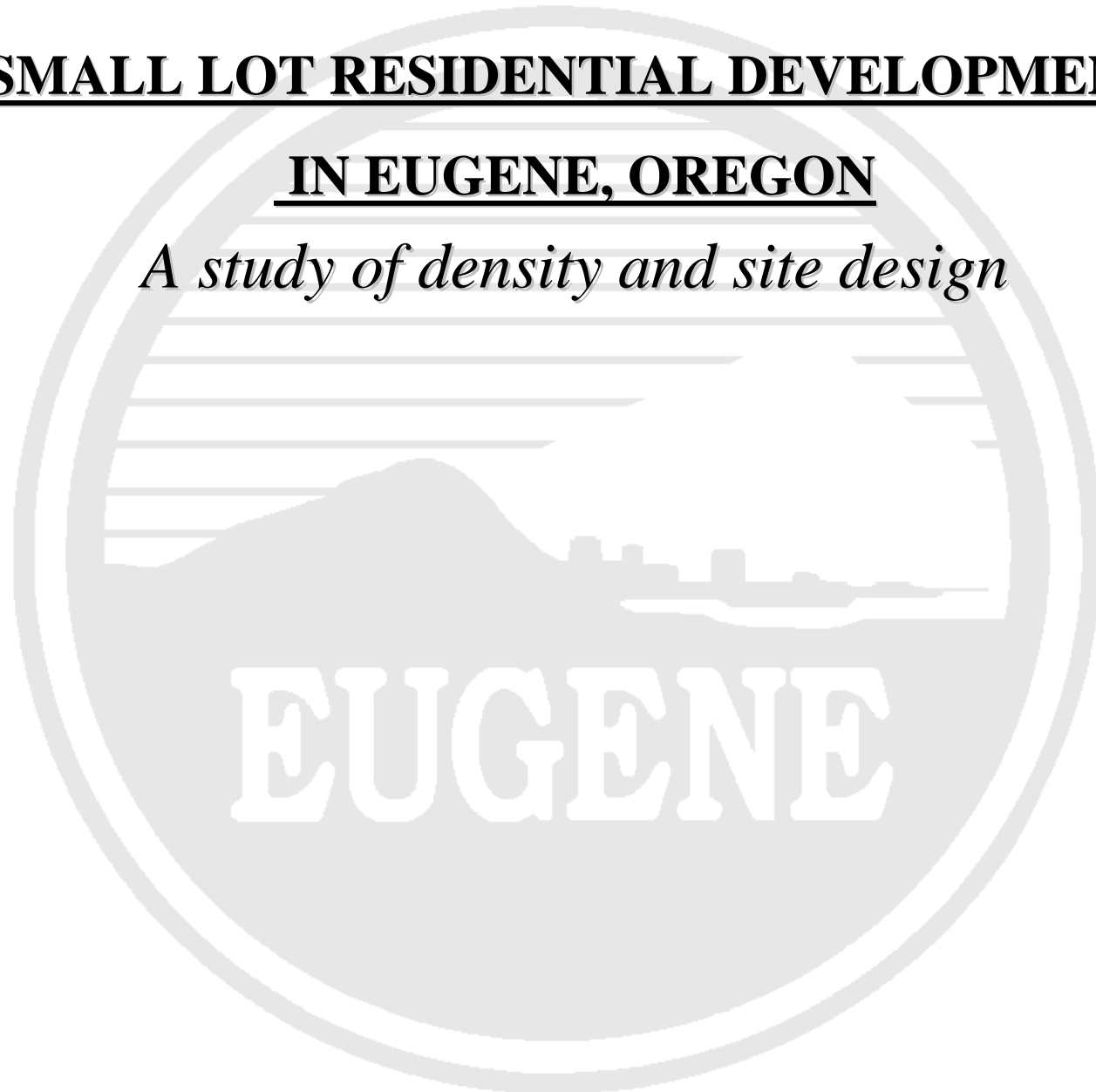


# **SMALL LOT RESIDENTIAL DEVELOPMENT**

## **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:

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<br>SR 97-26                               | Cluster Sub |
| 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<br>S 95-33                                | Cluster Sub |
| 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%               | 0.05 ac             | SR 87-3<br>S 87-1                                  | Cluster Sub |
| 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<br>SR 95-16, ST 01-28<br>SR 01-26, SF 02-4 | Cluster Sub |
| 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%               | 0.05 ac             | SF 01-13<br>SR 01-17                               | Cluster Sub |
| 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

$$\text{Net Density I} = \frac{\text{Total \# Dwelling Units} \div}{\text{Total Acreage} - \text{Public Streets}}$$

$$\text{Net Density II} = \frac{\text{Total \# Dwelling Units} \div}{\text{Total Acreage} - \text{All Street Area}}$$

**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.

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.



# Champaign 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

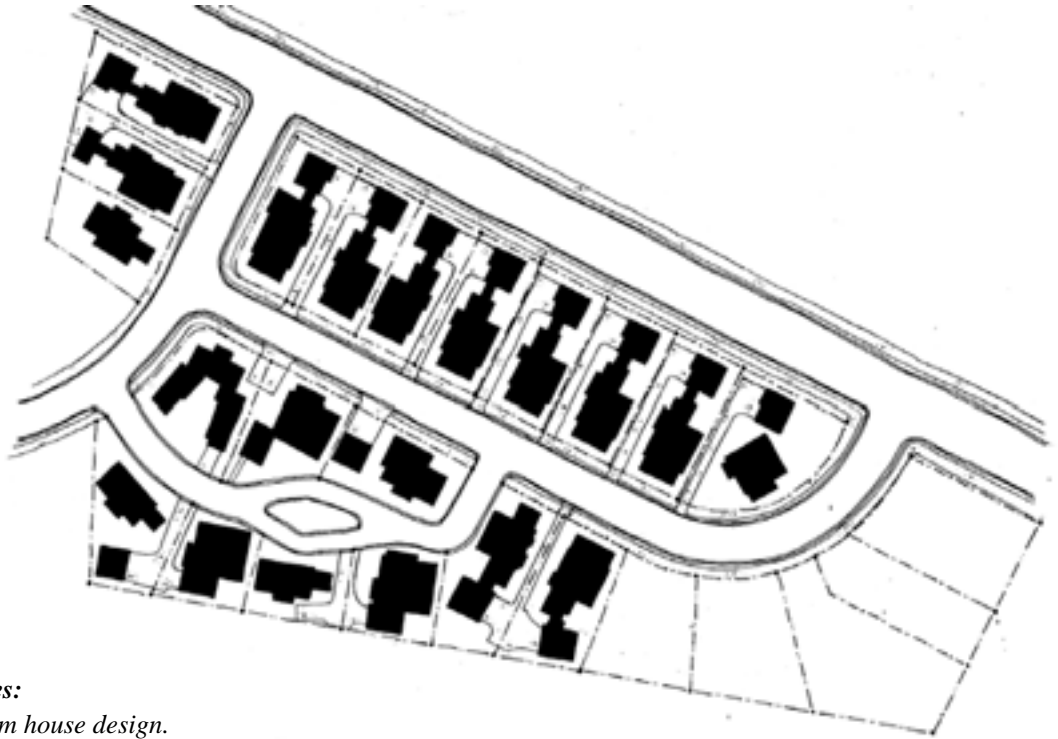
PD 92-2

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

**architect:** David Edrington A.I.A.

**developer/builder:** Jack Adkins

|                       |                     |
|-----------------------|---------------------|
| <b>gross density</b>  | <b>7.35 du/ac</b>   |
| <b>net density I</b>  | <b>gross</b>        |
| <b>net density II</b> | <b>9.3 du/ac</b>    |
| 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

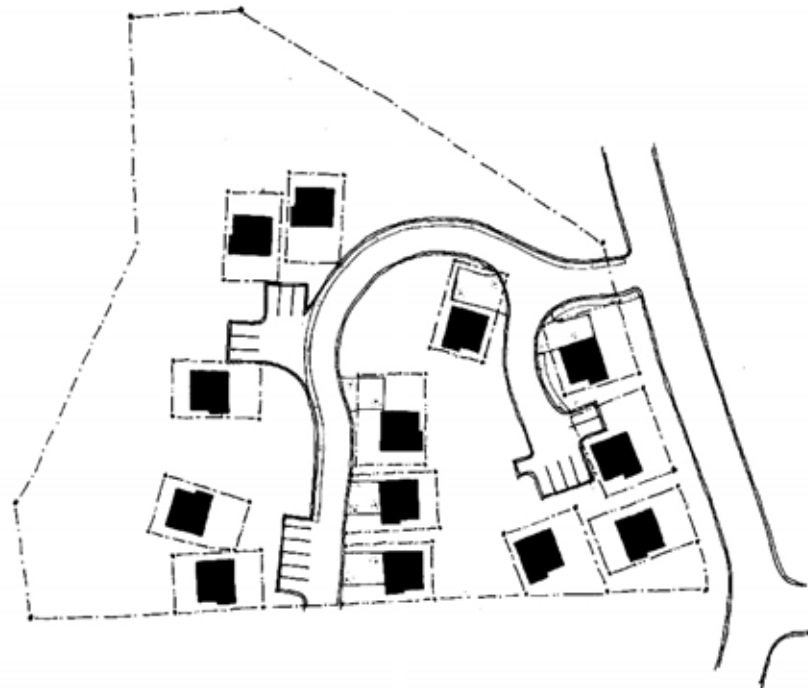
**location:** 1650 Leatherwood Drive

**owner/project design:** David Reynolds

**site planning:** Lockhart Consulting

**engineer:** Goebel Engineering

|                       |                     |
|-----------------------|---------------------|
| <b>gross density</b>  | <b>5 du/ac</b>      |
| <b>net density I</b>  | <b>gross</b>        |
| <b>net density II</b> | <b>5.4 du/ac</b>    |
| 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

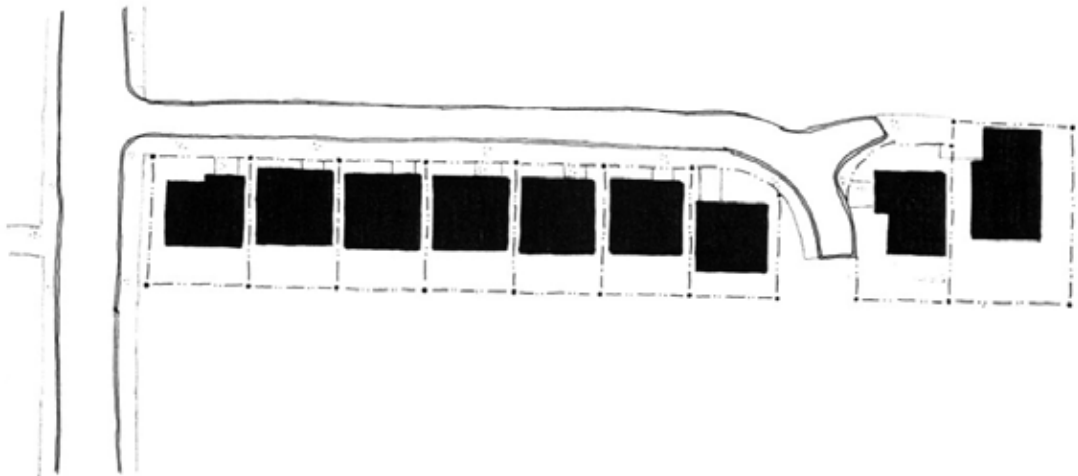
**location:** E side of Bogart LN, S of Willakenzie RD

**landscape architect:** Stangeland & Associates Inc.

**developer:** Mark Adkins Construction



|                       |                    |
|-----------------------|--------------------|
| <b>gross density</b>  | <b>9 du/ac</b>     |
| <b>net density I</b>  | <b>9 gross</b>     |
| <b>net density II</b> | <b>13.63 du/ac</b> |
| 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

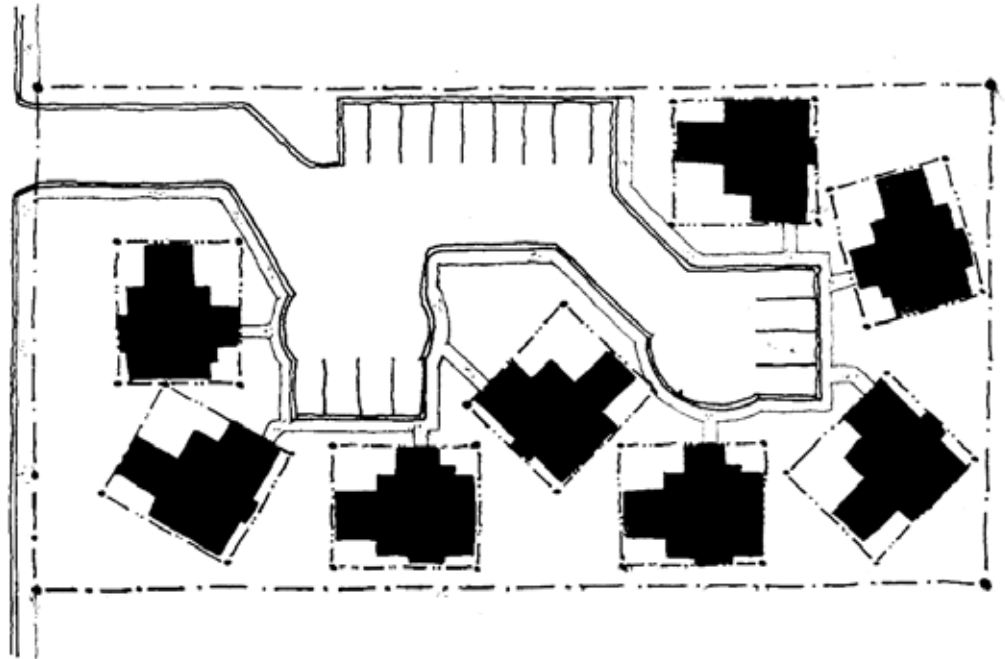
**architect:** Arbor South Architecture, P.C.

**developer:** Carl Ihle

**builder:** Goldenridge Construction



|                       |                   |
|-----------------------|-------------------|
| <b>gross density</b>  | <b>8 du/ac</b>    |
| <b>net density I</b>  | <b>8 du/ac</b>    |
| <b>net density II</b> | <b>10.5 du/ac</b> |
| 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

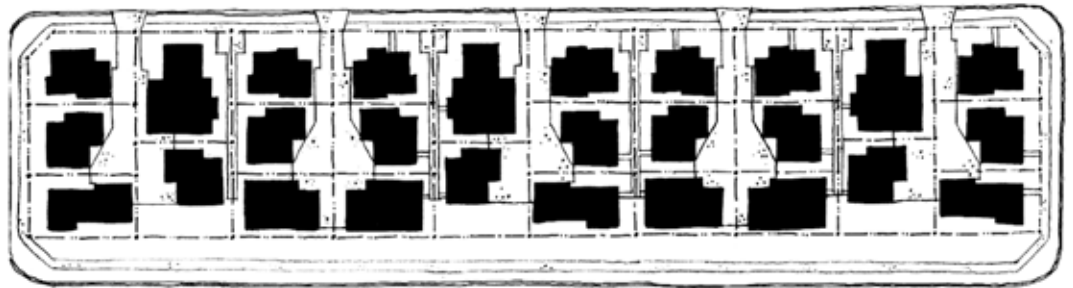
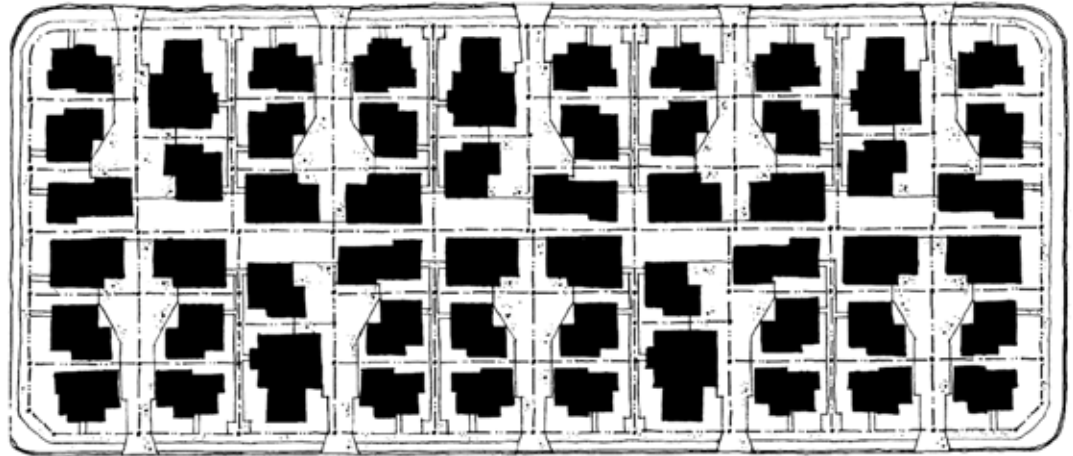
site designer: Weber Elliott Eng. P.C., Doug Weber P.E.

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

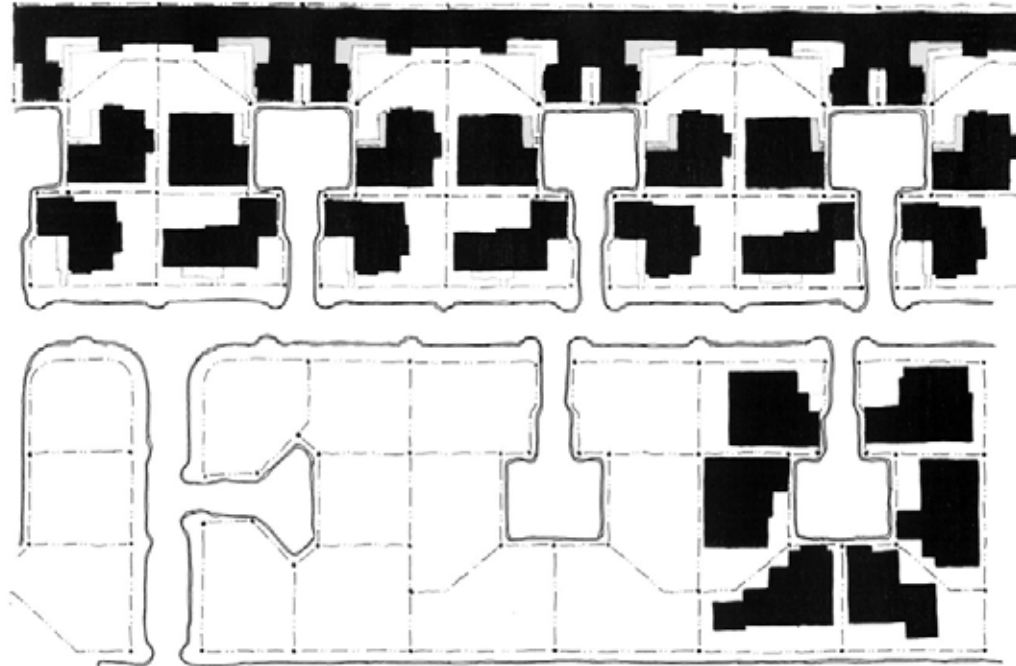
**location:** S. of Martin Luther King Blvd, between Lindley Lane and I-5

**designer and developer:**

Norm Fogelstrom, The Fogelstrom Company

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

|                       |                   |
|-----------------------|-------------------|
| <b>gross density</b>  | <b>7.6 du/ac</b>  |
| <b>net density I</b>  | <b>7.56 du/ac</b> |
| <b>net density II</b> | <b>10.1 du/ac</b> |
| 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)      |



**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

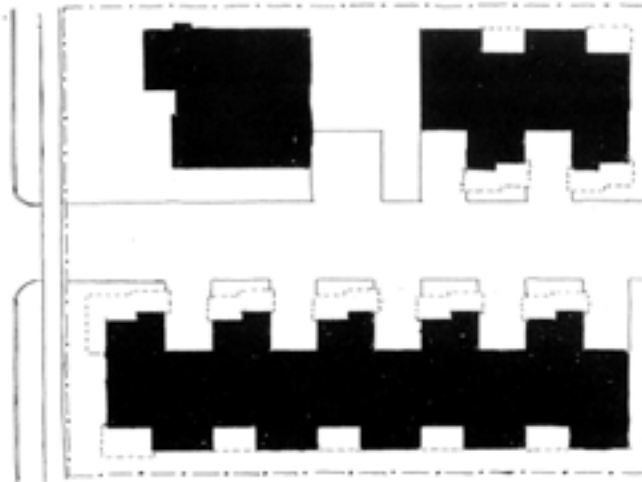
**designer:** Associated Designs, Inc.- Rick McAlexander

**developer:** Cornerstone Design & Construction

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



|                       |                   |
|-----------------------|-------------------|
| <b>gross density</b>  | <b>19.5 du/ac</b> |
| <b>net density I</b>  | <b>19.5 du/ac</b> |
| <b>net density II</b> | <b>19.5 du/ac</b> |
| 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

# Champignon



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

# Bogart Street Cottages



E. Bogart Ln, S. of Willakenzie 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

