



City Council Agenda

Mayor
Christine Lundberg

City Council
Sean VanGordon, Ward 1
Hillary Wylie, Ward 2
Sheri Moore, Ward 3
Dave Ralston, Ward 4
Marilee Woodrow, Ward 5
Bob Brew, Ward 6

City Manager:
Gino Grimaldi
City Recorder:
Amy Sowa 541.726.3700

City Hall
225 Fifth Street
Springfield, Oregon 97477
541.726.3700
Online at www.springfield-or.gov

The meeting location is wheelchair-accessible. For the hearing-impaired, an interpreter can be provided with 48 hours notice prior to the meeting. For meetings in the Council Meeting Room, a "Personal PA Receiver" for the hearing impaired is available. To arrange for these services, call 541.726.3700.

Meetings will end prior to 10:00 p.m. unless extended by a vote of the Council.

All proceedings before the City Council are recorded.

May 13, 2013

5:30 p.m. Work Session
Jesse Maine Room

CALL TO ORDER

ROLL CALL - Mayor Lundberg ____, Councilors VanGordon ____, Wylie ____, Moore ____, Ralston ____, Woodrow ____, and Brew ____.

1. City Stormwater Permit and Activities Update.
[Bill Hamann] (30 Minutes)
2. Street System Communication Plan Update.
[Brian Conlon/Rachael Chilton] (30 Minutes)
3. Plaza and Entry Upgrades at Springfield City Hall.
[Jim Polston] (20 Minutes)

ADJOURNMENT

AGENDA ITEM SUMMARY**SPRINGFIELD
CITY COUNCIL****Meeting Date:** 5/13/2013
Meeting Type: Work Session
Staff Contact/Dept.: Bill Hamann, DPW
Staff Phone No: 541-726-3693
Estimated Time: 30 minutes
Council Goals: Promote and Enhance our Hometown Feel while Focusing on Livability and Environmental Quality

ITEM TITLE: CITY STORMWATER PERMIT AND ACTIVITIES UPDATE

ACTION**REQUESTED:** No action is required. This material is for information only.

ISSUE STATEMENT: Development and Public Works Staff last updated Council on stormwater education activities during a September 17, 2012 Council work session. This item will provide Council with further updates on City stormwater activities as requested after that work session. It will also help to fulfill City Council communication requirements stipulated in our Stormwater Management Plan (SWMP). Areas of focus for today's work session include a brief stormwater refresher, a report on the status of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Stormwater System (MS4) Permit, an overview of our Illicit Discharges Detection and Elimination (IDDE) program and an overview of selected outreach efforts with our regional partners.

ATTACHMENTS: 1. Council Briefing Memorandum

DISCUSSION: **NPDES Permit:** The City's initial NPDES Phase II MS4 stormwater discharge permit was issued in Jan 2007 with an expiration date in Dec 2011. The City filed a timely permit renewal permit application with the Oregon Department of Environmental Quality (DEQ) in June 2011 and is currently operating under an administratively extended permit. The City has disagreed with the overall approach and much of the language in the proposed draft permit. As such, the City of Springfield, along with other affected cities in Oregon, has partnered with the Oregon Association of Water Quality Agencies (ORACWA) and DEQ to develop a more workable permit template.
Illicit Discharge Detection & Elimination (IDDE): The City responds to and enforces illegal discharges to the stormwater system. The public can call the City's Water Pollution Hotline or email city staff to report stormwater pollution issues and illegal dumping. Staff responds to all reports. Education is the first step in gaining compliance, and staff has developed Clean Water Fact Sheets and many other outreach programs for common pollution issues encountered in the field.
Public Education & Outreach on Stormwater Impacts: Education and outreach is a part of all City stormwater programs. To make the most of limited budget and staff, the City works with regional partners on outreach efforts. Outreach partners include the City of Eugene, Springfield Utility Board, Willamalane, Lane County, EWEB, and others. Interagency collaboration ensures consistent messaging and makes it easier for businesses to operate within Eugene, Springfield, and Lane County. Springfield implements many outreach efforts with its regional partners. Examples include the Fish Friendly Car Wash Kit Program, Pet Waste Program, and the Pressure Washing Program.

MEMORANDUM

City of Springfield

Date: 5/13/2013
To: Gino Grimaldi, City Manager
From: Len Goodwin, DPW Director
Bill Hamann, ESD Water Programs Manager
Meghan Murphy, ESD Stormwater Tech II
Kim Singleton, ESD Stormwater Tech II
Subject: City Stormwater Activities Update

**COUNCIL
BRIEFING
MEMORANDUM****ISSUE:**

The purpose of this item is to provide Council with an update on select City stormwater activities. Areas of focus for today's work session include a brief stormwater refresher, a report on the status of the City's National Pollutant Discharge Elimination System (NPDES) Municipal Separate Stormwater System (MS4) Permit, an overview of our Illicit Discharges Detection and Elimination (IDDE) program and an overview of our outreach efforts with regional partners.

COUNCIL GOALS/MANDATE:

Preserve Hometown Feel, Livability, and Environmental Quality
Stormwater management activities promote Springfield's livability and environmental quality, and are required by the City's MS4 Permit.

BACKGROUND:**NPDES Permit status**

Springfield is among many small to medium-sized cities throughout the nation that fall under the Federal Clean Water Act requirements to apply for and maintain an MS4 Permit under Phase II of the NPDES stormwater permitting program. The City's initial NPDES Phase II MS4 stormwater discharge permit was issued in January 2007 with an expiration date in December 2011.

The City filed a timely permit renewal permit application with the Oregon Department of Environmental Quality (DEQ) in June 2011 and is currently operating under an administratively extended permit, pending permit renewal and DEQ approval. A preliminary draft of the new permit was provided to the City for review in July 2012.

In developing this draft, the DEQ attempted to incorporate most aspects of our previously separate Stormwater Management Plan (SWMP) into the permit (note that Springfield happened to be the first Phase II city in the state to receive the revised permit language). This resulted in a very prescriptive, complex and administratively cumbersome permit. In response, the City has disagreed with the overall approach and much of the language in the proposed draft.

Most Phase II communities in the state identified similar issues with the draft language. As such, the City of Springfield, along with other affected cities in Oregon, has partnered with the Oregon Association of Water Quality Agencies (ORACWA) and DEQ to develop a more workable permit template. We are currently in the process of negotiating provisions of the revised draft language with our regional partners and DEQ. It isn't possible to speculate how successful we will be in securing more workable language.

SWMP Minimum Control Measure 3: Illicit Discharge Detection & Elimination (IDDE):

The City responds to and enforces illegal discharges to the stormwater system. The public can call the City’s Water Pollution Hotline or email city staff to report stormwater pollution issues and illegal dumping. Staff responds to all reports. Education is the first step in gaining compliance, and staff has developed Clean Water Fact Sheets and many other outreach programs for common pollution issues encountered in the field. So far, those programs have proved highly successful. In the past two years out of 283 reported incidents, staff issued 2 citations.

Water Resources and Operations work together to provide effective and efficient response to spills and illicit discharges. City staff are a great resource for discovering illicit discharges in the field. In addition, Water Resources actively searches for illicit discharges through monitoring and outfall inventories.

SWMP Minimum Control Measure 1: Public Education & Outreach on Stormwater Impacts:

Education and outreach is a part of all City stormwater programs. Illicit discharges encountered in the field help identify activities and target audiences that are in need of outreach. To make the most of limited budget and staff, the City works with regional partners on outreach efforts. Outreach partners include the City of Eugene, Springfield Utility Board, Willamalane, Lane County, EWEB, and many other agencies. Interagency collaboration ensures consistent messaging and makes it easier for businesses to operate within Eugene, Springfield, and Lane County.

Springfield implements many outreach efforts with its regional partners. Examples include the Fish Friendly Car Wash Kit Program, Pet Waste Program, and the Pressure Washing Program.

RECOMMENDED ACTION: None, this memorandum is information only

AGENDA ITEM SUMMARY

Meeting Date: 5/13/2013
Meeting Type: Work Session
Staff Contact/Dept.: Brian Conlon,
DPWRachael Chilton,
DPW
Staff Phone No: 541-726-3617
Estimated Time: 30 minutes
Council Goals: Maintain and Improve
Infrastructure and
Facilities

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: STREET SYSTEM COMMUNICATION PLAN UPDATE

**ACTION
REQUESTED:** Staff will provide a Street System Communication Plan update and recommends that the Council evaluate the funding alternatives and direct staff to schedule an October Work Session.

**ISSUE
STATEMENT:** For several years City staff and the Council have struggled with the problem that the City's Street Operating Fund is not generating sufficient revenue to support desired levels of street system operations and maintenance. Recognizing that there is no easy fix to the revenue dilemma, the Council recommended that staff develop a Street System Communication Plan with the objective of educating citizens to the important role that the street system plays in their daily lives. Over the last several months staff has been presenting the issue to Springfield civic organizations and business clubs on the theme of "keeping the good streets good" and will now provide an update.

ATTACHMENTS:

1. Council Briefing Memorandum
2. Springfield Street System Video (provided on DVD)
3. Springfield Street System Handout
4. Springfield Street System Questions

**DISCUSSION/
FINANCIAL
IMPACT:** Although the focus of street program information, dating back to the 2003 local gas tax implementation, consistently pointed to the cost benefit of preserving streets verses the higher cost of rehabilitation, it was apparent from City surveys conducted in 2009 and 2011 that the concept of proactive preservation was not well understood by the public. Taking this into account the City Council and staff saw the need to reshape our message of telling the citizens about the rapid pace of street system decline and current \$3M annual preservation funding gap, to develop a Street System Communication Plan using a phased approach. The plan outlines a strategy to present consistent and simple messaging and encourage open dialogue, demonstrate that it is much cheaper to preserve streets than to rehabilitate, showcase that the street system is growing in size and complexity, accurately forecast the current funding needs to operate multifaceted street environments, and begin discussing options for funding a street preservation program. A street system video and handout were created and shared during the outreach presentations to help people visualize the many working parts of a street system. The aim of this is that citizens will connect as being frequent street system users and thereby see themselves as stakeholders that have a vested interest to maintain it. Both were successful in exhibiting the many working parts of a street system, inviting great questions and energized discussion. Overall we found people to be very supportive of street preservation and problem solving the Street Fund issue. Facing the rapid decline of the street system, it is timely that the Council explore the funding alternatives and provide staff direction on next steps.

MEMORANDUM

City of Springfield

Date: May 13, 2013
To: Gino Grimaldi, City Manager
From: Brian Conlon, Operations Division Manager
Rachael Chilton, Communications Coordinator
Subject: Street System Communication Plan

**COUNCIL
BRIEFING
MEMORANDUM****ISSUE:**

For several years City staff and the Council have struggled with the problem that the City's Street Operating Fund is not generating sufficient revenue to support desired levels of street system operations and maintenance. Recognizing that there is no easy fix to the revenue dilemma, the Council recommended that staff develop a Street System Communication Plan with the objective of educating citizens to the important role that the street system plays in their daily lives. Over the last several months staff has been presenting the issue to Springfield civic organizations and business clubs on the theme of "keeping the good streets good" and will now provide an update

COUNCIL GOALS/**MANDATE:**

Maintain and Improve Infrastructure and Facilities

BACKGROUND:

Although the focus of street program information, dating back to the 2003 local gas tax implementation, consistently pointed to the cost benefit of preserving streets versus the higher cost of rehabilitation, it was apparent from City surveys conducted in 2009 and 2011 that the concept of proactive street preservation was not well understood by the public. The surveys indicated that there was little understanding of the difference between the perceived state of the City's street system and the structural deficiencies that were cropping up and adding to the preservation burden.

DISCUSSION:

Realizing that the information we were providing the public was not connecting with some Springfield citizens, the City Council and staff saw the need to reshape our messages. Staff developed a Street System Communication Plan to deliver a three tiered message: the street system is a valuable asset for the entire community, actively preserving the system is more cost effective than rehabilitating at a later date, and revenues are no longer keeping pace with preservation needs. The plan outlines a strategy to present consistent and simple messaging and encourage an open dialogue with community members.

In an effort to present information in an engaging manner, staff worked with a local videographer to develop a short, informative video. The video focuses on the importance of a well-maintained street system and the types of preservation and maintenance activities. The video serves as a stand-alone informational item, available on the City's website, as well as the starting point for engaging citizens in a conversation by presenting the video to civic and

business groups. Staff also created a handout to use during presentations that highlights the many parts of a working street system. The expense of producing the video and handouts was relatively small, and absorbed into existing budgets.

Over the last year, a team of Development and Public Works staff has presented the video to several Springfield civic and business groups including the HAWKS, Springfield City Club, Springfield Rotary, Twin Rivers Rotary, the McKenzie Business Association, the Kiwanis of Springfield and the Economic Development Committee of Springfield. The presentations have effectively stimulated conversations with citizens on how important it is to preserve the City's street system in fair or better condition.

On the whole, the audiences were very engaged and generally supportive of an active preservation program rather than delayed preservation resulting in more costly rehabilitation at a later date. While the video and the accompanying staff presentation did not focus on potential funding mechanisms, most audiences directed the conversation into the problem solving mode, offering ideas and suggestions as how to raise the additional revenue needed to re-establish a proactive preservation program. The majority of the suggestions revolved around three main ideas; a bond, a fee, and an increase to fuel tax; either local or state. Another idea mentioned more than once, is to charge large vehicles, such as the LTD bus system and trucking industry, a fee and dedicate the revenue to maintain the arterial and collector system. The idea that all users are responsible for paying their fair share for the system was a common sentiment from the audiences.

Next Steps

The City's Street Operating Fund is the financial vehicle for funding all operations and maintenance of the City's transportation infrastructure. It is also the principal source of revenue for the City's Street Capital Fund, which funds preservation of the transportation infrastructure. It has now been six years since the City has funded a proactive street preservation program. Because preservation treatments such as slurry seals and thin-lift overlays have not been done system wide, the Surface Condition Index (SCI) has fallen significantly. The street system as a whole has declined from 2008 SCI rating of 77% to a 2012 SCI of 50%. What does this mean? Over this six year period the condition of the City's street system, once rated at fair-good, has fallen to a rating of fair-poor. The street system condition decline will steepen considerably year to year without funding being dedicated to preserve it.

The Streets System Communication Plan has been successful in increasing awareness among citizens about the street system; its operations, maintenance, and preservation requirements. Moreover, the presentations have been effective in engaging citizens in the problem. Now that some members of the Springfield community are actively engaged in a conversation about the community's street system it is important to maintain that link, providing periodic updates as staff and the Council continue to explore the reinstatement of a proactive street preservation program.

It is also timely to consider an exploration of the ideas that the citizens have suggested to address the funding problem, as well as other opportunities that either Council or staff might consider reasonable solutions. Staff is prepared to begin that exploration and report back to Council at some appropriate time following the summer recess. Unless Council provides other direction, staff will explore each of the ideas raised by the community, and attempt to develop others.

RECOMMENDED ACTION: Staff recommends that the Council evaluate the funding alternatives and direct staff to schedule a work session in October to discuss next steps.

All residents use the street system...

- Walking, driving, biking, carpooling, public transit
- To work, to school, to the grocery store, receiving deliveries, relying on emergency services...all needs a working street system

The working parts of a street system



“Keep the Good Streets Good”

An active maintenance and preservation program stretches funds. Maintaining and preserving a street, over its useful life, is far more cost-effective than waiting for the condition to fall into poor repair and requiring a full reconstruction. **Street maintenance and preservation is similar to that of a house.** Maintaining the portions that keep out the elements (roof, siding, etc.) protects the rest of the structure.

Questions from Street System Presentations



When feasible, staff recorded questions that were asked after the presenting the street systems video.

Springfield City Club- June 21, 2012, Brian Conlon presenting

1. How much damage (percentage wise) do studded tires do to street surfaces?
2. How many roundabouts are in town? How do you grade roundabouts? Do they make an impact on maintenance (cost/effort)?
3. How many miles of gravel streets in Springfield? Are they more expensive to maintain?
4. How is Eugene "getting more bang for their buck?" Individual said he thought Eugene was sending this message with their communication about current street projects.
5. How much work does the City do versus contracting jobs out?
6. What is the timeline for the streets system PR campaign?
7. Is Springfield going to put a streets levy on the November, 2012 ballot?
8. Could Springfield license bicycles and use the revenue to help maintain the bicycle facilities portion of the street system?
9. California uses resin to repair roads, does that method hold up?
10. Are there new effective technologies? What can we do with new technologies to increase effectiveness and/or decrease cost?
11. Are there studies that demonstrate the cost of maintaining personal vehicles that are routinely driven over streets in poor condition?
12. What is the current gas tax? How does that compare to Eugene's gas tax?

McKenzie Business Association- November 13, 2012 Brian Conlon and Rachael Chilton presenting

1. Who's responsible for maintaining sidewalks?
2. If the City isn't maintaining an active preservation program, what is the revenue from the gas tax being used for?
3. Has some sort of flat fee been considered? Like other utility fees?
4. How do studded tires impact the wear and tear on roads?
5. How do electric vehicles fit in?

Twin Rivers Rotary- March 8, 2013, Brian Conlon presenting

1. How does Glenwood fit into Springfield? Do those streets drain funds?
2. How much of the budget comes from gas tax?
3. What about an extra assessment for electric vehicles?
4. What about Mohawk starting to get in bad condition? Is that the City's responsibility? Any plans?
5. How much impact do studded tires have? Is the fee for studded tire use proportional to the amount of damage they cause?
6. Is there any discussion about increasing vehicle registration fees?

Springfield Rotary- April 3, 2013, Rachael Chilton presenting

1. What is the City's current backlog in street repairs?
2. The City Council just approved the annexation of Glenwood into Springfield- how does that impact the current backlog?
3. How many miles of gravel streets does the City maintain? What is the cost to maintain them vs. an improved street?
4. What funding mechanisms do you think the City Council will consider?
5. Relying on a gas tax doesn't really work anymore, right? Cars are becoming more efficient so it is a steady (maybe even declining) revenue source while cost of repairs goes up.

AGENDA ITEM SUMMARY

Meeting Date: 5/13/2013
Meeting Type: Work Session
Staff Contact/Dept.: Jim Polston, DPW
Staff Phone No: Ext. 3652
Estimated Time: 20 Minutes
Council Goals: Promote and Enhance our Hometown
Feel while Focusing on Livability and
Environmental Quality

**SPRINGFIELD
CITY COUNCIL**

ITEM TITLE: PLAZA AND ENTRY UPGRADES AT SPRINGFIELD CITY HALL

**ACTION
REQUESTED:** Approve concepts and direct staff to proceed with design.

**ISSUE
STATEMENT:** Development and Public Works has identified a project to upgrade the appearance and functionality of the entry plaza at Springfield City Hall sometimes known as Centennial Fountain Square. There are a number of issues that we plan to address with this project including:

- Updating the appearance of City Hall's aging plaza
- Repair or replace damaged infrastructure and/or unsafe conditions
- Improve and enhance the usability of this existing public space
- Create a more prominent and identifiable entry to City Hall
- Be a part of the revitalization of Springfield's downtown core

ATTACHMENTS: Attachment 1: Council Briefing Memorandum
Attachment 2: Plaza and City Hall Entry Concept Drawings

**DISCUSSION/
FINANCIAL
IMPACT:** The City Hall plaza was constructed as a part of the Springfield Civic Center project in 1980 with the Centennial Fountain added in 1985 to commemorate the 100th anniversary of the founding of Springfield. However, the plaza has fallen into disrepair that does not reflect the high standards of the City of Springfield or our Citizens. The plaza and entry stairs need to be upgraded to create a more attractive, vibrant and usable City Center. This is important because it is open and available, day and night, to our diverse population and is available to be utilized by all. There are several aspects to the project that should be considered including landscaping, paving upgrades, improving functionality, creation of a better sense of space, and enhancing the main entry to City Hall. Currently this project has three routes toward success. All lead in the same direction but require different amounts of time and money to complete in an attempt to reach the same location, a vital, vibrant Civic Center.

First involves authorizing Staff to move forward on our currently funded project which involves improving the plaza using a creative mix of new elements laid in with much of the existing elements to create a more useable, vibrant plaza.

Second is for Council to earmark additional funding for the existing project that will be used to install additional site furnishings, new electrical and water hookups around the plaza, and installing pedestrian scale lighting that matches what is currently planned for A Street. These improvements offer more flexibility for attracting and maintaining activities.

Third involves additional planning and consideration but in essence involves coordinating the existing plaza project into a much larger downtown/government civic center. This should include coordination of the City Hall with a new public library complex on the Carter Building site, as well as with the Justice Center and Sprout.

Recommendation: Staff is recommending City Council authorize staff to proceed with the currently funded project as illustrated in the attached concept drawings. At the same time staff will continue to research, evaluate and estimate costs for additional designs and options incorporating a larger civic center approach that takes into account a new Springfield Public Library and other civic and government facilities in this area. The costs and timeline of this project could vary greatly due to a number of factors. One major factor would be the timing of a new Library and the sequencing of construction (which comes first a plaza or a library).

MEMORANDUM

City of Springfield

Date: 5/13/2013
To: Gino Grimaldi **COUNCIL**
From: Len Goodwin, DPW Director **BRIEFING**
Jim Polston, Associate Project Manager
Subject: Plaza and Entry Upgrades at Springfield City Hall **MEMORANDUM**

ISSUE: Development and Public works has identified a project to upgrade the appearance and functionality of the entry plaza at Springfield City Hall sometimes known as Centennial Fountain Square. There are a number of issues that we plan to address with this project including:

- Updating the appearance of City Hall's aging plaza
- Repair or replace damaged infrastructure and/or unsafe conditions
- Improve and enhance the usability of this existing public space
- Create a more prominent and identifiable entry to City Hall
- Be a part of the revitalization of Springfield's downtown core

COUNCIL GOALS/

MANDATE:

Promote and Enhance our Hometown Feel While Focusing on Livability and Environmental Quality

The plaza was constructed as a part of the Springfield Civic Center project in 1980 with the Centennial Fountain added in 1985 to commemorate the 100th anniversary of the founding of Springfield. However, the plaza and stairs have fallen into disrepair and does not reflect the high standards of the City of Springfield or our Citizens. The plaza and entry stairs need to be upgraded to create a more attractive, vibrant and usable City Center. This is important because it is open and available, day and night, to our diverse population and is available to be utilized by all. There are several aspects to the project that should be considered including landscaping, paving upgrades, improving functionality, creation of a better sense of space, and enhancing the main entry to City Hall.

BACKGROUND: There is much interest in downtown Springfield and much activity is taking place. In just the last few years Springfield has adopted several plans and formed committees that are working together to promote and sustain:

- vibrant retail blocks,
- inviting pedestrian-friendly streets,
- downtown housing,
- an enhanced civic center and public spaces,
- cultural destinations such as the Springfield Library and
- connections to Island Park and the surrounding neighborhoods.

Staff understands and agrees with Council that it is important to take some action quickly to act as a catalyst in realizing these goals. To that end staff prepared concepts for improving the plaza and entryway at Springfield City Hall. Using \$30,000 earmarked from the City's Building Preservation fund and a \$30,000 grant received from CDBG we plan to improve the plaza using a creative mix of new elements laid in with much of the existing elements to create a more useable, vibrant public space. New surface materials, redesigned plantings, a place for recognizing important citizens, along with a more prominent to entry to City Hall will have an immediate, positive impact on the downtown.

However, with some additional funding this project could have an even greater impact and yet remain a cost effective way to attract more activity downtown. By introducing new site furnishings, adding electrical and water hookups around the plaza, and installing pedestrian scale lighting that matches what is currently planned for A Street; Centennial Fountain plaza would be a much more flexible and desirable location for attracting and holding public events and activities. Past and present events like the farmers market, library youth events and the Nick Symmonds Straight 800 have all been successfully held on the existing plaza. However, implementing our currently planned project, along with the additional improvements mentioned above, these existing activities, and many others, would be much easier to attract, host and maintain. Imagine art and cultural events, food carts, street vendors, concerts and the like filling the plaza, both during the business day and after-hours, enlivening this currently underutilized community asset.

This concept does not have to stop with the City Hall plaza. It could and should be coordinated with plans for the public property just across the street to the west, currently occupied by the Carter Building and its parking lot. This property is highlighted in the Downtown District Urban Design Plan as the location of a new Springfield Public Library complex. Creating connections between this site both visually and functionally with City Hall, Sprout and the Justice Center is a fantastic concept that must be considered and coordinated to truly have a vital, vibrant Civic Center.

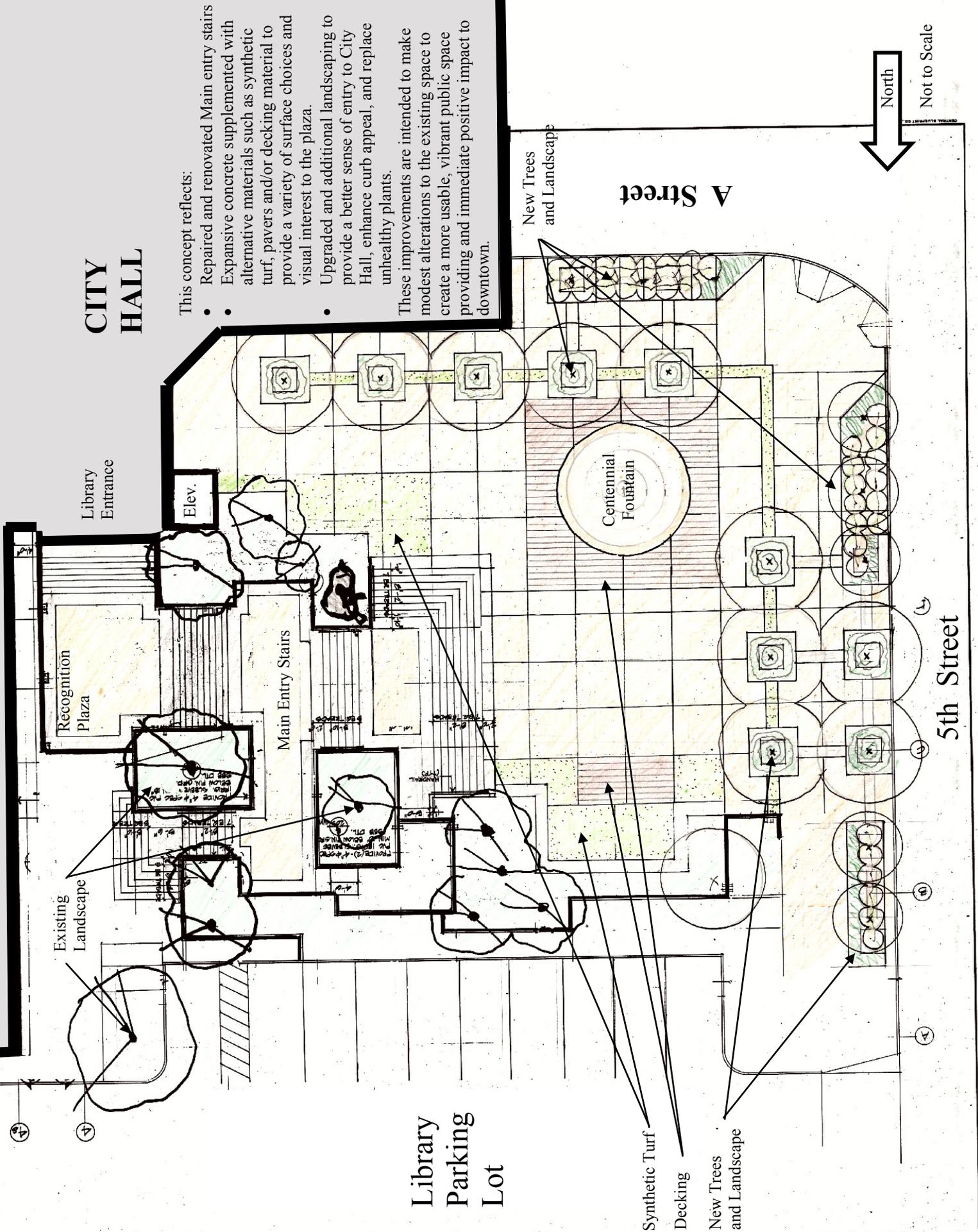
RECOMMENDED ACTION: Staff is recommending City Council authorize staff to proceed with the currently funded project as illustrated in the attached concept drawings. At the same time staff will continue to research, evaluate and estimate costs for additional designs and options incorporating a larger civic center approach that takes into account a new Springfield Public Library and other civic and government facilities in this area. The costs and timeline of this project could vary greatly due to a number of factors. One major factor would be the timing of a new Library and the sequencing of construction (which comes first a plaza or a library).

CITY HALL

This concept reflects:

- Repaired and renovated Main entry stairs
- Expansive concrete supplemented with alternative materials such as synthetic turf, pavers and/or decking material to provide a variety of surface choices and visual interest to the plaza.
- Upgraded and additional landscaping to provide a better sense of entry to City Hall, enhance curb appeal, and replace unhealthy plants.

These improvements are intended to make modest alterations to the existing space to create a more usable, vibrant public space providing and immediate positive impact to downtown.



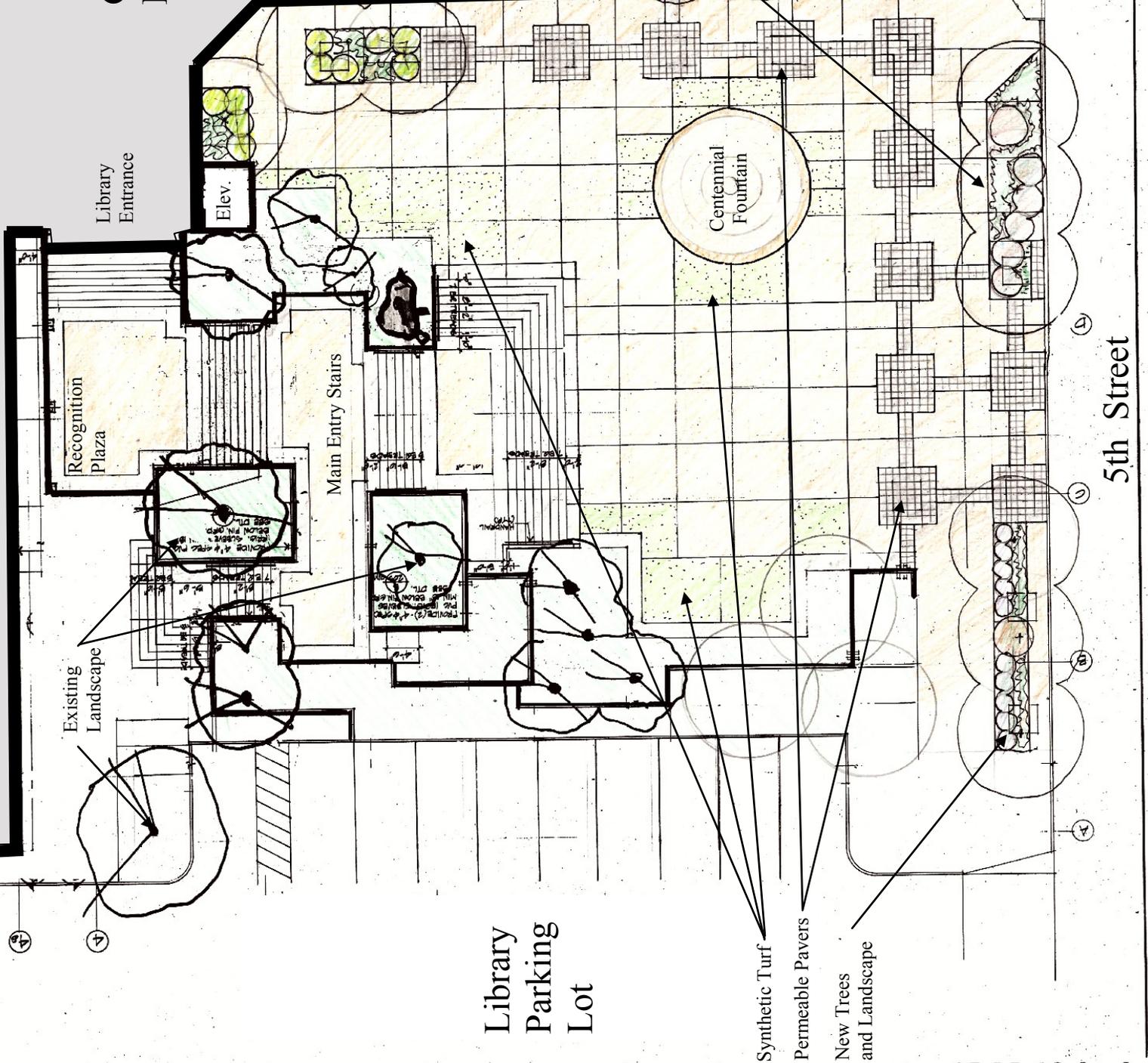
CITY HALL

This concept reflects:

- Repaired and renovated Main entry stairs
- Expansive concrete supplemented with alternative materials such as synthetic turf, pavers and/or decking material to provide a variety of surface choices and visual interest to the plaza.

- Upgraded and additional landscaping to provide a better sense of entry to City Hall, enhance curb appeal, and replace unhealthy plants.

These improvements are intended to make modest alterations to the existing space to create a more usable, vibrant public space providing an immediate positive impact to downtown.



Full Color Logo
Entry Signage

Plaza Flag Poles Relocated to
the Front Façade of City Hall

Possible Accent Planters

Recognition
Plaza
Area

Main Entry Stairs

Elevator Tower

Lib

Boo

North

Not to Scale

