

September 26, 2017

Emily Farthing Co-chair, Fairmount Neighbors Association 2635 Capital Dr. Eugene, OR 97403

&

Garrett Dunlavey Co-chair, Fairmount Neighbors Association 2635 Capital Dr. Eugene, OR 97403

#### RE: University of Oregon North Campus Conditional Use Permit Project

Dear Emily & Garrett:

Acting as the applicant's representative, we are contacting you to schedule a neighborhoodapplicant meeting to discuss a proposed project within your neighborhood. The applicant, the University of Oregon, is preparing a new Conditional Use Permit for the university-owned property within Riverfront Park Special Area Zone (S-RP). The eastern portion of the project area is located within the Fairmount Neighbors Association boundary.

The area of North Campus, formerly known as the Riverfront Research Park, requires a new master site plan as part of a land use application process with the City of Eugene. The area, approximately 70 acres, encompasses the Riverfront Park Special Area (S-RP) zone and does not have a current Conditional Use Permit. This project, resulting from city code requirements, is necessary to allow the university to address future land use needs and opportunities. The project is anticipated to be complete by June 2018.

More information about the project can be found on the university's project page: <u>https://cpfm.uoregon.edu/north-campus-conditional-use-permit</u>

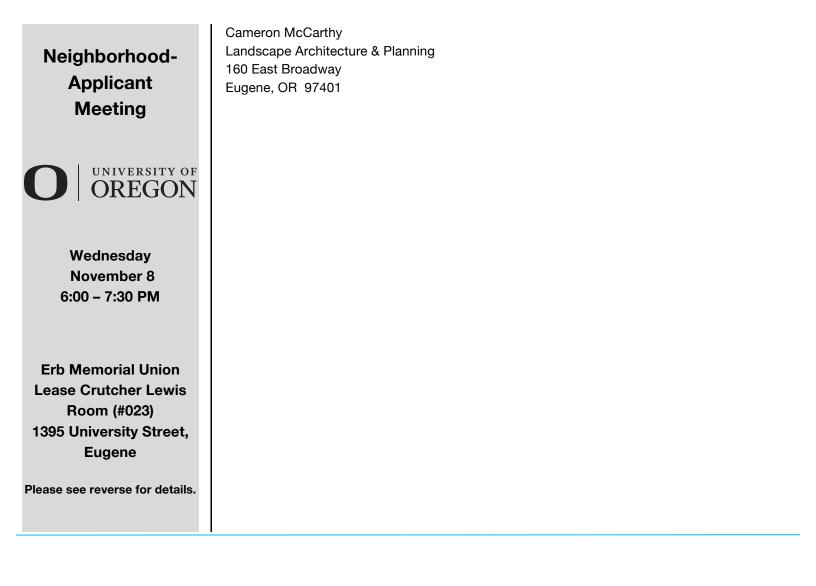
The Conditional Use Permit is subject to the City of Eugene's Type III land use review process. Prior to formally submitting a land use application to the City of Eugene, the University of Oregon requests a meeting with the Fairmount Neighbors Association, the recognized neighborhood association. The purpose of the meeting is to share information, describe the proposed project, and identify any issues or concerns regarding the proposal. Public notice of the meeting will be provided a minimum of 14 days in advance to owners and occupants within 300 feet of the subject property. We propose the following options for dates and times for the meeting:

- Wednesday, November 8 from 6:00 to 7:30 pm
- Thursday, November 9 from 6:00 to 7:30 pm
- Friday, November 10 from 6:00 to 7:30 pm

Please notify me of your preferred date via email (colin@cameronmccarthy.com) or phone (541-485-7385). This letter satisfies the procedural requirements of Eugene Code (EC) 9.7007(4) Neighborhood/Applicant Meeting.

Thank you,

Colin McArthur, AICP Principal Cameron McCarthy Landscape Architecture & Planning



### Neighborhood-Applicant Meeting



Wednesday November 8 6:00 – 7:30 PM

Erb Memorial Union Lease Crutcher Lewis Room (#023) 1395 University Street, Eugene

#### **INVITATION to NEIGHBORHOOD-APPLICANT MEETING**

We are contacting you to inform you of a neighborhood-applicant meeting to discuss a land use proposal within your neighborhood. The applicant, the University of Oregon, is preparing a new Conditional Use Permit for the university-owned property within the Riverfront Park Special Area Zone (S-RP).

The area of North Campus, formerly known as the Riverfront Research Park, requires a new master site plan as part of a land use application process with the City of Eugene. The area, approximately 70 acres, encompasses the Riverfront Park Special Area (S-RP) zone and does not have a current Conditional Use Permit. This project, resulting from city code requirements, is necessary to allow the university to address future land use needs and opportunities. More information is available at:

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

Prior to formally submitting a land use application to the City of Eugene, the University requests a meeting with neighboring residents. The purpose of the meeting is to share information, describe the proposed project, and gather any feedback regarding the proposal. Please join us at the <u>Erb Memorial Union, Lease Crutcher Lewis Room (#023)</u>, on Wednesday, November 8<sup>th</sup> 2017, 6:00 – 7:30PM. Refreshments will be provided. The Erb Memorial Union is located at 1395 University Street. A map with the room location can be found at: <u>https://emu.uoregon.edu/map?location=MallardRoom</u>.

If you have any questions about the meeting or the project, please contact Colin McArthur, Principal Planner with Cameron McCarthy Landscape Architecture & Planning, at 541.485.7385 or colin@cameronmccarthy.com.

#### Meeting 1 Mailing List 11-08-17

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OPH PROPERTIES LLC330 ST KITS AVEEUGENEREGON97403Pete Knox255 W Sth Ave #216 255 Monotunia Dr., 255 Monotunia Dr.,AssociationPues PropertiesREGON97403Sheryl Kelly97403Laurel Hill Valley CitizensEUGENEOREGON97403SMC LLC035 MARTIN RDLaurel Hill Valley CitizensEUGENEOREGON97403STATE OF OR FOR THE UNIVERSITOF0SATTO F LSATTO F LSATTO F LSATTO F LSTATE OF OREGONPO BOX 3237 TUC F L 2EUGENEOREGON97403STATE OF OREGON LLC3411 RICHMOND AVE STE 200HOUSTONTEXAS77404STERLING-OREGON LLC3411 RICHMOND AVE STE 200HOUSTONTEXAS77403STERLING-OREGON LLC3411 RICHMOND AVE STE 200HOUSTONTEXAS77403STERLING-OREGON LLC3411 RICHMOND AVE STE 200HOUSTONTEXAS77403STERLING-OREGON LLC3411 RICHMOND AVE STE 200HOUSTONTEXAS77403STRAVET INN MOTEL INC1641 FRANKLIN BLVDEUGENEOREGON97403UNION PACIFIC RAILROAD CO1400 DOUGLAS ST STOP 1640HOUSTONEUGENEOREGON97403UNION PACIFIC RAILROAD CO1400 DOUGLAS ST STOP 1640HOUSTONEUGENEOREGON97403UNION PACIFIC RAILROAD CO1303 BRACKNZI F HUYSALEMSALEMSALEM97401UNION PACIFIC RAILROAD CO1303 BRACKNZI F HUYEUGENEGREGON97403UNION PACIFIC RAILROAD355 NIVERPLACE DREUGENE </td <td></td> <td>PO POV 70225</td> <td></td> <td></td> <td></td> <td>ORECON</td> <td>07475</td>		PO POV 70225				ORECON	07475
Dewntown Neighborhood         Euse Pasc         Secont Pasc         Euse Pasc         Provide Pasc           Pete Knox         265 W sth Ave #216         Association         EUGENE         VEGENE         Provide Pasc           Shery Kelly         258 Moon Mountain Dr.,         258 Moon Mountain Dr.,         Lauel Hill Valley Citizens         EUGENE         Preson         97403           Shery Kelly         058 MARTIN RD         Lauel Hill Valley Citizens         Eugene         Auron Motion         97403           STATE OF OR FOR THE UNIVERSITOF         0780 MON AVE STATUR FL         EUGENE         OREGON         97403           STATE OF OREGON         080 X 237 TUC FL 2         EUGENE         OREGON         97403           STERLING-OREGON LLC         1411 RICHMON AVE STE 200         HOUSTON         TEXAS         77404           SYRIOS TRUST         1421 Y ULLARD ST         EUGENE         OREGON         97403           TRAVELINN MOTEL INC         1631 FRANKLIN BLVD         EUGENE         OREGON         97403           UNION PACIFIC RAILROAD CO         1401 CUDALGAS ST STOP 1640         EUGENE         OREGON         97401           UNION PACIFIC RAILROAD CO         1402 CUDALGAS ST STOP 1640         EUGENE         OREGON         97401           YI JASON & SODKYOUNG         335							
Pete Knox265 W 8th Ave #216 2585 Moon Mountain Dr.,AssociationEUGENEOREGON97401Sheryl Kelly97403Laurel Hill Valley CitizensEUGENEOREGON97403SMC LLC1035 MARTIN RDSANTA CRUZCALIFORNIA95060STATE OF OR FOR THE UNIVERSITY OFEUGENEOREGON97103OREGONPO BOX 3237 TUC FL 2EUGENEOREGON97403STATE OF OR FOR THE UNIVERSITY OFEUGENEOREGON97403STATE OF OREGONPO BOX 3237 TUC FL 2EUGENEOREGON97403STATE OF OREGON LLC3411 RICHMOND AVE STE 200HOUSTONTEXAS77046STERLING-OREGON LLC1424 YULLARD STEUGENEOREGON97403TRAVEL INN MOTEL INC1861 FRANKLIN BLVDEUGENEOREGON97403UNION PACIFIC RAILROAD CO1400 DOUGLAS ST STOP 1640OMAHANEBRASKA68179UNION PACIFIC RAILROAD CO1400 DOUGLAS ST STOP 1640OMAHANEBRASKA68179YI JASON & SOOKYOUNG3375 RIVERPLACE DREUGENEOREGON97401YI JASON & SOOKYOUNG3375 RIVERPLACE HWYELGENEOREGON97403YI KENNETH K S & RUTH S45518 MCKENZIE HWYELGENEEUGENEOREGON97403YORD DEE LLC2505 W 11TH AVEEUGENEEUGENEOREGON97403		SSS0 ST KITS AVE	Downtown Neighborhood		LUGENE	ONEGON	57400
2585 Moon Mountain Dr.,         2585 Moon Mountain Dr.,         2000 Private	Pete Knox	265 W 8th Ave #216	e e		EUGENE	OREGON	97401
SMC LLC1035 MARTIN RDSANTA CRUZCALIFORNIA95060STATE OF OR FOR THE UNIVERSITY OF <t< td=""><td></td><td>2585 Moon Mountain Dr.,</td><td></td><td></td><td></td><td></td><td></td></t<>		2585 Moon Mountain Dr.,					
STATE OF OR FOR THE UNIVERSITY OF         EUGENE         OREGON         PO BOX 3237 TUC FL 2         EUGENE         OREGON         97103           STATE OF OREGON         PO BOX 3237         EUGENE         OREGON         97403           STATE OF OREGON         PO BOX 3237         EUGENE         OREGON         97403           STERLING-OREGON LLC         3411 RICHMOND AVE STE 200         HOUSTON         TEXAS         77046           SYRIOS TRUST         1247 VILLARD ST         EUGENE         OREGON         97403           TRAVEL INN MOTEL INC         1861 FRANKLIN BLVD         EUGENE         OREGON         97403           UNION PACIFIC RAILROAD CO         1400 DOUGLAS ST STOP 1640         OMAHA         NEBRASKA         68179           VI JASON & SOOKYOUNG         337 RIVERPLACE DR         EUGENE         OREGON         97401           YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         ELGANE         OREGON         97402           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97403           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402	Sheryl Kelly	97403	Laurel Hill Valley Citizens		EUGENE	OREGON	97403
OREGON         PO BOX 3237 TUC FL 2         EUGENE         OREGON         97103           STATE OF OREGON         PO BOX 3237         EUGENE         OREGON         97403           STERLING-OREGON LLC         3411 RICHMOND AVE STE 200         HOUSTON         TEXAS         77046           SYRIOS TRUST         1247 VILLARD ST         EUGENE         OREGON         97403           UNION PACELINC         1861 FRANKLIN BLVD         EUGENE         OREGON         97403           UNION PACIFIC RAILROAD CO         1400 DOUGLAS ST STOP 1640         OMAHA         NEBRASKA         68179           US HOTEL LLC         1038 BREADWAY ST NE         SALEM         OREGON         97401           YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         EUGENE         OREGON         97403           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97403           YORD DEE LLC         2505 W 11TH AVE         2505 W 11TH AVE         EUGENE         OREGON         97403	SMC LLC	1035 MARTIN RD			SANTA CRUZ	CALIFORNIA	95060
STATE OF OREGON         PO BOX 3237         EUGENE         OREGON         97403           STERLING-OREGON LLC         3411 RICHMOND AVE STE 200         HOUSTON         TEXAS         77046           SYRIOS TRUST         1247 VILLARD ST         EUGENE         OREGON         97403           TRAVEL INN MOTEL INC         1861 FRANKLIN BLVD         EUGENE         OREGON         97403           UNION PACIFIC RAILROAD CO         1400 DOUGLAS ST STOP 1640         OMAHA         NEBRASKA         68179           US HOTEL LLC         1038 BREADWAY ST NE         SALEM         OREGON         97301           YI JASON & SOOKYOUNG         337S RIVERPLACE DR         EUGENE         OREGON         97401           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97402           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
STERLING-OREGON LLC         3411 RICHMOND AVE STE 200         HOUSTON         TEXAS         77046           SYRIOS TRUST         1247 VILLARD ST         EUGENE         OREGON         97403           TRAVEL INN MOTEL INC         1861 FRANKLIN BLVD         EUGENE         OREGON         97403           UNION PACIFIC RAILROADCO         1400 DOUGLAS ST STOP 1640         OMAHA         NEBRASKA         68179           US HOTEL LLC         1038 BREADWAY ST NE         SALEM         OREGON         97401           YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         EUGENE         OREGON         97401           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97402           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
SYRIOS TRUST         1247 VILLARD ST         EUGENE         OREGON         97403           TRAVEL INN MOTEL INC         1861 FRANKLIN BLVD         EUGENE         OREGON         97403           UNION PACIFIC RAILROAD CO         1400 DOUGLAS ST STOP 1640         OMAHA         NEBRASKA         68179           US HOTEL LLC         1038 BREADWAY ST NE         SALEM         OREGON         97301           YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         EUGENE         OREGON         97401           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97402           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
TRAVEL INN MOTEL INC         1861 FRANKLIN BLVD         EUGENE         OREGON         97403           UNION PACIFIC RAILROAD CO         1400 DOUGLAS ST STOP 1640         OMAHA         NEBRASKA         68179           US HOTEL LLC         1038 BREADWAY ST NE         SALEM         OREGON         97301           YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         EUGENE         OREGON         97403           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97489           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
UNION PACIFIC RAILROAD CO         1400 DOUGLAS ST STOP 1640         OMAHA         NEBRASKA         68179           US HOTEL LLC         1038 BREADWAY ST NE         SALEM         OREGON         97301           YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         EUGENE         OREGON         97401           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97492           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
US HOTEL LLC         1038 BREADWAY ST NE         SALEM         OREGON         97301           YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         EUGENE         OREGON         97401           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97489           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
YI JASON & SOOKYOUNG         3375 RIVERPLACE DR         EUGENE         OREGON         97401           YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97489           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
YI KENNETH K S & RUTH S         45518 MCKENZIE HWY         LEABURG         OREGON         97489           YORD DEE LLC         2505 W 11TH AVE         EUGENE         OREGON         97402							
Cameron McCarthy 160 East Broadway ATTN Kelsey Zlevor EUGENE OREGON 97401							
	Cameron McCarthy	160 East Broadway	ATTN Kelsey Zlevor		EUGENE	OREGON	97401

Name	Address	City	State	ZIP Code	+4 ZIP Code	Name	Address City	State	ZIP Code	+4 ZIP Code	Name	Address City	State	ZIP Code	+4 ZIP Code
Resident	968 ALDER ST APT 9	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403 97403	1932	Resident	1600 MILLRA Eugene	OREGON	97403 97403	
Resident Resident	968 ALDER ST APT 8 968 ALDER ST APT 7	Eugene Eugene	OREGON	97401 97401		Resident Resident	1893 GARDEIEugene 1893 GARDEIEugene	OREGON OREGON	97403 97403	1932 1932	Resident Resident	1585 E 13TH Eugene 1535 FRANKLEugene	OREGON OREGON	97403	1981
Resident	968 ALDER ST APT 6	Eugene	OREGON	97401		Resident	1893 GARDElEugene	OREGON	97403	1932	Resident	1535 FRANKLEugene	OREGON	97403	1981
Resident	968 ALDER ST APT 5	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1932	Resident	1525 FRANKLEugene	OREGON	97403	1981
Resident	968 ALDER ST APT 4	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1932	Resident	1485 FRANKLEugene	OREGON	97403	
Resident	968 ALDER ST APT 3	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1931	Resident	1477 E 13TH Eugene	OREGON	97403	2574
Resident	968 ALDER ST APT 20	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1931	Resident	1475 FRANKLEugene	OREGON	97403	1980
Resident	968 ALDER ST APT 2	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1931	Resident	1443 E 13TH Eugene	OREGON	97403	
Resident	968 ALDER ST APT 19	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1931	Resident	1440 FRANKLEugene	OREGON	97403	
Resident	968 ALDER ST APT 18	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1931	Resident	1425 E 13TH Eugene	OREGON	97403	
Resident	968 ALDER ST APT 17	Eugene	OREGON	97401		Resident	1893 GARDEIEugene	OREGON	97403	1931	Resident	1409 FRANKLEugene	OREGON	97403	
Resident Resident	968 ALDER ST APT 16 968 ALDER ST APT 15	Eugene	OREGON	97401 97401		Resident Resident	1893 GARDEIEugene 1893 GARDEIEugene	OREGON OREGON	97403 97403	1930 1930	Resident Resident	1403 FRANKLEugene	OREGON	97403 97403	
Resident	968 ALDER ST APT 15 968 ALDER ST APT 14	Eugene Eugene	OREGON	97401		Resident	1893 GARDElEugene	OREGON	97403 97403	1930	Resident	1399 FRANKLEugene 1399 FRANKLEugene	OREGON	97403	
Resident	968 ALDER ST APT 13	Eugene	OREGON	97401		Resident	1884 GARDElEugene	OREGON	97403	1988	Resident	1395 FRANKLEugene	OREGON	97403	
Resident	968 ALDER ST APT 12	Eugene	OREGON	97401		Resident	1884 GARDE/Eugene	OREGON	97403	1988	Resident	1390 FRANKLEugene	OREGON	97403	
Resident	968 ALDER ST APT 11	Eugene	OREGON	97401		Resident	1884 GARDEIEugene	OREGON	97403	1988	Resident	1389 FRANKLEugene	OREGON	97403	
Resident	968 ALDER ST APT 10	Eugene	OREGON	97401		Resident	1884 GARDEIEugene	OREGON	97403	1988	Resident	1387 FRANKLEugene	OREGON	97403	
Resident	968 ALDER ST APT 1	Eugene	OREGON	97401		Resident	1884 GARDEIEugene	OREGON	97403	1988	Resident	1385 FRANKLEugene	OREGON	97403	
Resident	959 FRANKLIN BLVD	Eugene	OREGON	97403		Resident	1883 GARDEIEugene	OREGON	97403	1927	Resident	1383 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 9	Eugene	OREGON	97401	8100	Resident	1877 GARDEIEugene	OREGON	97403	1927	Resident	1371 E 13TH Eugene	OREGON	97403	
Resident	957 HILYARD ST APT 8	Eugene	OREGON	97401	8100	Resident	1873 GARDEIEugene	OREGON	97403	1927	Resident	1370 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 7	Eugene	OREGON	97401	8100	Resident	1859 GARDEIEugene	OREGON	97403	1927	Resident	1344 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 5	Eugene	OREGON	97401	8100	Resident	1859 GARDEIEugene	OREGON	97403	1927	Resident	1335 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 4	Eugene	OREGON	97401	8100	Resident	1857 GARDEIEugene	OREGON	97403	1927	Resident	1333 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 3	-	OREGON	97401	8100	Resident	1853 GARDEIEugene	OREGON	97403	1927	Resident	1329 FRANKLEugene	OREGON	97403 97403	
Resident Resident	957 HILYARD ST APT 2 957 HILYARD ST APT 15	-	OREGON OREGON	97401 97401	8100 8100	Resident Resident	1850 MILLRA Eugene 1848 GARDEI Eugene	OREGON OREGON	97403 97403		Resident Resident	1325 FRANKLEugene 1323 FRANKLEugene	OREGON OREGON	97403	
Resident	957 HILYARD ST APT 15	Eugene Eugene	OREGON	97401	8100	Resident	1838 GARDElEugene	OREGON	97403	1926	Resident	1318 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 13	Eugene	OREGON	97401	8100	Resident	1824 GARDElEugene	OREGON	97403	1926	Resident	1313 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 10	Eugene	OREGON	97401	8100	Resident	1814 GARDEIEugene	OREGON	97403	1926	Resident	1311 FRANKLEugene	OREGON	97403	
Resident	957 HILYARD ST APT 1	Eugene	OREGON	97401	8100	Resident	1805 GARDEIEugene	OREGON	97403	1971	Resident	1309 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 508	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	1971	Resident	1307 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 507	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	1971	Resident	1305 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 506	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	1971	Resident	1301 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 505	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	1928	Resident	1299 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 504	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	1977	Resident	1297 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 503	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	1977	Resident	1295 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 502	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	1977	Resident	1291 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 501	Eugene	OREGON	97401	5086	Resident	1805 GARDEIEugene	OREGON	97403	1928	Resident	1275 E 13TH Eugene	OREGON	97403	
Resident	950 ALDER ST APT 408	Eugene	OREGON	97401	5086	Resident	1805 GARDEIEugene	OREGON	97403	1977	Resident	1264 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 407	Eugene	OREGON	97401	5086	Resident	1805 GARDEIEugene	OREGON	97403	1977	Resident	1260 FRANKLEugene	OREGON	97403	0550
Resident	950 ALDER ST APT 406	Eugene	OREGON	97401	5086	Resident	1805 GARDElEugene	OREGON	97403	1976	Resident	1254 FRANKLEugene 1215 FRANKLEugene	OREGON	97403	2552
Resident Resident	950 ALDER ST APT 405 950 ALDER ST APT 404	Eugene	OREGON OREGON	97401 97401	5086 5086	Resident	1805 GARDEIEugene 1805 GARDEIEugene	OREGON OREGON	97403 97403	1976 1976	Resident Resident		OREGON OREGON	97403 97403	
Resident	950 ALDER ST APT 404	Eugene Eugene	OREGON	97401	5086	Resident Resident	1805 GARDElEugene	OREGON	97403	1976	Resident	1213 FRANKLEugene 1211 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 402	Eugene	OREGON	97401	5086	Resident	1805 GARDElEugene	OREGON	97403	1976	Resident	1210 VILLARI Eugene	OREGON	97403	1994
Resident	950 ALDER ST APT 401	Eugene	OREGON	97401	5086	Resident	1805 GARDElEugene	OREGON	97403	1975	Resident	1209 FRANKLEugene	OREGON	97403	1004
Resident	950 ALDER ST APT 308	Eugene	OREGON	97401	5086	Resident	1805 GARDEIEugene	OREGON	97403	1975	Resident	1207 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 307	Eugene	OREGON	97401	5086	Resident	1805 GARDEIEugene	OREGON	97403	1975	Resident	1205 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 306	Eugene	OREGON	97401	5086	Resident	1805 GARDEIEugene	OREGON	97403	1928	Resident	1195 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 305	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	1975	Resident	1190 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 304	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	1975	Resident	1157 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 303	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	1975	Resident	1155 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 302	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	1975	Resident	1149 FRANKLEugene	OREGON	97403	
Resident	950 ALDER ST APT 301	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	1974	Resident	1109 OLD CA Eugene	OREGON	97403	
Resident	950 ALDER ST APT 208	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	1974	Resident	1025 UNIVEREugene	OREGON	97403	
Resident	950 ALDER ST APT 207	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	1974					
Resident	950 ALDER ST APT 206	Eugene	OREGON	97401	5085	Resident	1805 GARDElEugene	OREGON	97403	1974					
Resident Resident	950 ALDER ST APT 205 950 ALDER ST APT 204	Eugene Eugene	OREGON OREGON	97401 97401	5085 5085	Resident Resident	1805 GARDEIEugene 1805 GARDEIEugene	OREGON OREGON	97403 97403	1974 1973					
Resident	950 ALDER ST APT 203	Eugene	OREGON	97401	5085	Resident	1805 GARDElEugene	OREGON	97403	1928					
Resident	950 ALDER ST APT 201	Eugene	OREGON	97401	5085	Resident	1805 GARDElEugene	OREGON	97403	1973					
Resident	855 RIVERFRONT PKWY	Eugene	OREGON	97401		Resident	1805 GARDEIEugene	OREGON	97403	1973					
Resident	850 FRANKLIN BLVD	Eugene	OREGON	97403	1900	Resident	1805 GARDEIEugene	OREGON	97403	1973					
Resident	782 E BROADWAY	Eugene	OREGON	97401	3747	Resident	1805 GARDEIEugene	OREGON	97403	1973					
Resident	755 E BROADWAY	Eugene	OREGON	97401	3714	Resident	1805 GARDEIEugene	OREGON	97403	1972					
Resident	730 E BROADWAY	Eugene	OREGON	97401	3747	Resident	1805 GARDEIEugene	OREGON	97403	1972					
Resident	703 E BROADWAY	Eugene	OREGON	97401		Resident	1805 GARDEIEugene 1805 GARDEIEugene	OREGON	97403	1972					
Resident	701 E 8TH AVE 686 E BROADWAY	Eugene	OREGON	97401 97401	3340	Resident Resident	1805 GARDEIEugene 1805 GARDEIEugene	OREGON OREGON	97403 97403	1972 1972					
Resident Resident	685 E BROADWAY		OREGON	97401 97401	3340	Resident	1805 GARDETEugene 1805 GARDETEugene	OREGON	97403 97403	1972					
Resident	659 E BROADWAY	Eugene	OREGON	97401	3312	Resident	1805 GARDElEugene	OREGON	97403	1971					
Resident	642 E 8TH AVE	Eugene	OREGON	97401	3343	Resident	1800 MILLRA Eugene	OREGON	97403	1992					
Resident	634 E 8TH AVE	Eugene	OREGON	97401	3343	Resident	1776 MILLRA Eugene	OREGON	97403	2536					
Resident	632 E 8TH AVE	Eugene	OREGON	97401	3343	Resident	1776 MILLRA Eugene	OREGON	97403	2536					
Resident	632 DAY ISLAND RD	Eugene	OREGON	97401		Resident	1769 FRANKLEugene	OREGON	97403	1983					
Resident	622 E 8TH AVE	Eugene	OREGON	97401		Resident	1759 FRANKLEugene	OREGON	97403	1983					
Resident	620 E 8TH AVE	Eugene	OREGON	97401	3343	Resident	1715 FRANKLEugene	OREGON	97403	1983					
Resident	610 E 8TH AVE APT 3	Eugene	OREGON	97401	3372	Resident	1700 MILLRA Eugene	OREGON	97403	2536					
Resident	610 E 8TH AVE APT 2	Eugene	OREGON	97401	3372	Resident	1675 FRANKLEugene	OREGON	97403	1982					
Resident	610 E 8TH AVE APT 1	Eugene	OREGON	97401	3372	Resident	1655 FRANKLEugene	OREGON	97403	1982					
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Resident	602 E 8TH AVE APT 5	Eugene	OREGON	97401	3316	Resident	1600 MILLRA Eugene	OREGON	97403						
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O UNIVERSITY OF OREGON	NORTH CAMPUS CONDITIONAL USE FAIRMOUNT NEIGHB NOVEMBER 8, 201	ORS
NAME	EMAIL	PHONE
Kati Peakham	ktpeckham@gmail.com	541-218-8004
Soud Peters	clear w 2 re @ yahoo .com	(541)218-0806
David Sonnichsen		
NOAN PARSon's	NOAUPARSIONS E STALL. Con	\$ 541.520.7995
George Evans	gevans enovegon.edu	541-346-4662
PArid Wade	jdwade de attosh.com	541-684.0474
SheryKully	jd wade d @ ortlook.com Louvrel Hill Valley President shery/ Cellocomcast. net	541-912-5887
JOHN CURTIS	С. С	

O UNIVERSITY OF OREGON		ORS
NAME	FAIRMOUNT NEIGHBORS NOVEMBER 8, 2017         EMAIL       PHONE         COLO       DEMAGENUCL. EDU	
GENE De Tours	GDEYANGQNWCU. EDU	
Paulin Andrew	gevans @ uoregon.edu	541346 4662



### University of Oregon North Campus Conditional Use Permit Project

#### **NEIGHBORHOOD-APPLICANT MEETING NOTES**

November 9, 2017 6:00 – 7:30PM EMU Lease Crutcher Lewis Room

**ATTENDEES:** Kati Peakham; Jared Peters; David Sonnichsen; Noah Parsons; George Evans; David Wade; Sheryl Kelly; John Curtis; Gene DeYoung; Paulina Andrews; Emily Eng (UO CPFM); Eleni Tsivitzi (UO CPFM); Larry Gilbert (CM); Colin McArthur (CM); Kelsey Zlevor (CM); Ellen Teninty (Cogito); Chris Watchie (Cogito)

COMPILED BY: Kelsey Zlevor

#### INTRODUCTION

- Colin provided an overview of the project, explanation of maps and diagrams, community involvement activities, and reviewed the identified areas of ecological interest, active uses, and potential building sites in the project area.
- Concern regarding notice: posting a sign for one week under the Autzen Bridge is not enough time. Concern over how nearby residents would know of project if they are outside the 300ft boundary and did not receive a mailed notice.
- Question regarding how riparian area is being defined: The city setback has already been determined from the Water Resource Area Overlay Zone development requirements.

#### DRAFT MASTER PLAN AND CONCEPTS REVIEW

- Colin presented and summarized the draft master site plan diagram.
- Colin presented the building and open space layouts and explained coverage limitations within development areas.
- Colin presented and compared two concepts for the area north of the train tracks. The two
  concepts are a refinement of the previous five concepts based on the feedback heard at
  previous meetings.

#### DRAFT MASTER PLAN AND CONCEPTS DISCUSSION

Concern over what becomes of the art studios should they be displaced. The Campus
 Plan states that replacement of displaced uses/facilities is required, and studios will need

to be relocated if they are demolished. Uncertain which version/year of the Campus Plan implemented this stipulation, but it is now the policy.

- The bike path will be about 14 feet wide, to take into account bikers, walkers, and access for emergency vehicles.
- Concern over Region 5 and height of potential buildings. Buildings 45 feet or higher will cut out winter light in this space and make it less conducive for walking, etc. This is one of the primary reasons residents have resisted building to the north of the railroad in the past.
  - Interested in the volume of use currently on the bike path. We need to be able to gauge impact on current users.
  - Counterpoint is that the path is in an unsightly and unkempt area as is; the issue is not so much light, but how to redevelop the area between the bike path and the river so that it looks natural.
- Floodplain maps show a portion of the site is in the floodplain.
  - Discussion of how these buildings need to be resistant to flooding: climate change will disrupt where these flood lines are located. Buildings will need to be built at least a foot above-grade to be compliant.
- The park next to what used to be Louie's will not be included in the site. However, the City's Franklin Redevelopment project seeks to look at this area.
  - The North Campus project is also separate from the Knight Campus project.
- Question regarding the role of the CUP: the CUP will allow UO to essentially enforce their own regulatory framework on the site.
- Light poles on the fields will be 60-90 feet tall.
- Concern over whether the riparian restoration projects being discussed or guaranteed or suggested. Currently the project team is advocating for these components and will include them in the land use application; no funding has been committed for riparian restoration yet.

#### Next Steps

 Colin provided overview of land use process from December onward: producing land use application will be next step, followed by subsequent land use hearings and opportunities for additional public comment.



December 19, 2017

Emily Farthing Co-chair, Fairmount Neighbors Association 2635 Capital Dr. Eugene, OR 97403

&

Garrett Dunlavey Co-chair, Fairmount Neighbors Association 2635 Capital Dr. Eugene, OR 97403

#### RE: University of Oregon North Campus Conditional Use Permit Project

Dear Emily & Garrett:

Acting as the applicant's representative, we are contacting you to schedule a <u>second</u> neighborhood-applicant meeting to discuss a proposed project within your neighborhood. This will be the third informational opportunity for FNA members, including the November 8 neighborhood-applicant meeting and the December 6 update at the FNA regular meeting. The applicant, the University of Oregon, is preparing a new Conditional Use Permit for the university-owned property within Riverfront Park Special Area Zone (S-RP). The eastern portion of the project area is located within the Fairmount Neighbors Association boundary.

The area of campus within the Riverfront Park Special Area Zone (called North Campus for the purposes of this project) requires a new master site plan as part of a land use application process with the City of Eugene. The area, approximately 70 acres north of Franklin Boulevard, does not have a current Conditional Use Permit. This project, resulting from city code requirements, is necessary to allow the university to address future land use needs and opportunities.

More information about the project can be found on the university's project page: <u>https://cpfm.uoregon.edu/north-campus-conditional-use-permit</u>

The Conditional Use Permit is subject to the City of Eugene's Type III land use review process. Prior to formally submitting a land use application to the City of Eugene, the University of Oregon requests a meeting with the Fairmount Neighbors Association, the recognized neighborhood association. The purpose of the meeting is to share information, describe the proposed project, and identify any issues or concerns regarding the proposal. Public notice of the meeting will be provided a minimum of 14 days in advance to owners and occupants within 300 feet of the subject property. In accordance with Eugene Code, we propose the following options for dates and times for the meeting:

- Tuesday, January 9, from 5:00 to 7:00 pm
- Wednesday, January 10 from 5:00 to 7:00 pm
- Thursday, January 11 from 5:00 to 7:00 pm

Our preference is to conduct the meeting on **Thursday, January 11**. The neighborhood meeting will be combined with a community open house event beginning at 3:00 pm, should people be unable to attend during the 5:00-7:00 pm timeframe. We understand that there is a public hearing on the evening of January 10 on a land use application that is of interest to FNA membership. Please let me know if that date does not work and we need to consider an alternative option. I can be reached via email (colin@cameronmccarthy.com) or phone (541-485-7385). This letter satisfies the procedural requirements of Eugene Code (EC) 9.7007(4) Neighborhood/Applicant Meeting.

Thank you,

Colin McArthur, AICP Principal Cameron McCarthy Landscape Architecture & Planning



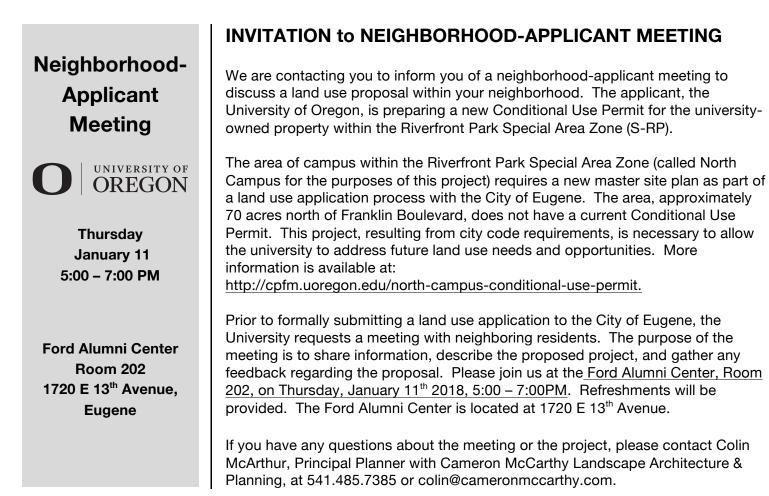
UNIVERSITY OF OREGON

Cameron McCarthy Landscape Architecture & Planning 160 East Broadway Eugene, OR 97401

Thursday January 11 5:00 – 7:00 PM

Ford Alumni Center Room 202 1720 E 13<sup>th</sup> Avenue, Eugene

Please see reverse for details.



Meeting 2 Mailing List 1-10-18						
Owner Name	Owner Mailing Address	Owner Mailing Address 2	Owner Mailing Address 3	City	State	Zip
1715 ASSOCIATES INC	PO BOX 18			EUGENE	OREGON	97440
		RE: STARBUCKS COFFEE	PO BOX 34067 MAILSTOP S-			
314SG LLC	STARBUCKS CORPORATION	COMPANY STORE #27299	RE3	SEATTLE	WASHINGTON	98124
685 EAST BROADWAY ASSOCIATES LLC	PO BOX 1810			LOS GATOS	CALIFORNIA	95031
AGBI LLC	72A CENTENNIAL LOOP STE 130			EUGENE	OREGON	97401
ALDER SUITES LLC	605 1ST AVE STE 600			SEATTLE	WASHINGTON	98104
ASSOCIATION OF ORE BETA	1699 OAK ST			EUGENE	OREGON	97401
BOARD OF HIGHER EDUCATION	PO BOX 3237			EUGENE	OREGON	97403
BRAATZ FREDERICK III	1824 GARDEN AVE			EUGENE	OREGON	97403
BUDGETEL INNS OF OREGON	1655 FRANKLIN BLVD			EUGENE	OREGON	97403
BUDGETEL INNS OF OREGON INC	PO BOX 18			EUGENE	OREGON	97440
CARLOTTA CHRIS	1024 FIG AVE				CALIFORNIA	94087
CHAMBERS MANAGEMENT CORP	800 WILLAMETTE ST STE 750			EUGENE	OREGON	97401
CITY OF EUGENE	PO BOX 11110			EUGENE	OREGON	97440
CITY OF EUGENE	FINANCE DEPARTMENT	100 W 10TH AVE STE 400		EUGENE	OREGON	97401
CITY OF EUGENE	72 W BROADWAY			EUGENE	OREGON	97401
CITY OF EUGENE	PO BOX 10148			EUGENE	OREGON	97440
			PLANNING &			
CITY OF EUGENE	99 W 10TH ST STE 240	ATTN JEFF NORMAN	DEVELOPMENT DEPT	EUGENE	OREGON	97401
City of Eugene Engineer	99 East Broadway Suite 400			EUGENE	OREGON	97401
City of Eugene Planning Director	99 W. 10th Avenue	ATTN Robin Hostick		EUGENE	OREGON	97401
COLE DAVID N	1907 GARDEN AVE STE 203			EUGENE	OREGON	97403
CONNOR ENTERPRISES INC	PO BOX 18			EUGENE	OREGON	97440
DIR OF BUSINESS AFFAIRS DIR OF BUSINESS AFFAIRS	1720 E 13TH AVE			EUGENE	OREGON OREGON	97403
		PO BOX 10066		EUGENE		97403
DIR OF BUSINESS AFFAIRS	% CAMPBELL COMMERCIAL REAL ESTATE	PO BOX 10066		EUGENE EUGENE	OREGON	97440
DIR OF BUSINESS AFFAIRS Emily Farthing	1720 E 13TH AVE	Enirmount Noighbors Association		EUGENE	OREGON OREGON	97403 97403
EWEB	2635 Capital Dr. PO BOX 10148	Fairmount Neighbors Association		EUGENE	OREGON	97403 97401
FRANK L KREBS JR REV LIV TR	PO BOX 707			EUGENE	OREGON	97401
Garrett Dunlavey	2635 Capital Dr.	Fairmount Neighbors Association		EUGENE	OREGON	97403
Garrett Duniavey	2035 Capital DI.	Fail mount weighbors Association		BOULDER	OREGON	57405
GEORGE & MARY HANSEN FAM TRUST	303 OVERLOOK DR			CREEK	CALIFORNIA	95006
GOLDEN ARCH LTD PTRSHP	2896 CRESCENT AVE STE 105			EUGENE	OREGON	97408
HAROLD AND BETTY KIRK TRUST	1857 FRANKLIN BLVD			EUGENE	OREGON	97403
HWANG KYU CHIN	84885 S WILLAMETTE ST			EUGENE	OREGON	97405
Jennifer Yeh	3739 Keeler Ave	Harlow Neighbors		EUGENE	OREGON	97401
JLING LLC	PO BOX 989	ATTN L M GIUSTINA		EUGENE	OREGON	97440
K E PETERSEN TRUST	PO BOX 757			REDMOND	OREGON	97756
KNIGHT DON G	1883 GARDEN AVE			EUGENE	OREGON	97403
MCKENZIE RIVER MOTORS	800 WILLAMETTE ST STE 750			EUGENE	OREGON	97401
				JUNCTION		
NILL PI LLC	PO BOX 279			CITY	OREGON	97448
NORTHWEST CHRISTIAN UNIVERSITY	828 E 11TH AVE			EUGENE	OREGON	97401
NORTHWEST CHRISTIAN UNIVERSITY	821 E 11TH ST			EUGENE	OREGON	97401
NORTHWEST CHRISTIAN UNIVERSITY	201 LIBERTY ST SE			SALEM	OREGON	97301
NORTHWEST COMMUNITY CREDIT UNION	PO BOX 70225			SPRINGFIELD	OREGON	97475
OPH PROPERTIES LLC	3330 ST KITTS AVE			EUGENE	OREGON	97408
		Downtown Neighborhood				
Pete Knox	265 W 8th Ave #216	Association		EUGENE	OREGON	97401
Sheryl Kelly	2585 Moon Mountain Dr., 97403	Laurel Hill Valley Citizens		EUGENE	OREGON	97403
SMC LLC	1035 MARTIN RD			SANTA CRUZ	CALIFORNIA	95060
STATE OF OR FOR THE UNIVERSITY OF OREGON	PO BOX 3237 TUC FL 2			EUGENE	OREGON	97103
STATE OF OREGON	PO BOX 3237			EUGENE	OREGON	97403
STERLING-OREGON LLC	3411 RICHMOND AVE STE 200			HOUSTON	TEXAS	77046
SYRIOS TRUST	1247 VILLARD ST			EUGENE	OREGON	97403
TRAVEL INN MOTEL INC	1861 FRANKLIN BLVD			EUGENE	OREGON	97403
UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640			OMAHA	NEBRASKA	68179
US HOTEL LLC	1038 BREADWAY ST NE			SALEM	OREGON	97301
YI JASON & SOOKYOUNG	3375 RIVERPLACE DR			EUGENE	OREGON	97401
YORD DEE LLC	2505 W 11TH AVE	ATTN Kalagu Zlaver		EUGENE	OREGON	97402
Cameron McCarthy	160 East Broadway	ATTN Kelsey Zlevor		EUGENE	OREGON	97401
Cameron McCarthy	161 East Broadway	ATTN Colin McArthur		EUGENE	OREGON	97401

	Add	City	C	710 0	+4 ZIP	New	Add	64-4	710 6	+4
Name Resident	Address 968 ALDER ST APT 1	City Eugene	State OREGON	ZIP Code 97401	Code	Name Resident	Address City 1805 GARDElEugene	State OREGON	ZIP Code 97403	Coc 197
Resident	959 FRANKLIN BLVD	Eugene	OREGON	97401		Resident	1805 GARDElEugene	OREGON	97403	197
Resident	950 ALDER ST APT 508	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	197
Resident	950 ALDER ST APT 507	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	197
Resident	950 ALDER ST APT 506	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	197
Resident	950 ALDER ST APT 504	Eugene	OREGON	97401	5087	Resident	1805 GARDEIEugene	OREGON	97403	192
Resident	950 ALDER ST APT 502	Eugene	OREGON	97401	5087	Resident	1805 GARDElEugene	OREGON	97403	197
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Resident	950 ALDER ST APT 407	Eugene	OREGON	97401	5086	Resident	1805 GARDElEugene	OREGON	97403	197
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Resident	950 ALDER ST APT 404	Eugene	OREGON	97401	5086	Resident	1805 GARDElEugene	OREGON	97403	197
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Resident	950 ALDER ST APT 303	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	19
Resident	950 ALDER ST APT 301	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	19
Resident	950 ALDER ST APT 208	Eugene	OREGON	97401	5085	Resident	1805 GARDEIEugene	OREGON	97403	19
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Resident	755 E BROADWAY	Eugene	OREGON	97401	3714	Resident	1715 FRANKLEugene	OREGON	97403	19
Resident	686 E BROADWAY	Eugene	OREGON	97401	3340	Resident	1700 MILLRA Eugene	OREGON	97403	25
Resident	659 E BROADWAY	Eugene	OREGON	97401	3312	Resident	1675 FRANKLEugene	OREGON	97403	19
Resident	634 E 8TH AVE	Eugene	OREGON	97401	3343	Resident	1655 FRANKLEugene	OREGON	97403	19
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Resident	602 E 8TH AVE APT 8	Eugene	OREGON	97401	3316	Resident	1525 FRANKLEugene	OREGON	97403	19
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Resident	1893 GARDEN AVE APT 9	Eugene	OREGON	97403	1930	Resident	1409 FRANKLEugene	OREGON	97403	
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Resident	1893 GARDEN AVE APT 5	Eugene	OREGON	97403	1929	Resident	1395 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 4	Eugene	OREGON	97403	1929	Resident	1390 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 3	Eugene	OREGON	97403	1929	Resident	1389 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 22	Eugene	OREGON	97403	1932	Resident	1387 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 21	Eugene	OREGON	97403	1932	Resident	1385 FRANKLEugene	OREGON	97403	
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Resident	1893 GARDEN AVE APT 2	Eugene	OREGON	97403	1929	Resident	1371 E 13TH Eugene	OREGON	97403	
Resident Resident	1893 GARDEN AVE APT 19	Eugene	OREGON	97403	1932	Resident	1370 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 18 1893 GARDEN AVE APT 17	Eugene	OREGON	97403	1932	Resident Resident	1344 FRANKLEugene	OREGON	97403	
Resident Resident	1893 GARDEN AVE APT 17 1893 GARDEN AVE APT 16	Eugene Eugene	OREGON	97403 97403	1931 1931	Resident	1335 FRANKLEugene 1333 FRANKLEugene	OREGON OREGON	97403 97403	
Resident	1893 GARDEN AVE APT 10 1893 GARDEN AVE APT 15	Eugene	OREGON	97403	1931	Resident	1329 FRANKLEugene	OREGON	97403	
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Resident	1893 GARDEN AVE APT 13	Eugene	OREGON	97403	1931	Resident	1323 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 12	Eugene	OREGON	97403	1931	Resident	1318 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 11	Eugene	OREGON	97403	1930	Resident	1313 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 10	Eugene	OREGON	97403	1930	Resident	1311 FRANKLEugene	OREGON	97403	
Resident	1893 GARDEN AVE APT 1	Eugene	OREGON	97403	1929	Resident	1309 FRANKLEugene	OREGON	97403	
Resident	1884 GARDEN AVE APT E	Eugene	OREGON	97403	1988	Resident	1307 FRANKLEugene	OREGON	97403	
Resident	1884 GARDEN AVE APT D	Eugene	OREGON	97403	1988	Resident	1305 FRANKLEugene	OREGON	97403	
Resident Resident	1884 GARDEN AVE APT C 1884 GARDEN AVE APT B	Eugene Eugene	OREGON OREGON	97403	1988	Resident	1301 FRANKLEugene 1299 FRANKLEugene	OREGON	97403	
Resident Resident	1884 GARDEN AVE APT B 1883 GARDEN AVE	Eugene	OREGON	97403 97403	1988 1927	Resident Resident	1299 FRANKLEugene 1297 FRANKLEugene	OREGON OREGON	97403 97403	
Resident	1877 GARDEN AVE	Eugene	OREGON	97403	1927	Resident	1295 FRANKLEugene	OREGON	97403	
Resident	1873 GARDEN AVE	Eugene	OREGON	97403	1927	Resident	1291 FRANKLEugene	OREGON	97403	
Resident	1859 GARDEN AVE	Eugene	OREGON	97403	1927	Resident	1275 E 13TH Eugene	OREGON	97403	
Resident	1859 GARDEN AVE	Eugene	OREGON	97403	1927	Resident	1264 FRANKLEugene	OREGON	97403	
Resident	1857 GARDEN AVE	Eugene	OREGON	97403	1927	Resident	1260 FRANKLEugene	OREGON	97403	
Resident	1853 GARDEN AVE	Eugene	OREGON	97403	1927	Resident	1254 FRANKLEugene	OREGON	97403	25
Resident	1850 MILLRACE DR	Eugene	OREGON	97403		Resident	1215 FRANKLEugene	OREGON	97403	
Resident	1848 GARDEN AVE	Eugene	OREGON	97403	105-	Resident	1213 FRANKLEugene	OREGON	97403	
Resident	1838 GARDEN AVE	Eugene	OREGON	97403	1926	Resident	1211 FRANKLEugene	OREGON	97403	4-
Resident Resident	1824 GARDEN AVE 1814 GARDEN AVE	Eugene Eugene	OREGON OREGON	97403 97403	1926 1926	Resident Resident	1210 VILLARI Eugene 1209 FRANKL Eugene	OREGON OREGON	97403 97403	19
Resident Resident	1814 GARDEN AVE 1805 GARDEN AVE APT 9	Eugene	OREGON	97403 97403	1926	Resident	1209 FRANKLEugene 1207 FRANKLEugene	OREGON	97403 97403	
Resident	1805 GARDEN AVE APT 9 1805 GARDEN AVE APT 8	Eugene	OREGON	97403	1971	Resident	1207 FRANKLEugene 1205 FRANKLEugene	OREGON	97403 97403	
Resident	1805 GARDEN AVE APT 8 1805 GARDEN AVE APT 7	Eugene	OREGON	97403	1971	Resident	1195 FRANKLEugene	OREGON	97403	
Resident	1805 GARDEN AVE APT 7 1805 GARDEN AVE APT 6	Eugene	OREGON	97403	1971	Resident	1195 FRANKLEugene	OREGON	97403	
Resident	1805 GARDEN AVE APT 5	Eugene	OREGON	97403	1928	Resident	1157 FRANKLEugene	OREGON	97403	
Resident	1805 GARDEN AVE APT 42	Eugene	OREGON	97403	1977	Resident	1155 FRANKLEugene	OREGON	97403	
	1805 GARDEN AVE APT 41	Eugene	OREGON	97403	1977	Resident	1149 FRANKLEugene	OREGON	97403	
Resident	1805 GARDEN AVE APT 40	Eugene	OREGON	97403	1977	Resident	1025 UNIVEREugene	OREGON	97403	
Resident							0.10			
	1805 GARDEN AVE APT 4	Eugene	OREGON	97403	1928					
Resident Resident Resident			OREGON OREGON	97403 97403	1928 1977					
Resident Resident Resident Resident	1805 GARDEN AVE APT 4	Eugene								
Resident Resident	1805 GARDEN AVE APT 4 1805 GARDEN AVE APT 39	Eugene Eugene	OREGON	97403	1977					



### University of Oregon North Campus Conditional Use Permit Project

**OPEN HOUSE #2 MEETING NOTES** 

January 11, 2017 5:00 – 7:00PM Ford Alumni Center Lee Barlow Giustina Ballroom

**PROJECT TEAM ATTENDEES:** Emily Eng (UO CPFM); Aaron Olsen (UO CPFM); Colin McArthur (CM); Vivian Schoung (CM); Kelsey Zlevor (CM); Ellen Teninty (Cogito); Chris Watchie (Cogito)

COMPILED BY: Kelsey Zlevor

#### INTRODUCTION

 The open house format provided maps, diagrams, and plans that gave an overview of the project, and reviewed the identified areas of ecological interest, active uses, and potential development sites in the project area. Attendees reviewed the displays, and provided verbal comment to project team members, and written comment through notecards. The written comments are summarized below.

#### WRITTEN COMMENT SUMMARY

- Opposition to artificial turf fields near the river, and what this means for environmental impacts.
  - References to Astroturf versus artificial fields.
  - o Consider recreational opportunities that do not include artificial turf.
  - Suggestions to consider environmental education opportunities for the site, whether through outdoor labs, restored wetlands, or campus programmatic buildings.
- Concern over potential lighting impacts on the site and how this impacts nocturnal species.
- Interest in increasing pedestrian access across Franklin Boulevard.
- Interest in improving public safety through pedestrian amenities (lighting, etc.).
- General support for expansion of student services, and the need to balance a multitude of uses and needs on the site.
- Opinions on both sides as to potential bike path alignments, including in the 100-foot setback, or in the 200-foot setback.

- Suggestion to make accommodation for underpass at Alder to connect to river bike path.
- Majority appreciation for expansion of setback to limit development along the riverfront.
- Concern over the inclusion of past comments, and whether current design plans reflect this past input.
- Continue to focus majority of development to the south of the tracks.

#### AFFIDAVIT OF MAILING

I. <u>Colin McArthur, AICP</u>, as the applicant/representative for the <u>North Campus Conditional Use Permit Project</u> project, hereby certify that on this <u>27</u> day of <u>December</u>, 2017 a true and correct copy of the notice of neighborhood/applicant meeting, marked as Exhibit "A" attached hereto and by this reference incorporate herein, was mailed to those referenced on Exhibit "B" accordance with the requirements of the Eugene City Code 9.7007.

I further certify that the addresses shown on said Exhibit "B" are their regular addresses as determined from the books and records of the Lane County Department of Assessment and Taxation and that said Notices were placed in the United States Mail with postage fully prepared thereon.

2/1/18 Date

Applicant's/Representative's Signature

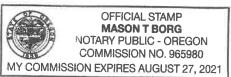
)SS

STATE OF OREGON

COUNTY OF LANE

On this <u>Colin McArthur</u> day of <u>February</u>, 2018, before me, the undersigned, a notary public in and for the said county and state, personally appeared the withinnamed, <u>Colin McArthur</u> who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:



IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Notary Public

Note: This sample is provided as a recommended template for the Neighborhood/Applicant Meeting process. While this template may be used as a guide, please note that the applicant is responsible for ensuring that the meeting complies with all the requirements of EC 9.7007, including both mailing and posting requirements.

#### AFFIDAVIT OF POSTING

I, <u>Colin McArthur, AICP</u>, the applicant/representative for the <u>North Campus Conditional Use Permit</u> project, hereby certify that on this <u>27</u> day of <u>December</u>, 2017, a sign for the neighborhood/applicant meeting was posted on the subject property in accordance with the requirements of the Eugene City Code 9.7007.

Applicant's/Representative's Signature

65

STATE OF OREGON ) )SS COUNTY OF LANE )

On this <u>day</u> of <u>February</u>, 2018, before me, the undersigned, a notary public in and for the said county and state, personally appeared the withinnamed, <u>Colin McArthur</u> who is known to me to be the identical individual described herein and who executed the same freely and voluntarily.

Seal:

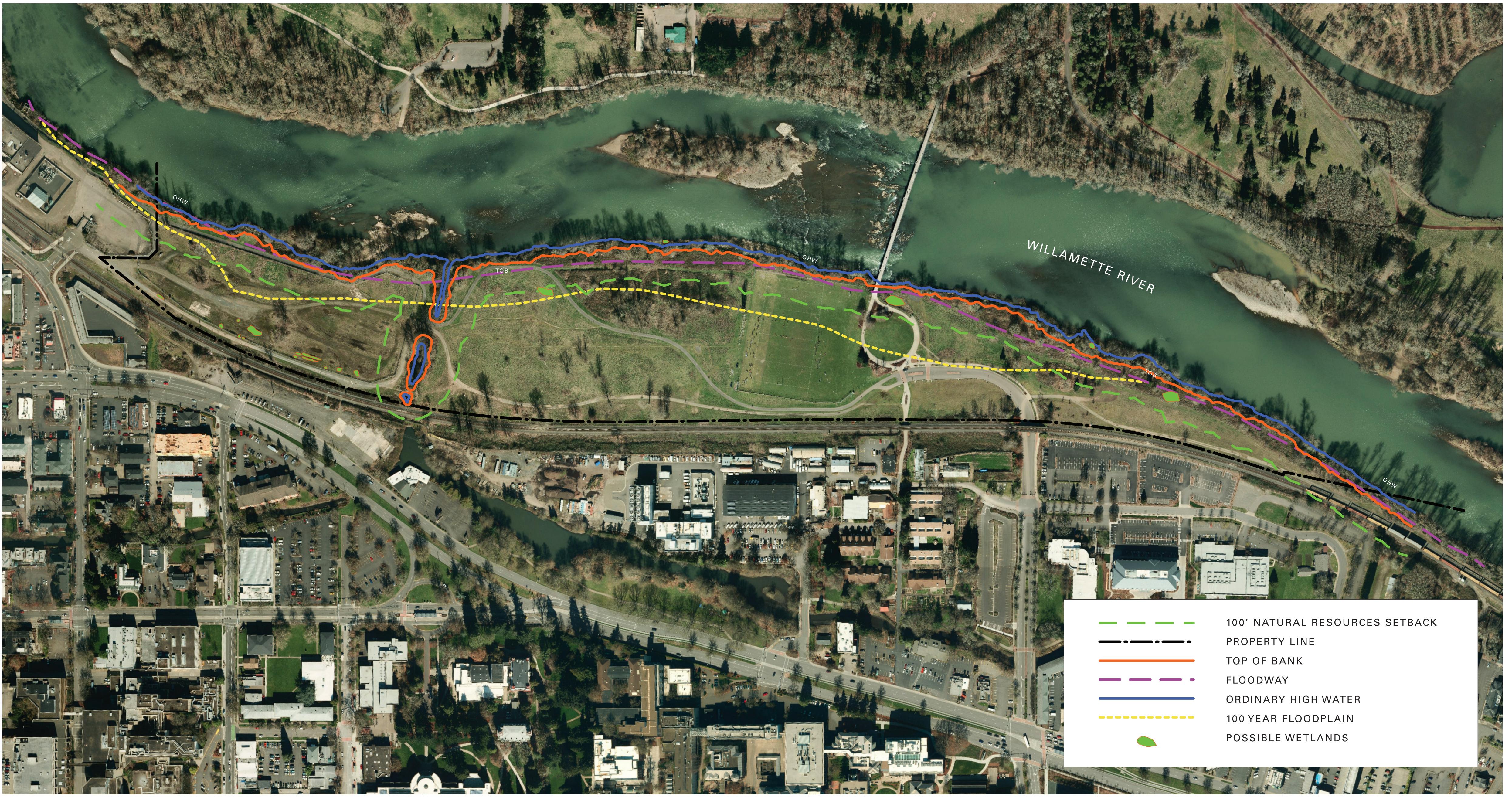
**OFFICIAL STAMP** MASON T BORG NOTARY PUBLIC - OREGON COMMISSION NO. 965980 MY COMMISSION EXPIRES AUGUST 27, 2021

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal the day and year last above written.

Notary Public

Note: This sample is provided as a recommended template for the required Neighborhood/Applicant Meeting process. While this template may be used as a guide, please note that the applicant is responsible for ensuring that the meeting complies with all the requirements of EC 9.7007, including both mailing and posting requirements.

## **EXISTING CONDITIONS** NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT



0' 50' 100' 200'

|" = 100'-0" |1/8/2017

## FEEDBACK SUMMARY DIAGRAM NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT



3. POSSIBLE VERNAL POOLS

### 2. OUTFALL

# . INCREASED RIPARLAN



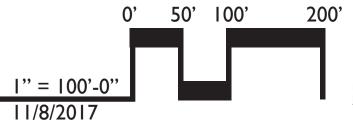
**BEST PLACES** 

# **BUILDING DEVELOPMENT** FOR ACTIVE USES OPPORTUNITY

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

### I. RIPARIAN MARGIN

### 6. ACCESS OAK SAVANNAH RESTORATION

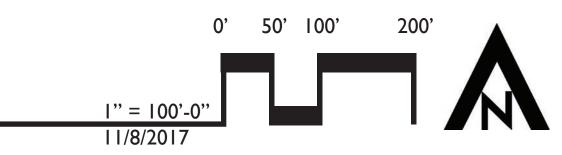


11/8/2017

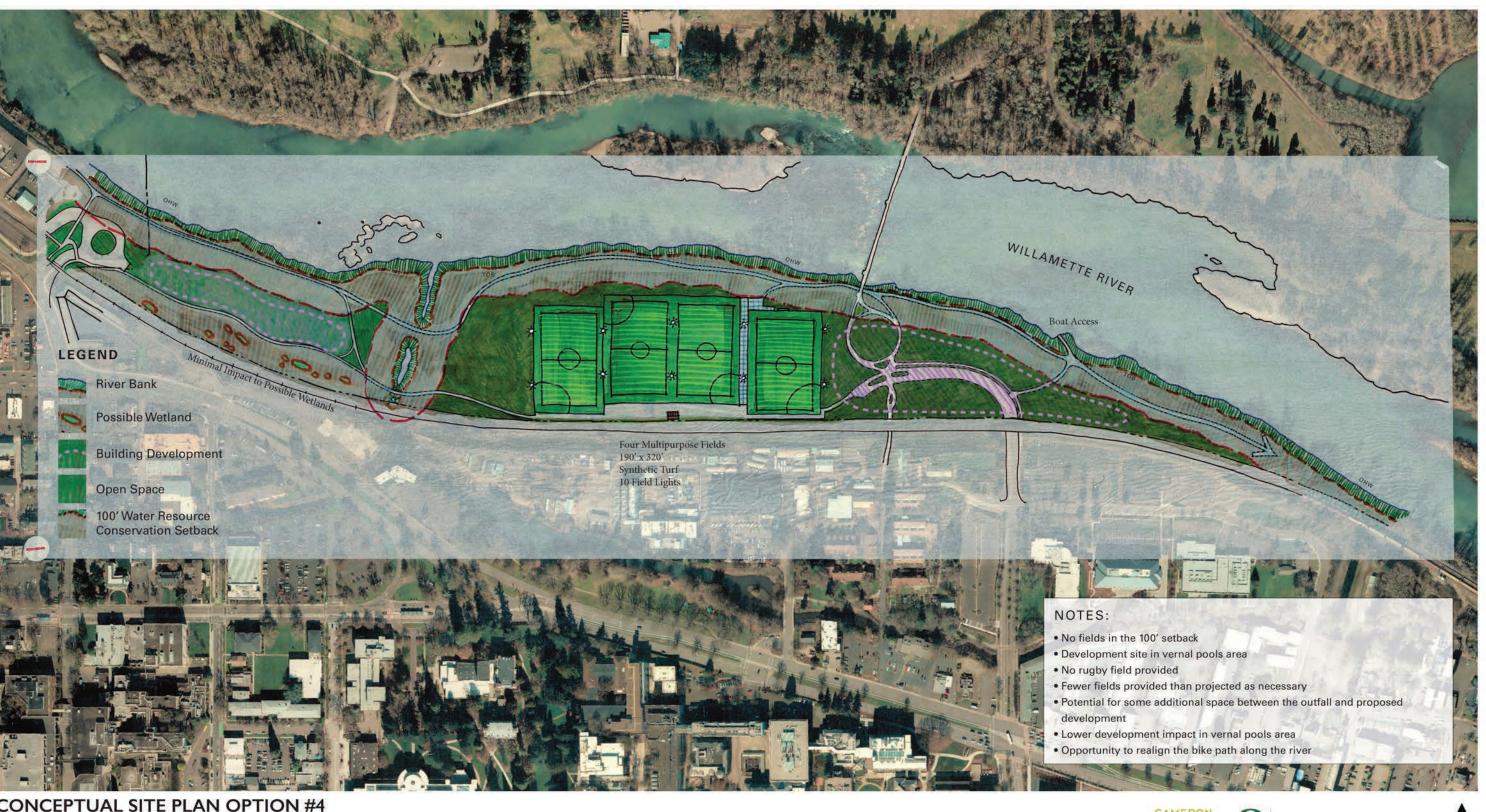


# PROJECT AREA NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT









CONCEPTUAL SITE PLAN OPTION #4 NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

### PRELIMINARY CONCEPTS • RIVERFRONT AREA NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT



CONCEPTUAL SITE PLAN OPTION #2 NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

LANGECAVE ARCHITETURE & ADAMING A





CONCEPTUAL SITE PLAN OPTION #3 NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT



CONCEPTUAL SITE PLAN OPTION #5 NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT







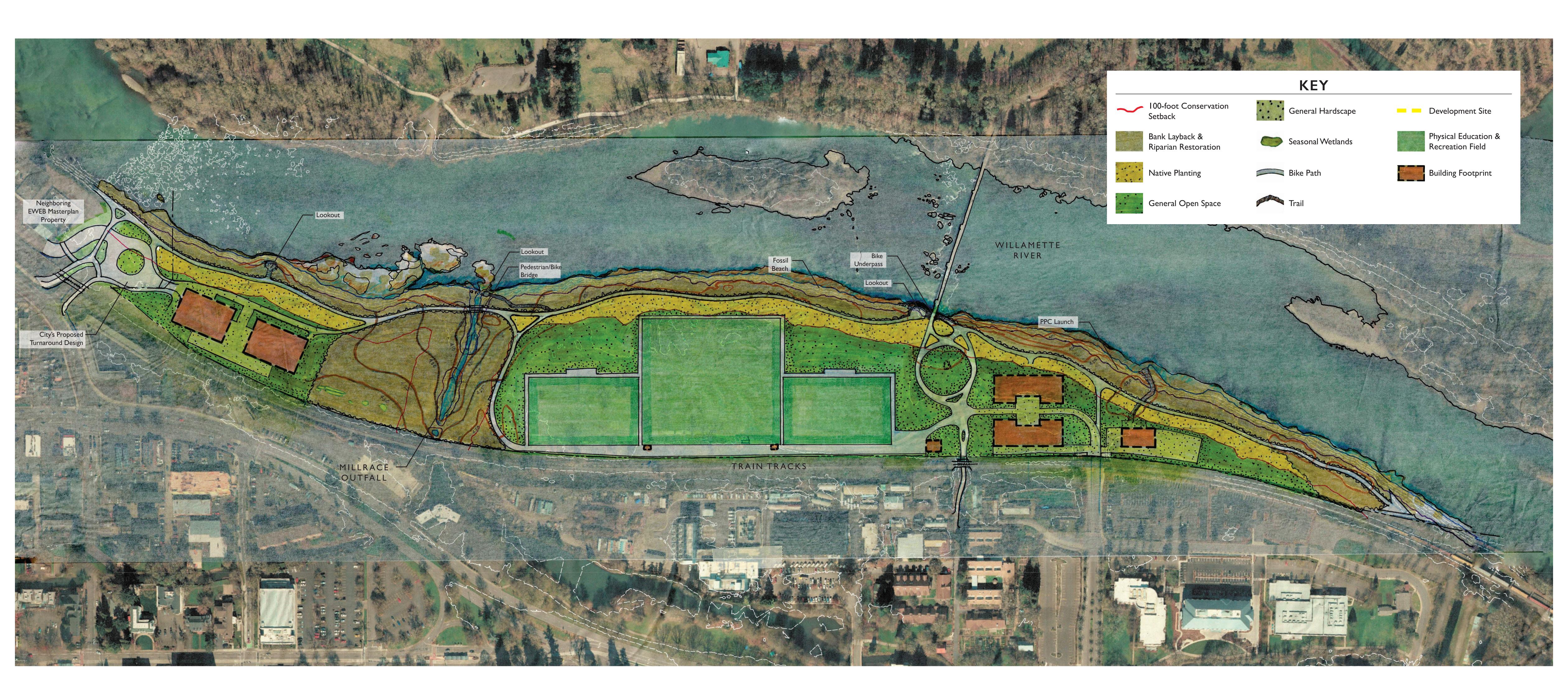


# DRAFT ILLUSTRATIVE PLAN CONCEPT I • RIVERFRONT AREA NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT









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





