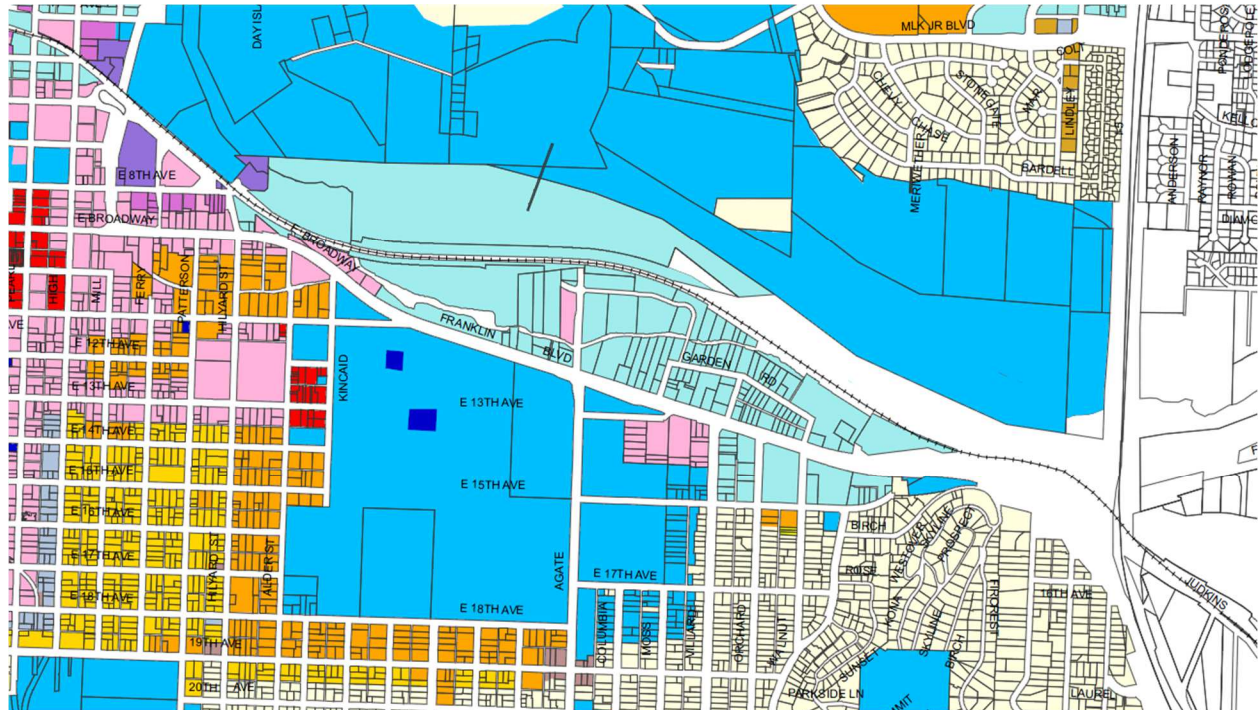


LAND USE ALONG MILLRACE:

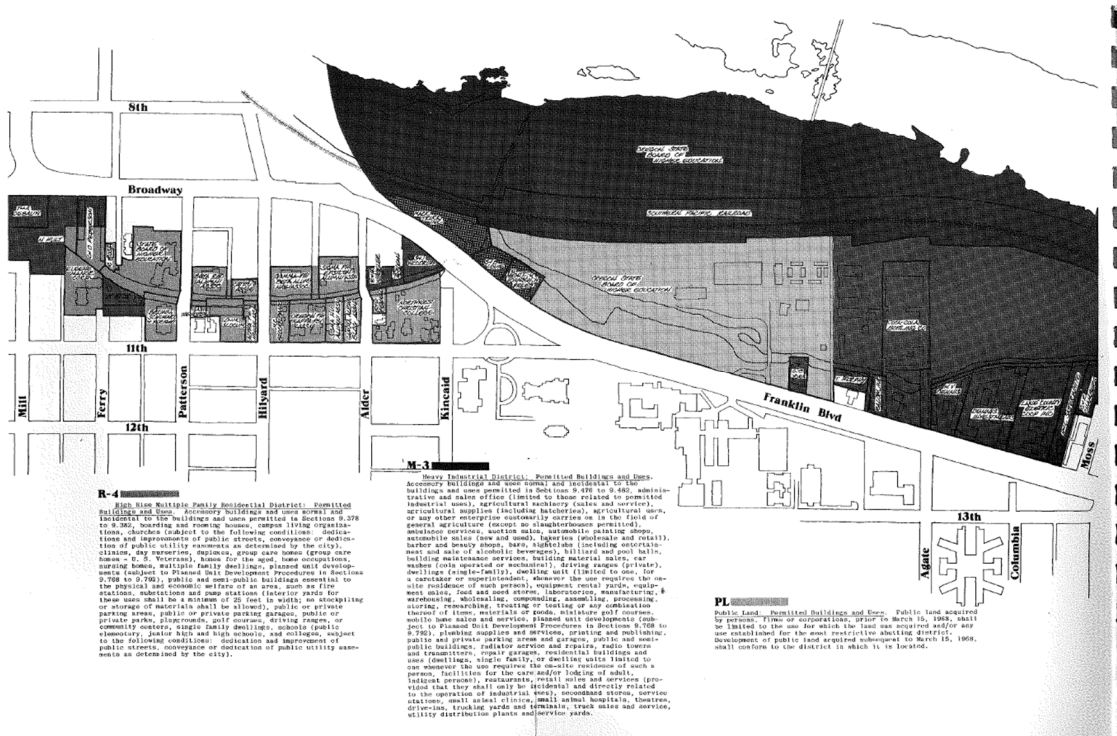


Eugene Zoning

AG Agricultural	GO General Office	R-1 Low-Density Residential	NR Natural Resource
C-1 Neighborhood Commercial	PL Public Land	R-1.5 Rowhouse	PRO Park, Recreation & Open Space
C-2 Community Commercial	I-1 Campus Industrial	R-2 Medium-Density Residential	S Special Area
C-3 Major Commercial	I-2 Light-Medium Industrial	R-3 Limited High-Density Residential	S-H Historic
C-4 Commercial/Industrial	I-3 Heavy Industrial	R-4 High-Density Residential	

*** Springfield City Limits

Most of the land along the Mill race is designated by the zoning maps on the City's website as an S Special Area Zone, C-2 Community Commercial, or I-3 Heavy Industrial. Looks different from the land use map in the Scanned Millrace Report which has the area along the Millrace designated as R-4 High-Density Residential, M-3 Heavy Industrial, and PL Public Land.



SPECIAL AREA ZONES ALONG MILLRACE:

The Special Area zones along the Millrace are designated as either S-WS, Walnut Station, or S-RP, Riverfront Park.

S-WS

According to chapter 9:

Purpose:

“The purpose of S-WS Walnut Station Special Area Zone is to implement the vision of the Walnut Station Specific Area Plan to facilitate development of a mixed use center. The S-WS standards implement a form-based approach, which emphasizes the relationship between facades and the public realm, the form and mass of buildings in relation to one another, and the scale and type of street and blocks. The intent of a form-based code is to achieve a predictable built environment with a focus on providing quality public spaces.”

Objectives:

The design objectives of the S-WS zone that are relevant to this Millrace project are:

- “Recognize and enhance the open space and natural resources in the Walnut Station Special Area Zone, **treat the millrace as an amenity**, enhance the Willamette River, and provide connections to these natural resource areas.”

- “Create a safe and attractive pedestrian environment through use of architectural and site design features such as high quality materials, outdoor seating, pedestrian-scaled lighting, prominent entries facing the street, multiple openings or windows, **vegetation**, and significant use of clear glass.”
- More design objectives are listed in chapter 9.

Park, Recreation and Open Space Regulations:

Land use and development in this area is governed by Open Space Zone at EC 9.2600-9.2650

S-RP

According to chapter 9:

“The fundamental purpose of the S-RP Riverfront Park Special Area Zone is to provide for activates and uses that complement the research and educational functions of the Oregon State System of Higher Education in general and the University of Oregon in particular. It is expressly intended that industrial, commercial, and general or professional offices which have no correlation with those research or educational functions and which could be located within other zones in the city not constitute the primary form of development within the Riverfront Park Special Area Zone.”

The objectives of the Riverfront Park Special Area Zone that are relevant to this project are:

- “To encourage a range of primary uses that complement the research and educational activities of the Oregon State System of Higher Education in general and the University of Oregon in particular.”
- “To recognize the natural amenities of the site, balancing the opportunity for development to use those amenities with the public’s interest in proper protection and, where appropriate, use of them. “
- “To provide a regulatory context that allows development of a successful research and development park of benefit to both the University of Oregon and the metropolitan area. “
- “To provide a review process that encourages a design characterized by diversity of building mass and other features which foster a sense of interest and excitement about the development and which complement the Willamette River and the Millrace.
- More design objectives are listed in chapter 9.

Legend

Special Area Zones

- S-C Chambers
- S-CN Chase Node
- S-DW Downtown Westside
- S-E Elmira Road
- S-F Fifth Avenue
- S-H Historic
- S-HB Blair Boulevard
- S-JW Jefferson Westside
- S-RN Royal Node
- S-RP Riverfront Park
- S-W Whiteaker
- S-WS Walnut Station

