



EWEB RIVERFRONT MASTER PLAN

How public input has influenced the master plan since the March 3rd event

- The master plan is proposing that all new construction meets the US Green Building Council's LEED certification standard. ("LEED" stands for "Leadership in Energy and Environmental Design.") This is consistent with existing requirements that new public and university buildings meet LEED standards.
- Solar studies using three-dimensional digital models to understand how building heights would create shade have been completed. Based on this modeling and public input at the March 3 public event, the 120' Downtown height maximum has been limited to areas adjacent to the viaduct. The proposal for the central blocks of the property now includes a 10' stepback above 60' along Riverfront Street, and an 80' height maximum (6-7 stories, such as the Tate Building).
- Given safety concerns about this property's location along the deep, swift edge of the river, the proposal no longer "touches the water." Instead, river overlooks will be cantilevered or suspended above the riverbank. This allows for safer, universal access to the river and more continuous riparian enhancement along the water's edge.
- A 70-page ecological assessment of the design proposal and riverfront site has been completed by a team led by Bart Johnson and Aryana Ferguson. A full copy of this report is available online (www.eugeneriverfront.com).
- In response to public input and the ecological report, the open space program has been simplified to include larger areas of continuous habitat types. The design team has completed a draft "visual spreadsheet" of the native plant communities recommended by the ecological report.
- The Cultural Landscape, which includes 8 acres of public open space along the riverfront, the Steam Plant and a public boardwalk, is now 9.2 acres. The proposal for the riverfront open space now includes a 20' public boardwalk, a separated bike path, a "natives garden" along Restaurant Row, a natural trail, and riparian habitat enhancement along the river.
- Research into the cultural history of the riverfront property continues, specifically with regard to Eugene's African-American history. A set of interpretive recommendations that connects visitors and future residents to site ecology, river dynamics, public art, EWEB's history, the story of our city's founding, and Eugene's African-American community will be proposed.



- Existing power lines and the electrical tower that sits in the riverfront open space are now included in the site plan and renderings. The potential for a bike/ped bridge to carry these utilities will be explained in the master plan, as will the need to address the ecological considerations were such a connection made. Burying these power lines and carrying them beneath a ped/bike bridge would eliminate the need to top and prune back all trees adjacent to the power lines along the river and across Alton Baker Park.
- Clear “edges” (curbs, paving changes, etc.) will be included in the proposed layers of public open space to aid safe, universal access to the riverfront. This was specifically requested by the Human Rights Advisory Committee.
- The Community Advisory Team (CAT) has approved Design Guidelines that provide specific direction to the redevelopment of the EWEB property to meet the agreed-upon vision and project principles. Design Guidelines address building heights, relationships to the street, driveway restrictions, setbacks and stepbacks locations, bulk restrictions for taller buildings, and building masses.