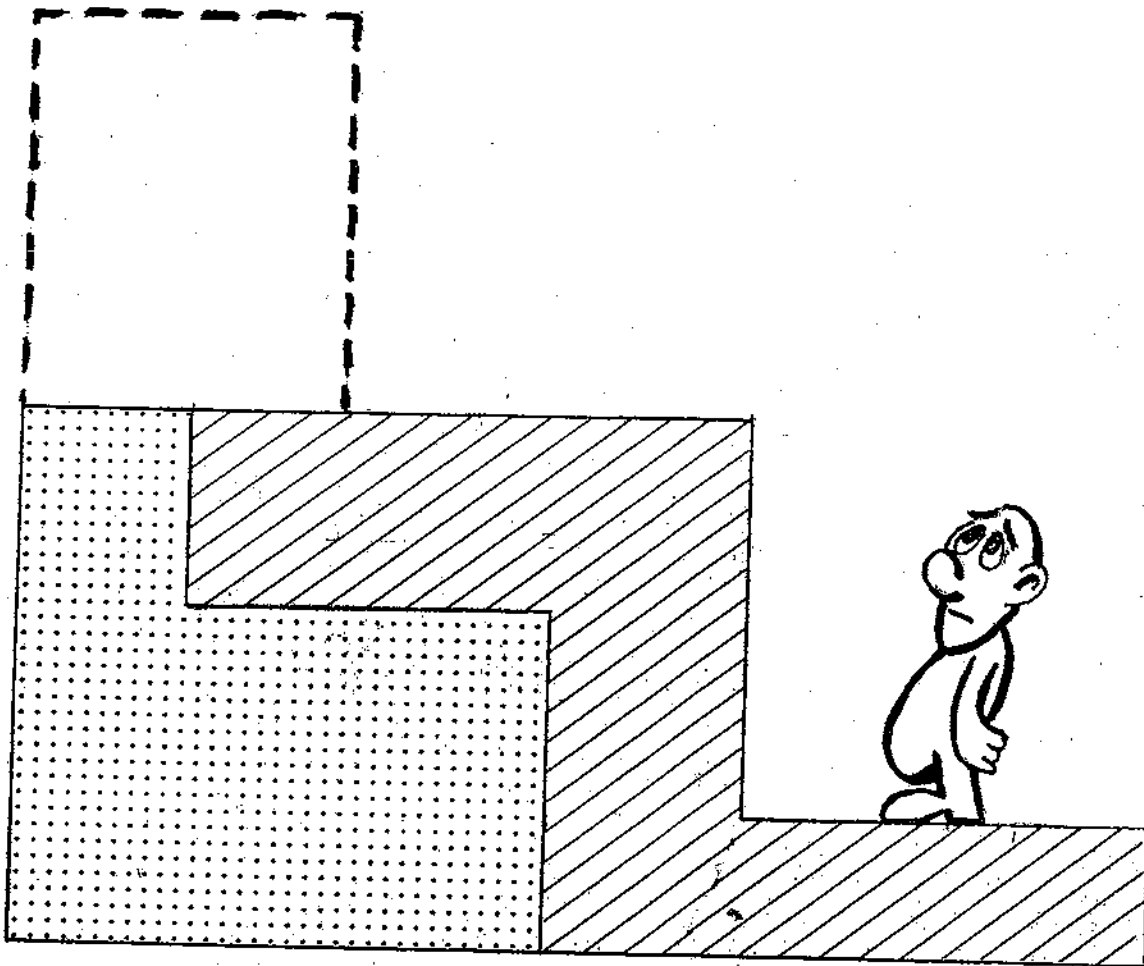


Toward Rational Building Height Standards



Prepared by the
South University
Neighborhood
Planning Group

2009

Toward Rational Building Height Standards

By the
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December 2008

I. Introduction

The Eugene City Council, on August 13, 2008, adopted an ordinance that provided building height transition provisions for the area between Hilyard and Agate Streets from 18th Avenue to 20th Avenue. Those provisions were intended to mitigate the harsh transition between the R-4 High Density Residential zoning district, which allows buildings up to 120 feet tall between 18th and 19th and in three areas south of 19th (two along University Street and one on the east side of Emerald), and the R-3 Limited High Density and R-1 Low Density Residential zoning districts to the south.¹ The same ordinance also adopted special parking requirements for multi-family dwellings in the South University and West University neighborhoods.

In adopting the ordinance, which sunsets on February 11, 2010, the Council also referred the ordinance to the Infill Compatibility Standards (ICS) project as a matter to receive specific attention.

Subsequently, several studies have been undertaken looking into legal requirements, practices in other communities and the nature of development in various parts of Eugene.

Evidence from many sources supports the conclusion that the 120-foot maximum building height standard in Eugene's R-4 zoning district is both un-needed and potentially harmful to the character of certain surrounding neighborhoods. A zoning map showing the location of R-4 zoning is attached as Exhibit 1. The South University Neighborhood Planning Group has prepared this report, with the assistance of Steve Baker of the West University Area. This coordination is intended to reflect that certain of the recommendations in this report may apply to certain areas of both neighborhoods.

Evidence also supports the conclusion that building height transition standards are vital to preserve and enhance the character of low-density residential areas that abut areas designated for high-density development.

This report documents that evidence and proposes a rationale for better standards. Sections II and III present perhaps the most significant information. The other sections present evidence that adds to the cumulative effect.

This report is intended for consideration by participants in the City's Infill Compatibility Standards project and the elected and appointed officials who will consider changes in city policies and standards.

II. Standards from Other Oregon Cities

An October 2008 Survey of Selected Oregon Cities conducted by the South Eugene Neighborhood Planning Group² disclosed the following results:

<u>City</u>	<u>Maximum Building Height in "High Density" Zoning Districts</u>
Eugene	120 ^{ft} (R-4) 50 ^{ft} (R-3)
Portland	25 ^{ft} - 100 ^{ft}
Corvallis	65 ^{ft}
Springfield	35 ^{ft} - 50 ^{ft}
Salem	35 ^{ft} - 50 ^{ft}
Lake Oswego	Average 40 ^{ft} , none over 50 ^{ft}
Gresham	35 ^{ft} - 45 ^{ft}
Bend	45 ^{ft}
Hillsboro	35 ^{ft}

¹ See Ordinance 20418.

² See "Building Height Regulations: A Survey of Selected Oregon Cities," South University Neighborhood Planning Group (2008).

The range for the above cities is 120 feet to 35 feet. The average is 65 feet with Eugene included and 55 feet with Eugene removed.

In written comments, Portland Planner Bill Cunningham explained that, outside of the Downtown Portland plan area, heights above 100 feet are applied only where there is a specific intent, not to maintain the existing character of the area, but to transform it to higher density. Those areas, he said, are fairly limited ones where growth is intended to be concentrated, such as around light rail stations or commercial centers.

In the South University area, and elsewhere, the intent of the Infill Compatibility Standards project is for new development to have no negative impacts and, if possible, enhance the existing built environment. By and large, the existing two and three-story structures in the South University neighborhood are structurally sound and functional. They are not old, run-down buildings that would make good candidates for conversion to a higher density by allowing very tall structures.

III. Density Requirements

Density designations are driven in part by a cluster of state statutes and regulations related to “needed housing” and urban growth boundaries.³ It is noteworthy that these laws apply to all of the cities listed above, including those with much lower maximum building heights than Eugene.

A starting point for understanding the current situation is the 1999 Residential Lands and Housing Study⁴. That effort formed the basis for Eugene’s current density allocations and development standards, including the 120-foot height limit in R-4. Specifically, the 1999 study recommendations were incorporated into the “Metro Plan,” which is the seminal land use policy document for the Eugene-Springfield metropolitan area. One key density policy states as follows:

“A.9. Establish density ranges in local zoning and development regulations that are consistent with the broad density categories of this plan.

“

“High density: Over 20 dwelling units per gross acre (could translate to over 28.56 units per net acre depending on each jurisdiction’s implementation measures and land use and development codes)”⁵

The City of Eugene then implemented that policy mandate through development standards adopted into its land use code (Eugene Code, Chapter 9). Specifically, the City adopted Table 9.2750, which specifies a minimum and maximum density range for development in the R-4 zoning district of 20 to 112 dwelling units per net acre.

On page 22 of the technical analysis document that is part of the 1999 study⁶ is a table entitled “Assumed Average Net Densities (Housing Units per Net Acre).” Text on page 20 explains that those assumed densities were used to determine the number of acres needed in each “Metro Plan” designation (i.e. low, medium, and high density) to meet the demand determined in the earlier part of the study.

The assumed density for multi-family development on land designated High Density is 35 dwellings per net acre.⁷ Staff of the ECLA project has confirmed that the density assumptions refer to “new” development, i.e. development that occurred after the 1999 study was completed. They said it does not

³ These laws require cities to estimate the need for residential, commercial and industrial lands, to inventory the available supply of land to meet those needs, and to determine whether there is a sufficient supply of land within the urban growth boundary to meet the needs. For details see ORS 197.296, OAR 660-007 & 660-008 and HB 3337. See also the city’s web site for the Eugene Comprehensive Lands Assessment (ECLA) project.

⁴ The 1999 study is currently being updated through the City’s “Eugene Comprehensive Land Assessment” (ECLA) project.

⁵ See Eugene-Springfield Metropolitan Area General Plan at page III-A-7, Policy A.9.

⁶ “Eugene-Springfield Metropolitan Area Residential Lands and Housing Study - Draft Supply and Demand Technical Analysis,” (February 1999).

⁷ The term “net acre” refers to the land actually occupied by residential use and does not include public land such as streets or alleys.

apply to the average density of a given Metro Plan designated area including both existing and new development.

Either way, development in South University exceeds the assumed density. Even including land that has not experienced development since 1999, densities in the R-4 portion of the South University neighborhood, where the 120-foot standard applies, exceed 35 dwellings per net acre. Specifically, the existing density is 50.79 dwellings per net acre.⁸ Adding in the R-3 area, which contains many more single-family dwellings, the average density is 34.18.

The most salient fact is that all but three of the buildings in the area are three stories or less. Of those three buildings, which are still under construction, two are four-stories and one is five-stories.

If one looks only at new construction, the same results obtain. Tables 1 and 2 contain information for many of the apartment buildings in the South and West University neighborhoods adjacent to the University of Oregon on the south and west sides. They are not meant to convey average numbers, but rather to demonstrate that the density assumptions can be met with structures far lower than 120 feet.

For example, of the projects surveyed in South University, only three have been designed since 1999. Their densities range from 40 to 90 dwelling units per acre. Together they account for 45 dwelling units on 0.79 acres, for an average density of 56.96 dwellings per net acre.

Within West University, many more new apartments have been built. Of the 18 surveyed, the densities range from 33 to 112 dwellings per net acre. Together they account for 238 dwelling units on 4.71 acres, for an average density of 50.5 dwelling units per net acre. The average height is 2.8 stories per building.

In addition, as shown in Tables 1 and 2, it is possible to achieve the maximum density allowed in R-4 with structures less than four stories high.

The inescapable point of this information is that the 120-foot height limit can be significantly lowered without any harm to Eugene's ability to meet required density standards to support the urban growth boundary and comply with "needed housing" laws, or to its ability to achieve the maximum density allowed in the land use code.

IV. Aesthetics and Functionality

A. University of Oregon policy

A letter from Associate Campus Planner Christine Thompson to UO Community Relations Director Greg Rikhoff describes one of the "patterns" in the Campus Plan⁹ as follows:

"Four-story Limit

"An important aspect of the campus beauty is access to sunlight, views of the sky, and human scale.

"Therefore: Keep the majority of buildings four stories high or less. It is possible that a few buildings may exceed this limit, but strong consideration must be given to the resultant shadows and skyline to ensure the beauty of the campus and the importance of the individual."

B. Professor Allan B. Jacobs "Street Definition" standard

Professor Jacobs is a professor of architecture and a world-renowned expert on the topic of "Great Streets." In his classic book of the same name he describes a simple method for determining whether a street possesses boundaries that "define" the street and are aesthetically satisfying.

The method looks at the relationship between the width of the street (from one building line across to the other) to the height of the buildings along the street. His technique is based on literally hundreds of

⁸ See "Residential Density: A Study of the South University Neighborhood," South University Neighborhood Planning Group (2008). The study was performed using data from the City of Eugene, LCOG and the Lane Co. Assessor with visual inspection of every structure. Subsequently, the data was verified via the Regional Land Information Database (RLID).

⁹ The Campus Plan is a set of well-articulated policies that guide the development of plans for specific building projects. The plan does not contain policies for off-campus areas.

streets that people have identified as being "great." His research indicates that buildings along a street are likely to provide a sense of definition when the height to horizontal distance ratios are at least 1:4 with the viewer looking at a 30 degree angle to the right or left of the direction of the street.

As applied to a typical street¹⁰ within the south university area the suggested building height is 42.5 feet. See diagram at Exhibit 2. The professor is careful to say that there may be no universal agreement about maximum height, but that the impact on comfort and livability as measured by sunlight, temperature and wind are important factors. He concludes by noting that none of the best streets can be characterized as having tall buildings.

The conclusion from this analysis is that buildings of 50 feet or less will sufficiently define their streets to be aesthetically pleasing to most viewers.

V. Construction Costs

Some anecdotal evidence exists that there are standards in the "building code"¹¹ that vary with the height of the building and that there are related price points that will determine whether a project is profitable or not. The building code, however, is complex and presents many different design alternatives.

Interviews with architects, structural engineers and building code officials, and some literature review, indicate that there is no clear line of demarcation, within the range of heights being considered here, that would indicate that buildings below the line would be cost-effective and that those higher than the line would not.

Building codes, for years, have attempted to balance a variety of factors. Active (e.g. sprinklers) versus passive (e.g. fire resistant materials) fire protection, varying standards for columns, bearing versus non-bearing walls, floor area, street frontage for fire vehicle access, occupancy class, egress provisions and building separation are among the variables that can affect the design of any given building.

A further difficulty is that there are many other factors that determine the feasibility of a given project. Land costs, financing rates, floor plans, materials costs, client preferences, market preferences and other variables determine the outcome of any individual project pro-forma. It is literally impossible to say that buildings above a certain height will be feasible and ones below a certain height will not.

Empirical evidence, however, strongly suggest that buildings between two and four stories can, and will continue to, "pencil out" in the Eugene market area.

VI. Building Height versus Number of Stories

Several of the new urbanism texts offer convincing arguments for using "stories" rather than "building height" as the regulating mechanism. For example, this quote from "Form-Based Codes" by Karen and Daniel Parolek:¹²

"This (regulation by number of stories) enables and encourages builders and developers to use taller floor-to-ceiling heights, which leads to better buildings, and discourages them from using minimal floor heights to force as many floors into a building as possible. It also makes the form of the roof irrelevant to the regulated height of the building."

In the South University area a major goal is to have new buildings blend in with the existing built environment, which is primarily two to three stories. For this reason overall height is important. For communities with this consideration, the authors encourage regulating height to the eave or cornice line in order to enable a better variety of roof forms as may be appropriate to the architectural character in the area. If building height is the regulating mechanism and height limits are regulated to the roof ridge, they warn, designers are forced to create buildings with flat or minimally sloped roofs.

¹⁰ A typical street has a 34-foot street centered in a 66-foot right of way. The parking strips average about 10 feet wide and the sidewalks are 5 feet wide. Property lines are one foot outside of the sidewalk, and the minimum building setback is 10 feet.

¹¹ For Eugene, it is the "2007 Oregon Structural Specialties Code."

¹² Daniel G. and Karen Parolek and Paul C. Crawford, *Form-Based Codes - A Guide for Planners, Urban Designers, Municipalities, and Developers* (John Wiley & Sons, Inc. 2008)

VII. Building Height Transition

In addition to demonstrating that building heights of 50 feet or less are common, the survey of other Oregon cities also showed that building height transition standards are common for situations in which high density zoning abuts lower density zoning.

The provisions found in other cities fall into three main categories. One type, which is similar to the MiCAP provision, relates specific building heights in the high-density zone to specific distances from abutting or nearby lower density zones. The result is a "step-down" effect that makes a transition so that the building height in the high-density zone matches that in the lower density zone at the point where the two come together or are across a street or alley from each other.

The second type, followed by several cities is to simply require one foot of horizontal setback for each foot of building height. Springfield, Oregon uses this method where a High Density Residential (HDR) building site abuts a Low Density Residential (LDR) zone. Salem and Gresham use similar provisions.

Lastly, some cities achieve smooth transition by careful layout of the zoning districts themselves. Things might have been different in the South University neighborhood, for example, had there been a transition from R-4 to R-3 to R-2 to R-1. The current pattern in the South University neighborhood goes from R-4 to R-3 to R-1 with no intervening R-2. And, the R-3 buffer is only one-half block (167 feet) deep. A rezoning seems unlikely at this time, making the "step-down" provisions more attractive.

VII. Findings and Conclusions

The evidence presented above indicates that many Oregon cities have maximum building heights in high-density areas of 50 feet or less.

The evidence shows that the areas designated "high-density" within the South University neighborhood meets required Metro Plan density standards – standards consistent with the Metro Plan and with "needed housing" laws – without a single building exceeding five stories in height. In fact, only one has a fifth story and it is contained within a gabled roof. With the exception of three buildings adjacent to downtown, the same can be said of the West University Neighborhood.

As recognized by the city in adopting MiCAP Ordinance Number 20418, there are some common characteristics shared by portions of the South University and West University neighborhoods. Specifically, both have areas of R-4 High Density Residential zoning adjacent to the University of Oregon. The areas differ in that the South University area has only a one-half block buffer of R-3 zoning, and no R-2, between the R-4 area and the R-1 Single-Family Residential zoning to the south. The R-4 area in the West University neighborhood is bordered by several blocks of R-3. There is no R-1 zoning in West University.

South University and West University neighborhoods differ also in the percentage of single-family development currently exists, according to the city's "neighborhood analysis" statistics. Specifically, South University is 72% single-family structures compared to 33% in West University. Also, within the universe of all housing types, South University is 79.1% renter occupied compared to 98.1% renter occupied in West University. In South University the bulk of the renter occupancy is located north of 20th. There is anecdotal evidence, however, of a trend to more single family dwellings throughout the neighborhood been used as rentals. These facts have implications related to the need for building height transition provisions.

The evidence in both neighborhoods shows that the 112 dwellings/net acre "maximum density" standard of Eugene Code can be met with buildings no more than four stories tall.

We also know that the U of O Campus plan generally limits building heights to four stories and that street esthetics can be maintained with buildings 42.5 feet tall. The evidence indicates that nothing in the building code argues for a higher limit. Lastly, the practice in many contemporary codes is to use stories, or stories in conjunction with a maximum height to regulate building size.

IX. Recommendations

A. Maximum Building Size

Based on the above findings and conclusions, this report recommends a maximum building limit in the R-4 portion of the South University neighborhood of four stories, not to exceed 50 feet. (Note: MiCAP Ordinance Number 20418 omitted the R-4 area on the northeast corner of 19th Avenue and Patterson Street. This report recommends that the limits be applied to the entire area bounded by Patterson Street and Agate Street.¹³)

This report also recommends that the four-story/50 foot provision be applied to the R-4 zoned area within the West University neighborhood adjacent to the University of Oregon and south of 13th Avenue. So doing would form a band of R-4 west and south of the university with a common maximum height standard.

The authors recognize that there are other areas of R-4 throughout Eugene. Those areas are beyond the scope of this report.

B. Building Height Transition Standards

The wisdom and common nature of building height transition standards is hardly open to debate. The City Council recognized this truth when it adopted Ordinance Number 20418. The following is recommended for the South University area, including the part between Patterson and Hilyard.

The starting point is the four-story/50 foot maximum for R-4 as laid out above. At the interface between R-4 and R-3, this report recommends that the maximum building height be 35 feet at the setback line along the north side of 19th street. From that point northward there should be one foot of additional setback for each additional one foot of building height up to the maximum of 50 feet.

The R-3 area south of 19th Street should retain the 35-foot limit established by MiCAP Ordinance Number 20418. The height limit in the R-1 area to the south should remain as it is, at 30 feet.

There are two situations where R-4 is across from R-1 without an intervening R-3 buffer. In one instance (northeast corner of 20th Avenue and University Street) the R-4 is across a street from R-1 to the south, and across an alley from R-1 to the east. In the other (southeast corner of 19th Avenue and Emerald Street) it is across an alley from R-1 on both the southern and eastern boundaries.

The development code, prior to the MiCAP ordinance, limited building height to *"30 feet for that portion of a building located within 50 feet from the abutting boundary of, or directly across an alley from land zoned R-1."*

That provision, however, contains a grammatical problem that makes it impossible to tell where the 50-foot measurement is to start. Is it at the southern or eastern property line of the R-4 land across the alley from R-1, or is it measured from the northern or western boundary of the respective R-1 properties?

A simple fix would be to start the "step-down" provision from the boundary of the R-4 property in all cases where there is an intervening alley.

The 66-foot street right-of-way of 20th and University, plus the standard 10-foot setbacks would seem to provide adequate separation where the R-4 land is separated by a street from R-1 land. If additional transition is needed the "one foot horizontal for one foot vertical" approach noted above could be applied.

¹³ The area was left out of the MiCAP ordinance because it contained a church, which was thought to be relatively permanent. The subsequent listing of the property calls that decision into question.

One last problem with the MiCAP ordinance needs a solution. It states that building heights within the R-3 zoning district shall be limited to 35 feet within 160 feet from the abutting boundary of, or directly across an alley from, land zoned R-1. In addition to the starting point issue noted above, this standard fails to notice that, in some cases, 160 feet does not reach all the way to 19th street. A simpler standard would be to say that building heights are limited to 35 feet for "*all of the R-3 land within the current South University Neighborhood boundaries.*" Alternatively it could read, "*all of the R-3 land bounded by 19th and 20th Avenues and Patterson and Agate Streets.*"

These building height transition recommendations are depicted on Exhibit 4.

No building height transition recommendations are made for the West University neighborhood based on our findings. The primary reason is that, contrary to South University, there is no close proximity between R-4 zoned land and R-1 zoned lands. A lesser factor is that there are fewer existing single-family dwellings in West University that could benefit from building height transition standards.

Respectfully submitted,

The Authors and Editors: Bill Aspegren, Steve Baker, Al Couper, Joyce Couper, Lauren Hulse, Carolyn Jacobs, Marsha Shankman, Tim Shinabarger, and Mike Westervelt

**Property Information
Multi-Family Dwelling in South University Neighborhood**

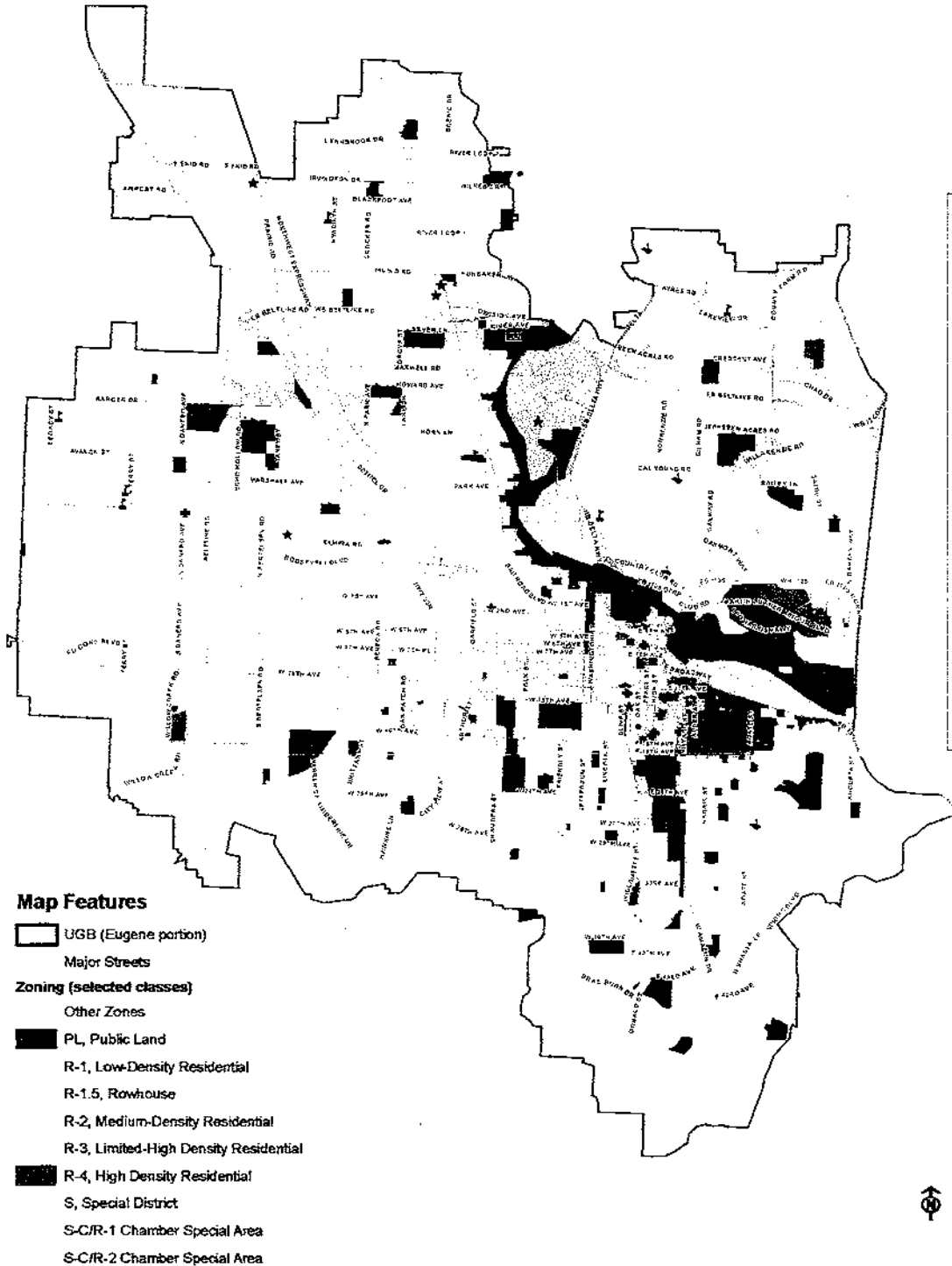
Name	Address	Tax Lot #	Zone Dist.	Num. Of Units	Acreage	Net Density	Num. Of Floors	Num. Of Bdrms	Year Built
Camelot	800 E. 18 th	18030521 01800	R4	28	0.31	90/ac.	2		Pre-1995
Talisman	888 E. 18 th	18030521 01600	R4	16	0.22	73/ac.	2	20	Pre-1995
	914 E. 18 th	18030521 01400	R4	12	0.15	80/ac.	2-3		Pre-1995
Ridgewood	942 E. 18 th	18030521 01300	R4	15	0.13	115/ac.	2	19	Pre-1995
The Lewis	1414 E. 18 th	18030511 09100	R4	20	0.22	91/ac.	2		Pre-1995
The Clark	1424 E. 18 th	18030511 09000	R4	20	0.23	87/ac.	2		Pre-1995
Student Manor	1442 E. 18 th	18030511 08700	R4	24	0.27	89/ac.	3	40	Pre-1995
The Student Plaza	945 E. 19 th	18030521 00900	R4	14	0.15	93/ac.	2-3		Pre-1995
The Stoneridge	951 E. 19 th	18030521 00700	R4	18	0.20	90/ac.	3		Pre-1995
Townhouse Apts.	1355 E. 19 th	18030511 08000	R4	14	0.27	52/ac.	2		Pre-1995
	1445 E. 19 th	18030511 09700	R4	12	0.18	87/ac.	2		Pre-1995
Indigo Place	891 E. 19 th	18030521 02200	R4	6	0.15	40/ac.	4	27	2009
Alderwood Manor	1860 Alder	18030521 07400	R4	31	0.30	103/ac.	2	46	Pre-1995
Commons On Alder	1875 Alder	18030521 02000 18030521 02100	R4	20	0.44	44/ac.	4	96	2009
Alderwood Manor	1884 Alder	18030521 07500	R4	25	0.30	83/ac.	2	40	Pre-1995
Ridgewood Apts.	1831 Kincaid	18030521 01500	R4	11	0.11	100/ac.	1-2	17	Pre-1995
Ridgewood Apts.	1841 Kincaid	18030521 01601	R4	4	0.20	20/ac.	2	8	Pre-1995
The Kincaid	1844 Kincaid	18030521 01101	R4	11	0.14	79/ac.	2	18	Pre-1995
Heron House	1888 Harris	18030521 00600	R4	19	0.20	95/ac.	5	56	2009
Emerald Apts.	1877 Emerald	18030511 09300	R4	45	0.55	82/ac.	2-3	84	Pre-1995
	1840 Agate	18030511 08400	R4	14	0.18	78/ac.	2-3		Pre-1995

Property Information
Multi-Family Dwelling in West University Neighborhood

Name	Address	Tax Lot #	Zone Dist.	Num. Of Units	Acreage	Net Density	Num. Of Floors	Num. Of Bdrms	Year Built
Nozama Apts.	525/541 E. 19th	18030522 02900 18030522 02800	R3	14	0.36	38/ac.	2	32	1995
Hilyard House	1357/1377 Hilyard	17033232 13100 17033232 13200	R4	53	0.48	110/ac.	4	97	1995
Pairadice Apts.	640 E.15th	17033233 03400	R4	30	0.49	61/ac.	2	46	1996
Hayes Apts.	460 E.14th	17033233 16600	R3	14	0.25	57/ac.	3	32	2004
The M & A Invest.	1677 Mill Alley	17033144 07900	R3	7	0.15	47/ac.	2	14	2004
Mallard Park	580 E. 17th	17033233 15400	R3	13	0.31	42/ac.	2	30	2005
Patterson House	979 Patterson	17033223 07400	R3	27	0.24	112/ac.	3.5	39	2006
Happy Hippo LLC	546 E. 16th	17033233 10800	R3	4	0.08	52/ac.	3	12	2006
Parkside Place	1448 Hilyard	17033232 18400	R3	21	0.44	48/ac.	3	78	2006
Neureulis	550 E. 15th	17033233 04800	R3	26	0.48	54/ac.	3	63	2006
Quinney	762 E.17th	17033234 05300	R3	3	0.09	33/ac.	3	13	2006
Chis Neuman	1780 Ferry Alley	17033233 18000	R3	12	0.21	58/ac.	2	24	2006
Anslow # 1	1727/1743 Mill	17033233 19000 17033233 18900	R3	8	0.23	35/ac.	3	24	2007
Coho Townhouses	633 E.14th	17033232 13500	R3	9	0.25	37/ac.	3	36	2007
The Nines	1754 Patterson	17033233 16100	R3	9	0.18	48/ac.	3	23	2007
The Steelhead	540 E.14th	17033232 17200	R3	9	0.22	41/ac.	3	38	2007
Patterson Place	1360 Patterson	17033232 13800	R3	14	0.28	51/ac.	3	48	2007
David Corey # 1	693 E. 16th	17033233 03300	R3	7	0.17	41/ac.	2	12	2008
The Fenway	450 E. 14th	17033232 16500	R3	8	0.25	33/ac.	3	31	2008
North Park Apts.	669/651 E. 14th	17033232 13300 17033232 13400	R3	40	0.73	54/ac.	3	58	2008
Lloyd Helikson	560 E. 18th	18030522 02100	R3	7	0.15	45/ac.	3	21	2008



Residential Zones



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

2012_residential-zones_8_23_08.mxd

EXHIBIT 1

Professor Allan B. Jacobs Technique for
Assessing Streetscape "Definition"

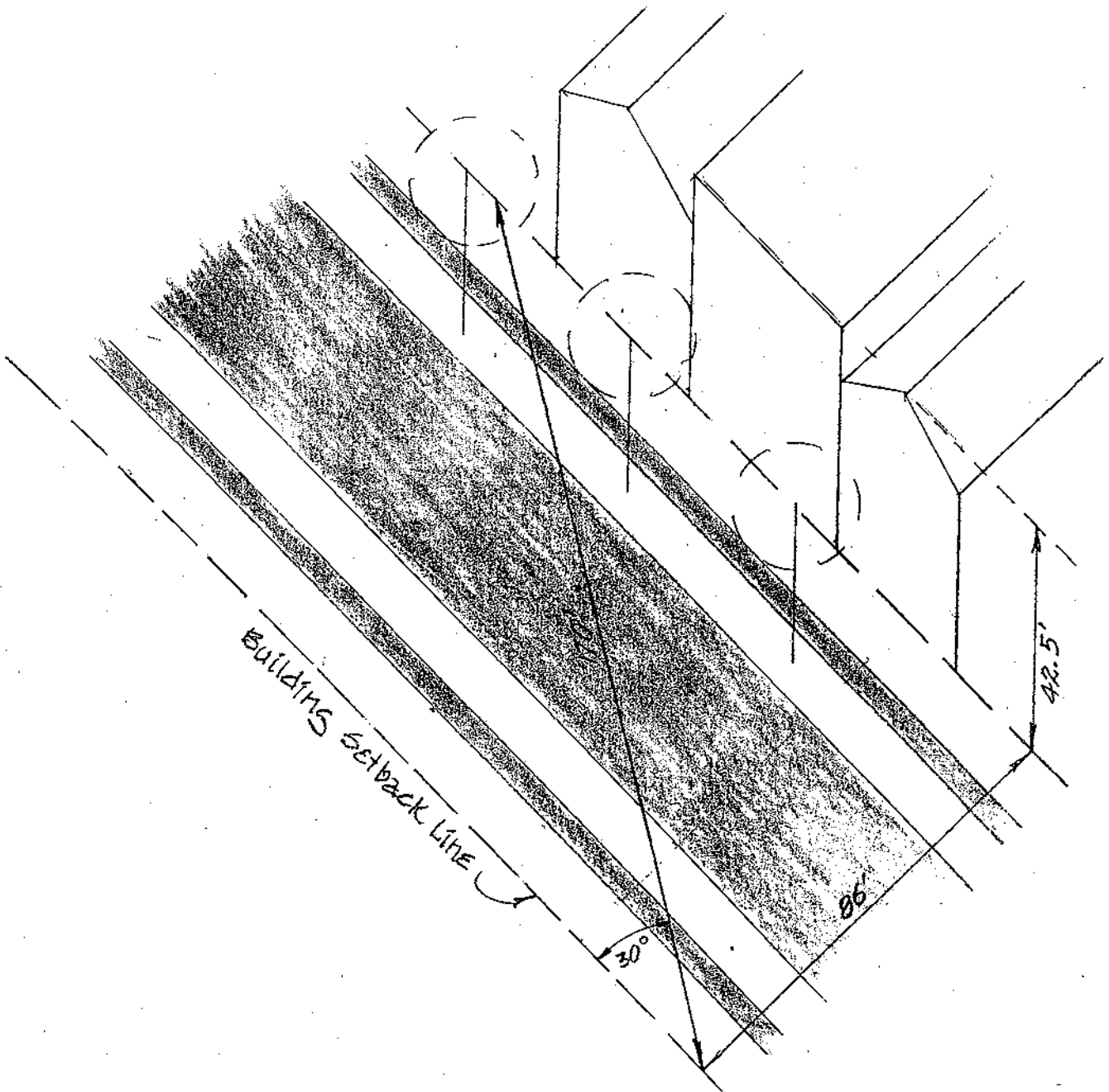


Exhibit 2
Street Definition

Welcome to the

City of Eugene Neighborhoods

[City Home](#) [Residents](#) [Businesses](#) [Visitors](#) [Services](#) [City Government](#) [Contact Us](#)

You are here: [Home](#) > [Planning and Development](#) > [Neighborhoods](#) > [Neighborhood Map](#)

- Navigation - Current Level
- Neighborhood Services
- Neighborhood Associations Information
- Neighborhood Leader Toolbox
- Neighborhood Calendar
- Neighborhood Map
- Neighborhood Leaders
- River Road/Santa Clara Service Delivery Issues

- Navigation - Top Level (2)
- Building & Permit Services
- Planning
- Community Development
- Downtown
- Solid Waste and Recycling
- City Quick Links

Neighborhoods

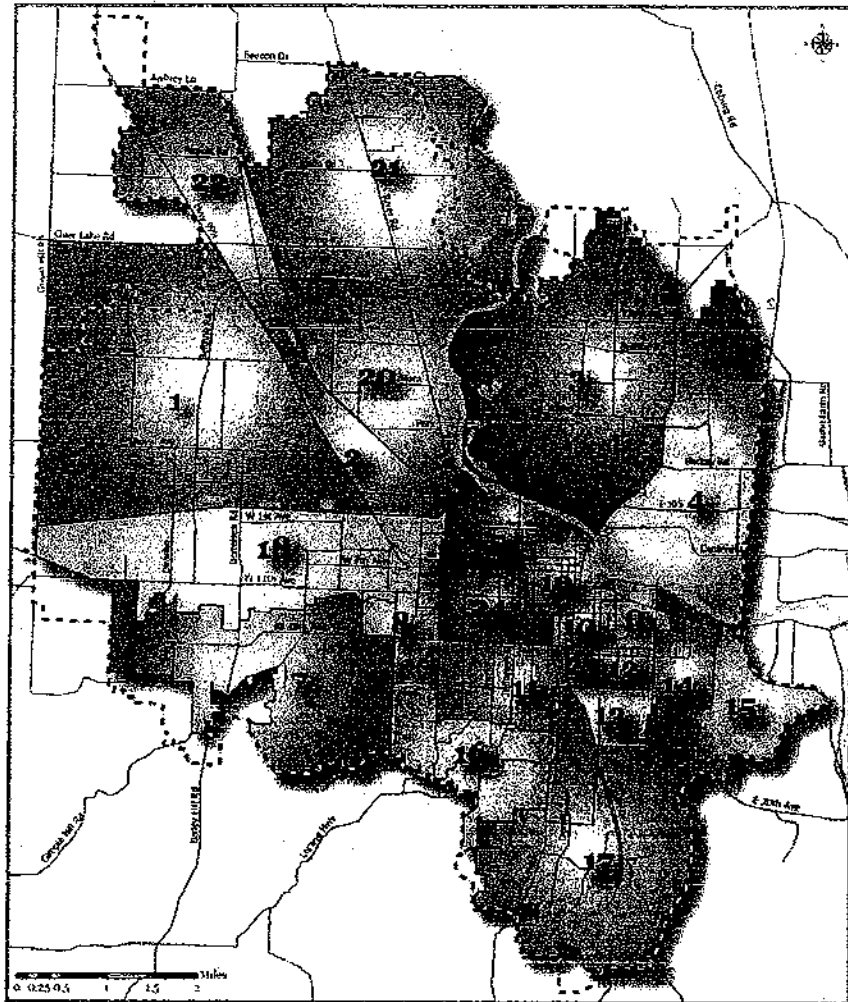
Neighborhood Boundaries

Name

- East Neighborhood Boundaries
- North Neighborhood Boundaries
- West Neighborhood Boundaries

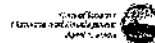
[more...](#)

City of Eugene Neighborhood Associations



City of Eugene Urban Growth Boundary

- | | | | |
|--------------------------------------|---|---|--|
| 0 University of Oregon Campus | 5 Whitaker Community Council | 13 Amazon Neighbors Association | 19 Downtown Neighborhood Association |
| 1 Active Bethel Citizens | 7 Churchil Area Neighbors | 14 Fairmount Neighbors | 20 River Road Community Organization |
| 2 Trainsong Neighbors | 8 Far West Neighborhood | 15 Laurel Hill Valley Citizens Association | 21 Santa Clara Community Organization |
| 3 Cal Young Neighborhood | 10 West University Neighbors | 16 Crest Drive Citizens Association | 22 Industrial Corridor Community Organization |
| 4 Harlow Neighbors | 11 Friendly Area Neighbors | 17 Southeast Neighbors | 23 South Eugene High School |
| | 12 South University Neighborhood | 18 West Eugene Community Organization | 24 Jefferson Westside Neighbors |



City of Eugene, 777 Pearl Street Eugene, OR 97401
USA (541) 682-3011

[Website Policies](#)

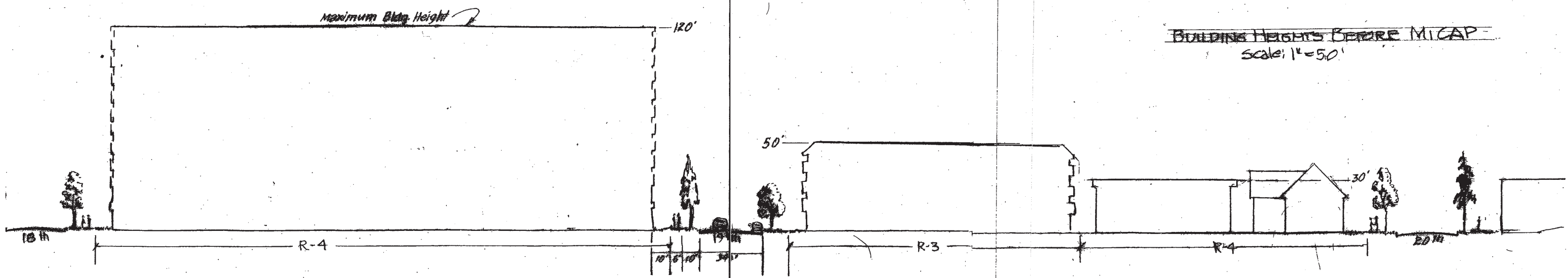
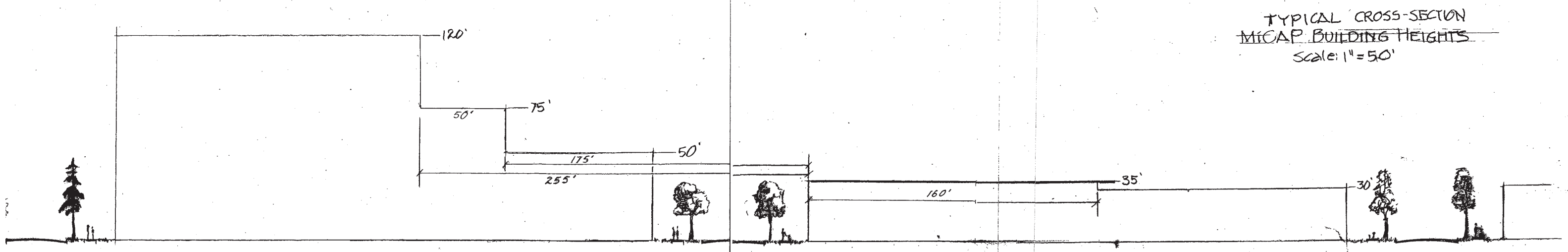
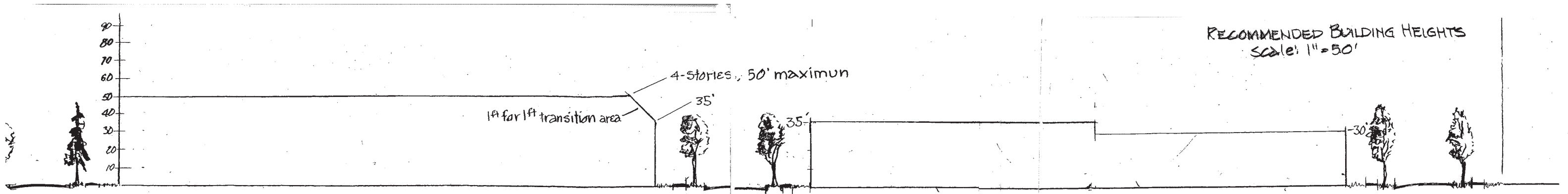


FIGURE 4