Walnut Station Parking Area Project Summary

Location:
Former Romania SUV property on the northeast corner of Walnut St and 15th Ave
Former ODOT property on Walnut Street between 15th Ave and Franklin Blvd

Parking Count:
Overall Total: 198
Breakdown:
• Phase 1 – former ODOT property: 127 spaces
• Phase II – former Romania SUV property: 71 spaces

Description:
The proposed Walnut Station parking lot includes two properties, the former Romania SUV property and the former ODOT property. The Romania SUV property was a privately owned car lot. The ODOT property was owned by the State and used for a variety of functions, including maintenance, storage, and office space. The proposed improvements will be in compliance with current City code standards for parking areas, including landscaping, screening and lighting. The existing building on the Romania SUV property will be removed. Access to the parking areas will be from Walnut Street through the Romania SUV property. The UO Department of Public Safety will be operating from the existing building on the ODOT property near 15th Ave, which it is currently improving. UO DPS will access their portion of the site through 15th Ave.

Best practices include:
• Keeping additional traffic off 15th and Fairmount Avenue by providing parking access on Walnut Street only
• Removing 20% of existing paving and replacing with landscape
• Providing a large bioswale on the ODOT property to improve stormwater treatment and drainage
• Preserving existing asphalt to reduce the need for demolition and removal
• Installing permeable asphalt paving at selected locations
• Installing salvaged parking lot lights where possible
• Preserving good tree specimens (including the mature Sequoia) and removing unhealthy trees
• Planting native trees, shrubs and ground covers, or ones analogous to natives
• Removing invasive plant species (blackberry, English ivy)
• Installing a low volume irrigation system
• Locating parking close to public transit (EmX)

Estimated Completion Date:
• Phase 1: Fall Term 2010 (former ODOT property)
• Phase 2: No later than January 2011 (former Romania SUV property)

The University is developing a plan to provide temporary parking for spaces not available by fall term 2010.
**How will the project mitigate impacts on neighbors?**
We propose to provide a single access to the ODOT parking from Walnut Street through the former Romania SUV lot, keeping parking access off of 15th and Fairmount and away from adjacent residential areas, and removing the many unnecessary driveways on 15th and on Walnut.

**How will the project serve the transportation needs of the campus?**
Parking will be located across the street (Franklin Blvd) from the Walnut St EmX station. This location is also close to the Arena.

**What City of Eugene land use permits are required?**
The Romania SUV lot requires Site Review Permit approval by the City of Eugene because it is zoned C2 (Community Commercial) with a Site Review overlay. The ODOT property is zoned PL (Public Land) and does not require land use permit approval for the proposed use.

**What other City of Eugene permits are required?**
Both properties require site development permits through the City of Eugene Building Department.

**What University of Oregon reviews are required?**
The former RomaniaSUV property will be reviewed by the Design Review Sub-committee (of the Campus Planning Committee) because it is an off-campus property owned by the University of Oregon.

The former ODOT property will be reviewed by the UO Foundation because it is owned by the Foundation.