SMALL LOT RESIDENTIAL DEVELOPMENT IN EUGENE, OREGON

A study of density and site design

CITY OF EUGENE PLANNING AND DEVELOPMENT DEPARTMENT

Intent

The residential developments analyzed in this document were created by a variety of private developers and constructed between 1987 and 2004. Because they were created over time under various codes, the developments may not be entirely consistent with the land use code currently in effect.

The intent of this study is to analyze and compare characteristics of small lot development and site design, including choices available in dividing land, creating street and parcel layouts, and accommodating parking and open spaces.

We hope that this study will be a tool for small lot developers and designers to effectively assess and evaluate options for site layout in order to make living on small lots more attractive to more people.

This study was undertaken by the Eugene Planning Division staff and University of Oregon Architecture interns volunteering in the Planning Division.

Acknowledgements:

U of O Architecture Interns
Misti Cardin
Brett L. Hanson
Akasha Whoolery
Adam Neibling Tyler

Patricia Thomas, Urban Design Planner
City of Eugene Planning Division

For more information, call (541) 682-5377

SITE	# DU	SITE AREA	GROSS DENSITY	STREET AREA	NET DENSITY I	NET DENSITY II	TYPICAL LOT SIZE	SITE DIMENSION	COMMON OPEN SPACE	COMMON OPEN SPACE	COMMON PARKING AREA	CITY FILE #	APPL. TYPE*
									ACRES	% SITE			
Champignon	16 du	1.6 ac	**10.6 du/ac**	0.12 ac (PV)	**10.6 du/ac**	**10.8 du/ac**	2400-4550 sf	351'x200'	0.18 ac	11%	0.16 ac	PD 87-1	PUD
Avalon Village	82 du	7.9 ac	**10.4 du/ac**	2.27 ac (PB)	**14.5 du/ac**	**14.5 du/ac**	2470-4080 sf	500'x690'	(1) ac	10%	1.0 ac	SF 01-12	Cluster Sub
												SR 97-26	
Bogart Street Cottages	9 du	1 ac	**9 du/ac**	.33 ac (PV)	**9 du/ac**	**13.63 du/ac**	2600-5230 sf	465'x93'	0.33 ac	33%	0 ac	SR 95-21	Cluster Sub
												S 95-33	
The Arbors	8 du	1 ac	**8 du/ac**	0.24 ac (PV)	**8 du/ac**	**10.5 du/ac**	1500 sf	148'x289'	0.42 ac	42%	0.06 ac	SR 87-3	Cluster Sub
												S 87-1	
Willamette View	25 du	3.4 ac	**7.4 du/ac**	0.71 ac (PV)	**7.35 du/ac**	**9.3 du/ac**	3000-6000 sf	587'x255'	0 ac	0%	0 ac	PD 92-2	PUD
Quail Run	107 du	14.15 ac	**7.6 du/ac**	3.55 ac (PV)	**7.56 du/ac**	**10.1 du/ac**	3125-4780 sf	1467'x424'	1.95 ac	14%	.11 ac	S 95-27	Cluster Sub
												SR 95-16, ST 01-28	
												SR 01-26, SF 02-4	
Leatherwood	13 du	2.6 ac	**5 du/ac**	0.21 ac (PV)	**5 du/ac**	**5.4 du/ac**	1943-2691 sf	427'x255'	1.73 ac	67%	0.06 ac	SF 01-13	Cluster Sub
												SR 01-17	
Gresset/Taylor	8 du	0.41 ac	**19.5 du/ac**	0.0 ac	**19.5 du/ac**	**19.5 du/ac**	single lot (2)	150'x120'	0.08 ac	20%	.007 ac	SR 01-25	Site Review

Notes and Abbreviations:

Total Acreage

Net Density I = Total # Dwelling Units ÷
Total Acreage - Public Streets

Net Density II = Total # Dwelling Units ÷
Total Acreage - All Street Area

Common Open Space: Designated open space that lies outside individual lot lines.

Shared Open Space: Open space that is designated for use by all, but is privately owned (applies to Champignon and Avalon Village; not shown on chart)

Street Area: Street area measured as width of right-of-way.

Common Parking Area: Area designated exclusively for parking.

PV - Private
PB - Public

du- Dwelling units
PUD- Planned Unit Development

(1) - Portion of a larger development which includes common open space.
(2) - Multi-family development on single lot.

This study has been developed for broad-based analytical and educational purposes. The data shown represent the best estimates available during the time of the study.

Champignon PUD

PUD 87-1

location: Spyglass Rd. S. of Cal Young Rd.

design team: Peter L.H. Thompson, Threshold, Rob Thallon, Brown & Poage Engineering

developer:

gross density	**10.6 du/ac**
net density I	**gross**
net density II	**10.8 du/ac**
site area:	1.6 ac
dwelling units	16 du
average lot size	2400 - 4550 sq. ft.
common open space	0.18 ac
common parking area	0.16 ac
street area	0.12 ac (PV)

Features:

** Tree preservation.*

** Clustered cottage size dwellings.*

** Shared access paths w/ cross easements.*

** Shared parking off private lot.*

** Shared common open space.*

Willamette View Subdivision

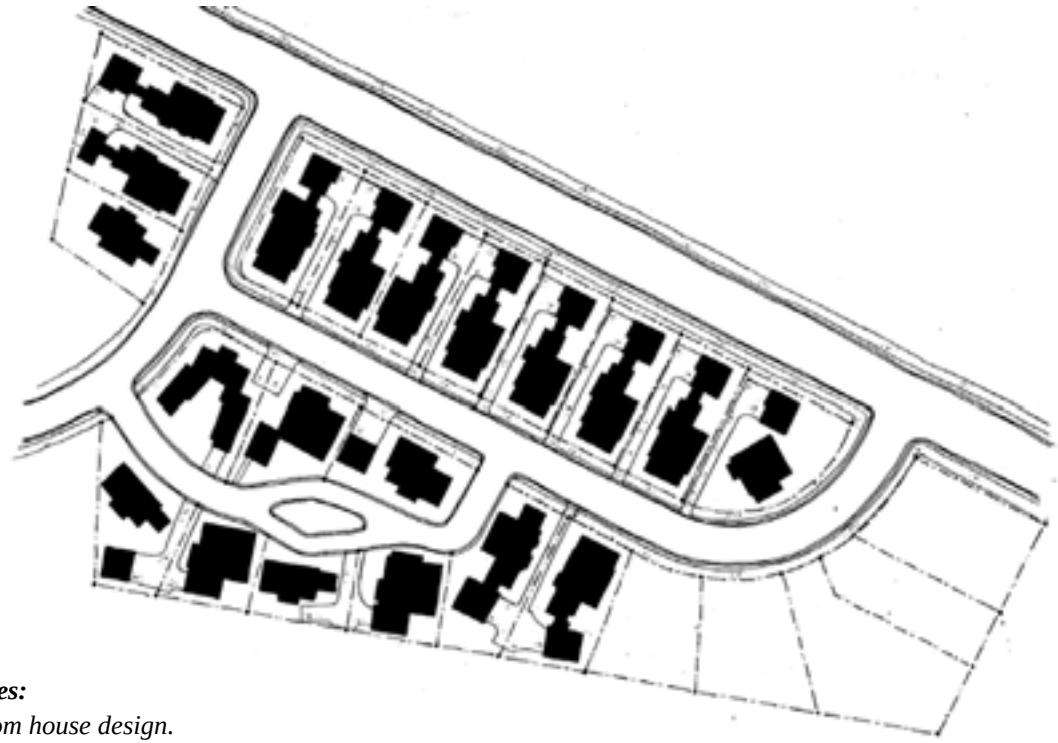
PD 92-2

location: S. of Kingsley, E. of Goodpasture Island Rd.

architect: David Edrington A.I.A.

developer/builder: Jack Adkins

gross density	**7.35 du/ac**
net density I	**gross**
net density II	**9.3 du/ac**
site area:	3.4 ac
dwelling units	25 du
average lot size	3000 - 6000 sq. ft.
common open space	0 ac
common parking area	0 ac
street area	0.71 ac (PV)



Features:

** Custom house design.*

** Shared driveways w/ ribbon drives.*

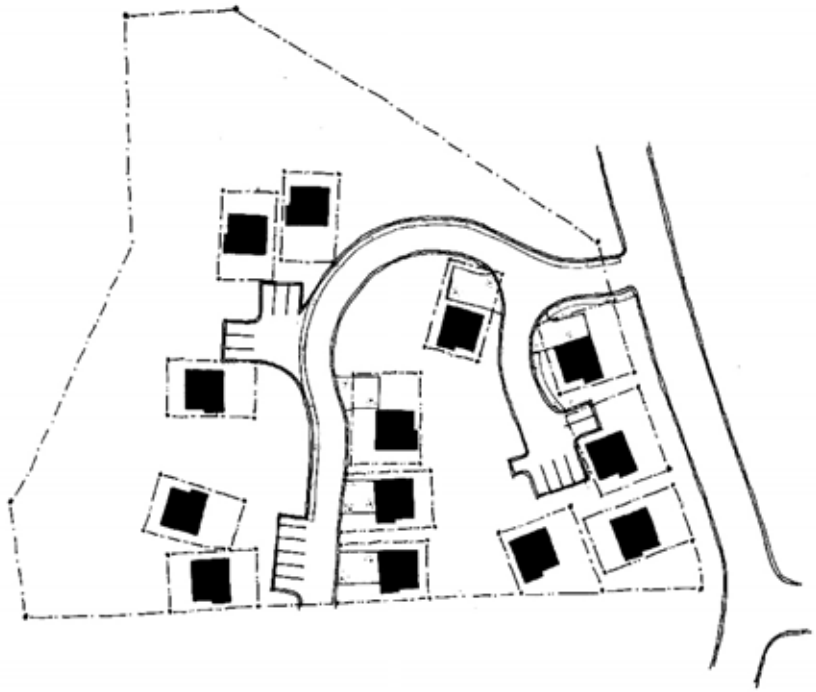
** Garages in rear and front porches to the street.*

** Narrow private streets suitable for strolling.*

Leatherwood Cluster Subdivision

SF 01-13 & SR 01-7
location: 1650 Leatherwood Drive
owner/project design: David Reynolds
site planning: Lockhart Consulting
engineer: Goebel Engineering

gross density	**5 du/ac**
net density I	**gross**
net density II	**5.4 du/ac**
site area:	2.6 ac
dwelling units	13 du
average lot size	1943 - 2691 sq. ft.
common open space	1.7 ac
common parking area	0.06 ac
street area	0.21 ac (PV)



Features:
** Private streets.*
** Custom design of dwellings.*
** Woodland & natural area preservation.*
** Shared parking and individual parking.*

Bogart Street Cottages Cluster Subdivision

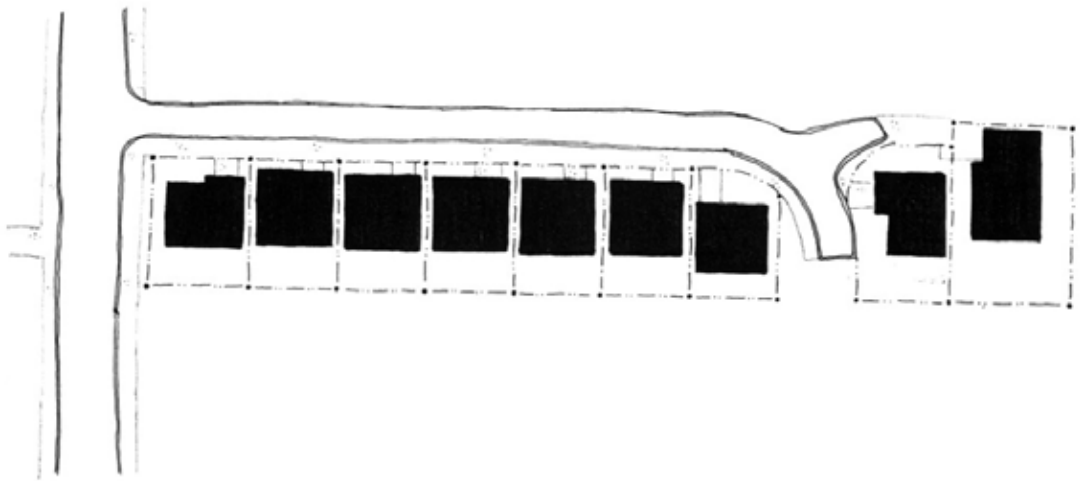
SR 95-21 & S 95-33

location: E side of Bogart LN, S of Willakenzie RD

landscape architect: Stangeland & Associates Inc.

developer: Mark Adkins Construction

gross density	**9 du/ac**
net density I	**9 gross**
net density II	**13.63 du/ac**
site area:	1 ac
dwelling units	9 du
average lot size	2600-5230 sq. ft.
common open space	0.33 ac
common parking area	0 ac
street area	0.33 ac (PV)



Features:

•Permeable driveway surfaces

•Front porches face common drive

•Cottage-like appearance

The Arbors Cluster Subdivision

SR 87-3 & S 87-1

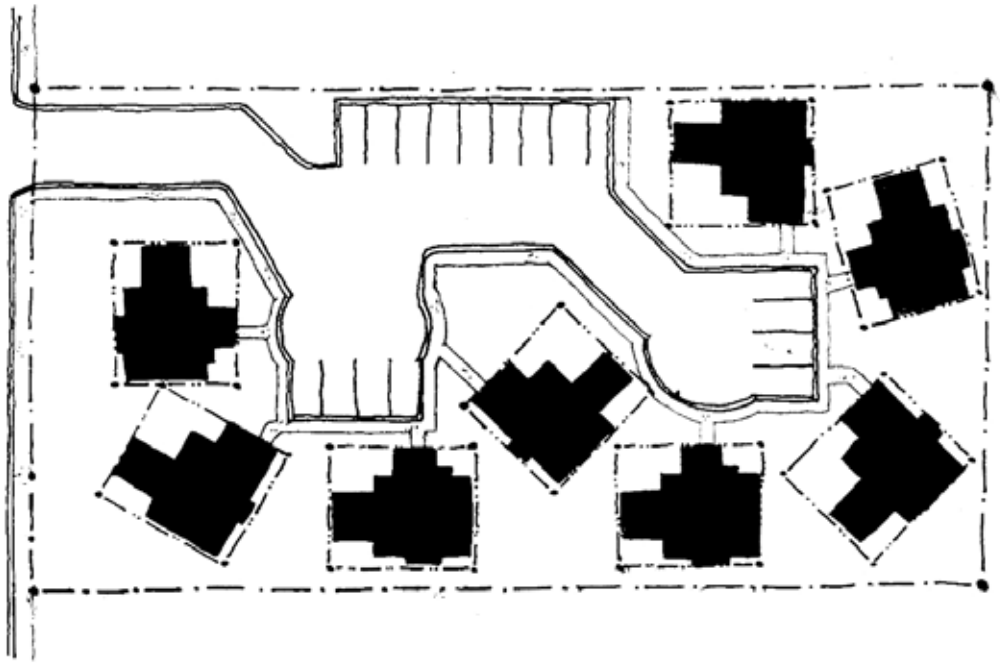
location: North of W. 18th between Mistletoe and Bailey Hill Road

architect: Arbor South Architecture, P.C.

developer: Carl Ihle

builder: Goldenridge Construction

gross density	**8 du/ac**
net density I	**8 du/ac**
net density II	**10.5 du/ac**
site area:	1 ac
dwelling units	8 du
average lot size	1500 sq. ft.
common open space	0.42 ac
common parking area	0.06 ac
street area	0.24 ac (PV)



Features:

** Custom design of houses.*

** Shared common open space.*

** Cottage-like appearance.*

** Clustered covered parking shelters.*

** Private open space nestled between homes..*

Avalon Village Cluster Subdivision

SF 01-12 & SR 97-26

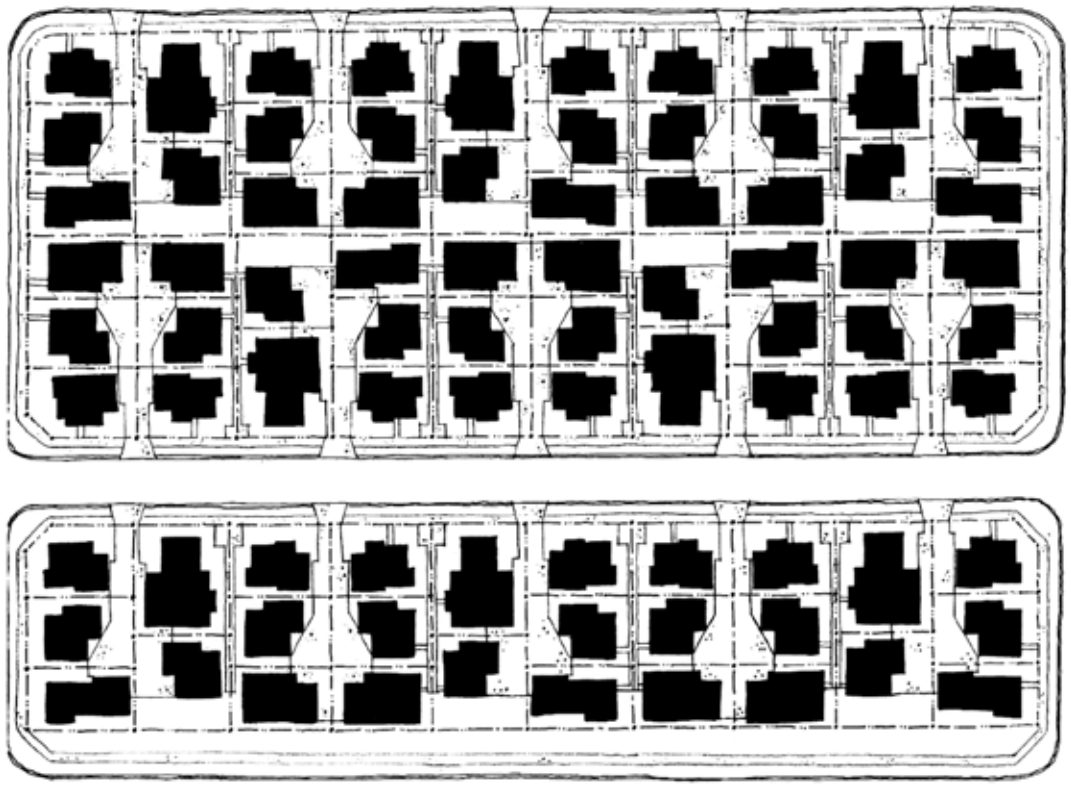
location: 1671 Hamlet Lane

site designer: Weber Elliott Eng. P.C., Doug Weber P.E.

developer: Northwest Land Partners, Michael Foote

** This is only a portion of a larger development with common space adjacent to it.*

gross density	**10.4 du/ac**
net density I	**14.5 du/ac**
net density II	**14.5 du/ac**
site area:	7.9 ac
dwelling units	82 du
average lot size	2470 - 4080 sf
common open space	beyond study area
common parking area	1.0 ac
street area	2.27 ac (PB)



Features:

** Shared driveways.*

** Street front parking near homes.*

** Shared sidewalks to "front" entry.*

** Courtyard style site design.*

Quail Run Cluster Subdivision

S 95-27, SR 95-16, ST 01-28, SR 01-26, SF 02-4

location: S. of Martin Luther King Blvd, between Lindley Lane and I-5

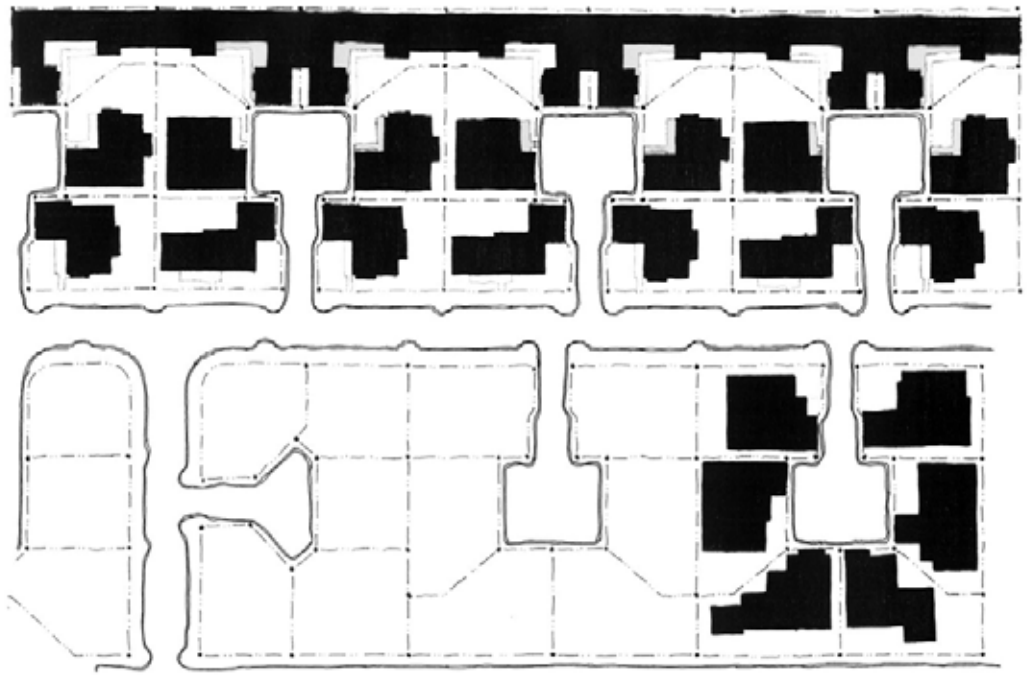
designer and developer:

Norm Fogelstrom, The Fogelstrom Company

** This is only a portion of a larger development with adjacent common space.*

gross density	**7.6 du/ac**
net density I	**7.56 du/ac**
net density II	**10.1 du/ac**
site area:	14.15 ac
dwelling units	107 du
average lot size	3125-4780 sq. ft.
common open space	1.95 ac
common parking area	0.11 ac
street area	3.55 ac (PV)

Quail Run



Features:

**Built with unique acoustic sound wall to block freeway noise.*
** Shared driveways*
** Courtyard style site design*
** Shared common area*
** Dwellings built with basements*

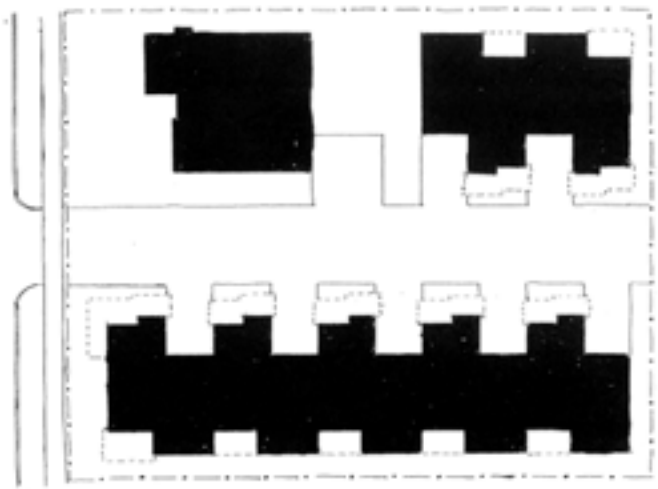
Gressett Taylor Site Review

SR 01-25

R2/SR: medium density residential w/ site review overlay.
location: 14th & Jefferson
designer: Associated Designs, Inc.- Rick McAlexander
developer: Cornerstone Design & Construction

* Developed as multi-family housing w/ potential to convert to privately owned condominia.

gross density	**19.5 du/ac**
net density I	**19.5 du/ac**
net density II	**19.5 du/ac**
site area:	0.41 ac
dwelling units	8 du
average lot size	*see note above
common open space	0.08 ac
common parking area	0.007 ac
street area	0.0 ac



Features:
** Front porches face common area.*
** Garaged parking between units.*
** Custom design in character w/ neighborhood.*
** Retains existing dwelling on site.*

Avalon Village

Hamlet Lane
Eugene, Oregon

Willamette View

S. of Kingsley, E. of Goodpasture Loop
Eugene, Oregon

Bogart Street Cottages

E. Bogart Ln, S. of Willakenzie Rd.
Eugene, Oregon

Champignon

Spyglass Rd, S. of Cal Young Rd.
Eugene, Oregon

Quail Run

S. Of MLK Jr. Blvd. between Lindley Lane and I-5
Eugene, Oregon

The Arbors

N. of W. 18th between Mistletoe & Bailey Hill Rd.
Eugene, Oregon

Gressett/Taylor

E. Of Jefferson St. at 14th Ave.
Eugene, Oregon

Leatherwood

NW side of S. Shasta Lp.
N. of 43rd Ave
Eugene, Oregon