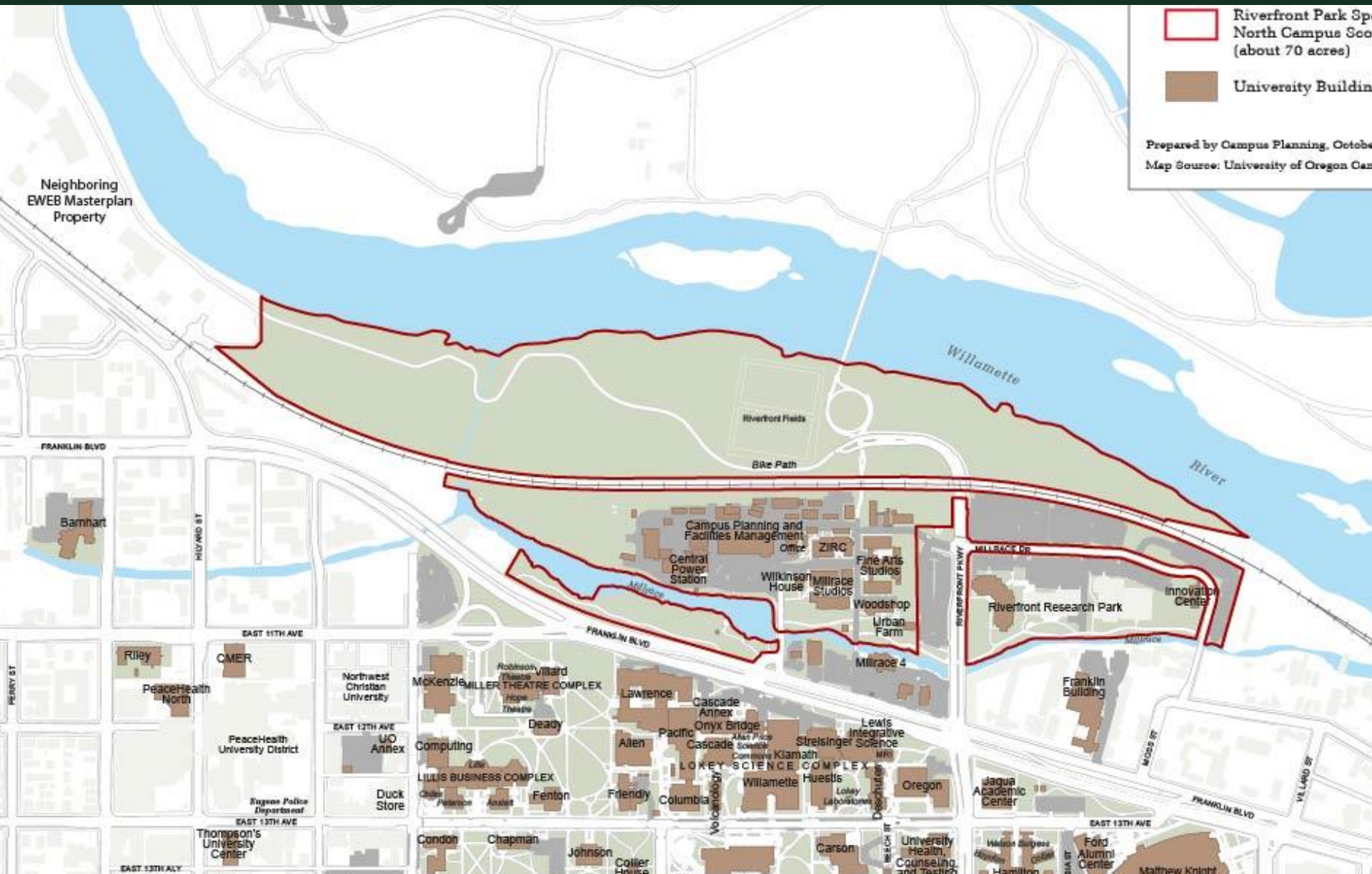


# **UO North Campus Conditional Use Permit Project**

Project Overview and Background  
November 2017

Campus Planning, CPFM

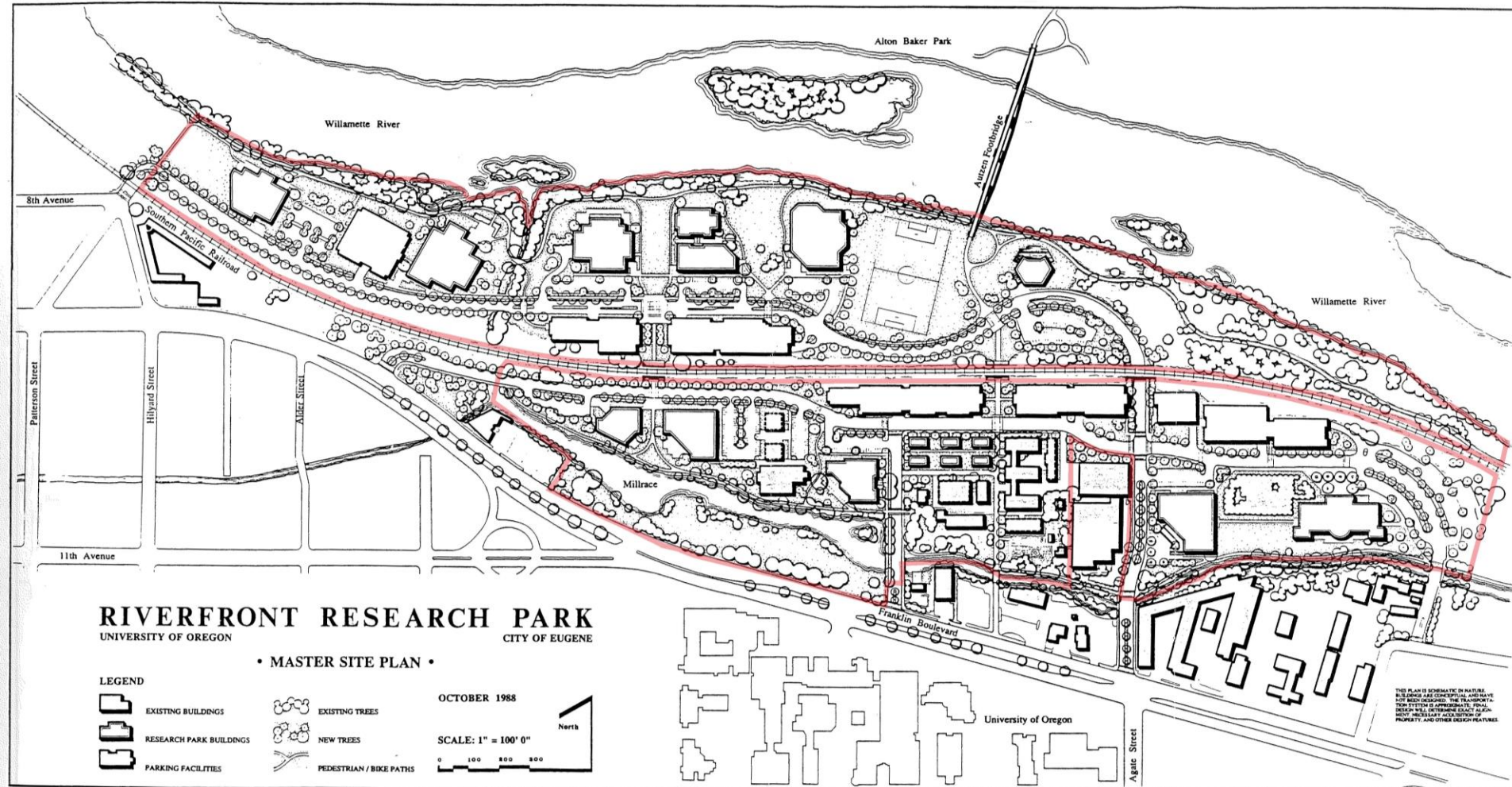
# Project Boundary



-  Riverfront Park Special North Campus School (about 70 acres)
-  University Buildings

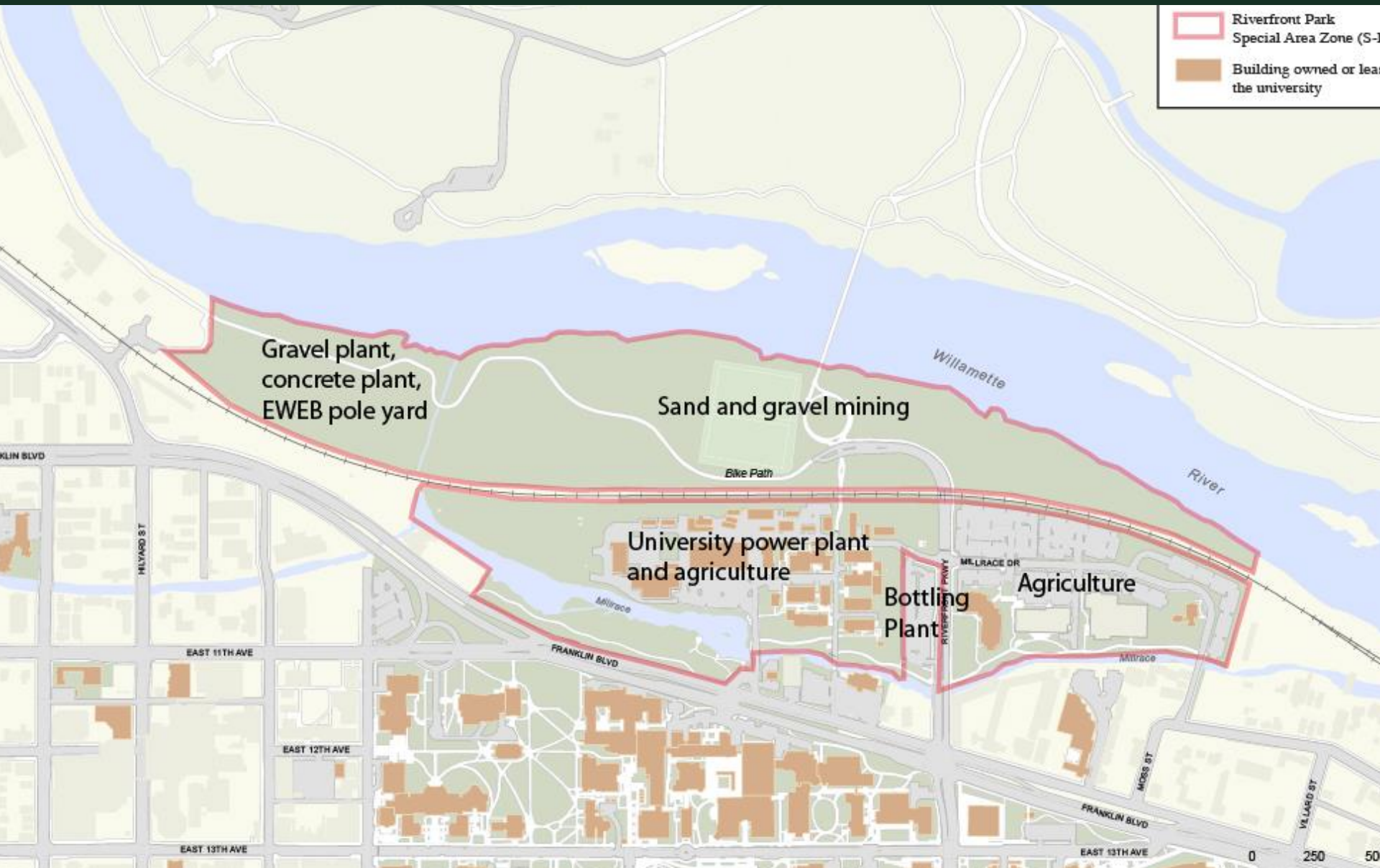
Prepared by Campus Planning, October  
Map Source: University of Oregon Campus Planning

# Previous Conditional Use Permit: 1988 to 2012





# Site History



-  Riverfront Park Special Area Zone (S-1)
-  Building owned or leased by the university

# Statement of Need

# Why the University Needs a New Conditional Use Permit for North Campus

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The previous conditional use permit expired, and the Framework Vision Project concluded that:

- North Campus is needed for future university buildings and year-round recreation fields.
- UO can accommodate growth on land it already owns while preserving the beauty and functionality of campus by locating many of the new facilities in North Campus.

## If not resolved:

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### **The university will be forced to:**

- Locate new buildings in places that are inappropriate for those building types;
- Build in neighboring areas with potential negative impacts to neighbors;
- Further spread university uses off-campus;
- Have constrained options for surge or replacement space;
- Be in a situation where areas of North Campus continue to be unsafe and an eyesore; and
- Remain isolated from the Willamette River, the UO's most underappreciated natural asset. Connecting to the river will open opportunities for research, teaching outdoors, recreation, improving the ecology of the river's edge, and improving pedestrian and bicycle connectivity.

# This Project



# Project Purpose

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The purpose of the North Campus Conditional Use Permit project is to complete a land use application package that will be approved by the City so that the university may develop its land for its needs as opportunities arise. (For example, opportunities related to research, academics, or the improvement of open space)

# Permitted Uses

(see City Code, section 9.3710 for full text)

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- Primary uses:
  - University uses
  - Research park uses
  - Conference facilities/meeting rooms
- Manufacturing (related to primary use)
- Accessory and supporting uses
- Interim uses

# What is this project?

This project is a:

- A technical step to implement recommendations of the Framework Vision Project
- A process necessary for gaining land use approval from the City
  - Master site plan for S-RP zone
    - Conceptual study (north of tracks) to inform master site plan
  - Land use application package
  - Community engagement and feedback

This project is not a:

- Master plan (Campus Plan)
- Design project (Future Capital Projects)
- Space allocation process (Space Advisory Group)

## FRAMEWORK VISION PROJECT

Third party study to create a comprehensive physical framework vision of open spaces and buildings to inform decisions on growth and change while preserving the beauty and functionality of campus. Not a formally adopted document.

### North Campus Conditional Use Permit

Broad land use and development concepts with the goal of meeting the land use code requirements.

### Amendment to the Campus Plan

Specific development guidelines and identification of opportunities and constraints, including establishment of open space framework.

- Narrative
- Plan Set:
  - Existing Conditions/Site Survey
  - Master Site Plan:
    - Proposed building areas and landscape areas;
    - Required and proposed building setbacks;
    - Height and bulk of proposed development;
    - Delineation of significant natural features;
    - Proposed riparian protection and enhancement areas;
    - Proposed uses;
    - Proposed transportation access points and circulation; and
    - Conceptual utilities plan.
- Riparian Assessment and Management Plan
- Utilities Report
- Lighting Study for Recreation Field Lighting
- Trip Generation Study
- Other Required Documentation



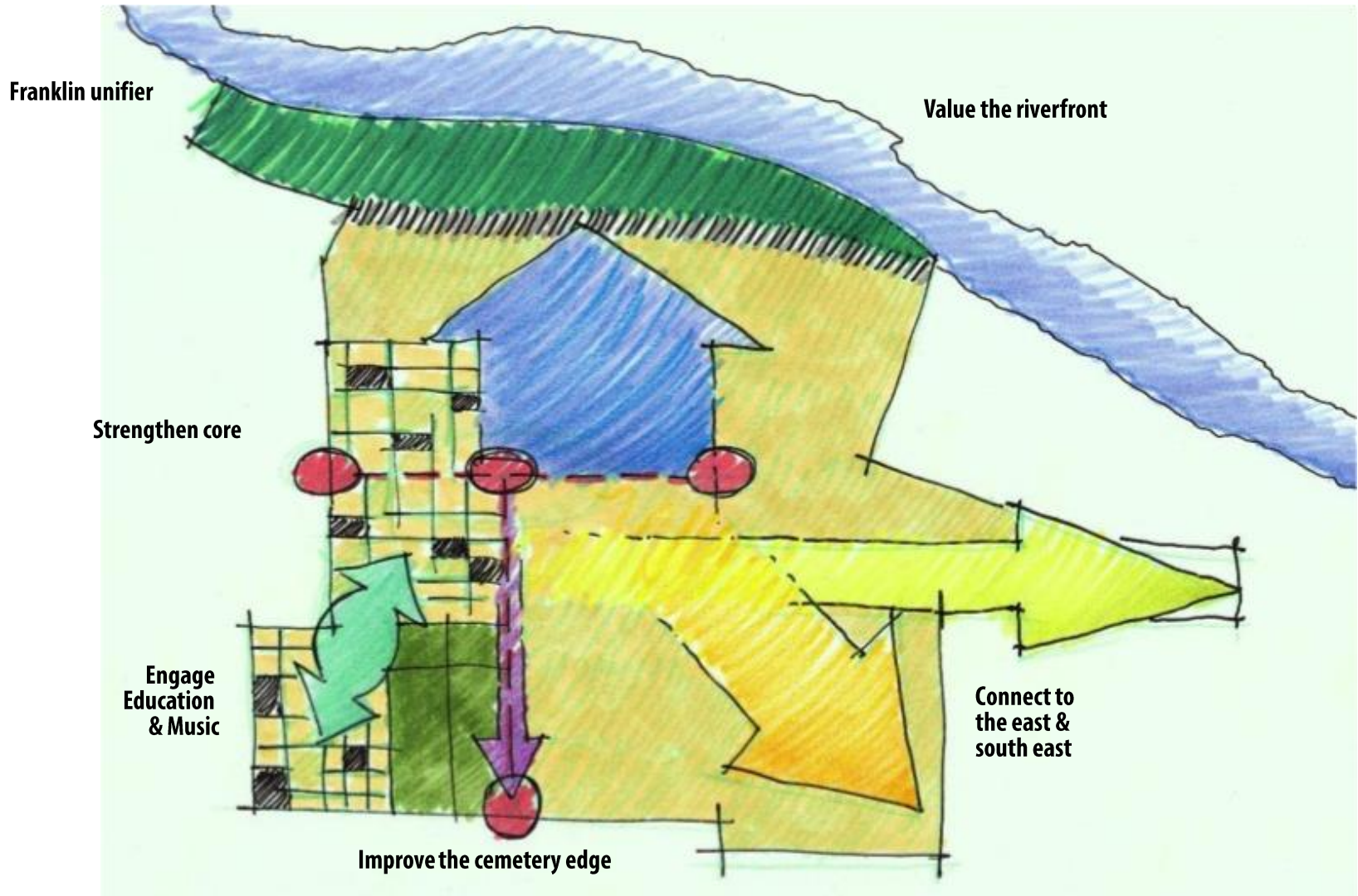
# Project Timeline

- **Jul - Oct '17:** Conceptual Study, Master Site Plan Development, Stakeholder Input
- **Nov '17:** Draft Master Site Plan Complete
  - Community Feedback and Information Sharing
  - Public Open House and Neighborhoods Meeting
  - Campus Planning Committee Review
- **Dec '18:** Finalize Master Site Plan and Land Use Package
- **Jan '18:** Submit Land Use Package to City
- **Jun - Jul '18 (anticipated):** Conditional Use Permit Hearing (City of Eugene Hearings Official)

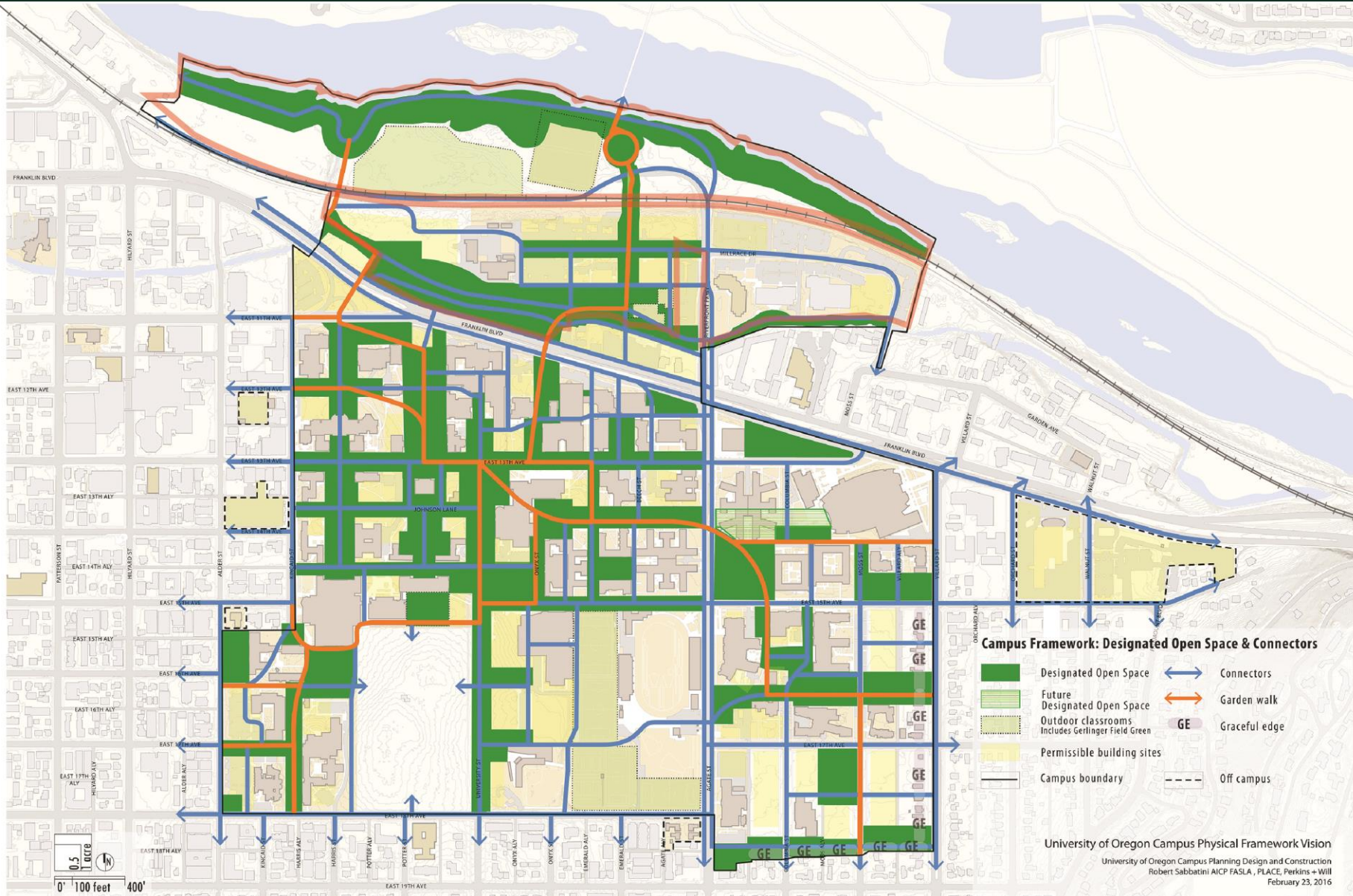
# Framework Vision Project

# Framework Vision Project: Major Concepts

## Analysis



# Framework Vision Project: Proposed Open Space Framework



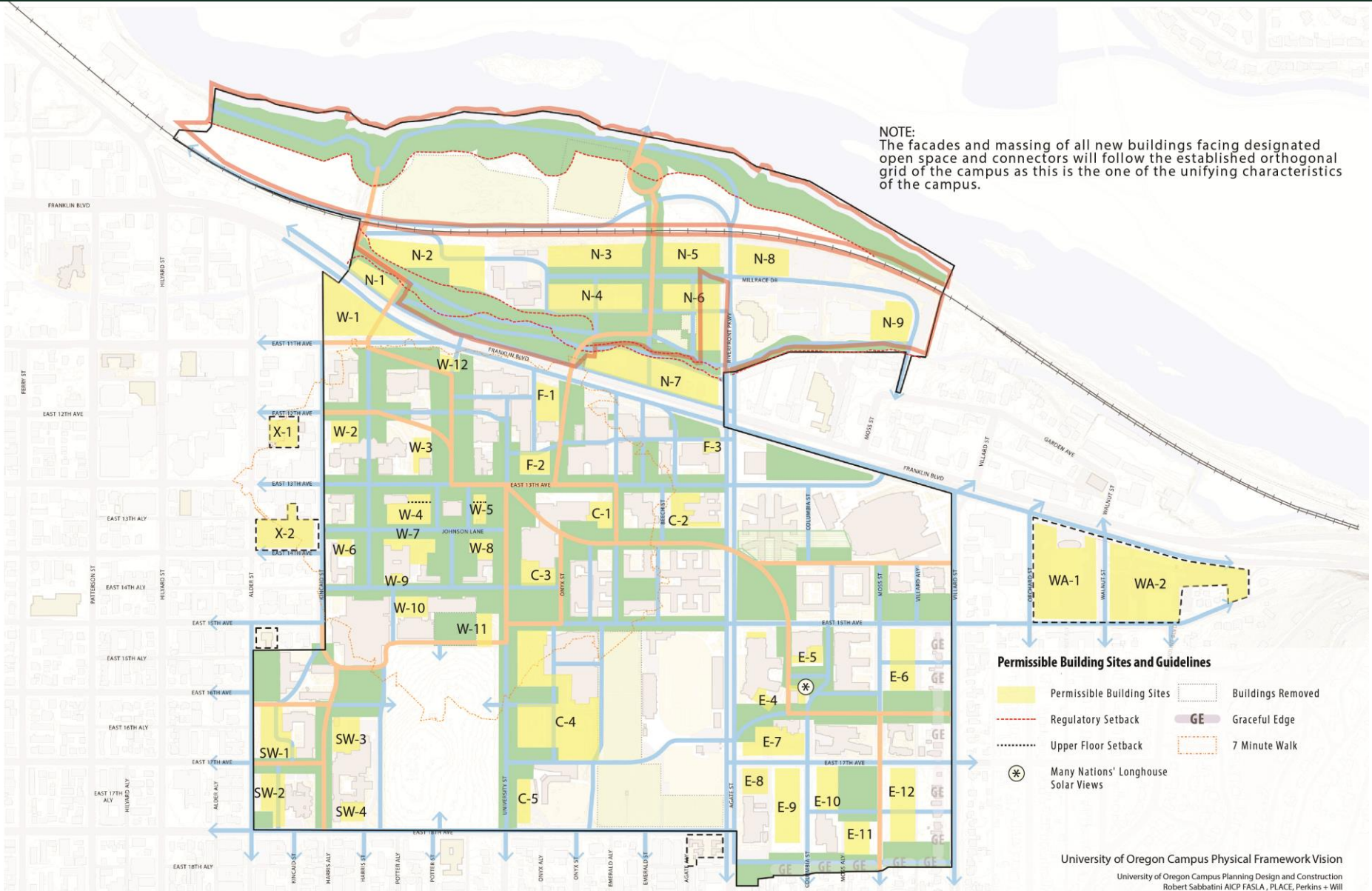
### Campus Framework: Designated Open Space & Connectors

- Designated Open Space
- Future Designated Open Space
- Outdoor classrooms  
Includes Gerlinger Field Green
- Permissible building sites
- Campus boundary
- Off campus
- Connectors
- Garden walk
- Graceful edge

University of Oregon Campus Physical Framework Vision  
 University of Oregon Campus Planning Design and Construction  
 Robert Sabbatini AICP FASLA, PLACE, Perkins + Will  
 February 23, 2016



# Framework Vision Project: Proposed Building Sites

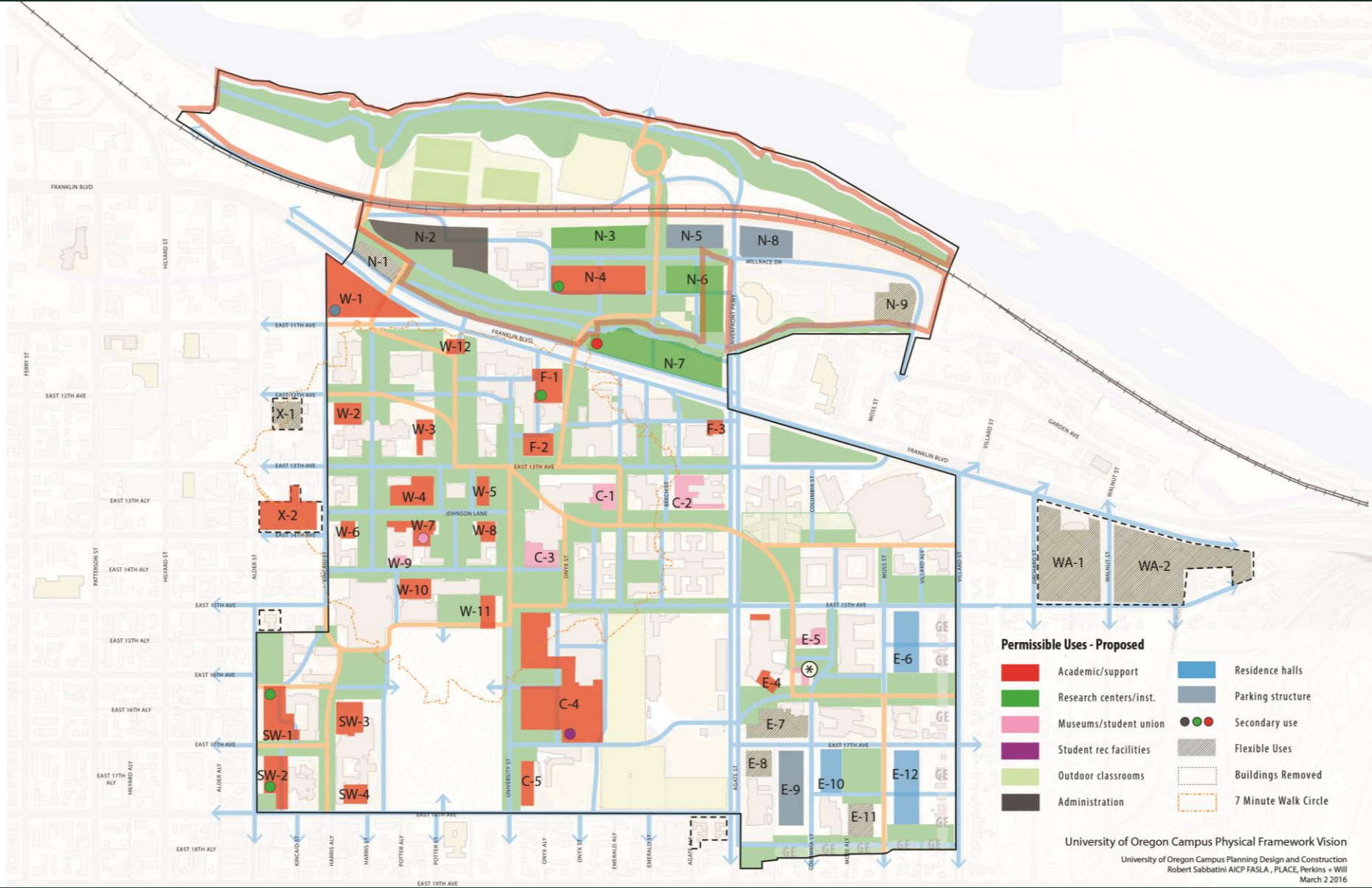




# Framework Vision Project: Proposed new buildings based on enrollment growth scenarios



# Framework Vision Project: Proposed Uses



University of Oregon Campus Physical Framework Vision

University of Oregon Campus Planning Design and Construction  
 Robert Sabbatini AICP FASLA, PLACE, Perkins + Will  
 March 2016

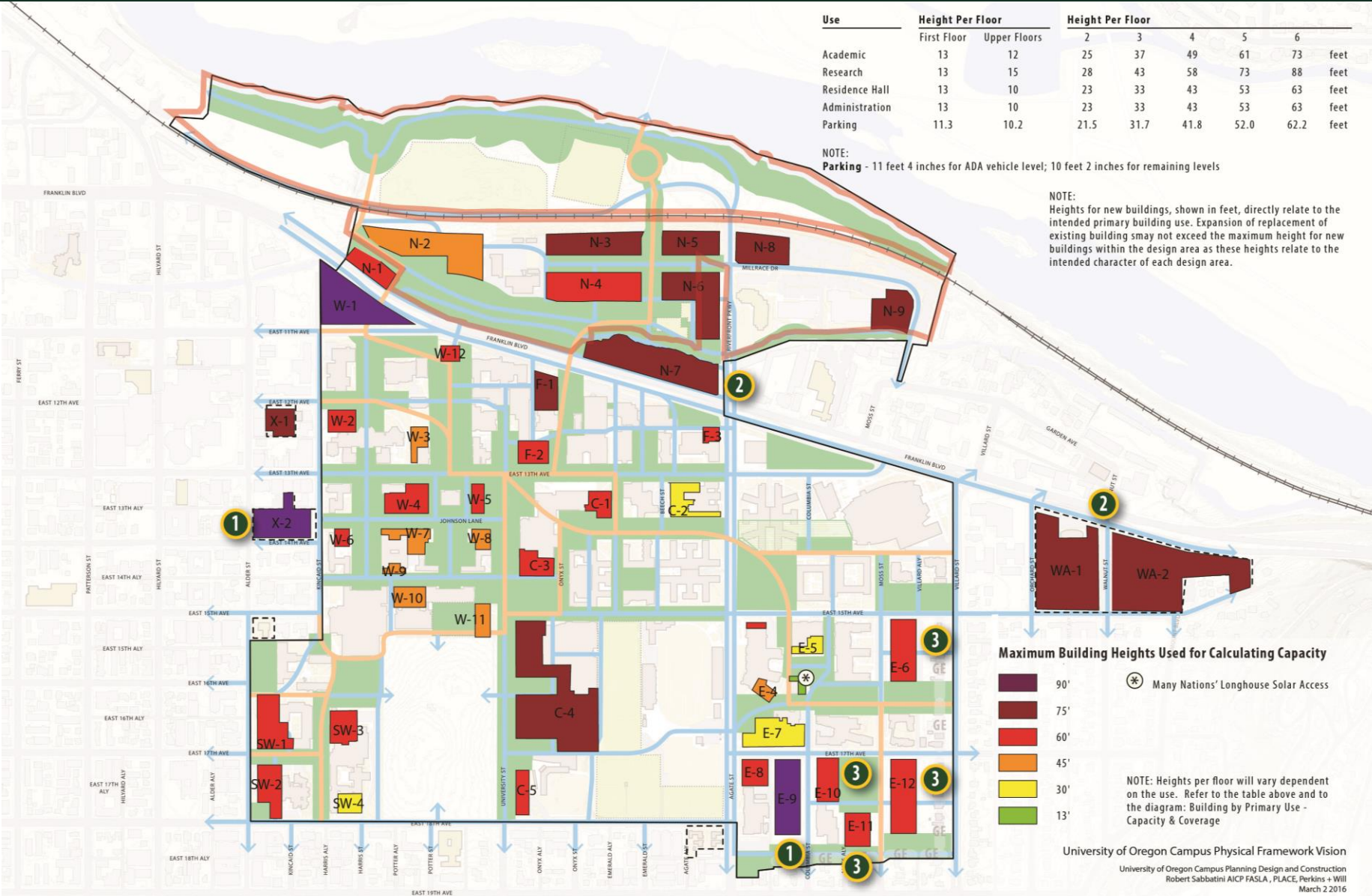


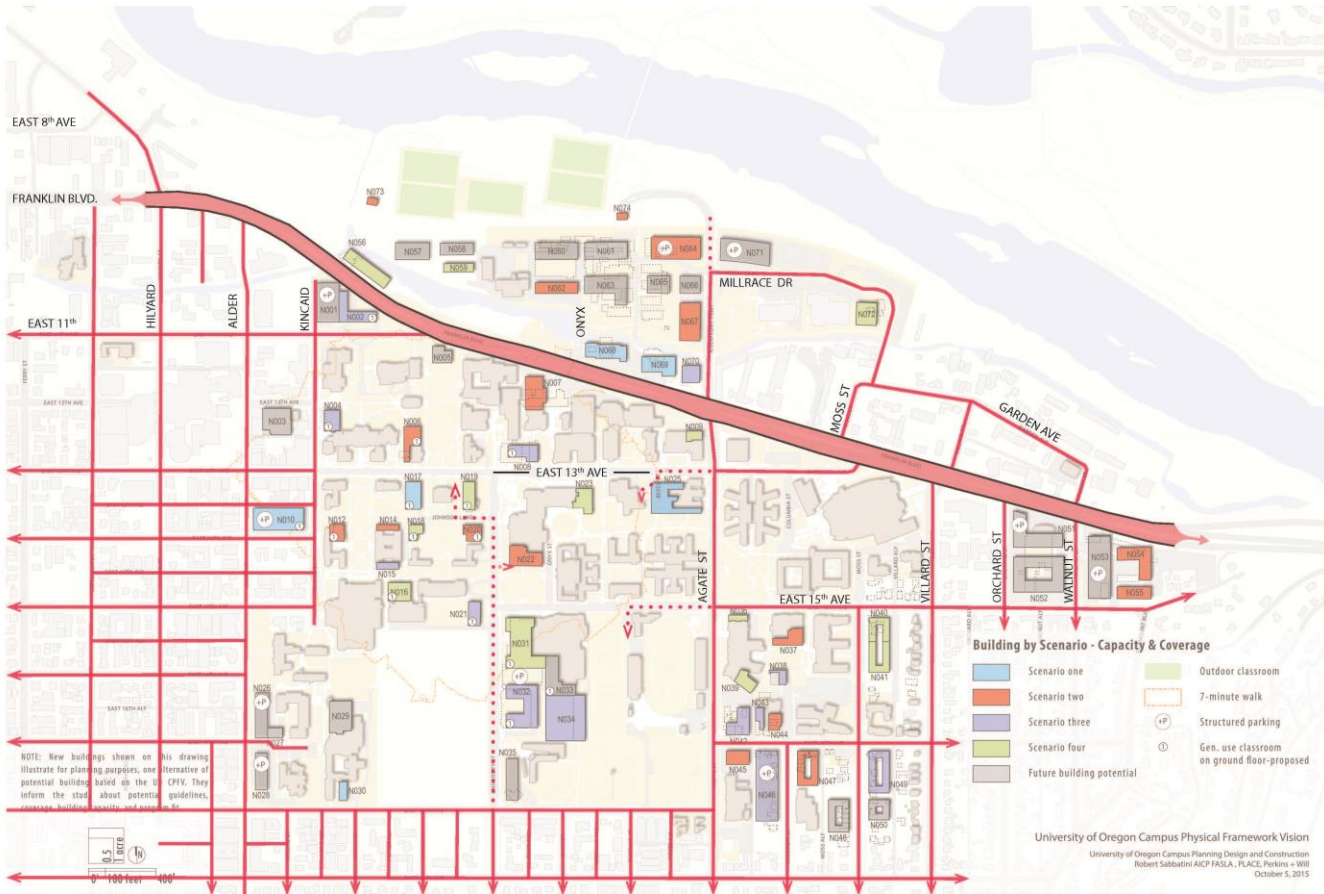
# Framework Vision Project: Proposed Heights

Use	Height Per Floor		Height Per Floor					
	First Floor	Upper Floors	2	3	4	5	6	
Academic	13	12	25	37	49	61	73	feet
Research	13	15	28	43	58	73	88	feet
Residence Hall	13	10	23	33	43	53	63	feet
Administration	13	10	23	33	43	53	63	feet
Parking	11.3	10.2	21.5	31.7	41.8	52.0	62.2	feet

NOTE:  
**Parking** - 11 feet 4 inches for ADA vehicle level; 10 feet 2 inches for remaining levels

NOTE:  
 Heights for new buildings, shown in feet, directly relate to the intended primary building use. Expansion of replacement of existing building may not exceed the maximum height for new buildings within the design area as these heights relate to the intended character of each design area.





## BUILDING SCENARIOS

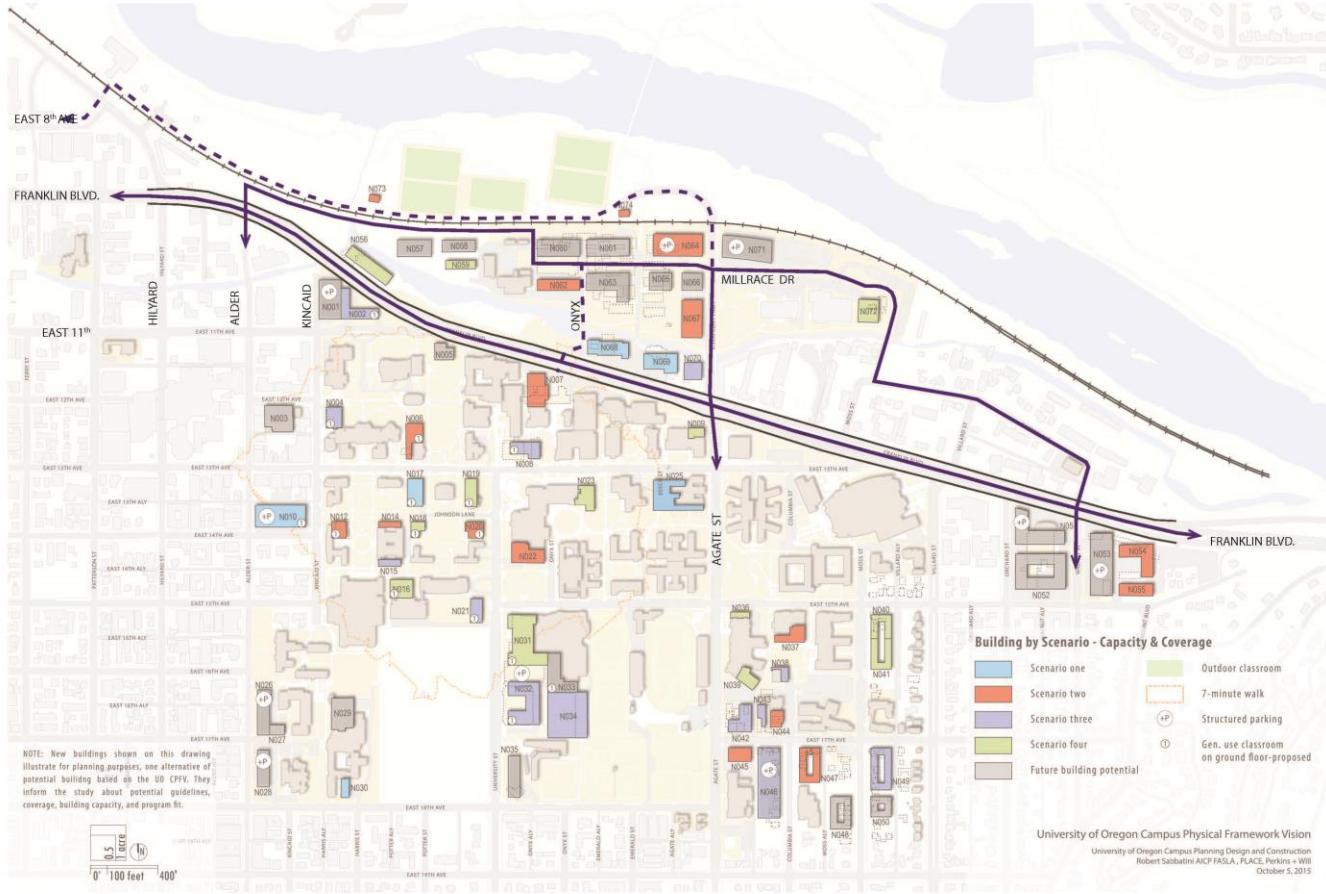
The following diagrams identify building program by scenario.

The diagram on this page provides a complete picture of the potential building program. "Future Building Potential," identified as "Flexible Use" in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed for Scenario Four, the last scenario. This offers alternative locations when the university studies permissible building sites to meet a specific building program need.



# Framework Vision Project: Proposed Service Vehicle Access for North Campus

A-10



## BUILDING SCENARIOS

The following diagrams identify building program by scenario.

The diagram on this page provides a complete picture of the potential building program. "Future Building Potential," identified as "Flexible Use" in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed for Scenario Four, the last scenario. This offers alternative locations when the university studies permissible building sites to meet a specific building program need.

**Building by Scenario - Capacity & Coverage**

<span style="color: lightblue;">■</span> Scenario one	<span style="color: lightgreen;">■</span> Outdoor classroom
<span style="color: orange;">■</span> Scenario two	<span style="border: 1px solid orange; display: inline-block; width: 10px; height: 10px;"></span> 7-minute walk
<span style="color: purple;">■</span> Scenario three	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">P</span> Structured parking
<span style="color: green;">■</span> Scenario four	<span style="border: 1px solid black; border-radius: 50%; padding: 2px;">G</span> Gen. use classroom on ground floor-proposed
<span style="color: grey;">■</span> Future building potential	

## KEY | Proposed Service Vehicle Access

- Heavy & Light Service Vehicles
- - - Light Service Vehicles Only
- Rail Line

University of Oregon Campus Physical Framework Vision  
 University of Oregon Campus Planning, Design and Construction  
 Robert Sabbatini AICP FASLA, PLACE, Perkins + Will  
 October 5, 2015



# Framework Vision Project: Proposed Pedestrian and Bicycle Access for North Campus

A-10



## BUILDING SCENARIOS

The following diagrams identify building program by scenario.

The diagram on this page provides a complete picture of the potential building program. "Future Building Potential," identified as "Flexible Use" in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed for Scenario Four, the last scenario. This offers alternative locations when the university studies permissible building sites to meet a specific building program need.



# Framework Vision Project: Illustrative of Proposed Open Spaces and Buildings



# **Conceptual Study for Riverfront Area (North of Tracks)**

# Key Issues/Ideas

## **Connectivity:**

- To downtown, campus, and across Franklin Blvd
- Emergency and service access

## **Bicycle & Pedestrian:**

- Realignment of existing path

## **Riparian Restoration:**

- Areas of ecological and geologic sensitivity (River's edge, Millrace outfall, fossils, seasonal wetlands/vernal pools, Oak savannah)

## **River access:**

- Small boat launch
- Beach access

### **Safety:**

- Bike path lighting
- Active uses

### **Athletic Fields for Physical Education:**

- Additional fields and support facilities
- Year-round access
- Lighting
- Public access

### **Other University Uses**

- Examples include: Outdoor Program, research greenhouses, urban agriculture, outdoor research, outdoor classrooms, and academic or research buildings





**AREAS OF ECOLOGICAL INTEREST**

**DESIRED FEATURES**

- \* ADDITIONAL SPACE FOR URBAN AGRICULTURE
- \* CONNECTIVITY
- \* RIVER ACCESS
- \* RESTORATION
- \* SAFETY
- \* ACTIVE USES (BRINGING PEOPLE TO SITE)

**BEST PLACES FOR ACTIVE USES**

**BUILDING DEVELOPMENT OPPORTUNITY**

- \* ACADEMIC / RESEARCH
  - \* OUTDOOR PROGRAM
  - \* PE REC SUPPORT FACILITIES
  - \* OTHER UNIVERSITY USES
- BECAUSE OF PROXIMITY TO EXISTING INFRASTRUCTURE AND ROADWAYS

**NORTH CAMPUS AREA**  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

**WHAT WE HEARD**  
FOCUS GROUP FEEDBACK


SCALE 1" = 100'



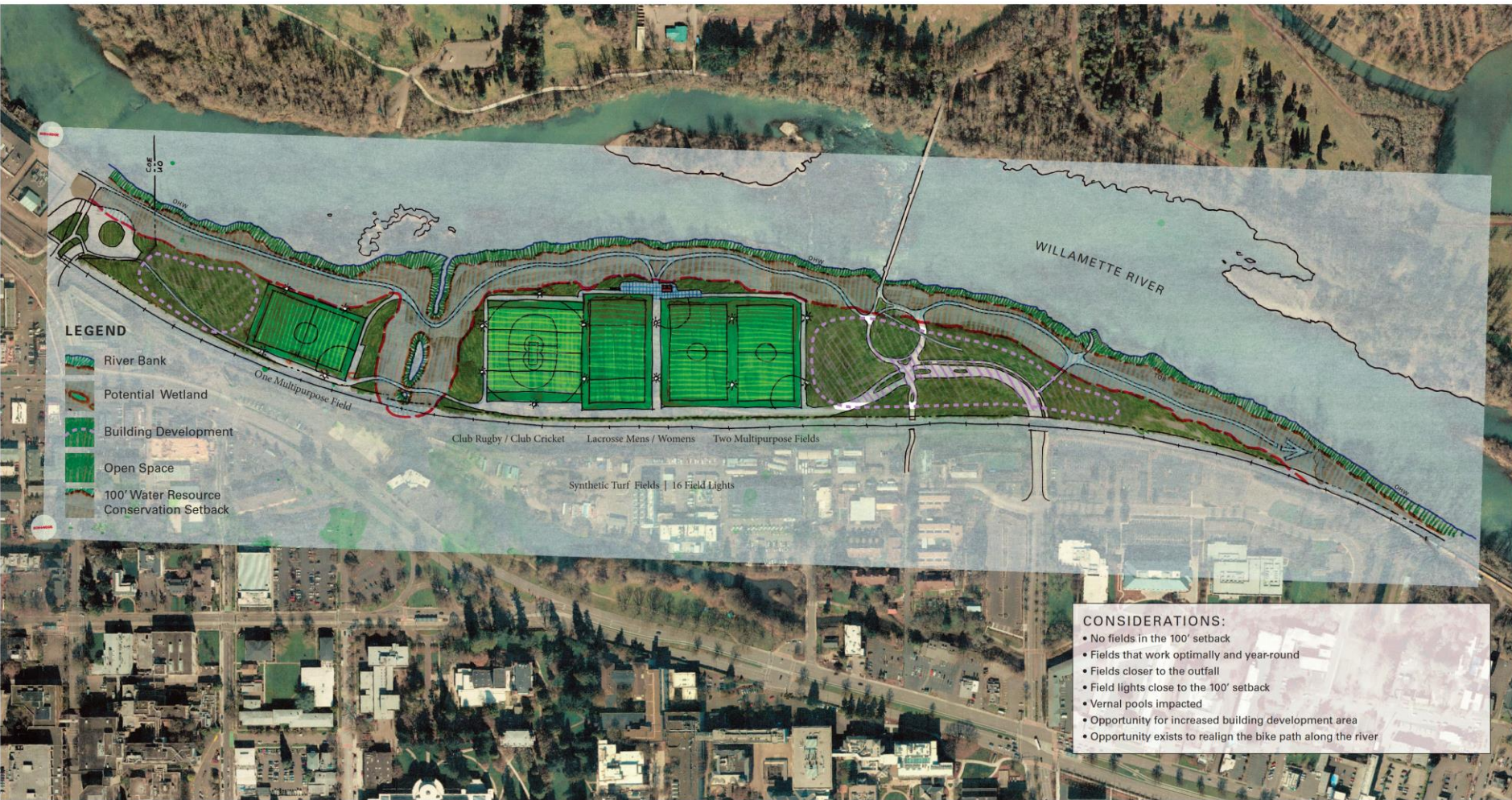


**NORTH CAMPUS AREA**  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

**CONCEPTUAL SITE PLAN OPTION #1**  
EXISTING FIELDS + THREE NEW FIELDS


SCALE 1" = 100' 



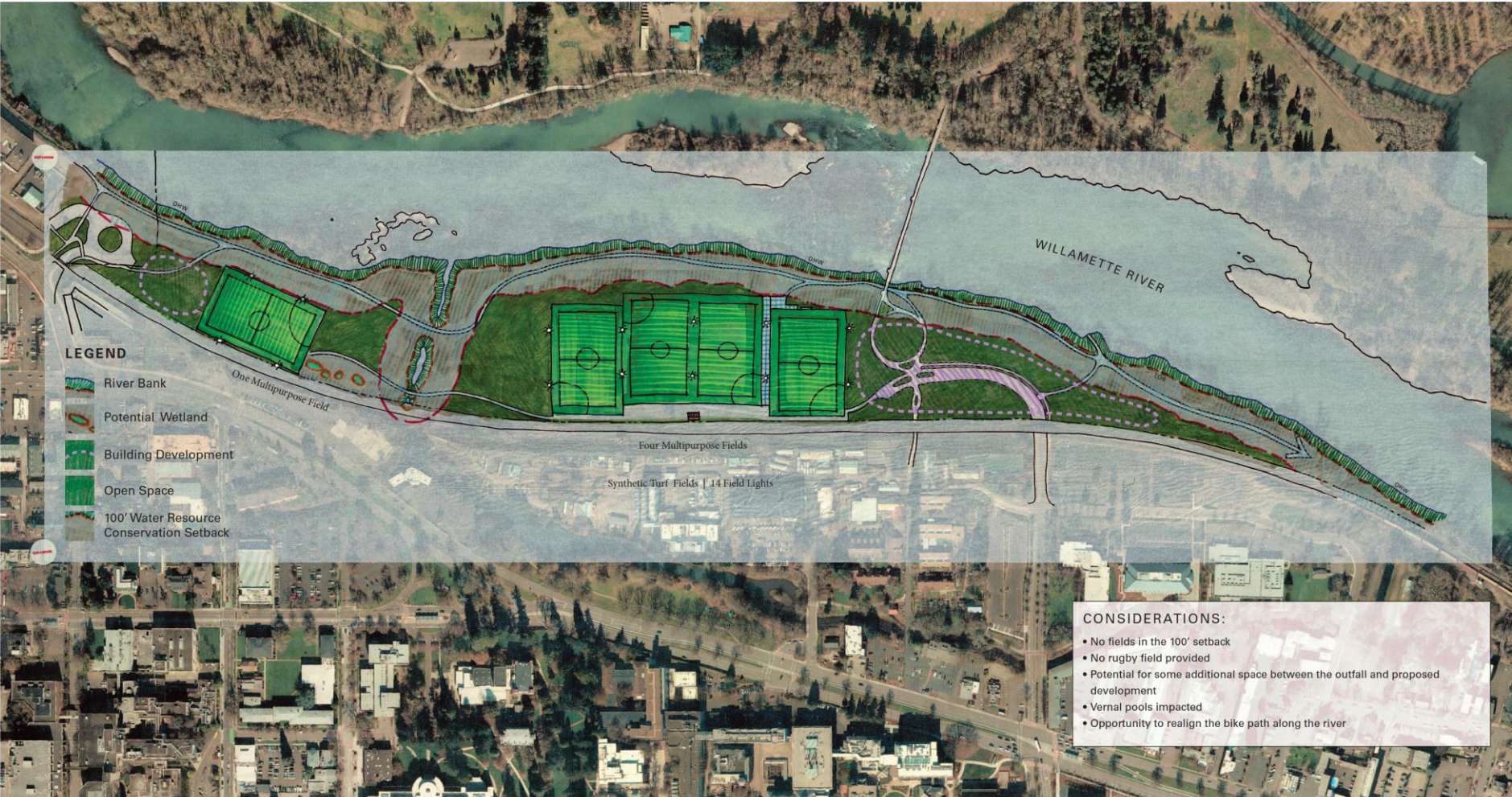


**NORTH CAMPUS AREA**  
 NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

**CONCEPTUAL SITE PLAN OPTION #2**  
 FIVE NEW FIELDS


SCALE 1"=100' 



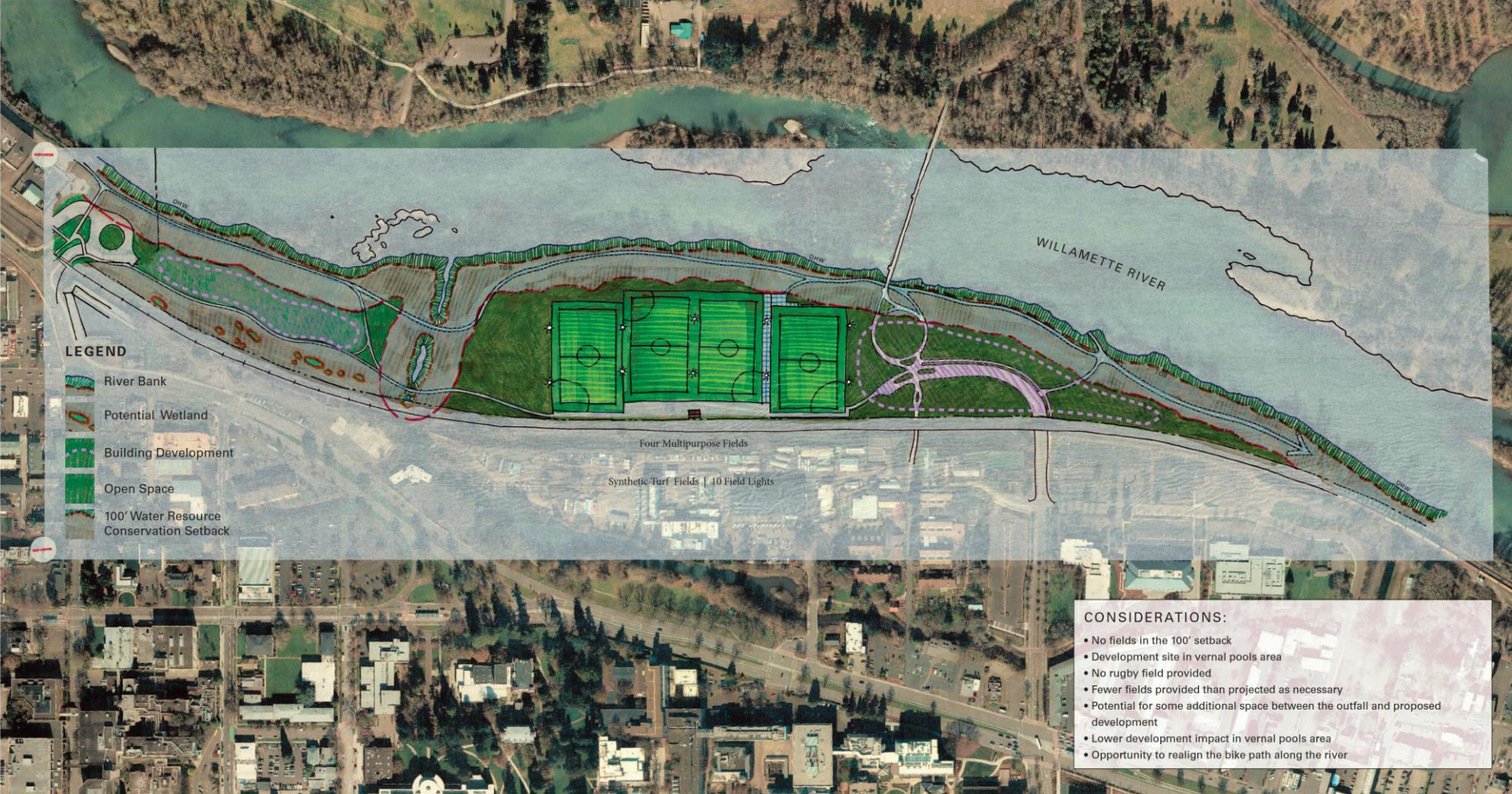


**NORTH CAMPUS AREA**  
 NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

**CONCEPTUAL SITE PLAN OPTION #3**  
 FIVE NEW FIELDS (NO RUGBY FIELD)


SCALE 1"=100' 





**NORTH CAMPUS AREA**  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

**CONCEPTUAL SITE PLAN OPTION #4**  
FOUR NEW FIELDS

SCALE 1"=100' 





- LEGEND**
- River Bank
  - Potential Wetland
  - Building Development
  - Open Space
  - 100' Water Resource Conservation Setback

- CONSIDERATIONS:**
- No fields in the 100' setback
  - Greater distance between fields and river bank (lower lighting impacts)
  - No rugby field provided
  - Fewer fields provided than projected as necessary
  - Potential for some additional space between the outfall and proposed development
  - Vernal pools impacted
  - Opportunity to realign the bike path

**NORTH CAMPUS AREA**  
 NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

**CONCEPTUAL SITE PLAN OPTION #5**  
 FOUR NEW FIELDS

SCALE 1"=100'

# **Basis for Proposed Development South of Tracks**



# Framework Vision Project Concept for Area South of Tracks (to be further studied and refined)



North Design Area Illustrative - Proposed

Design area boundary

University of Oregon Campus Physical Framework Vision

University of Oregon Campus Planning Design and Construction  
Robert Sobberon AICP FASLA, PLACE, Perkins + WBB  
March 19, 2016

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## Project Information:

<http://cpfm.uoregon.edu/north-campus-conditional-use-permit>

## Contact Emily Eng:

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- (541) 346-5606