



## MINUTES

Eugene Sustainability Commission  
Atrium, Saul Room  
Eugene, Oregon

November 20, 2013  
5:30 p.m.

PRESENT: Kathi Jaworski, Sue Wolling, Bob DenOuden, Sasha Luftig, Steve Newcomb, Dawn Lesley, Alan Zelenka, Howard Bonnett, Joanne Gross, Shawn Boles, Carolyn Stein, commissioners. Babe O'Sullivan and Matt McRae, City Manager's Office.  
ABSENT: Paul Nielson, Howard Saxion

Ms. Jaworski called the November 20, 2013, meeting of the Sustainability Commission to order.

### 1. Opening - agenda review, approval of minutes

Ms. Jaworski called for corrections or clarifications to the October 16, 2013 minutes.  
Mr. Bonnett, seconded by Ms. Lesley, moved to approve the October 16, 2013 minutes as submitted. The motion passed, 10:0 with no abstentions.

### 2. Public comment

Joshua Frankel with Partners for Sustainable Schools (PSS) provided an update on their work with schools throughout the county:

- Using new model to work with 5 or six schools more deeply.
- Building green teams.
- Working deeply with elementary schools this year (Malabon, Holdt, Power and Corridor, and one in Springfield).
- Interested in expanding into high schools next year.

PSS also hosted the Hope In Action conference at the Universal Unitarian church in Eugene where they teach kids about climate change.

### 3. New City Hall design team

City Design and Construction Manager Mike Penwell introduced the design team for the new City Hall and provided some background information:

- Working on City Hall for 15 years.
- Moved work groups and others out of the old City Hall and into alternate locations.
- Directed by Council to work within \$15M budget to bring City Manager's office, Mayor, and Council back into a new City Hall.

John Rowell and Kaarin Knudsen of Rowell Brokaw Architects provided an overview of the project:

- Phase 1 of City Hall rebuild will develop 25,000 - 30,000 sq. ft.
- Council chamber, meeting rooms, support space, and CMO, Mayor and City Councilor offices
- Timeline:

- Develop design options in January and February 2014
  - Bring option back to Council in Late March or early April
- Project values (from City Council)
  - Stewardship
  - Identity
  - Participation
  - Simplicity
  - Eugene at 200 (and beyond)
- “What best reflects what we need to be in 100 years?”
- Goals of the project:
  - Civic Heart (community gathering location)
  - Great Street to the River (8<sup>th</sup> Ave as an important connection)
  - Green City (both verdant and community focus on sustainability)
  - Living Block (engaging pedestrians and neighbors to invigorate downtown)
- Performance goals:
  - CO<sub>2</sub> and Resilience ( Carbon neutral )
  - Energy (high performing)
  - Water (celebrate the rain - plan for today, think about the future)
  - History and Re-Use (history is an important part of the future - many opp’s for reuse)
  - Organizational Culture (engender trust, follow through, push boundaries, broad utility)

Highlights from the discussion with the commissioners:

- Outreach:
  - Historic Review Board
  - Accessibility Advisory Committee
  - City Manager’s Office staff
  - City Council (October)
  - Southwest Oregon AIA
  - Downtown Neighborhood Association
  - Communities of color
  - Youth (both younger and older)
  - Interested in reaching out to native community
- Building performance:
  - Doesn’t meet current code and will need rehabilitation. The room needs to function well in terms of day-lighting, circulation, energy use, security
  - Doesn’t meet current earthquake standards
  - Need to improve acoustics
  - Should be net zero energy and water building
- Budget constraints:
  - Will have to innovate to meet performance goals within the budget: e.g. looking to reuse the building concrete onsite.
  - Look at how offices are organized and the ways occupants interact with the building and participate with the systems.
  - Should aim for 100% reuse and recycling of materials
  - Consider long-term time horizon for cost
  - Need flexibility in site planning to account for future phases
- Other:
  - Public art: there are requirements about what can be done with art work currently on the site
  - Maintaining parking is short-sighted. Need emphasis on alternative modes. Parking should not be subsidized. Parking needs will be re-evaluated over time.

- Consider if/how a year round farmers' market can be accommodated on site.
- Design team's proposal in April will set an intention for the remainder of the block. Will have short term treatment for the block that will set it up for long term solutions.

Contact Kaarin Knudsen with suggestions for other groups or individuals to contact:

Kaarin Knudson, Project Designer / Project Manager  
 Rowell Brokaw Architects, pc  
 (541) 485-1003  
[kaarin@rowellbrokaw.com](mailto:kaarin@rowellbrokaw.com)

#### **4. Sub-committee reports**

##### Carbon fee committee

Tasks have been divided up among three sub-committee members. More information will be provided next month from Mr. Saxion.

##### TBL Subcommittee

Ms. Gross will be chair. The sub-committee discussed the TBL tool and goals for making it better or "scrapping it". There are concerns about how it is being applied and why it is not used more frequently in the City. The sub-committee plans to focus on specific issues before City Council to see how and if TBL is being used including UGB expansion, Willamette St, Capstone, and Civic Stadium. The sub-committee will be looking for themes and lessons learned to inform next steps and promote use of the TBL.

Councilor Zelenka provided an update that City Council will be considering TBL on the new Stormwater Development Standards. The commission has an opportunity to review the TBL results and provide feedback prior to Council action on January 18. Staff will invite those who participated in the TBL analysis to the December commission meeting for a review and discussion.

Staff shared that the City Manager has directed staff in the City Manager's Office to identify pilot projects for bringing TBL results to Council. The ordinance for Stormwater Development Standards is one example. The commission could help to review upcoming council items and provide input on the criteria for selecting candidates for TBL analysis.

##### Food Subcommittee

Ms. Gross provided an update. The sub-committee is working to follow-up on the City Council work session on food policy. A pending request from Councilor Evans calls for the establishment of a task force on the subject and commissioners Zelenka and Boles emphasized that it needs to have a more regional focus.

The sub-committee is consulting with city planning staff on how the City can provide the proper infrastructure for food hubs. These areas have to be mixed use zone to cover everything from production, like and urban farm, office space, and retail. Mr. Boles has also requested a meeting with City Manager Jon Ruiz to get an update on the status of action items recommended by the commission in its May 2012 letter to Council. Staff added that Deb Johnston with the Lane Food Council is very interested in connecting with the commission on the topic.

##### Transportation

Mr. Bonnett provided an update. The sub-committee met Nov. 5 and discussed the work plan with the following outcomes:

- Commissioners Luftig and Wolling will continue to engage with targeted projects.
- Ms. Luftig will provide information about bike/pedestrian issues.
- Further action on the S. Willamette St. project needs to wait for the outcomes of the EcoNorthwest study of economic impacts.

## Budget

Ms. Jaworski report that the ad hoc committee came up with an argument making the case for investing in sustainability. The resulting memo has been circulated for comments. Councilor Zelenka will provide additional comments based on the most recent budget committee meeting. His comments are refinements - not complete revisions that will require recirculation of the document. Staff agreed to format the final memo on letterhead.

NOTE: It would be VERY helpful to provide a common work space where we could all edit and comment on a single document. Is there a City resource or public resource (google docs) that would serve this purpose?

### **5. Break**

### **6. FY 14 liaisons**

The commissioners reviewed the role of liaisons and identified priorities for FY 2014 including:

#### 1. Meeting regularly with City Councilors

Councilor Brown - commissioner Boles  
Councilor Clark - commissioner Newcomb  
Councilor Syrette - commissioner Wolling  
Councilor Evans - commissioner Gross  
Councilor Zelenka - commissioner Lesley  
Councilor Poling - commissioner Jaworski  
Councilor Pryor - commissioner Nielson  
Councilor Taylor - commissioner Bonnett

#### 2. Meeting with Mayor and City Manager

Mr. Boles proposed that the commission leadership meet with both the City Manager and the Mayor at the same time.

#### 3. Priority liaison groups

- Eugene area Chamber of Commerce - Ms. Stein
- Neighborhoods: Neighborhood Leaders Council (NLC), Neighborhood Associations and NLC COS. Commissioners should have liaison with neighborhood associations within which they reside including:
  - Bethel
  - Santa Clara
  - Fairmount
  - Southeast
  - Northeast
  - Downtown
  - Whitaker

The commission may also want to consider engaging with NLC and specific neighborhood associations with issues that intersect the commission's work plan.

See attached table of liaison assignments. Commissioners were directed to meet quarterly with their appointed liaisons and report out to the commission.

### **7. Sub-committee item: Sustainable Business Practices**

Commissioners offered several comments on the draft memo that had been circulated from the Sustainable Business Practices sub-committee:

- The date on the memo needs to be updated to reflect the discussion with Ethan Nelson.
- Rank the recommendations in order of impact. #1 is less compelling. Consider numbering in order of importance: 2,3,4,1.
- Could be clearer on the description associated with the importance and handling of “code” in recommendation #2.
- There are some things that came up in the interviews that aren’t reflected in the recommendations - such as subdividing a building. Propose expanding #2 to include sustainable business practices - not just green building.

Comments need to be to Ms. Lesley by next Wednesday (Nov. 27).

#### **8. Items from commissioners**

Mr. Boles shared that Our Children’s Trust is approaching the Council about a climate action plan as part of a proposed ordinance. Mr. Boles plans to support the ordinance

Ms. Jaworski added that Our Children’s Trust asked to be placed on the agenda last month but there was insufficient time for reviewing the draft ordinance in last month’s meeting.

#### **9. Closing**

The next meeting of the commission is December 18, 2013. Ms. Jaworski adjourned the meeting at 8:30 PM.

(recorded by Matt McRae)

## Sustainability Commission Community Liaisons FY 2014

### What is the job of a community liaison?

- Share our work plan, look for connections
- Hear what they are interested in and carry back to Commission
- Strive for informal/frequent check-ins vs. formal/infrequent check-ins
- Fill in as a speaker on SC work and history as needed
- Share what other groups are doing of common interest, and surface opportunities to engage
- Meet at least quarterly and report out to the commission

Organization and contacts	Commissioner contact(s)
4J/ Bethel school districts	
Bicycle Pedestrian Advisory Committee (BPAC)	Sasha Luftig, Howie Bonnett
BRING Recycling	Carolyn Stein
City of Springfield	Steve Newcomb
Eugene Chamber of Commerce	Carolyn Stein
Eugene City Council: George Poling George Brown Betty Taylor Alan Zelenka Mike Clark Claire Syrett Chris Pryor Greg Evans	Kathi Jaworski Shawn Boles Howie Bonnett Dawn Lesley Steve Newcomb Sue Wolling Paul Nielson Joanne Gross
EWEB	Steve Newcomb, Shawn Boles, Carolyn Stein
GreenLane Network	
Lane County (Administrator)	As needed
Lane Food Council	Joanne Gross
Lane Transit District	Sasha Luftig
NEDCO	Kathi Jaworski
Neighborhood associations: Downtown Bethel Santa Clara Fairmount Northeast Southeast Whitaker	Sue Wolling Joanne Gross Dawn Lesley Alan Zelenka Kathi Jaworski

Street Repair Review Panel	Howie Bonnett, Sue Wolling
University of Oregon: SCI, law school, 3PM dept. Sustainability Office and ENVS dept. Multicultural Center	
Willamette Farm and Food Coalition	Shawn Boles