



# Willamette Center Retrofit Project

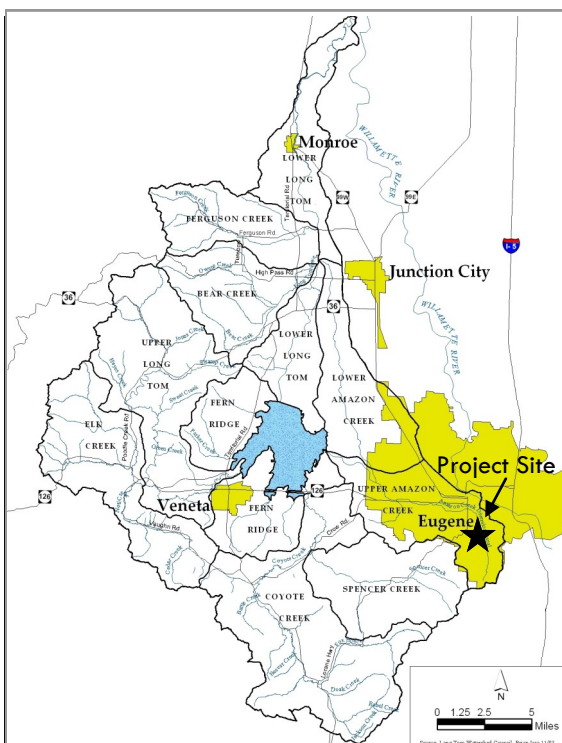
## Project Background & Description

The Willamette Center Retrofit Project is the first of its kind in Eugene. Lead by the Long Tom Watershed Council, this project brings together private investment and property owners with cooperation from the City of Eugene to retrofit an already developed property to manage its own stormwater.

Property Manager Lee Davis approached the Long Tom Watershed Council after one of his tenants handed him an outreach flyer for the Amazon Creek Initiative. After contacting the Council, and having a site visit, Lee and Project Manager Jason Schmidt of LTWC agreed upon a set of 'Best Management Practices' that can be implemented on-site. Lee's willingness to step outside of the box, and 'do the right thing' for Amazon Creek, is a great example of how the Council can work with willing property owners.



**Project Site with 3 locations identified for retrofitting**



**Amazon Creek in South Eugene — Photo by Philip Bayles, RaptorViews psb@efn.net**

Reducing and treating runoff from our properties contributes to a healthier and safer Amazon Creek. The management techniques used on the South Willamette Retrofit Project can be replicated on commercial, industrial, and residential properties. This project is designed to showcase inexpensive and simple solutions.

## Restoration Techniques

### Parking lot/Parkway vegetated swales

Parking lot and road drainage diverted to vegetated swale

### Rain gardens to treat roof runoff

Turf areas will be converted into rain loving landscapes

### Planter boxes

Downspouts will be diverted into landscaped planters to treat roof runoff

### Pervious pavers

A portion of pavement will be removed and replaced with a hardscape that soaks rain

### Ecoroof

A new bike shelter will incorporate a vegetated roof that reduces runoff from impervious surfaces



Parking lot — Before

## Project Benefits

**Ecological:** Runoff from nearly 14,000 square feet of impervious surface will be diverted into several stormwater management best management practices that will not only reduce pollutants entering Amazon Creek, but also beautify the property, raise the property value, and provide a landscape that attracts and retains tenants and customers.

**Economic:** Attractive landscapes help to maintain tenants, bring new customers, and provide a pleasant experience.



Parking lot — After

## Project Funding & Partners

### Partners

Jason Schmidt, Long Tom Watershed Council

Lee Davis, Davis Commercial Property Management

Mike Gerot, Woodruff Landscaping

Billy Curtiss and Josh Richmond, City of Eugene

### Funding Support

Meyer Memorial Trust, EPA, Long Tom Watershed Council

### Contact

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Rain Garden — Woodruff Landscaping

The Long Tom Watershed Council thanks our partners and funders!

[www.longtom.org](http://www.longtom.org)