SMALL LOT RESIDENTIAL DEVELOPMENT
IN EUGENE, OREGON

A study of density and site design
**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:**

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  City of Eugene Planning Division

For more information, call (541) 682-5377
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.

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 du - Dwelling units
PB - Public PUD - Planned Unit Development

(1) - Portion of a larger development which includes common open space.
(2) - Multi-family development on single lot.
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: 9.3 du/ac
net density II: gross
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

<table>
<thead>
<tr>
<th>Feature</th>
<th>Description</th>
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<tbody>
<tr>
<td>gross density</td>
<td>5 du/ac</td>
</tr>
<tr>
<td>net density I</td>
<td>gross</td>
</tr>
<tr>
<td>net density II</td>
<td>5.4 du/ac</td>
</tr>
<tr>
<td>site area</td>
<td>2.6 ac</td>
</tr>
<tr>
<td>dwelling units</td>
<td>13 du</td>
</tr>
<tr>
<td>average lot size</td>
<td>1943 - 2691 sq. ft.</td>
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<tr>
<td>common open space</td>
<td>1.7 ac</td>
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<tr>
<td>common parking area</td>
<td>0.06 ac</td>
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<tr>
<td>street area</td>
<td>0.21 ac (PV)</td>
</tr>
</tbody>
</table>

**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
net density I
net density II
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

<table>
<thead>
<tr>
<th>Metric</th>
<th>The Arbors Cluster Subdivision</th>
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<tbody>
<tr>
<td>gross density</td>
<td>8 du/ac</td>
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<tr>
<td>net density I</td>
<td>8 du/ac</td>
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<td>net density II</td>
<td>10.5 du/ac</td>
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<td>site area</td>
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<tr>
<td>dwelling units</td>
<td>8 du</td>
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<td>average lot size</td>
<td>1500 sq. ft.</td>
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<tr>
<td>common open space</td>
<td>0.42 ac</td>
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<tr>
<td>common parking area</td>
<td>0.06 ac</td>
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<tr>
<td>street area</td>
<td>0.24 ac (PV)</td>
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</table>

**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.*

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Gross Density</td>
<td>10.4 du/ac</td>
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<tr>
<td>Net Density I</td>
<td>14.5 du/ac</td>
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<tr>
<td>Net Density II</td>
<td>14.5 du/ac</td>
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<tr>
<td>Site Area</td>
<td>7.9 ac</td>
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<tr>
<td>Dwelling Units</td>
<td>82 du</td>
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<tr>
<td>Average Lot Size</td>
<td>2470 - 4080 sf</td>
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<tr>
<td>Common Open Space</td>
<td>beyond study area</td>
</tr>
<tr>
<td>Common Parking Area</td>
<td>1.0 ac</td>
</tr>
<tr>
<td>Street Area</td>
<td>2.27 ac (PB)</td>
</tr>
</tbody>
</table>

*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

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

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<table>
<thead>
<tr>
<th>Feature</th>
<th>Value</th>
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<tbody>
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<td>dwelling units</td>
<td>107 du</td>
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<td>average lot size</td>
<td>3125–4780 sq. ft.</td>
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<td>1.95 ac</td>
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<td>common parking area</td>
<td>0.11 ac</td>
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<td>street area</td>
<td>3.55 ac (PV)</td>
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**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.

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<tbody>
<tr>
<td>gross density</td>
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<td>net density II</td>
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<tr>
<td>dwelling units</td>
<td>8 du</td>
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<tr>
<td>average lot size</td>
<td><em>see note above</em></td>
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<tr>
<td>common open space</td>
<td>0.08 ac</td>
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<tr>
<td>common parking area</td>
<td>0.007 ac</td>
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<tr>
<td>street area</td>
<td>0.0 ac</td>
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Features:
* Front porches face common area.
* Garaged parking between units.
* Custom design in character w/ neighborhood.
* Retains existing dwelling on site.