

Site Management Plan

P-A Parcel of the Riverfront Research Park
Western Parcel, Eugene, Oregon
ECSI 1018

Prepared for:

City of Eugene

October 27, 2025

Project No. M0076.12.001

Prepared by:

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Document Version Record

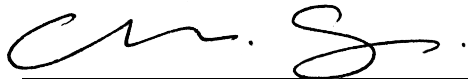
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Site Management Plan

P-A Parcel of the Riverfront Research Park Western Parcel, Eugene, Oregon - ECSI 1018

*The material and data in this report were prepared
under the supervision and direction of the undersigned.*

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Legal Description and Map of Parcel P-A

Abbreviations

bgs	below ground surface
BTEX	benzene, toluene, ethylbenzene, xylenes
CFR	Code of Federal Regulations
the City	City of Eugene
COCs	contaminates of concern
DEQ	Oregon Department of Environmental Quality
EES	Easement and Equitable Servitudes
ESA	Environmental Site Assessment
EWEB	Eugene Water & Electric Board
HASP	health and safety plan
HAZWOPER	Hazardous Waste Operations and Emergency Response
LUST	leaking underground storage tank
MFA	Maul Foster & Alongi, Inc.
MGP	Former Eugene Manufactured Gas Plant
NFA	no further action
OSHA	Occupational Safety and Health Act
the Owner	any current or future owner of the Site at the time of ownership
PAHs	polycyclic aromatic hydrocarbons
the Property	Parcel P-A and the portions of parcel P-B, of the western property of the Riverfront Research Park
RBCs	risk-based concentrations
the Site	Parcel P-A, located within the western property of the Riverfront Research Park
SMP	Site Management Plan
TPH	total petroleum hydrocarbons
VOCs	Volatile organic compounds

1 Introduction

Maul Foster & Alongi, Inc. (MFA) has prepared this Site Management Plan (SMP) for the P-A parcel of the western portion of the Riverfront Research Park property located on Tax Lot 1703322405300, in Eugene, Oregon (the Site; see Figures 1-1 and 1-2) on behalf of the City of Eugene (the City). The areas acquired by the City in September 2025, comprised of parcels P-A and a portion of P-B are subsequently known as the Property. This SMP fulfills the requirements for the SMP submittal, as requested by Oregon Department of Environmental Quality (DEQ) and as a condition of a prospective purchaser agreement with the State of Oregon.

The purpose of this SMP is to describe the best management practices, procedures, and protocols necessary to ensure that use of the Site will be protective of public health and the environment. This document supersedes the November 2009 Site Management Plan, prepared by PBS Engineering and Environmental, Inc. (PBS 2009). The P-A parcel that requires use of this SMP is shown on Figure 1-2 and the legal description and survey figure are provided in Appendix A. Compliance with the SMP is necessary to protect human health and the environment from exposure to residual contamination onsite through human-induced actions. The Site Owner shall periodically review the SMP to ensure all procedural, site management, and reporting protocols comply with the prospective purchaser agreement and reflect current site uses/conditions.

During planning stages for any projects at this Site, the Owner should provide this SMP and discuss the contents of this plan with employees and contractors who might disturb or encounter contaminated environmental media.

1.1 Easement and Equitable Servitudes

The Easement and Equitable Servitudes (EES), once recorded on the Property, establishes the following restrictions and management requirements that apply to the Site:

- **Land Use Restrictions.** The following operations and uses are prohibited on the Site:
 - Residential use of any type without DEQ approval.
 - Construction of buildings meant for continued human occupancy, unless additional site-specific investigation is conducted or vapor resistant construction is utilized.
 - Owner may not occupy or allow other parties to occupy the site without implementation of controls in the EES and approved by DEQ.
- **Groundwater Use Restrictions.** The owner may not install groundwater wells or extract groundwater by other means for beneficial use. This prohibition does not apply to extraction of groundwater associated with groundwater treatment or monitoring activities approved by DEQ or to temporary dewatering activities related to construction, development, or the installation or maintenance of utilities at the Site. The owner must conduct a waste determination on any groundwater that is extracted during such monitoring, treatment, or dewatering activities and must handle, store, and manage wastewater according to applicable laws.

- **Site Management Plan Implementation.** The Owner must have an SMP (this document) prepared by a qualified employee or contractor experienced in hazardous substance remediation and knowledgeable in applicable state and federal laws, regulations, and guidance. The SMP must be submitted and approved by DEQ. “Owner must manage the Property in accordance with the DEQ-approved SMP. This includes management and use of the Property, and management of contaminated media. The SMP may be revised with written approval by DEQ” (DEQ 2025).
- **Record Keeping and Reporting Responsibilities.** The Owner must maintain records of activities conducted at the Site and provide to DEQ as detailed in Section 9.

The EES includes provisions for Site access and institutional controls (including this SMP), which will remain in effect until DEQ determines, in writing, that such controls are no longer necessary. The EES also prescribes that DEQ will recover its costs associated with the review and oversight of the institutional controls and reporting for the Site.

1.2 Roles and Responsibilities

The roles and responsibilities for management of the Site are listed below. The individuals identified below may change, and it is the responsibility of the party performing work on the Property to obtain the most up-to-date information.

1.2.1 Owner

The Owner of the Site is responsible for complying with the EES and by extension, this SMP. The term “Owner” in this SMP refers to any current or future owner of the Site at the time of ownership. The University of Oregon was the owner of the Site until the City completed property acquisition in September 2025. The EES also requires the “Owner” to abide by the requirements of the EES. The Owner will maintain the SMP and ensure that all of their personnel or contractors that work on this Site are aware of the current DEQ-approved SMP. The owner will review the SMP on a 5-year basis to ensure that the content and requirements remain consistent with the uses for the Site.

1.2.1.1 Owner Contact Information and Points of Contact

Property Owner:	City of Eugene
Primary Point of Contact, Public Works Maintenance Director	541-682-4813
City Engineer	541-682-5291

1.2.2 Qualified Employee or Contractor

The SMP must be prepared by a qualified employee or contractor with experienced in hazardous substance remediation and knowledgeable in applicable state and federal laws, regulations, and guidance. For the purposes of the initial preparation of this SMP, the qualified contractor is MFA and their staff as signatories of this document. Future revisions to the Site SMP may be completed by another qualified employee or contractor as designated by the Owner.

1.2.3 Oregon Department of Environmental Quality

The DEQ will provide periodic reviews for compliance with Site controls and reporting requirements; and may provide oversight of projects that impact contaminated media at the Site. As of the date of this report, the Site is currently managed by DEQ's Cleanup Program located at DEQ's Eugene, Oregon office. In accordance with Oregon law and the EES, DEQ will recover its oversight costs from the Owner for personnel hours spent providing oversight, inspections, reviews, or other activities needed or requested regarding the implementation of the controls at the Site, including activities described in this SMP. After issuance of the Certification of Completion for the Site, DEQ will unassign their Project Manager. For future DEQ contact regarding the Site, correspondence can be sent to unassigned.cleanup@deq.oregon.gov referencing "Riverfront Research Park, Cleanup file number 1018." Alternatively, the DEQ Cleanup Duty Officer can be reached at 541-686-7838.

2 Site Description

The approximately 7.13-acre Site is located in township 17 south, range 3 west, section 32 of the Willamette Meridian, on tax lot 1703322405300. The Property is divided into a western area (Parcel P-A) and an eastern area (Parcel P-B). The P-A parcel is the portion of the Property requiring adherence to this SMP, however, any discovery of impacted media (soil or groundwater) on the tax lot should utilize this document for guidance on management of the impacted media until the discovery can be reported and further assessed by a qualified environmental professional. The Property is currently vacant consisting only of unpaved roads, paved pathways for both bikes and walking, grass fields, and trees. The Property is adjacent to the Willamette River in Eugene, Oregon.

The Property is positioned to the east of the Former Eugene Manufactured Gas Plant (MGP; ECSI 1723) site and Eugene Water & Electric Board's (EWEB) Willamette Substation. Mixed commercial land is located to the south of the Site beyond the railroad tracks. Other parcels of the Riverfront Research Park, retained by the University of Oregon, are present to the south and east of the Site. Manufactured gas was produced at the MGP from 1906 through approximately 1950. The University of Oregon purchased the property in 1976. Between 1975 and 1999, the Site was used for storage and ancillary activities for nearby utility facilities. These industrial uses impacted the Site and environmental assessment, and cleanup activities have taken place at the Site between 1984 and 2006. In 2010, a leaking underground storage tank (LUST; #20-10-1128) was discovered on or adjacent to Parcel P-B, which was investigated and a request for closure was submitted in 2011 (MFA 2025a), see Figure 1-2 for approximate LUST location. DEQ is currently working with the responsible party to close the LUST file. DEQ has issued multiple No Further Action (NFA) determinations for the parcels within the Property which are discussed in a Phase I Environmental Site Assessment (ESA; MFA 2025b).

2.1 Geology and Hydrogeology

As identified in historical investigations and summarized in the 2009 DEQ Staff Report for the P-A parcel, the following geology and hydrogeology is present at the Site:

Fill. The fill thickness is estimated to vary from approximately 4 feet to 12 feet across the Site. Fill materials consist of variable mixtures of silt, sand, and gravel (DEQ 2009).

Alluvium. The alluvium underlies the fill and ranges in thickness from approximately 10 to 15 feet. The alluvium is dominated by a basal, coarse-grained, silty sandy gravel unit. The upper layer of alluvium is difficult to distinguish from the fill materials when fill does not contain anthropogenic materials, and the lower portion is saturated with shallow groundwater (DEQ 2009).

Sandstone Bedrock. A fine-grained, tan to greenish-brown sandstone underlies the entire Site at depths ranging from approximately 23 to 26 feet below ground surface (bgs) (DEQ 2009).

Groundwater. The shallow groundwater flow direction at the Site is to the north-northeast toward the Willamette River. The shallow groundwater flow directions and gradients are generally consistent through all seasons, but elevations may vary. Depth to water at the Site ranges from approximately 10 to 20 feet bgs (DEQ 2009).

3 Residual Contamination

The contaminants encountered at the Site generally consist of hydrocarbons containing volatile and semivolatile organic compounds, and metals. Site contaminants of concern (COCs) include:

Total Petroleum Hydrocarbons (diesel-range)	Total Petroleum Hydrocarbons (oil-range)
Benzo(a)pyrene	Dibenzo(a,h)anthracene
Naphthalene	Carcinogenic polycyclic aromatic hydrocarbons
Benzene	Toluene
Ethylbenzene	Xylenes
Cyanide	Mercury

The following descriptions of remaining Site contamination are based on information from prior environmental reports, which were summarized in a technical memorandum (MFA 2025a) and a Phase I ESA (MFA 2025b) prepared by MFA in September 2025.

3.1 Soil

COCs at the Site include total petroleum hydrocarbons (TPH) in both the diesel and oil-ranges, polycyclic aromatic hydrocarbons (PAHs), and benzene, toluene, ethylbenzene, and xylenes (BTEX). It should be assumed that COCs are still present in impacted soils within the P-A parcel at concentrations that exceed DEQ's acceptable risk-based concentrations (RBCs) for direct contact exposure pathway for occupational workers and construction workers. The restricted area requiring the use of this SMP is across the P-A parcel. Soil containing these COCs are expected within Parcel P-A at depths of 2 feet bgs or greater.

3.2 Groundwater

Groundwater containing TPH, PAHs, and BTEX at concentrations that exceed the drinking water standards is present below the Site and extends to the river. In the 2009 DEQ Staff Report, it was

noted that naphthalene and benzo(a)pyrene were historically detected at levels exceeding applicable RBCs, however, they were not detected during the final monitoring conducted at the Site (DEQ 2009). DEQ requires four consecutive quarters of monitoring showing concentrations below RBCs before it considers the chemicals not a risk for the Site. Additional review conducted in September 2025, indicated that benzo(a)pyrene screening levels have increased and prior detections are not exceeding current RBCs for this constituent (MFA 2025a). There is no current or likely future use of groundwater at the Site. Groundwater restrictions are discussed in Section 5.

4 Soil Management

This section is intended to provide specific guidance to the Owner and its contractors regarding the management and disposal of soil on the Site. As stated in prior environmental reports and the EES, contaminated soils remain on-Site that exceed current applicable DEQ RBCs. All activities that anticipate impacting and managing soil should be assessed for residual contamination and shall be coordinated with DEQ.

4.1 Routine Site Maintenance

Routine surface maintenance or landscaping activities that do penetrate the ground surface are not subject to this SMP. However, workers will be informed of the Site conditions and presence of residential contamination at depth. In particular, Site workers will be provided a copy of this SMP. If the routine maintenance encounters unexpected, contaminated materials, then work will immediately stop, and conditions will be evaluated in accordance with the requirements for excavation activities described in Section 4.2.

4.2 Excavations

Soil encountered at depths in excess of 2 feet bgs or any soil that exhibits visual or olfactory evidence of contamination, within the Site boundary, will be treated as “contaminated soil” and contractors are required to comply with the following procedures:

- Before beginning excavation, the Owner/contractor must establish an exclusion zone around the proposed work area to limit potential exposure to and spread of contamination in the work area.
- Soil from 2 feet bgs or shallower and not visibly impacted is considered “overburden.” Overburden will be segregated from potentially impacted soil. Care will be taken to avoid mixing overburden and potentially impacted soil.
- Excavated soil shall not be placed directly on clean soil. The contractor shall place excavated soil onto impervious sheeting/pavement or directly into haul trucks.
- Excavation equipment must be maintained in good working order. The contractor will immediately clean up any contaminated soil resulting from spilled hydraulic oils or other hazardous materials that leak from equipment.

- On-site truck routes will be established over existing paving, when practical, to minimize or prevent routine tracking of soils by vehicles across the Site.
- When trucks or equipment are operating on bare soil, a rocked construction entrance/apron or wheel wash will be used as a measure to prevent tracking of exposed contaminated soil beyond the work area.
- Owner/contractor must document the location of all areas where excavation occurs, the volume of contaminated soil (if encountered), and the soil management procedures that were implemented.

4.3 Soil Handling and Stockpiling

Overburden soil may be excavated and stockpiled for reuse on-Site as backfill at the direction of the qualified employee or contractor for the particular project. Clean fill determinations have not been conducted for Site soils, so future planning should further assess soils if intended for off-Site reuse. Section 4.7 discussed characterization requirements for off-Site disposal. .

Impacted soil may be excavated and stockpiled on the Site as discussed in Section 4.2. Visibly impacted soils must be stockpiled on heavy plastic sheeting. Visibly impacted soil stockpiles must be covered with plastic sheeting when not in use and fully contained. Impacted soils must be characterized, removed from the Site, and properly disposed of as described in Section 4.7. Impacted soils will be managed in a manner that minimizes its potential re-release to the environment and its exposure to the atmosphere. Project designs should consider direct loading of impacted soils into haul trucks or stockpiling with immediate cover.

Temporary stockpiles of soil from greater than 2 feet bgs must be constructed with a raised containment berm made of sandbags, straw wattle, or similar material. Stockpiles will be covered with plastic sheeting. Covers will be secured by rope and/or sandbags. Stockpile covers will be inspected daily and maintained as necessary to prevent exposure of contaminated soil to precipitation.

4.4 Dust Monitoring and Control

- All activities disturbing impacted soil will be monitored for generation of visible dust.
- Wetting of soil in the work area is a suitable control for the generation of visible dust.
- Enough water should be applied to the surface to keep visible dust generation to a minimum while avoiding:
 - The generation of runoff.
 - Free liquids in soil being transported offsite for disposal.

4.5 Decontamination Procedures

- Soil must be removed from equipment before the equipment leaves the Site.

- If trucks are allowed to travel over soils on the Site, the tires will be freed of contaminated soil with a wheel wash or another equivalent method before the vehicles leave the unpaved areas of the Site in order to prevent tracking of potentially contaminated soil offsite.
- Wash water generated during the decontamination of equipment may be treated offsite at an approved facility, or with DEQ approval, may be land-applied to an upland area of the Site and allowed to infiltrate.
- The decontamination area shall be managed so that all wash water is fully controlled or contained if not approved for land application.

4.6 Odor Management

Nuisance odors, if generated when managing impacted Site soils, should be managed using the protocols below. Odor management should be consistent with state and industry standards that exist at the time of construction. The following practices may be used to reduce or control the generation of odors:

- Soil with excessive odor may be temporarily staged in an excavation, stockpiled and covered with plastic sheeting, or directly loaded into haul trucks (for offsite disposal) in order to limit the generation of odors.
- A respirator and other Level C personal protective equipment will be worn at the direction of safety personnel to protect against long-term cumulative occupational exposures to workers.
- Routine odor and photoionization detector monitoring should be performed by oversight staff in areas near the planned work if odors are encountered or anticipated.
- The use of odor suppression foam and/or odor neutralizing granules can be considered by the Engineer of Record for the project, depending on the nature and duration of the planned activity.

4.7 Waste Characterization and Disposal

Potentially Impacted Soil may contain concentrations of COCs above construction worker RBCs and must be characterized prior to disposal at a Subtitle D landfill. Disposal of soil must be in accordance with the disposal facility's special waste management plan and the waste disposal permit, as well as all applicable solid waste and hazardous waste rules. If characterization identifies concentrations of COCs exceeding non-hazardous levels, then wastes would need to be disposed of at a Subtitle C landfill.

If determined that COCs are from MGP wastes, then disposal at a Subtitle C landfill may be classified as an 'exempt waste'. Some MGP residuals are categorically exempt from the toxicity characteristic leaching protocol under the Resource Conservation and Recovery Act, however, further analysis may be required to confirm that the wastes do not possess other hazardous characteristics (e.g., ignitability). The qualified employee or contractor must make hazardous waste determinations during future projects in accordance with all applicable state and federal regulations.

The waste characterization and disposal procedures shall be described in a project work plan that is available for DEQ review upon request. Excavated soil that is to be disposed of offsite must be characterized to verify that levels of contamination are non-hazardous and allow for controlled

disposal at a permitted Subtitle D landfill facility. Soil for Subtitle D landfill disposal should be characterized for any landfill required constituents, as well as for the following Site COCs:

- TPH-Dx
- Cyanide
- Mercury
- PAHs
- Volatile organic compounds (VOCs)

Soils for offsite disposal will require a waste disposal permit or authorization from the landfill prior to transport from the Site. It is the responsibility of the Owner or generator of the waste to obtain the necessary permits for transport and disposal.

5 Groundwater Management

The EES prohibits the use of groundwater for any beneficial purpose. Groundwater at the Site is expected to be impacted by low levels of COCs. If a project is planned that may encounter groundwater (e.g. excavations expected in excess of 10 feet bgs), then an environmental work plan should be prepared under the oversight of a qualified employee or contractor to include a groundwater management, characterization, and disposal strategy. A baseline for these activities is discussed below.

5.1 Characterization

If impacted groundwater is discovered during excavation or future development activities and it will be pumped or removed from the excavation, then it will require sampling and characterization. Due to the age of the available analytical data, waste disposal facilities will require, at minimum, collection of analytical data prior to transportation to their facilities. The specific sampling and analysis approach should be established by the qualified employee or contractor, as well as communications with the planned disposal facility (for profiling). Generally, based on knowledge of historical Site uses and previously confirmed contaminant types and levels, characterization will likely include one or more of the following: TPH-Dx, VOCs, PAHs, and RCRA 8 metals.

5.2 Storage

Impacted groundwater that is discovered during development activities and cannot remain in place will require pumping out and storage on site (e.g., in baker tanks), pending characterization data. Groundwater from an area with adequate in situ characterization data may be managed in a way that avoids temporary storage and moves directly to discharge (see Section 5.3).

5.3 Discharge of Dewatering Groundwater

When groundwater is found to be, or is already classified as, contaminated, it will require disposal at an off-site facility permitted to accept the waste. The contractor will be required to obtain the necessary permits approving dewatering discharge or disposal. The approved discharge method will depend on the water quality standards set forth in the permit. The specific permit requirements will also inform the need for additional sampling and monitoring. Monitoring could range from visual to periodic or regular sampling and analysis.

Dewatering pump rates will be monitored and documented by the contractor during construction and will be documented in daily reports. Groundwater monitoring will be documented in daily, weekly, or monthly reports, depending on the requirements of the specific permit obtained.

6 Stormwater Management

Construction activities that manage contaminated soil on the ground surface must prevent contact with stormwater. Stormwater runoff must also be managed consistent with the City of Eugene stormwater management manual (City 2025) and any other relevant code or regulations.

7 Vapor Management

The vapor pathway was not investigated prior to SMP development. The institutional controls implemented by the EES for the Site require that buildings intended for human occupancy may not be developed on the Site without DEQ approval. If buildings are to be constructed at the Site, additional investigation shall be completed with DEQ oversight and/or an appropriate vapor mitigation system consisting of barriers or subsurface venting will be required. DEQ must be consulted prior to and during the development of the building design, and DEQ approval is required prior to construction.

8 Notifications

8.1 General Notification

Once the Certificate of Completion is issued, DEQ will not be actively managing this Site. DEQ may conduct periodic review of EES and SMP compliance and the Owner must immediately notify DEQ of any condition or occurrence at the Site that does not conform with the provisions of the EES.

8.2 Change of Ownership or Use

The Owner must notify DEQ within 10 days of any change in ownership of the Site, including transfers, grant, gift, or other transfers in whole or part.

The Owner must notify DEQ a minimum of 10 days in advance of any change of use of the Site that could result in exposure of human or ecological receptors to hazardous substances.

8.3 Zoning Changes of the Site

The Owner must notify DEQ a minimum of 30 days prior to Owner petitioning for or filing of any document to rezone the Site if the rezoning changes the base zone in Eugene City code or equivalent. The EES notes that the current zoning as of the drafting of the EES is “Riverfront Park Special Area and Cultural Landscape and Open Space.”

8.4 Destruction or Disposal of Records

For a period of 10 years after the Certificate of Completion has been issued by DEQ for this Site, the Owner must notify DEQ a minimum of 60 days prior to the destruction or disposal of site records, documents, and reports.

9 Recordkeeping

The Owner must maintain records documenting compliance with the EES and this SMP. Site records must be available to DEQ upon request. Site records to be maintained include the following:

- Site inspections or reports
- Quality Assurance/Quality Control memoranda and audits, raw data, final plans, task memoranda, field notes, and laboratory analytical data reports
- Work plans and completion reports for activities that have disturbed contaminated soil, including figures documenting where the work occurred
- Records of soil disposal offsite, including waste characterization, any analytical results, shipping manifests, and disposal certificates

Site records must be retained for a minimum of five years after certification of completion of the report. Additionally, as detailed in Section 8.4, for a period of 10 years, the Owner must provide DEQ notice prior to destruction or disposal of site records or other documents and reports. Records pertaining to this SMP and compliance with the requirements of this plan and the EES, should be maintained as long as the EES remains in effect.

10 Plan Review

This SMP will be reviewed by the Owner at least once every five years, or when ownership of the Site changes, whichever occurs first. Updates to this SMP will be made when needed to ensure that the document reflects Site uses and remains relevant. Proposed SMP updates shall be submitted to the DEQ for review and approval.

11 Worker Health and Safety

All construction activities that interact with subsurface soils on the P-A parcel have the potential to expose workers to contamination or to generate impacted soil and shall be conducted according to the Occupational Safety and Health Act (OSHA) of 1970 (29 U.S. Code Sec. 651 et seq.). All intrusive Site work shall therefore include a project-specific health and safety plan (HASP) that addresses planned work activities and complies with applicable worker protection regulatory requirements, including 29 Code of Federal Regulations (CFR) 1910.120, the Hazardous Waste Operations and Emergency Response (HAZWOPER) rule promulgated by OSHA. The HASP shall, at a minimum, set forth the requirements and protections, specifically for excavation workers, for working in areas containing soil that may be chemically impacted, and shall include the following:

- Requiring current HAZWOPER certification for workers disturbing impacted soil
- COCs and Site background
- Personal protective equipment requirements
- Personal hygiene and decontamination protocols
- Medical surveillance
- Hazard communication and site control
- Recordkeeping and reporting

Construction contractor(s) working on the Site are responsible for the implementation and compliance with the Site-specific HASP(s) and protocols.

As required by the federal OSHA regulations (29 CFR § 1910.120 and § 1926.65), any workers who will come in contact with impacted site soils at levels exceeding the DEQ construction worker RBCs must be qualified personnel—i.e., must have completed 40 hours of OSHA-approved HAZWOPER training before beginning work and must have at least three days of field experience under a trained, experienced supervisor. Managers and supervisors directly responsible for work with contaminated soil must have an additional eight hours of specialized training in hazardous waste management supervision.

References

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- DEQ. 2009. *Staff Report – Conditional No Further Action Recommendation for the Area P-A Upland Portion of the Western Parcel – Riverfront Research Park, University of Oregon*. State of Oregon, Oregon Department of Environmental Quality. Eugene, Oregon. September.
- DEQ. 2025. *Order on Consent - Prospective Purchaser Agreement 1018, DEQ No. 25-06*. State of Oregon, Oregon Department of Environmental Quality. Eugene, Oregon. September 30.
- MFA. 2025a. Technical Memorandum: Review of DEQ No Further Action Designations for the Riverfront Research Property (Tax Lot 170332240530) and review of the open adjacent LUST #20-10-1128. To: Jenifer Wiler, City of Eugene. Maul Foster & Alongi, Inc.: Portland, OR. September 25.
- MFA. 2025b. *Phase I Environmental Site Assessment, Riverfront Research Park Western Parcel*. Prepared for City of Eugene. Maul Foster & Alongi, Inc.: Portland, OR. September 25.
- PBS. 2009. *Site Management Plan, Western Parcel of the Riverfront Research Park*. Prepared for University of Oregon. PBS Environmental and Engineering, Inc. November.

Limitations

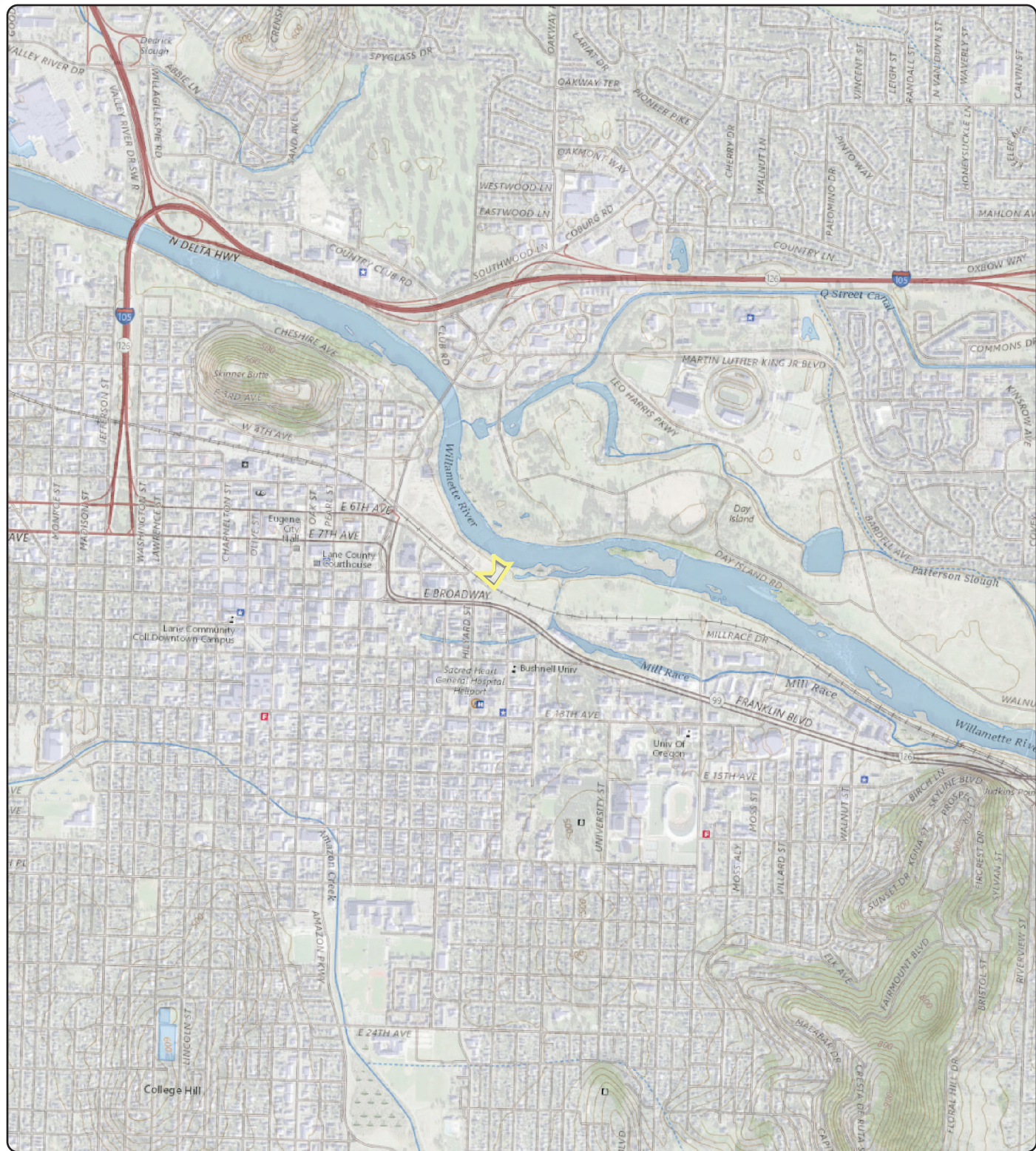
The services undertaken in completing this plan were performed consistent with generally accepted professional consulting principles and practices. No other warranty, express or implied, is made. These services were performed consistent with our agreement with our client. This plan is solely for the use and information of our client unless otherwise noted. Any reliance on this plan by a third party is at such party's sole risk.

Opinions and recommendations contained in this plan apply to conditions existing when services were performed and are intended only for the client, purposes, locations, time frames, and project parameters indicated. We are not responsible for the impacts of any changes in environmental standards, practices, or regulations subsequent to performance of services. We do not warrant the accuracy of information supplied by others, or the use of segregated portions of this plan.

Figures



MAUL
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Notes
U.S. Geological Survey 7.5-minute topographic quadrangle (2020): Eugene East.
Township 17 south, range 3 west, section 32.

Data Source
Site boundary obtained from the Oregon Department of Environmental Quality.

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Legend

 Property Boundary

Figure 1-1
P-A Parcel Location
Riverfront Research
Western Parcel
City of Eugene
Eugene, Oregon

0 2,000
Feet



Project: M0076.12.001 Produced By: sturner Reviewed By: cclough Print Date: 4/29/2024 Path: X:\0_MFA_Projects\M0076.12.001\Pre-M0076.12.001_001.aprx [Fig 2-1 Property Overview]



Figure 1-2
Parcel P-A and
P-B Overview

City of Eugene
Eugene, OR

- Legend**
- Riverfront Research Park Western Parcel
 - P-A (Riverbank)
 - P-A (Upland)
 - P-B
 - UST Decommissioning Area (Exact Location Unknown)



Data Sources
Aerial photograph obtained from the Oregon Geospatial Enterprise Office; site boundary obtained from the Oregon Department of Environmental Quality.

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Appendix

Legal Description and Map of Parcel P-A



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ALONGI

EXHIBIT "A"

A parcel of land located in the Northwest Quarter or Section 32, Township 17 South, Range 3 West of the Willamette Meridian, Eugene, Lane County, Oregon; said parcel being a portion of property described in the Final Judgement of Case No. 894469, filed on June 26, 1968, in Reel 164, Page 757, Circuit Court of the State of Oregon, Lane County.

BEGINNING at the Southwest corner that property described in that Bargain and Sale Deed to THE CITY OF EUGENE, a municipal corporation, recorded on November 19, 2021, as Instrument No. 2021-072653 of the Lane County Official Records, said point bears South 88°12'48" East 148.53 feet and North 01°47'12" East 427.27 feet from the iron rod set in concrete at the intersection of Hilyard Street and East 9th Avenue, now known as East Broadway; thence along the Southerly lines and Northerly extension of the Easterly line as follows: South 88°14'42" East 86.03 feet; thence North 46°45'18" East 38.00 feet; thence North 01°45'18" East 134.50 feet to a point on the left bank of the Willamette River; thence along said left bank as follows: South 55°01'57" East 10.99 feet; thence North 73°00'37" East 17.41 feet; thence South 70°48'00" East 53.00 feet; thence South 60°17'15" East 41.78 feet; thence South 58°59'21" East 37.11 feet; thence South 85°11'04" East 10.89 feet; thence leaving said left bank, South 33°18'27" West 297.81 feet to the Northerly right of way of the Union Pacific Railroad; thence along said Northerly right of way, North 49°26'55" West 237.47 feet; thence leaving said Northerly right of way, South 86°48'06" East 71.62 feet to the POINT OF BEGINNING.

EXCEPT THEREFROM all that land below the top of the left bank of the Willamette River which is owned by the State of Oregon.

Containing 38,722 square feet, more or less.

Bearings are based on Lane County Survey File Number 43582.

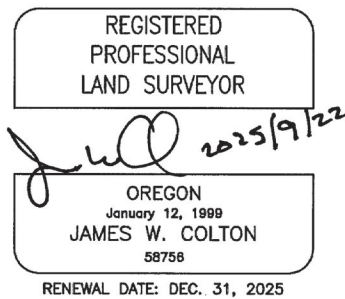
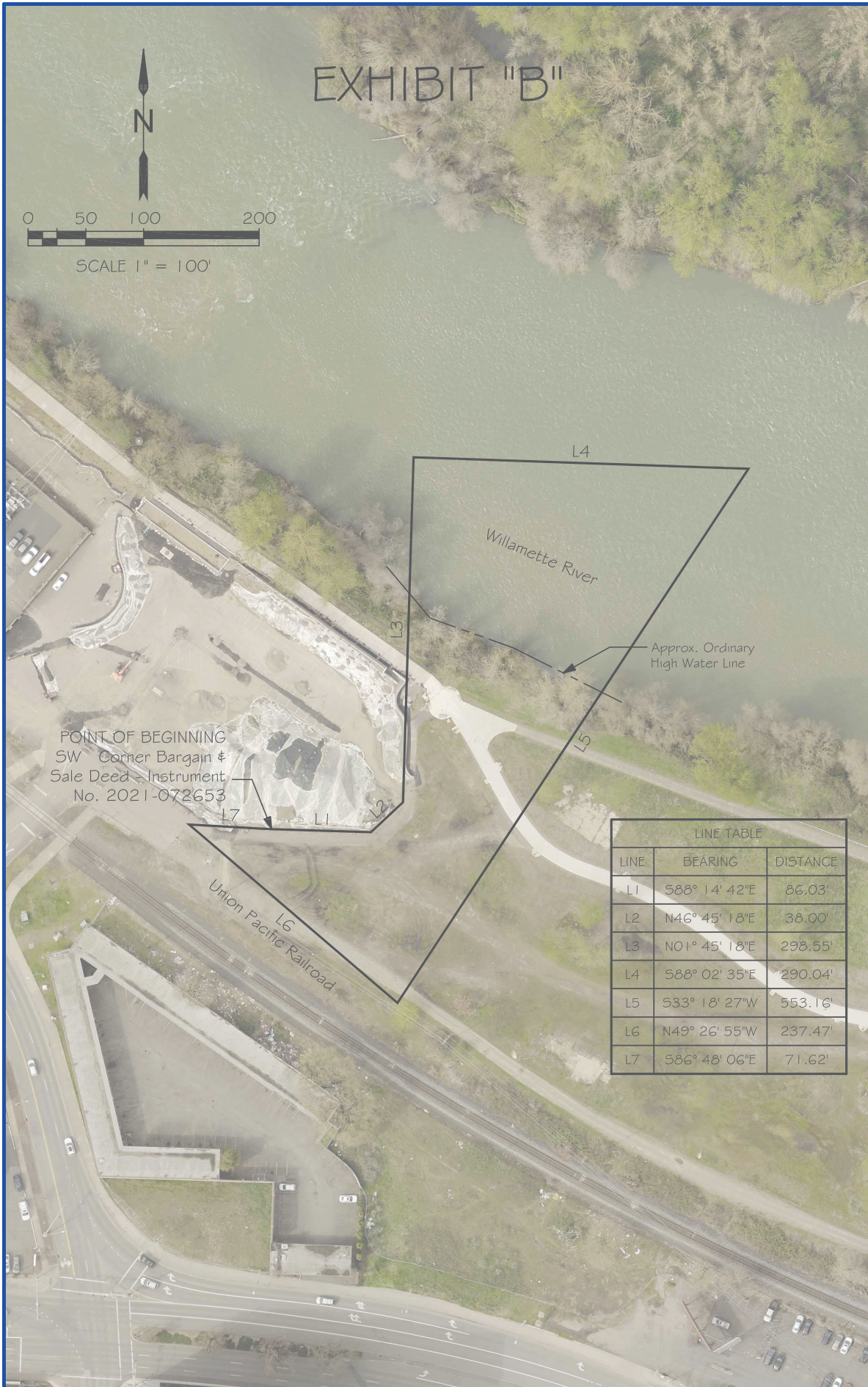
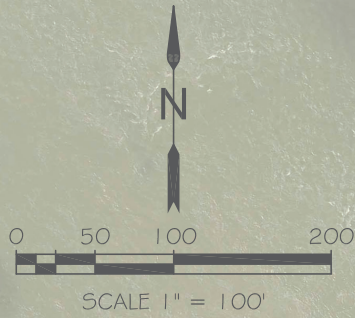


EXHIBIT "B"



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S88° 14' 42"E	86.03'
L2	N46° 45' 18"E	38.00'
L3	N01° 45' 18"E	298.55'
L4	S88° 02' 35"E	290.04'
L5	S33° 18' 27"W	553.16'
L6	N49° 26' 55"W	237.47'
L7	S86° 48' 06"E	71.62'



CITY OF EUGENE
PUBLIC WORKS ENGINEERING
180 W. 8TH AVENUE, SUITE 200, EUGENE, OR.
UPLAND - EES RESTRICTED AREA

PROJECT NO.
DATE: JULY 17, 2025
REVISED :
SHEET 1 OF 1