



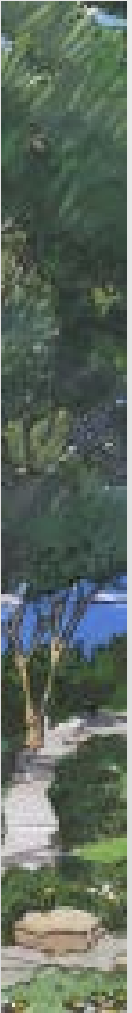
# Riverfront Redevelopment

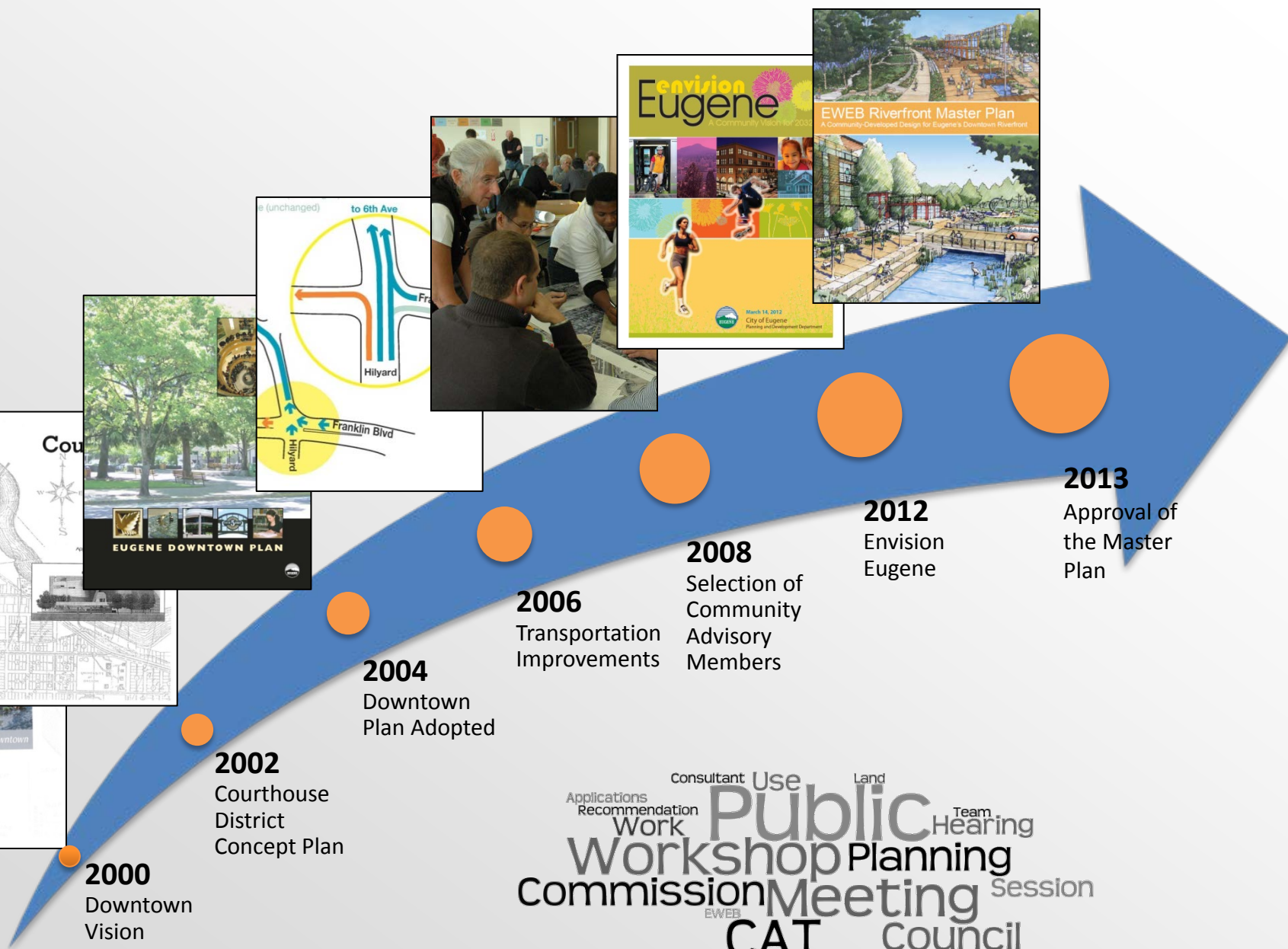




# Riverfront Redevelopment

- What we've accomplished
- Current Status
- Opportunities and Challenges
- Key Next Steps





**2000**  
Downtown  
Vision

**2002**  
Courthouse  
District  
Concept Plan

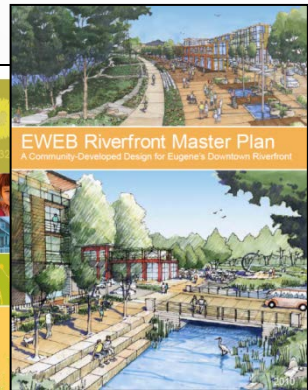
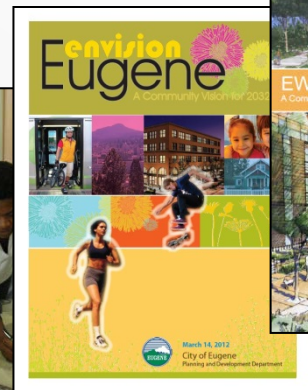
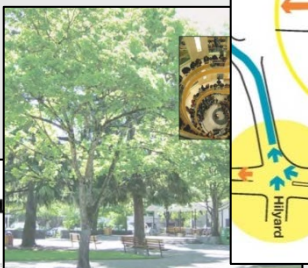
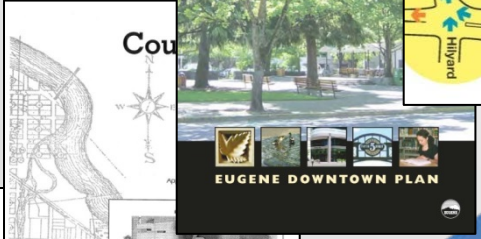
**2004**  
Downtown  
Plan Adopted

**2006**  
Transportation  
Improvements

**2008**  
Selection of  
Community  
Advisory  
Members

**2012**  
Envision  
Eugene

**2013**  
Approval of  
the Master  
Plan



Applications Recommendation Work Commission CAT  
 Consultant Use Land  
 Public Hearing  
 Team Planning Meeting Session  
 Workshop  
 Council City



STOP

ATEIGHT DELIVERY  
541-862-7487

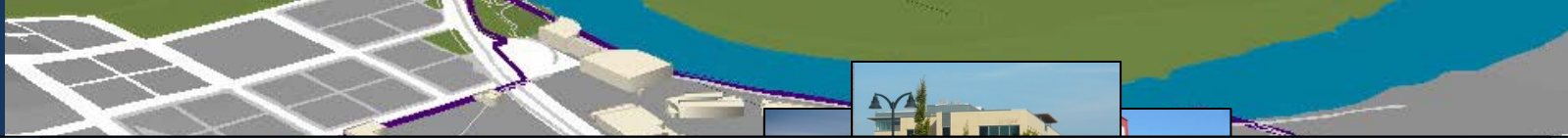
SIZZLE PIE  
PIZZA  
BY THE  
SAUCE  
© 2014 SIZZLE

FOR LEASE

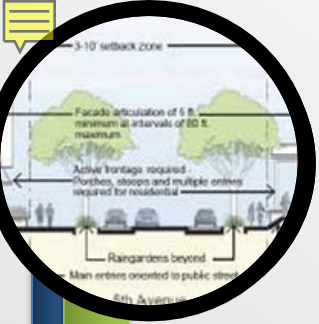






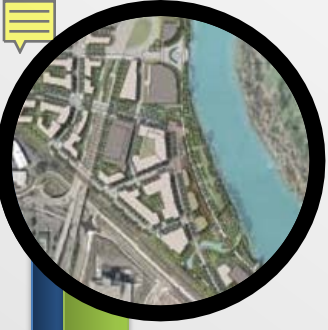






# Master Plan and Code Amendments



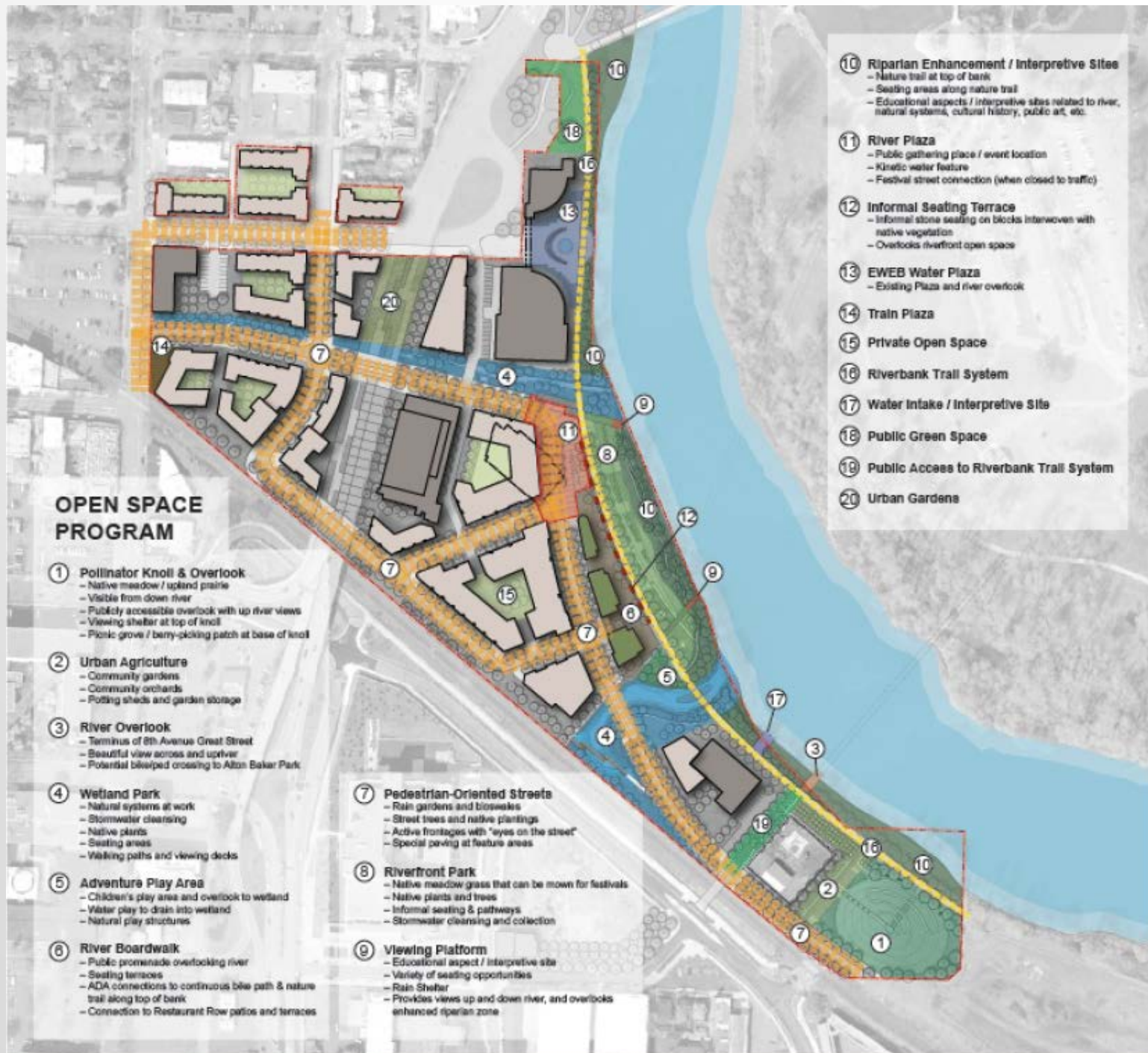


# Key Elements of Master Plan

Key design concepts:

- A pedestrian-oriented, accessible and welcoming place
- Diverse mix of public and private uses
- Habitat enhancement, riverfront open space, integrated stormwater and green streets
- Flexible design framework while maintaining consistency with overall concept
- Redevelopment that contributes to the economic vitality of Eugene





## OPEN SPACE PROGRAM

- ① **Pollinator Knoll & Overlook**
  - Native meadow / upland prairie
  - Visible from down river
  - Publicly accessible overlook with up river views
  - Viewing shelter at top of knoll
  - Picnic grove / berry-picking patch at base of knoll
- ② **Urban Agriculture**
  - Community gardens
  - Community orchards
  - Potting sheds and garden storage
- ③ **River Overlook**
  - Terminus of 8th Avenue Great Street
  - Beautiful view across and upriver
  - Potential blueped crossing to Alton Baker Park
- ④ **Wetland Park**
  - Natural systems at work
  - Stormwater cleansing
  - Native plants
  - Seating areas
  - Walking paths and viewing decks
- ⑤ **Adventure Play Area**
  - Children's play area and overlook to wetland
  - Water play to drain into wetland
  - Natural play structures
- ⑥ **River Boardwalk**
  - Public promenade overlooking river
  - Seating terraces
  - ADA connections to continuous blue path & nature trail along top of bank
  - Connection to Restaurant Row patios and terraces

- ⑦ **Pedestrian-Oriented Streets**
  - Rain gardens and bioswales
  - Street trees and native plantings
  - Active frontages with "eyes on the street"
  - Special paving at feature areas

- ⑧ **Riverfront Park**
  - Native meadow grass that can be mown for festivals
  - Native plants and trees
  - Informal seating & pathways
  - Stormwater cleansing and collection

- ⑨ **Viewing Platform**
  - Educational aspect / interpretive site
  - Variety of seating opportunities
  - Rain Shelter
  - Provides views up and down river, and overlooks enhanced riparian zone

- ⑩ **Riparian Enhancement / Interpretive Sites**
  - Nature trail at top of bank
  - Seating areas along nature trail
  - Educational aspects / interpretive sites related to river, natural systems, cultural history, public art, etc.
- ⑪ **River Plaza**
  - Public gathering place / event location
  - Kinetic water feature
  - Festival street connection (when closed to traffic)
- ⑫ **Informal Seating Terrace**
  - Informal stone seating on blocks interweaves with native vegetation
  - Overlooks riverfront open space
- ⑬ **EWEB Water Plaza**
  - Existing Plaza and river overlook
- ⑭ **Train Plaza**
- ⑮ **Private Open Space**
- ⑯ **Riverbank Trail System**
- ⑰ **Water Intake / Interpretive Site**
- ⑱ **Public Green Space**
- ⑲ **Public Access to Riverbank Trail System**
- ⑳ **Urban Gardens**



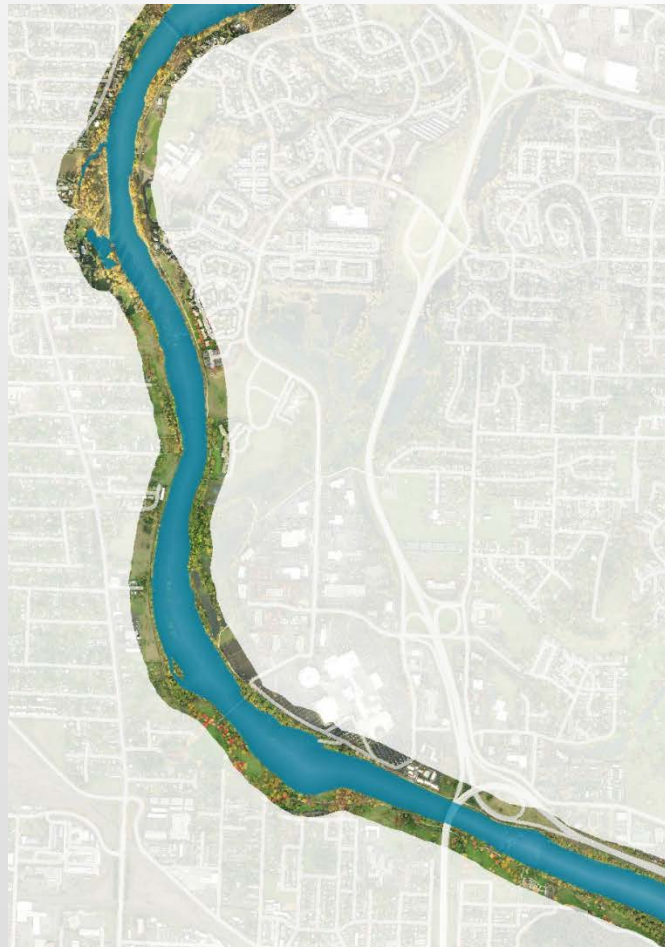




Image: UO Foundation

- UO Foundation
- Spectrum Development
- deChase Miksis
- Hugh Prichard and Harris Hoffman
- Rowell Brokaw Architects
- PWL Partnership

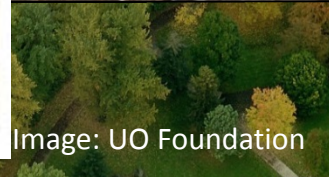
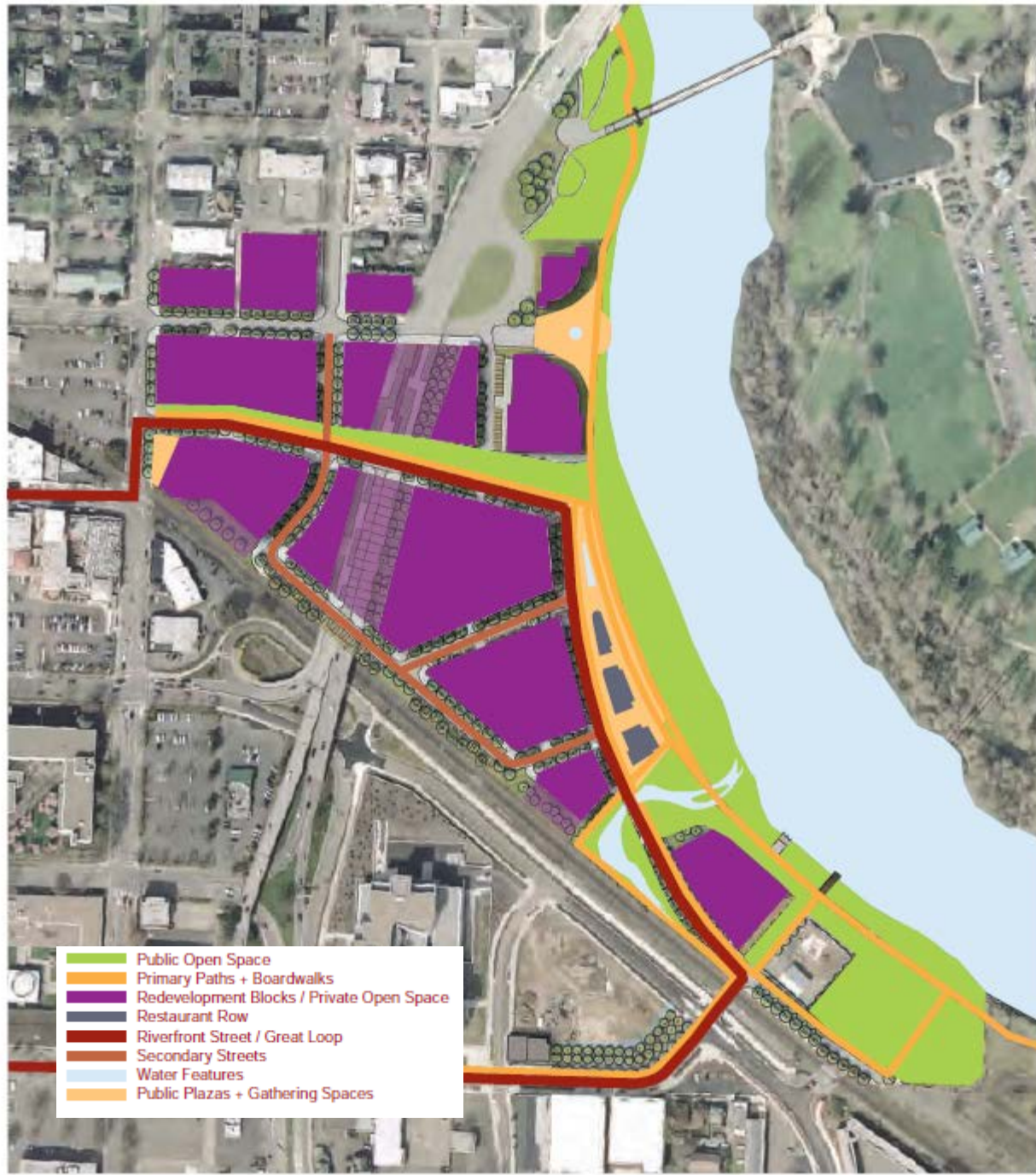
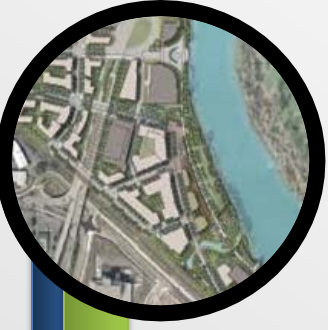


Image: UO Foundation



# Next Steps

- EWEB - UO Foundation negotiations
- Project Team
- Environmental assessment
- Hazardous material remediation - Steam Plant
- Finalize public park agreement
- Identify public/private partnership opportunities
- Develop triple bottom line analysis tool
- Establish project framework - Master Plan consistency







# Key City Role

- Stay true to the community's vision for an active, inviting people place
- Evaluate partnership opportunities and use of tools to build to the vision







# EWEB Riverfront Master Plan

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## Public Benefits:

- \$110 million new construction
- Over 300 new housing units
- Adaptive reuse of historic buildings
- Estimated 700 permanent jobs, 650 construction jobs
- \$111 million added to the tax base
- \$2 million new annual property tax revenue

# EWEB Riverfront Master Plan

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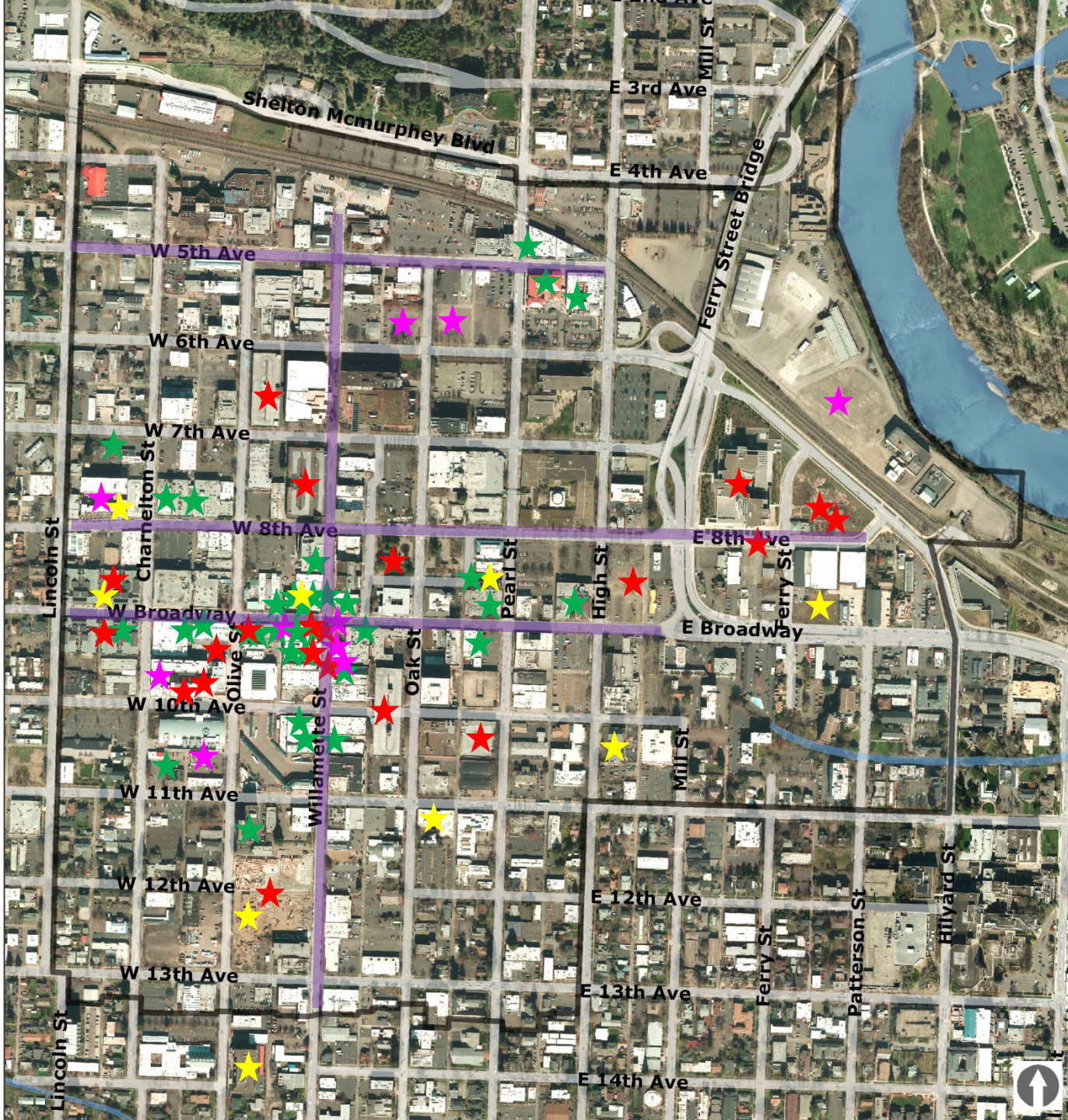
## Urban Renewal Costs Assumptions:

- Railroad crossing at 8<sup>th</sup> Ave. \$ 1.5 M
- Park/Open Space \$ 5.9 M
- Roads \$ 1.8 M
- Historic Buildings, Other \$ 3.0 M
- Project Delivery/Admin \$ 2.9 M

# Downtown Redevelopment Tools



- Downtown Revitalization Loans
- CDBG/Business Development Fund Loans
- CDBG/Housing Rehab Loans
- SDC Financing
- Urban Renewal
- Parking
- City Tenancy
- Downtown Services District
- Downtown Activity Zone
- Broadband Pilot
- Code Amendments
- Advocacy
- Alley Vacation
- MUPTE
- LIRHPTE
- Low-Income Housing Tax Credits
- CDBG/Landbank
- HOME
- HUD 108
- BEDI Grant
- Recovery Zone Bonds
- EPA/Brownfields Assessment Grant
- EECBG



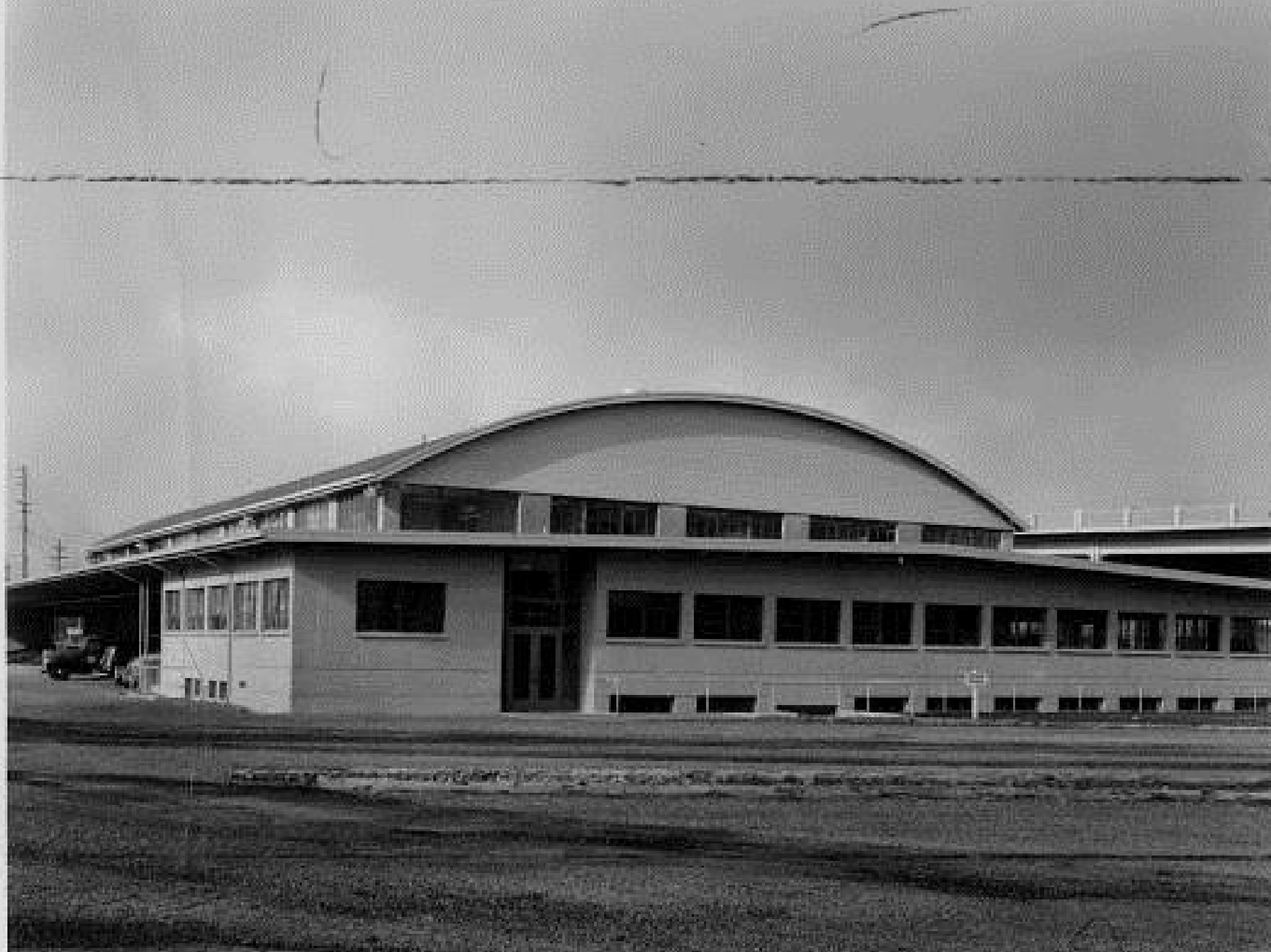


Pictometry 2011









# Agripac/Courthouse Redevelopment









