

**DRAFT MINUTES FOR THE REGULAR MEETING  
ASHLAND CITY COUNCIL  
Tuesday, February 5, 2019  
Council Chambers  
1175 E. Main Street**

Note: Items on the Agenda not considered due to time constraints are automatically continued to the next regularly scheduled Council meeting [AMC 2.04.030.E.]

**7:00 p.m. Regular Meeting**

**I. CALL TO ORDER**

Mayor Stromberg called the meeting to order at 7:04 PM.

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**Councilors Slattery, Graham, Akins, Seffinger, Rosenthal and Jensen were present.**

**IV. MAYOR'S ANNOUNCEMENTS**

Mayor Stromberg announced the current Commission and Committee vacancies.

Council gave consensus to allow Public Input on Item VII. 3.

**V. CITY ADMINISTRATOR REPORT**

City Administrator Kelly Madding spoke that the City Council has finalized their Goal Setting and that they will be on the website soon. The Goals will be presented at the February 13<sup>th</sup> Study Session.

**VI. APPROVAL OF MINUTES**

1. Study Session of January 14, 2019
2. Business Meeting of January 15, 2019

**Graham/Rosenthal moved to approve the minutes as corrected. Discussion: None. All Ayes. Motion passed unanimously.**

**VII. SPECIAL PRESENTATIONS & AWARDS**

1. Southern Oregon Regional Economic Development, Inc. (SORED) Proclamation

Councilor Slattery read the Proclamation into the record (*see attached*).

## 2. Annual Presentation by the Transportation Commission

Deputy Public Works Director Scott Fleury introduced Transportation Commission Chair Sue Newberry.

Ms. Newberry went over the annual Transportation Commission updates. She discussed the Commissions goals.

Seffinger questioned bump out sections in roads and suggested to have flashers on all of them. Mr. Fleury explained bump outs are meant to make it safer for pedestrian crossings.

Rosenthal thanked the Commissioners for their work.

Jensen thanked the Commissioners and questioned when the Transportation Plan will be updated. Mr. Fleury spoke that it will be budgeted in the next biennium.

Council discussed the importance of having public outreach for the Transportation Update Plan.

## 3. City Hall – Phase 1 Preliminary Design

Ms. Madding gave a Staff report. She explained that City Hall is 106 years old and gave a brief background on the prior evaluations regarding City Hall. She explained that no decision has been made on this topic and all items being discussed are for information only. She also explained that the rumors going around that utility bills would be going up is not true.

Slattery explained that there is a City Look Ahead and this item has been on it since October 3, 2018. This can be found on the City website.

Public Works Director Paula Brown gave a brief Staff report.

Rosenthal explained that this item was initially supposed to be discussed at a Study Session. Since he was going to be out of town he suggested this to be moved to the Business Meeting.

ORW Architecture AIA- Principal, Dana Crawford presented Council with a PowerPoint Presentation (*see attached*).

Items discussed were:

- Feasibility Study 2016.
- 2018 concept design.
- Site options.
- Imagery.
- Design process.
- Cost Modeling.
- Council input.
- Final Renderings.

- Space needs.
- Rendering examples.
- City Hall Site Plan.
- Briscoe School Site Plan.
- Civic Center Site Plan.
- Cost modeling.
- Decision Criteria.

Ms. Brown spoke that Staff would like feedback from Council and to bring this back to the March 19<sup>th</sup> Business Meeting.

Council and Staff discussed the cost of retrofitting the current City Hall.

Council discussed the need of seismic upgrades for other City buildings.

Rosenthal spoke to the importance of due diligence.

Akins spoke in appreciation of the presentation but spoke that she was not in favor of any of these options.

Graham thanked everyone for their work. She suggested the City to come up with a plan to look at all City buildings.

Council discussed this coming back with more options which include the retrofit.

Ms. Brown spoke that doing nothing is wrong. She explained that is putting Staff and the Community at risk.

City Attorney David Lohman spoke to the importance of legal obligations to do something.

Ms. Madding spoke that there will be another Study Session regarding this issue and Staff will bring back information regarding retrofitting City Hall.

### **Public Input**

George Kramer - Ashland-Spoke regarding City Hall options. He explained that he was part of the Ad-Hoc Committee and worked on finding an affordable solution. He spoke that work needs to be done and he recommended Council to upgrade City Hall affordably. He spoke that the public would support and affordable option.

Ted Hall – Ashland – Thanked Staff and Council for their work. He read a statement into the record (*see attached*).

Kathy Shaw - Ashland – Spoke in agreement with Mr. Kramer. She discussed the issues with the current City Hall. She explained that the City doesn't need a bigger City Hall and suggested shared offices. She spoke to the importance of having City Hall in the downtown. She spoke

that all 3 suggested buildings are currently not seismically fit.

Staff advised citizens to send their comments to the City Council email address on the City website.

**VIII. MINUTES OF BOARDS, COMMISSIONS, AND COMMITTEES**

|                          |   |  |
|--------------------------|---|--|
| <a href="#">Airport</a>  | <a href="#">Conservation</a>            | <a href="#">Forest Lands</a>           |
| <a href="#">Historic</a> | <a href="#">Housing and Human Svcs.</a> | <a href="#">Parks &amp; Recreation</a> |
| <a href="#">Planning</a> | <a href="#">Public Arts</a>             | <a href="#">Transportation</a>         |
| <a href="#">Tree</a>     | <a href="#">Wildfire Mitigation</a>     |  |

**IX. PUBLIC FORUM** Business from the audience not included on the agenda. (Total time allowed for Public Forum is 15 minutes. The Mayor will set time limits to enable all people wishing to speak to complete their testimony.) [*15 minutes maximum*]

Julie Norman – Ashland – Thanked Ashland Parks Commission for their work. She read a statement into the record (*see attached*).

Kelly Marcotulle – Ashland – Suggested to have a Study Session to analyze 5G. She spoke to the importance of prevention on this issue. She provided Council with an article regarding this issue (*see attached*).

Louise Shawkat – Ashland – Spoke regarding carbon reduction. Set goals have climate energy action plan. She provided Council with information regarding the issue (*see attached*).

Ehanuela Gay - Ashland – Spoke regarding affordable housing. She explained that she submitted a letter to Council regarding this issue a few weeks ago. She spoke in gratitude for those who responded.

**X. CONSENT AGENDA**

1. Approval of Liquor License Request for Kaarma Distribution Co., LLC.
2. Council Liaison Appointments to Boards, Commissions, and Committees
3. Request from the Oregon Department of Transportation for a Noise Exemption Permit for Night Work to Complete Traffic Signal Upgrades
4. Approval of Personal Services Contract for Wastewater Treatment Plant Facilities Assessment and Major Process Component Improvements

**Seffinger/Graham moved to approve the Consent Agenda. Discussion: None. All Ayes. Motion passed unanimously.**

**XI. PUBLIC HEARINGS** (Persons wishing to speak are to submit a “speaker request form” prior to the commencement of the public hearing. Public hearings shall conclude at 9:00 p.m. and be continued to a future date to be set by the Council, unless the Council, by a two-thirds vote of those present, extends the hearing(s) until up to 10:30 p.m. at which time the Council shall set a date for continuance and shall proceed with the balance of the

agenda.)

## **XII. UNFINISHED BUSINESS**

### **XIII. NEW AND MISCELLANEOUS BUSINESS**

1. Annual Appointment to the Citizens' Budget Committee

**Slattery/Rosenthal moved to appoint Jim Bachman and Mike Morris to the Citizens' Budget Committee. Discussion: None. Voice Vote: Slattery, Graham, Seffinger, Rosenthal and Jensen: YES. Akins: NO. Motion passed 5-1.**

*(See attached Tally Sheet).*

### **XIV. ORDINANCES, RESOLUTIONS AND CONTRACTS**

1. First Reading of an Ordinance Amending Ashland Municipal Code 2.13, Transportation Commission

Ms. Madding gave a Staff report.

**Graham/Slattery moved to approve the first reading of an ordinance titled: An Ordinance Updating Ashland Municipal Code 2.13, Transportation Commission and move to second reading. Discussion:** Graham spoke to the importance of this Ordinance and appreciation of the work Staff has done. Slattery agreed with Graham. **Roll Call Vote: Slattery, Graham, Akins, Seffinger, Rosenthal and Jensen: YES. All Ayes. Motion passed unanimously.**

2. First Reading of an Ordinance relating to overnight sleeping in vehicles; adding new AMC Chapter 10.48.

Ms. Madding gave a Staff report.

Graham questioned if other non-profit organizations could be a part of this. She also spoke that the wording regarding handwashing should include "hand sanitizing". Ms. Madding spoke that the language would be amended to say "hand cleaning" and the churches would be notified of the definition. She also explained that if we allowed this on a commercial piece of property it would necessitate a land use approval. She spoke that Staff wanted to start out small and see how it works. If it works well Staff could expand to commercial zones.

**Seffinger/Slattery approved First Reading of Ordinance No. 3171 and advance it to Second Reading for enactment. Discussion:** Seffinger spoke that she thinks it is a good idea to start small. She spoke to the importance for men, woman and children to feel safe and some may not feel as safe in a shelter. Slattery thanked Staff for their work on this and the Rogue Valley Unitarian fellowship. Akins spoke that she is happy that Staff is looking at options and spoke that she would like to see unsheltered not be ticketed. She spoke in support of the motion. **Roll Call Vote: Slattery, Graham, Akins, Seffinger, Rosenthal and Jensen: YES. All Ayes. Motion passed unanimously.**

3. Second Reading of an Ordinance to Amend the Ashland Fire Prevention Code AMC Chapter 15.28

**Rosenthal/Jensen moved to approve the second reading of an Ordinance to amend the Ashland Fire Prevention Code AMC Chapter 15.28. Discussion:** Rosenthal thanked Staff for their work on this. **Roll Call Vote: Slattery, Graham, Akins, Seffinger, Rosenthal and Jensen: YES. All Ayes. Motion passed unanimously.**

4. Second Reading of an Ordinance modifying the Solid Waste Franchise Ordinance

**Jensen/Seffinger moved to approve the second reading of an Ordinance modifying the Solid Waste Franchise Ordinance. Discussion:** None. **Roll Call Vote: Akins, Graham, Seffinger, Rosenthal, Slattery and Jensen: YES. All Ayes. Motion passed unanimously.**

5. Second Reading Ordinance No. 3165 Related to Vehicles For Hire, Amending Ashland Municipal Code (AMC) 6.28.080 and AMC 6.28.190 and Deleting AMC 6.28.090

Slattery asked for an update as to where we are with TNC companies. Ms. Madding explained that they are currently not on the map. She spoke that Assistant to the City Administrator Adam Hanks spoke with a representative and they explained that once changes are made they would be interested in coming. She explained it is not for sure but it sounds as though they will be coming.

**Jensen/Slattery moved to approve the second reading of Ordinance No. 3165 related to vehicles for hire amending AMC 6.28.080 and AMC 6.28. Discussion:** Jensen spoke that this has been a long time coming and glad to revise the Ordinance. Seffinger spoke that this will make a number of people happy. Rosenthal explained that he is not in support of this Ordinance. He spoke that he is not comfortable sacrificing principals of safety. He suggested to take another month to get consensus from other communittees and how having these companies is working for them. Graham spoke that she will be voting against this motion. She explained that she spoke with the Transporation Commission and what issues they were trying to solve in the initial Ordinance. She spoke that once these companies are here in this current format we don't get an option to change the terms. She spoke that we are a moment in time to have some negotiating power. Akins spoke that she thinks this is what the citizens want and spoke in favor of the motion. **Roll Call Vote: Slattery, Akins, Seffinger and Jensen: YES. Graham and Rosenthal: NO. Motion passed 4-2.**

**XV. OTHER BUSINESS FROM COUNCIL MEMBERS/REPORTS FROM COUNCIL LIAISONS**

**XVI. ADJOURNMENT OF BUSINESS MEETING**

**The Business Meeting was adjourned at 9:45 PM**

**Respectfully submitted by:**

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**City Recorder Melissa Huhtala**

**Attest:**

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**Mayor Stromberg**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).*



## PROCLAMATION

WHEREAS, there are thirteen cities in Jackson and Josephine counties that comprise our region known as Southern Oregon; and

WHEREAS, the vision of Southern Oregon Regional Economic Development, Incorporated (SOREDI) is to unite our 15 jurisdictions in making Southern Oregon the most “Business Friendly” region on the West Coast; and

WHEREAS, these guiding principles define our commitment to being “Business Friendly”,

- We recognize the value that businesses contribute to our community through their employees and their families, their payroll that stimulates our local economy, and the taxes they pay that help support our cities, schools, and public safety.
- We recognize that businesses have choices when it comes to where they locate, balancing what is desirable with what is affordable. We appreciate the commitment our businesses have made to live and work in our community.
- We understand that “time is money” in today’s business climate and pledge to collaborate with businesses and citizens promptly, with an attitude of customer service and a commitment to listen and help solve problems.
- We adhere to the ideal that private and public interests are shared and that in doing so we build a stronger more resilient community.
- We agree that Southern Oregon’s economic success is dependent on our shared workforce and resources and we join with the other jurisdictions in supporting a regional perspective toward economic development.

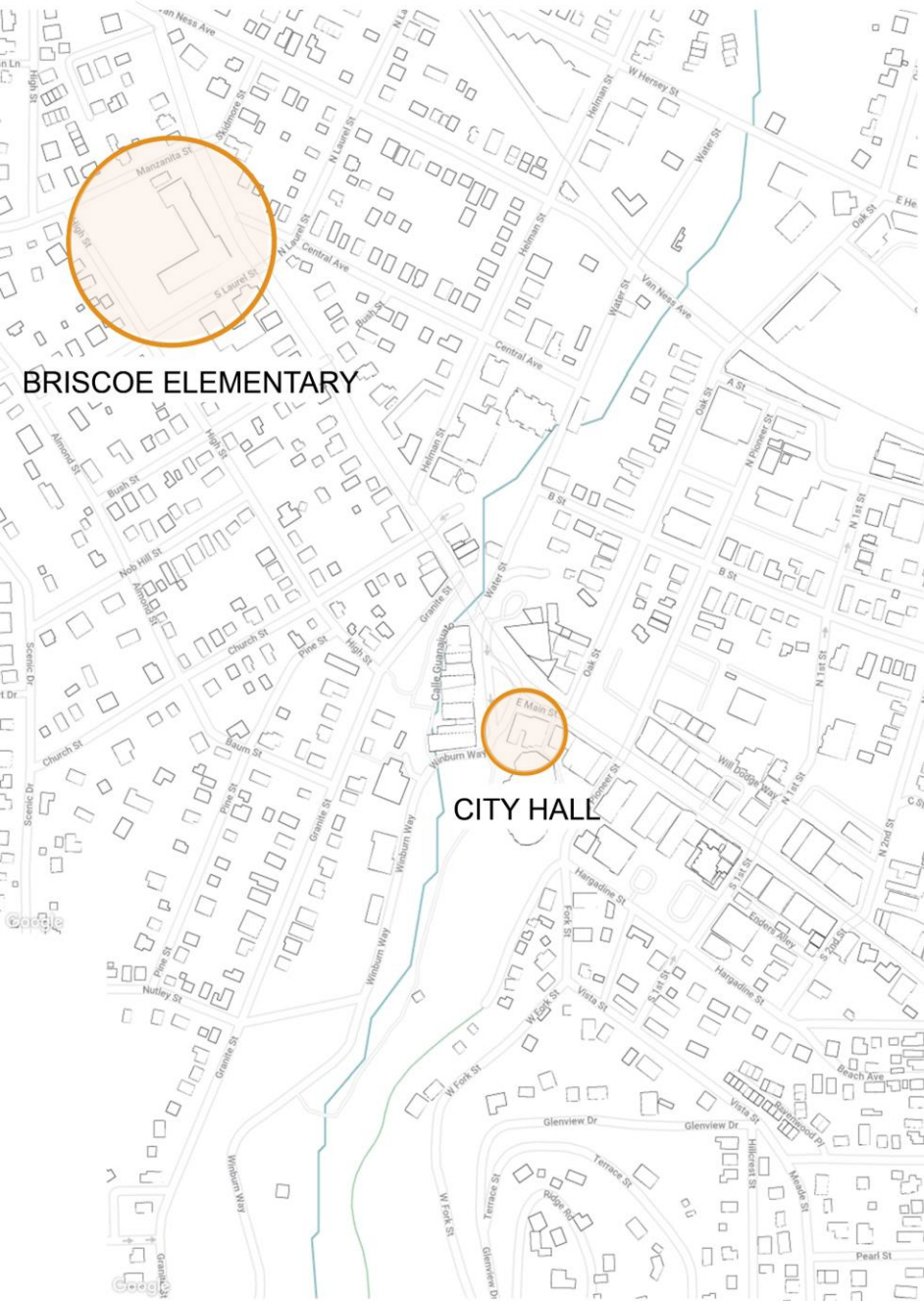
and,

NOW, THEREFORE, I, John Stromberg, Mayor of Ashland, Oregon hereby proclaim that the City of Ashland joins with the other cities and counties in sharing SOREDI’s vision for Southern Oregon as the most “Business Friendly” region on the West Coast.



# Ashland City Hall Concept Design

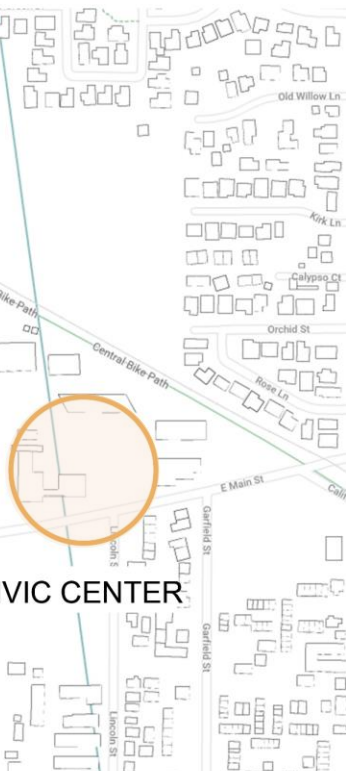
## February 5, 2019



BRISCOE ELEMENTARY

CITY HALL

CIVIC CENTER



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## Background

2016 Feasibility Study:

Space Needs

3 Site Options

Massing Explorations

2018 Concept Design:

Space Needs Update

3 Sites (Existing + 2 New)

Concept Explorations

## 2018 Concept Design Process

Steering Committee Involvement

Site Analysis

Concept Exploration

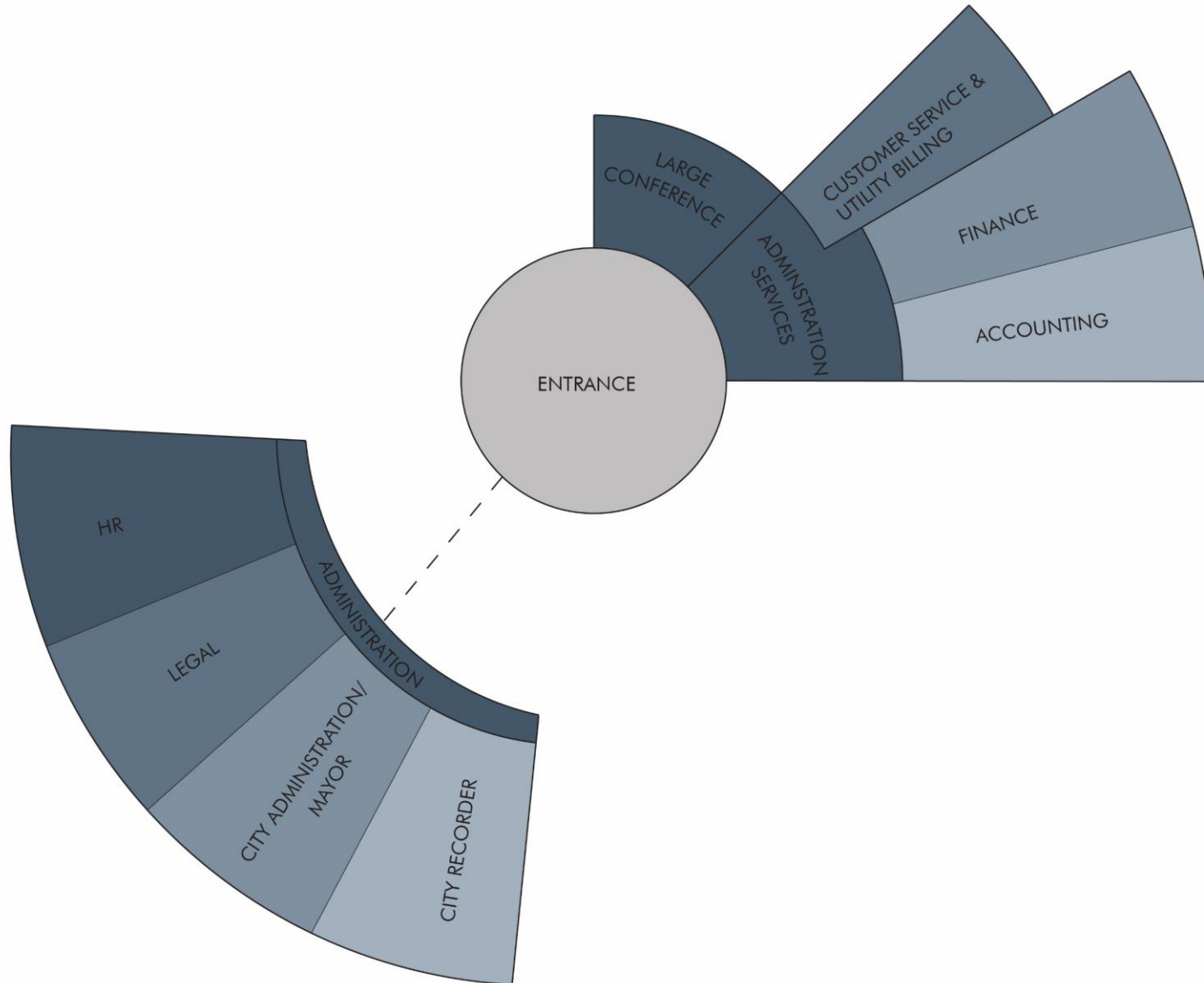
Decision Considerations / Criteria

Cost Modeling

Council Input

Final Rendering

# SPACE NEEDS UPDATE ORGANIZATION DIAGRAM



ASHLAND CITY HALL PROGRAMS

BRISCOE ELEMENTARY & CIVIC CENTER PROGRAMS

 HIGH PUBLIC ACCESS INTERACTION

- - - MEDIUM PUBLIC ACCESS INTERACTION

ADMINISTRATION 5200 GSF

ADMIN SERVICES 4100 GSF

COMMUNITY DEVT - GSF

COURTS/COUNCIL - GSF

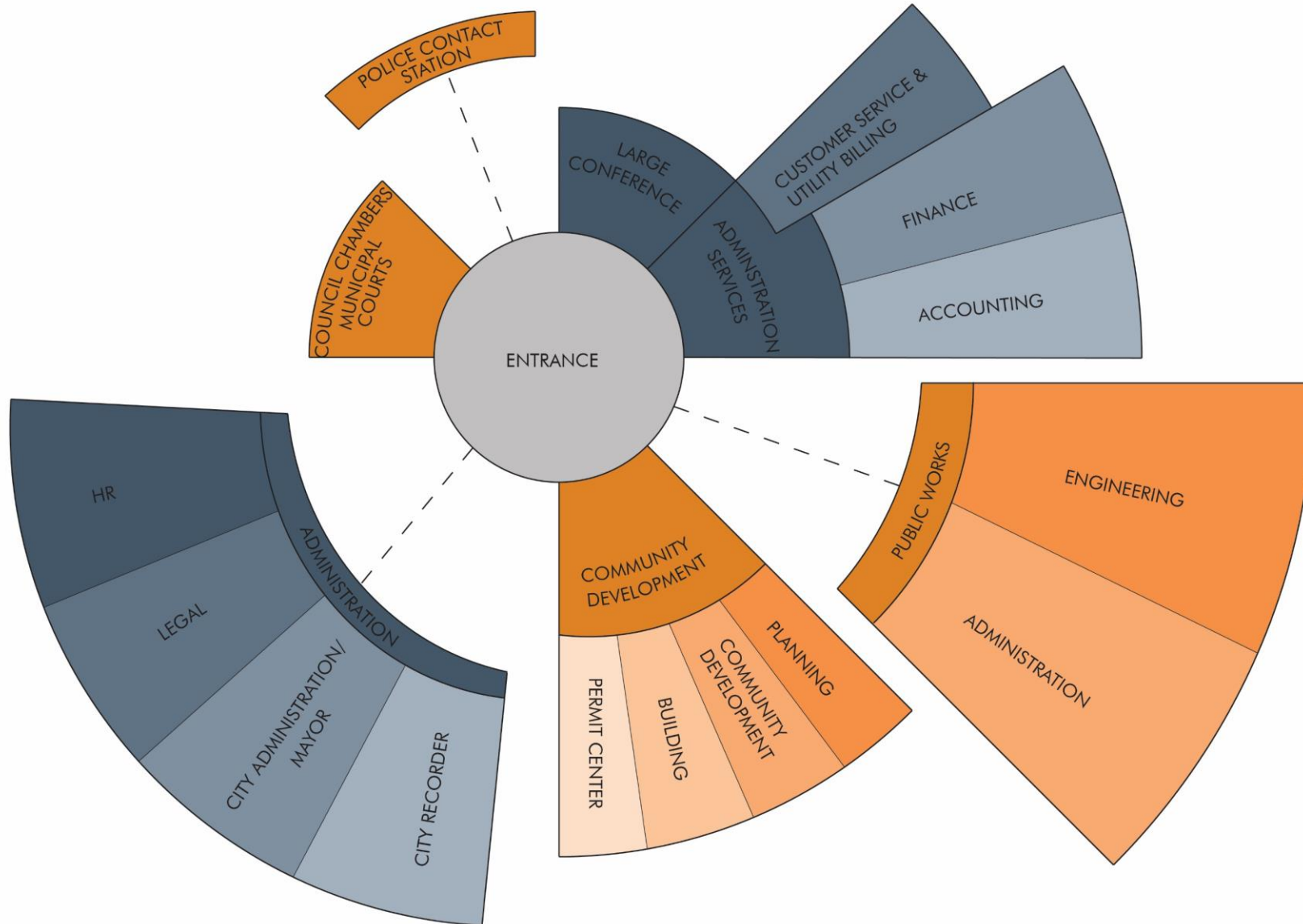
PUBLIC WORKS ENG - GSF

COMMON AREAS 5700 GSF

**TOTAL 15,000 GSF**

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# SPACE NEEDS UPDATE ORGANIZATION DIAGRAM

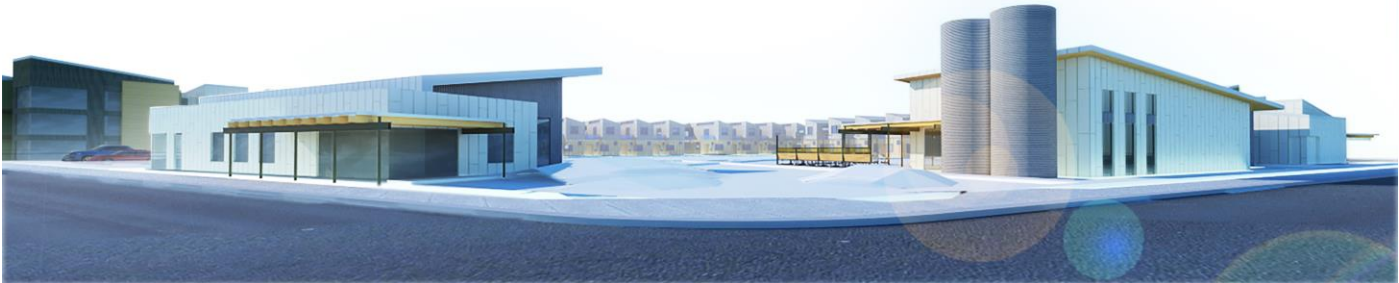


- ASHLAND CITY HALL PROGRAMS
- BRISCOE ELEMENTARY & CIVIC CENTER PROGRAMS
- HIGH PUBLIC ACCESS INTERACTION
- MEDIUM PUBLIC ACCESS INTERACTION

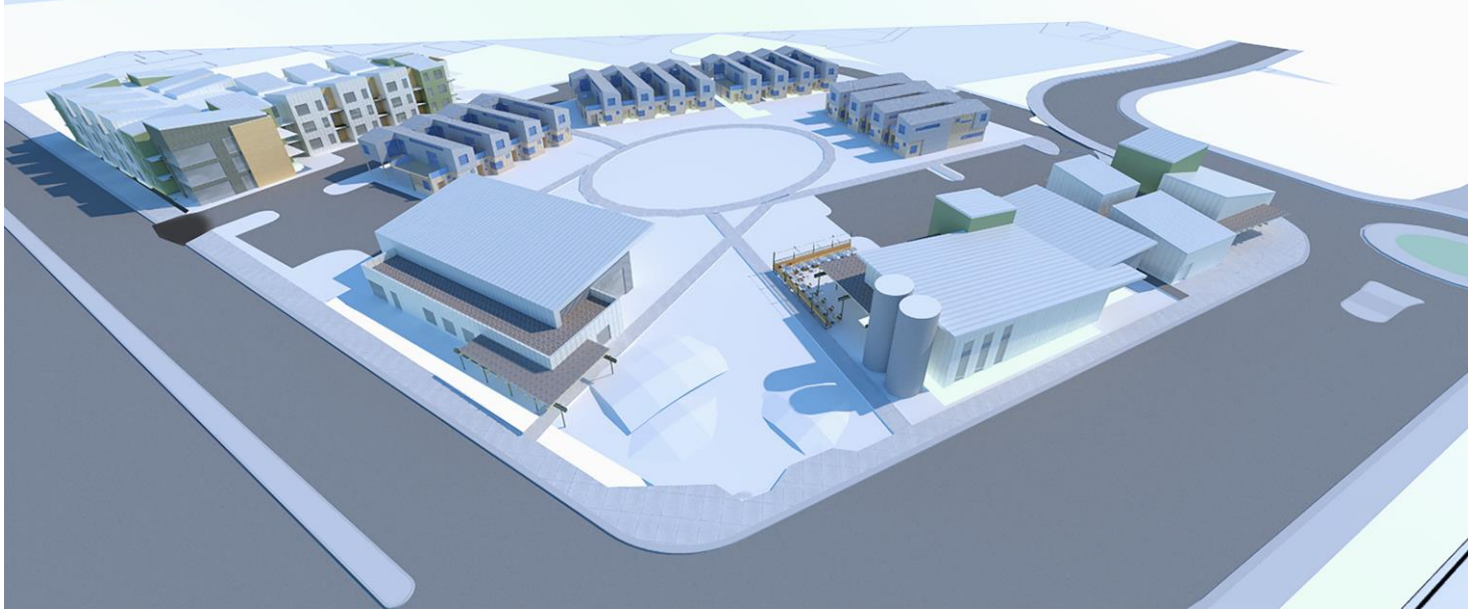
|                  |                   |
|------------------|-------------------|
| ADMINISTRATION   | 5200 GSF          |
| ADMIN SERVICES   | 4100 GSF          |
| COMMUNITY DEVT   | 6000 GSF          |
| COURTS/COUNCIL   | 5900 GSF          |
| PUBLIC WORKS ENG | 4700 GSF          |
| COMMON AREAS     | 5700 GSF          |
| <b>TOTAL</b>     | <b>31,600 GSF</b> |

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# Rendering Examples



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# CITY HALL

SCALE : 1/16" = 1'-0"

## Lot Information

75.21 ac (3,276,148 SF)

C-1-D Zoning

Building height allowed: 40ft-55ft with CUP

No Setbacks

## Building Foot Print

Current: 3,967 SF

Proposed: 4,000 SF

## Building Area

Current: 7,934 SF

Proposed: 15,500 SF

## Parking

None Required

Proposed: Reduction -1

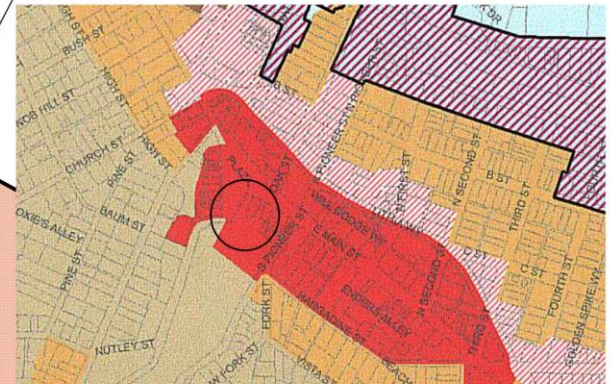
## Building Programs for year 2031

Administration

Administration services

Common Areas

Total: 15,500 SF (Approximately)



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**CITY HALL CONTEXT  
IMAGES**



Plaza, view looking North

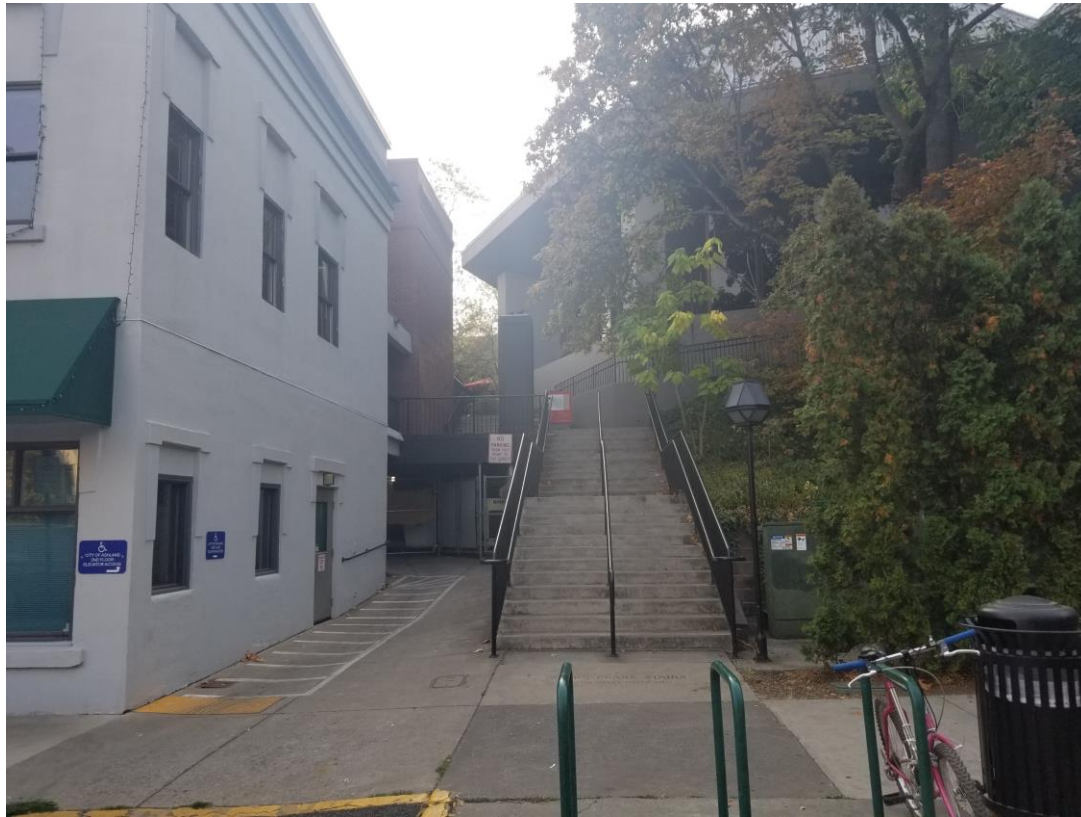


City Hall, view looking East

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## CITY HALL CONTEXT IMAGES



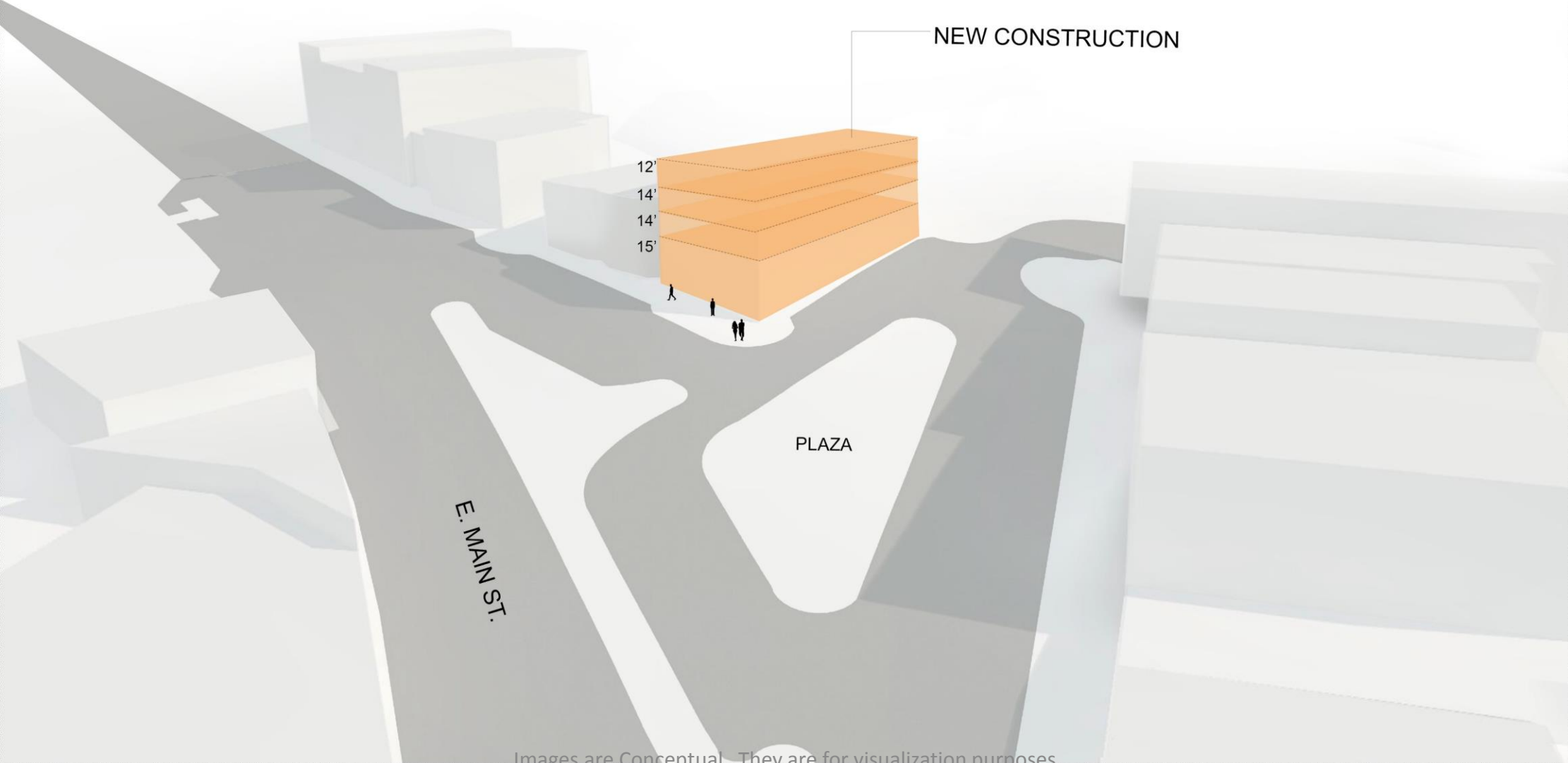
South side stairs to Theatre



West Facade

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CITY HALL DIAGRAM



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# BRISCOE ELEMENTARY

SCALE : 1' = 20'-0"

## Lot Information

3.74 ac (162,914 SF)

R-2 Zoning

Proposed: E-1 Zoning or C-1 Zoning

Building height allowed: 40 ft

10ft rear and side yard setbacks

## Building Footprint

Current: 32,000 SF

## Building Area

Current: 32,000 SF

## Parking

Current: 38 spaces total

Required: 64 spaces total

(500 sf : 1 off street parking space)

Proposed: 26 off street parking spaces

## Building Programs for year 2031

Administration

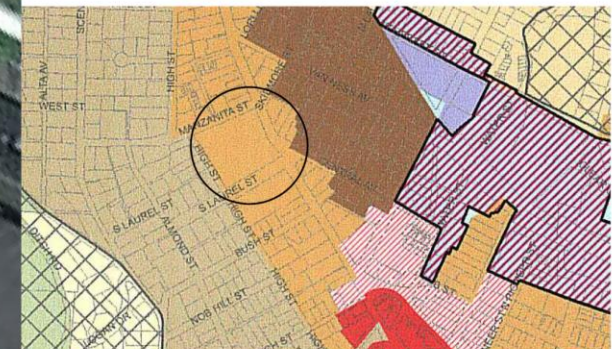
Common Areas

Community Development

Municipal Courts

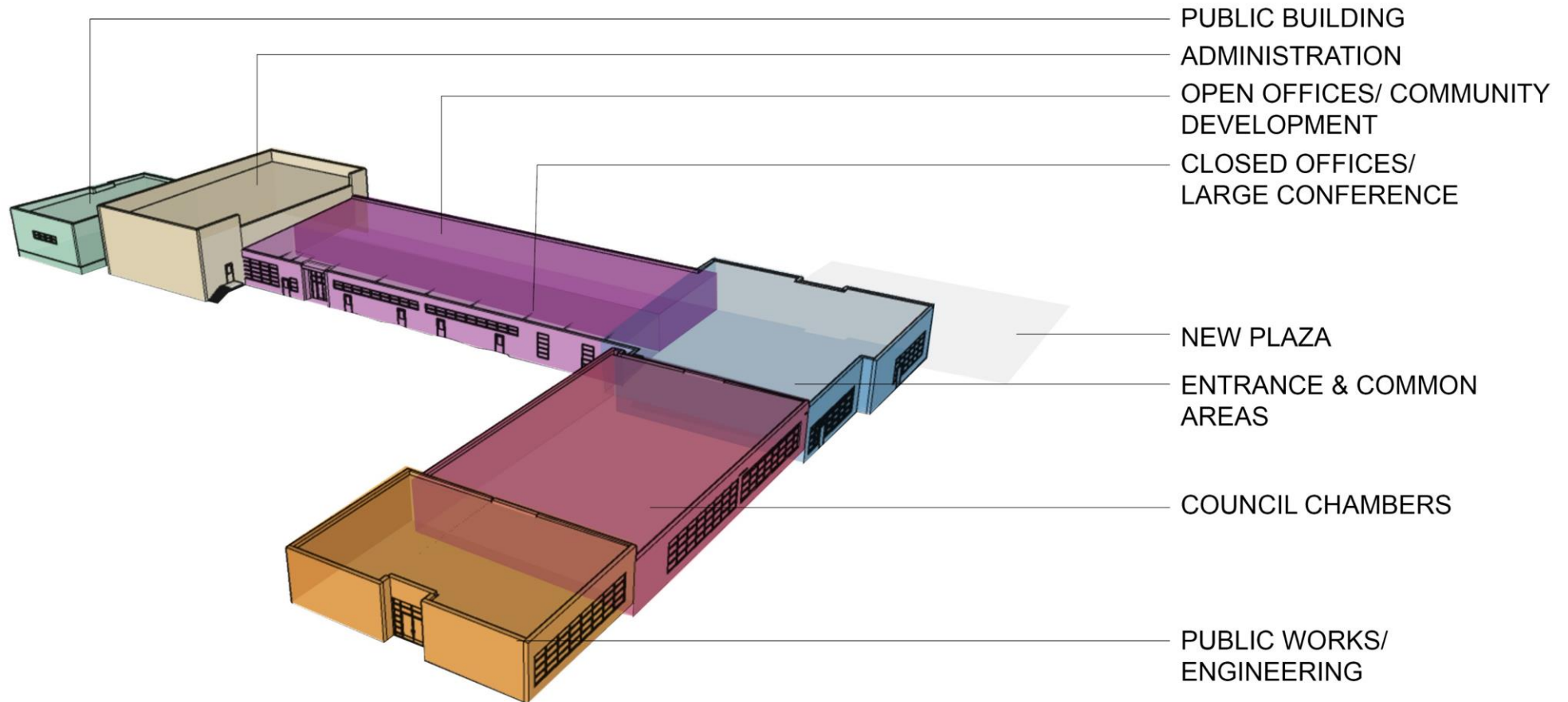
Public Works Engineering

Total: 32,000 SF (Approximately)



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# POTENTIAL ORGANIZATION DIAGRAM



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## BRISCOE CONTEXT IMAGES



Briscoe Elementary, North Façade, Entrance



Looking South West up Laurel Street

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## BRISCOE CONTEXT IMAGES

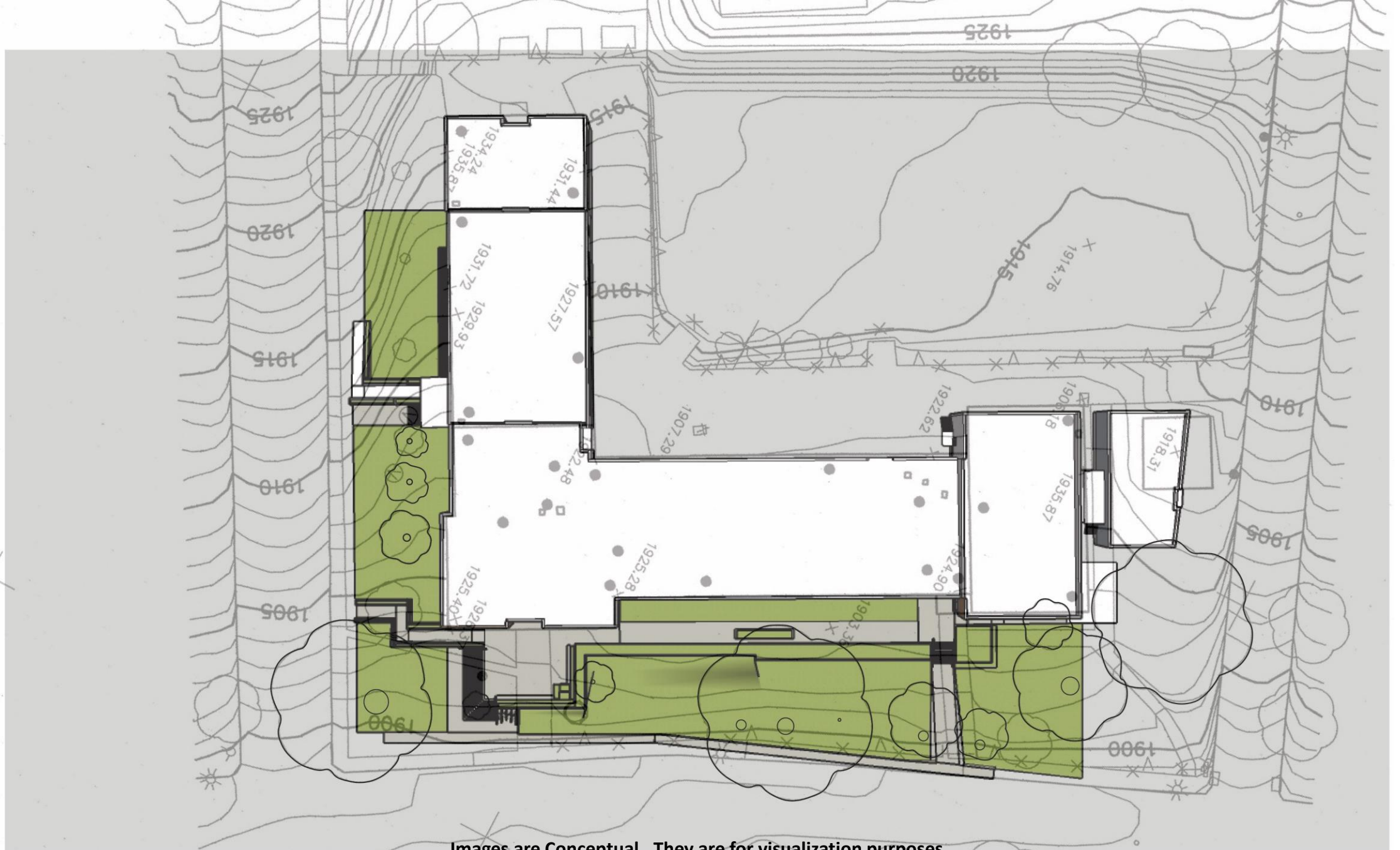


Briscoe Elementary, Walk & Learn, Geology park



Briscoe Elementary, Park & Playground

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# CIVIC CENTER

SCALE : 1' = 20'-0"

## Lot Information

- 2.1ac (92,070 SF)
- E-1 Zoning
- Building height allowed: 40ft
- 10 ft. rear and side setbacks

## Building Foot Print

- Current: 5,916 SF
- Proposed: 16,000 SF

## Building Area

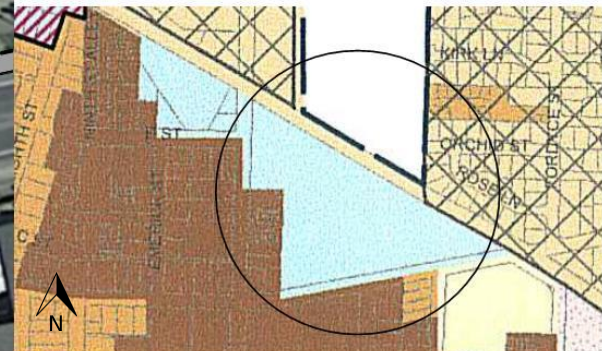
- Current: 5,916 SF
- Proposed: 32,000 SF

## Parking

- Current: 67 spaces
- Required: 60 spaces
- (500 sf : 1 off street parking space)

## Building Programs for year 2031

- Administration
- Common Areas
- Community Development
- Municipal Courts
- Public Works Engineering
- Total: 32,000 SF (Approximately)



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**CIVIC CENTER CONTEXT  
IMAGES**



Civic Center, view looking South



Civic Center, view looking North

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## CIVIC CENTER CONTEXT IMAGES



Civic Center, view looking South West



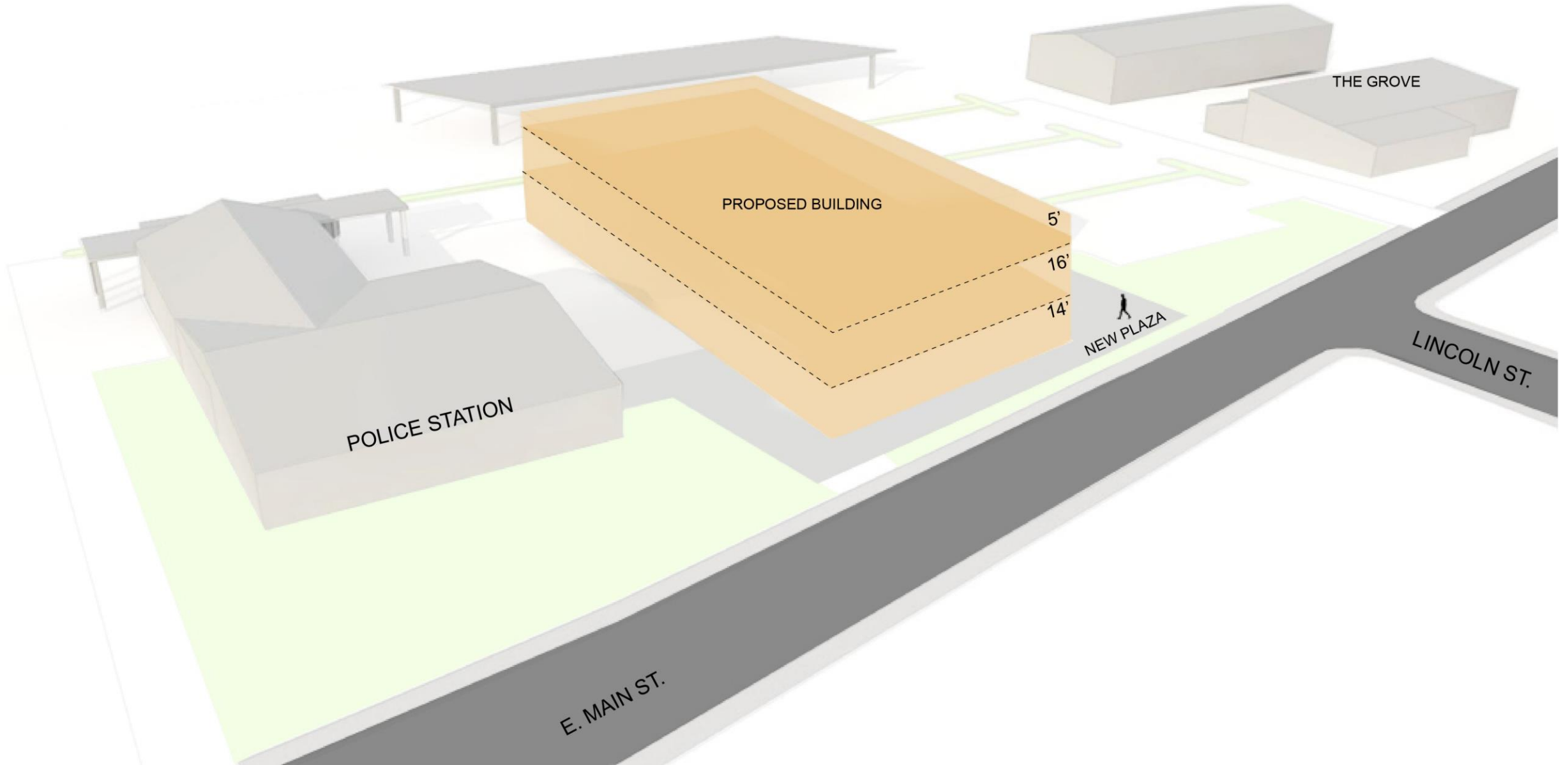
Civic Center, view looking West

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## CIVIC CENTER DIAGRAM





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# Cost Modeling

| See Note | Location/Building            | Unit Cost | Area SF       | Build Time (mo.) | Move Time (mo.) | Total Time (mo.) | Construction Cost | Solar Cost (1.5%) | Project Conting'y (%) | Project Conting'y (\$) | Sell ComDev Bldg (\$) | Total Construct'n Cost | Temp Space (rent) | Moving (out+in) | Other Soft Costs (%) | Other Soft Costs (\$) | Total Cost 2019     | Total Cost 2024 | Cost/SF 2019 |  |
|----------|------------------------------|-----------|---------------|------------------|-----------------|------------------|-------------------|-------------------|-----------------------|------------------------|-----------------------|------------------------|-------------------|-----------------|----------------------|-----------------------|---------------------|-----------------|--------------|--|
|          | <b>City Hall Site</b>        |           |               |                  |                 |                  |                   |                   |                       |                        |                       |                        |                   |                 |                      |                       |                     |                 |              |  |
| 5-8,10   | New City Hall Building       | \$550     | <b>15,500</b> | 14               | 2               | 16               | \$8,530,000       | \$131,000         | 10%                   | \$853,000              |                       | \$9,514,000            | \$192,000         | \$20,000        | 25%                  | \$2,379,000           | \$12,105,000        | \$15,821,000    | <b>\$781</b> |  |
| 9        | City Hall Site               | \$40      | 4,000         | 0                | 0               | 1                | \$160,000         | \$0               | 10%                   | \$16,000               |                       | \$176,000              | \$0               | \$0             | 20%                  | \$36,000              | \$212,000           | \$278,000       |              |  |
|          | <b>City Hall Totals</b>      |           |               |                  |                 | 16               |                   |                   |                       |                        |                       | <b>\$9,690,000</b>     |                   |                 |                      | \$2,415,000           | <b>\$12,317,001</b> | \$16,099,000    |              |  |
|          | <b>Briscoe School Site</b>   |           |               |                  |                 |                  |                   |                   |                       |                        |                       |                        |                   |                 |                      |                       |                     |                 |              |  |
| 11-15    | Briscoe School Renovation    | \$340     | <b>32,000</b> | 12               | 1               | 13               | \$10,880,000      | \$187,000         | 15%                   | \$1,632,000            | -\$2,500,000          | \$10,199,000           | \$0               | \$25,000        | 30%                  | \$3,060,000           | \$13,284,000        | \$17,362,000    |              |  |
| 16       | Briscoe School Site          | \$80      | 16,000        | 0                | 0               | 7                | \$1,280,000       | \$0               | 10%                   | \$128,000              |                       | \$1,408,000            | \$0               | \$0             | 20%                  | \$282,000             | \$1,690,000         | \$2,209,000     |              |  |
| 17       | Briscoe Entry Feature        | \$70      | 4,000         |                  |                 |                  | \$280,000         |                   |                       |                        |                       | \$280,000              |                   |                 |                      | \$0                   | \$280,000           | \$366,000       |              |  |
|          | <b>Briscoe School Totals</b> |           |               |                  |                 | 13               |                   |                   |                       |                        |                       | <b>\$11,887,000</b>    |                   |                 |                      | \$3,342,000           | <b>\$15,254,001</b> | \$19,937,000    | <b>\$477</b> |  |
|          | <b>Civic Center Site</b>     |           |               |                  |                 |                  |                   |                   |                       |                        |                       |                        |                   |                 |                      |                       |                     |                 |              |  |
| 18-22,24 | New City Hall Building       | \$475     | <b>32,000</b> | 15               | 2               | 17               | \$15,200,000      | \$231,000         | 10%                   | \$1,520,000            | -\$2,500,000          | \$14,451,000           | \$153,000         | \$29,000        | 28%                  | \$4,047,000           | \$18,680,000        | \$24,415,000    |              |  |
| 23       | Civic Center Site            | \$30      | 6,000         | 0                | 0               | 2                | \$180,000         | \$0               | 10%                   | \$18,000               |                       | \$198,000              | \$0               | \$0             | 20%                  | \$40,000              | \$238,000           | \$312,000       |              |  |
|          | <b>Civic Center Totals</b>   |           |               |                  |                 | 17               |                   |                   |                       |                        |                       | <b>\$14,649,000</b>    |                   |                 |                      | \$4,087,000           | <b>\$18,918,001</b> | \$24,727,000    | <b>\$591</b> |  |

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# Cost Modeling

| See Note | Location/Building            | Unit Cost | Area SF       | Build Time (mo.) | Move Time (mo.) | Total Time (mo.) | Construction Cost | Solar Cost (1.5%) | Project Conting'y (%) | Project Conting'y (\$) | Sell ComDev Bldg (\$) | Total Construct'n Cost |
|----------|------------------------------|-----------|---------------|------------------|-----------------|------------------|-------------------|-------------------|-----------------------|------------------------|-----------------------|------------------------|
|          | <b>City Hall Site</b>        |           |               |                  |                 |                  |                   |                   |                       |                        |                       |                        |
| 5-8,10   | New City Hall Building       | \$550     | <b>15,500</b> | 14               | 2               | 16               | \$8,530,000       | \$131,000         | 10%                   | \$853,000              |                       | \$9,514,000            |
| 9        | City Hall Site               | \$40      | 4,000         | 0                | 0               | 1                | \$160,000         | \$0               | 10%                   | \$16,000               |                       | \$176,000              |
|          | <b>City Hall Totals</b>      |           |               |                  |                 | 16               |                   |                   |                       |                        |                       | <b>\$9,690,000</b>     |
|          | <b>Briscoe School Site</b>   |           |               |                  |                 |                  |                   |                   |                       |                        |                       |                        |
| 11-15    | Briscoe School Renovation    | \$340     | <b>32,000</b> | 12               | 1               | 13               | \$10,880,000      | \$187,000         | 15%                   | \$1,632,000            | -\$2,500,000          | \$10,199,000           |
| 16       | Briscoe School Site          | \$80      | 16,000        | 0                | 0               | 7                | \$1,280,000       | \$0               | 10%                   | \$128,000              |                       | \$1,408,000            |
| 17       | Briscoe Entry Feature        | \$70      | 4,000         |                  |                 |                  | \$280,000         |                   |                       |                        |                       | \$280,000              |
|          | <b>Briscoe School Totals</b> |           |               |                  |                 | 13               |                   |                   |                       |                        |                       | <b>\$11,887,000</b>    |
|          | <b>Civic Center Site</b>     |           |               |                  |                 |                  |                   |                   |                       |                        |                       |                        |
| 18-22,24 | New City Hall Building       | \$475     | <b>32,000</b> | 15               | 2               | 17               | \$15,200,000      | \$231,000         | 10%                   | \$1,520,000            | -\$2,500,000          | \$14,451,000           |
| 23       | Civic Center Site            | \$30      | 6,000         | 0                | 0               | 2                | \$180,000         | \$0               | 10%                   | \$18,000               |                       | \$198,000              |
|          | <b>Civic Center Totals</b>   |           |               |                  |                 | 17               |                   |                   |                       |                        |                       | <b>\$14,649,000</b>    |

Images are Conceptual. They are for visualization purposes only and do not represent final design.

# Cost Modeling

| See Note | Location/Building            | Temp Space (rent) | Moving (out+in) | Other Soft Costs (%) | Other Soft Costs (\$) | Total Cost 2019     | Total Cost 2024 | Cost/SF 2019 |
|----------|------------------------------|-------------------|-----------------|----------------------|-----------------------|---------------------|-----------------|--------------|
|          | <b>City Hall Site</b>        |                   |                 |                      |                       |                     |                 |              |
| 5-8,10   | New City Hall Building       | \$192,000         | \$20,000        | 25%                  | \$2,379,000           | \$12,105,000        | \$15,821,000    | <b>\$781</b> |
| 9        | City Hall Site               | \$0               | \$0             | 20%                  | \$36,000              | \$212,000           | \$278,000       |              |
|          | <b>City Hall Totals</b>      |                   |                 |                      | \$2,415,000           | <b>\$12,317,001</b> | \$16,099,000    |              |
|          | <b>Briscoe School Site</b>   |                   |                 |                      |                       |                     |                 |              |
| 11-15    | Briscoe School Renovation    | \$0               | \$25,000        | 30%                  | \$3,060,000           | \$13,284,000        | \$17,362,000    |              |
| 16       | Briscoe School Site          | \$0               | \$0             | 20%                  | \$282,000             | \$1,690,000         | \$2,209,000     |              |
| 17       | Briscoe Entry Feature        |                   |                 |                      | \$0                   | \$280,000           | \$366,000       |              |
|          | <b>Briscoe School Totals</b> |                   |                 |                      | \$3,342,000           | <b>\$15,254,001</b> | \$19,937,000    | <b>\$477</b> |
|          | <b>Civic Center Site</b>     |                   |                 |                      |                       |                     |                 |              |
| 18-22,24 | New City Hall Building       | \$153,000         | \$29,000        | 28%                  | \$4,047,000           | \$18,680,000        | \$24,415,000    |              |
| 23       | Civic Center Site            | \$0               | \$0             | 20%                  | \$40,000              | \$238,000           | \$312,000       |              |
|          | <b>Civic Center Totals</b>   |                   |                 |                      | \$4,087,000           | <b>\$18,918,001</b> | \$24,727,000    | <b>\$591</b> |

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## DECISION CRITERIA

|   | Existing City Hall | Civic Center       | Briscoe School |
|---|--------------------|--------------------|----------------|
| <b>Level of Consolidation</b>           | Low                | High               | High           |
| <b>Project Cost</b>                     | Highest            | Higher             | High           |
| <b>Proximity to Downtown</b>            | High               | Low                | Medium         |
| <b>Proximity to Public Transit/Bike</b> | High               | Medium/High Future | High           |
| <b>Public Interaction</b>               | High               | Low                | High           |
| <b>Sustainable Opportunities</b>        | High               | High               | High           |
| <b>Hosler Dam Inundation Zone</b>       | Yes                | No                 | No             |
| <b>Parking Availability</b>             | Low                | High               | Medium         |
| <b>Proximity to Services</b>            | High               | Low                | Medium         |
| <b>Access to Views</b>                  | High               | Medium             | Medium         |
| <b>Temporary Relocation</b>             | Yes/High           | Yes/Low            | No             |
| <b>New Building or Renovation</b>       | New                | New                | Renovation     |

Images are Conceptual.  
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visualization purposes  
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represent final design.

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# Thank you!

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# Cost Modeling

## HARD COST MODELING ASSUMPTIONS (Construction Costs)

### General Notes

1. To reflect level of cost specificity for a Concept Design, building and site costs are rounded.
2. All labor rates based on prevailing wages.
3. All options include quality of materials and performance of systems reasonable for a 50-100 year civic building.
4. Structure is designed to meet code, not to essential facility standards.

### City Hall Location

5. City Hall concept is a new building with upsized Mechanical Electrical Plumbing (MEP) services. Mechanical system is Variable Refrigerant Flow (VRF) with Energy Recovery Ventilation (ERV).
6. Electrical is all LED lighting and includes 1.5% Solar. Costs reflect structure as mass timber, with a masonry envelope and wood accents.
7. New building allows options for high sustainable design, sunshades, and less solar area.
8. Smaller building means less economy of scale for costs, small footprint results in higher skin to floor area ratio. Location includes higher expectation for exterior materials, tight construction site with limited access, potentially results in +/- 15% higher construction cost.
9. Site costs include higher allowance for demolition due to constrained site and abatement. Includes rebuilding sidewalk/entry feature to curbs.
10. New City Hall costs range from \$500-\$600/SF; cost model based on \$550/SF.

### Briscoe School Location

11. Briscoe concept renovates existing building. Costs represent most interior walls are replaced (sound insulation, reconfiguration, structural work).
12. New roofing, mechanical (VRF with ERV), electrical (LED, 1.5% Solar), plumbing (fixtures, underground services).
13. Costs reflect updating structure to current code, retaining existing masonry exterior, with new doors and windows. Includes new entry features and some new openings.
14. Renovating an existing building is a high sustainable strategy; includes sunshades and large solar area.
15. Renovation costs for significant renovation and repurposing ranges from \$300-\$380/SF; cost model based on \$340/SF.
16. Site work includes significant plinth feature to accommodate public interaction and accessibility (concrete walls and footings, stairs, railings, lighting, landscape).  
Site costs range from \$60-\$100/SF; cost model based on \$80/SF.
17. Entry feature (canopy, sunshades) costs range from \$50-\$100/SF; cost model based on \$70/SF for wood canopy and light gauge steel supports.

### Civic Center Location

18. Civic Center concept is a new building. Mechanical system is VRF with ERV with potential for ground source heat pump.
19. Electrical is all LED lighting, 1.5% Solar. Costs reflect structure as mass timber, masonry and metal panel envelope with wood accents.
20. New building allows options for highly sustainable design, sunshades, medium solar area, potential ground source heat pump.
21. Larger consolidated building allows more economy of scale, larger site facilitates better staging and less traffic control.
22. Location offers more design flexibility for concept and materials. May require off-site improvements (left-hand turn lane, etc.) not included in costs.
23. Site costs include lower allowance for demolition and abatement, with modest plaza and landscaping improvements.  
Site costs range from \$20-\$40/SF; cost model based on \$30/SF.
24. New Civic Center costs range from \$425-\$525/SF; cost model based on \$475/SF.

## SOFT COST MODELING ASSUMPTIONS (Non-Construction Costs)

25. Solar allowance calculated as 1.5% of Construction Subtotal.
26. For temporary facilities, assume \$1.5/SF/Month for leased space outside of downtown.
27. Move costs based on professional mover (insured, prevailing wages) of \$1.25/SF per move.
28. Other Soft Costs include permits, System Development Charges, design fees, furnishings, survey, geotechnical, and other miscellaneous costs.  
When offsetting cost of selling ComDev building, soft costs increase to reflect soft costs based on construction value.
29. Project contingencies generally based on 15% for renovations, 10% for new construction and site work.  
Contingency is intended to address portions of hard and soft costs, and unforeseen construction conditions.
30. Escalation is currently volatile and difficult to predict over several years. Cost model estimates show escalation over the course of five years calculated at an average of 5.5% per year (compounded).

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Ted S Hall PE  
210 E. Nevada St.  
Ashland , Oregon 97520

VU-3

2/5/2019

Ashland City Hall Seismic/ Safety Project

Request to ADD Baseline Options:

I respectfully request that the City Hall Seismic / Safety Project Design Alternatives be revised to include the baseline options i-1 and i-2 . (See January 17, 2017 City Council Business Meeting minutes)

Alternative i-1:

City Hall: Seismic Retrofit Only of "Current Space"

\$5.8 \*\* Million ( 2019 \$\$)

7,720 SF.     \$ 751/SF

Alternative i-2

City Hall : New Construction of "Current Space"

\$3.9 \*\*\*\*Million ( 2019 \$\$)

7,720 SF     \$505/SF

Contrasted with Option #1 in today's report (Feb 5, 2019) City Council Business Meeting Agenda:

Option #1:

City Hall: New Construction "Expanded Space"

\$12.3 Million ( 2019 \$\$)

15,500 SF     \$793/SF

---

\*\*\$6.5 Million. ÷ 1.055. ÷ 1.055 De- escalation #

# Reversed the Escalation of 5.5% per year from 2021-2019

\*\*\*\*\$4.4 Million. ÷ 1.055. ÷ 1.055 De- escalation #

# Reversed the Escalation of 5.5% per year from 2021-2019

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Ted S. Hall

**Julie Norman's Testimony to the Ashland City Council – Feb. 5, 2019**

My name is Julie Norman. I own property and reside at 596 Helman. 488-9474

First I would like to publicly thank the Ashland Parks Foundation, the Ashland Parks and Rec Division, and Mr. Jeff Mangin for their integrity and community spirit in putting their Japanese Garden Renovation Project on hold for a year.

Last Monday, a large number of local residents who value the natural beauty of Lithia Park went through an unnecessary emotional roller coaster, when the Parks Commission voted 3 to 2 in favor of a premature proposal from the Ashland Parks Foundation to upgrade Lithia Park's Japanese Garden. Many citizens and Ashland's Tree Commission had opposed the logging of two four-foot wide legacy fir trees to make room for a bamboo grove, but were overruled.

This Parks Foundation's proposal was driven by a gift of \$1.3 million from a well-intentioned Board Member, Jeff Mangin, who wanted to build a world-class, authentic Japanese Garden, in memory of his beloved wife Beatrice.

But all this planning screeched to a halt last Thursday, Jan. 31<sup>st</sup>, when Parks Director Michael Black issued this press release:

"The plan for renovating the Japanese Garden in Lithia Park has been suspended, at least for the time being. The prospective donor for the project has concluded it should be deferred and reconsidered. The donor's concern is that a project, which proponents had envisioned as a contribution to community harmony and enduring cultural value, has become a source of genuine community dissension.

The Ashland Parks and Recreation Commission, in a split vote, had decided at its regular meeting last Monday, January 28, 2019, to move forward with the Japanese Garden plans, as proposed by landscape designer, Toru Tanaka. The most controversial aspect of the proposed design involved removal of two existing Douglas Fir trees.

APRC Director, Michael A. Black, announced today the project will not proceed this year and its future is under review."

Had this suspension not been ordered, the Parks Commission would have quickly called on the Ashland City Council to approve a Supplemental City Budget with a new \$1.3 million dollar revenue line item for the Parks and Rec Division to begin building the new garden.

Given the City's hands-off policy toward Parks and Rec management, stemming from the 1908 Parks Commission Charter, I fear that City Council would have

quickly approved the Supplemental Budget, without crucial information about financial risks from the Japanese Garden Project.

Big expensive projects like this often incur (a) unforeseen expenses during construction and (b) declining revenues for ongoing maintenance, especially when large donations from private citizens are earmarked for public investments. According to the City Attorney, the City of Ashland would ultimately be liable to cover the Parks and Rec Division should this project go seriously into the red.

One example of a potential construction cost overrun is the excavation of the existing concrete structures and pouring new concrete to contain a grand recirculating streamcourse (from top to bottom of the garden), with an 8 foot waterfall and pond. The garden designer, Mr. Tanaka, had expressed his worries about this problem, especially since a seasonal stream and several springs underlie the garden, but these concerns were not explored.

One example of a potential revenue problem could be caused by increased maintenance costs, which are projected to jump from the current \$20,000 per year, to around \$80,000 per year. Although the project's donor volunteered to donate annual gifts of \$60,000 to cover additional maintenance costs, at the Jan. 24<sup>th</sup> Listening Session Mr. Mangin clarified that these \$60K annual gifts would **not** continue indefinitely. Unfortunately, there is still confusion about this pledge for maintenance, because the Jan. 24 Parks Commissioner Staff Report mistakenly claims that Mr. Mangin's annual gifts are "permanent."

**AST:** So I would like to see the City Council devote 30 minutes of an upcoming Study Session to discuss the pitfalls of accepting large gifts from private citizens, with the Japanese Garden Project as a case study. You could also explore how the City might legally engage in oversight with the Parks Commission within the Budget Process. [Alternatively, a group could meet with Mayor Stromberg and Kelly Maddison, the City Council's liaisons to the Parks and Rec Division.]

We could start the conversation by examining the January comment letter you all received from Matt Warshawsky, entitled, "Japanese Garden and using private money for public projects."

Name : **Matt Warshawsky**

Email : **[mwarshawsky@azeotech.com](mailto:mwarshawsky@azeotech.com)**

Subject: **Japanese garden & using private money for public projects**

Message : **I read today the article in the Daily Tidings from yesterday concerning the Japanese Gardens and the trees**

entitled "Protesters vow to protect trees". I don't really have an opinion about the trees or the garden in particular, but I am concerned about private money being used to direct public projects. This issue was brought up by Mike Faught when I was on the Transportation Commission years ago with no real resolution.

With cities strapped for cash, I can understand the appeal of a large donation to improve a part of the city, but this is a very slippery slope, as you are talking about the city making decisions based on who is giving them the money, so private individuals can basically use money to influence local government to do what they want by dangling a carrot in front of them. This was demonstrated perfectly in the article in a quote from Director Black: "He said if the commission rejects the plan, there's no guarantee that the grant for the remodel will remain as is. So, potentially there could be no new garden if the design is rejected." This directly implies that the city will only get the money if the garden is built in a way that appeases the donors. Is Lithia park for the donors pleasure, or for the public?

While I doubt there is ill will here, I see a very dangerous precedent. Let's say that I'm Steve Job's brother and heir and have a place overlooking Lithia park. But there are a couple trees blocking my view. So I donate 5 million dollars to redo the part of Lithia park that contains those trees, and then I only approve the money if the design takes those trees down. Sure, 5 mil is a lot to remove a couple trees, but I've got money to spare, enough to convince the government to do what I want. The answer to this is simple: yes, private individuals can donate money for public projects, but that money has to be given with no contingencies, except that it be used for a that project. The donor gets no design input, and no input on when the project is actually done, and once committed cannot change their mind. The city only gets the money if they actually do the project, and the money only times out after a very long period of inactivity (10+ years?). This keeps the private party from influencing city planning. Matt W.

# ASHLAND PARKS & RECREATION COMMISSION

340 S PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:

Mike Gardiner  
Joel Heller  
Rick Landt  
Jim Lewis  
Julian Bell



Michael A. Black, AICP  
Director

541.488.5340  
AshlandParksandRec.org  
parksinfo@ashland.or.us

## PARKS COMMISSIONER STAFF REPORT \*

**TO:** Ashland Parks and Recreation Commissioners  
**FROM:** Michael Black, APRC Director  
**DATE:** January 24, 2019  
**SUBJECT:** Japanese Garden Project

The Ashland Parks Foundation has proposed a renovation of the existing Japanese Style Garden in order to create a truly authentic and ADA accessible Japanese Garden for the citizens of Ashland and APRC.

SEE  
ATT.

The Foundation presents a letter that asks the Commissioners to review and approve the plan as it is currently constituted. The Foundation has also entered into a process of public input that has lasted since the first scoping meeting in August of 2018, through several garden tours to the current point in time. The Foundation has also taken the plan to the Historic Commission as well as to the Tree Commission for their review. The plan was recommended for approval by the Historic Commission and the plan was recommended for approval with a slight modification by the Tree Commission.

The Tree Commission dissented from the plan slightly due to the proposed removal of two Douglas Fir trees. The Commission did a visual inspection of the trees and as a result, determined that they were healthy. Consequently, the Tree Commission could not apply their criteria for removal to the trees and therefore recommended that the trees remain and be incorporated into the plan. This report was first given to the Commissioners last week at the APRC study session on January 14, 2019. The result was the desire of the Commissioners for a certified arborist to be engaged to analyze the two trees and prepare a report on the health and longevity of the trees.

Staff did engage an arborist, Mike Oxman. The following is from the his report:

*The metabolic condition of the 2 trees is healthy an. sound. The uniform taper of the trunks and lack of cavities or seams indicates strong wood. The asymmetricality of the canopy indicates mature stand conditions resulting from close spacing of trees. The excavation of the root crown to inspection confirms soil quality is good, and there is no decay of structural roots.*

\* IN PARKS COMMISSION PACKET  
FOR VOTE ON JAN. 25, 2019



*The consequences of removal of the 2 largest trees in the grove could have adverse side effects. The remaining trees have developed qualities of resisting stress from wind and other conditions within the protected shelter of Tree #1 and Tree #2. The edge effect of newly exposed trees that were previously shielded could promote unanticipated breakage and tree failure.*

*Trees #1 and #2 have a low risk rating because they do not have such defects, and have a long life expectancy. The life expectancy of this grove may be at least 20 years.*

### **Cost of the Garden Renovation**

The Foundation is prepared to cover up to \$1,300,000 of expenses related to the design and renovation. The grant of \$1,300,000 is sufficient to cover the cost of the renovation. APRC staff will offer support to the construction with in-kind matches associated with some onsite construction and the use of some of APRC's equipment.

In addition to the cost of the construction, APRC will also be concerned with the increased cost of maintenance for the enhanced garden. Currently, the cost of maintenance and materials for the garden is estimated at \$20,000 per year. APRC has budgeted to cover those expenses and we will continue to do so as part of Lithia Park.

It is anticipated that the cost of maintenance of the garden will increase almost four times, making the new expense for the garden between \$70,000 and \$80,000 per year. The Foundation, through a donation, has obligated \$60,000 per year to APRC to cover the increased costs of maintenance for the park.

In summary, expenses are expected to increase immediately upon the opening of the new Japanese Garden. Those expenses could grow from \$20,000 per year to approximately \$75,000 per year. With an endowment of \$60,000 per year from the Foundation, coupled with the \$20,000 per year from the APRC budget. Staff is comfortable that the increase in maintenance will not cause an undue hardship on the budget due to the endowment, which is permanent.

### **Benefits to APRC**



**NOT ACCURATE**

The benefits of accepting the gift of the new Japanese Garden could be condensed into the following list:

1. By accepting the gift now and moving forward with the renovation, APRC will not have the financial liability for the improvements that may be needed within the next decade.
2. The garden will be made to be authentic by the renovations, which will satisfy requests by the Japanese Association of Southern Oregon to correct cultural mistakes in the garden.
3. The garden will be made ADA accessible by the renovations allowing a larger base to visit the area.
4. The garden has the potential to generate revenue through rentals and suggested donations.
5. The tourism base to Lithia Park will be sustained by continuing to provide new and relevant attractions for the public.
6. One portion of the Lithia Park Master Plan will be accomplished immediately by enriching the life of the garden through the current century.

Staff's opinion is that there are many benefits to accepting the gift of the garden renovation and that the pros far outweigh the cons for moving forward.

## **Summary**

The attached letter details a gift that is being offered to the Ashland Parks and Recreation Commission and Lithia Park. Staff feels that the gift is authentic and although it will require an increase in maintenance to the Japanese Garden, and endowment has been created to address that concern. As mentioned above, there are many benefits to accepting the gift and moving forward with the plan.

The Foundation has made a request that the plan be voted on as it has been presented. Staff is recommending that the Commissioners review the proposal and make a motion according the way the plan has been presented.

## **Possible Motion**

I move to *(approve or approve with conditions)* the design for the Japanese Garden as presented by the Ashland Parks Foundation and direct staff to begin the process of contracting the project and start construction at the earliest point in time.

**Attachments:** Proposed Japanese Garden Design; Topographic Survey of the current Japanese Style Garden; and, Mike Oxman, Arborist Report

# PROPOSAL LETTER FROM ASHLAND PARKS FOUNDATION

January 23, 2019

Chair Mike Gardiner  
Ashland Parks and Recreation Commission  
340 South Pioneer Street  
Ashland, OR 97520

Re: Lithia Park Japanese Garden

Dear Mr. Gardiner,

The Ashland Parks Foundation (APF) has been presented with a gift in the form of funding that will allow for the transformation of the existing "Japanese Style Garden" in Lithia Park to an authentic Japanese Garden. APF has worked with Toru Tanaka, a nationally recognized designer, who has prepared the attached Japanese Garden plan (The "Plan"). The Plan is very specific to the space that already exists for the current garden and includes a modest expansion on both the north and south side of the garden to accommodate the Plan.

The Plan calls for the reorganization of the garden and the introduction of new elements, such as a koi pond, moss gardens, sand and stone garden, a significant increase in the number of trees and ADA accessible walking paths, in order to meet the following goals:

1. Ensure accessibility in the garden for all users
2. Create a design that allows for nodes, alcoves and sitting along paths
3. Incorporate authentic elements into the plan
4. Ensure garden is protected from outside elements via appropriate fencing or barrier
5. Create an immersive Japanese Garden experience
6. Honor the history of the garden in the larger Lithia Park

The current garden property is owned by Ashland Parks and Recreation Commission (APRC) and is part of Lithia Park. The board of directors of the APF are presenting the attached plan for the consideration of APRC and we recommend that the Commissioners vote on the plan as it is presented.

## **Background**

The design of the Garden began with the Lithia Park Master Plan (LPMP) site analysis process. During this process the LPMP team reviewed the site and determined that a modest increase in the size of the Japanese Garden would not be detrimental to the LPMP. In fact, it was commented on by the team that the addition of the enhanced garden to the park would be a significant element to the longevity and viability of the park, in general.

When it was determined that the LPMP planning process and the garden design process were not disadvantageous to each other, the process began to move forward with garden design. Toru Tanaka, a former director of the Portland Japanese Garden, was selected to complete the design and he began work on the design in late Summer – early Fall of 2018. While Mr. Tanaka was busy preparing a

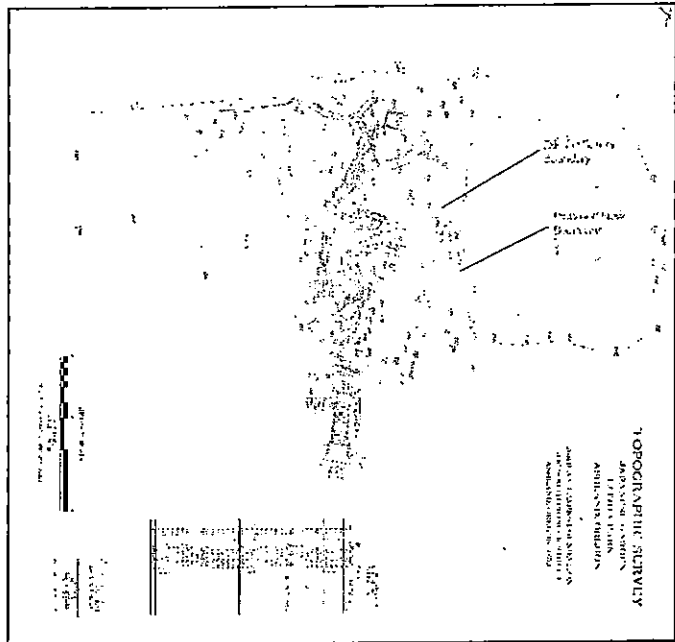
preliminary design for the garden, the APF was busy holding a series of three workshops where the public was scoped regarding their desires for the garden.

The idea of enhancing the garden was taken very favorably with the groups who came to the meetings to participate in the workshops. The following goals were gleaned from those workshops:

1. Ensure accessibility in the garden for all users
2. Create a design that allows for nodes, alcoves and sitting along paths
3. Incorporate authentic elements into the plan
4. Ensure garden is protected from outside elements via appropriate fencing or barrier
5. Create an immersive Japanese Garden experience
6. Honor the history of the garden in the larger Lithia Park

From that point, the designer was informed of the goals for the garden and began the design process.

The first opportunity for the public to view the preliminary plans was at the October 22, 2018 APRC meeting. At this meeting the designer presented the preliminary plan, which is very similar to the plan that is attached for your review. This plan calls for the regrading and replanting of a significant portion of the garden and a modest expansion to the north and to the south of the existing boundary of the garden (see adjacent graphic).



\* The plan, on the following page, shows a series of changes to the garden that will address all of the aforementioned goals.

Some of the higher points of the plan are the reorganization and planting of 200 new trees as well as the koi pond, realigned stream path with more prominent water falls, as well as ADA accessible routes throughout the garden.

The Plan is too intricate and nuanced to be able to justifiably represent it in this letter. The attached drawings detail those parts of the Plan that are difficult to delineate here.

Of particular note to the process and the Plan are the number of trees and significant bushes that were catalogued with the survey of the plan. In total there were 104 trees that were recorded that exist in the current garden and the immediate area around the garden. Of these trees, the majority are healthy and will enjoy a long life to come. Some of the trees are not healthy and the APF recommends that those trees be removed and replaced with healthy trees that will last for the majority, if not all, of the current century. Only those trees inside the existing garden that have no chance for a significant life span will be replaced, with two exceptions.

\* The "plan" consists of 2 pages

On the outskirts of the existing Japanese Garden is a grove of twelve significantly sized Douglas Fir trees. On the leading southern edge of the grove are two of the largest trees of the group that fall within the proposed boundary of the new Japanese Garden. APF acknowledges that these trees are healthy; however, their location in the garden is not consistent with the proposed plan and we recommend that those two trees be removed. The wood from the trees could potentially be milled to provide materials for the new Japanese Garden for fencing, benches and so on.. The two large trees in question were planted with the grove of twelve in 1924 by the Boy Scouts of America.

**Recommendation**

Attached to this letter, you will find a professionally designed Plan for the renovation of the existing Japanese Style Garden in Lithia Park. A generous donation has made this design possible and the same donation will cover the expenses of the construction of the project. The APF wishes to gift this plan to APRC with the funds to complete the construction. In addition, the donor, through the APF, is also dedicating a yearly stipend of \$60,000 for the increased maintenance cost of the garden.

The APF is very excited to be able to offer this gift to APRC and the citizens of Ashland. We hope that this letter will solidify the gift that is being proposed and will find favor with the Commissioners. We truly believe that this gift will be enjoyed for more than a century, just as the original plan for Lithia Park – including a Japanese garden – has been enjoyed by residents and visitors alike for more than 100 years.

Thank you again for your consideration and partnership in this endeavor.

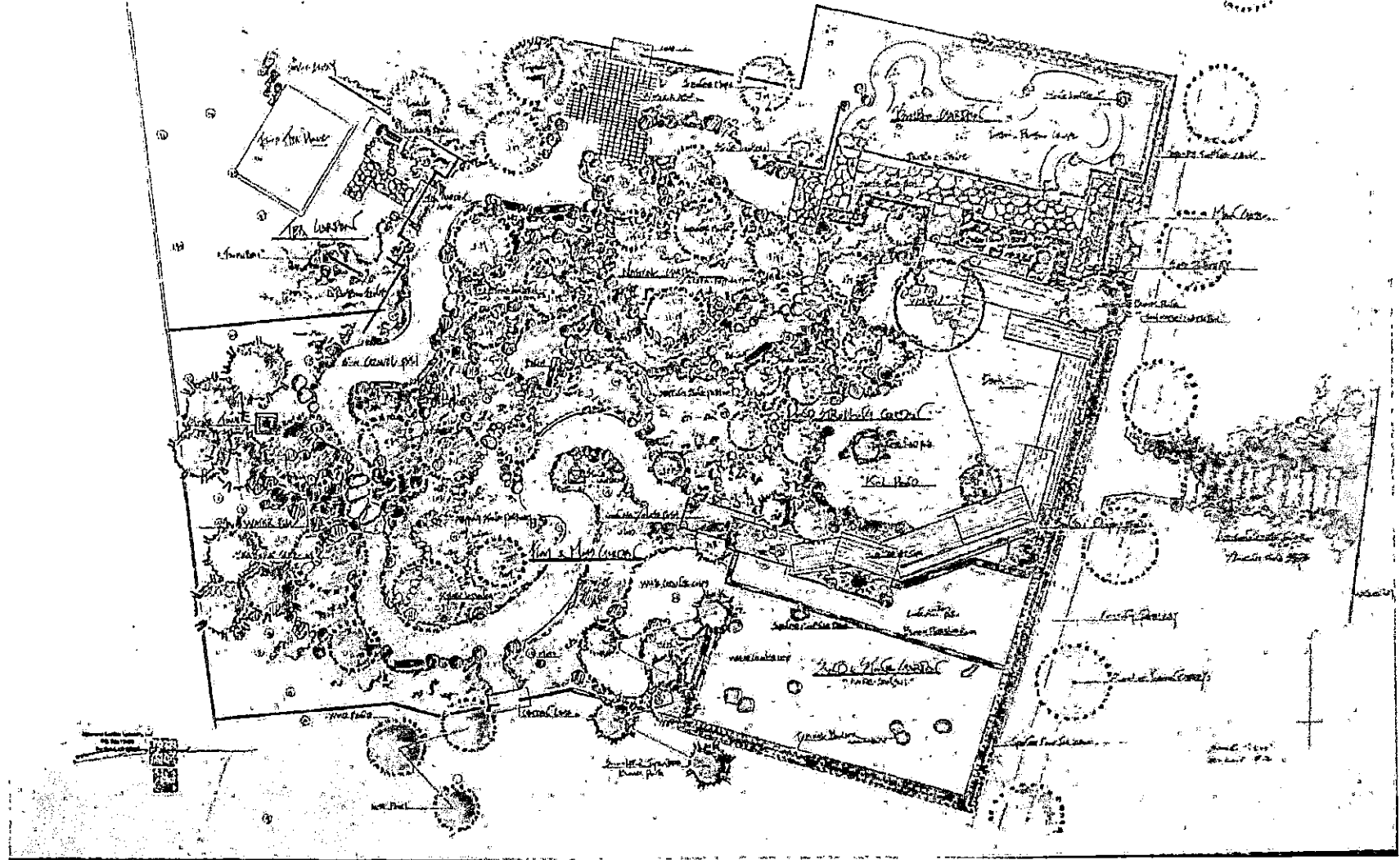
Your truly,

The Ashland Parks Foundation

} NOT SIGNED

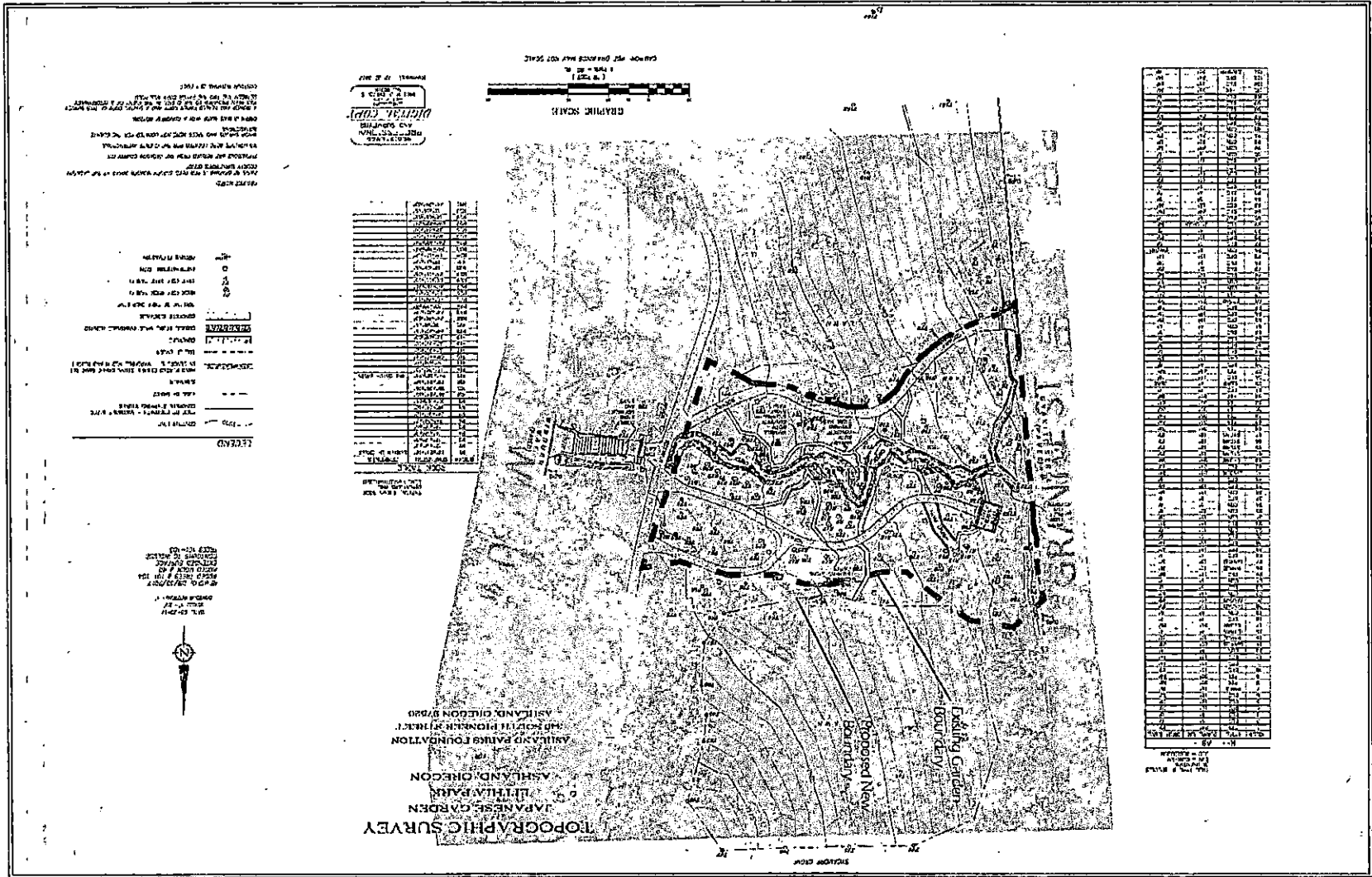
I believe this APF letter was prepared by their "staff", MICHAEL BLACK.

DEMVALE VIMINA PARK JAPANESE GARDEN Site Plan  
OCT 2018



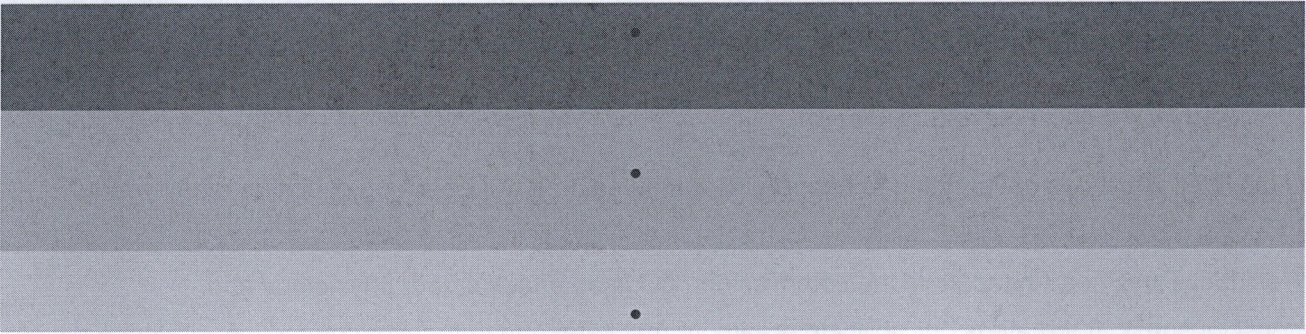
PLAN : P.1

PLAN: P. 2



# Cell tower atop SOU building OK'd, despite opponents' warnings

BY JOHN DARLING / FOR THE TIDINGS June 27, 2018



A sometimes boisterous crowd pleaded in vain Tuesday for the Ashland Planning Commission to reverse staff approval of a permit for Verizon to put a cellphone tower atop Southern Oregon University's Science Building.

Appellants cited a range of ailments they say are caused by overexposure to the devices, with Alan Rathsam, an engineer, naming tumors, brain and breast cancer, reproductive impairment and bone loss.

However, Commission Chairman Roger Pearce stated that a 1996 Federal Communication Commission rule bars local agencies from considering any health or environmental issues in making decisions about siting of cell towers.

Planners approved the application in May because it met requirements — minimum visual impact, shielded by walls, generates only 21 to 23 decibels (half the limit), offers a co-location option (more devices can be mounted at the same spot) and will have a conditional use permit because it's a bit taller than the 40-foot limit of the building.

Verizon lawyer Mike Connors of Portland called the installation "invisible." When appellants claimed there was no demonstrated need for it, Connors responded there was no criteria for "need" — and "If there was no need, my client would not be doing this. We're not in the business of aggravating neighbors."

Appellants reported many neighbors hadn't been given notice of the tower application, but city planner Derek Severson said residents within 200 feet had been "noticed," twice the area required by state law.



Appellants complained that SOU students, who comprise the bulk of humans exposed to emissions daily, had not been notified — and no students attended the Tuesday hearing. Staff said they didn't know whether students were told. Connors confirmed that notice didn't go out to students. A notice was posted by the sidewalk in front of the building.

Although city policy encourages co-location for new devices, appellants objected, saying it opens the door to further health problems. For the same reasons, they also objected to the possibility Verizon would up the system from 4G to 5G (fifth generation).

"I can't tell you that's never going to happen," Connors said. "It will be a long evolution many years."

Resident TaraShea Ananda told the commission, "5G is an attack on our physiology and consciousness. It threatens our ability to dream, to meditate, and to feel our connection with each other. We don't have to roll over because of what the federal government said in 1996."

No one in the standing-room-only crowd spoke in favor of the tower, though a few said the jury is out, awaiting solid proof of any health dangers. Local physician Amy Monroe said thousands of studies leave her "very worried." Some 55 percent of the studies, she said, say electromagnetic radiation is harmful and 45 percent say there's no health effect, so, she told the commission, "the industry mantra is there's 'no conclusive proof of harm.'"

Resident Darwin Thusius cautioned that an oft-cited article in Scientific American (<https://www.scientificamerican.com/article/new-studies-link-cell-phone-radiation-with-cancer/>) actually explores strong findings on both sides.

Commissioner Troy Brown chided appellants for their cheers and applause (not allowed at city meetings), adding they "call us on the carpet for something we don't have control over" but didn't show up for an important wildfire prevention hearing, minutes earlier, "over which we have 100 percent control."

An organizer of cell tower opposition, Kelly Marcotulli, said the tower will give off "massive amounts of radiation" that will kill bee colonies, cost the city a lot of money and "cause depopulation all so that people can download a movie in 10 seconds instead of 20 and talk to a cousin in Bend while strolling in Lithia Park."

"We'll fry, right along with bees," she said. "We're guinea pigs for this guy who came in here and threatens our way of life. This is like cigarettes in the '50s, but here, the effects are inescapable."

Teacher Ivy Ross, another opposition organizer, said she wanted the Planning Commission to hold off for 90 days so they could educate students and the public.

"SOU hasn't done any community education on this and Verizon pays them only \$16,000 a year to rent the spot, then Verizon is free to rent it to other companies," Ross said. "We're not going to quit the fight. We're putting up signage, researching, protesting, showing movies. We see this as a five- or 10-year process. We're challenging the '96 law and the telecom industry."

The Verizon lawyer cautioned the panel, "Most of this testimony is health-related, not about approval criteria. You're constrained by federal law. You are not policy makers."

Chairman Dawkins predicted, "This is going to LUBA," the state Land Use Board of Appeals, a move that could significantly delay the project. Opponents have 10 days from when notice of a final decision is mailed to file an appeal to LUBA. That decision is expected to be formalized at the commission's regular meeting on July 10, followed by mailing of notice of the decision to those to took part in the hearing.

Since the initial decision was made by staff, the commission's consideration of the appeal is the city's last word. It can't be appealed a second time to the council.

Commissioners recalled a near-identical brouhaha in 2010, when locals fought AT&T to a standstill over a proposal for cell antennae atop Ashland Street Cinema and AT&T dropped the idea of placing them there after the City Council said AT&T had to show they couldn't be co-located with existing antennae elsewhere.

Marcotulli said in an email to the Tidings late Wednesday opponents plan to file an appeal with LUBA.

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*Story updated June 28 with information about opponents' intent to appeal the decision, correcting information about how that's done (directly to LUBA, not to the City Council) and clarifying the outcome of a previous proposal by AT&T.*

## Radiation information sites

<https://www.telegraph.co.uk/news/9619514/Mobile-phones-can-cause-brain-tumours-court-rules..html>

[http://www.createhealthyhomes.com/cellphone\\_risks.php#1](http://www.createhealthyhomes.com/cellphone_risks.php#1)

<http://www.electrosmogprevention.org/cell-towers-health-alerts/>

<https://www.youtube.com/watch?v=HCAyPMVuJHY>

<https://www.youtube.com/watch?v=HCAyPMVuJHY>

<http://www.greenmedinfo.com/blog/citizens-arms-against-5g-wireless-technology-roll-out-are-their-concerns-justify>

<http://mystreetmychoice.com/>

<https://www.electricsense.com/13826/treating-emf-impact/>

[https://apps.fcc.gov/edocs\\_public/attachmatch/DOC-349528A1.pdf](https://apps.fcc.gov/edocs_public/attachmatch/DOC-349528A1.pdf)

[https://ntp.niehs.nih.gov/ntp/about\\_ntp/trpanel/2018/march/actions20180328\\_508.pdf](https://ntp.niehs.nih.gov/ntp/about_ntp/trpanel/2018/march/actions20180328_508.pdf)

<http://ehtrust.org/wp-content/uploads/Scientist-5G-appeal-2017.pdf>

<https://ehtrust.org/about/>

<http://slowdigital.com/2017/11/21/10-scientists-quotes-about-radiation-that-make-you-think/>

<https://www.quora.com/How-does-radiation-cause-cancer>

<https://ehtrust.org/science/bees-butterflies-wildlife-research-electromagnetic-fields-environment/>

<https://www.engadget.com/2018/01/29/fcc-ajit-pai-government-5g-network/>

<https://www.sdxcentral.com/articles/news/new-fcc-rules-may-lower-5g-network-costs-for-verizon-and-att/2018/03/>

<https://www.npr.org/sections/thetwo-way/2018/05/16/611598361/senate-approves-overturning-fccs-net-neutrality-repeal>

<http://www.nbcnews.com/id/34509513/ns/health-cancer/t/electrosmog-harming-our-health/#.WwHZa9Mvx2Y>

<http://www.oregon.gov/LCD/pages/goals.aspx>

<http://mieuxprevenir.blogspot.com/2012/11/san-diego-state-university-brain-cancer.html>

<http://stopsmartmeters.org/>

<https://zero5g.com/>

<http://www.rense.com/general56/rad.htm>

<http://www.iject.org/vol4/spl1/c0046.pdf>

Hearing loss site

<https://www.tandfonline.com/doi/full/10.1080/13102818.2017.1373033>

<https://www.scientificamerican.com/article/new-studies-link-cell-phone-radiation-with-cancer/>

5G Appeal <https://ehtrust.org/wp-content/uploads/Scientist-5G-appeal-2017.pdf>

The danger inflicted by electromagnetic waves of a particular frequency generally increases with frequency. This is because waves with higher frequencies have greater penetration capabilities, due to the smaller wavelength.

So, as far as we know, gamma rays are seen to be the most harmful. It would take lead linings, or blocks (depending on the intensity) to absorb them in a short distance.

But that doesn't make the others harmless. All of them have possible effects on living tissue, but with lower probabilities of giving you cancer. Generally different ranges of electromagnetic waves affect different materials (Affect = Have effect on, not necessarily harmful). This phenomenon is what allows us to see the world around us in all its beautiful colors. This, is also what causes sunburns, or skin cancer, in the extreme cases.

What actually causes the harm is the power delivered into your body cells by the wave. Since most electromagnetic waves in the low frequency range have high rates of absorption/diffusion in things you see around, like trees, earth, water, or any sort of matter for that matter, what really causes the difference is your proximity to the source, and the duration of exposure.

<https://www.quora.com/Why-are-radio-waves-more-harmful-than-visible-light-even-though-radio-waves-have-lower-frequency>

<https://www.emfacts.com/2012/07/symposium-on-tree-damage-by-electromagnetic-radiation/>

5G Sebastopol letter

<http://emfsafetynetwork.org/wp-content/uploads/2018/05/Letter-to-Seb-Verizon-5G.pdf>

<https://nutritionfacts.org/video/the-effects-of-cell-phones-and-bluetooth-on-nerve-function/>

<https://www.saferemr.com/2014/03/dept-of-interior-attacks-fcc-regarding.html>

<http://electromagneticsafeplanet.com/>

<http://dailytidings.com/news/government/cell-tower-plan-can-proceed-commission-rules>

<http://scientists4wiredtech.com/sebastopol/sb-muni-code/>

<https://forbiddenknowledgetv.net/first-5g-rollout-in-ca-causing-brain-damage-to-firefighters/>

<https://www.smombiegate.org/britains-first-5g-court-case-and-the-people-won/>

[https://thetruthaboutcancer.com/perilous-5g-network/?utm\\_campaign=news-network&utm\\_medium=newsletter&utm\\_source=email&utm\\_content=perilous-5g-network&mpweb=144-7441574-744033473](https://thetruthaboutcancer.com/perilous-5g-network/?utm_campaign=news-network&utm_medium=newsletter&utm_source=email&utm_content=perilous-5g-network&mpweb=144-7441574-744033473)

<https://www.thenation.com/article/how-big-wireless-made-us-think-that-cell-phones-are-safe-a-special-investigation/>

[https://www.thelancet.com/journals/lanplh/article/PIIS2542-5196\(18\)30221-3/fulltext?dgcid=raven\\_jbs\\_etoc\\_email&fbclid=IwAR2jRB7rYq8YEW5n2DGnl6HC\\_o3z-LzX5TYzkn-AhCl80Usoa71-HxUEzc](https://www.thelancet.com/journals/lanplh/article/PIIS2542-5196(18)30221-3/fulltext?dgcid=raven_jbs_etoc_email&fbclid=IwAR2jRB7rYq8YEW5n2DGnl6HC_o3z-LzX5TYzkn-AhCl80Usoa71-HxUEzc)

[https://www.youtube.com/watch?v=F9bdU\\_uw2Dc](https://www.youtube.com/watch?v=F9bdU_uw2Dc) DANA Ashlie

[https://www.radiationhealthrisks.com/5g-cell-towers-dangerous/?fbclid=IwAR2ERrjALBRLIIIRodASmzI7gyoOcwL69ktXlGf0nmcB3aFCeTl6\\_7zOV7I8](https://www.radiationhealthrisks.com/5g-cell-towers-dangerous/?fbclid=IwAR2ERrjALBRLIIIRodASmzI7gyoOcwL69ktXlGf0nmcB3aFCeTl6_7zOV7I8)

<http://www.safeinschool.org/2011/01/wi-fi-is-removed-from-schools-and.html>

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In the last decade or so, Oregon has endured destructive wildfires, reductions in snowpack, and declining fisheries. First responder and resident Oregonian communities alike still vividly recall the devastation brought by the 2003 B&B Complex wildfire. Although the Beaver State had a good 2018 ski season, snowpack this winter is more than one-quarter down from what has in the past been considered 'normal'. Ocean acidification is killing oyster and plankton in farms along the Oregon coast.

Oregon, along with other states in the Pacific Northwest, has enjoyed bountiful resources like clean air, water, and forests that enable lifestyles built around outdoor recreation like camping, skiing, and hunting, economies of natural resource extraction like logging, fishing, and farming, as well as the rich cultural tapestry of Northwest tribes, including Wasco, Paiute, Umatilla, Athabascans, Chinook, and numerous other indigenous peoples. UCS published a fact sheet, *Confronting Climate Change in Oregon*, that demonstrates the climate impacts, future risks, and costs associated with climate change in the state, and also highlights the actions needed to reduce emissions of global warming pollution.

**Oregon's current climate impacts and future risks**

With the Pacific Northwest having warmed at least 1.5°F since the first half of the 20th century, climate change is already being felt in the Beaver State. This warming has led to reductions in snow—some of it fell as rain instead—which means less snowpack. Reductions in snowpack have increased wildfire risks and accelerated the pace of snowmelt, increasing flood risks. Adding to the web of complex ecological interactions are the human health, infrastructure, and economic impacts from changes in the climate. Rates of infectious disease and heat-related illnesses, as well as requests for emergency food assistance are on the rise. Less snow due to higher temperatures means less winter tourism dollars; hops and barley production for beer-making are affected by changes in temperatures, drought, and water. Less plankton means less food for Oregon's delicious salmon, mackerel, and trout. The smoke and damage from the 2017 wildfires affected tourism in the Columbia River Gorge, Three Sisters, and Mount Jefferson areas, causing unhealthy air quality for about 160 days for sensitive groups, sparking a rise in emergency room visits, canceling major events and closing Interstate 84, and causing job losses. But there are many other things at risk that can't be measured in lost dollars. For the Columbia River tribes, for example, salmon is an integral part of their culture – it is not just a utilitarian resource of protein and wealth. It is also closely tied to their identity as a people and is an indicator of their own cultural and physical health. It is fascinating to consider how Salmon (yes- with a capital "S") takes on a human-like existence of his own, has his own agency in First Nation cultures, and can teach all of us a lot about responsible, sustainable, and ethical use of natural resources.

**As the climate decade looms over us, Oregon needs to step up to drastically reduce heat-trapping emissions**

In confronting climate threats to the livelihoods and wellbeing of Oregonians, the state has taken action to combat heat-trapping emissions. In 2007, Oregon enacted a renewable portfolio standard (RPS), followed by ambitious legislative bills: one on clean fuels and another to transition from coal to clean energy. And the state has set goals of reducing heat-

trapping emissions to 10 percent below 1990 levels by 2020 and to at least 75 percent below 1990 levels by 2050. But although the RPS succeeded in meeting the 2010 emissions reductions goals, the state is not on track to meet its goals for the decades leading up to the mid-century. Advocates in Oregon are heeding the scientific international community's warning that the 2030s—the “climate decade”—is our last chance to make drastic emissions reductions if we are to avoid catastrophic impacts and that Oregon should adopt goals for 2035.

Oregon's latest move to strengthen its ongoing commitment to reduce emissions is to pass strong climate legislation in the 2019 legislative session, such as the Clean Energy Jobs (CEJ) bill, which is supported by a broad coalition of clean energy and climate advocates, including UCS. In broad terms, the key elements of strong climate legislation and a CEJ bill include:

- Placing a declining cap and price on greenhouse gas (GHG) emissions from covered entities.
- Ensuring that polluters pay the bulk of the costs of allowances, and that low-income consumers are not adversely impacted.
- Using a market-based approach that ensures the lowest societal cost for achieving the required greenhouse gas emissions reductions, drives the market for energy efficiency, and levels the playing field for clean energy.
- Funding climate solutions and a transition to a clean energy economy that improves livelihoods in underserved communities, including communities of color, tribal communities, and rural and low-income communities.

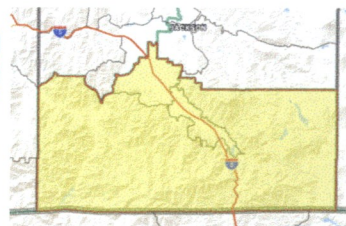
But polluters are lobbying hard to “kick down the can” the CEJ bill's commitment to drastic emissions reductions all the way to 2050—that's 30 years from now that Oregonians and the planet don't have in order to avoid catastrophic impacts. In addition to the 2050 target, advocates are also pushing for an interim reduction target in 2035 for inclusion in the draft CEJ bill. The Sightline Institute's analysis is clear on how important an interim target is: *“Failing to meet the 2035 goal means a lot more unnecessary pollution. In total, [eliminating the interim target] allows for an extra 106.7 MMT of carbon dioxide equivalent (CO<sub>2</sub>e) emissions by 2050. This is equivalent to losing out on a more than decade of pollution reductions.”*

Oregon lawmakers did not pass the Clean Energy Jobs bill in 2018 but it's important to act in 2019. Governor Kate Brown, Senate President Peter Courtney and House Speaker Tina Kotek are all committed to passing a climate bill, so prospects for the bill are good. But we need to ensure that they confront the reality of climate change in Oregon and work to pass a bill focused on advancing effective, science-based solutions for clean energy, transportation, and investments in our communities.



# SENATE DISTRICT 3

## Senator Jeff Golden



Good for the Economy.  
Good for the Environment.

# Oregon's Clean Energy Policies Drive Economic Growth

## District 3 Benefits:



**1,559** Clean Energy Jobs\*



**\$9 million** Private Investment  
in solar and wind energy projects



**3.1 MW** Generation Capacity  
from installed solar and wind energy

**STATE-  
WIDE  
BENEFITS**

**55,179**  
total clean  
energy jobs

**\$6.7 billion**  
solar & wind energy  
project investments

**3,230 MW**  
solar & wind  
energy capacity

**\$258 million** public revenue from renewable  
energy projects

\*Includes jobs in the renewable energy, energy efficiency, grid/storage, and clean vehicles industries

**SOURCES**

Jobs: 2018 U.S. Energy Employment Report, [www.usaenergyjobs.org](http://www.usaenergyjobs.org), data current through 2017;  
Private Investment & Capacity: Kevala, [www.cleanenergyprogress.com](http://www.cleanenergyprogress.com), data current through 2016;  
Public Revenue: Renewable Northwest Oregon Factsheet, [www.renewablenw.org](http://www.renewablenw.org), data current as of the 2016-17 tax year

**Created November 2018**



