



**Complete and Return to:**  
Lane Regional Air Protection Agency  
1010 Main Street  
Springfield, OR 97477  
Phone: (541) 736-1056, Fax: (541) 726-1205,  
e-mail: lrapa@lrapa.org

**Indirect Source Construction Permit Application**

**Business Name:** \_\_\_\_\_ **Phone** \_\_\_\_\_

**Mailing Address:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Nature of Business:** \_\_\_\_\_

**Responsible Person to Contact:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Other Person Who May Be Contacted:** \_\_\_\_\_ **Title:** \_\_\_\_\_

**Corporation:** \_\_\_\_\_ **Partnership:** \_\_\_\_\_ **Individual:** \_\_\_\_\_ **Government Agency:** \_\_\_\_\_

**Present Legal Owner:** \_\_\_\_\_

**Legal Owner's Address:** \_\_\_\_\_

**Location of Proposed Construction of Indirect Source Facility:** \_\_\_\_\_

\_\_\_\_\_

**Number of Parking Spaces:** \_\_\_\_\_

**Describe vehicle usage and operating schedule of facility for average and maximum days use:**

**Average:** \_\_\_\_\_ **vehicles/day**      \_\_\_\_\_ **hours/day**

**Maximum:** \_\_\_\_\_ **vehicles/day**      \_\_\_\_\_ **hours/day**

**Number of spaces required by zoning ordinance:** \_\_\_\_\_

**\*Note:** Generally, the maximum number of spaces allowed will be the minimum required by the applicable zone code.

**Estimated Construction Start Date:** \_\_\_\_\_

**Estimated Construction Completion Date:** \_\_\_\_\_

**\*Note:** If this is a phased development please attach a discussion of the time frame for each stage

**Name of Applicant or Owner of Business:** \_\_\_\_\_

**Title:** \_\_\_\_\_ **Phone:** \_\_\_\_\_

**Signature:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**\*\*Note:** Submit with this application one copy of a plot plan showing the facility, including all entrances and exits and its relationship to surrounding buildings and streets and any additional information as required in Title 20 of the Lane Regional Air Protection Agency Rules and Regulations.

May 1, 2025

## E-COMMERCE FACILITY

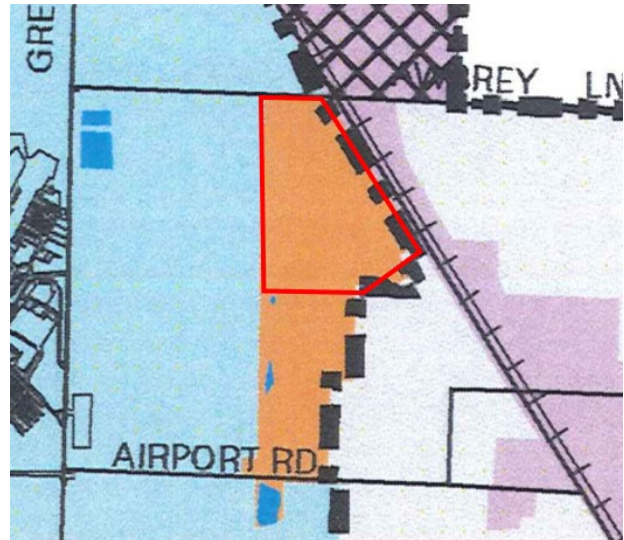
Lane Regional Air Protection Agency (LRAPA)  
Indirect Source Construction Permit, Written Statement  
Eugene, Oregon  
Map 17-04-05-00, Tax Lot 00400

### I. BACKGROUND

#### A. Planning Context

The Eugene Local long-range land use plan is the Eugene-Springfield Metropolitan Area General Plan (Metro Plan) or often referred to as the comprehensive plan. The Metro Plan may be supplemented with a specific refinement plan and/or neighborhood plan, followed by site-specific zoning.

The property was annexed into the city and designated in the Metro Plan as Light-Medium Industrial (LMI). The base zoning was automatically changed when annexed to Light-Medium Industrial (I-2). The overlay zones are Commercial Airport Safety Overlay (/CAS) and the Clear Lake Overlay (/CL).



Excerpt  
Eugene-Metro General Plan Map  
2024

#### B. Physical Setting

The site is located on the east side of Green Hill Road, west of Hwy 99, and south of Awbrey Lane in the Northwest Eugene area, adjacent to the Airport. The site is comprised of one tax lot (Map 17-04-05-00, Lot 400) approximately 84 acres in size. Abutting the property to the west is the Eugene Airport, a key hub for transportation. To the south, east, and north are properties, either developed or vacant, and proposed for industrial and airport uses.

The site has historically been vacant and utilized as farmland.



Subject Property  
RLID 2024

#### C. Development Objective

The overall objective is to develop the property to serve as an E-Commerce center, consisting of offices, employee training, warehouse, distribution facility and fleet storage. This property is the ideal location for this type of development considering the proximity to Eugene Airport and Hwy 99. The first step was annexation of the property into the City of Eugene which automatically changed to the zone designated by the Clear Lake Overlay Plan to Light Medium Industrial (I-2).

## II. Lane Regional Air Protection Agency (LRAPA) – Indirect Source Construction Permit

This section is presented in the same order of applicable requirements found in the LRAPA application form and Title 20 of the Lane County Air Protection Agency Rules and Regulations section. Title 20 sections are in *italics*, followed by proposed findings in normal text.

### ***Section 20-125 – Information and Requirements Applicable to Indirect Source(s) Construction Permit Applications where an Approved Parking and Circulation Plan is on File.***

#### (1) *Application Information Requirements:*

##### (a) *Parking facilities and indirect sources other than highway sections:*

###### (A) *A completed application form;*

Finding: See application package for signed and completed form.

###### (B) *A map showing the location of the site;*

Finding: A vicinity Map is provided on the site plan attached with this application.

###### (C) *A description of the proposed and prior uses;*

Finding: As described above, the site has been historically vacant and utilized for farming intermittently. The project proposal is to construct a facility and utilized the property for an E-Commerce. The key to this facility is the need of this delivery service within the region. The fleet vehicles will be stored in the southern section of the property. The fleet vehicles will support a mix of electronic delivery vehicles and prepared as technology improves to incorporate more electronic vehicles than traditional gas-powered vehicles.

###### (D) *A site plan showing the location and quantity of parking spaces at the indirect source and associated parking areas, points of motor vehicle ingress and egress to and from the site and associated parking;*

Finding: See the site plan submitted with the application. The associate car parking is located in the north and fleet storage is in the southern section of the lot. The business is proposed to have different shifts and delivery times to and from the site to avoid high traffic times. The site is proposing to be from Highway 99 and is spaced correctly between intersections.

###### (E) *A ventilation plan for subsurface and enclosed parking;*

Finding: There are no underground or enclosed parking areas, therefore this section does not apply.

###### (F) *A written statement from the appropriate planning agency that the indirect source in question is consistent with an approved Parking and Traffic Circulation Plan or any adopted transportation plan for the region;*

Finding: The site plan shows the parking calculations as shown in Chapter 9 of the City of Eugene's Parking Standards, specifically EC 9.6410. The Parking Standards are the City's approved plan and have been approved for the region. It includes standards for required parking for different uses. As seen on the site plan, the parking breakdown for off-street parking is listed by the various uses within the building, some parking being more intense than other uses. The breakdown includes:

- 286,680.4 S.F. - WAREHOUSING AND DISTRIBUTION AREA (1.25 SPACES PER 1650 SF) =  $(286,680.4/1650) = 218$  OFF STREET PARKING REQUIRED BY CODE;
- 32,526 S.F. – ADMINISTRATION AREA (1.25 SPACES PER 330 SF) =  $(32,526/330) = 124$  OFF STREET PARKING REQUIRED BY CODE;
- 6,162 S.F. - INFORMATION TECHNOLOGY SERVICES (1.25)  $(6,162/275) = 28$  OFF STREET PARKING REQUIRED BY CODE.

This parking is totaled for the maximum allowed parking of 370 spaces. The project is proposing 368 total parking spaces. Therefore, the project meets the parking standards for the City of Eugene and Chapter 9.

*(G) A reasonable estimate of the effect the project has on total parking approved for any specific grid area and Parking and Traffic Circulation Plan.*

Finding: The Parking Standards (Chapter 9) have considered this amount of parking for these uses by adopting and passing the Chapter 9 Land Use for parking for the whole city and this area. We are not surpassing the required amount and therefore the project complies with all standards for this site, the Clear Lake Overlay, and the City as a whole.

### III. CONCLUSION AND RECOMMENDATION

The above information represents a brief outline of known and discovered applicable planning, zoning, and site development requirements for the contemplated development of the subject property. We hope this analysis proves helpful in the Lane Regional Air Quality Agency Indirect Source Construction Permit application. Our office is available to discuss these findings, provide additional graphics upon request, or assist with any additional project needs.

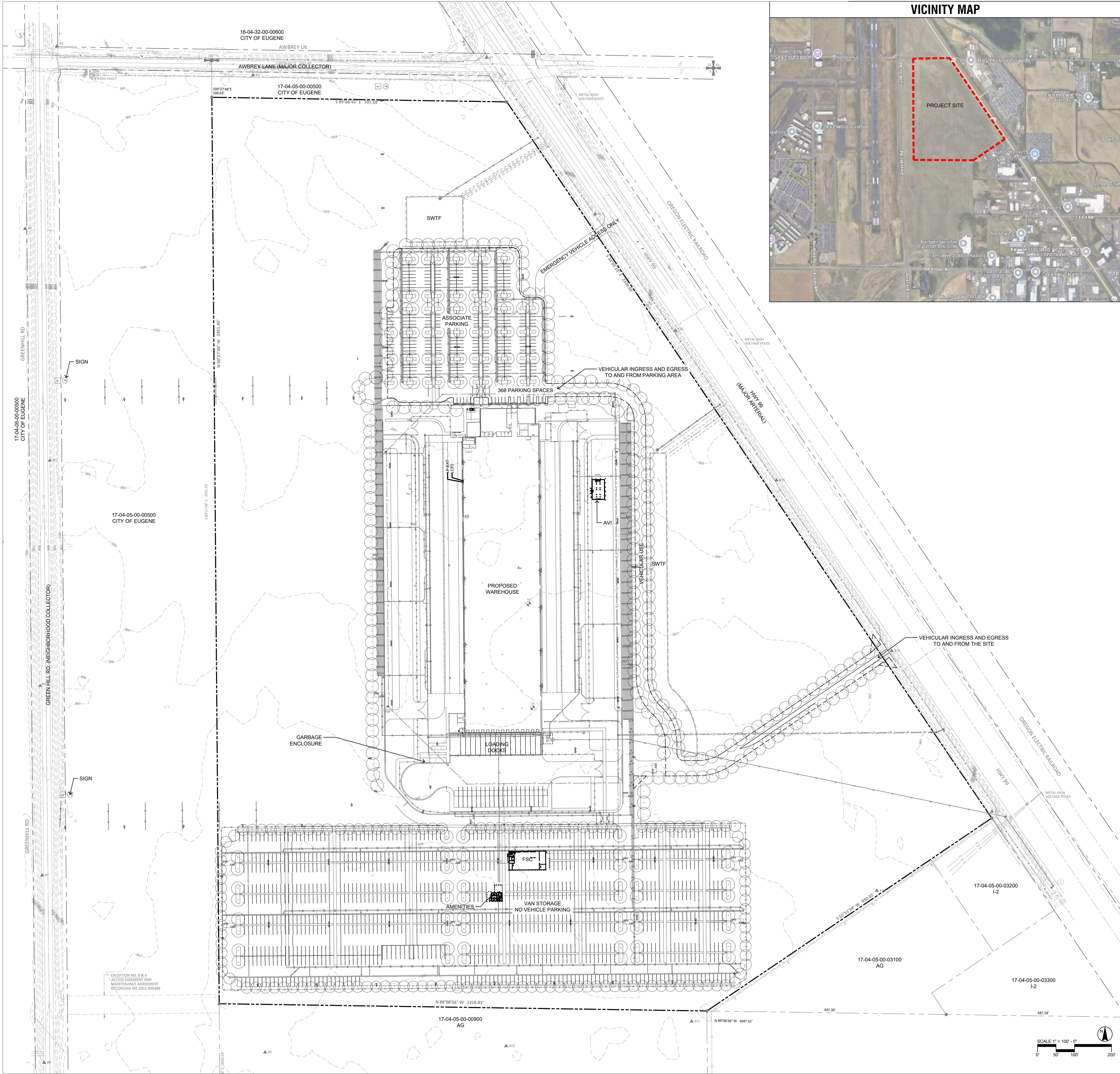
Sincerely,



John Schmidt, ASLA, President/ Landscape Architect  
The Satre Group



ISP, 4/30/2025 1:37:50 PM, ARCH - full bleed E1 (30.00 x 42.00 inches), 11



### VICINITY MAP



### MAP and TAX LOT

MAP #: 17-04-05-00  
TAX LOT: 00400  
ZONING: I-2 LIGHT INDUSTRIAL (CAS/CL)  
APPROXIMATE TOTAL SIZE: 84.58 AC (3,684,305 SQ. FT.)

### NOTES

1. SURVEY PROVIDED BY KPFF.
2. THIS SHEET SHOWS AUTOMOBILE AND BICYCLE PARKING REQUIREMENTS, LIGHTING STANDARDS, BUFFER REQUIREMENTS, AND CANOPY COVERAGE AREAS.
3. SEE CIVIL FOR UTILITIES, HORIZONTAL CONTROL, AND GRADING.
4. SEE STRUCTURAL AND ARCHITECTURAL FOR BUILDING INFORMATION.

### AUTOMOBILE PARKING

EUGENE CITY CODE SECTION: 9.6410 - MOTOR VEHICLE PARKING STANDARDS  
VEHICLE PARKING AREAS

286,680 4 S.F. WAREHOUSING AND DISTRIBUTION  
(1.25) (286,680 4/1650) = 218 OFF STREET PARKING REQUIRED BY CODE

32,526 S.F. ADMINISTRATION  
(1.25) (32,526/330) = 124 OFF STREET PARKING REQUIRED BY CODE

6,162 S.F. INFORMATION TECHNOLOGY SERVICES  
(1.25) (6,162/275) = 28 OFF STREET PARKING REQUIRED BY CODE

TOTAL ALLOWED BY CODE = 370  
TOTAL PARKING PROVIDED: 368

### BICYCLE PARKING

EUGENE CITY CODE SECTION: 9.6105(5) - MINIMUM REQUIRED BICYCLE PARKING SPACES

32,526 S.F. OFFICE USES  
32,526/3,000 = 11 BICYCLE PARKING SPACES REQUIRED BY CODE  
25% LONG TERM: 3  
75% SHORT TERM: 8

6,162 S.F. INFORMATION TECHNOLOGY SERVICES  
6,162/2,750 = 2 BICYCLE PARKING SPACES REQUIRED BY CODE  
25% LONG TERM: 1  
75% SHORT TERM: 1

TOTAL REQUIRED BY CODE: 4 LONG TERM  
9 SHORT TERM

TOTAL SPACES PROVIDED: 8 LONG TERM  
4 SHORT TERM

### GENERAL PARKING AREA LANDSCAPE STANDARDS

EUGENE CITY CODE SECTION: 9.6420 (3) (b)	EUGENE CITY CODE SECTION: 9.6420 (3) (b)
STORAGE VEHICULAR USE AREA: 567,006 S.F.	ASSOCIATE VEHICULAR USE AREA: 226,709 S.F.
TREES REQUIRED 567,006 S.F. / 3000: 189	TREES REQUIRED 226,709 S.F. / 3000: 76
TREES PROVIDED: 189	TREES PROVIDED: 239

### LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EXISTING WATER LINE
- EXISTING WASTE WATER LINE
- EXISTING STORM LINE
- EXISTING GAS
- EXISTING TELECOMMUNICATIONS
- EXISTING OVERHEAD UTILITY
- EXISTING FENCE
- PROPOSED FENCE
- VISION CLEARANCE TRIANGLE

# CLEAR LAKE E-COMMERCE PROJECT

HIGHWAY 99 N & AWBREY LANE  
EUGENE, OR 97402

DATE  
NO  
CONFIRMED  
1

Designed: AM  
Drawn: HD  
Reviewed: JS  
Scale: As Indicated  
Project No: 2425  
Date: 04.11.25

Title:  
LANDSCAPE SITE  
PLAN

Sheet No.

ISCP

Architecture  
Engineering  
Environmental  
Land Surveying  
Companies

355 Research Parkway  
Meriden, CT 06450  
(203) 630-1405  
(203) 630-2615 Fax

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REGISTERED  
LANDSCAPE ARCHITECT  
873  
JAN. C. SCHRODT  
OREGON  
10/18/2013