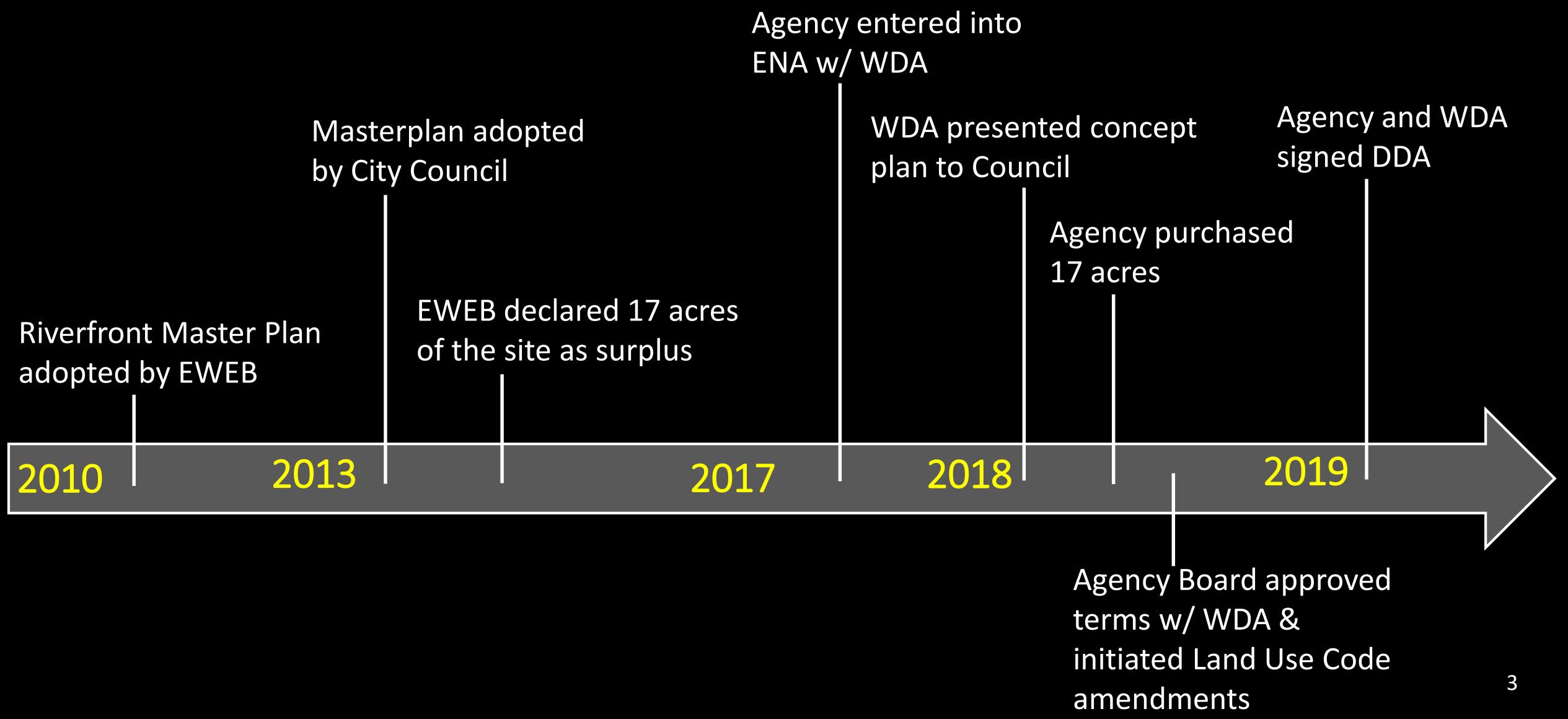
Downtown Riverfront Land Use Adoption Package

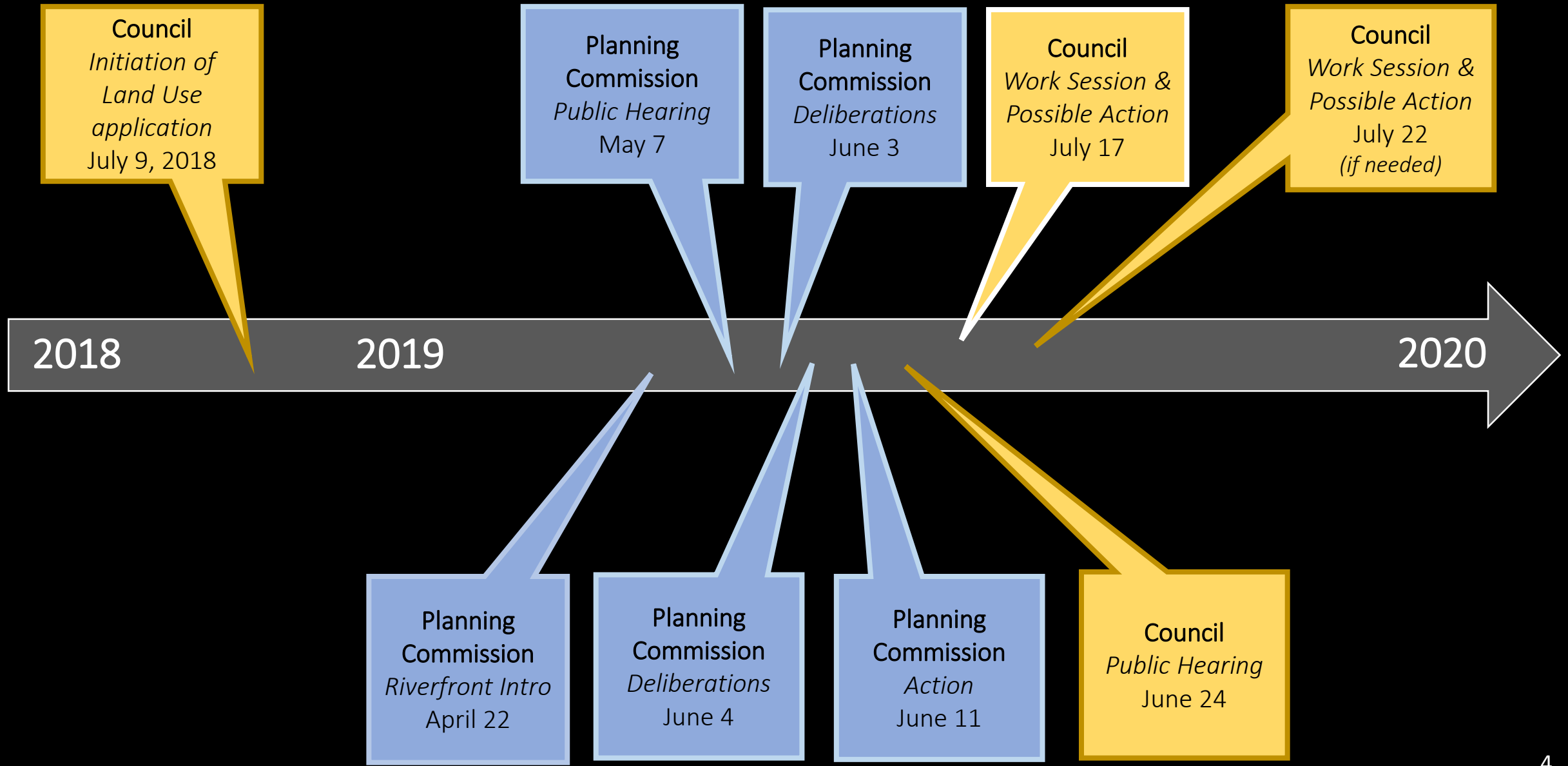
Where the city meets the river

Downtown Riverfront Concept Plan

Downtown Riverfront: Key Milestones



Adoption Process Timeline



Land Use Adoption Package

Concurrent City-initiated land use applications necessary for implementation of the Downtown Riverfront Concept Plan include the following:

- **Code Amendments**
- **Refinement Plan Amendments**
- **Zone Changes**
- **Willamette Greenway Permit**
- **Tentative Subdivision**
- **Standards Review**

Next Steps

Moving Ahead

Grading & Riparian Enhancement
July - October 2019

Riverfront Park
January 2020 - Spring 2021

Railroad Quiet Zone
January 2020 - Early 2021

Pending Council Action

Site Infrastructure
January – Fall 2020

Personalized Gifts
& Home Decor

E 3RD

IDAHO
2T AX521
LITHIA

Planning Commission Recommendation

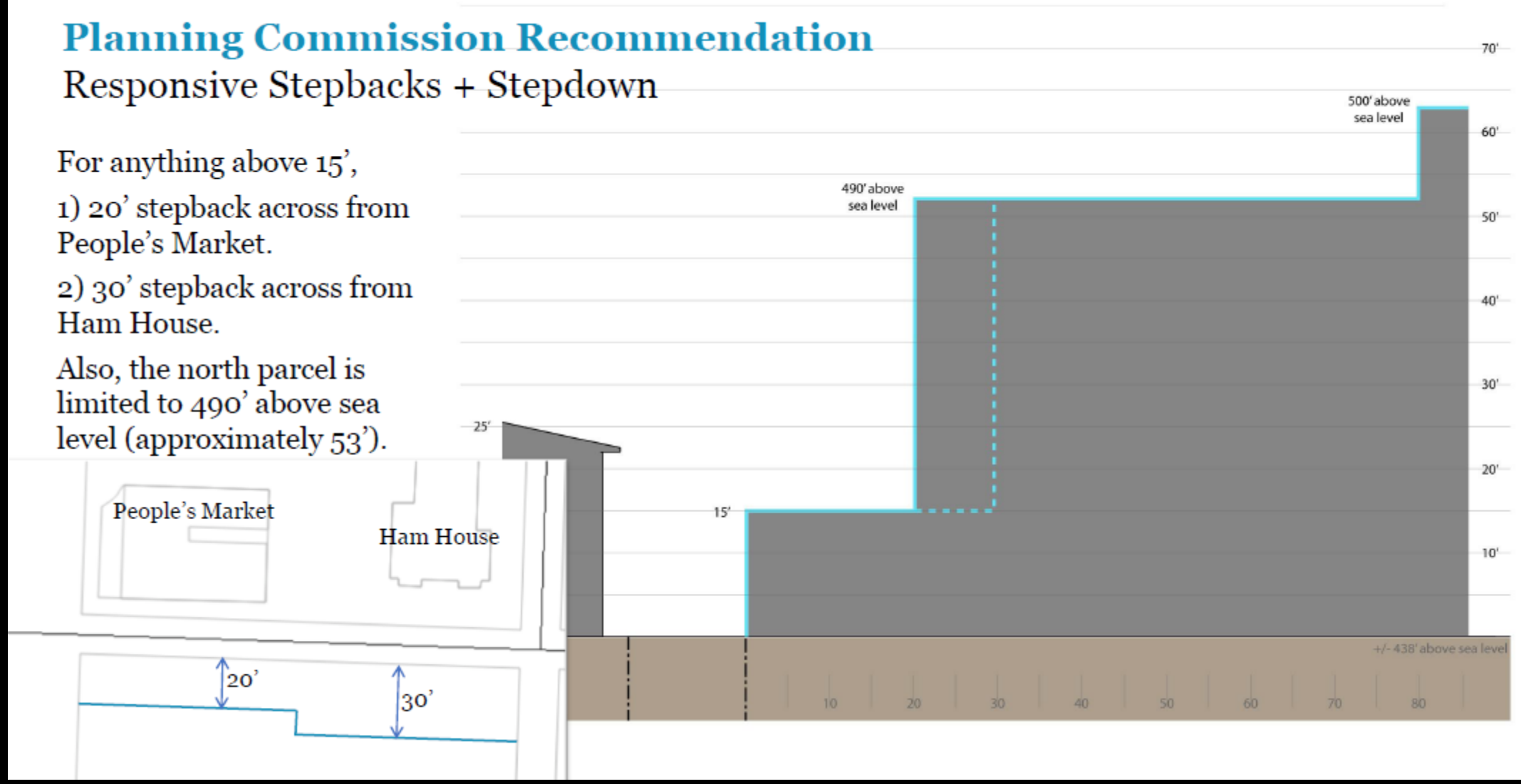
Responsive Stepbacks + Stepdown

For anything above 15',

1) 20' stepback across from People's Market.

2) 30' stepback across from Ham House.

Also, the north parcel is limited to 490' above sea level (approximately 53').



KEY

Build-to line (BTL)

Property Line

Maximum building envelope.

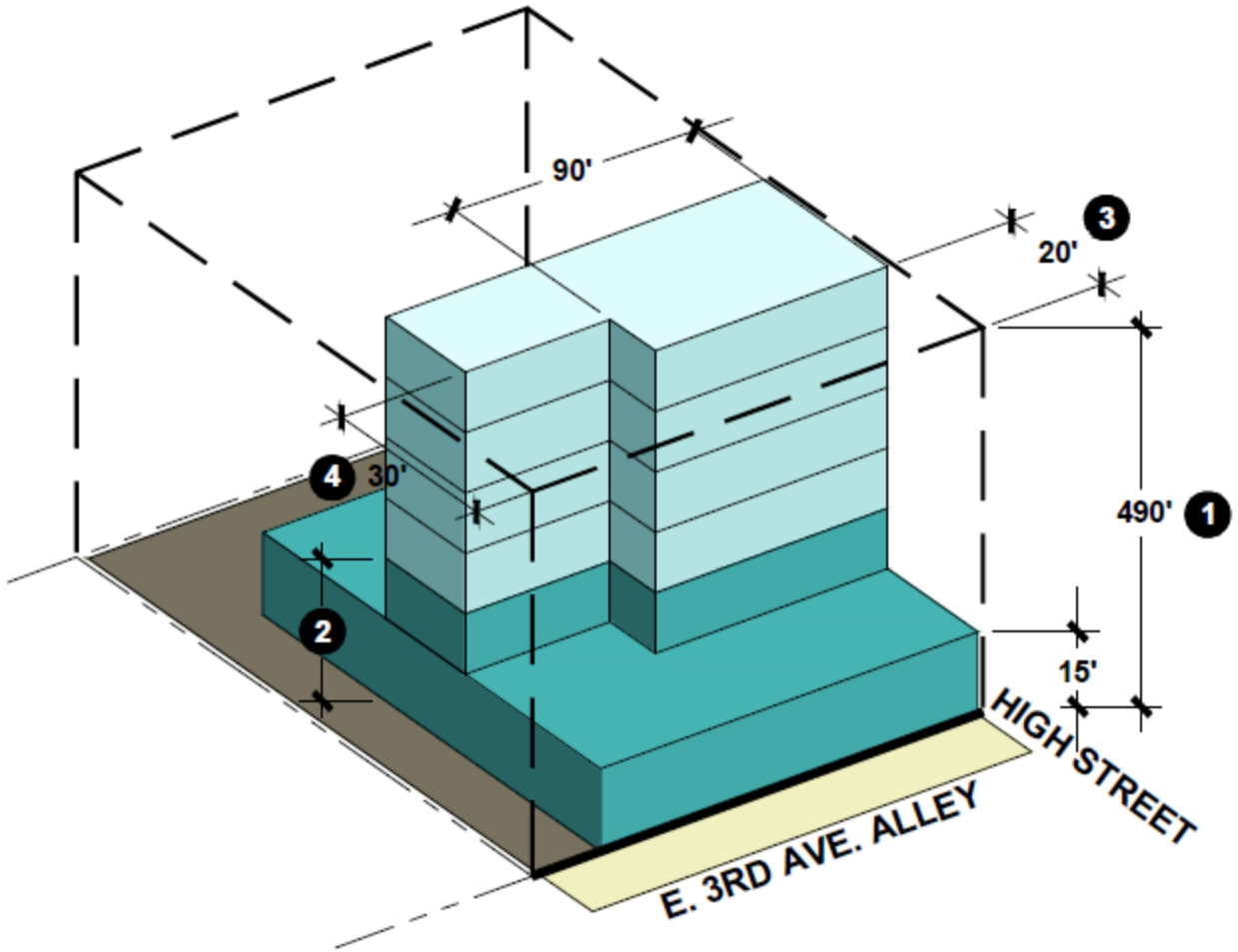
Minimum building envelope.

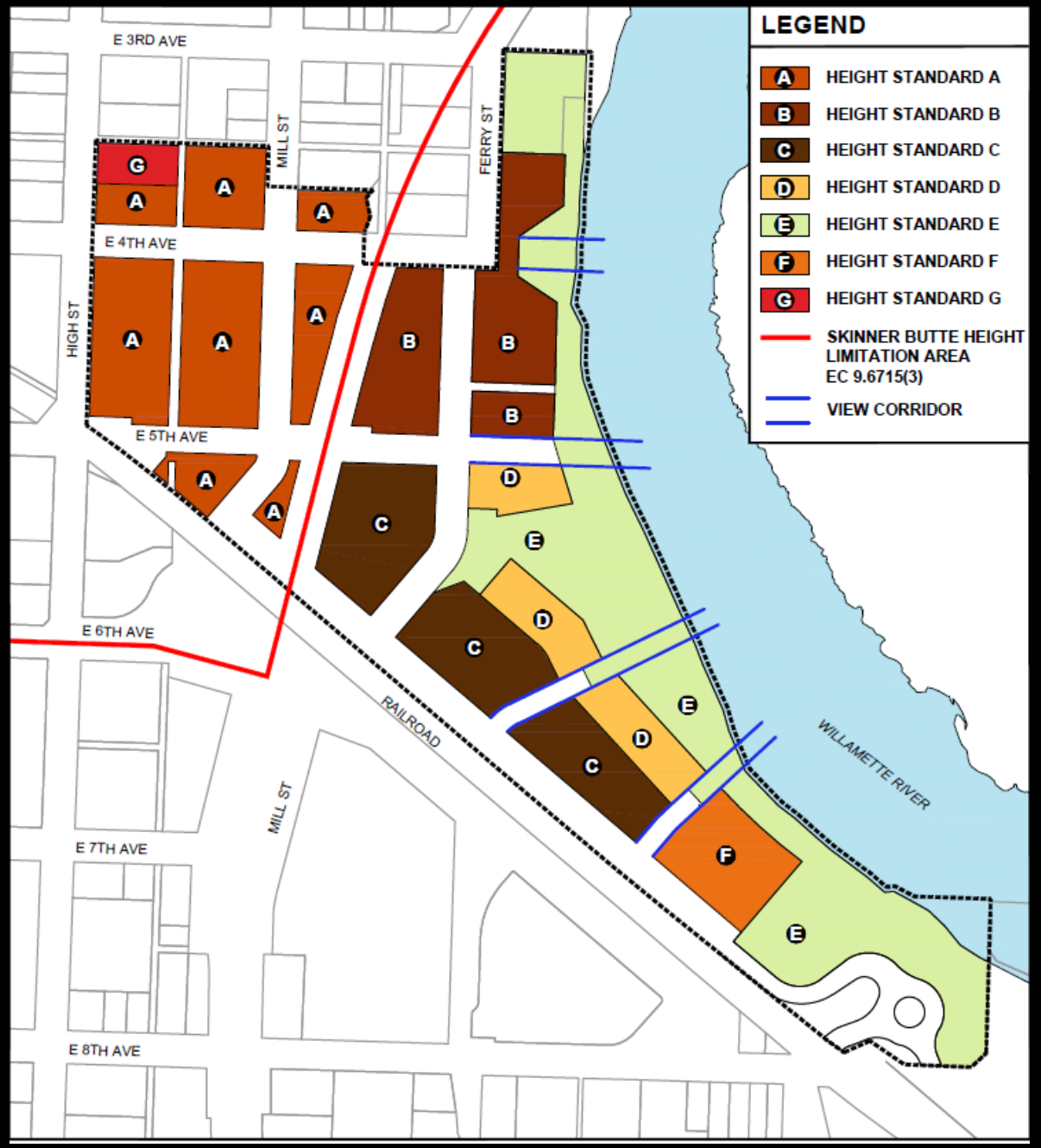
1. Buildings shall be a maximum elevation of **490** feet above sea level.

2. Buildings shall be a minimum of two stories; with **50** percent of the building footprint allowed to be one story.

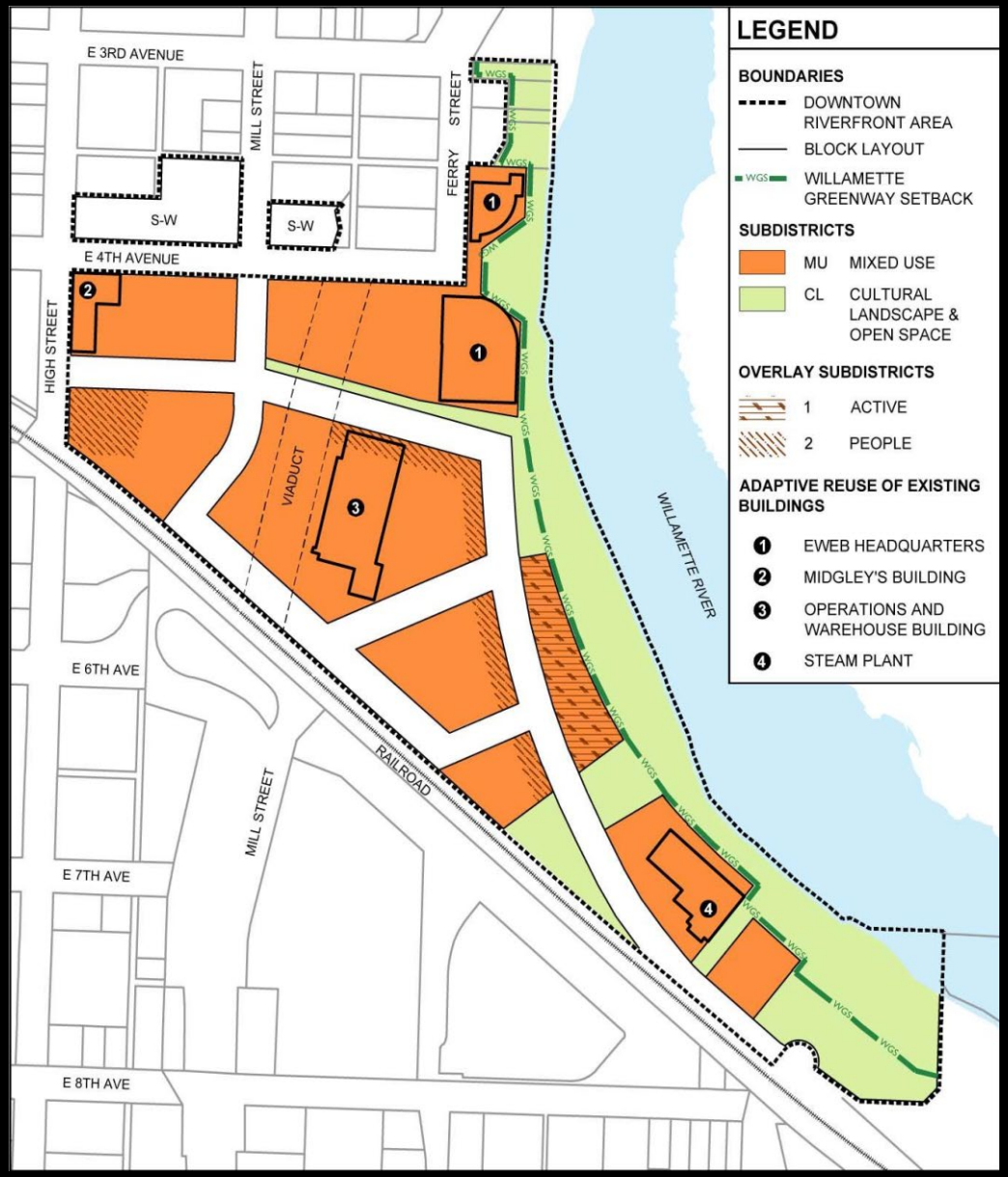
3. For the first 90 feet east of High Street, any portion of the building above **15** feet in height above grade shall be set back **20** feet from E 3rd Ave Alley.

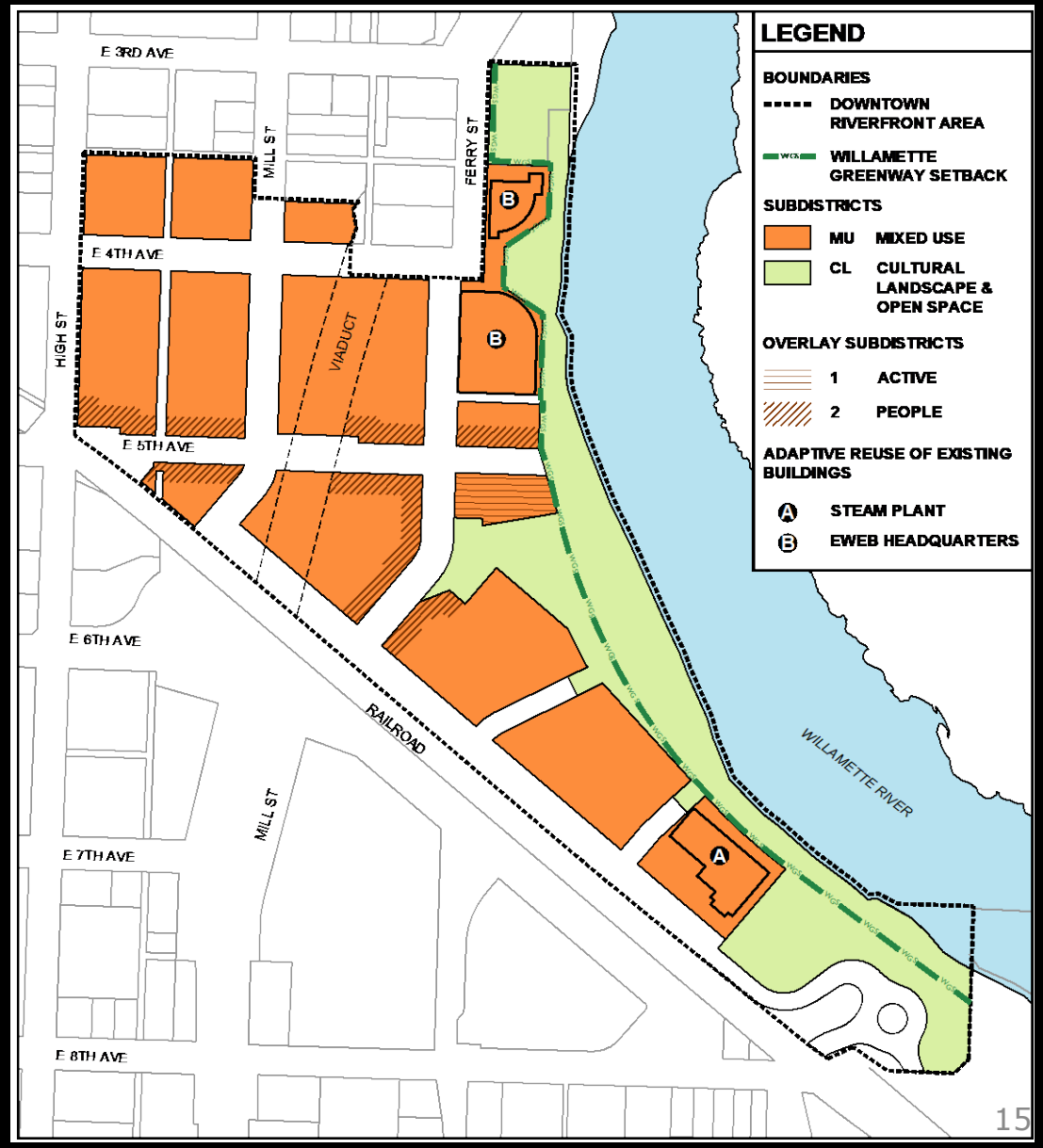
4. For the remainder of frontage on E 3rd Ave Alley, any portion of the building above **15** feet in height above grade shall be set back **30** feet from the alley.



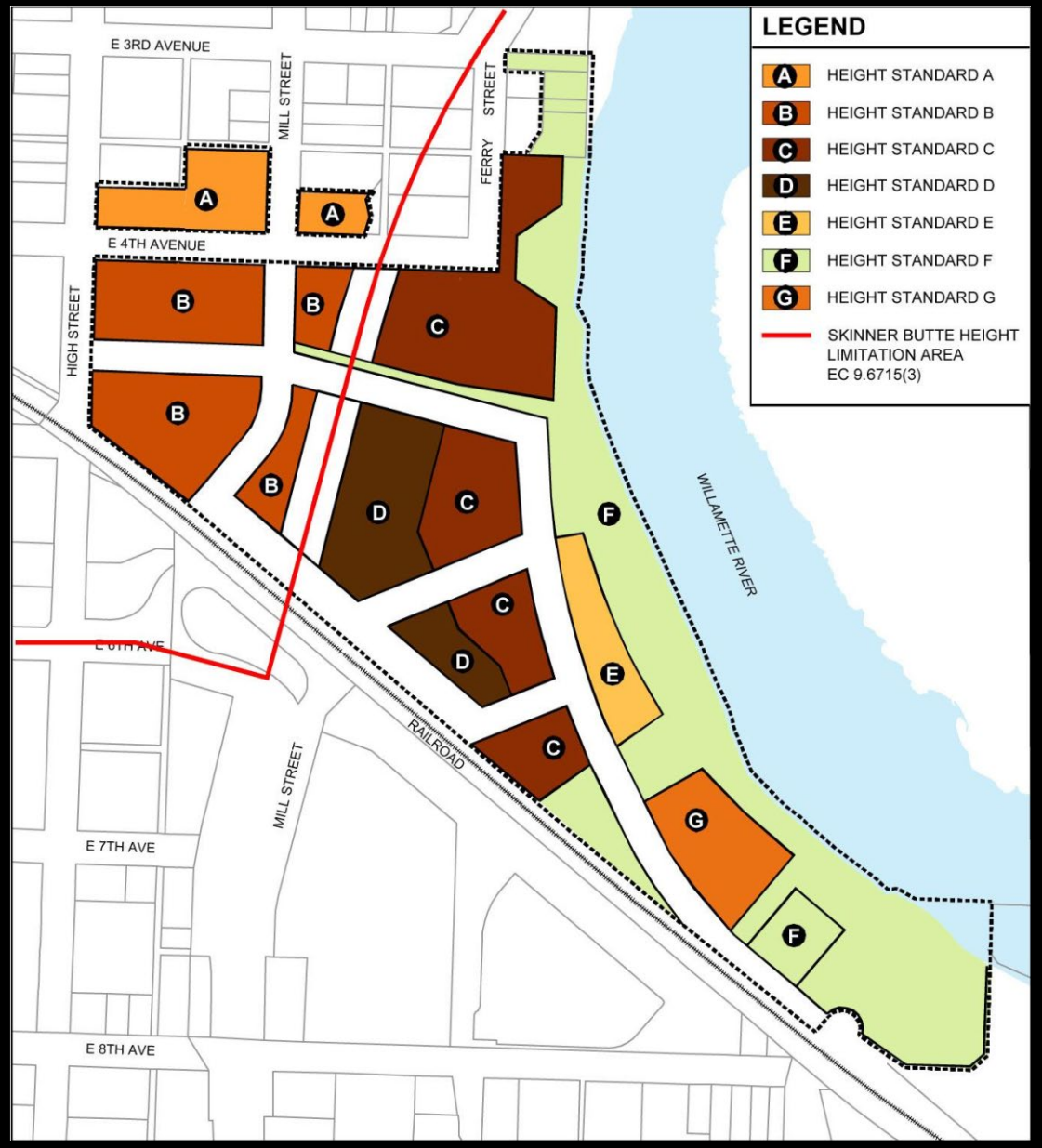

LEGEND
HEIGHT STANDARD A
HEIGHT STANDARD B
HEIGHT STANDARD C
HEIGHT STANDARD D
HEIGHT STANDARD E
HEIGHT STANDARD F
HEIGHT STANDARD G
SKINNER BUTTE HEIGHT LIMITATION AREA EC 9.6715(3)
VIEW CORRIDOR
E 3RD AVE
E 4TH AVE
E 5TH AVE
E 6TH AVE
E 7TH AVE
E 8TH AVE
HIGH ST
MILL ST
FERRY ST
RAILROAD
WILLAMETTE RIVER

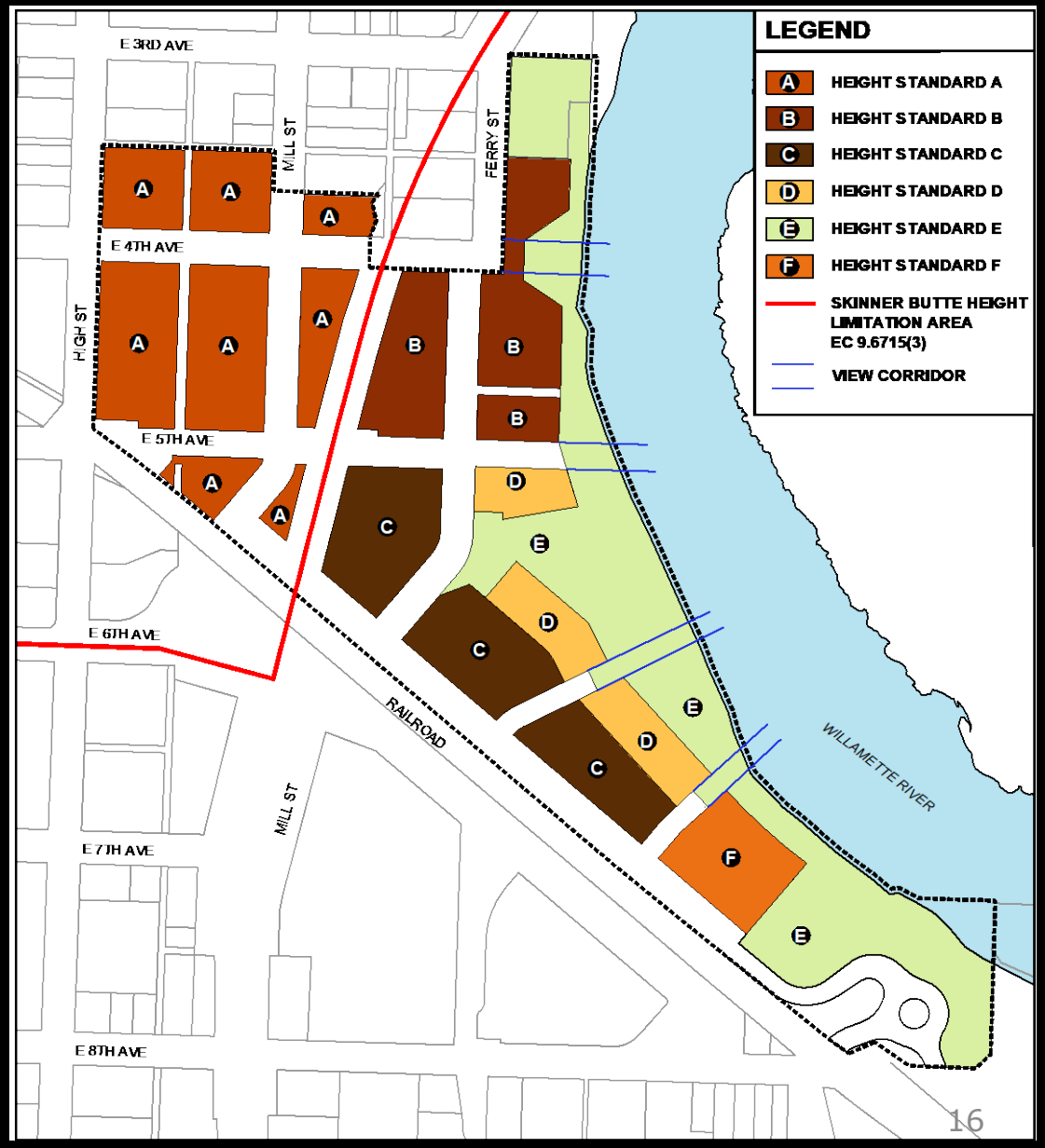
S-DR Zone Regulating Plan



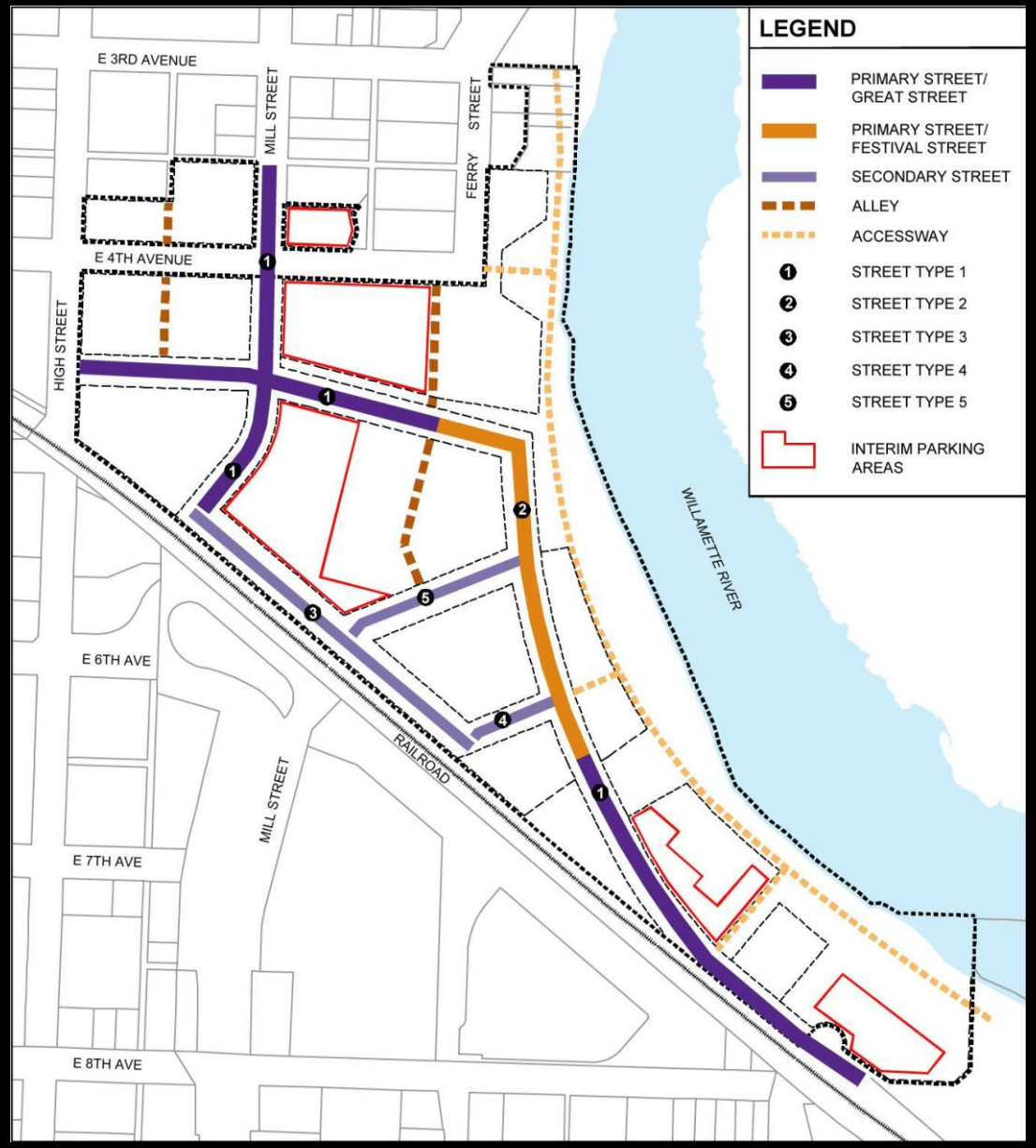


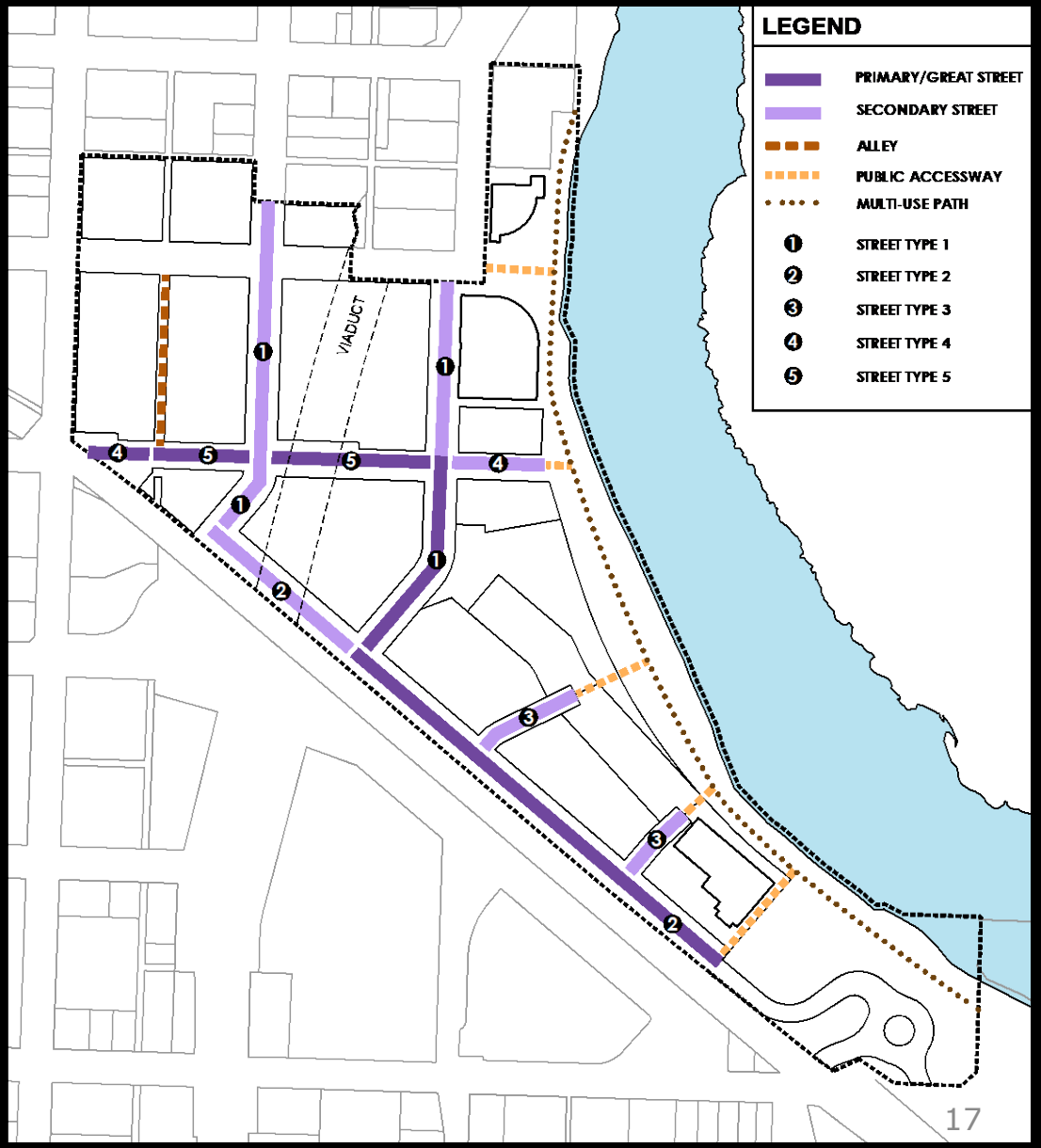
S-DR Zone Height Regulating Plan



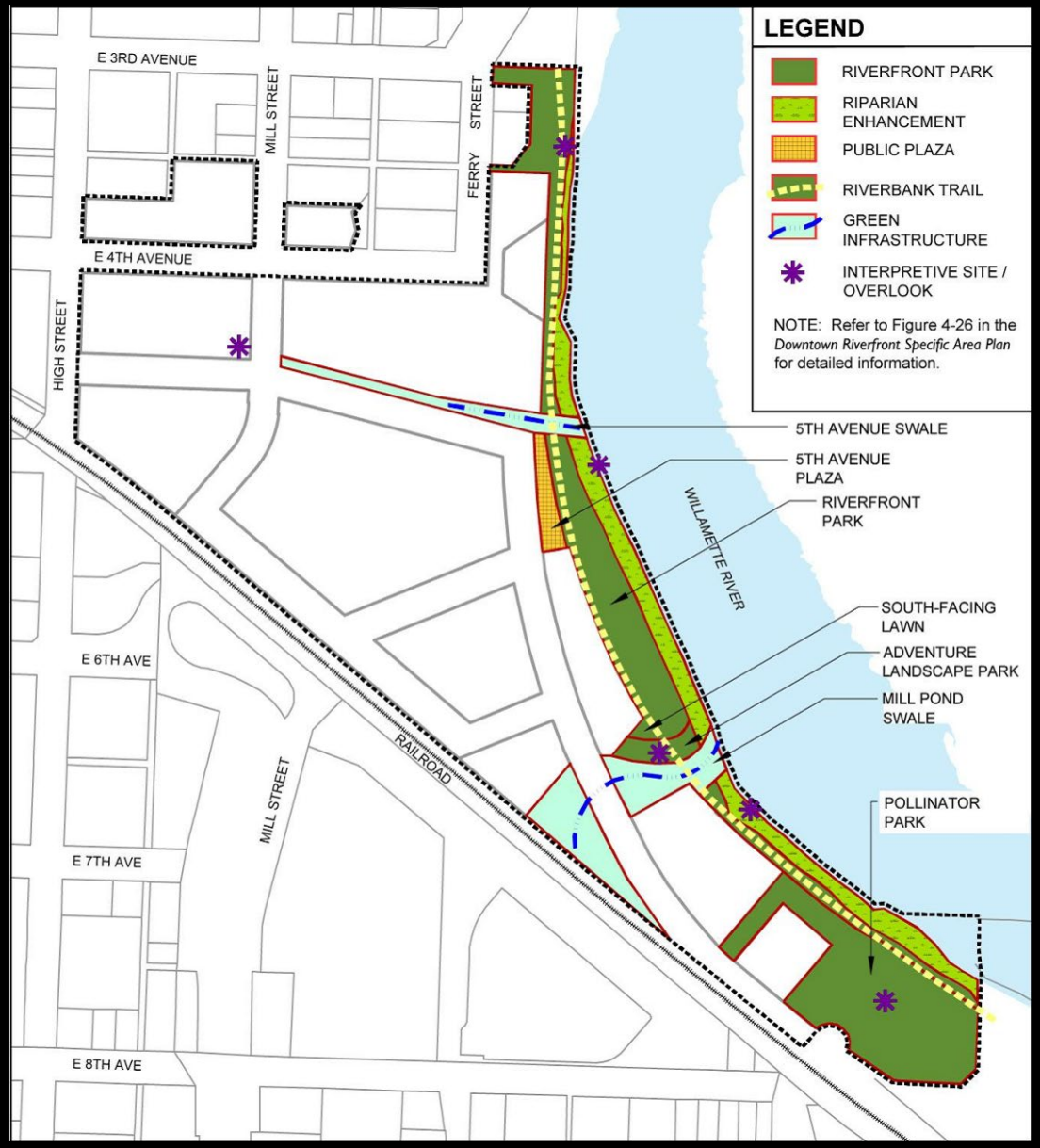


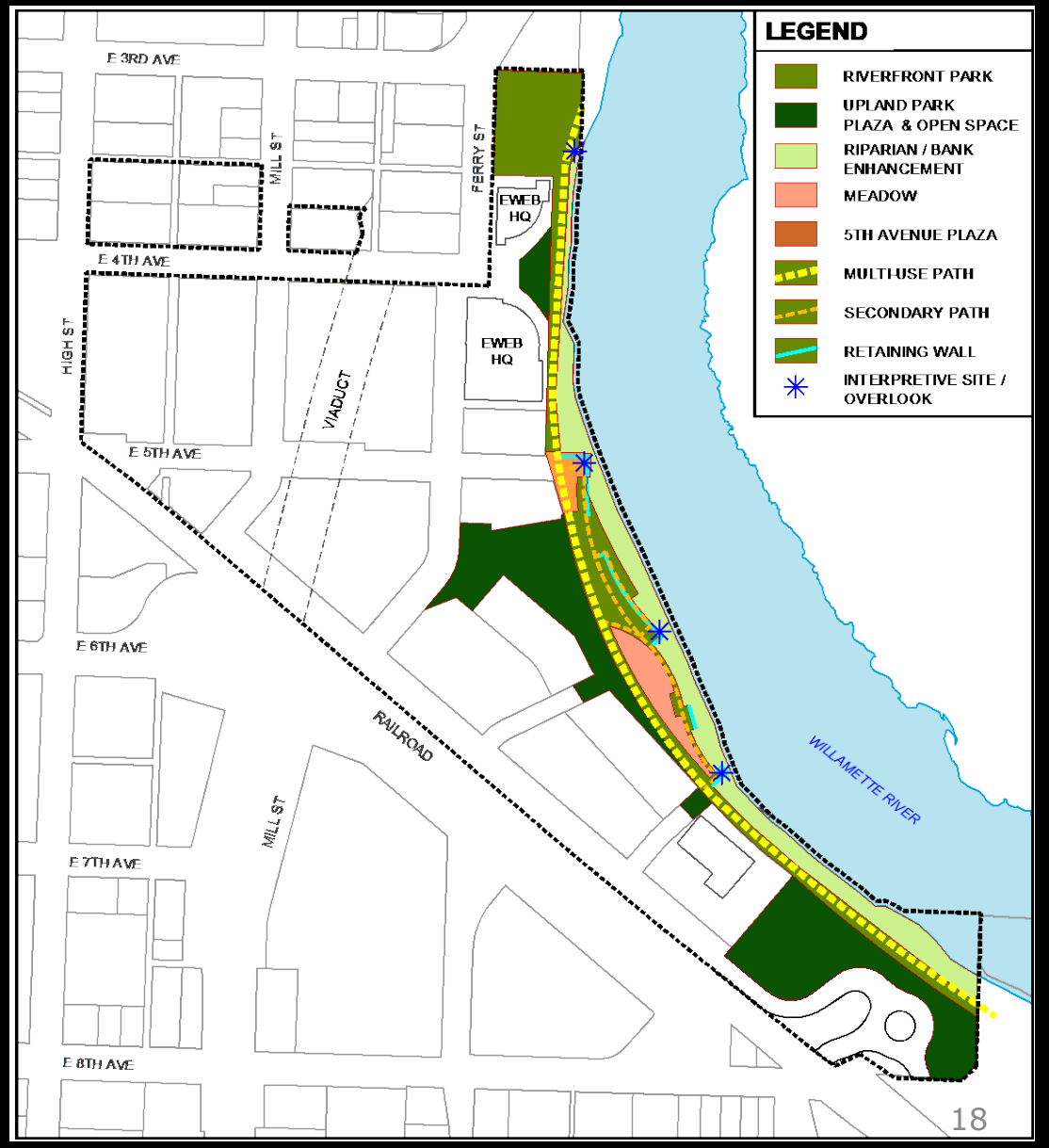
S-DR Zone Street Network Plan



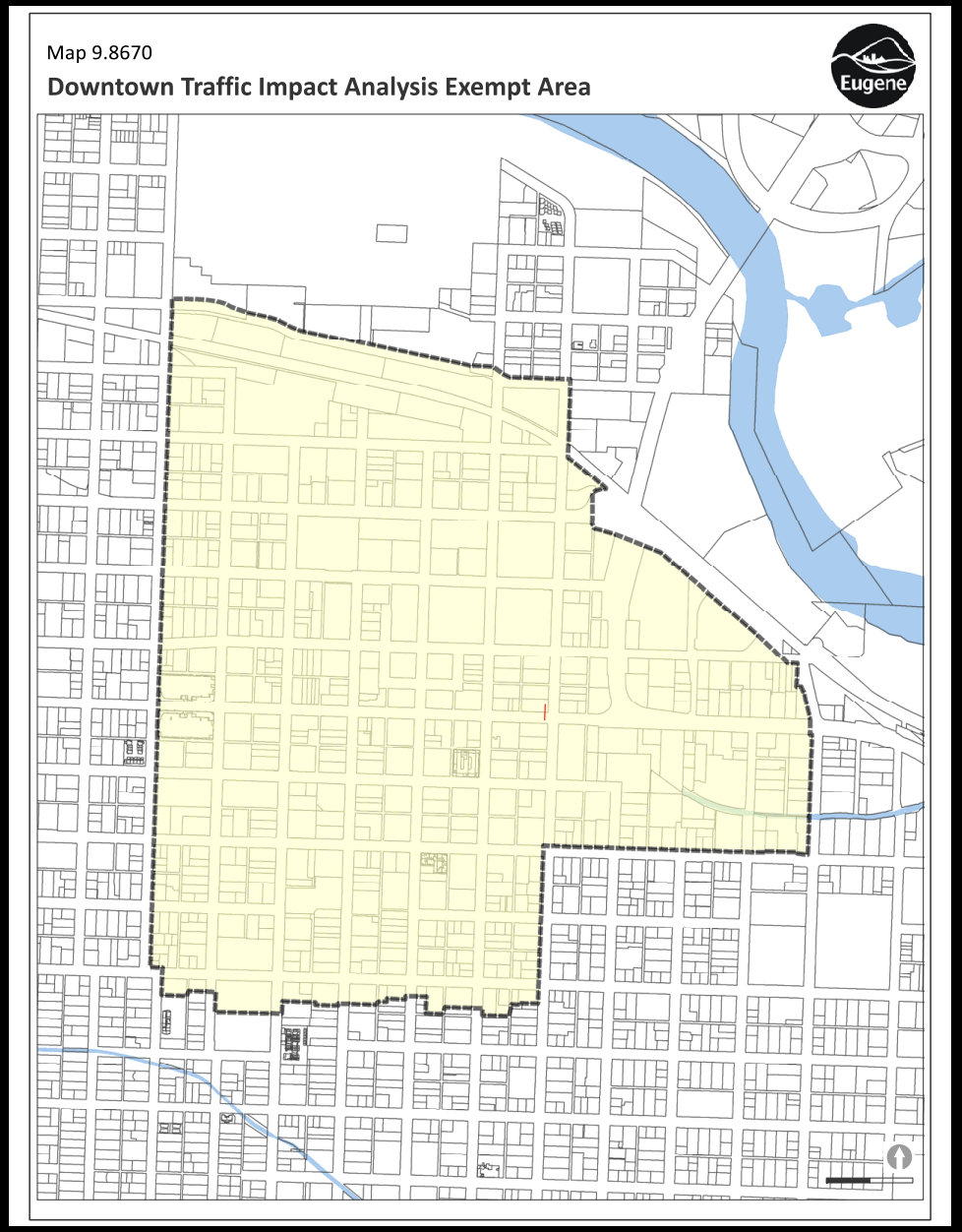


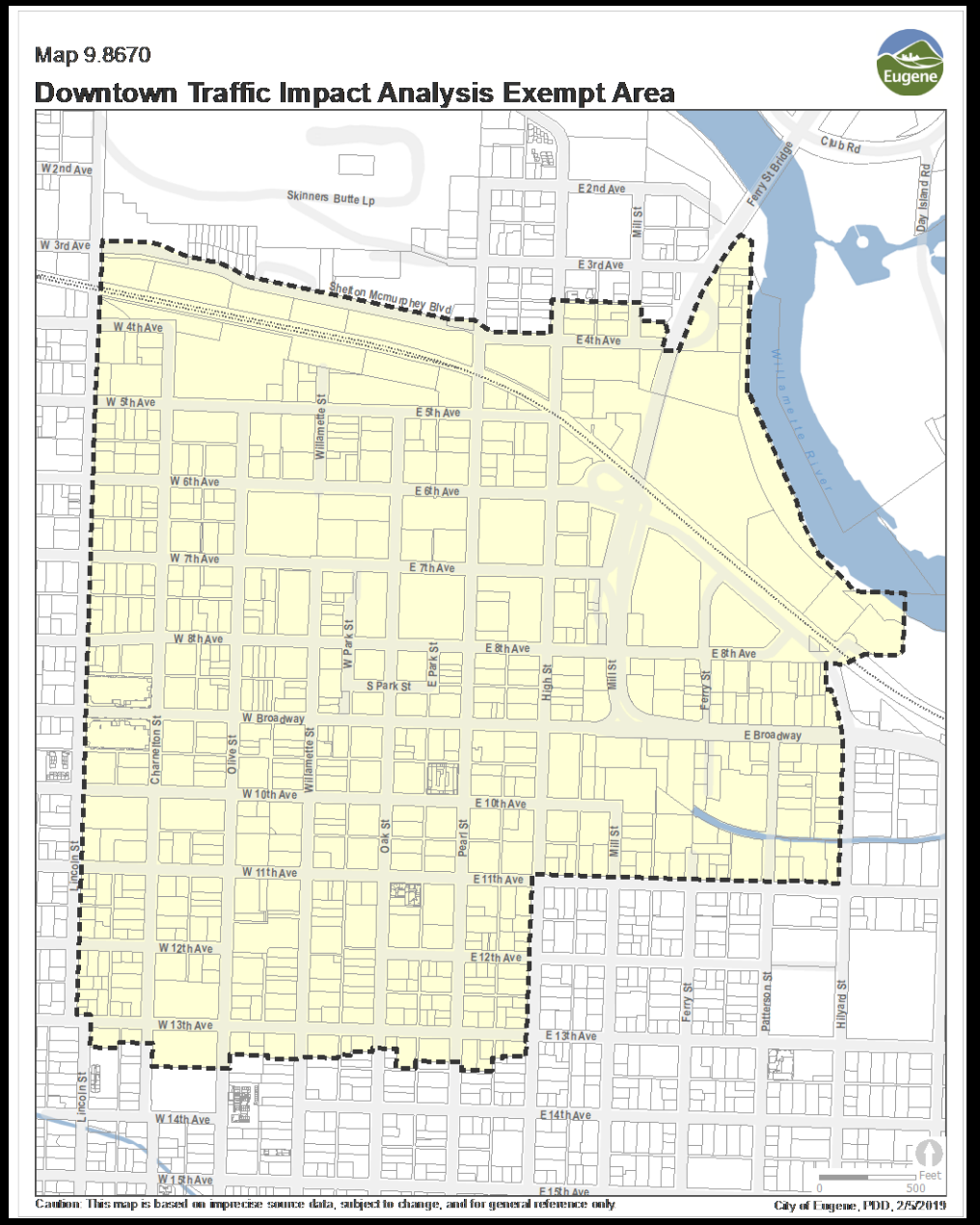
S-DR Zone /CL Subdistrict Diagram





Downtown Traffic Impact Analysis Exempt Area





Refinement Plan Amendments

Rowell Brokaw Architects

CAMERON McCARTHY
LANDSCAPE ARCHITECTURE & PLANNING

Eugene Downtown Riverfront Specific Area Plan
DECEMBER 2012

WHITEAKER PLAN

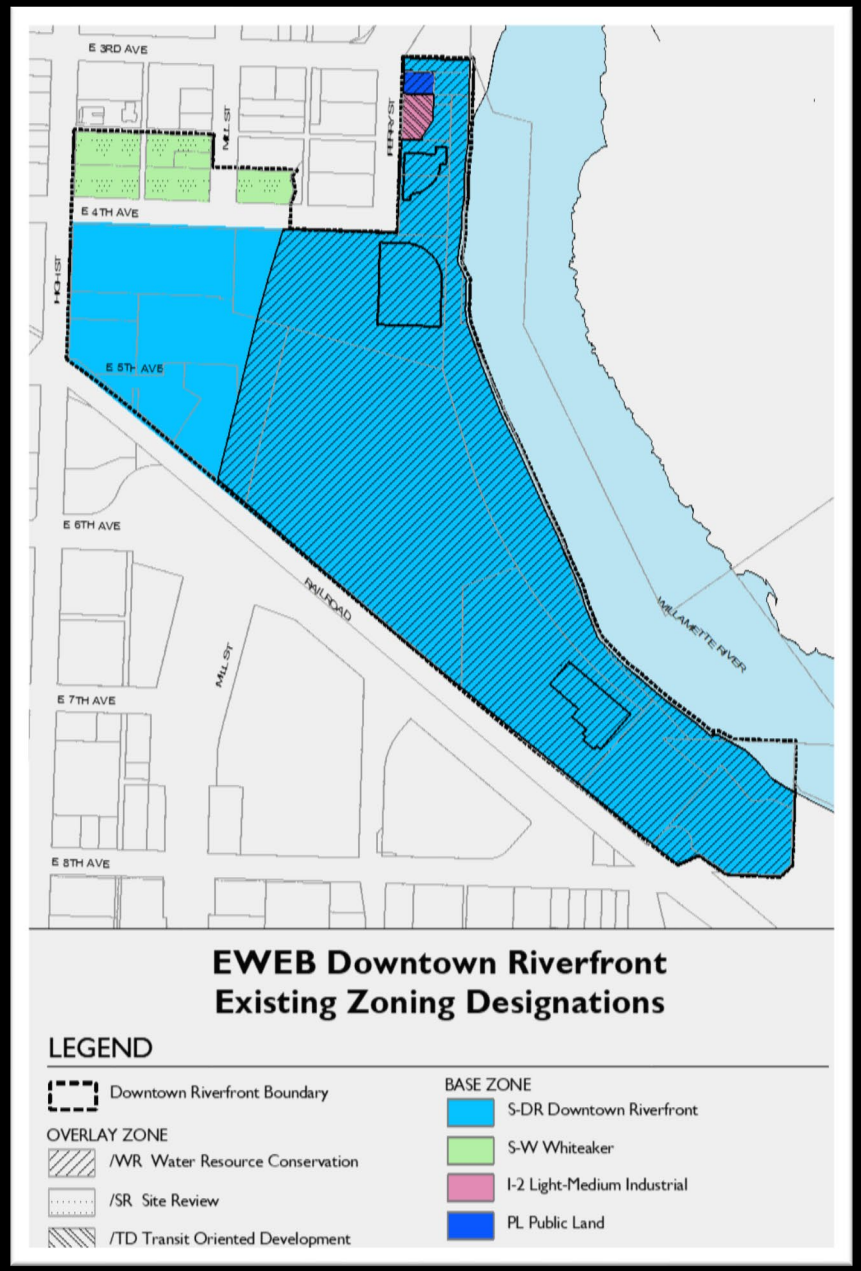
EUGENE

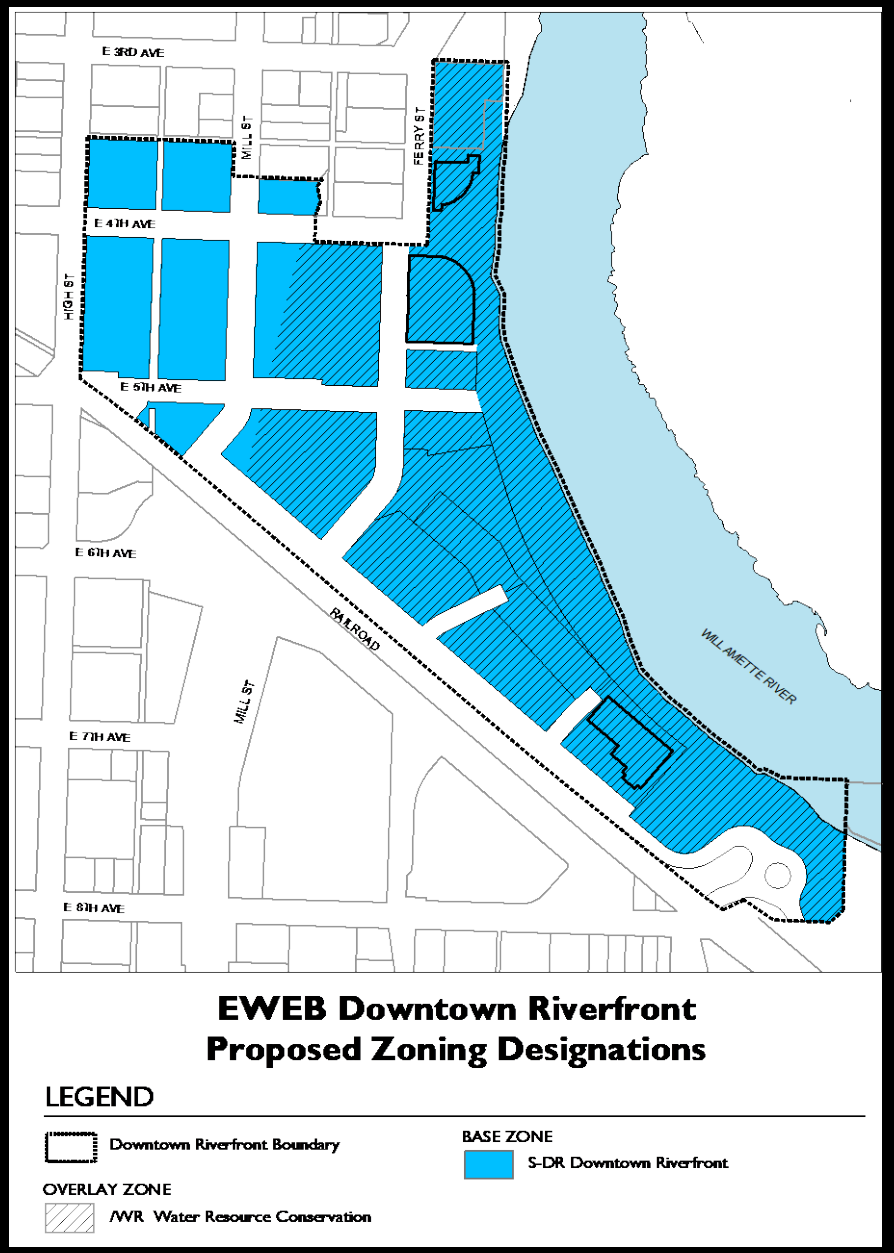
AUGUST 1994

Whiteaker residents in Sladden Park.

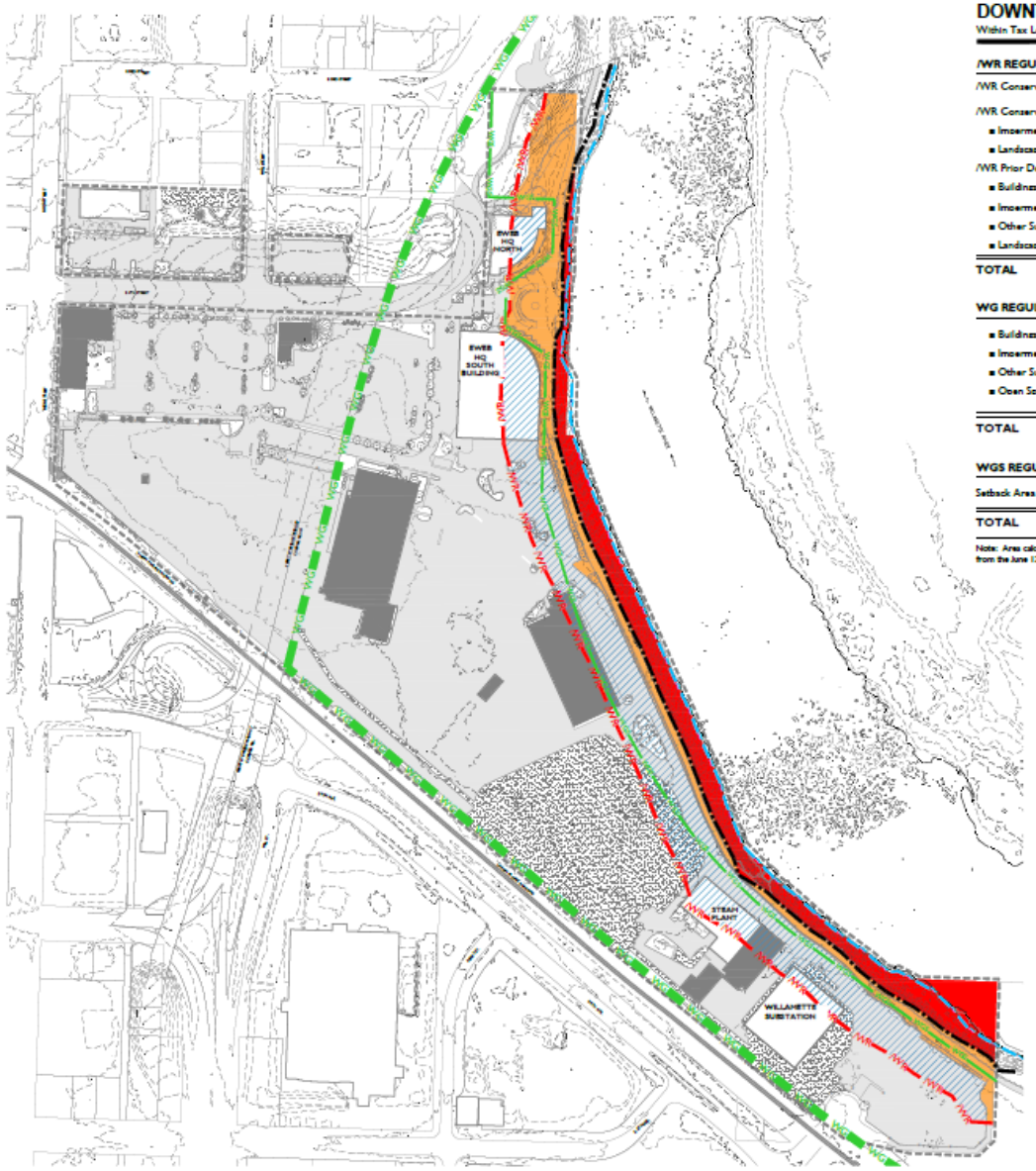
Miss Alberta Shelton, Eugene's first lady-cyclist, photograph taken around 1890.

Zone Change (Existing and Proposed Zoning)





Willamette Greenway Permit & Setbacks



DOWNTOWN RIVERFRONT REGULATORY COVERAGE

Within Tax Lot & Conservation Boundaries

/WR REGULATED AREA	EXISTING CONDITIONS	PERCENT OF REGULATED AREA
/WR Conservation Area	71,335 sf (1.63 ac)	25%
/WR Conservation Setback Area	79,854 sf (1.83 ac)	27%
▪ Impermeable Surface (Pavement)	43,883 sf (1.00 ac)	Inc.
▪ Landscape & Open Space	35,971 sf (0.82 ac)	Inc.
/WR Prior Developed Area	141,327 sf (3.24 ac)	48%
▪ Buildings / Structures	35,759 sf (0.82 ac)	Inc.
▪ Impermeable Surface (Pavement)	87,094 sf (1.99 ac)	Inc.
▪ Other Surface (Gravel)	13,768 sf (0.31 ac)	Inc.
▪ Landscape & Open Space	4,706 sf (0.10 ac)	Inc.
TOTAL	292,516 sf (6.71 ac)	100%

WG REGULATED AREA	EXISTING CONDITIONS	PERCENT OF REGULATED AREA
▪ Buildings / Structures	257,875 sf (5.92 ac)	30%
▪ Impermeable Surface (Pavement)	393,249 sf (9.03 ac)	46%
▪ Other Surface (Gravel)	134,814 sf (3.09 ac)	16%
▪ Open Space	74,494 sf (1.71 ac)	8%
TOTAL	860,432 sf (19.75 ac)	100%

WGS REGULATED AREA	EXISTING CONDITIONS	PERCENT OF REGULATED AREA
Setback Area	159,960 sf (3.67 ac)	100%
TOTAL	159,960 sf (3.67 ac)	100%

Note: Area calculations derived from Digitized Aerial Photographs provided by EWEB, Surveyed Conditions from the June 12, 2011 survey prepared by OBEC Consulting Engineers, and GIS data provided by LCOG.

LEGEND

PROJECT BOUNDARY
2' CONTOUR INTERVAL
TAX LOT BOUNDARY
RIGHT-OF-WAY BOUNDARY
TOP OF BANK (TOB)
ORDINARY HIGH WATER LINE (OHW)
ORDINARY LOW WATER LINE (OLW)
SITE BOUNDARY
PARK BOUNDARY
WG — WILLAMETTE GREENWAY BOUNDARY
/WR — /WR CONSERVATION SETBACK BOUNDARY
WGS — PROPOSED WILLAMETTE GREENWAY SETBACK BOUNDARY
/WR CONSERVATION AREA
/WR CONSERVATION SETBACK AREA
/WR PRIOR DEVELOPED AREAS
IMPERVIOUS PAVEMENT Concrete or Asphalt
GRAVEL SURFACE
EXISTING BUILDING To Remain
EXISTING BUILDING To Be Removed
EXISTING DECIDUOUS TREE
EXISTING CONIFEROUS TREE
EXISTING SHRUB CLUSTER

CAMERON McCARTHY

Eugene

DOWNTOWN RIVERFRONT LAND USE COMPONENTS

CITY OF EUGENE URBAN RENEWAL AGENCY
99 West 10th Avenue Eugene, OR 97401

STAMP

NOT FOR CONSTRUCTION

Drawn By	ZWR / NW
Checked	CGM
Project #	1040.11
Date	04.01.2019

Rev. #	Date

SHEET TITLE
REGULATORY PLAN

SHEET #
R1.0

Regulatory Plan

Tentative Subdivision

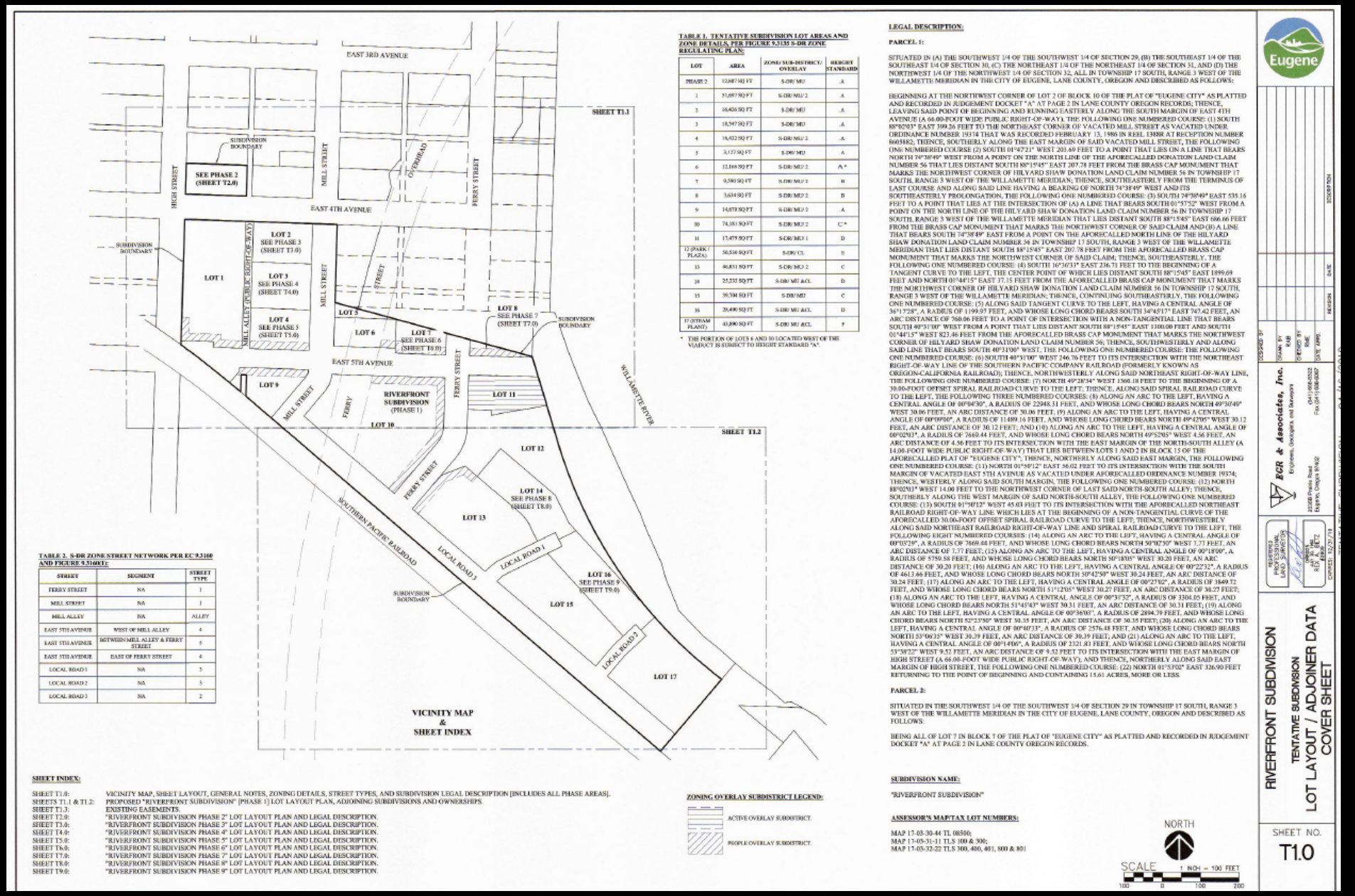


TABLE 1. TENTATIVE SUBDIVISION LOT AREAS AND ZONE DETAILS, PER FIGURE 9.3135 S-DR ZONE REGULATING PLAN:

LOT	AREA	ZONE/ SUB-DISTRICT/ OVERLAY	HEIGHT STANDARD
PHASE 2	12,687 SQ FT	S-DR/ MU	A
1	31,697 SQ FT	S-DR/ MU/ 2	A
2	14,426 SQ FT	S-DR/ MU	A
3	18,547 SQ FT	S-DR/ MU	A
4	16,422 SQ FT	S-DR/ MU/ 2	A
5	3,127 SQ FT	S-DR/ MU	A
6	12,166 SQ FT	S-DR/ MU/ 2	A *
7	9,580 SQ FT	S-DR/ MU/ 2	B
8	3,634 SQ FT	S-DR/ MU/ 2	B
9	14,678 SQ FT	S-DR/ MU/ 2	A
10	74,381 SQ FT	S-DR/ MU/ 2	C *
11	17,479 SQ FT	S-DR/ MU/ 1	D
12 (PARK / PLAZA)	50,516 SQ FT	S-DR/ CL	E
13	46,851 SQ FT	S-DR/ MU/ 2	C
14	25,232 SQ FT	S-DR/ MU &CL	D
15	39,704 SQ FT	S-DR/ MU	C
16	29,490 SQ FT	S-DR/ MU &CL	D
17 (STRAM PLANT)	43,890 SQ FT	S-DR/ MU &CL	F

* THE PORTION OF LOTS 6 AND 10 LOCATED WEST OF THE VIADUCT IS SUBJECT TO HEIGHT STANDARD "A".

TABLE 2. S-DR ZONE STREET NETWORK PER EC 9.2160 AND FIGURE 9.3160(E):

STREET	SEGMENT	STREET TYPE
FERRY STREET	NA	1
MILL STREET	NA	1
MILL ALLEY	NA	ALLEY
EAST 5TH AVENUE	WEST OF MILL ALLEY	4
EAST 5TH AVENUE	BETWEEN MILL ALLEY & FERRY STREET	5
EAST 5TH AVENUE	EAST OF FERRY STREET	4
LOCAL ROAD 1	NA	3
LOCAL ROAD 2	NA	3
LOCAL ROAD 3	NA	2

SHEET INDEX:

SHEET T1.0: VICINITY MAP, SHEET LAYOUT, GENERAL NOTES, ZONING DETAILS, STREET TYPES, AND SUBDIVISION LEGAL DESCRIPTION [INCLUDES ALL PHASE AREAS].
SHEETS T1.1 & T1.2: PROPOSED "RIVERFRONT SUBDIVISION" [PHASE 1] LOT LAYOUT PLAN, ADJOINING SUBDIVISIONS AND OWNERSHIPS.
SHEET T1.3: EXISTING EASEMENTS.
SHEET T2.0: "RIVERFRONT SUBDIVISION PHASE 2" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.
SHEET T3.0: "RIVERFRONT SUBDIVISION PHASE 3" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.
SHEET T4.0: "RIVERFRONT SUBDIVISION PHASE 4" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.
SHEET T5.0: "RIVERFRONT SUBDIVISION PHASE 5" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.
SHEET T6.0: "RIVERFRONT SUBDIVISION PHASE 6" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.
SHEET T7.0: "RIVERFRONT SUBDIVISION PHASE 7" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.
SHEET T8.0: "RIVERFRONT SUBDIVISION PHASE 8" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.
SHEET T9.0: "RIVERFRONT SUBDIVISION PHASE 9" LOT LAYOUT PLAN AND LEGAL DESCRIPTION.

ZONING OVERLAY SUBDISTRICT LEGEND:

ACTIVE OVERLAY SUBDISTRICT.
PEOPLE OVERLAY SUBDISTRICT.

LEGAL DESCRIPTION:

PARCEL 1:

SITUATED IN (A) THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, (B) THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, (C) THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 31, AND (D) THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 32, ALL IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN IN THE CITY OF EUGENE, LANE COUNTY, OREGON AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF BLOCK 10 OF THE PLAT OF "EUGENE CITY" AS PLATTED AND RECORDED IN JUDGEMENT DOCKET "A" AT PAGE 2 IN LANE COUNTY OREGON RECORDS; THENCE, LEAVING SAID POINT OF BEGINNING AND RUNNING EASTERLY ALONG THE SOUTH MARGIN OF EAST 4TH AVENUE (A 66.00-FOOT WIDE PUBLIC RIGHT-OF-WAY), THE FOLLOWING ONE NUMBERED COURSE: (1) SOUTH 88°02'03" EAST 399.26 FEET TO THE NORTHEAST CORNER OF VACATED MILL STREET AS VACATED UNDER ORDINANCE NUMBER 19374 THAT WAS RECORDED FEBRUARY 13, 1986 IN REEL 1388R AT RECEPTION NUMBER 8605882; THENCE, SOUTHERLY ALONG THE EAST MARGIN OF SAID VACATED MILL STREET, THE FOLLOWING ONE NUMBERED COURSE (2) SOUTH 01°47'21" WEST 203.69 FEET TO A POINT THAT LIES ON A LINE THAT BEARS NORTH 74°38'49" WEST FROM A POINT ON THE NORTH LINE OF THE AFORECALLED DONATION LAND CLAIM NUMBER 56 THAT LIES DISTANT SOUTH 88°15'45" EAST 207.78 FEET FROM THE BRASS CAP MONUMENT THAT MARKS THE NORTHWEST CORNER OF HILYARD SHAW DONATION LAND CLAIM NUMBER 56 IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN; THENCE, SOUTHEASTERLY FROM THE TERMINUS OF LAST COURSE AND ALONG SAID LINE HAVING A BEARING OF NORTH 74°38'49" WEST AND ITS SOUTHEASTERLY PROLONGATION, THE FOLLOWING ONE NUMBERED COURSE: (3) SOUTH 74°38'49" EAST 535.16 FEET TO A POINT THAT LIES AT THE INTERSECTION OF (A) A LINE THAT BEARS SOUTH 01°57'52" WEST FROM A POINT ON THE NORTH LINE OF THE HILYARD SHAW DONATION LAND CLAIM NUMBER 56 IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN THAT LIES DISTANT SOUTH 88°15'45" EAST 686.66 FEET FROM THE BRASS CAP MONUMENT THAT MARKS THE NORTHWEST CORNER OF SAID CLAIM AND (B) A LINE THAT BEARS SOUTH 74°38'49" EAST FROM A POINT ON THE AFORESCALLED NORTH LINE OF THE HILYARD SHAW DONATION LAND CLAIM NUMBER 56 IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN THAT LIES DISTANT SOUTH 88°15'45" EAST 207.78 FEET FROM THE AFORECALLED BRASS CAP MONUMENT THAT MARKS THE NORTHWEST CORNER OF SAID CLAIM; THENCE, SOUTHEASTERLY, THE FOLLOWING ONE NUMBERED COURSE: (4) SOUTH 16°36'31" EAST 236.71 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, THE CENTER POINT OF WHICH LIES DISTANT SOUTH 88°15'45" EAST 1899.69 FEET AND NORTH 01°44'15" EAST 37.35 FEET FROM THE AFORECALLED BRASS CAP MONUMENT THAT MARKS THE NORTHWEST CORNER OF HILYARD SHAW DONATION LAND CLAIM NUMBER 56 IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDIAN; THENCE, CONTINUING SOUTHEASTERLY, THE FOLLOWING ONE NUMBERED COURSE: (5) ALONG SAID TANGENT CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 36°17'28", A RADIUS OF 1199.93 FEET, AND WHOSE LONG CHORD BEARS SOUTH 34°45'17" EAST 747.42 FEET, AN ARC DISTANCE OF 760.06 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE THAT BEARS SOUTH 40°31'00" WEST FROM A POINT THAT LIES DISTANT SOUTH 88°15'45" EAST 1100.00 FEET AND SOUTH 01°44'15" WEST 823.46 FEET FROM THE AFORESCALLED BRASS CAP MONUMENT THAT MARKS THE NORTHWEST CORNER OF HILYARD SHAW DONATION LAND CLAIM NUMBER 56; THENCE, SOUTHWESTERLY ALONG SAID LINE THAT BEARS SOUTH 40°31'00" WEST, THE FOLLOWING ONE NUMBERED COURSE: THE FOLLOWING ONE NUMBERED COURSE: (6) SOUTH 40°31'00" WEST 246.76 FEET TO ITS INTERSECTION WITH THE NORTHEAST RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC COMPANY RAILROAD (FORMERLY KNOWN AS OREGON-CALIFORNIA RAILROAD); THENCE, NORTHWESTERLY ALONG SAID NORTHEAST RIGHT-OF-WAY LINE, THE FOLLOWING ONE NUMBERED COURSE: (7) NORTH 49°28'54" WEST 1360.18 FEET TO THE BEGINNING OF A 30.00-FOOT OFFSET SPIRAL RAILROAD CURVE TO THE LEFT; THENCE, ALONG SAID SPIRAL RAILROAD CURVE TO THE LEFT, THE FOLLOWING THREE NUMBERED COURSES: (8) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°06'30", A RADIUS OF 22948.31 FEET, AND WHOSE LONG CHORD BEARS NORTH 49°50'49" WEST 30.06 FEET, AN ARC DISTANCE OF 30.00 FEET; (9) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°09'06", A RADIUS OF 11489.16 FEET, AND WHOSE LONG CHORD BEARS NORTH 49°42'05" WEST 30.12 FEET, AN ARC DISTANCE OF 30.12 FEET; AND (10) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°02'03", A RADIUS OF 7660.44 FEET, AND WHOSE LONG CHORD BEARS NORTH 49°52'05" WEST 4.56 FEET, AN ARC DISTANCE OF 4.56 FEET TO ITS INTERSECTION WITH THE EAST MARGIN OF THE NORTH-SOUTH ALLEY (A 14.00-FOOT WIDE PUBLIC RIGHT-OF-WAY) THAT LIES BETWEEN LOTS 1 AND 2 IN BLOCK 15 OF THE AFORECALLED PLAT OF "EUGENE CITY"; THENCE, NORTHERLY ALONG SAID EAST MARGIN, THE FOLLOWING ONE NUMBERED COURSE: (11) NORTH 01°50'12" EAST 56.02 FEET TO ITS INTERSECTION WITH THE SOUTH MARGIN OF VACATED EAST 5TH AVENUE AS VACATED UNDER AFORECALLED ORDINANCE NUMBER 19374; THENCE, WESTERLY ALONG SAID SOUTH MARGIN, THE FOLLOWING ONE NUMBERED COURSE: (12) NORTH 88°02'03" WEST 14.00 FEET TO THE NORTHWEST CORNER OF LAST SAID NORTH-SOUTH ALLEY; THENCE, SOUTHERLY ALONG THE WEST MARGIN OF SAID NORTH-SOUTH ALLEY, THE FOLLOWING ONE NUMBERED COURSE: (13) SOUTH 01°50'12" WEST 45.03 FEET TO ITS INTERSECTION WITH THE AFORECALLED NORTHEAST RAILROAD RIGHT-OF-WAY LINE WHICH LIES AT THE BEGINNING OF A NON-TANGENTIAL CURVE OF THE AFORECALLED 30.00-FOOT OFFSET SPIRAL RAILROAD CURVE TO THE LEFT; THENCE, NORTHWESTERLY ALONG SAID NORTHEAST RAILROAD RIGHT-OF-WAY LINE AND SPIRAL RAILROAD CURVE TO THE LEFT, THE FOLLOWING EIGHT NUMBERED COURSES: (14) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°01'29", A RADIUS OF 7660.68 FEET, AND WHOSE LONG CHORD BEARS NORTH 50°02'50" WEST 3.27 FEET, AN ARC DISTANCE OF 3.27 FEET; (15) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°18'00", A RADIUS OF 5759.58 FEET, AND WHOSE LONG CHORD BEARS NORTH 50°18'05" WEST 30.20 FEET, AN ARC DISTANCE OF 30.20 FEET; (16) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°22'32", A RADIUS OF 4613.66 FEET, AND WHOSE LONG CHORD BEARS NORTH 50°42'50" WEST 30.24 FEET, AN ARC DISTANCE OF 30.24 FEET; (17) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°27'02", A RADIUS OF 3849.72 FEET, AND WHOSE LONG CHORD BEARS NORTH 51°12'05" WEST 30.27 FEET, AN ARC DISTANCE OF 30.27 FEET; (18) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°31'32", A RADIUS OF 3304.05 FEET, AND WHOSE LONG CHORD BEARS NORTH 51°45'43" WEST 30.31 FEET, AN ARC DISTANCE OF 30.31 FEET; (19) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°36'01", A RADIUS OF 2894.79 FEET, AND WHOSE LONG CHORD BEARS NORTH 52°23'50" WEST 30.35 FEET, AN ARC DISTANCE OF 30.35 FEET; (20) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°40'33", A RADIUS OF 2576.48 FEET, AND WHOSE LONG CHORD BEARS NORTH 53°06'35" WEST 30.39 FEET, AN ARC DISTANCE OF 30.39 FEET; AND (21) ALONG AN ARC TO THE LEFT, HAVING A CENTRAL ANGLE OF 00°14'06", A RADIUS OF 2321.83 FEET, AND WHOSE LONG CHORD BEARS NORTH 53°30'32" WEST 9.52 FEET, AN ARC DISTANCE OF 9.52 FEET TO ITS INTERSECTION WITH THE EAST MARGIN OF HIGH STREET (A 66.00-FOOT WIDE PUBLIC RIGHT-OF-WAY); AND THENCE, NORTHERLY ALONG SAID EAST MARGIN OF HIGH STREET, THE FOLLOWING ONE NUMBERED COURSE: (22) NORTH 01°53'02" EAST 326.90 FEET RETURNING TO THE POINT OF BEGINNING AND CONTAINING 13.61 ACRES, MORE OR LESS.

PARCEL 2:

SITUATED IN THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29 IN TOWNSHIP 17 SOUTH, RANGE 3 WEST OF THE WILLAMETTE MERIDEAN IN THE CITY OF EUGENE, LANE COUNTY, OREGON AND DESCRIBED AS FOLLOWS:

BEING ALL OF LOT 7 IN BLOCK 7 OF THE PLAT OF "EUGENE CITY" AS PLATTED AND RECORDED IN JUDGEMENT DOCKET "A" AT PAGE 2 IN LANE COUNTY OREGON RECORDS.

SUBDIVISION NAME:

"RIVERFRONT SUBDIVISION"

ASSESSOR'S MAP/TAX LOT NUMBERS:

MAP 17-03-30-44 TL 08500;
MAP 17-03-31-11 TLS 100 & 300;
MAP 17-03-32-22 TLS 300, 400, 401, 800 & 801

NORTH
SCALE 1 INCH = 100 FEET

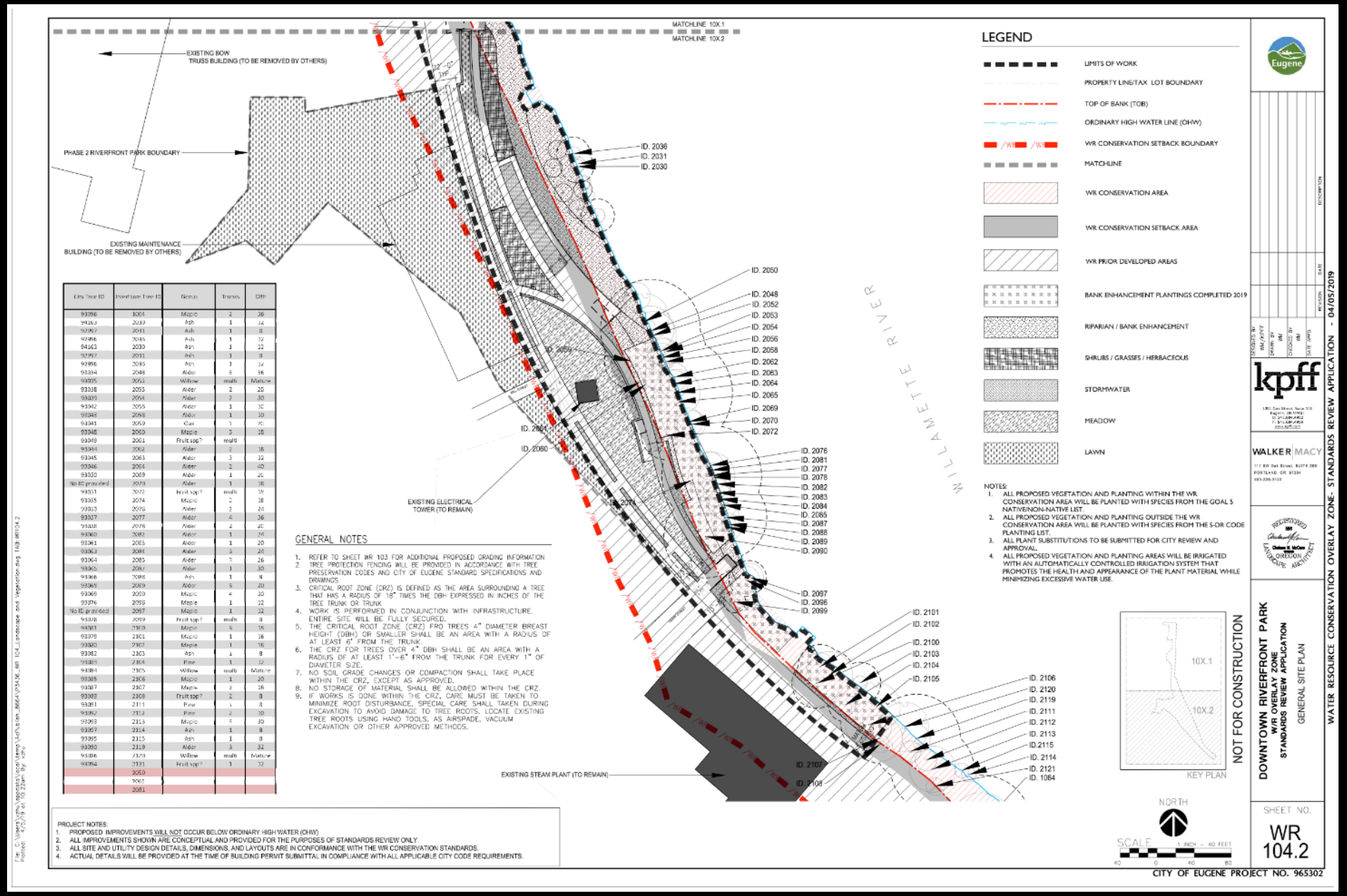
Eugene

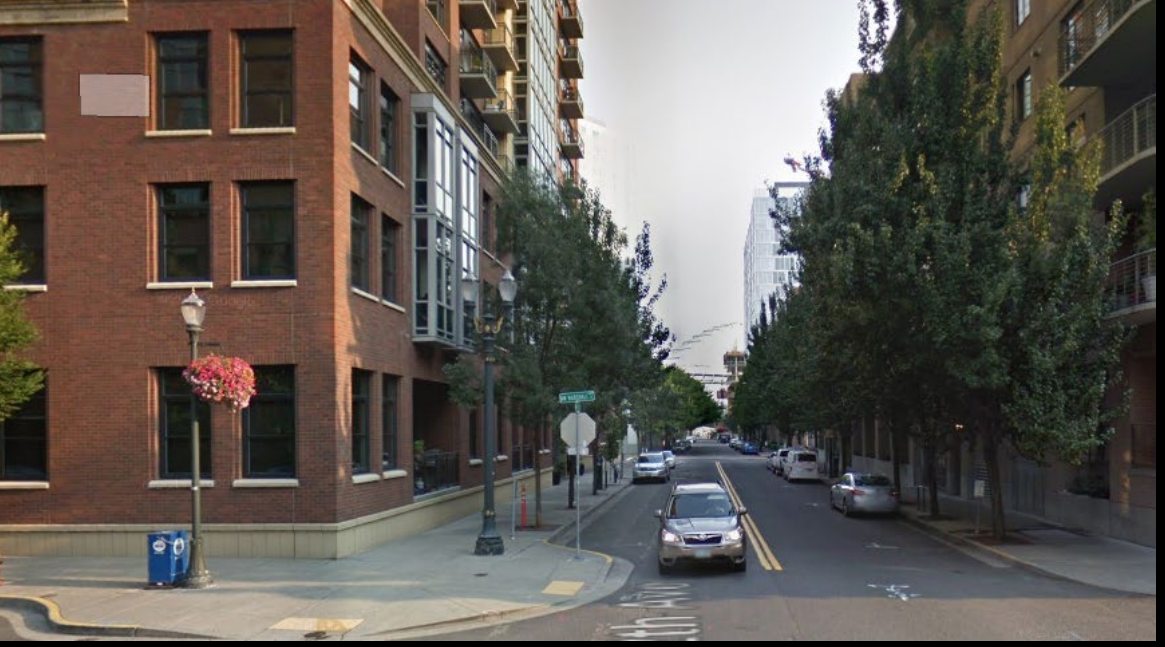
EGR & Associates, Inc.
Engineers, Geologists, and Surveyors
(541) 688-8313
Fax (541) 688-8067

RIVERFRONT SUBDIVISION
TENTATIVE SUBDIVISION
LOT LAYOUT / ADJOINER DATA
COVER SHEET

SHEET NO. T1.0

Standards Review





ONE WAY