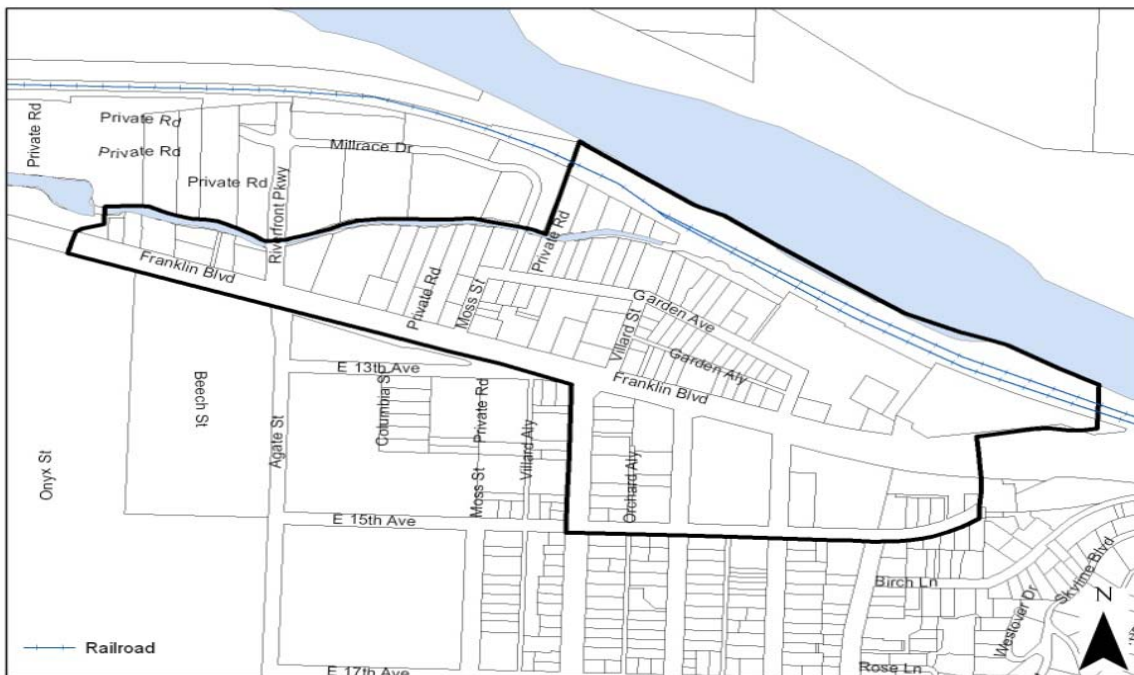


Walnut Station Mixed Use Center

Planning for the Walnut Station mixed use center began in 2005 after the area was identified as a potential nodal development area in TransPlan. Over the past five years the City of Eugene, in cooperation with the University of Oregon and the State of Oregon, developed a plan to facilitate redevelopment of the Walnut Station area from the current auto-oriented development to a vibrant pedestrian-friendly mixed use center. The Walnut Station Specific Area Plan will have its first public hearing for adoption before the Eugene City Council on June 21, 2010. Approval is scheduled for July 26, 2010.

The primary strategies that will facilitate implementation of the plan include:

- A form-based code approach to land use. Form based codes have been developed with the express purpose of encouraging mixed use development using smart growth principles. These codes foster predictable built results and a high quality public realm by using physical form (i.e., building height, architectural and site design standards, and street design) rather than separation of uses as the organizing principle for the development code.
- Transformation of segments of Franklin Boulevard to a multi-way boulevard. The conversion of Franklin Boulevard from its current auto-oriented design to a mixed use multi-way boulevard will provide a variety of transportation options and a pedestrian-friendly environment that connects the two portions of neighborhoods located on either side of this arterial roadway.



The Walnut Station Specific Plan area straddles Franklin Boulevard and includes the Walnut Station EmX transit stop. This area and surrounding University of Oregon properties have recently experienced an explosion of growth. The proposed form based code will encourage growth and a variety of activities within this mixed use center while creating a transit and pedestrian-friendly environment.

Other issues addressed in the Walnut Station Specific Area Plan include:

- Improvements to the pedestrian and bicycle circulation systems;
- Redesign of side streets to improve operations, parking capacity, and appearance;
- Reduced requirements for off-street parking;
- Improvements to the Millrace;
- Transition to the established neighborhood located south of 15th Avenue; and
- Provision of adequate parks and open space for the future population expected to work and reside in the area.

More information about the Walnut Station Specific Area Plan may be found online at:

<http://www.eugene-or.gov/walnut>

This photo-simulation shows how Franklin Boulevard can be transformed into a multi-way boulevard in stages over time. The multi-way boulevard encourages residential development by creating local access lanes that are separated from through traffic by landscaped medians. The local access lanes support retail by providing on-street parking.

