



Lane County Economic Summit - 2023

the RIVER DISTRICT
eugene, oregon

Alley in Block 9 vacated October 1925
 See Book 165 Page 345
 Also includes [unclear] C.S.



EUGENE CITY.

Scale 100 Feet = 1 inch.

Dead Records
 7-17-11 56
 Vacated see
 Book 165 Page 345
 5-City in block
 vacated Rul 13-510
 #52 69
 7-6-11 14
 14 7-1-15
 Vacated 18
 RR-Road 1-way

3-11-11
 River vacated
 See Vol 13 Page 53
 Lot in Dead Records

3-11-11
 River vacated
 See Vol 13 Page 53
 Lot in Dead Records

3-11-11
 River vacated
 See Vol 13 Page 53
 Lot in Dead Records

D. H. Skinner Proprietor of the Board of Engineers
 in the City of Eugene, Oregon, 1881
 Plats, Maps, etc.



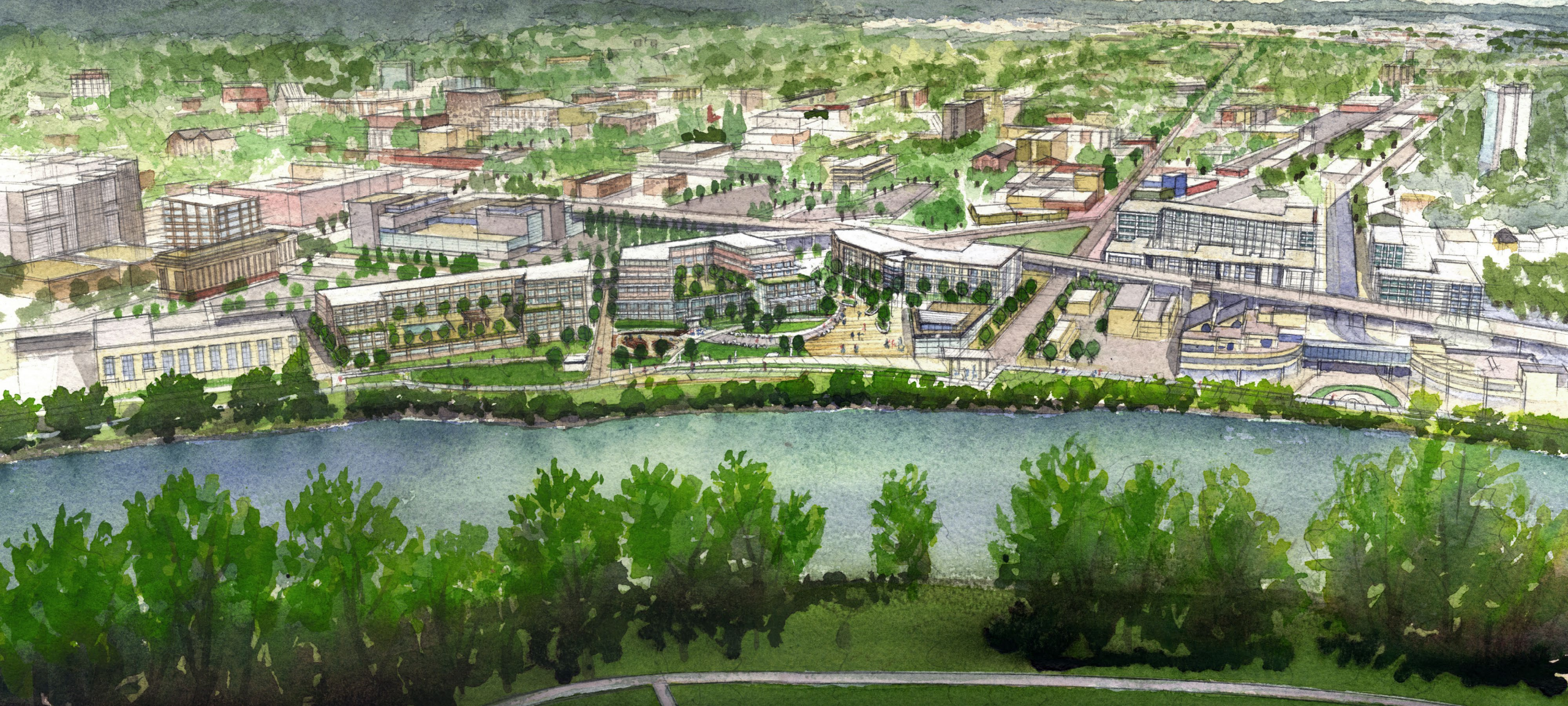
Disposition and Development Agreement – signed in 2018

- Rights to purchase approximately 9 acres + Ground Lease two retail parcels
- Created Neighborhood Design Standards – first design review in Eugene
- Development Program = 900-1,250 apartment homes + 50ksf of neighborhood serving retail
- City retains Parcel 2 for at least 75 affordable housing apartments
- Commitment to build out remainder in phases with completion in 2029
- Developed through OZ fund – 10-year+ ownership horizon – long term owner
- OR BOLI Prevailing Wage / Local Investment and Hiring / MWESB / Sustainable Metrics and Design Review



Caution: This map is based on imprecise source data, subject to change, and for general reference only.





www.theriverdistricteugene.com
www.heartwoodeugene.com

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Heartwood – 95 Luxury Apartment Homes / Opens March 2024

- Earth Advantage Platinum (30% over code)
- Fitwell (Healthy Building) Certified (for example - MERV 13 air filtration for each unit)
- Fitness Center, 4th Floor Deck and Community Room, Gear / Dog Washroom
- 11 furnished homes available for short term (90 day) rental
- 88 onsite surface parking stalls + 25 underground stalls in Portal
- Almost 40% of homes are 2-bedroom and 2-bedroom w/den ... Some ground floor walk up townhomes
- Preleasing begin Jan 2024 / Move Ins Begin March 2024

Portal – 130 Luxury Apartment Homes / Opens July 2025

- Earth Advantage Platinum (30% better than code)
- Fitwell (Healthy Building) Certified
- Fitness Center, 4th Floor Deck and Community Room / 2nd Floor Terrace with private patios, Gear / Dog Washroom
- 10 furnished homes available for short term (90 day) rental
- 150 onsite surface parking stalls – underground and ground level /
- Over 50% of homes are 2 and 3 bedroom
- Opens Summer 2025





“The Landing” – 237 apartment homes in 7-story building

1. MUPTA, Design Review and Height Amendment Approved by Eugene City Council
2. Gateway to River District – High Street between 4th and 5th
3. Groundfloor retail

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