

LANDSCAPE RESOURCE SURVEY

Eugene, Lane County, Oregon • Spring 2016

■ RESOURCE IDENTIFICATION & SUMMARY

LANDSCAPE AREA NAME

Riverfront Research Park

HISTORIC NAME(S)

Upper Millrace

CAMPUS PLAN DESIGNATION

N/A

CURRENT HISTORIC DESIGNATION

ERA(S) OF GREATEST SIGNIFICANCE

Lawrence/Culthbert Era

Mid-Century Era

LEVEL OF SIGNIFICANCE

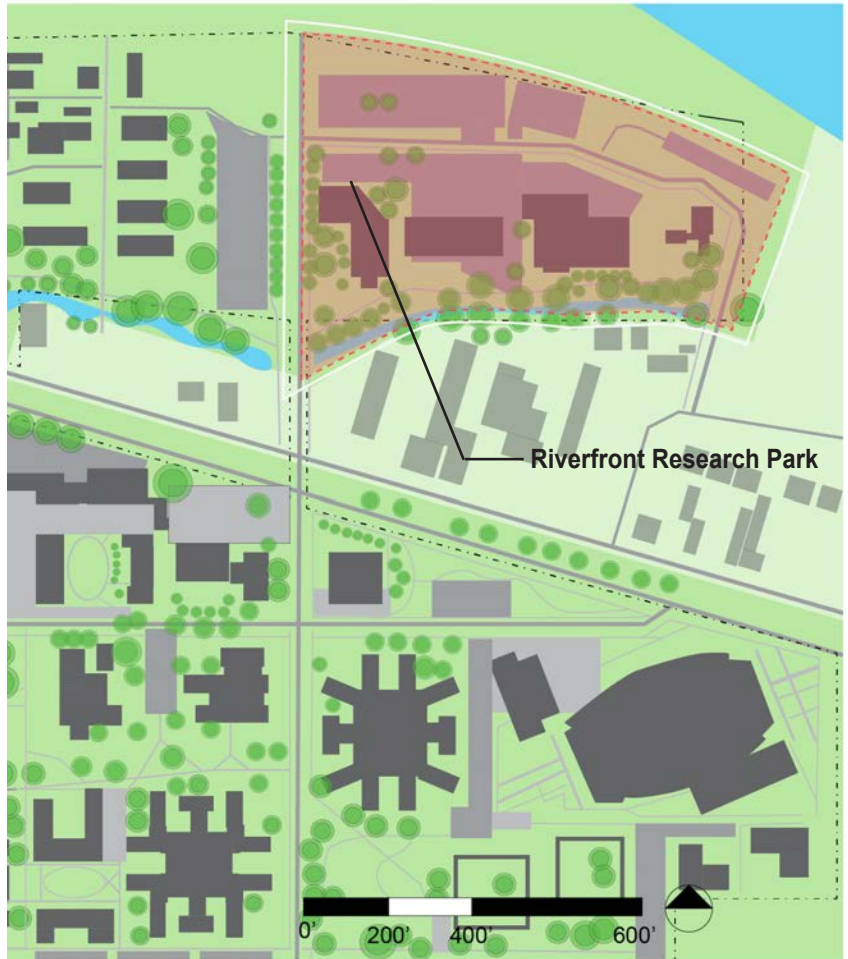
low

LEVEL OF INTEGRITY

Poor

RANKING

N/A



Title of photograph



NAME OF LANDSCAPE AREA BEING SURVEYED

LANDSCAPE AREA SITE MAP — Highlighting existing elements from the Period of Historic Significance (1876-1974).



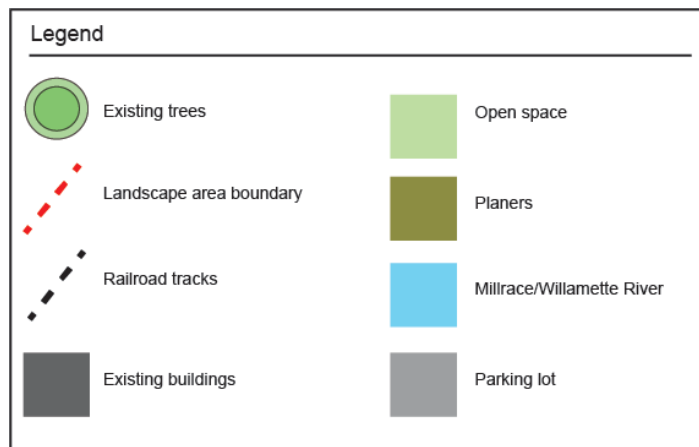
Millrace - 1852
Inception Era

Existing trees

Riverfront
Research Park
- buildings
constructed in
1990's

Parking lot

Southern Pacific
Railroad Tracks
- moved from
Franklin in 1943



NAME OF LANDSCAPE AREA BEING SURVEYED

SUMMARY OF EXISTING HISTORIC FEATURES

Many historic features on the site have been removed due to construction that happened in the 1990's. The primary remaining historic elements include the Millrace at the southern edge of the site, that was constructed in 1852. The railroad tracks along the northern edge of the site, that were moved from Franklin boulevard in 1943.

Riverfront Pkwy along the western edge of the site follows the North/South/East/West orthogonal grid of the greater Eugene area. These existing historic features create the boundaries for the site. The current features such as the pathways, buildings, and parking lots respond to these boundaries in the way that they are constructed.



2016 aerial photo on Riverfront Research park



View of the Millrace looking east from Agate st



View of main pathway along the Millrace looking West



View of Riverfront Pkwy looking North

NAME OF LANDSCAPE AREA BEING SURVEYED

RESOURCE HISTORY

ERA(S) OF GREATEST SIGNIFICANCE

Designated Eras within the Period of Historic Significance (1876-1974) determined for this Survey are listed below. Check the era/eras determined to be of highest significance for this Landscape Area.

- Inception Era (1876-1913)
- Lawrence/Cuthbert Era (1914-1946)
- Mid-Century Era (1947-1974)

DATE(S) OF CONSTRUCTION DURING ERA(S) OF SIGNIFICANCE

Circa 1915: Chambers Power Company installed concrete intake elements, or headworks, to the Millrace

Circa 1920: Nearby Fairmount residential district began to grow rapidly

Circa 1930: Filbert Orchard was planted

1943: Southern Pacific tracks relocated from the

ERA DESCRIPTION:

The Inception Era (1876-1913)

The history Eugene Millrace dates back to 1851, and is said to have been constructed by Hilyard Shaw. Shaw joined two sloughs to use water-power for running his sawmill using shovels and oxen to pull a scraper, digging a ditch which connected the two sloughs along his property at the lower millrace. Soon after Shaw's sawmill was operational, various industries began to establish themselves along the 23 acres of land that comprised the lower millrace. Soon, the mills and factories along the lower millrace began to generate large amounts of water power by using turbines, which invited more industrial companies to locate themselves near the millrace. In 1891, the millrace flooded and parts of the millrace, near the University of Oregon, were washed away and by 1901, improvements to the millrace dam were made by new owners, Chambers and Midgley. In 1906, the owners established the millrace as the Chambers Power Company and built a retaining wall to prevent the Willamette River from flowing into the millrace. The Chambers Power Company began to widen the millrace in 1910, which did not go over well with homeowners living within the millrace floodplain, as their basements were constantly filling with water.

center of Franklin Blvd to its northside (Highway 99). Also Ferry Street Bridge was built, limiting waterflow and recreation (canoes couldn't float down the river anymore).

1949: City of Eugene repairs intake channel and Julio Silva constructs a culvert

1958: The city of Eugene and University of Oregon installed pumps to increase the flow of the millrace.

1964: University purchases Upper Millrace from Coca-Cola Company and Julio Silva

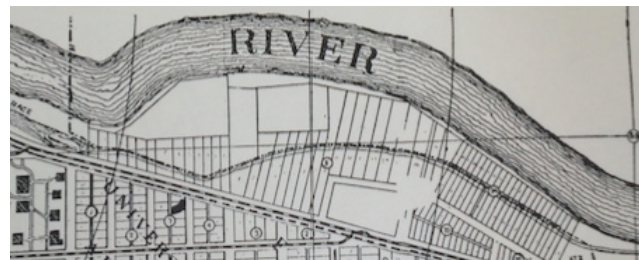
MAJOR ALTERATIONS OCCURRING AFTER ERA(S) OF SIGNIFICANCE

Circa 1970: Riverfront Innovation Center was constructed at 1900 Millrace Drive

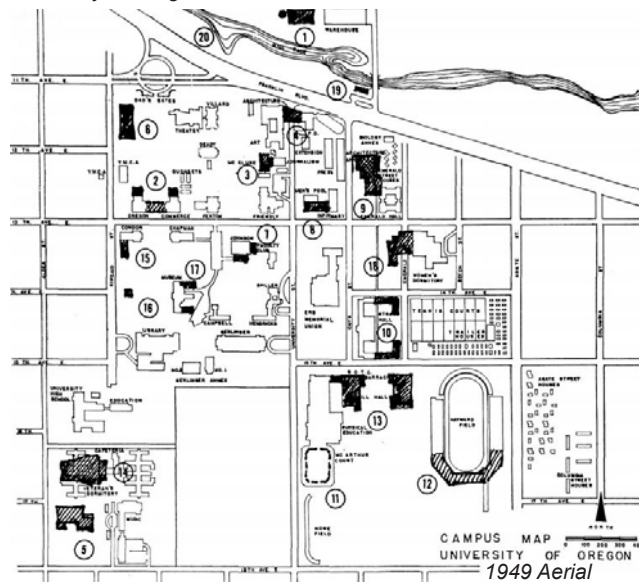
1992: 1600 Millrace Drive was built

1998: 1800 Millrace Drive was built

2013: Oregon Reserach Institute at was constructed at 1700 Millrace Drive



Map of the Upper Millrace in 1910, showing the northern areas of the University of Oregon.



NAME OF LANDSCAPE AREA BEING SURVEYED

ERA DESCRIPTION:

The Lawrence/Cuthbert Era (1914-1946)

Historically, Willamette River meandered through this area periodically flooding and depositing alluvium which intern created a landscape with very fertile soil. A prime location for agriculture Filberts were planted on this site after the turn of the century thru the 1930s. The millrace once played a more vital role in the community and its height of popularity was during this era. As canoeing was increased in popularity among students, canoe fete's became a part of the University's yearly junior weekend festival, which originally consisted of swimming races in the daytime. In 1915, the first night parade featuring decorated canoes was held. A great success, the fetes became more elaborate each year drawing crowds of spectators. Colored lights were strung along the water, and in 1922 bleachers were set up along the shore. Due to this success, the University began making plans to enhance the event, by purchasing land north of the millrace with intentions of developing an outdoor amphitheater, open park space, and relocating the nearby railroad tracks. These plans came to a halt with the onset of World War II, and though the canoe fete would eventually continue, the festivals would never reach its same height. The railroad tracks where however relocated in 1943 from the center of Franklin Blvd to this site's north side, where it resides now.



1936 Aerial View shows the newly planted Filbert Orchard



1941 Junior Weekend Canoe Fete with the theme Arabian Nights

NAME OF LANDSCAPE AREA BEING SURVEYED

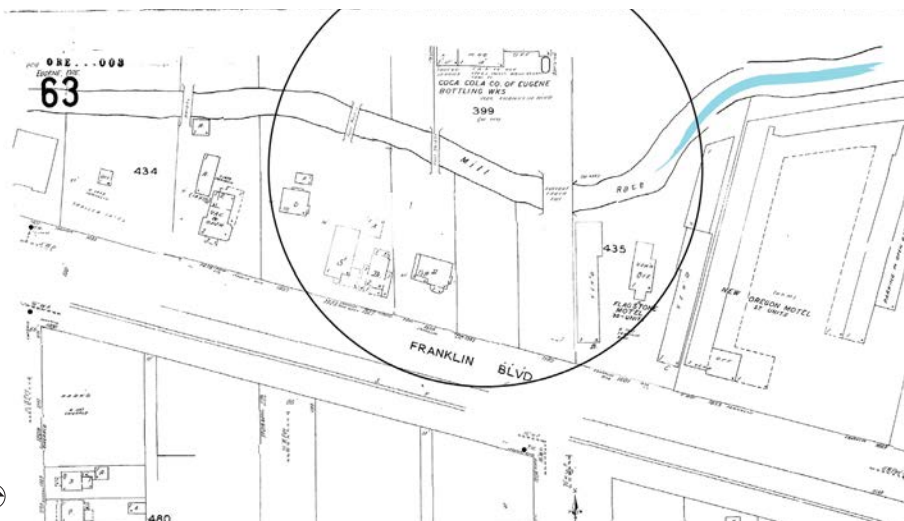
ERA DESCRIPTION:

The Mid-Century Era (1947-1974)

At the War's end the Millrace was dry due to a series of floods that destroyed the intake channel and the diversion dam. In 1947, the city of Eugene bought the Millrace and repaired the intake channel refilling the Millrace in 1949. It wasn't till the Millrace was refilled that it was discovered that both the intake channel as well as the pipe that went under the highway were too small, decreasing the flow of the water body significantly. The flow was decreased from the original 250 cubic feet per second to 25cfs, creating a slow moving slough. Over the next five years, Millrace would go through periodic lowering and refilling to accommodate construction projects in the area such as the construction of a culvert by this site's landowner Julio Silva. Silva, a local entrepreneur and successful car dealership owner built a small warehouse on the land while retaining most of the Filbert orchard. Not a farmer himself, his intentions were to build more warehousing but was met with zoning conflicts of the area. Silva asked that heavy and light industry be permitted to build in the area rather than limited industrial use favored by the University of Oregon. In 1964 the University of Oregon purchased the 7.910 acres from Julio Silva and 5.634 acres from Coca-Cola bottling Co. where Riverfront Research Park is currently. It was a time when the student population changed as the purpose of the University shifted from being an undergraduate school to a graduate school and research center.



1960 Aerial View shows the Silva warehouse in the eastern area of the site and amore mature Filbert orchard



Sanborn Maps 1925- Feb. 1962 showing the Coca-Cola bottling Co. that owned part of what is known as Riverfront Research Park

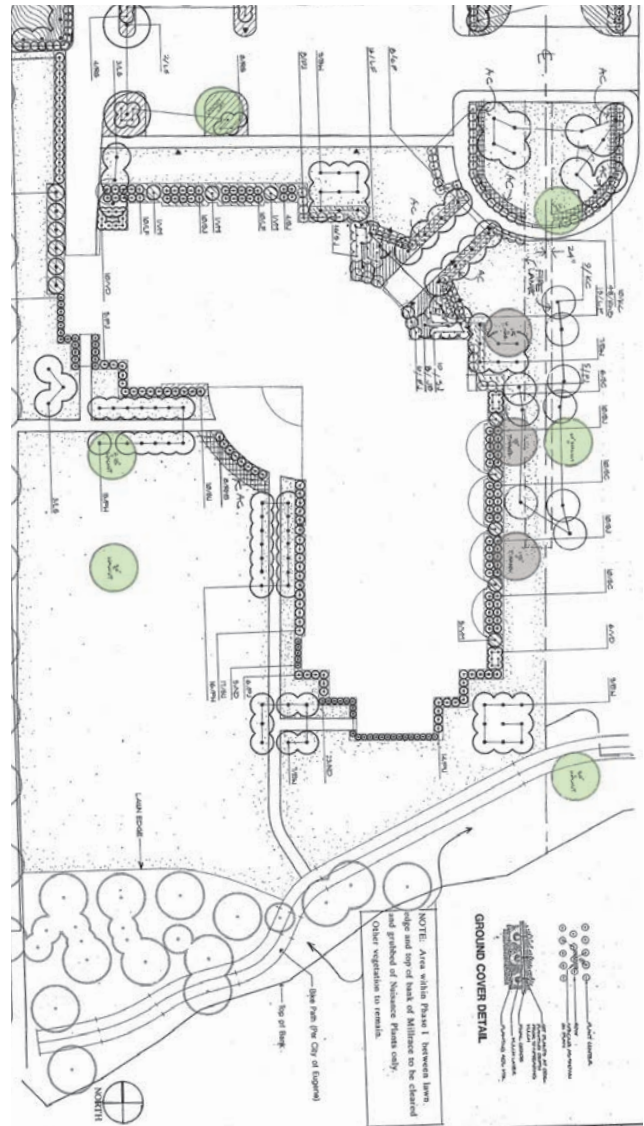
NAME OF LANDSCAPE AREA BEING SURVEYED

ERA DESCRIPTION:

The Oregon Experiment Era (1975-present)

By the Mid-1970s, a building located at the East end of the site called the Riverfront Innovation Center (1900 Millrace) was built as a University of Oregon wolf study project building. Built next to the old Silva warehouse, it was surrounded by pens for the animals. During the seventies, environmental quality revived interest in the Millrace because the stagnant water was becoming overwhelmingly polluted by stormwater runoff and trash. A plan to improve water quality by a landscape architecture student was proposed in 1978. Called the "Emerald Canal," the plan suggested one possible solution would be to connect the Millrace to Amazon Creek returning to its former vitality. In the early eighties the concept for Riverfront Research Park grew out discussions with the University and the City of Eugene. The University contracted with the design firm of architecture professor Donald B. Genasci. In 1988 a Master Plan and Design Guidelines was produced. The area of this site known as the "Silva Sector," was apart of that 72 acre Master Plan that extended from the University of Oregon to the center of Eugene along the Willamette River. Seeking to satisfying a community goal in Eugene by providing a more urban landscape along the Willamette River, the goal of the research offices was to create an environment that promoted the formation of a research community made up of the private sector that would further the growth of technology and the economy of the area. Written in the primary purpose for the design is an emphasis to persevere and further enhance this site's existing physical amenities such as the Millrace and the historic Filbert orchard. Genasci was awarded a Progressive Architecture Design Award for this plan and phase one was developed in 1992. At the time of this development (1600 Millrace Drive) the "Silva Orchard" was removed, sited as being unkempt and unsalvageable, although a few young Black Walnuts were preserved. In 1998, 1800 Millrace Drive was constructed. At this time the extension of Riverfront Research Park just north of the railroad tracks towards the Willamette River was met in strong opposition by University faculty, students and community members. As a result the Oregon

Research Institute that began construction in 2011, completed in 2013, was located in between 1600 and 1800 Millrace. Originally the landscape was planned to be the historic preservation of the "Silva Orchard" but was at the time an open lawn. The Millrace to current date is still in need to repair and maintenance



☀ **Planting Plan for 1600 Millrace Drive**

- WALNUTS- PRESERVED THAT EXIST ON SITE
- FILBERTS- A REMNANT OF THE OLD ORCHARD THAT WERE REMOVED AND DO NOT EXIST ON SITE

NAME OF LANDSCAPE AREA BEING SURVEYED

■ DESCRIPTION OF LANDSCAPE CHARACTERISTICS

LAND USE

Describing both the historic and current use of the Area.

The site was once farmland and was converted to an extension of the University of Oregon Campus. The construction of the Research park brought vehicular access from Agate Street across Franklin Blvd down Riverfront Pkwy. The street both bridges the Millrace and ducks underneath the train overpass providing access to the Willamette River. A bike path crosses the street perpendicular to the road and follows the Millrace on south side with open grassy lawns of the park on the other. With many young but fast growing landscape sized trees the place has an open park like feeling due to the extensive planting of lawn. Picnic tables, concrete pathways and benches add to the park like feel. Even a basketball hoop located on the backside of the Oregon Research Institute building helps to create the business park character.

The Millrace once played a more vital role in the community transitioning from a place of industry in the Inception Era to a place of recreation during the Lawrence/Cuthbert Era. Currently it is stagnant body of water that has yet to be restored since its decline in the late forties.

DESIGN INTENT

Describing the overall design intent of the Area.

The master plan envisioned a phased buildout of clusters of buildings in the Research Park.

The idea was to create a university-related research park to attract and promote the growth of technology and the economy of Oregon by providing an environment conducive to research and innovation. The area of this site was known as the “Silva Sector,” and was the first phase of that 72 acre Master Plan that extended from the University of Oregon to the center of Eugene along the Willamette River. Each phase was intended to focus toward a park amenity such as the Millrace and/or the Willamette River.

SPATIAL ORGANIZATION

Describing the arrangement of physical elements that create a three-dimensional sense of space.

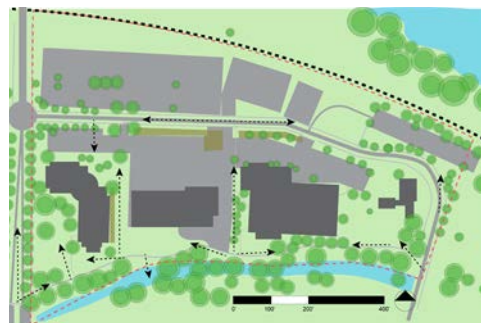
Today the existing site layout is defined by the property’s boundaries. Bound on all sides with the railroad tracks to the north, the Millrace to the south, the property line to the east, and to the west the main arterial road. Riverfront Pkwy is a nice axial road lined in street trees. If one were looking down the ~1,000 foot linear street you would see a continued line of trees creating a very pleasing feeling in the rhythm of symmetry. Internally the sight balances the building’s horizontal lacerations with open grassy space and parking lots. The open quality of the parking lots are located between the building and the railroad tracks. The park like character is most prominent in between and on the backside of the buildings where there are open lawn spaces, the bike path, and the Millrace.



The Area's topography.



Diagram showing circulation paths.



Significant views through the Area.

NAME OF LANDSCAPE AREA BEING SURVEYED

TOPOGRAPHY & SITE ORIENTATION

Describing/documenting gradient, slope orientation and solar access.

The majority of the site is flat, being that the site was once a Filbert orchard that was removed and then graded flat to be paved over to create foundations for buildings, roads and parking lots. The area in the landscape where the grade changes most significantly are at the north and south borders where the railroad and Millrace are located (see diagram on page 8).

VEGETATION

Describing tree, plant, shrub, ground layer groupings and arrangements.

The Riverfront Research Park experienced extensive loss and replanting of trees during the Oregon Experiment Era. Upon its construction the site was essentially wiped clean of all pre-existing features except with the preservation of a few young Black Walnuts, the railroad, the Millrace, and its riparian vegetation. The Millrace's riparian vegetation, although preserved, is not maintained of invasive species. Although it is littered with the *Corylus avellana* (European Filbert), it is only assumed that these trees are related to the historic orchard. A few Filberts were attempted to be preserved with the site's first build out but did not make it through construction. The Black Walnuts (*Juglan nigra*) that were preserved have also been surveyed to not be century trees but were yet seen as valuable landscape trees at the time of construction during the Oregon Experiment Era (see picture on page 8). Planted in the nineties with the construction of 1600 Millrace Drive, the street side and parking lot planting beds are smothered with ground covers such as English Ivy. Planted beds hugging buildings with low growing shrubs and a variety of columnar shaped deciduous trees line the streets. Along the train tracks is the mostly invasive Himalayan blackberry. In the back of the newest building used as screening for utilities is an bed planted primarily in natives such as Oregon Grape, Salal, Pacific Waxmyrtle, Red Twig Dogwood, California Incense-Cedar, and Nootka Rose.

NATURAL SYSTEMS AND FEATURES

Describing natural processes, water flow, and habitat, if applicable.

The Millrace, although manmade, is the site's most notable natural feature. The vegetative cover provided there along with the water source is an important corridor for wildlife habitat. The Millrace is habitat to native fish, and other wildlife species, including the Western Pond Turtle. Part of the design intent of building Riverfront Research park was to have an opportunity to restore the historic body of water.

BUILDINGS/STRUCTURES

Describing built physical elements in and around perimeter of the Area, and their relationship to the landscape.

This office park is an area of land in which the office buildings are grouped together. The approach of building with a wider footprint were embraced verses building higher structures. The attention to the open space initially as a way of defining the landscape is characteristic of the thematic business park. Three buildings were designed to inhabit the business park landscape and four were built. The last building, the Oregon Research Institute, was squeezed between two existing buildings (1600 & 1800 Millrace). This in turn has created narrow passages between these buildings. The autonomous architecture feels like pieces arranged around parking lots and communal spaces, situated at the most accessible points of the road network.

Developed in 1992, 1600 Millrace Drive was owned by GreenHornet Space Agency. Located at the entrance to the park, this building is three stories and 60,000 square feet. Constructed in 1998, 1800 Millrace Drive is a 47,000 square foot building. The Riverfront Innovation Center built in the seventies is designed more for small scale start-ups, rented on a month to month basis with much less of a foot print with more open space surrounding it.

NAME OF LANDSCAPE AREA BEING SURVEYED

SMALL-SCALE ELEMENTS

Describing elements such as monuments, markers, seating, fences etc.

There are no small-scale elements present in Riverfront Research Park that have historic significance. Although there are current small scale elements that were built as development happened. A set of metal benches are located at the entrance walk of 1600 Millrace under one of the preserved Black Walnuts. Located in the back lawn there are a couple dark green metal picnic tables bolted to a concrete slab with what appears to be arbitrarily placed. Concurrently there is a second set of three benches located on the backside of the Oregon Research Institute arranged in a half moon.

EDGE CONDITIONS AND ADJACENCIES

Describing the perimeter of the site and important adjacent connections to spaces beyond.

The east property line looks to be located next to where the old Silva warehouse was. An existing historic feature of the site is the Southern Pacific Railroad track was relocated in the 1940's from the center of Franklin Blvd to its north side where it resides now. It serves as a main north/south line for South Pacific and due to the frequent use, the rail itself is kept in good condition. A buffer of wild invasive vegetation is sighted between the rail and parking lot fence. Across Riverfront Pkwy is a parking lot and adjacent to that, the University of Oregon's Urban Farm. Located across the street from the UO's science complex, the Riverfront Research Park is a two minute walk from campus.

CIRCULATION

Describing movement paths and associated materials for: pedestrian; automobile; bicycle; other (e.g. system, alignment, materials, character).

The bicycle and pedestrian path along the Millrace connects the site to campus and to the bike paths along the Willamette River. Riverfront Pkwy is a vehicular connection from the Willamette River to the Highway and across the street to the University. One can drive through the whole site as Millrace Dr is a loop that connects to Garden Ave and then back out to Franklin Blvd. Sidewalks align the roads and a rare path can be found between the building and green open space behind the Oregon Research Institute (see diagram on page 8).

VIEWS/VISTAS

Describing focal points and views to and from the Area.

The view down Riverfront Pkwy is axial and aligned with street trees. Turning into Riverfront Research Park's parking lot, Millrace Dr continues to be lined in trees through the site. Views from the bike path are varied and enjoyable from seeing down long axial alley ways to the borrowed landscape of the riparian forest of the Willamette River to the adjacent Millrace through vegetation breaks along the water. The train can be seen periodically moving through at the north side of the site from across the vast parking lots. Seeing the view of open green space from the bike path is also quiet picturesque.

Views from the building are the Willamette River riparian area and the Millrace habitat area, as well as the open and planted spaces of the park like setting (see diagram on page 8).



Set of three benches arranged in a half moon on the backside of the Oregon Research Institute.

NAME OF LANDSCAPE AREA BEING SURVEYED

■ RELATIONSHIP TO TRAJECTORY OF LANDSCAPE ARCHITECTURAL HISTORY

Discuss if/how the Landscape Area expresses historic landscape traditions, using examples of reference landscape(s) from those traditions, making sure to highlight both the similarities and differences between the Landscape Area and the reference landscape(s), and noting the influence of physical and cultural context for both landscapes.

Historically, the Upper Millrace has been subjected to many physical changes and land uses. Constructed for the purposes of creating water power in the mid-1800s, the site quickly grew into an industrial area, hosting a variety of mills and factories. In the early 1900s, the Upper Millrace became a desirable place for residential development. Soon, many single family homes lined the Upper Millrace. By the mid-1900s, industries began to leave the millrace and University of Oregon students adopted the Upper Millrace site as a recreation area where they would go canoeing, swimming, and diving. Students would gather at the Anorage Tea House in the 1920s and 1930s. The lack of maintenance of the entire millrace during the mid-to-late 1900s made the sites along it undesirable, and students stopped using the site for recreational activities. In the late 1980s, construction began on the Riverfront Research Park. Today, the Riverfront Research Park encompasses the entire Upper Millrace site, between the Eugene Millrace and the railroad tracks. Bike paths now follows most of the Eugene Millrace, with public parks intermittently dispersed along the bike path.

The tangible linkage to what the Upper Millrace used to be, and what it is now resemble two 20th century public parks in the United States. The first, is Prospect Park (1867), in Brooklyn, NY. and the second is the Emerald Necklace (1870) in Boston, MA .Both parks, designed by Fredrick Law Olmsted, in partnership with Charles Sprague Sargent. Prospect Park, on the other hand, was designed as a collaboration between Olmsted and Calvert Vaux.

The similarities between the Upper Millrace and Prospect park lie with the recreational uses that once existed at the Upper Millrace, and continue to exist in Prospect park. Further, both watercourses were man-made and historically hosted a range of water activities and ice skating in the winter. Conversely, the Upper Millrace is a narrow waterway, while Prospect Park Lake is a large circular body of water (55 acres and 7 feet deep). Furthermore, Prospect Park Lake hosts fishing activities and boats, while the Upper Millrace historically accomodated canoes and allowed swimming and diving.

The Upper Millrace resembles Boston's Emerald Necklace through the city of Eugene's integration of pedestrian and bike paths along the Willamette River and the millrace. In Eugene, a series of parks are spaced throughout the city along the bike path aligning with the the river and millrace, similar to the design of the Emerald Necklace. Both landscapes were planned and incorporate the rivers into their design. In contrast, these landscapes are different in scale and form. The Emerald Necklace is more of a greenbelt that encompasses over a thousand acres of land in the large city of Boston. The Upper Millrace is only a subset of Eugene landscapes adjacent to the Willammete River, and is quite small compared to the Emerald Necklace.



Ice Skating on the Millrace. c. 1950



2005 Aerial View

NAME OF LANDSCAPE AREA BEING SURVEYED

■ DETERMINATION OF SIGNIFICANCE

CURRENT HISTORIC DESIGNATION

- City Landmark
- National Register - full listing
name: Library & Memorial Quad
- National Register - partial listing
name:
- National Historic Landmark
- No historic designation

NATIONAL REGISTER CRITERIA

Criterion A: Significant Events

Describe events with the landscape area that have influenced the broad patterns of campus history.

The Upper Millrace meets Criteria A for its association recreation for students at the University of Oregon. The transformation of the Upper Millrace from an industrial site (mid-to-late 1800s), to a recreation site (early-to-mid 1900s) influenced outdoor water activities and social life.

Criterion B: Significant People

Describe connections with the lives of significant persons, including designers.

Not Applicable

Criterion C: Distinctive Characteristics

Describe elements that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values.

Not Applicable

LEVEL OF SIGNIFICANCE

Rank the landscape area in terms of its level of contribution to the historic significance of the university campus as a whole.

- High Significance
Considerable contribution to the history of the campus and its growth.
- Medium Significance
Noteworthy contribution to the history of the campus and its growth.
- Low Significance
Discernable contribution to the history of the campus and its growth.
- Very Low/No Significance
No discernable importance to the history of the campus and its growth.



Photograph of the Upper Millrace, facing north.

NAME OF LANDSCAPE AREA BEING SURVEYED

■ DETERMINATION OF INTEGRITY

Integrity of the Landscape Area is evaluated based on the retention of the historic characteristics described in the categories below.

LOCATION / SETTING

Are important elements still in their original location and configuration?

Historically industrial and recreational area.
Changes in land-use, function, and form.

DESIGN

How has the general structure of the landscape changed since its period of significance?

Built for water power, the mill itself is has retained integrity. The site around it, now Riverfront Research Park has altered the historical design.

MATERIALS

Are original materials/vegetation that were used to structure and shape the landscape still present?

The vegetation directly around the millrace has grown organically since the periods of significance, but not within the entire Upper Millrace site.

WORKMANSHIP

Does the landscape retain characteristic workmanship from the period of significance?

The millrace, itself, retains its historical character, in respect to construction. The site, however, does not.

FEELING

Does the landscape evoke the period of significance?

Millrace as a water resource, formerly power production. Historically industrial and recreational area.

ASSOCIATION

Is it possible to associate elements of the landscape with significant people/events?

The Upper Millrace site has lost its historical association to when it was industrial and recreational site, but there are still houses located around the site.

■ INTEGRITY & CONDITION FINDINGS

HISTORIC INTEGRITY

Determine the level of historic integrity, based on the Era(s) of Significance – check one

- Excellent Integrity
Retains a very high percentage of original fabric, and the original design intent is apparent.
- Good Integrity
Retains a significant percentage of original fabric, with a discernable design intent.
- Fair Integrity
Original fabric is present, but diminished.
- Poor Integrity
Contains little historic fabric, and the original design intent is difficult to discern.

OVERALL CONDITION OF LANDSCAPE AREA

check one

- Excellent
- Good
- Fair
- Poor

NAME OF LANDSCAPE AREA BEING SURVEYED

■ RESOURCES

List all primary sources used (plans, maps, surveys, photographs, drawings, newspapers, periodicals, and autobiographies) and secondary sources (books, theses, guidebooks).

Aerial photograph of the University of Oregon, 1936, 1960, 1975, 1994, and 2005. The University of Oregon Map Library, Aerial Photo Collection.

History of Riverfront Research Park. Interviewed Retired University of Oregon Planner Fred Tepfer by author. May 2016.

Ice Skating on the Millrace. c.1950. Lane County Historical Society.

Industry on the Millrace. 1910. Lane County Historical Society.

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Master Plan for Riverfront Research Park. Interviewed Architect & Professor Donald B. Genasci by author. May 2016.

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Wentz, Walter J. The Millrace: Ten Classic Photographs. Eugene: OR: Millrace Volunteers, 1970.

Wright, Katherine A. The Riverfront Research Park: A Student Perspective. Master's thesis, University of Oregon, 1989.

Survey research by Dominic Giulietti, Deqah Hussein- Wetzel, & Rachel Spencer

Survey form completed in Spring 2016 by University of Oregon students in Landscape Architecture 4/510: History of Landscape Architecture II, taught by Prof. Mark R. Eischeid and assisted by Ellee Stapleton (GTF) and Gini Piercy (Visiting Instructor).