



October 26, 2022

MEMORANDUM

To: Campus Planning Committee

From: Liz Thorstenson, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the October 4, 2022 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (chair), Deborah Butler, Liska Chan, Claressa Davis, Emily Eng, Michael Harwood, Shawn Kahl, Ken Kato, Cass Moseley, Savannah Olsen, Janet Rose, Madison Sanders, Cathy Soutar, Laurie Woodward

CPC Staff: Liz Thorstenson (Campus Planning)

Guests: Kaleb Beavers (Student), Luke Helm (CPFM), Rich Margerum (College of Design), Justin Mouledous (Student), Aaron Olsen (Campus Planning), Kyle Prince (Student), Matt Roberts (University Advancement), Save the Urban Farm (Community Member), Sierra Raines (Student), Cami Thompson (University Advancement), Kevin Van Den Wymelenberg (College of Design)

CPC Agenda

CPC Updates

The 2022-'23 CPC chair election will be held at the next CPC meeting. An email with additional information regarding the chair election was sent to members.

1. Urban Farm Program Expansion – Introduction

Background: The purpose of this agenda item was to introduce the Urban Farm Program Expansion.

CPC staff reviewed the project type as a *Campus Plan* Track 'B' project.

Kevin Van Den Wymelenberg (College of Design) provided a review of the Urban Farm Program visioning process for the future of the farm and introduced the project and overall scope.

Aaron Olsen (Campus Planning) reviewed the site selection process and planning process for future steps in the project. The site selection criteria, summary of the potential site, and future planned outreach were also shared.

Discussion:

The following is a summary of questions and comments from committee members:

- How many square feet is the existing Urban Farm outdoor classroom?
- Comments/questions related to recreation fields:
 - How will this project affect the existing, or potential for new, recreation fields near the Willamette River?
 - Recreation fields would not be in competition or fit on Site A.
 - Is there opportunity on Site A to place a small building with storage and restroom amenities to service both recreation fields and the Urban Farm?
- Member supports the Urban Farm Program Expansion visioning.
- Opportunities for robust re-envisioning and collaborative work; College of Design is working on an inclusive process.
- Will the expanded Urban Farm be two sites and how will that work in terms of management?
- Site A near the Willamette River seems large with good solar access.
- Site D is close to the current Urban Farm, however, may have less solar access and less square footage capacity.
- Are the sites shown further West (of Site A) part of the future potential land swap?
- Consider sites north of the railroad tracks do not meet the criteria of the ten-minute walking circle for classes.
- The existing Urban Farm is outside of the ten-minute walking circle; it's acknowledged that there is a unique function to Urban Farm classes as they are not typical classes, E.g., Similar to College of Design art studios.
- Funding will be an important detail for determining future site elements and design.
- Comments/questions related to future development:
 - Consider future development and expansion of campus will continue.

- What guidelines or specifications will ensure that future development does not interfere with the new site that is selected; is this factored into the current site selection process?
- The *Campus Plan* and North Campus Conditional Use Permit (CUP) both identify the policy of how development is approached. The North Campus CUP is a restrictive agreement with the City of Eugene that limits the amount of total square footage of future development north of the railroad tracks, potentially lessening the impact of future development.
- There are many potential desired uses of the Willamette riverfront area.
- Prior to the CUP, there were many building sites designated north of the railroad tracks, which never developed. The area north of the tracks seems least likely to develop.
- Comments/questions related to outdoor classrooms:
 - After a CPC recommendation for approval (and president's approval), the expansion site would become an outdoor classroom like the original approved Urban Farm.
 - The exact delineation of the outdoor classroom could occur after the CPC approval (because the space allocation is a function of the Provost's Office).
 - What is the *Campus Plan* definition of an outdoor classroom?
 - An outdoor classroom is an outdoor space that is a scheduled space (for classes). The definition captures the use/function of the activity, and it could not be displaced without replacement.
 - Built structures that are part of making a classroom successful are allowed.
 - Review additional information regarding outdoor classrooms at the next CPC meeting.
- Who is the project contact for future questions/comments?
- What will be taking place between this CPC meeting and CPC meeting one?
- Other Comments:
 - The Knight Campus Phase 2 project is a separate project from the Urban Farm Program Expansion project.
 - The one-million-dollar funding will be used for the Urban Farm Expansion.
 - Member understands the significance of the Urban Farm and recognizes the emotions of students and community members regarding staging on the Back 40. An intricate planning process is underway for multiple

details, E.g., Existing trees, honorable harvest, and saving the Mulberry tree.

- Member recognizes that attachment to place can be strong and will continue the conversation; however, urban farming is also traditionally very temporary within a changing urban environment.

The following is a summary of questions and comments from guests

- Guest supports the Urban Farm Program Expansion visioning.
- Regarding the recent one-million-dollar funding, have there been discussions for using the funds to find an alternative construction staging area for the Knight Campus Phase 2 project?
- Will the new site be designated as an outdoor classroom?

In response to questions and comments from committee members, Olsen and Van Den Wymelenberg provided the following clarifications:

- The existing Urban Farm outdoor classroom and the grove area are each approximately 20,000 square feet.
- The visioning goal is to achieve up to a total of 80,000 square feet, doubling the current size.
- The site selection criteria include consideration of impact to future uses; the initial preferred site would not impact recreation fields.
- The visioning effort includes being proactive about site selection to be as prepared as possible to coordinate moving trees from the Back40 site.
- Proximity to the existing Urban Farm was not identified as a critical site selection criterion. The Urban Farm has been operated at multiple sites for many years; there are logistical challenges. This is an exciting opportunity for expansion, which means potential for:
 - Increased student credit hours,
 - Increased student engagement, including budgets for those increases,
 - Increased research expenditures in support of Urban Farms activities, which create a new future and different way of operating the farm, and
 - Expansion of operating multiple locations, E.g., Pocket farm locations.
- The land swap consideration is West of the Millrace; the proposed sites are East of the Millrace.
- The exact program for structures will be looked at during the first design phase, E.g., future utilities and design features.

- There is an available amount of square footage for development near the potential future recreation fields that was identified as potential storage and restrooms; there is also a large developable area near Site A.
- The College of Design visioning document contains additional details. This review looks at critical infrastructure, size, and elements that need to be accommodated when considering a site.
- Potential for change could be impactful for site selection. E.g., the East campus site listed as Site B has more potential to be impacted by future change. The site selection criteria consider potential for change and impact.
- The Urban Farm and recreation fields are identified as outdoor classrooms. *Campus Plan* outdoor classroom locations are not necessarily protected for location in terms of future development impact (although they would need to be replaced).
- The College of Design visioning document included how the expansion of the Urban Farm can continue to increase its extension footprint, E.g., the ability to engage with the community beyond the footprint of its new space, through other modes of Urban Farm activity. New Urban Farm activity can be flexible and dynamic to the changes that face the future urban infrastructure.
- For questions specific to the site and the project, contact Aaron Olsen. For broader project questions about the project, contact Luke Helm, Owner's Representative. For College of Design questions, contact Liska Chan and/or Kevin Van Den Wymelenberg.
- An outreach event is planned for additional community engagement.
- The next CPC meeting will be meeting one, in which the CPC makes a recommendation to the President for site selection, user group representation, key Campus Planning Principles and Patterns, and other campus-wide opportunities.

Action: No formal action was requested.