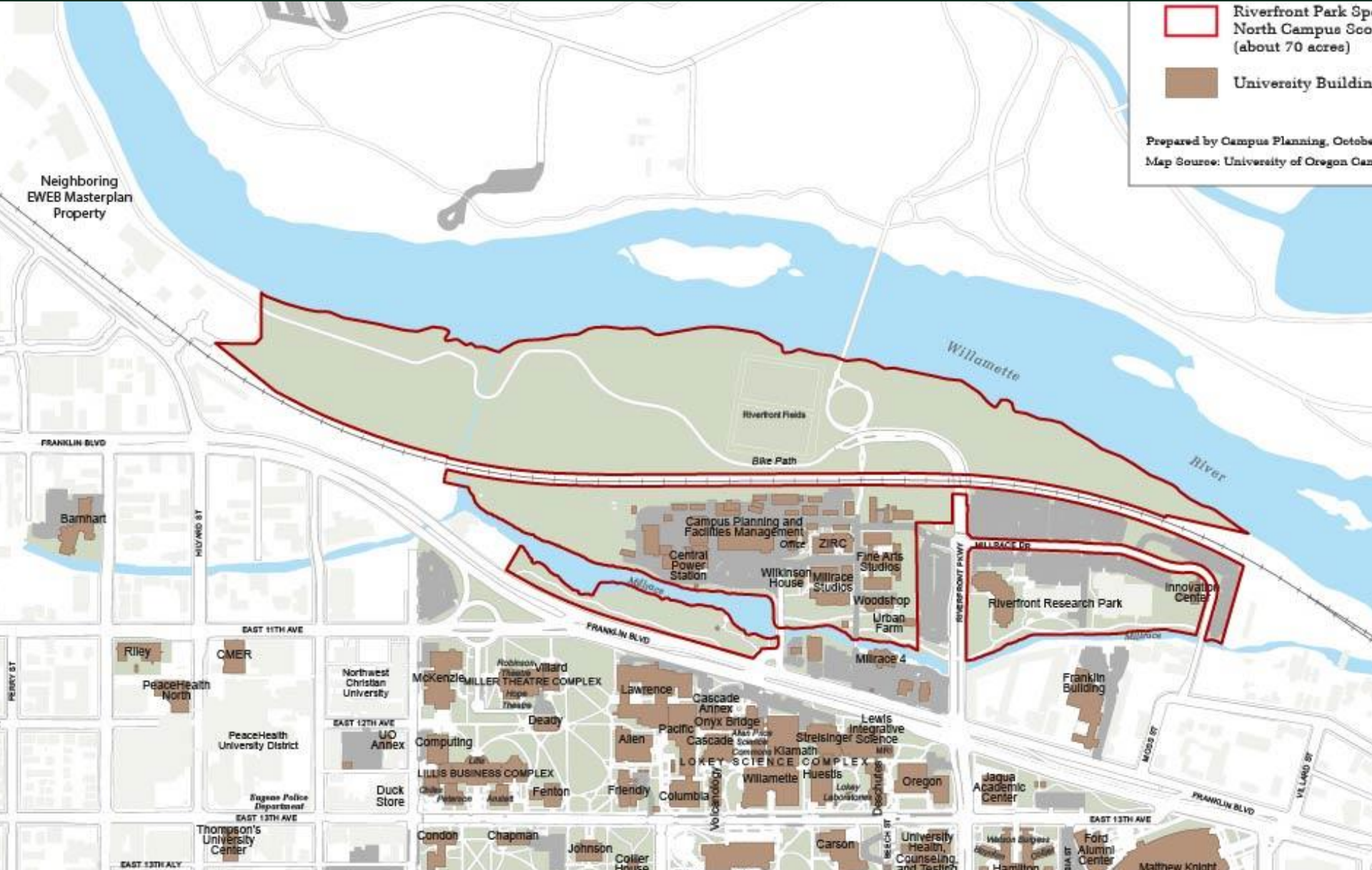


# **UO North Campus Conditional Use Permit Project**

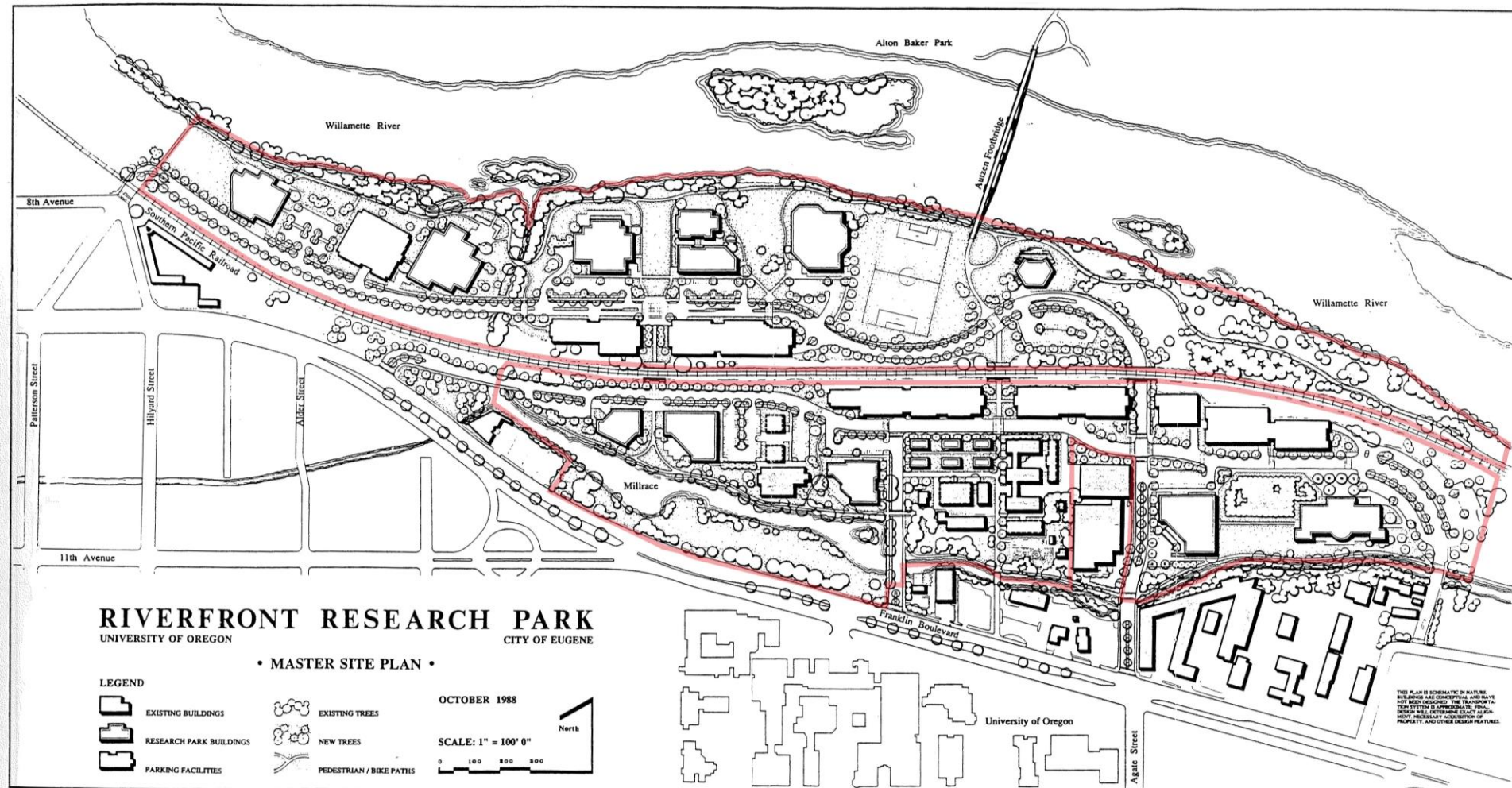
Presentation to the  
Campus Planning Committee  
November 28, 2017

Campus Planning, CPFM

## Project Boundary

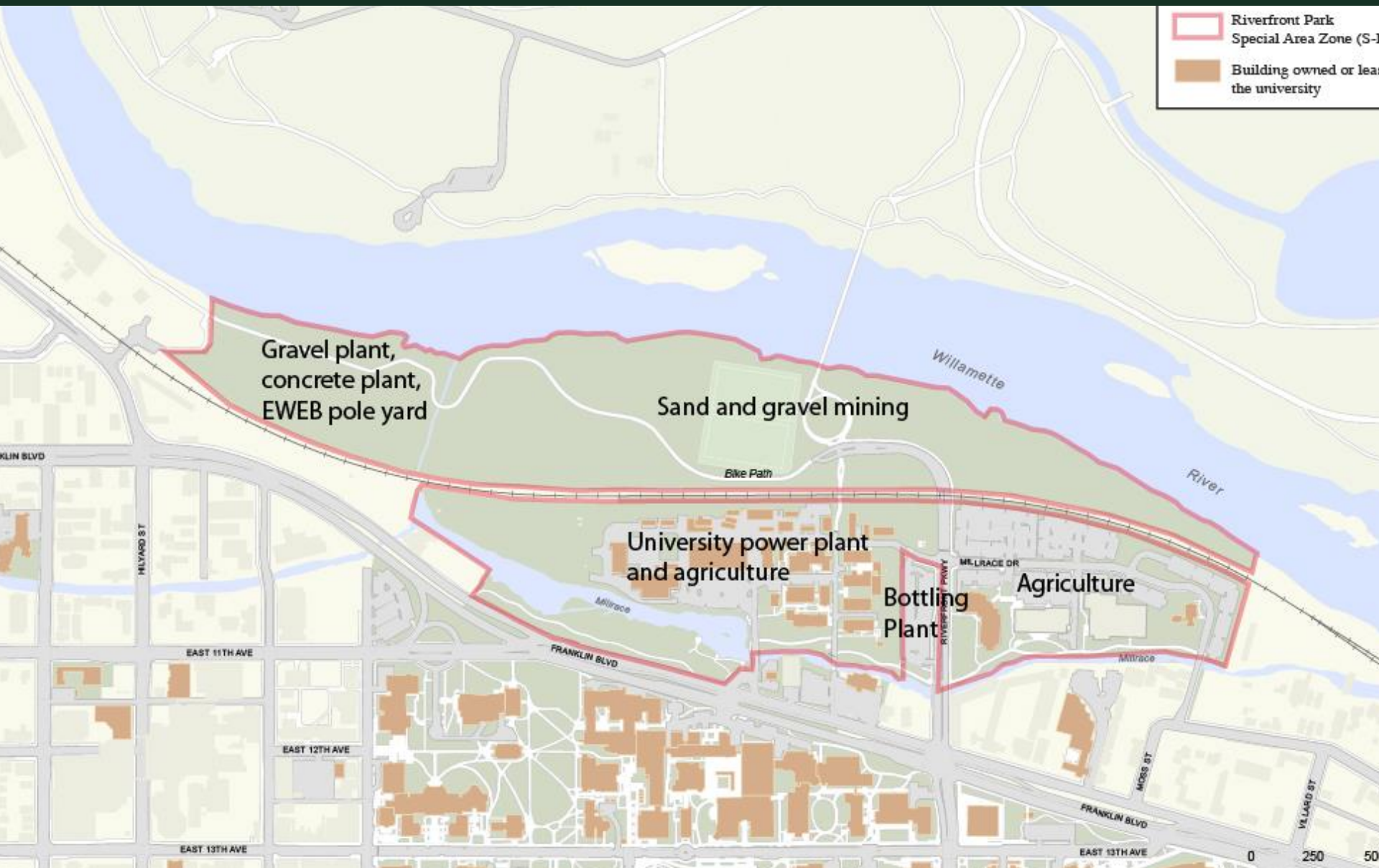


# Previous Conditional Use Permit: 1988 to 2012





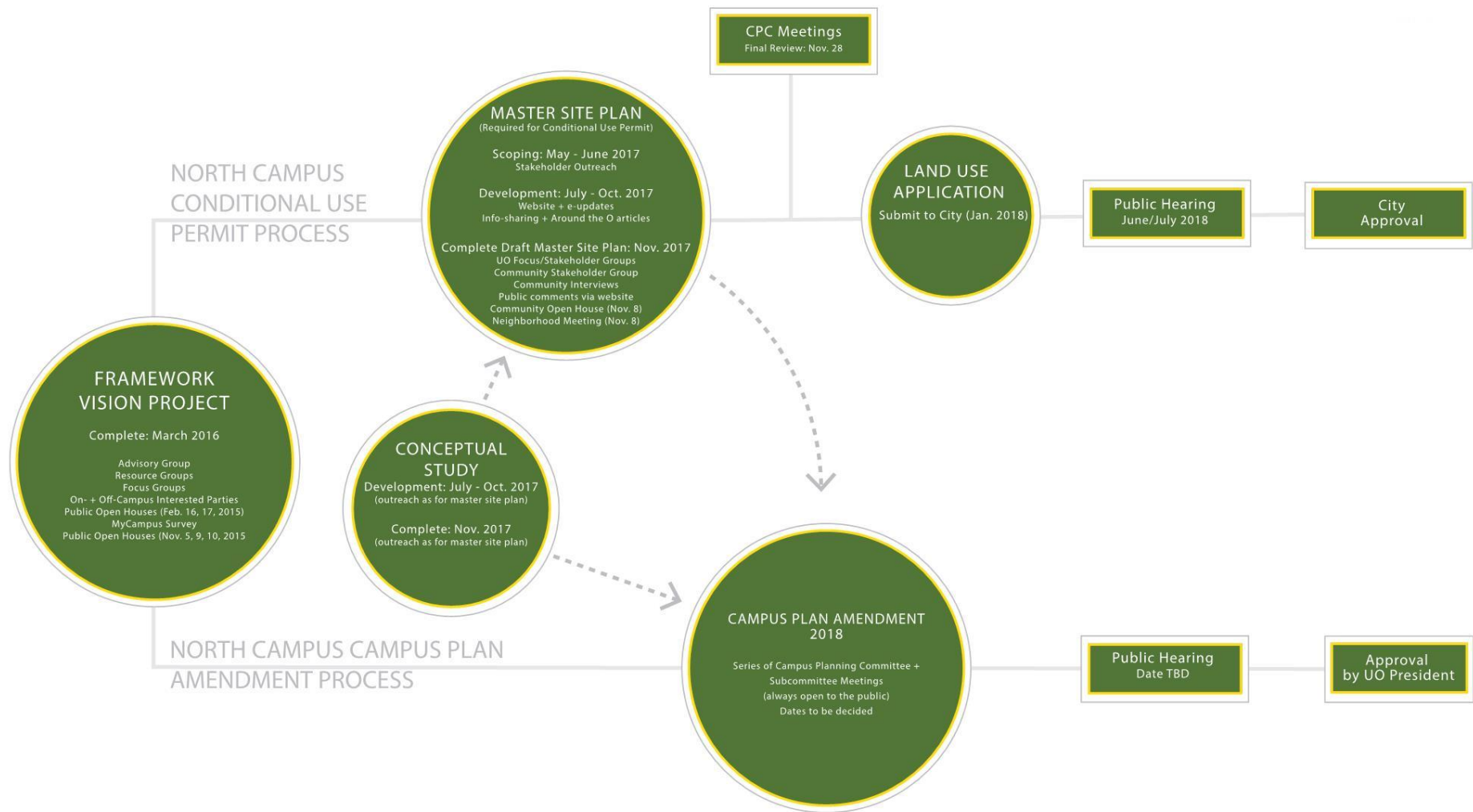
# Site History

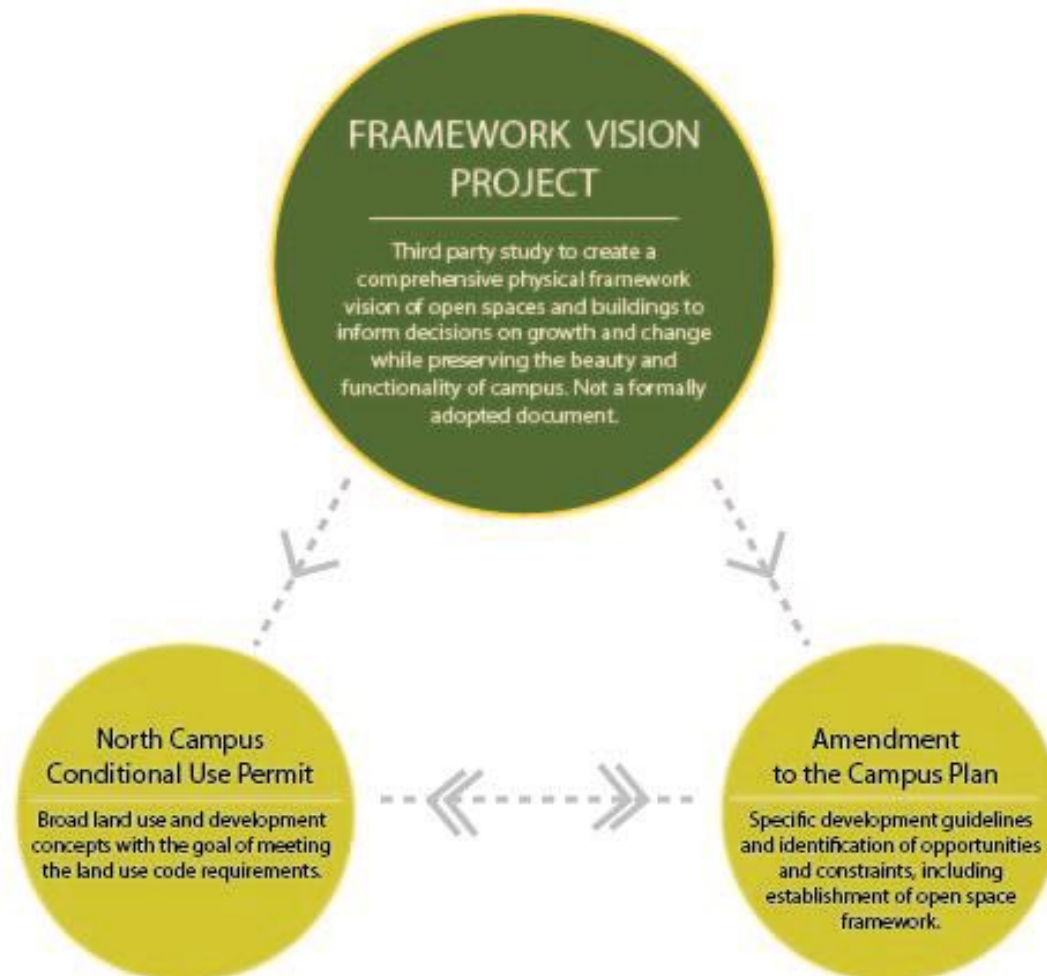


# Purpose

# Conditional Use Permit Project is part of a two-step process

## North Campus Planning Process





# Permitted Uses

(see City Code, section 9.3710 for full text)

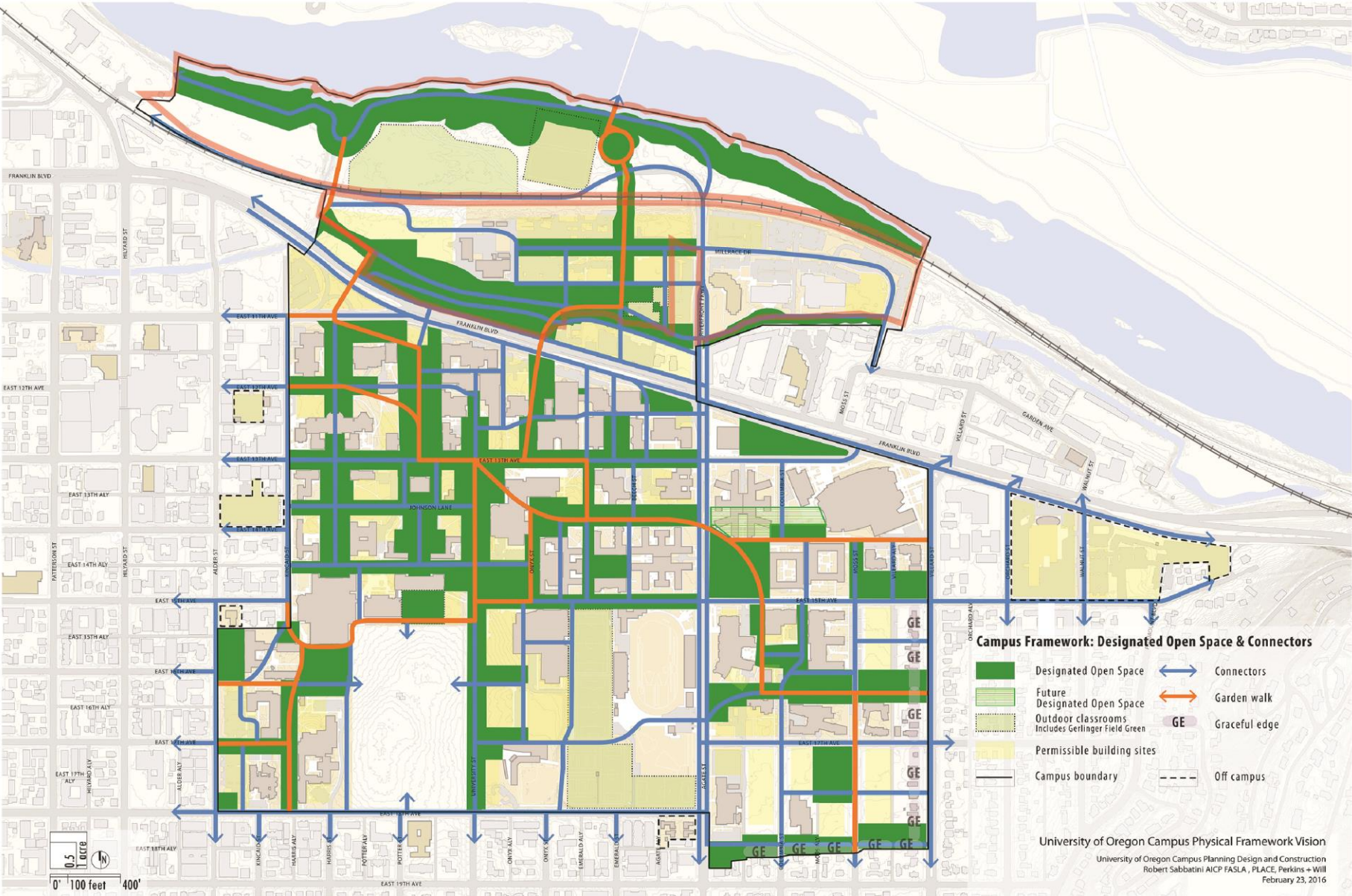
---

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



# Framework Vision Project

# Framework Vision Project: Proposed Open Space Framework (starting point for North Campus Conditional Use Permit Project)

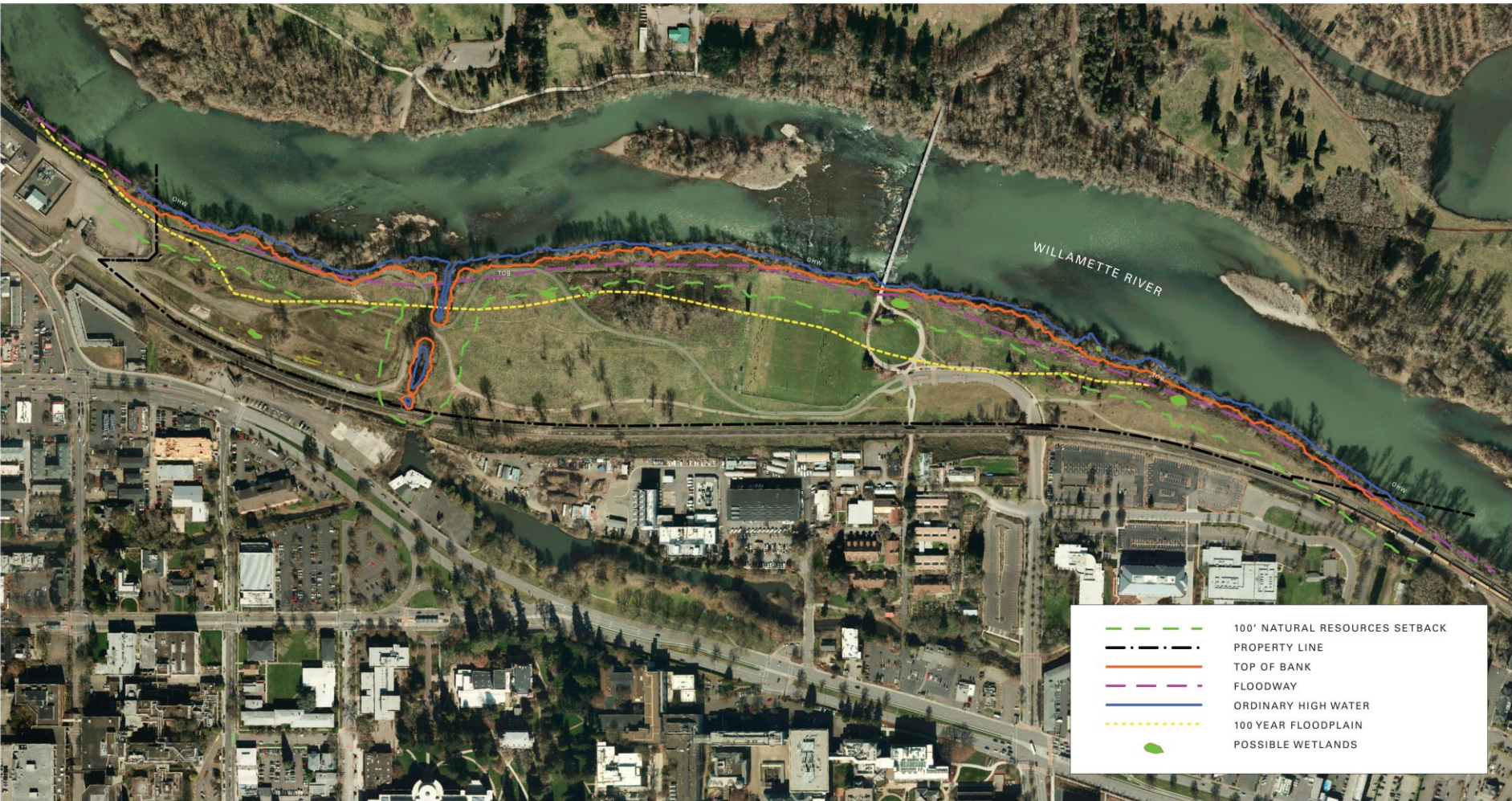


# Outreach

- Scoping meetings (1 year prior)
- Stakeholder/focus group meetings (university and community)
- Community interviews
- Information sharing
- Campus Planning Committee (multiple meetings)
- Public open house (Nov 8)
- Neighborhood meeting (Nov 8)
- Comment gathering via web page
- Public open house and neighborhood meeting (early Jan)



# **Master Site Plan Development**



EXISTING CONDITIONS  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

100' NATURAL RESOURCES SETBACK

PROPERTY LINE

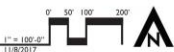
TOP OF BANK

FLOODWAY

ORDINARY HIGH WATER

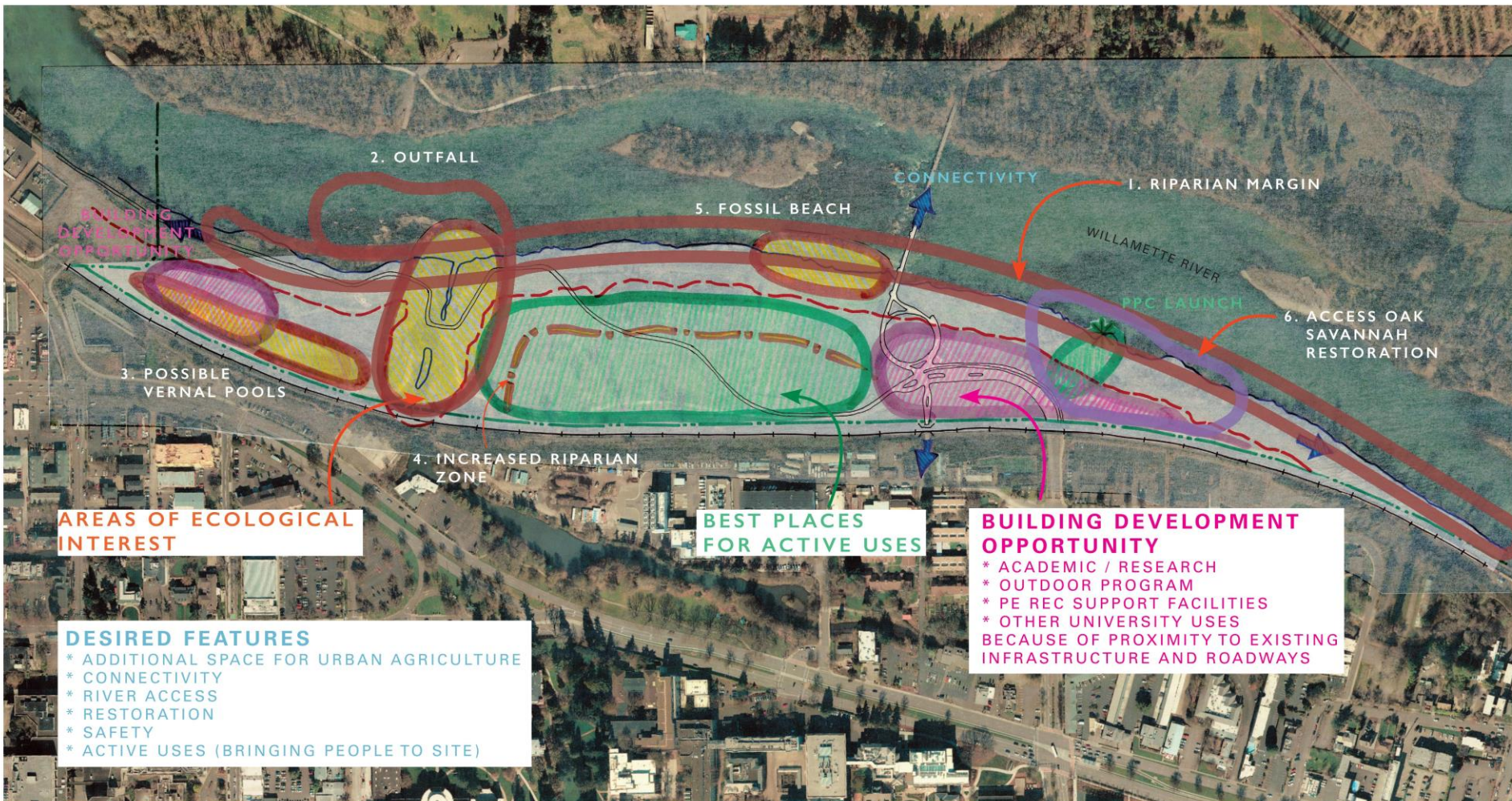
100 YEAR FLOODPLAIN

POSSIBLE WETLANDS





# Summary of Feedback from Stakeholder Meetings



FEEDBACK SUMMARY DIAGRAM  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

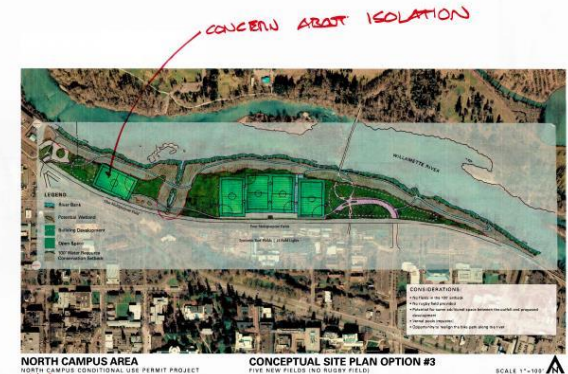
0' 50' 100' 200'  
1" = 100.0'  
11/8/2017



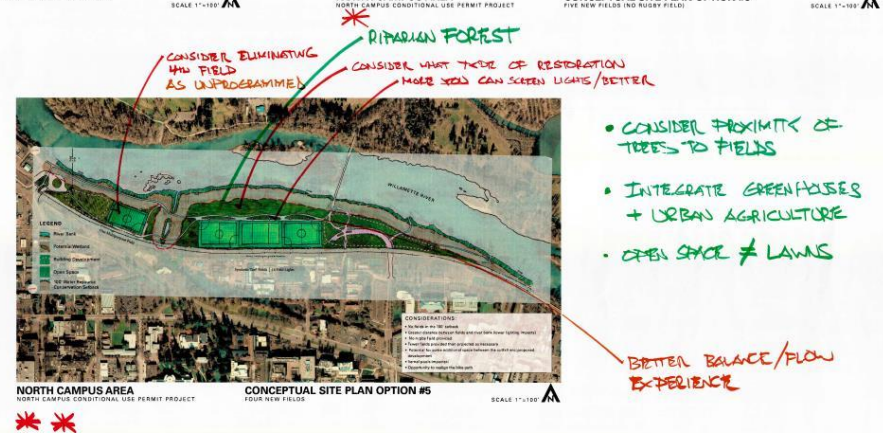




# Previous Conceptual Plan Options – One of multiple iterations



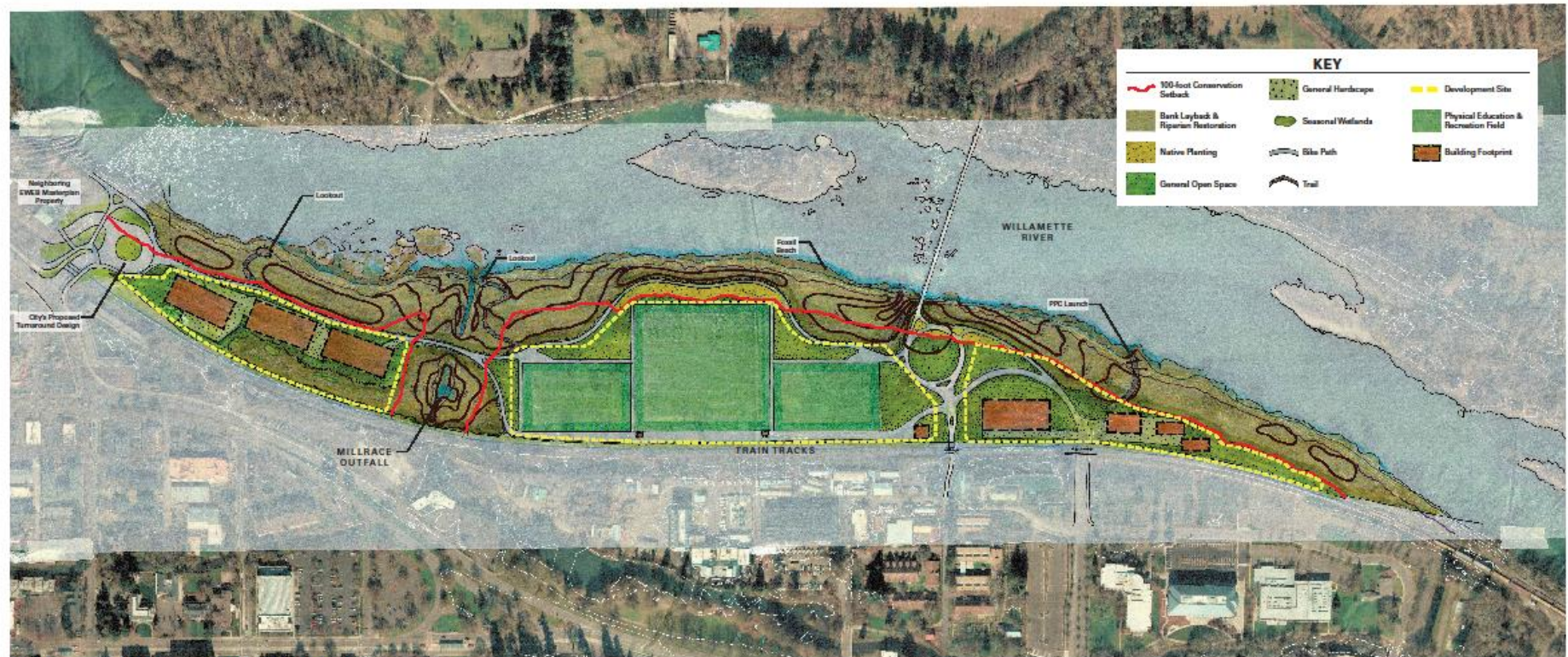
SUNSET - MIDNIGHT  
(PM)



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



# Final Conceptual Plan Option – Concept 1



## NORTH CAMPUS CONDITIONAL USE PERMIT

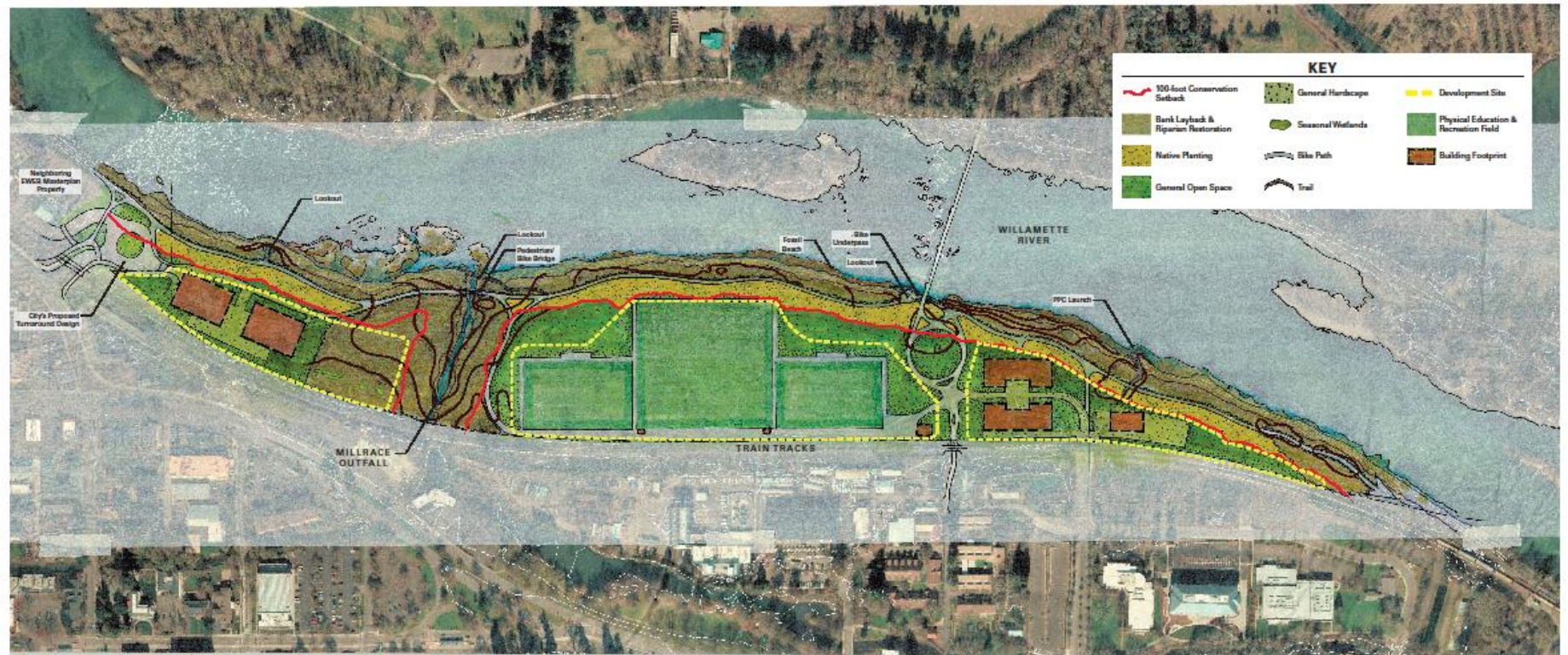
DRAFT ILLUSTRATIVE CONCEPT 1

CAMERON MCCARTHY

10.19.2017



# Final Conceptual Plan Option – Concept 2



## NORTH CAMPUS CONDITIONAL USE PERMIT

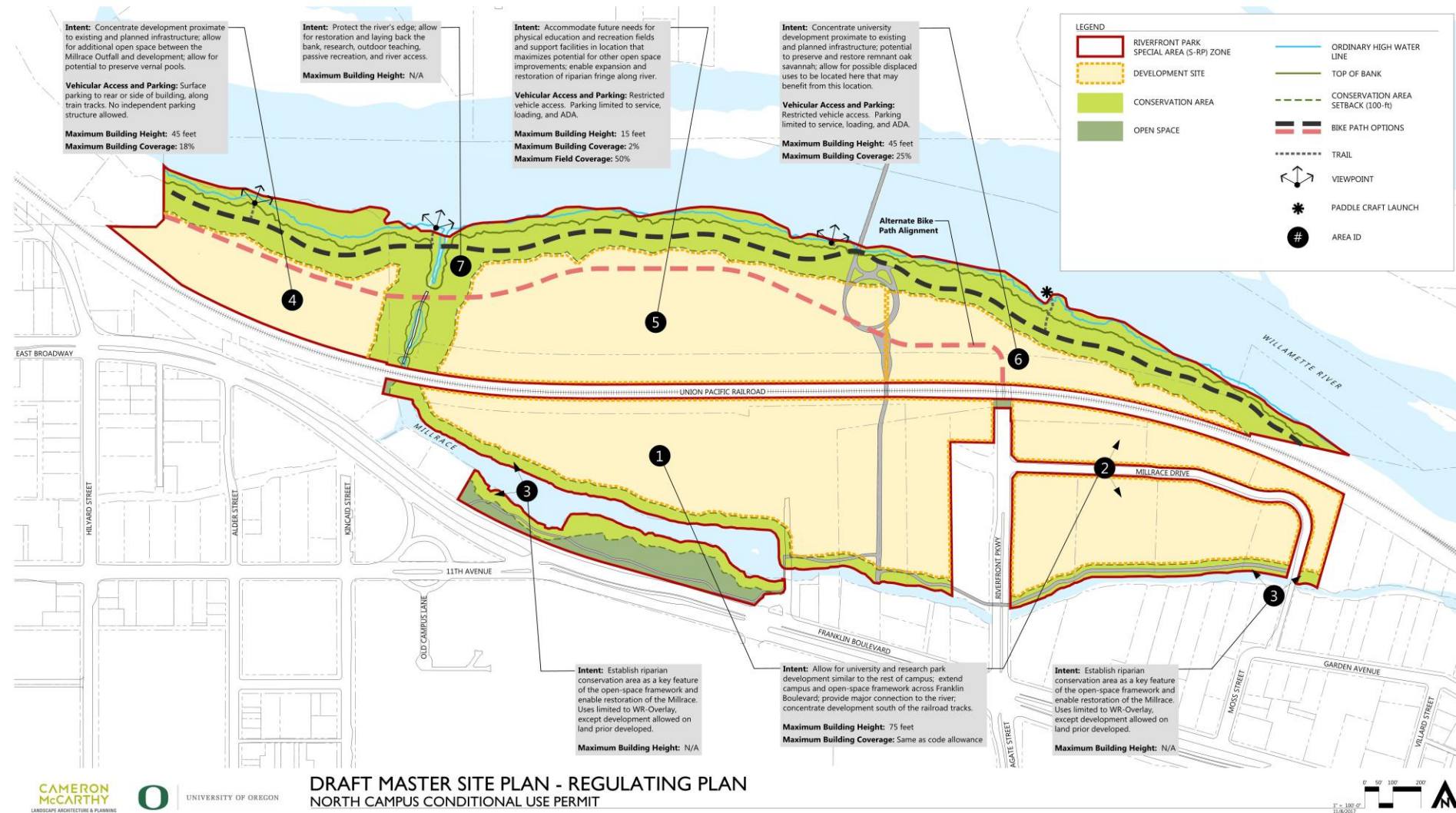
DRAFT ILLUSTRATIVE CONCEPT 2

CAMERON  
MC CARTHY

10.19.2017

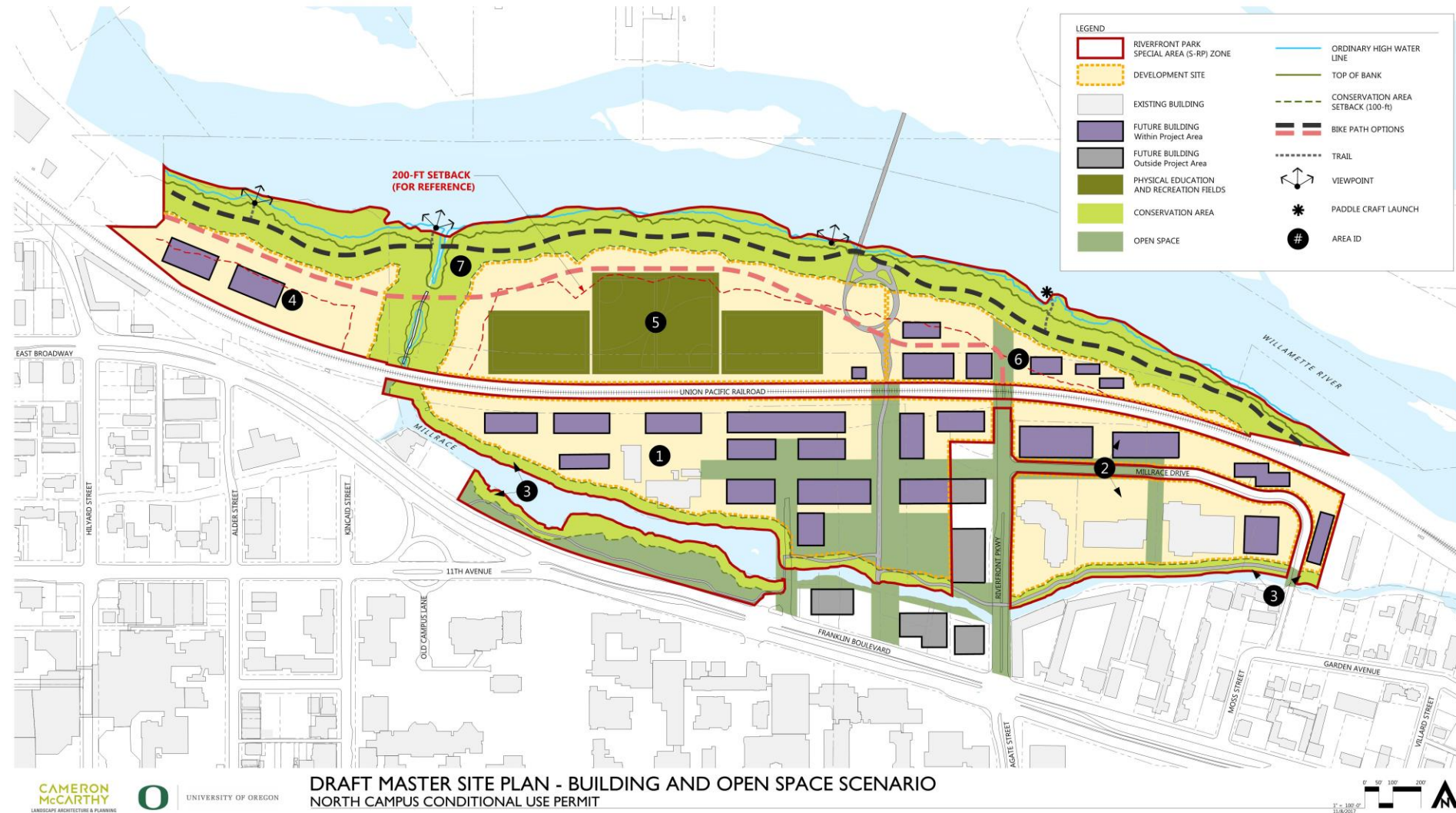


# Master Site Plan - Proposed Regulating Plan

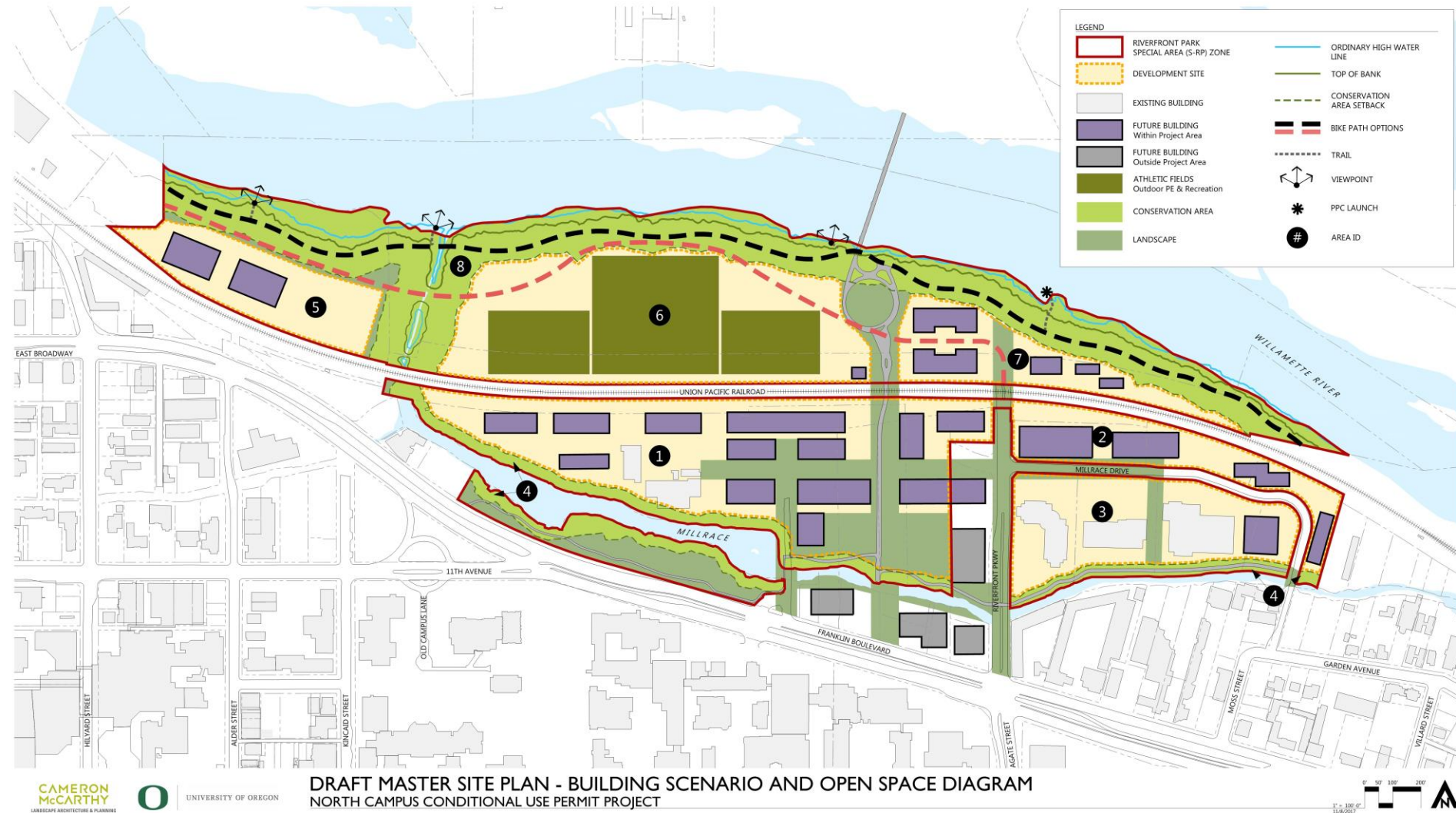




# Master Site Plan - Proposed Buildings and Open Space Scenario (Updated Version)

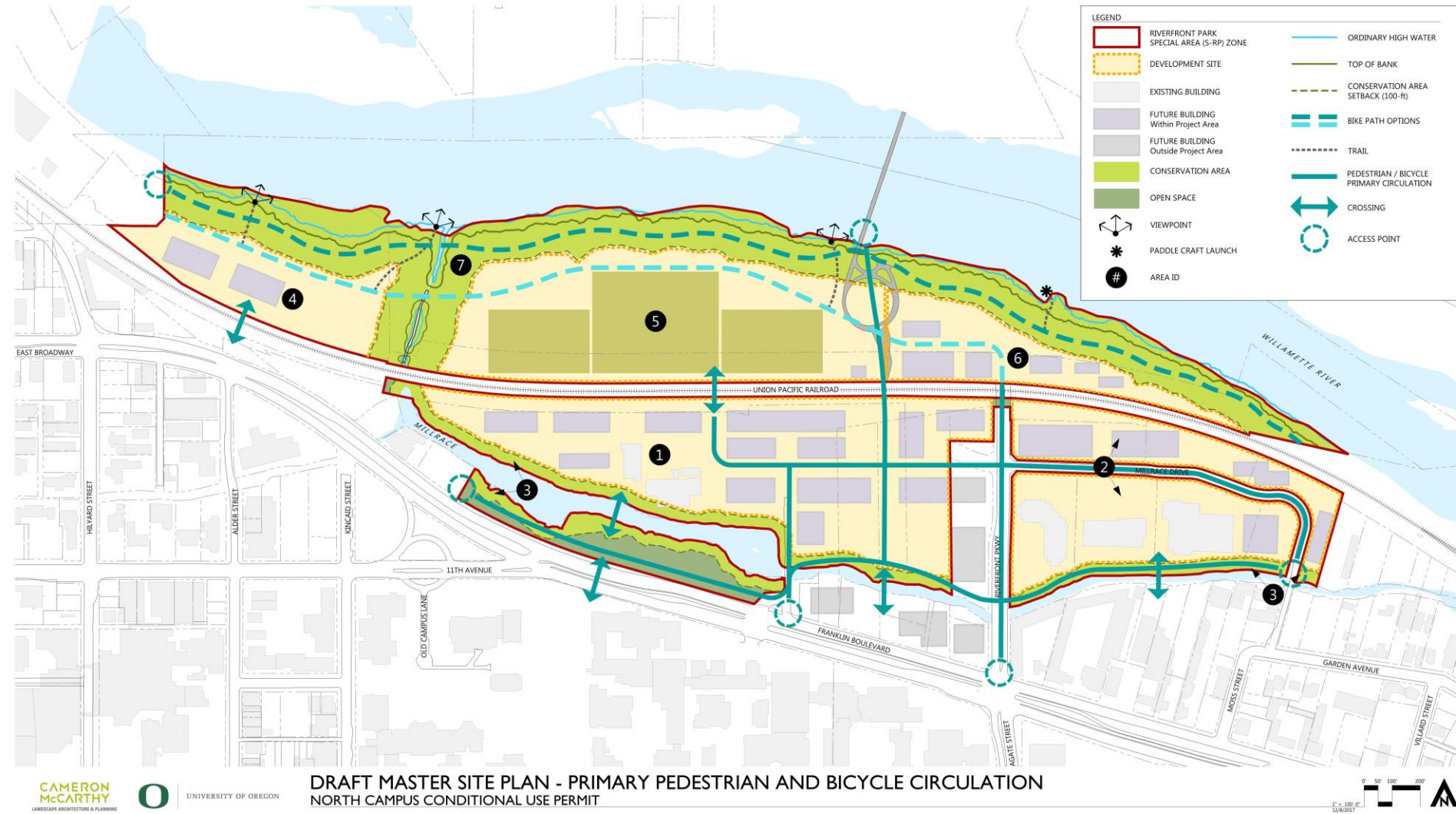


# Master Site Plan - Proposed Buildings and Open Space Scenario (Previous Version)

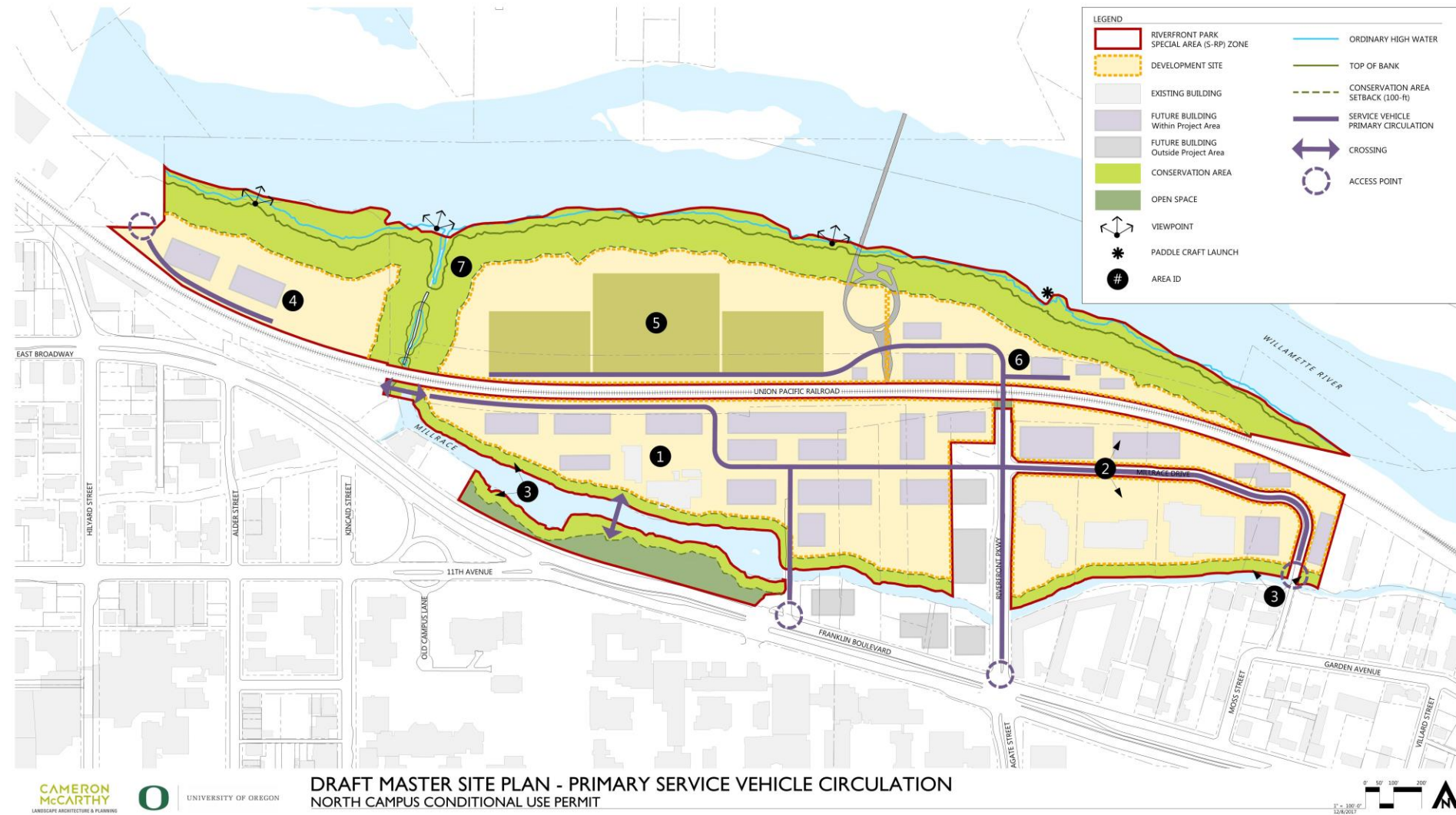




# Master Site Plan - Proposed Pedestrian and Bicycle Primary Circulation

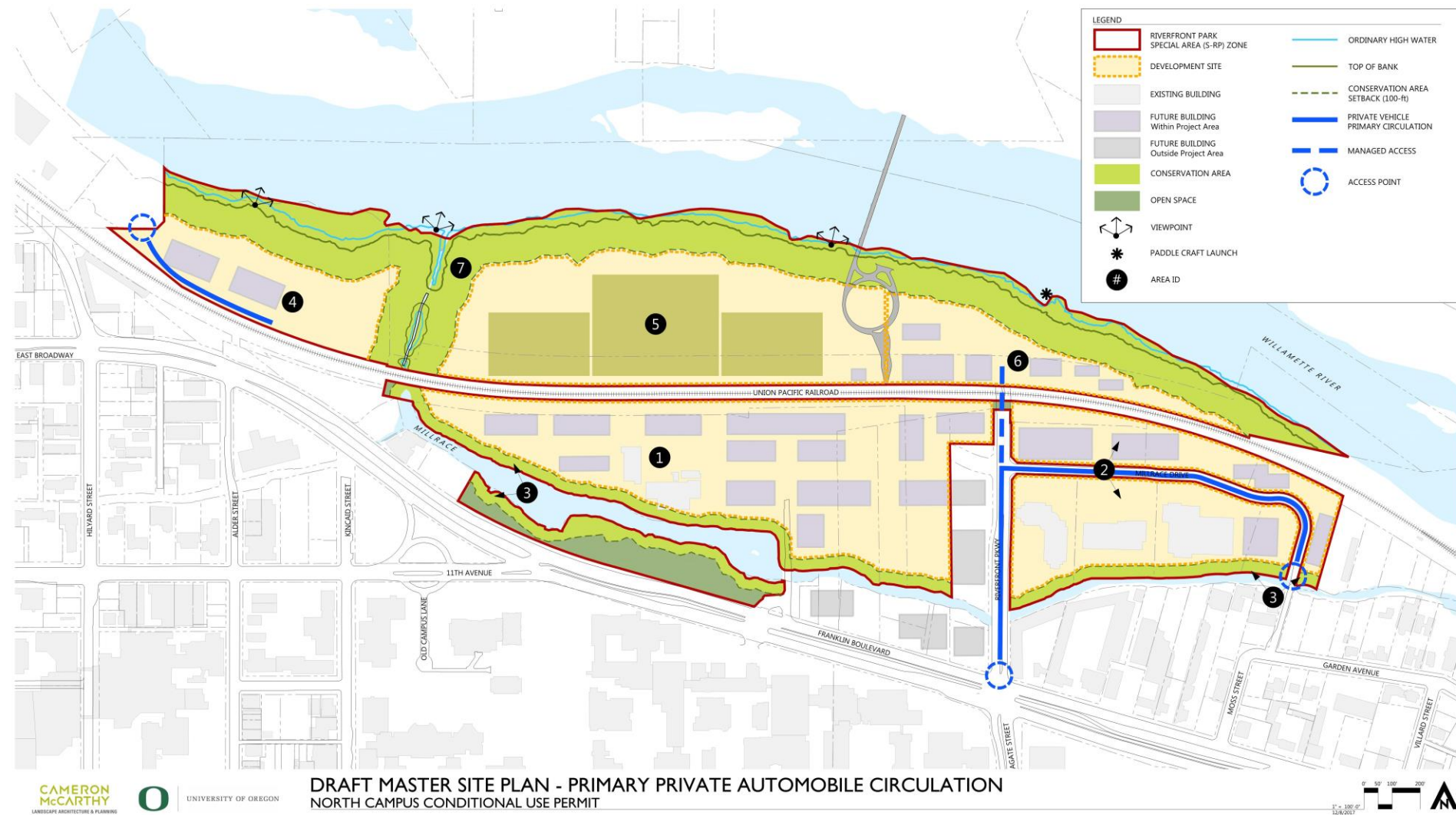


# Master Site Plan - Proposed Service Vehicle Primary Circulation





# Master Site Plan - Proposed Private Vehicle Primary Circulation





EWEB MASTERPLAN

WILLAMETTE RIVER

PROJECT AREA S-RP ZONE BOUNDARY

1 2 3 4 5 6 7

EAST BROADWAY

PATTERSON ST

HILARIO ST

ALDER ALLEY

ALDER ST

EAST 11th AVE

EAST 12th AVE

EAST 13th AVE

FRANKLIN BLVD

RIVERFRONT PKWY

GARDEN AVE

MOORE ST





# Proposed Height Limits and Permitted Maximum Heights in Surrounding Areas



PLC - 121'



MATT KNIGHT - 97'



DEADY HALL - 85'



HATFIELD-DOWLIN - 74'



VILLARD HALL - 76'



FORD ALUMNI - 70'



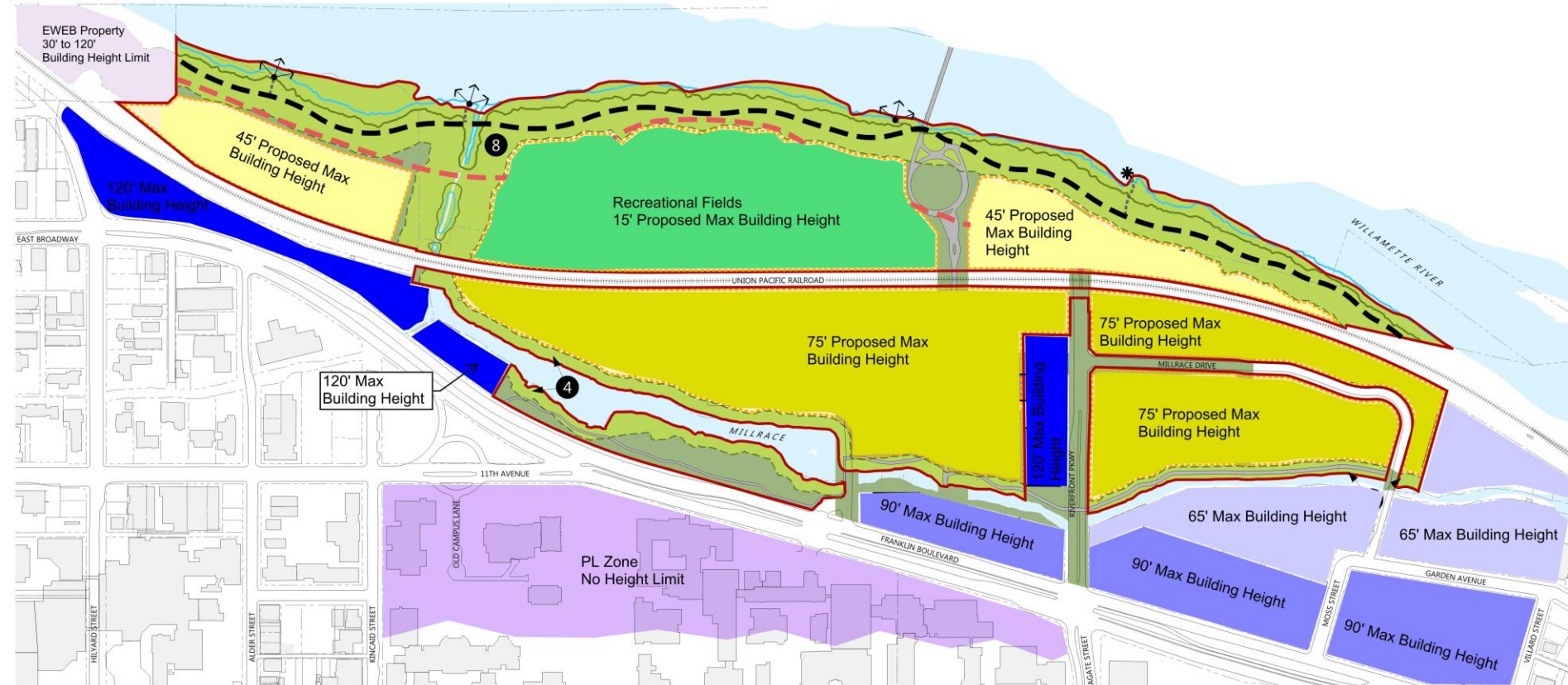
LILLIS - 63'



JAQUA - 48'



STRAUB HALL - 46'



CAMERON  
McCARTHY  
LANDSCAPE ARCHITECTURE & PLANNING



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PROPOSED MAXIMUM BUILDING HEIGHT & UO BUILDING PRECEDENTS DIAGRAM  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

0' 50' 100' 200'  
3" = 100' 0"  
11/4/2017

# Study of Building Scale and Relationship to Open Space



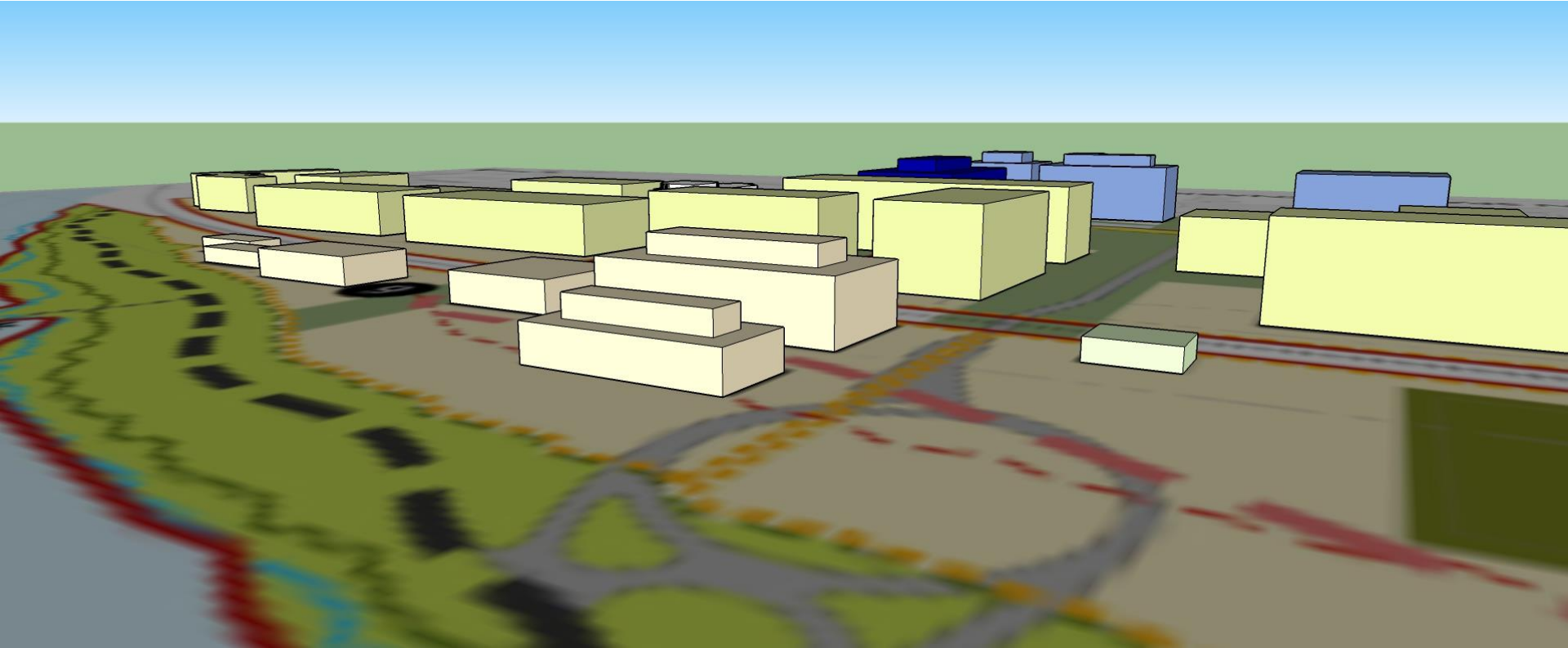


# Study of Building Scale and Relationship to Open Space





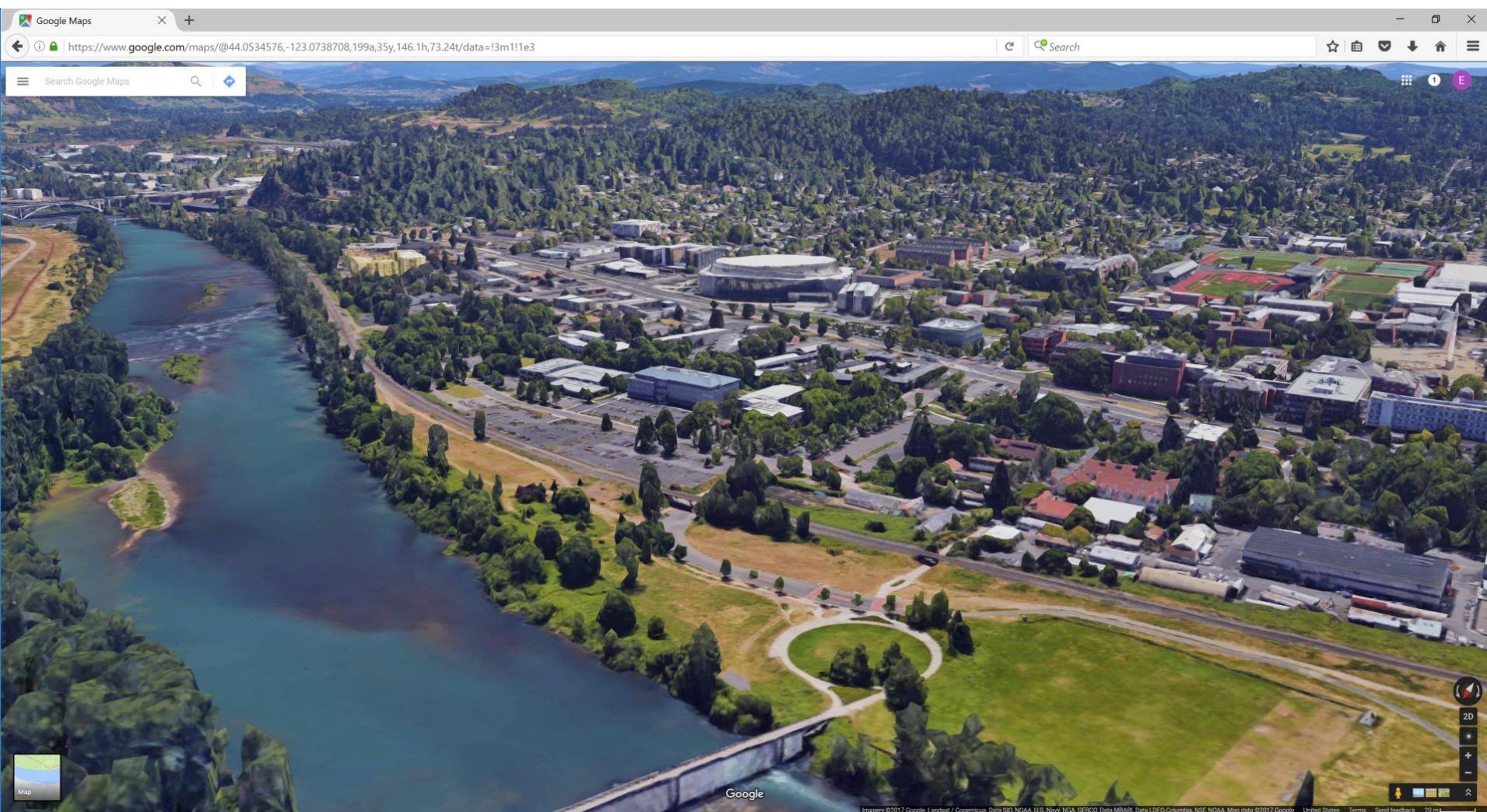
# Study of Building Scale and Relationship to Open Space



Remnant Oak Savannah: Proposed buildings (rectangles below)  
are not in areas of significant trees







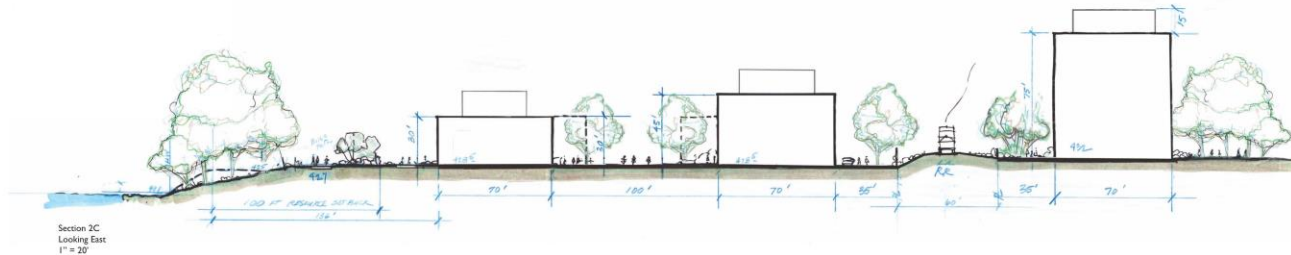
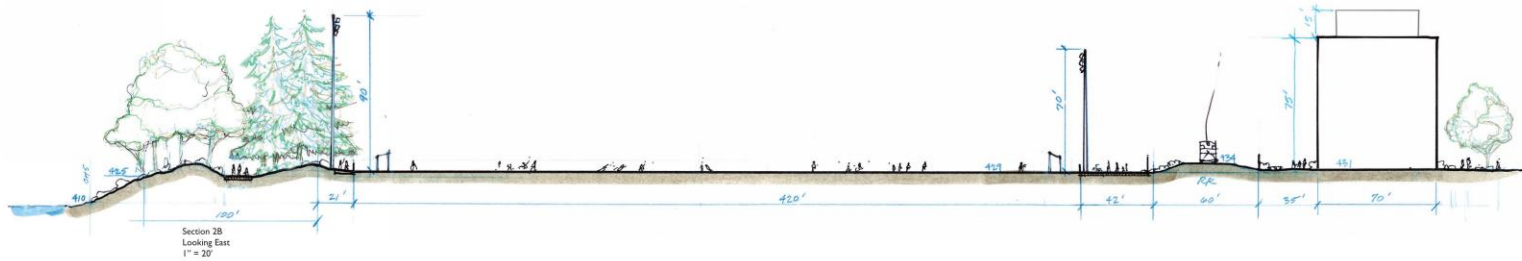
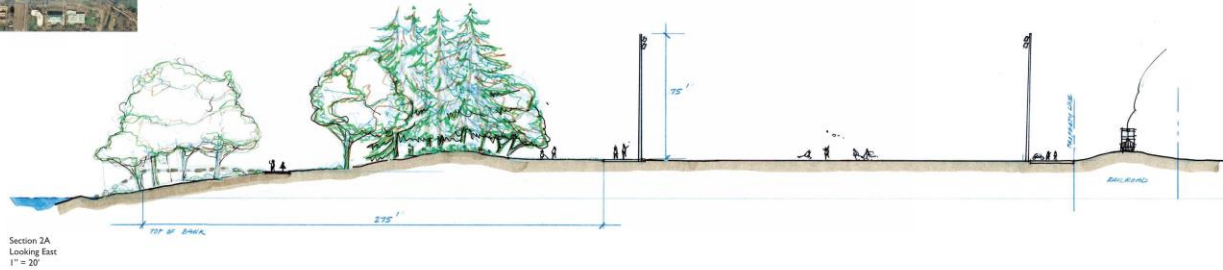


# Western area of property containing likely vernal pools (seasonal wetlands)





# Section Studies from Conceptual Plan

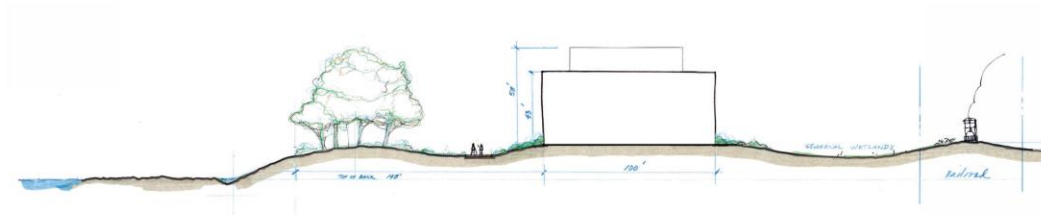


DRAFT ILLUSTRATIVE CONCEPT 2 • SECTIONS • RIVERFRONT AREA  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

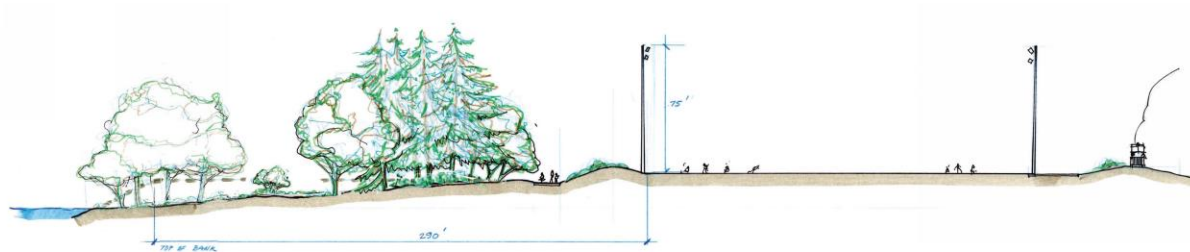
CAMERON  
McCARTHY  
ARCHITECTS & PLANNERS

UNIVERSITY OF OREGON

# Section Studies from Conceptual Plan



Section 1A  
Looking East  
1" = 20'



Section 1B  
Looking East  
1" = 20'

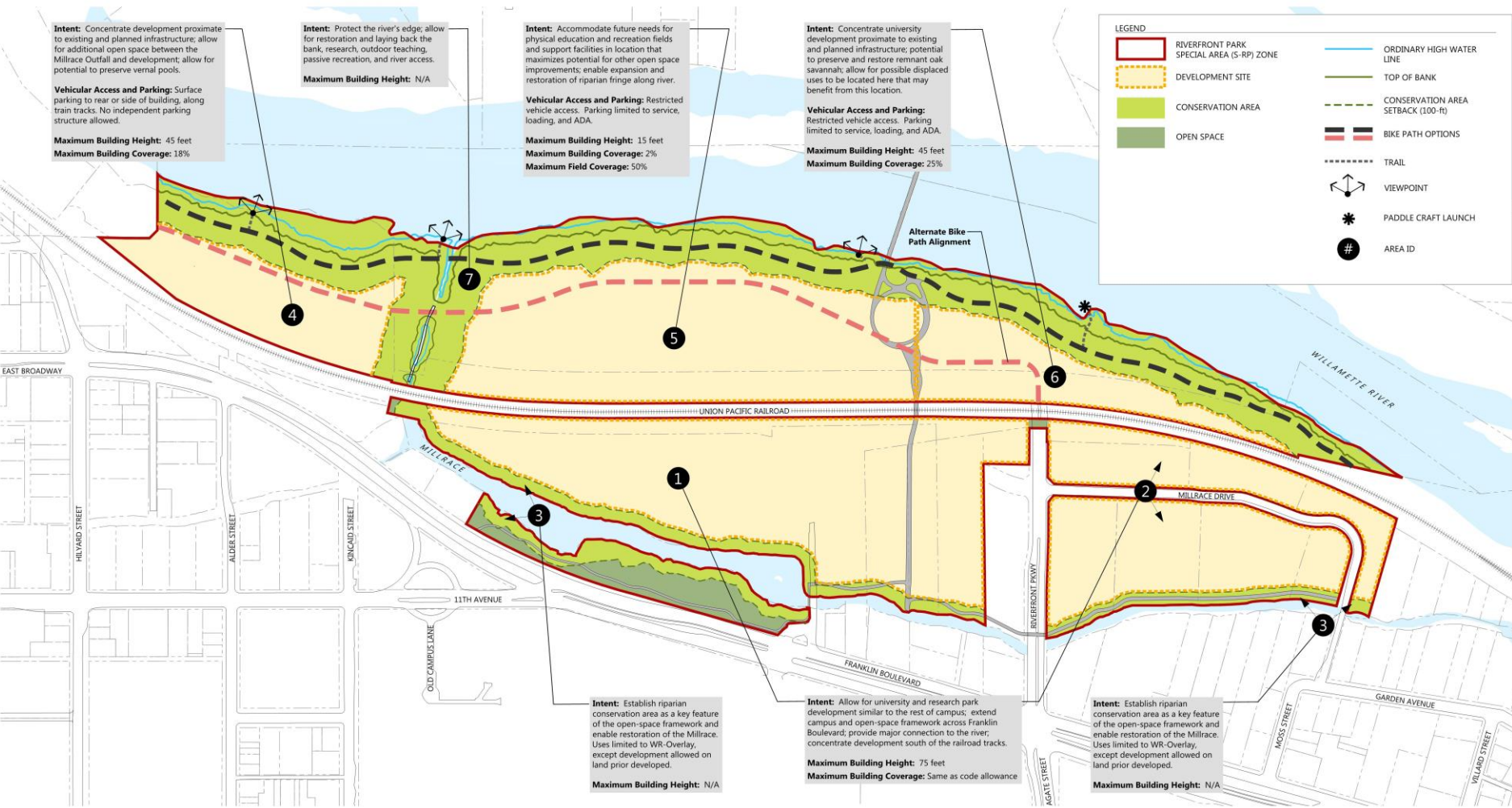
DRAFT ILLUSTRATIVE CONCEPT | • SECTIONS • RIVERFRONT AREA  
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

CAMERON  
McGARRY  
LANDSCAPE ARCHITECTURE & PLANNING

UNIVERSITY OF OREGON



# Discussion





## Project Information:

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

## Contact Emily Eng:

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- (541) 346-5606