAD and the Y have formed an LLC to purchase the site.

Once we have the land on which to build, we have utmost confidence that our capital fundraising efforts for a new Y at Civic will be successful. In fall of 2012, we retained *Shaw, Snow and Associates* to conduct a capital campaign feasibility study on our behalf. They tested the likelihood of a successful capital campaign to build a new Y at the Civic Stadium site. The results are largely site-dependent in that it was the expansion of our cause-driven services that excited many of our donors— expansion that can only happen with increased acreage and proximity to schools.

The results of this study are extremely positive and clearly indicate that the Y is a valued resource which our community’s major philanthropists are committed to providing for our future generations. We have already secured significant lead gifts, prior to the kick off of our capital campaign, reflective of the study’s positive findings. We are confident that we have the donor base and community support to ensure that a new Y will be delivered to this community if the Civic site is secured.

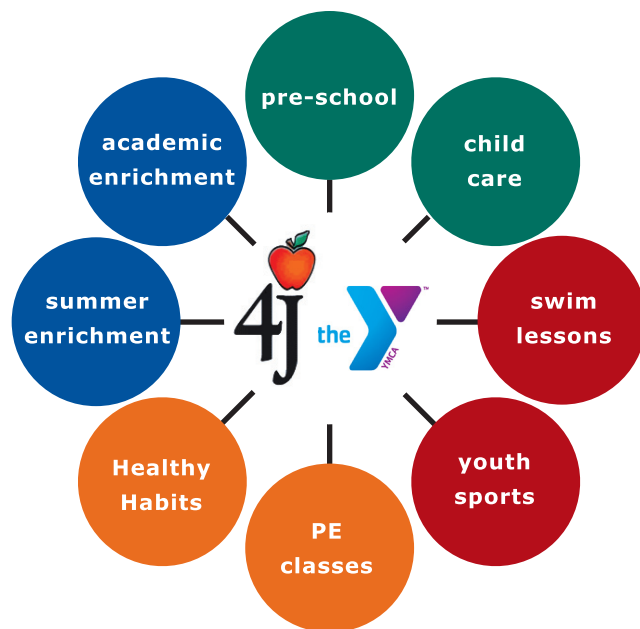




3.4 ADDITIONAL BENEFITS TO 4J

COLLABORATIVE APPROACHES

As the needs of our kids and families evolve, and as our economic environment changes, our service-delivery methods must also change. **Today, we are all called upon to create more efficient, collaborative approaches to utilize scarce resources to their full potential.** The for-profit sector uses “industry cluster” as a strategy to do so—concentrating like businesses in an area to increase their capacity to better deliver their products and services. In the non-profit and public sectors, we would be wise to do the same: work in close proximity with those who are working for like results.



CLUSTERING RESOURCES

The 4J School District is working to “prepare students to become thoughtful, responsible citizens in our democratic society, engage in productive work, be skillful in relationships with others, and find pleasure in the worthy use of leisure time.” (District Philosophy, 4J Website) The Eugene Family YMCA is here to nurture the potential of all youth so that they thrive in their schools, homes and community. **4J’s kids are Y kids, and vice versa; we all come to work every day to support our children who live, study and play in Eugene, Oregon.** Working together—complementing one

another’s services, facilities, and expertise—we can build a stronger, more robust foundation for our kids and their families throughout the entire district. We can do so more effectively by “clustering” our resources close to Roosevelt Middle School and South Eugene High School, creating opportunities for our students throughout 4J.



The Y is so much more than a safe place to be when school is not in session. It’s a place where kids grow their confidence, learn new skills, and build strong characters.

ECONOMIES OF SCALE

As in the for-profit world, this proximate siting of facilities does not limit the services and products to the cluster’s immediate surroundings; in fact, the financial benefits greatly enhance a business’s capacity to export and thrive in a larger market area. The same holds true for the Y. **When our resources are pooled, our public benefit becomes more visible, our efficiencies of scale are maximized and our financial resources are greater.** This is not wishful thinking; this model has proven effective in thousands of communities across our country where a YMCA “headquarters” out of a thriving school hub (South Eugene in our case) and generates the revenue and social capital needed to effectively serve schools throughout their community—focusing on those which are underserved by other agencies and organizations. To a great extent our local Y does that now, serving over 500 kids—from 16 schools throughout the district—in afterschool care.

Our mission compels us to do more; together with 4J, we can do more to address two of most urgent issues facing our youth today:

#1

The poor health of our children poses a tremendous threat to their capacity to reach their full potential.

The health issues we face today are complex; the solutions will require the unified, broad-based efforts of industry leaders in all sectors. When it comes to supporting healthier living, the Y—located in over 10,000 communities nationwide—is one of our country’s greatest assets. According to The Center for Disease Control and Prevention, one in three adults will become diabetic by the year 2050. The CDC recognizes the Y’s influence as they came to terms with this research, and turned to the Y for help. The CDC had the evidence-based program that would lower the incidence of diabetes by 60%; it needed a trusted community organization to bring it to scale nationwide. **The Eugene Family Y was one of the first 10 Ys selected to roll out the YMCA’s Diabetes Prevention Program.** Now, with an intentional and significant partnership with our local school districts, we can do more to ensure that our Eugene children are moving their bodies every day, and learning the skills they need to stay active for a long, healthy lifetime. We cannot bear the burden of the “one in three” statistic; but to do nothing is to accept it as our fate. We believe that a “cluster” approach between the Y and 4J builds our collective capacity to ensure that this is not the future for our youth growing up in Eugene. With a strategic, collaborative approach, we can give our kids every opportunity to be strong in spirit, mind, and body so they can be inspired, engaged students today, and responsible, productive citizens tomorrow.

We recognize the very real and pressing need for afterschool programming in schools in North Eugene where we have not yet expanded our services. A more efficient, higher-capacity Y on the Civic site will allow us to address these needs in areas where programs will be largely, if not completely, subsidized by our main Y facility’s operations.

#2

There exists a very real and growing “Academic Achievement Gap” in our increasingly diverse society. Preparing all our children to be healthy, responsible, educated citizens is a responsibility we all share.

Disparities in education cannot be solved by our schools alone, as the achievement gap grows at its most alarming rates when children are not in school. Research shows that children from low-income households lose an average of 2.5 months of reading skills during the summer months. This startling rate continues every summer until predicted graduation rates among these children become abysmal.

When kids are not in school, a very great number of them are at the Y and, for that reason, Academic Achievement is one of our primary focuses nationwide. A tremendous amount of research has been done—and significant resources spent—determining the best programs and methods to address comprehension loss and turn this tide.



CASE STUDY

MORRISTOWN YMCA, CHARLOTTE, NC

INSPIRING ACADEMIC ACHIEVEMENT



Consider the YMCA in Charlotte, North Carolina:

The Charlotte Y's summer learning program employs certified teachers and a complement of enrichment leaders to work with students who are reading below grade level. Lessons focus on vocabulary, spelling, grammar, writing, self-selected reading and guided reading. Other enrichment activities include art, music, physical activity, character development, nutrition education, and field trips. Parents also participate in workshops designed to encourage reading at home.

Y-USA secured a grant to duplicate Charlotte's work at five pilot sites and test this program's impact. The results:

- 8 months gained in reading skills
- 95% parents/caregivers report increased enthusiasm in student's learning
- 98% parents/caregivers report increased self-confidence in the young student

Similar Y pilot programs are happening in the realms of After-School Enrichment and Readiness to Learn for pre-school programs. The Y has invested significant resources into determining the highest-impact programs and is now strategically planning to bring them to scale across the country. Can we do it here? Our organization has a 170-year history of effectively doing just that: providing the resources and momentum to bring proven, high-impact programming to any and all community YMCAs whose local boards determine that the local need exists.

We can bring the results of the Charlotte Y here to Eugene, housed in an Academic Achievement Center on the Civic Site.

Technology, trained staff and academic support tools will be available for year-round use. These resources will strengthen the skills of students who need support to keep up to grade level and build their confidence, as well as further inspire and excite students who are in need of a greater academic challenge.



ADDITIONAL BENEFITS TO 4J

Total additional financial benefit (in today's dollars) to 4J in programs, services, and resources over 20 years:

\$6,190,000!

When we locate our new Y **at the Civic site** we will be able to offer the following to 4J students district-wide:



Free swim lessons
to 550 3rd graders every year for 20 years.

*550 kids x \$50/session
x 2 sessions
x 20 years=*

\$1,100,000



500 Free Memberships
to 6th-12th grade students, every year for 20 years.

We invite school personnel to determine the best use of these memberships for achievement incentives.

*250 6-8th Grade Students
x \$15/ month
x 12 mo/yr
x 20 years=*

\$900,000

*250 9th-12th Grade Students x \$25/month
x 12mo/yr
x 20 years=*

\$1,500,000



Use of our YMCA Aquatics Center for Swim Team and PE Classes

*\$50/hour x 2 hours/day
x 150 days/year
x 20 years=*

\$300,000

Use of our YMCA Tennis Center for Tennis Team and PE Classes

*\$50/hour x 2 hours/day
x 150 days/year
x 20 years=*

\$300,000



ZumbAtomic, Yoga for Kids and other youth-appropriate aerobic activities

(in addition to the current active play curriculum) led by trained Y Wellness professionals will be included in after-school care at Adams, McCornack, Spring Creek, Gilham, YG/Corridor, Fox Hollow, ATA/Family School, and Edgewood Elementary.

\$15/hr x 10 hours/week x 30 weeks x 20 years=

\$90,000



Academic Achievement Center on the Civic Site

We can bring the results of the Charlotte Y here to Eugene, housed in an Academic Achievement Center on the Civic Site. Technology, trained staff, and academic support will be available year-round.

2 staff x \$20/hour x 50 hours/week x 50 weeks/year x 20 years=

\$2,000,000



ADDITIONAL REVENUE

This total financial benefit number does not include the yet-to-be-determined value of the revenue generated through the addition of two new properties coming onto the tax roll. Part of the Civic Site development will be residentially developed and subject to property taxation. Additionally, we will be selling our current Patterson Street site to a for-profit developer which will add that site as a taxable property. Where there were two tax-exempt properties, there will now be two properties subject to annual property taxation.

The first “Basic Belief” itemized under the District’s Philosophy is this:

- This is a student-centered district; everything we do must be good for children

What the Y proposal offers to 4J is a partnership that will result in long-term, lasting, positive impact on children district-wide. The Y at Civic promises improved health, stronger academic performance and—because of that— a far greater capacity for our community to help our kids reach their potential. The kids of our community will experience the “good for children” benefits of this partnership many decades after the last dollar from the land sale is spent, no matter its final selling price.

The kids of our community will experience the “good for children” benefits of this partnership many decades after the last dollar from the land sale is spent, no matter its final selling price.



3.5 COMMUNITY BENEFITS

Imagine our community without a Y.
It would be a place where...



...more than 500 children go home to an empty house after school; many go to school the next morning with their homework incomplete



...seniors with failing health are isolated in their homes with no family nearby



...thousands of families head out into the Oregon wilderness every summer with kids who don't know how to swim



...young parents are left without a community of people of all ages to offer support, encouragement and helpful guidance



...physically and mentally disabled people of all ages struggle to find a supporting, accepting place where they can improve their physical health and belong to a community



...people diagnosed with pre-diabetes, arthritis, heart disease, and depression have one less resource for healing and affordable lifestyle change/management support groups



...thousands of ailing adults struggle to manage their arthritis, diabetes, and heart conditions



MAKING SERVICES POSSIBLE

Thankfully, Eugene has not been a community without a YMCA since 1887—when our local Y began on the UO campus. Today, we serve more than 14,000 people from all walks of life. Last year alone we provided \$658,696 in financial assistance to make sure no one was turned away due to limited financial resources. The Civic site offers us the chance to expand our programs and services to many thousands more throughout Eugene. A new, more efficient building will allow us to generate more revenue and save maintenance costs that can be allocated to subsidize individuals and low- and no-cost programs both on-site and off-site.

In some cases, the benefits that we offer have an immediate or short-range impact:

- Every day, nearly 1,000 members of our community’s workforce know that their child is safe while they work, thanks to the Y.
- People laid off from their jobs come into the Y and find an open door, a free membership and a place to meet potential new employers.
- Many hundreds of seniors come through our doors every day seeking friendship and

community. They leave here feeling healthy, strong, and connected to their community.

- Young moms and dads come to the Y tired, frustrated and impatient. They leave their children with child care staff while they take care of themselves. They—and their kids—go home happier and healthier.

In most cases the benefits of the Y are long-term. We are willing to tackle enormous societal challenges like diabetes and the achievement gap because we have been around for a long time and plan to remain a significant community contributor for a long time to come.

We are invested in our community’s future, acutely aware that the work we do today is what will create a positive impact on the health and prosperity of our community many decades from now.

Now imagine the community benefits of a new Y:

- Children learn healthy eating habits and the joy of physical activity. Many children’s homes lack fresh vegetables and offer hours of inactive screen time. What a success it would be if they grow up crediting the Y for teaching them to make different, positive choices for their families.





- Adults leave their doctor’s office with a pre-diabetes diagnosis, devastated and overwhelmed. They join the YMCA’s Diabetes Prevention Program, make small modifications to their lifestyles, and statistically lower their chances of developing diabetes by 60%.
- Children of an incarcerated parent meet with *Reach & Rise* mentors once a week to play basketball, grocery shop, or go to a museum. It’s fun, but the real benefit comes many years later, when looking at colleges they realize that without their mentors, they would never have known that college was an option.



Reach & Rise is a national YMCA program designed to build a better future for youth by helping them reach their full potential through the support of caring adults. Reach & Rise supports youth ages 6 to 17 who lack role models and are in communities challenged by poverty, crime, and single-parent households, among other social issues.

Many hundreds of our community’s children come to the Y after school and in the summer months, finding caring adults who nurture their potential—academically, physically and emotionally. They have a safe place to be, a place where adults ask them about school and what they want to be when they grow up; a place where they meet people of all ages and see how they interact with their larger community. They come here and meet other kids

who are on the same hopeful path. Would they be in trouble otherwise? It is hard to say about each individual, but statistically? Absolutely. Can we put a price on this benefit? Not in dollars. Can we say that it is of utmost value to our community with a return on the investment that we see for decades to come? Yes. People do every day; we hear it all the time as successful, engaged, adult citizens of our community recognize these kids in our Y and say, “That was me. I grew up at the Y.”

Other benefits of the Y:

- 170 people in our community currently work at the Y; this is expected to grow to a Y staff team of 250 at the Civic site.
- We collaborate with more than 40 local organizations and agencies to ensure access to needed services and programs.
- We never turn any child away due to his or her inability to pay; we provided \$658,696 in financial assistance last year to keep this promise.





RESIDENTIAL HOMES

In addition to a new Y facility, our team’s vision for a redeveloped Civic Site will include a response to another expressed need here in Eugene: Urban homes within walking distance of the residents’ work, school, retail, and recreation amenities. The Y is partnering with a local developer and builder who will provide a number of residential lots designed for new homes to be built on the southern half of the Civic Site.

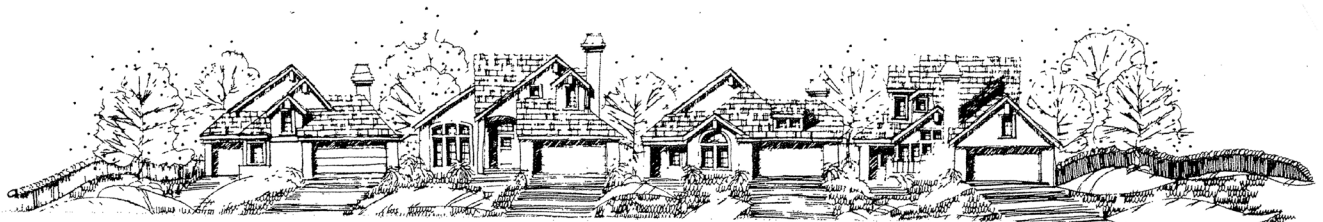
We have spent the last two years and many hundreds of conversations determining what people envision for this important piece of land. We included school personnel in these conversations to hear their preferences, as well.

In response to what we heard, we envision this project will bring to our community:

- A good neighbor to the schools and residents
- A local builder
- An aesthetically pleasing and sustainable design and construction
- A place where community can gather and recreate
- A safe place for kids
- A development that honors the unique history of this parcel
- A development which aligns with the ideals and plans of Envision Eugene

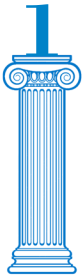
We narrowed our options for partners from eight down to two based on “local.” From there, we assessed their plans based on what our community envisions for sustainable, smart growth over the next 20 years. Our choice was obvious. Rick Duncan, Gordon Anslow and Allen DeGeneault (DAD) offer our community precisely what we are looking for: locally-invested professionals with an excellent reputation in the community and in the business world, who want to build aesthetically-pleasing, primarily owner-occupied, one and two-family housing.

Their land expertise, as well as their deep commitment to the Envision Eugene, Community Resource Group (CRG) and Infill Compatibility Standards (ICS) working groups give DAD an unmatched community perspective. As long time residents of Eugene (averaging more than 40 years each), living, raising families, and participating in business and community life, they are intimately familiar with Eugene’s challenges and opportunities. Their vision for the Civic site answers specific needs identified in Envision Eugene and shows our community what is possible when we creatively design for sustainable growth in alignment with its Seven Pillars.





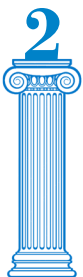
DESIGNING FOR SUSTAINABLE GROWTH IN ALIGNMENT WITH ENVISION EUGENE'S SEVEN PILLARS



PROVIDE AMPLE ECONOMIC OPPORTUNITIES FOR ALL COMMUNITY MEMBERS

Rick Duncan, Gordon Anslow and Allen DeGeneault (DAD) are local developers committed to working with other local businesses. DAD members have been in the community for decades, operating successful small businesses, providing stable employment, and supporting other local businesses in all their work completed past and present.

Our proposal creates a living, learning, and recreating hub in close proximity to the already established South Willamette corridor, providing 50-60 dwellings within walking distance of nearby stores, services and restaurants.



PROVIDE AFFORDABLE HOUSING FOR ALL INCOME LEVELS

Single-family, owner-occupied homes located in an urban center is a need expressed by Envision Eugene. Our city does not adequately meet the needs of people who want to own their home and live downtown; this proposal offers a tremendous opportunity to showcase how we can meet that need in an attractive, innovative way.



PLAN FOR CLIMATE CHANGE AND ENERGY UNCERTAINTY

Lowering our community's total Vehicle Miles Traveled (VMTs) is a top priority for our environment, our health, and our economic welfare. When it comes to city planning, there is no better way to reduce this number than locating people's homes near their work, retail, recreation, and along established transit corridors. This proposal answers this need, and moreover, does so with the intention to build something so attractive and successful that others will want to emulate it throughout our community.

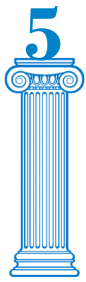


PROMOTE COMPACT URBAN DEVELOPMENT AND EFFICIENT TRANSPORTATION OPTIONS

This project will lead the way for our community to put this tenet of Envision Eugene into practice. We will have a compact urban development that residents throughout our city's core will look to and say, "I want that in my neighborhood."

We propose to work with the City to enhance the traffic pattern and flow through this part of town by developing a street that will connect Oak Street to Amazon Parkway.

In upgrading the traffic flow through this part of town, it will be a top priority to enhance the bike, pedestrian, and wheelchair flow and access, as well. The Y is a hub for people of all ages, abilities, and lifestyles and it is integral to our business model and our mission that we are accessible to all.

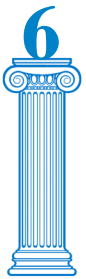


PROTECT, REPAIR AND ENHANCE NEIGHBORHOOD LIVABILITY

Today, despite its illustrious past, the Civic Stadium site is in a state of grave disrepair; an eyesore for its neighbors and our visitors. We propose to create a center of vitality, health, education, and recreation that will greatly enhance the aesthetics, the energy, and the benefits of this neighborhood.

Our project also calls for the planting of hundreds of trees (300-400) on an area that is essentially barren of such vegetation today.

Echoing benefits that address climate change, environmental protection is inherent in a development of this nature in that it limits VMTs and increases Walk Scores (a public access walkability index that assigns a numerical walkability score to any address in the US and is a priority measure of livability)



PROTECT, RESTORE, AND ENHANCE NATURAL RESOURCES

The stadium is rich with building material resources that can be restored and reused in a new structure. We are working with the Ausland Group—experts in the field of historic renovation and repurposing—to ensure that we not only preserve history, but valuable materials and resources, as well.

Our proposed development takes advantage of existing infrastructure. Building here, as opposed at our urban fringe makes better use of existing utilities, roads, transit, etc., without requiring extension of city services. This is an efficiency that cities across our country are recognizing as the greatest opportunity to be efficient and sustainable in planning for growth. Envision Eugene has embraced this mode.



PROVIDE ADAPTABLE, FLEXIBLE AND COLLABORATIVE IMPLEMENTATION

While this pillar speaks primarily to the systems and processes within the City’s planning structure, we are all collaborators in the success of Envision Eugene. This project offers us the opportunity to bring together a dynamic team for the future of the Civic Site—local builders, architects, historical preservation experts, a non-profit, our school district, and our city government. This team will work together to create something exceptional for our community—not unlike the visionaries of the 1930s when there was a need for a ball park.



3.6 PRESERVATION OF GRANDSTANDS

MAKING THE PAST RELEVANT TODAY

We honor the history of this Civic Stadium site and recognize that to many, this is hallowed ground. Our approach is to build a place that will honor the memories created here as it is transformed into a new Community Center that will serve us for generations to come. As stated at the outset of our proposal, although there is not a need for a restored ballpark in 21st century Eugene, we must tell the story of Civic Stadium for many generations to come and honor its legacy on this site.

We have partners on our development team who are experts in helping us do this. **Ausland Group from Southern Oregon specializes in bringing the past into our future.** The focus is the story—the architecture, the layout of the ball field, the pictures, the memories, and the lore; all of this can be woven into the fabric of the new development so memories are preserved, not forgotten.



In 1979, the Lowell Bridge was added to the National Register of Historic Places. In 2006, this rehabilitation and site improvement project transformed the decaying and under-utilized site into a Covered Bridge Interpretive Center for the State of Oregon.

This can be more fully explored through a design process that will engage the vital stakeholders in the community for their input and support. For example, our design team will seek to reference Civic Stadium's iconic forms, such as the shape of the grandstand roof and the massive supporting posts and bracing. "Baseball" concepts can be woven into the fabric of the new development with the goal of creating clear and obvious references to Civic's history. High quality interpretative

materials and displays can be installed in both interior and exterior locations for the public's benefit, and include salvaged and re-purposed elements such as the graffiti-painted boards from the kitchen area, stadium seating and benches, the scoreboard, or locker room elements. The abundance of existing large timber members can be re-milled and integrated into design and replication of infrastructure features in the new development, providing a sense of tangible historic continuation. Our goal, while creating new spaces, is to honor the history and design of Civic Stadium and tell "the Civic story" to generations of new and old Eugene residents.

THE APPROACH AND PROCESS

About 4 acres of the Civic Stadium site (including the grandstands and the ballfield) were listed on the National Register of Historic Places in 2008. Since 4J is a local government entity, any development proposal for this property, including 4J's transfer to a non-government entity, is subject to review by the Oregon State Historic Preservation Office (SHPO) under ORS 358.653. It is possible, if there is any level of Federal involvement whatsoever, that the project will additionally be subject to review under Section 106 of the National Historic Preservation Act of 1966. These similar regulatory frameworks require a "Finding of Effect" for the proposed action that given the removal of Civic Stadium is logically assumed to result in an "Adverse Finding." Additionally, both the demolition request and the redevelopment proposal for the site will be subject to Eugene's review process.

Note: 4J is the regulated entity under State law and the transfer of the Stadium to a non-government entity is considered an "undertaking" that is subject to review under 358.653 and (potentially) Section 106. This review has to happen before the transfer.

The steps in the historic review process will include:

- 1** Analysis of alternatives considered (including documentation as to why demolition of Civic Stadium was required)
- 2** Development of a detailed proposed action (i.e. both demolition AND the proposed development plans)
- 3** Submittal of a Finding of Effect to SHPO (this document can additionally provide for the basis of any related local-level permit applications)
- 4** Signing of a Memorandum of Agreement (MOA) between 4J (the legally obligated entity) and OR SHPO, with DAD and the Y as a concurring party (and agreeing to perform the requirements of the MOA).
- 5** The MOA will detail multiple “stipulations” to mitigate the loss of the historic resource. This can include the design details of the new project, the proposed interpretative installations, possibly HABS level documentation (historic photos, as-built drawings) or some other unknown educational or interpretative project. We might develop oral histories with people that remember playing at the stadium, we might partner with the Ems to develop a publication on the history of Civic Stadium, we might somehow work through 4J to develop material about the Stadium’s scholastic function or a web-based slideshow and historic web site about the stadiums history. Typically, especially for a contentious issue like this, successful mitigation will include a creative mixture of on- and off-site elements, including design, documentation and interpretation.

The Ausland Team will provide leadership on this phase of the process. George Kramer of the Ausland Team has more than two decades of experience in navigating Section 106 and the related process and is recognized as a leader in the field with successful outcomes throughout the Pacific Northwest. To clarify the review and approval process, we intend to package the demolition and redevelopment into a combined application, so that decision makers at all levels, as well as the public, will have a clear understanding of everything that is being proposed and how the history of Civic Stadium will inform the future of the site. The proposal to demolish a

historic resource can be a fractious and politically difficult process, resulting in appeals, delays, and unnecessary expenses for all parties. Open communication, good planning, creative design, and a rooted appreciation of Civic Stadium’s history offer an opportunity to address these potential concerns and streamline the review process. The required mitigation for the loss of Civic Stadium therefore becomes an opportunity to enhance the site’s future, allowing the creation of replacement buildings and use that both benefit from and meaningfully honor Civic’s history.



PIVOT Architecture recently completed the building remodel for Lane County’s Public Works Customer Service Center, in which existing materials were re-purposed. Wood slat wall finish around new offices featured above were faced with salvaged decking material taken from the existing roof structure.

3.7 PROPOSER QUALIFICATIONS & EXPERIENCE WITH SIMILAR PROJECTS

A PARTNERSHIP

We submit this proposal as a partnership: The Y and DAD (Duncan, Anslow & DeGeneault), with a complementary partner in historical preservation (Ausland Group). Collectively, we bring many years of experience and expertise in our respective lines of work.

Dave Perez, Executive Director of the Eugene Family YMCA, has been in his role for 21 years, and an executive at another Y for 20 years prior to that, where he was involved in successful capital campaigns and new YMCA developments. He came to this Y in 1992, when it was near bankruptcy. He quickly stabilized its operations and has grown it to be a thriving organization with 160 staff and a \$3.2 million operating budget. The Eugene Family YMCA has been in our community for 126 years, driven and supported by volunteers who, generation after generation, recognize the need for a strong local Y. Our national organization provides a solid foundation of architectural, design, legal and educational support that provides each local Y with access to world-class, time-tested best practices and expertise.

To succeed in a local development project, we needed to find local developers with a strong reputation for integrity and success. We found that in **Anslow & DeGeneault and Rick Duncan**. Gordon Anslow & Allen DeGeneault, together with their spouses, have been partners in their company (A&D) for over 30 years, and have completed hundreds of houses throughout Eugene, as well as a number of apartment projects, various commercial and industrial buildings, and projects in surrounding communities and on the coast. They have always had a strong design element, specializing in custom designed houses for a wide range of income levels, from entry level to high end. In addition to strong design resources in-house, A&D has worked with a number of local architectural firms on a range of projects. A&D has built out numerous housing developments on both sides of the river, from Overbrook at the extreme south end of Amazon

Drive, to Crescent Meadows and River Pointe on the far north end of town, and other locations east and west of Willamette. A&D has strong relationships with the design and engineering community in Eugene, with the banking community here and elsewhere in Eugene, and enjoys longstanding, excellent rapport with City staff in Eugene's Planning and Development departments. Both Gordon and Allen have served regularly on a long list of advisory committees related to planning and development in Eugene and Lane County. A&D has been active in the Lane County Homebuilders Association, with Allen serving two times a president, as well as membership in the Chamber of Commerce. A&D has sufficient resources to acquire and finance their portion of this development, and have consistently met absorption goals for build-out of residential developments almost from their inception.

Rick Duncan and his wife Chris have been involved in the management, development and redevelopment of real estate in Eugene for more than three decades. They have been involved in rehabilitation of small downtown apartments bringing those aged buildings back to a healthy highly desirable rental product in the core of Eugene. Rehabilitation of structures has included multifamily, industrial and commercial properties. Rick Duncan has been involved in the construction of an industrial building as well as the lead on the construction of his company's office in the downtown core of Eugene. In his business career Rick, as a principle of Duncan & Brown, LLC, Real Estate Analysts, has guided numerous clients in analyzing of a variety of real estate projects, including new developments and repurposing of a substantial number of buildings throughout the local area. In addition, as a third term Planning Commissioner, Rick understands concepts of infill and is a strong supporter of infill density in the appropriate location.

Together, we bring a team of people dedicated to creating an exceptional community center for our current and future generations of Eugene.

Complimenting our partnership is Ausland Group– a team with expertise in propelling forward complex projects which are both historically significant and engaging to the community. Ausland Group is uniquely qualified to help envision the bridge between the powerful history of this site and the potential of its future uses, and can deliver the entire project in line with that vision. See Exhibit A (following) for visual examples of relevant experience.

Greg Ausland, P.E., Senior Project Manager: Greg has managed projects throughout the Pacific Northwest for more than 30-years, including award-winning historic preservation projects. As a life-long resident of Eugene, he played football at Civic as a youth and annually attended Em’s games.

George Kramer, Historical Preservation Specialist: George brings 25-years of experience and a Master’s Degree in Historic Preservation from the University of Oregon. He is arguably the most knowledgeable and respected historical consultant within the State of Oregon. He will bring creative design concepts to the project, along with vast experience with the State Historic Preservation Office (SHPO) processes.

Susan Jurasz, Interpretive Planner: Susan has 30-years “making meaning” from beloved historical sites and features through her design and creation of interpretive exhibits, both in Oregon and around the globe.

Alan Harper, Entitlement and Development Specialist: Alan’s experience as a Land Use Attorney prepares him well for monitoring the entitlement and permitting processes of complex projects such as the Civic Project – Zoning, SHPO approvals, Site Planning, and more.

Aaron Ausland, Construction Manager and Capital Campaign Specialist: Aaron is one of only five certified Construction Managers in the State of Oregon. In addition, his passion is working with non-profits on capital campaign projects. His expertise in the process adds credibility to the lending institutions. In the past five years, he has spearheaded the technical grant writing of nearly \$20 million dollars.



Exhibit A: Supplementary Information, Ausland Group; p.1 of 2

RELEVANT PROJECT TEAM EXPERIENCE

Ausland Group’s team has a successful history of community projects, including historically celebrated sites. The following provides a sampling of our firm’s recent experience.

JACKSONVILLE PRESBYTERIAN CHURCH–JACKSONVILLE, OREGON



After many years of deadlock, a historically sensitive design solution wins the heart of the community.

Similar to the Civic Stadium project, a development project was halted by concerns about the lack of respect for the site’s history. The 1996 effort by the Jacksonville Presbyterian Church to build a new church on a large parcel adjacent to an existing residential district was so highly charged that a series of local and LUBA appeals delayed construction for years.

With a remanded decision that severely limited their options, the Church hired a new development team to pursue an approach that could address the neighborhoods concerns about scale and mesh Jacksonville’s appreciation for history with their own needs for additional space. The new design proposed three separate structures, rather than a single large volume, and each were given a “backstory” that provided a logical basis for their appearance. The “office” became

a remodeled farmhouse; the school was placed in a building designed to look like an early 20th century barn. The church itself appears as a small c.1915 church that had been significantly added to in the 1950s, complete with varied materials and window treatments that indicate its “sequential” development pattern. After a series of public presentations, and regular updates to the community during the design process, the final application was met with near universal approval. The Jacksonville Presbyterian Church complex, dedicated in 2002, is now a valued part of the community, and the congregation includes some of those of who vehemently opposed the original construction.

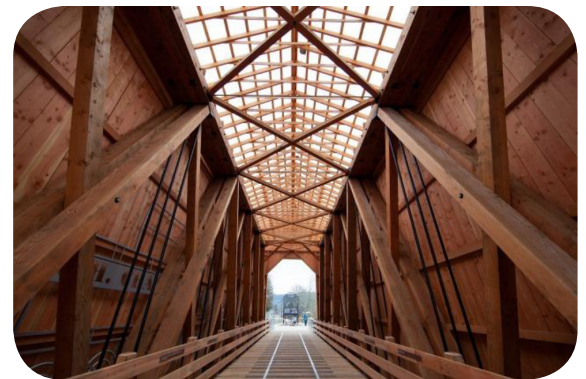
Team: Alan Harper, George Kramer

Exhibit A: Supplementary Information, Ausland Group; p.2 of 2

CHAMBERS COVERED RAILROAD BRIDGE—COTTAGE GROVE, OREGON



While now open only for pedestrians, the interpretive exhibits nod to the bygone era of logging and railways.



The Chambers Covered railroad Bridge is the only remaining covered railroad bridge west of the Mississippi River. Originally constructed in 1925, the timber structure was in danger of collapsing after years of neglect. For decades, the roof had leaked, and primary structural members had rotted away causing the bridge to lean severely. In 2010, a windstorm came perilously close to knocking the bridge over. The bridge was dismantled and restored reusing as much of the historical and original material as possible, including all of the original iron and hardware, and 25 percent of the original timber. The newly rehabilitated Chambers Covered Bridge now serves as a landmark pedestrian and bicycle crossing that provides safe access across the Coast Fork of the Willamette River.

Awards:

- 2013 ACEC Engineering Excellence Grand Award
- 2012 Oregon Heritage Excellence Award from the Oregon Heritage Commission
- 2012 First Place Renovation Award for Oregon Top Projects from the Daily Journal of Commerce

Team:

- **Greg Ausland, P.E.** Senior Project Manager
- **George Kramer** Historic Preservation Specialist
- **Susan Jurasz** Interpretive Designer/Builder

Zimbra

massey_l@4j.lane.edu

Fwd: Proposal clarifications / questions

From : Jon Lauch <lauch@4j.lane.edu>

Fri, Jan 03, 2014 07:55 AM

Subject : Fwd: Proposal clarifications / questions**To :** Larry Massey <massey_l@4j.lane.edu>

one of two from the Y

From: "Dave Perez" <dave@eugeneymca.org>**To:** "Jon Lauch" <lauch@4j.lane.edu>**Cc:** "Larry Massey" <massey_l@4j.lane.edu>, "Kathi Hernandez" <hernandez@4j.lane.edu>**Sent:** Thursday, December 5, 2013 2:45:40 PM**Subject:** RE: Proposal clarifications / questions**In response to you questions from yesterday regarding the Y's proposal to acquire the Civic Stadium site.**

Land Lease: Regarding the land lease option, the residential lots would have to be a straight purchase. There is the possibility of both the Y and the housing (DAD) participating in a land lease for the portion of the property that will be dedicated to storm water treatment. The Y believes that a straight-out purchase also makes the most sense for the Y. However, we are in the process of developing a 99-year lease with the City on City-owned park land that we will lease for \$1.00 per year in exchange for services to be provided by the YMCA to West Eugene residents and Bethel students. A similar model would work at Civic... land provided in exchange for services to students and the community. I know it doesn't sound like a lot of money but in 99 years that will exceed the Friends of Civic offer by \$82.44. (I couldn't help myself. Sorry.)

Property Taxes: Assume the average home's Real Market Value is \$300,000 ; we intend to build approximately 60 of these homes. The current CPR is 0.87 suggesting Maximum Assessed Value would be \$261,000. At about \$18/\$1,000 of MAV results in a tax of about \$4,700 per house or **\$282,000 in property taxes a year** based on current information.

The Y's portion of the property would not be subject to property taxes. However, it is assumed that the existing Y property on Patterson which is not subject to property now would be sold for private development and would then be assessed an annual property tax (amount to be determined based on future development the Patterson site).

Therefore, once the civic site was developed and the current Y site was redeveloped you would take **two large significant properties that currently do not produce any tax revenue and have them turned into taxable properties.**

Hope this helps. Thanks,

Dave Perez

Executive Director
EUGENE FAMILY YMCA
2055 Patterson Street, Eugene, Oregon 97405
541 686 9622
dave@eugeneymca.org / www.eugeneymca.org

The Y: We're for youth development, healthy living and social responsibility.

Follow us on [Facebook](#) & [Twitter](#)

From: Jon Lauch [mailto:lauch@4j.lane.edu]
Sent: Wednesday, December 04, 2013 11:22 AM
To: Dave Perez
Cc: Larry Massey; Kathi Hernandez
Subject: Proposal clarifications / questions

Dave:

We have not really yet gone too deep in our initial peek at the proposals, but there are a couple of things we have identified that we'll need in order to complete our evaluation for the Board. Certainly, they are things the Board will ask anyway, so by asking you for the information now, we can stay ahead of the curve in the process.

1) The proposal indicates flexibility to consider a ground lease. We will need to know what ground lease terms might be offered or envisioned by your team. Notably, the proposal indicates that the one and two family residential dwellings would be primarily owner-occupied. This would seem problematic for a prospective residential property owner seeking financing from a lending institution. I would assume that a sub-division of the property would be required with a fee simple arrangement for the residential lots, and a potential ground lease for the Eugene Y portion of the development. And, if the streets serving the residential area would be public streets ROW dedication to the City would be required. In any case, could you please provide clarification on this? More specifically, we are interested in what terms would be offered under a ground lease scenario so that we can do a comparative analysis against the fee simple option and against competing proposals.

2) Please provide property tax revenue projections for the proposed development. Please keep in mind that the general property tax revenue for School District 4J goes through a state equalization formula. 4J does not receive the amount directly, but rather a diminished amount after equalization. If you can report the amount assessed, we can estimate our revenue after equalization. Please breakdown the individual categories (eg. City, 4J, County, 4 local option levy, various bond measures, etc.).

The sooner you can provide the above information, the better for our evaluation process.

There is one other issue that I would like to discuss with you by phone. Please call me at your convenience 541-790-7405 (direct office line) or [REDACTED] (cell). I will be pretty scarce this afternoon as I am jammed up with meetings, but I can return calls in between. I am wide open tomorrow. Today would be preferable.

Thanks, Jon

**CLARIFICATION OF PROPOSAL
ACQUISITION OF CIVIC STADIUM PROPERTIES
EUGENE FAMILY YMCA
12-17-2013**

- 1. What happens if the Y does not meet their fund raising goals if the residential portion is developed ahead of the Y fundraising? Would the remainder of the property be developed with a continuation of the residential development? Does the proposal envision a partition of land such that the Y owns a separate parcel, or would the land under the Y-related improvements be owned by DAD, LLC? If these are separate parcels, and the Y is not built, who is responsible for PEPI-related assessments adjacent to the Y parcel?**
- 2. Per your proposal "The contract may be subject to review and approval by debt lending source to assure the contract is financeable". Please clarify specific issues which would be "subject to review and approval".**
- 3. Is the Seller's involvement required to secure right of way approvals for connection to the Amazon Parkway? Is this to be considered a contingency that must be resolved before closing?**
- 4. Is the Seller's assistance required for consolidation of additional (privately-owned) parcels or for vacation of the 20th Avenue ROW? Are these issues to be considered contingencies that must be resolved prior to closing?**
- 5. The proposal requires the Seller to share the costs of obtaining a demolition permit and re-zoning to R-2. Is this to be shared 50/50? If not, please clarify.**
- 6. Your proposal requires the Seller to reimburse Buyer's costs if the Seller declines to proceed with potential appeals related to the stadium demolition and/or re-zoning to R-2. Please clarify (list) which costs for which the Buyer would seek reimbursement. Would such cost be limited to those associated with the demolition permit, or all costs associated with the development (eg. engineering, land use, planning, design, appraisals, etc.)**
- 7. Your proposal states that the Seller is responsible for any environmental remediation. Please clarify (list) specific environmental remediation issues that are the responsibility of Seller.**
- 8. Please confirm the sale or redevelopment of the existing Y will result in it being a taxable entity once redeveloped.**

12/27/13

Response to questions from 4JSD relative to DAD-Y response to RFP:

- 1 We are confident in our ability to raise the funds needed to build this new facility, a confidence supported by A) an in-depth, third party assessment of our capacity to do so, and B) the fact that we have already secured significant lead pledges prior to our official kick-off of a capital campaign. In the highly unlikely event that we do not succeed in raising the needed funds to build a new Y at Civic as we currently conceive of it, we will build the new Y facility in phases, as funding allows. Our current facility is simply not a viable long-term option, yet we have every intention of carrying on our 126-year legacy in this community—and we have the community support that gives us the financial confidence to do so.
- 2 The final contract between 4JSD and DADY must not contain elements (such as deed restrictions/encumbers) that restrict the use of the property in such a way that a debt lender would view as significantly reducing the underlying value of the property. DAD presumes to create residential lots under current Eugene Chapter 9 provisions, well under allowable R2 densities, and to build structures complying with all current applicable rules. Y proposes to build their facility, and to get whatever approvals are necessary to do so. If for any reason, however, restrictions are added during zone change, subdivision or other land use actions – serving to restrict options now allowed as a matter of right, or currently permissible under a CUP or PUD - the project may be rendered economically unfeasible, or not financeable. (Or not so at the current price)
- 3 In that 4JSD will be in title while this realignment is under review, Buyers assume Seller will cooperate as needed to allow that process to proceed. This should be seen as a contingency; in that if City required E 20th to remain in current alignment, that would render the Y property less usable. We hope to conduct a Project Consultation with City Staff as soon as appropriate, ie assuming we get the nod from 4JSD. The road alignment/ROW abandonment is one issue we want to have authoritative input from staff on, prior to commencing the zone change, etc..
- 4 No for consolidation, if occurs. Yes for vacation, see #3.
- 5 Governmental costs associated with obtaining the demolition permit and rezone to R-2 are to be shared 50/50, as the cost to make the site ready for development should be the responsibility of 4JSD. The buyers are willing to share in the costs to make the site “shovel ready”, presuming they get all necessary approvals and entitlements so they can proceed with their respective building plans. The buyers will handle all management of these processes (permitting, remediation, demolition) at no additional cost to 4JSD. If, however, expenses have been incurred by DAD-Y, such as for environmental remediation, demolition, or zone change, and DAD-Y are not able to close – through no fault of their own, but due to imposition of untenable restrictions on the property, or other unforeseeable events out of control of DAD-Y, then DAD-Y would look to 4J for reimbursement for any expenditures related to those actions which serve to increase the value of the property, but which would not provide any value to

DAD-Y. DAD-Y would not expect reimbursement for architectural or engineering studies related to specific improvements they would have made, had all events occurred that would have allowed them to close.

- 6 If, at the first appeal, or other legal action directed at halting or delaying the process needed to complete this transaction, 4JSD refuses to contest any appeal or litigation, and the appeal or litigation serves to halt or delay demolition, remediation, rezoning or necessary partitioning, or other required land use processes, or ROW abandonment and dedication, so as to render the property of no or diminished value to purchasers, DAD-Y would prefer to not have invested time or money in the first place. DAD-Y needs assurance from 4JSD that while they are in title to the property, they will vigorously defend the property so as to preserve its intrinsic value for DAD-Y, until such time (after closing) as DAD-Y will be able to look out for their own interests related to the property.

Thus, DAD-Y would look to 4JSD for reimbursement for all reasonable expenditures made in good faith that 4JSD would so defend the property during the period between contracting for sale and closing.

- 7 Asbestos abatement in all buildings, suitable for approval for demolition from DEQ. Provide evidence of completion of work related to oil tank removal, and any government certifications related to the adequacy of same.
- 8 The most likely use for the current Y site is for residential and the Y is planning to apply for a zone change to R2 upon securing other land on which to build a new Y. (Currently, it is a combination of R2, R3 and PL). Given our intent to do so, it is safe to say that the highest and best use for this property—rendering, also, the best price for the Y—will be taxable, market rate housing. There is a remote chance the site could be purchased by a church or non-profit, including for non profit low income housing, which would impact taxing, but we have heard from many parties interested in this property—none of which have been non-profits.