

Riverfront Open House Comments - June 20, 2018

What do you like about the proposed redevelopment plan?

- A place to play. – Age 8
- To be done by 2021
- Mixed use buildings and public open space. Continuity to 5th.
- I am not thrilled. I find it spectacularly uncreative and short sighted. All housing, limited public access. Two thumbs down.
- Access to the river area for all.
- Opening to the river, bike/ pedestrian access, affordable housing.
- Brings activity to the natural resource- The River!
- High density housing in the downtown area. Riverfront park and plaza
- Keeping/ repurposing the steam plant, some affordable housing, Hotel- should have a convention center! All the housing north of 5th Ave.
- Connecting via 5th Ave, Awareness & concern about building height and public façade.
- It has a plaza and a park
- Like the idea of extending 5th Ave
- Integration of affordable housing
- It is now finally closer to a reality. City council needs to move it forward
- Love the curved bridge. Cross river connection at this location is excellent.
- Looks like the affluent will enjoy the plan. The rest of us- not so much.
- Having a great riverfront urban walkable neighborhood to complement our great riverfront parkland.
- Living on the river
- Exciting- natural area park & event plaza. Low income housing. Access to downtown-connecting
- The use of the riverfront
- I love the mixed space of places to shop, live, play, and travel
- Park , mixed housing, replanting native plants, affordable housing
- It adds value to the property in architecture and parks

Riverfront Open House Comments - June 20, 2018

What do you like about the proposed redevelopment plan?

- About time
- It seems well thought out
- Plaza, housing, commercial
- Let's do this project over a 20 year time period
- Cleaning up an "eyesore". Improving upon Eugene Slum Environment"
- Taking an eyesore and making it user friendly to walk, bike, and enjoy
- It's closeness to the river
- Generally looks good.
- River can become center stage- will bring life energy to all that has been hidden.
- Sounds like a dream come true!
- Plans to connect downtown to river@ 5th and 8th. Affordable housing- so necessary. Like the plan for the additional bike/walk bridge- creates a nice loop w/ DeFazio bridge
- It will be good to put the land to better use.
- City projected revenue. Beautification of the eyesore. Low income housing
- Doing something with wasted space. The beauty. Use for human needs and interaction
- Housing, a flat bike path.
- Mixed-use, increased access to river, natural type park, architecture
- Mix of commercial, open space & housing
- Exciting re focus back to the river, mixture of uses, opportunity for many to get close to the river, be active
- The people can live, shop, and dine on the river. Open spaces- parks
- Restaurants with free cookies – child
- I'd prefer not to see Eugene city government shilling for a private developer.
- Better than nothing, assuming there is some park/open space
- Housing downtown, public spaces
- A few urban places

Riverfront Open House Comments - June 20, 2018

What do you like about the proposed redevelopment plan?

- Opening the riverfront
- Increased access to river. Connection/proximity to 5th St Market area.
- Green park, keeping Steam Plant, low income housing
- The park plan sounds wonderful
- The park and plaza. Mix of residential and commercial
- Wider park strip with multi use path. Keep steam plant
- Access to river, benches to view the river, bridge looks interesting
- The park
- Location!!!! Keep high standards to protect environment (air, land, water) Public input, don't rush focus on sustainable future.
- The river, greenspaces, riparian zones being maintained. Need to keep wetland open space, adventure play area, pollinator knoll, and urban agriculture from original plan.

Riverfront Open House Comments - June 20, 2018

What would you like to see more or less of in the plan

- I would like to see more space for kids to play and a water powered Ferris wheel – Age 8
- Waterfront should give max access directly to water (few trees... we have plenty of them)
- Steam plant should be mixed use, not residential only.
- The plan needs more retail/restaurant/coffee shop space to make this a vibrant area the 8 month of the year we have rain.
- Limit public car access to frontage road. Make lighting specifically direct away from river.
- Less housing, more retail shops and eateries.
- This looks like a design by white people for white people. How are people of color part of the planning, design, and outcome?
- Less development enrichment on the Willamette Greenway, it's the best part of Eugene. Sorry to see it being sold off.
- More destination restaurants, cafes to give people more of a reason to come there and something to do while there. More affordable units though I realize it's probably not very feasible.
- More commercial and community space
- More off street parking & food shopping
- Leave all the trees along the river. Don't create more open space
- Urban edge/ overlook right to the river's edge. Commercial mixed use around the plaza- commercial, retail, etc. on the ground floor surrounding the plaza, with housing above. Extend the plaza to the river's edge.
- I would like to see more effort and research regarding gentrification; how this space will be accessible (both interpersonally and financially) for people of color in our community. Will this be another white space in our city? How will it be accessible for non- English speakers? I want to know more about how this project will be accessible for low income people.
- Wider park. Little will be left after path construction. Keep view of Skinner and Spencer Buttes from Plaza.
- More plants and birds. Less modern arts in the park.

Riverfront Open House Comments - June 20, 2018

What would you like to see more or less of in the plan

- Would like to see more open space/ park. More restaurants. Wonder about parking around the plaza- will there be parking available?
- More space for park strip, focus on sustainability. Proposed park is like a wide backyard. Less paved plaza. More differentiation in heights and volumes of buildings
- More retail for casual enjoyment
- More public space. More park like area. Place for art galleries and small shops.
- Less housing!!! More retail/restaurants!! Give people a reason to visit the Riverfront. As it currently appears it will be a really nice neighborhood park for residents of the townhomes and condos.
- Would love to see "Restaurant Ron" come back- a variety of informal restaurants, perhaps with a common seating area. (I love Ashland's row of restaurants along the creek) I hope the role of cars will be minimized.
- More upscale development. BLOW up the Ugly Steam plant!!
- Please include space to breathe. I like the idea of some dense development to allow for open space.
- More open inviting public space
- I's like the townhomes to be one level
- I do have a preference towards European brickwork buildings as opposed to modern glass and steel
- Green idea, integrated a public garden space for residents, planting native fruit bearing plants, green building (solar, green roofs, water runoff, energy efficient)
- Less residential, more retail, in a solution to the parking issue. I would like to be drawn to this area, not just to walk through as I can do now on the bike path. Needs restaurants and retail.
- More affordable housing, more space for wine shop or food vendor. Energy efficiency, plenty of trees.
- River education, river access, kiosk on location where water safety is promoted, river raft access.
- More restaurant and commercial along riverfront for walkers and bikers to stop and enjoy. Keep the townhouses private
- It's going to be expensive, the city needs to do a better job identifying costs, and I'd like to hear more definitive amounts.

Riverfront Open House Comments - June 20, 2018

What would you like to see more or less of in the plan

- Do it well!! Do it right!! Plan for upkeep, keep it safe. Not something that will deteriorate in 20 years. Plan and finance effective maintenance
- Think creatively! Do not think small, if you do it properly it will be a wonderful addition to the city.
- The park should be bigger. Maybe a pedestrian bridge for easy access to Alton Baker Park
- Half of the multi-family housing should be condos. We need a downtown with buy-in from our citizens
- Gift and retail shop
- More river viewing spots, more natural features, in the man-made construction, more art features
- Lots of river view on city side. Small area for river play on Alton Baker Park side
- Less housing, more open space- fountains, gardens, and water play areas.
- Steam plant- needs to have some community and educational purpose- not just business space. Make sure townhouses & multi-family units are also financially accessible- that units don't become sucked up by the wealthy
- Seems more like a housing development, not public use area. Very little space to enjoy riverfront
- More space dedicated for park open space. Make use of the sky space, build taller buildings
- The hotel is a big plus! Multiple access to the river is a must
- Remove power transmission tower, more grading down of levee, 1st floor retail space in buildings
- More green space through housing parcels- not housing blocks facing the riverfront- that looks like private front yards for the wealthy residents
- Less housing unless commercial activities are increased
- Be sure to include historic resources/ history of area through art and displays of millrace, mill, elevator bldg., skinner butte.
- Bike paths/ walking paths
- More greenspace, less cement. Pavers/ bricks w/plants growing through is better. Housing at prices the average city or university worker can afford.

Riverfront Open House Comments - June 20, 2018

What would you like to see more or less of in the plan

- Lights along the bike paths, tables and benches along river. Boat on the river, docks along the way.
- More playgrounds- child
- More urban and grass areas
- The bridge is disappointing. It is a toy for the amusement of the wealthy, barely ¼ mile for the DeFazio
- More affordable housing, more open public space along river
- More commercial/ live-work
- Increase density. Consider a structure under viaduct.
- More trees, benches shaded by trees in public plaza area.
- More playgrounds, water play parks, river access
- Useful retail and services for new residents. Downtown and university areas are expensive, need more affordable options for groceries etc.
- More attractions for those from other areas like shops, restaurants, art gallery, music venue, etc.
- Play areas for kids w/ cool designs, picnic areas
- Less housing, more public spaces
- Wide bike path to accommodate the extra people and bikes
- The bridge to WABP should be removed from the drawing- no funding or permits- DeFazio Bridge is only ¼ mile away.
- More green space. Add back pollinator knoll, urban gardens, open millrace, and adventure play area from original plan
- More green space
- Minimum amount of onsite renewable energy generation. Water saving devices throughout the project. Increase floor elevation beyond code requirement for 100 yr flood plain. Increase green space from current plan of 3 acres to original 5.5 acres.
- Incorporate a clean energy district, use geothermal heating and cooling, stipulate minimum residential density within project, stipulate requirements for electrical vehicle infrastructure, stipulate seismic standards within project, design HVAC systems to filter heavy smoke from summer wildfires.

Riverfront Open House Comments - June 20, 2018

What else would you like the Council to know or consider regarding the proposal?

- I want a kitten house! – 1st grader
- Please consider the future of the mill race and potential impacts and possibilities for the extended neighborhood.
- Take the health of the river into high regard & we don't need another bridge. Focus on Ferry connection.
- I'm hearing there is 1 restaurant proposed. They don't want to compete with 5th St, retail space not along the river. The idea was to give river access to all. We should stretch eating, art galleries, etc. all along the river, not cram it in a single corner of the development.
- Pedestrian path and a bike path. Parking is important, making it accessible for all.
- Please reach out to organizations like the NAACP to hear their insight, concerns, values, ideas, and desires. We need their voices as well as other groups (latino, immigrant, low income) involved in this process. If they aren't coming to you, re-evaluate how you are actively involving them in the process.
- Key to separate vehicle & pedestrian access
- Value of the MUPTE
- Put many benches & some picnic tables in public plaza & a children's playground. Most benches & tables should be shaded by trees. Pavement should be absolute minimum necessary.
- We have miles of awesome parks on the river- Alton baker, Maury Jacobs, the park by the Campbell Center- what we don't have is an urban connection with the river. It's worth taking more time & money to get this right.
- Gentrification, racism being reproduced in city planning, low income accessibility.
- Band & Dance Gazebo, stage. A revolving observation tower. A ferry crossing over to Alton Baker Park- Judy Morse 541-344-6302
- Lease, rather than sell, this irreplaceable public resource.
- Opportunities to visit here during construction to see how it's going.
- Would like to have access to the river for putting in canoe, etc. on this side of the river. Not sure how livable this area is- to walk to shops- grocery.
- If they cannot decide on city hall. This project could be a second best, why not EWEB for location?
- Maybe more area to walk on a summer's eve.

Riverfront Open House Comments - June 20, 2018

What else would you like the Council to know or consider regarding the proposal?

- I hope this remains a place that feels welcoming to ordinary people from the community, even though most of the housing will probably be very expensive.
- Please: attractive architecture, I'll pay more tax to avoid big box design.
- Public housing and veterans transitional housing
- I really dig the bridge! Although it's a concept, the idea seems well thought out, I appreciate it.
- Have children's area, have dog area for residents to bathroom dogs- away from public use/family area.
- Make viaduct open space some type of sports court or dog park – not parking!
- The few high cost condos on the river will not compete with 5th St or Oakway. We are a growing city in need of places to gather. Restaurants on the river would be a great addition also coffee shops, sandwich deli, wine bar, and brewery.
- No UGLY!! (capstone)
- Consider the children- what would they want?
- Like to have a public vote, before taxpayers pay the final project, most likely that won't happen.
- Keep it high quality and people/bike friendly.
- Do not make it Eugene weird! Make us proud!
- Someone should visit the river walk in San Antonio, Texas and incorporate as much of its positive features.
- Could use small commercial in steam plant
- That the area be a safe secure zone- free of criminal activity. Presence of police- security and monitoring of behavior that interfere with enjoyment.
- Please plant lots of shade trees
- Include areas for kid interaction- fountain to play in. include area for community gathering in central park such as concerts & public exercise opportunities
- Don't make it like downtown with building block after block- cold and ugly
- Recreation center for kids and adults. More low income housing
- It's excellent the city is doing this

Riverfront Open House Comments - June 20, 2018

What else would you like the Council to know or consider regarding the proposal?

- The city has a dismal reputation with large projects (city hall & capstone). Follow through & oversight. What systems are in place to avoid bad outcomes? I am against MUPTE giveaways- we must stop giving away our tax base to outside developers. Good Luck!
- Eugene has made bad design decisions- apartments by Knickerbocker Bridge & Olive monolith, both would be better with commercial underneath. Height of buildings? Will affordable housing units have view of green space? Do we really need all this housing? Commercial wouldn't be viable because of lack of car access. How about putting in parking & better driving access? Hope the hotel actually happens.
- Consider the traffic implications
- Steam building > OMSI Find the support – Oregon Lottery?, Bill Gates?
- Just have the council get something done for a change
- Don't make it too slick or "Portlandia" keep historic Eugene feel
- More playgrounds for kids
- No benefit for the river, should be more public access.
- There's a deficit of 13,500 affordable housing units. If you don't help us, then don't expect us to like this!
- Public space will be dead unless it is faced by active users (commercial), Hilyard traffic must be calmed. Separate bike/ped paths
- Take this opportunity to long term plan for parking. That this is a good use of MUPTE and urban renewal.
- Favor long term leases over property sales
- Great place for City Hall. Do what's best for the city and taxpayers.
- Concern about health effects/safety of keeping the electrical tower where it is. Buffer of sound/noise from the busy road/highway.
- Too late to make EWEB City Hall????
- Would like to see staircases down to river. Reno, NV has a lovely river walk with lots of people access.
- Doesn't sound like there will be any affordable housing for middle income seniors in single level, affordable...

Riverfront Open House Comments - June 20, 2018

What else would you like the Council to know or consider regarding the proposal?

- No new bridge, respect the river
- The green/park area was to be 5 acres- where is the other acre of parkland on this project?
- Look carefully at the costs and benefits to ensure public dollars are well spent
- Have affordable housing dispersed in the townhomes
- Keep EWEB building public, don't tear it down.
- Hire local people. Require entire project to operate without fossil fuels. Limit the use of concrete using low GHG or CLT's. Buildings should accommodate parking underground. Solar panels on roofs
- Maintain maximum building setbacks from river. Stipulate local contractors perform work/use local union workers, require utilities to be included in rental fees, stipulate buildings provide underground/ on-site parking for vehicles and bikes, limit use of concrete & use low GHG concrete or CLT's, don't rush, do it right, require high standards, require water saving features, use green or solar panels, consider flood plain, accessibility for bike/ped from university.