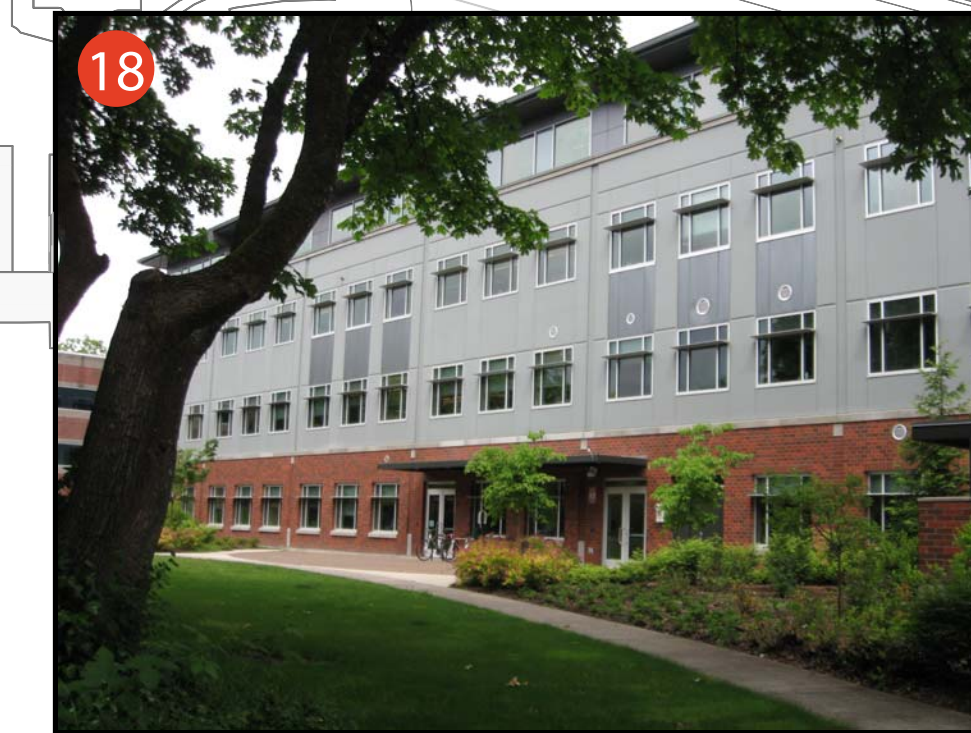
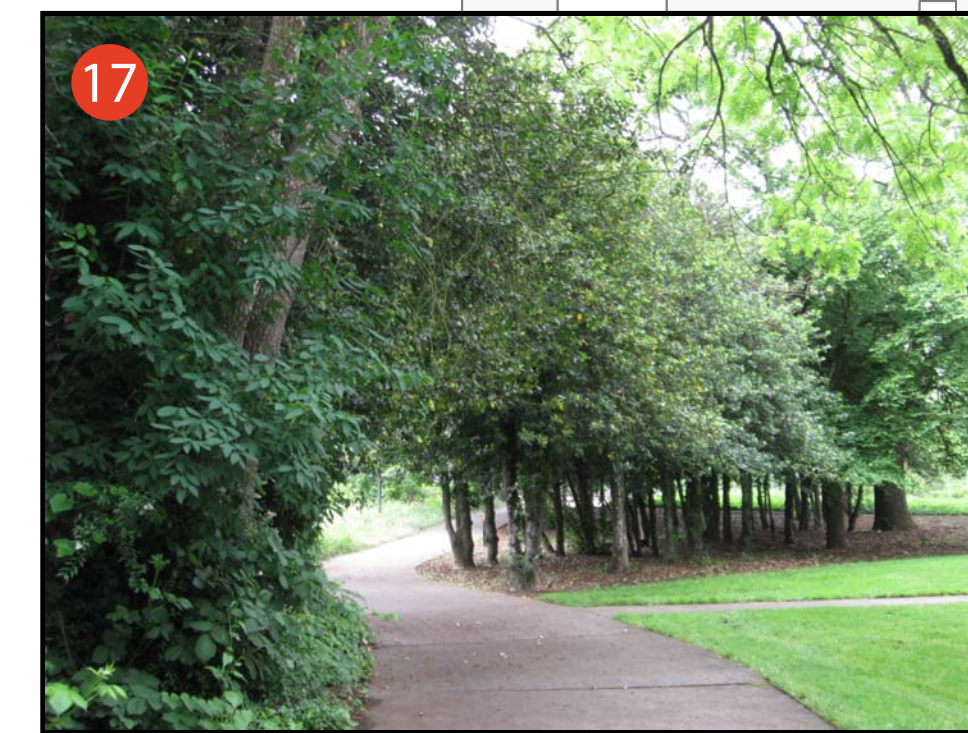
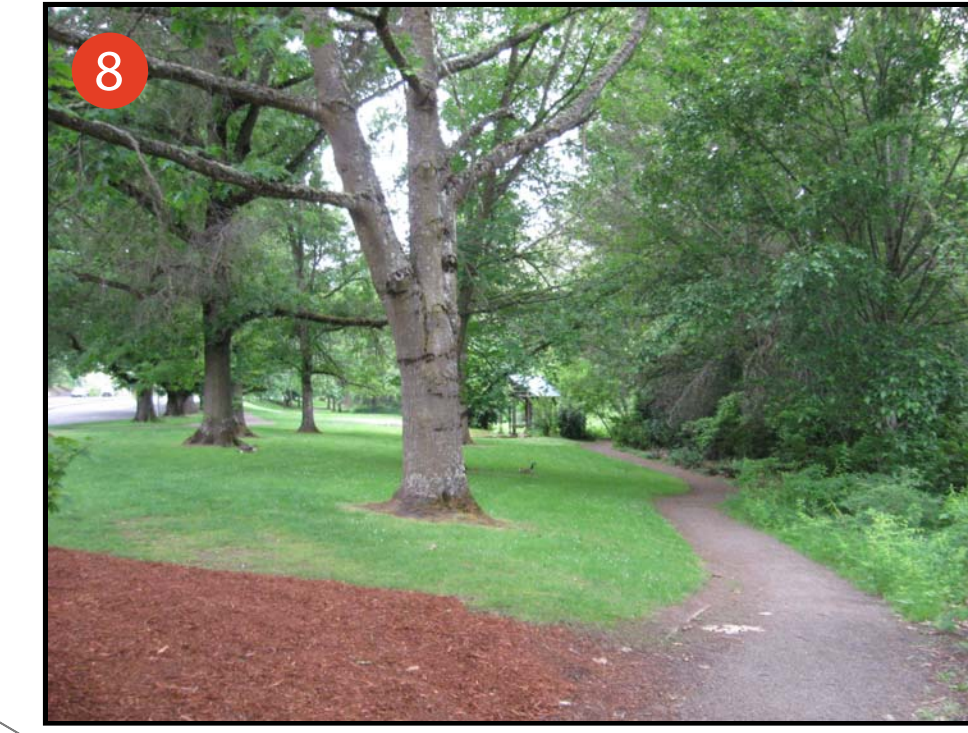
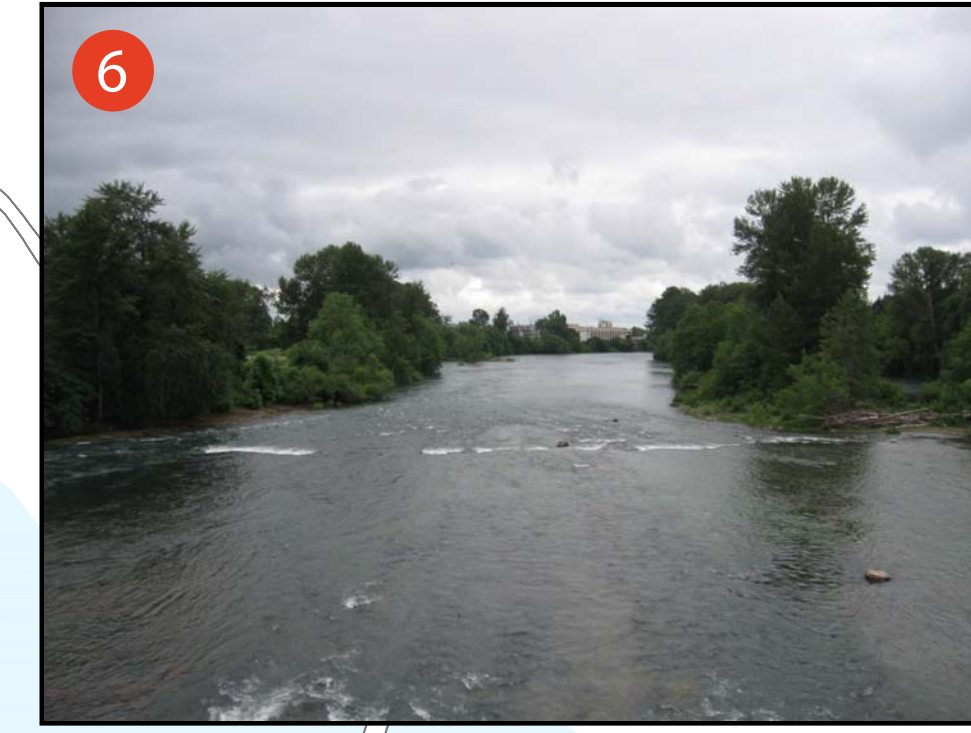
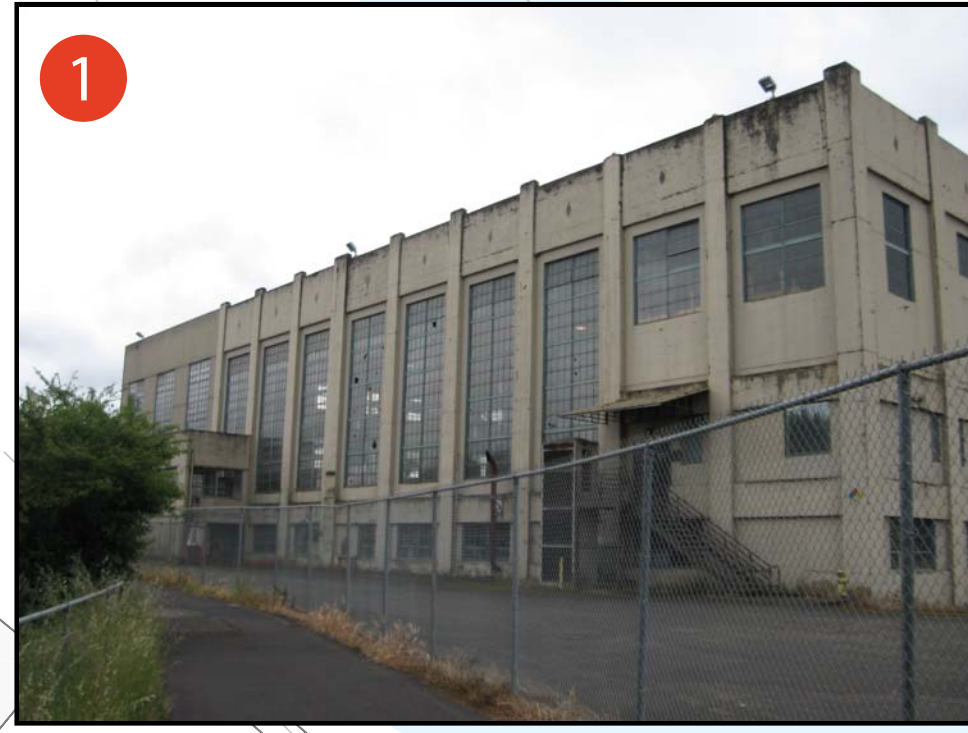
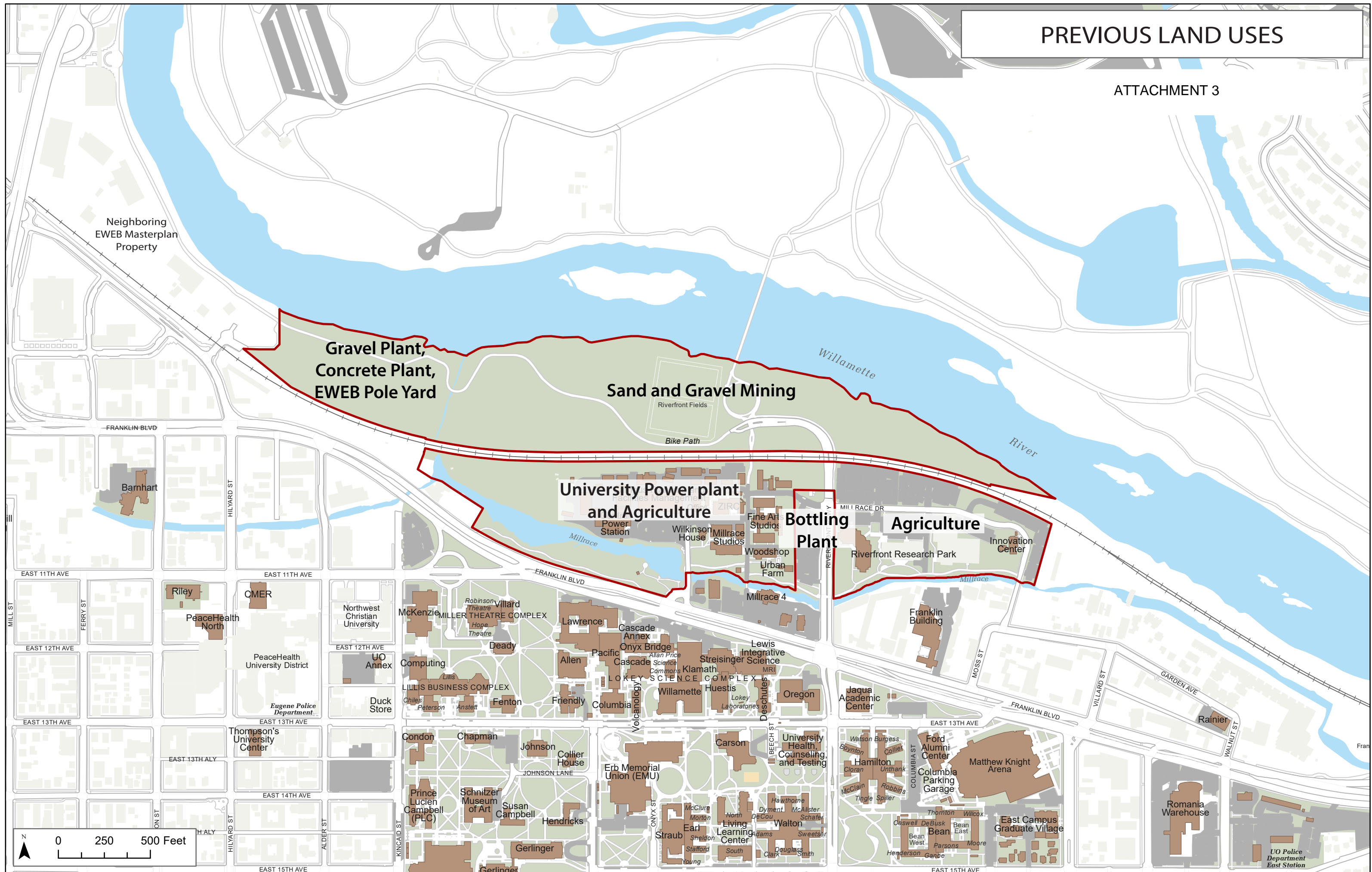


PROJECT AREA
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT



PREVIOUS LAND USES

ATTACHMENT 3

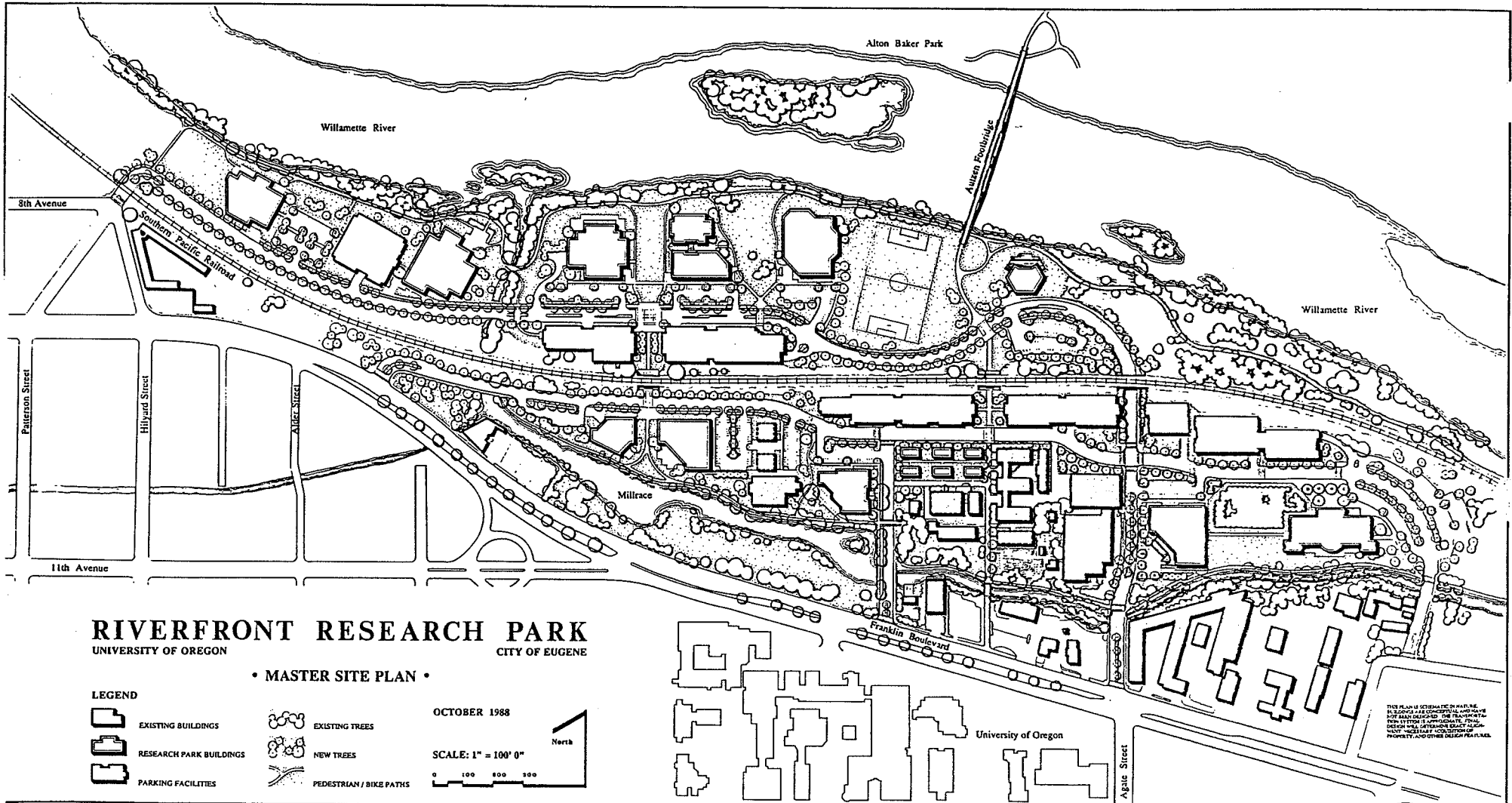


PREVIOUS CUP MASTER SITE PLAN FROM 1988 - 2012 (EXPIRED)

MASTER SITE PLAN

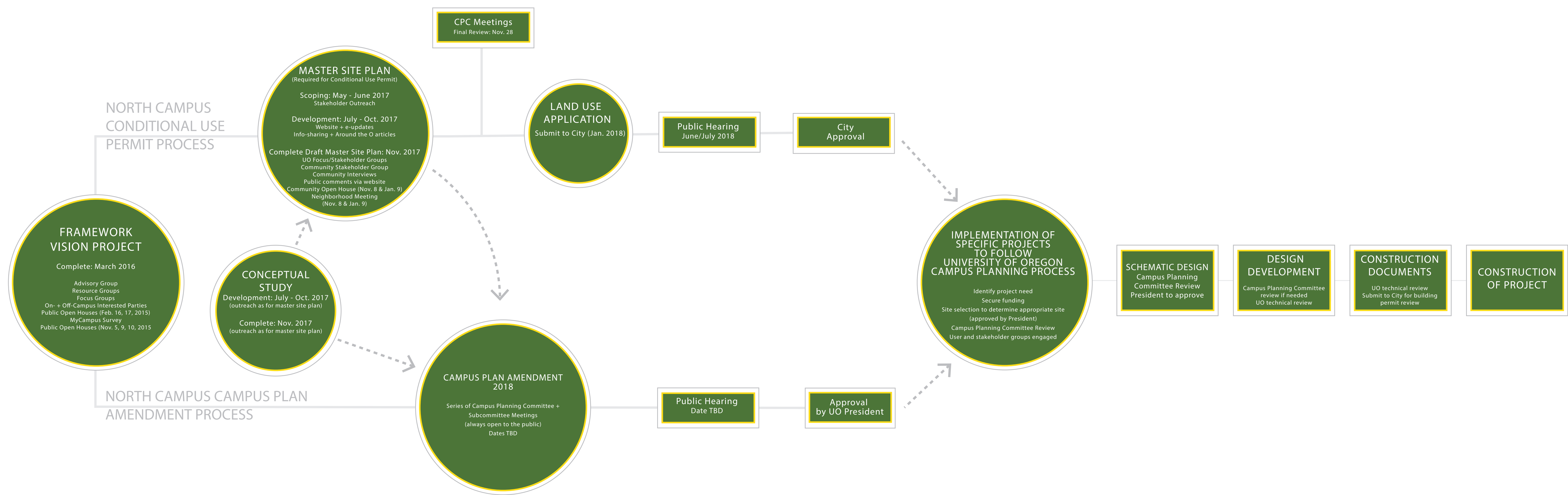
Exhibit "A"
Page 1 of 1

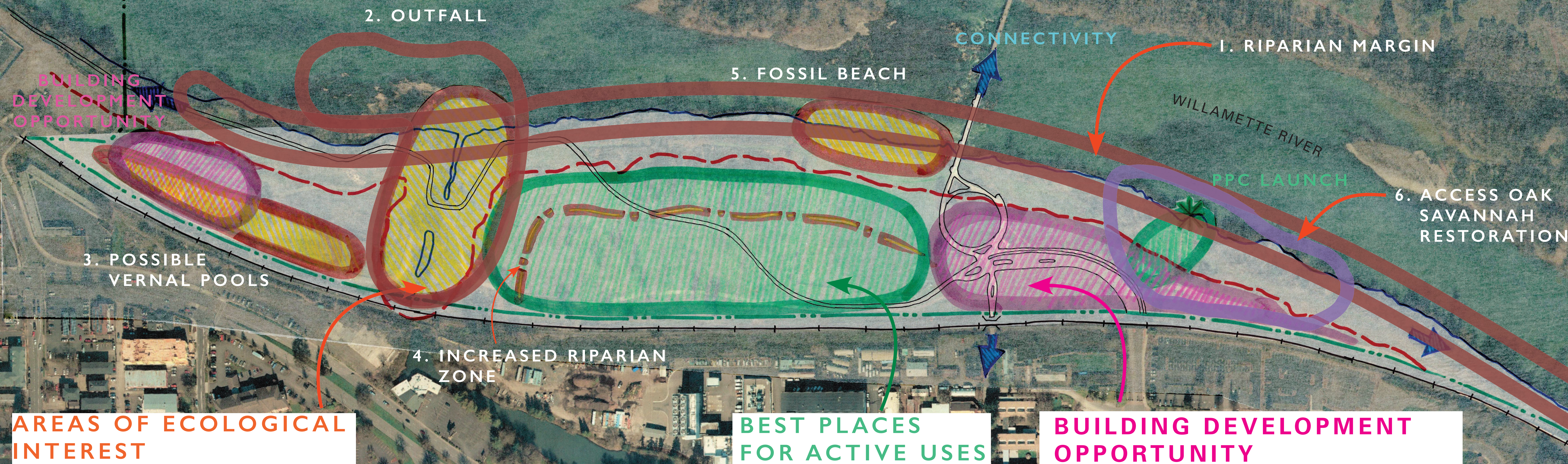
Figure 4



North Campus Planning Process

North Campus Implementation Process





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

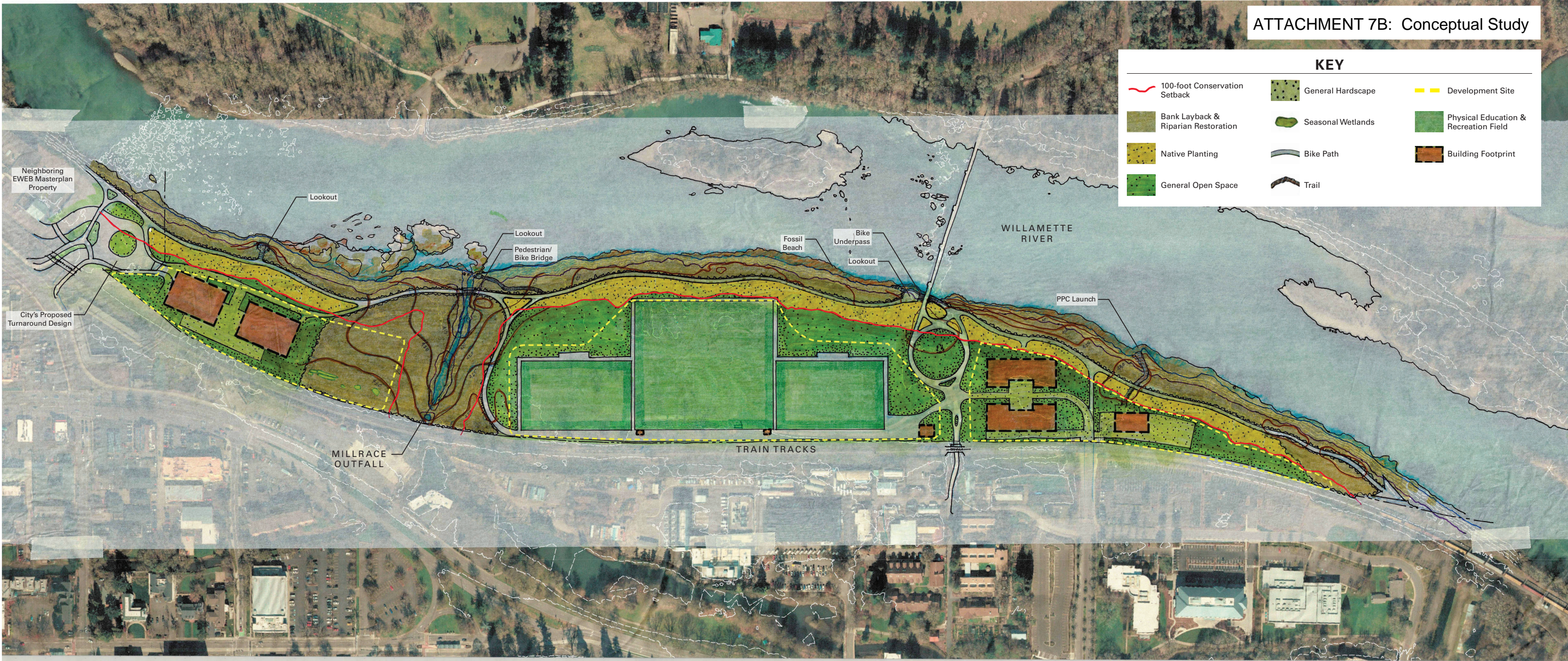


NORTH CAMPUS CONDITIONAL USE PERMIT

DRAFT ILLUSTRATIVE CONCEPT 1

CAMERON
McCARTHY

10.19.2017

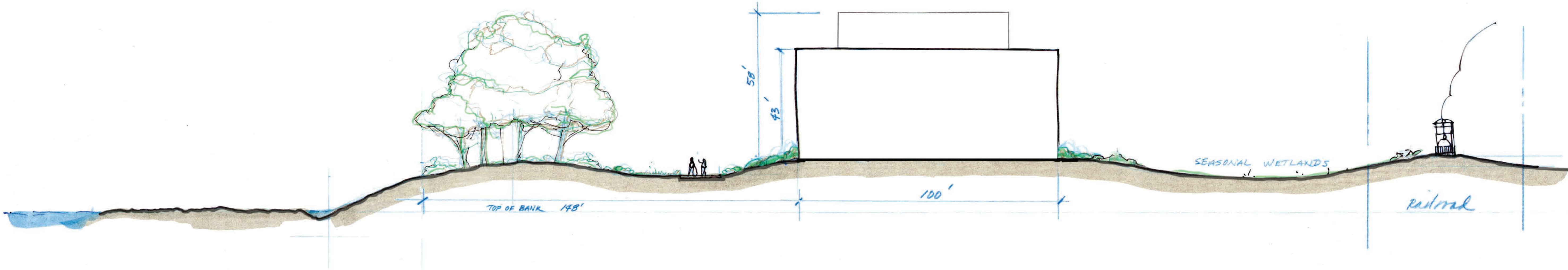
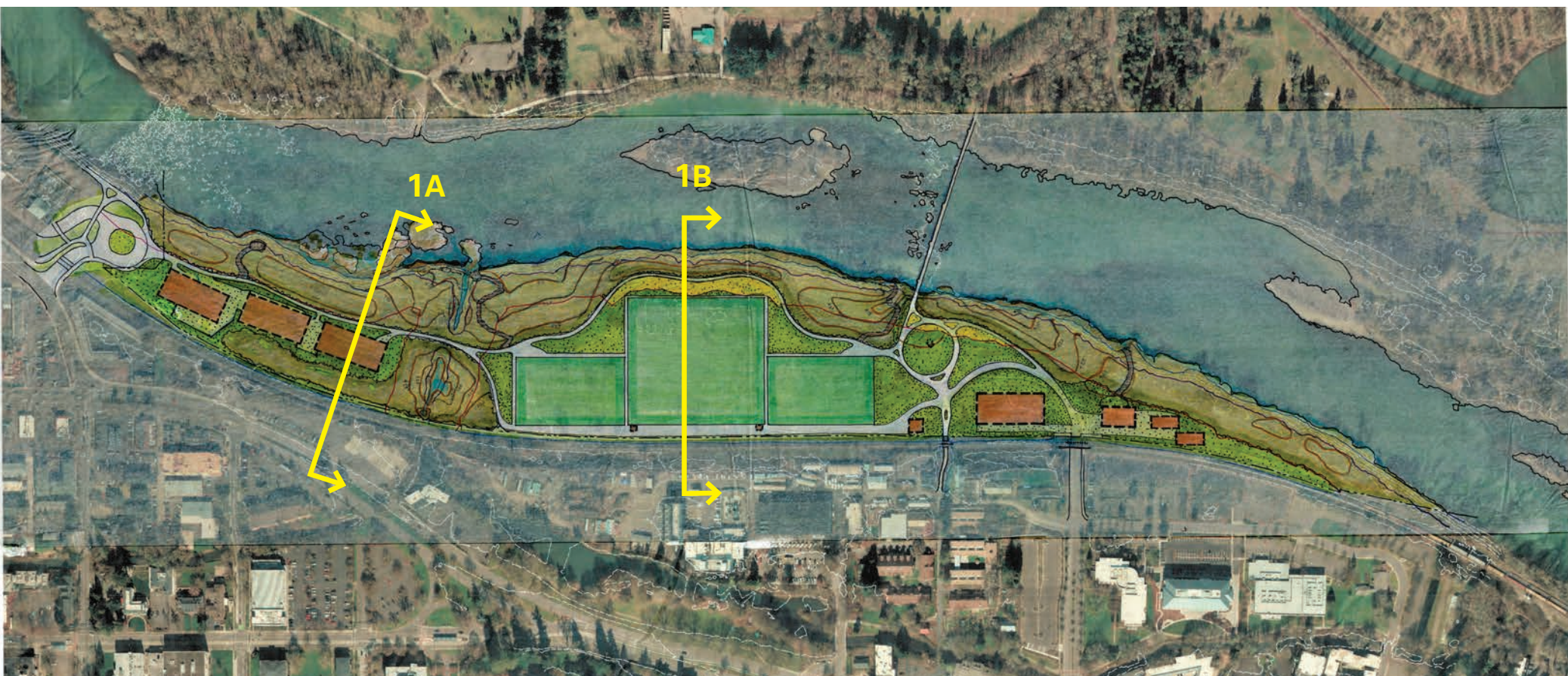


NORTH CAMPUS CONDITIONAL USE PERMIT

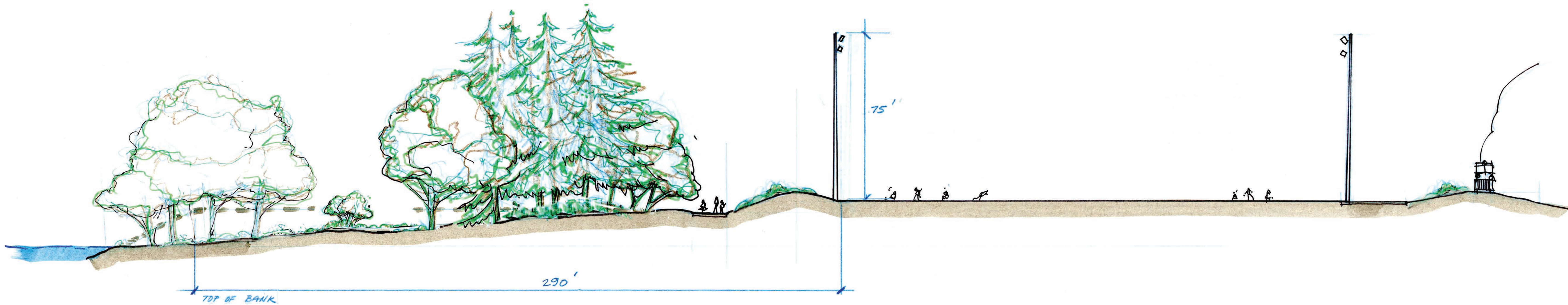
DRAFT ILLUSTRATIVE CONCEPT 2

CAMERON
McCARTHY

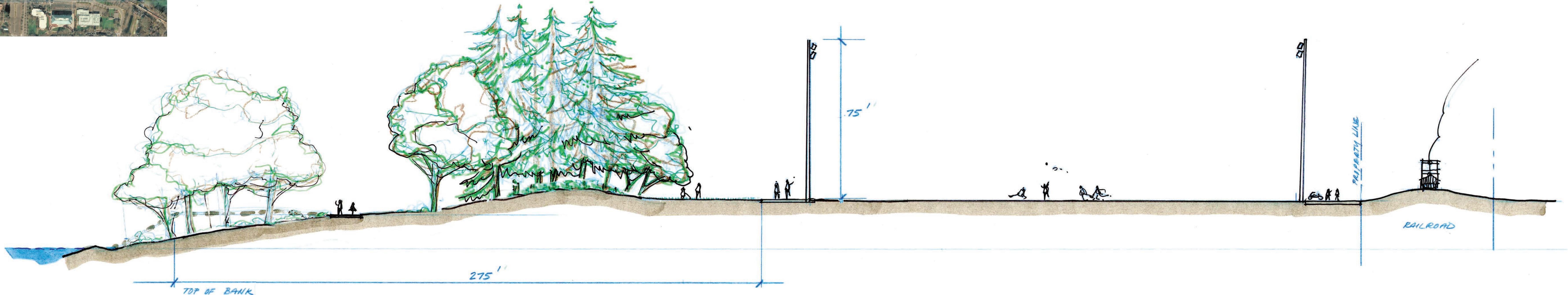
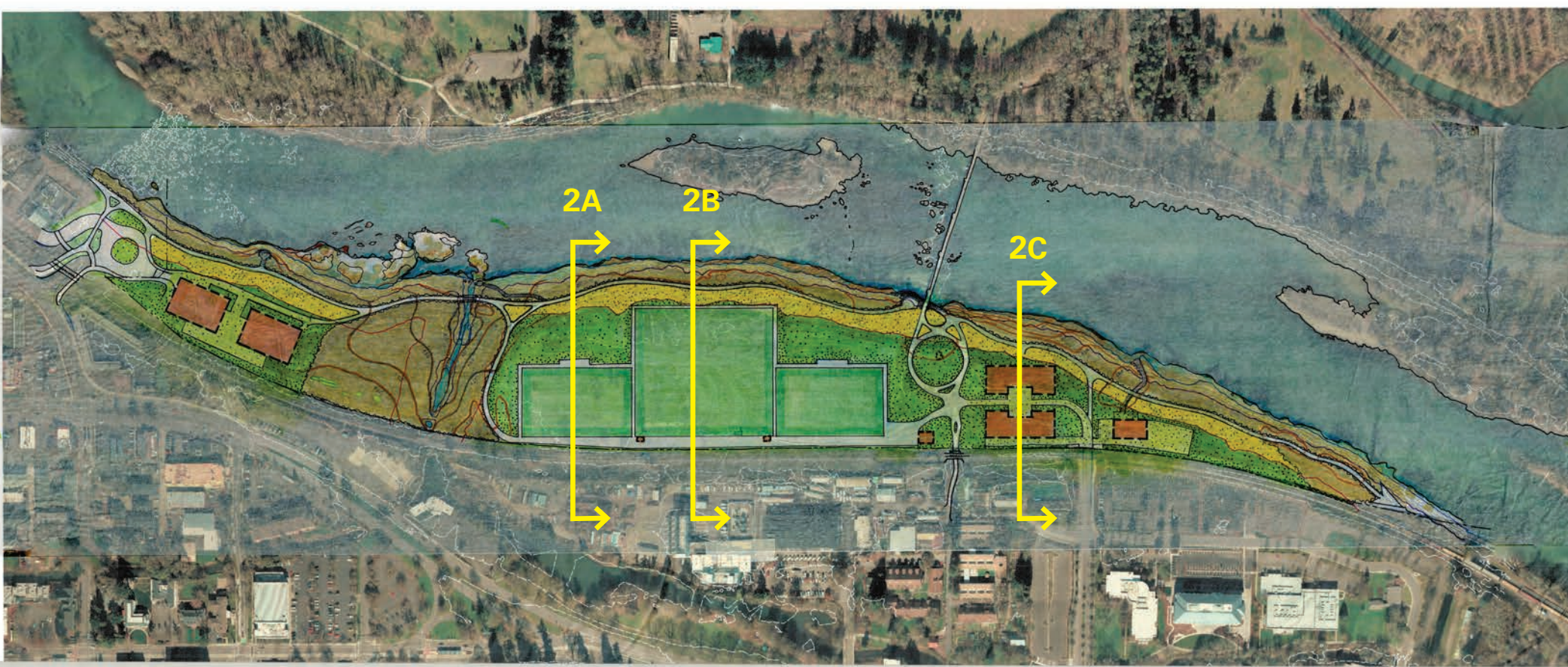
10.19.2017



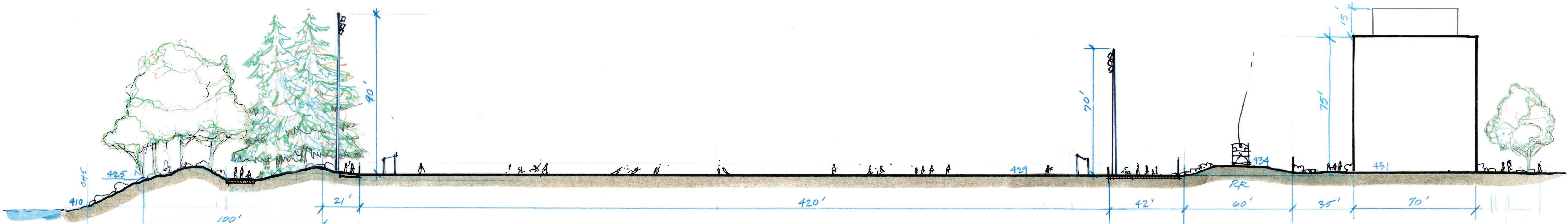
Section 1A
Looking East
1" = 20'



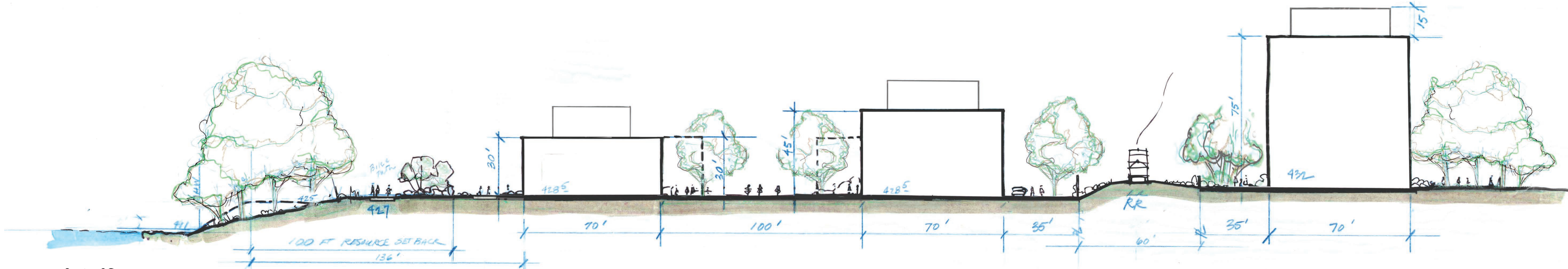
Section 1B
Looking East
1" = 20'



Section 2A
Looking East
1" = 20'

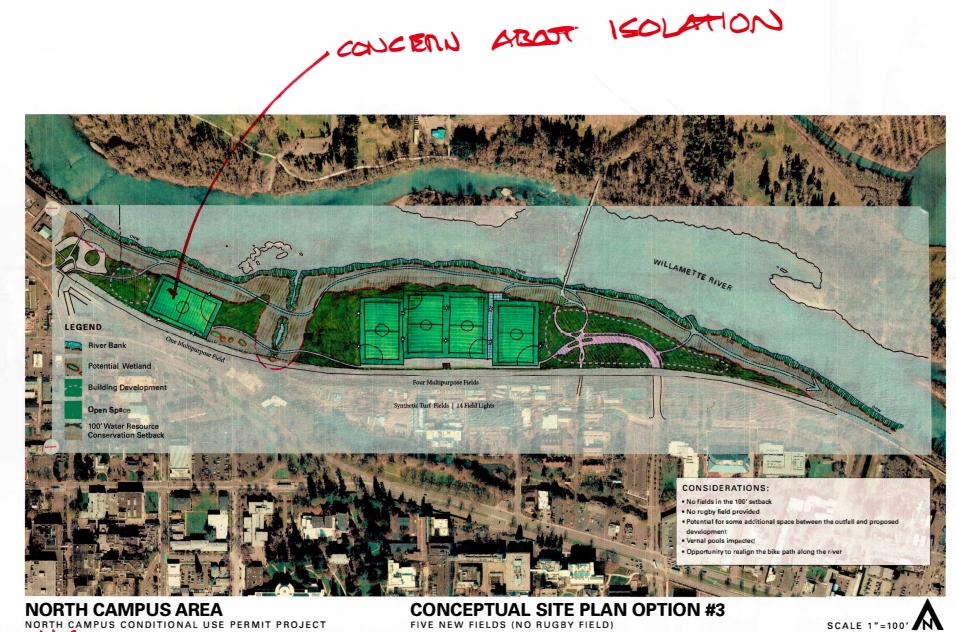
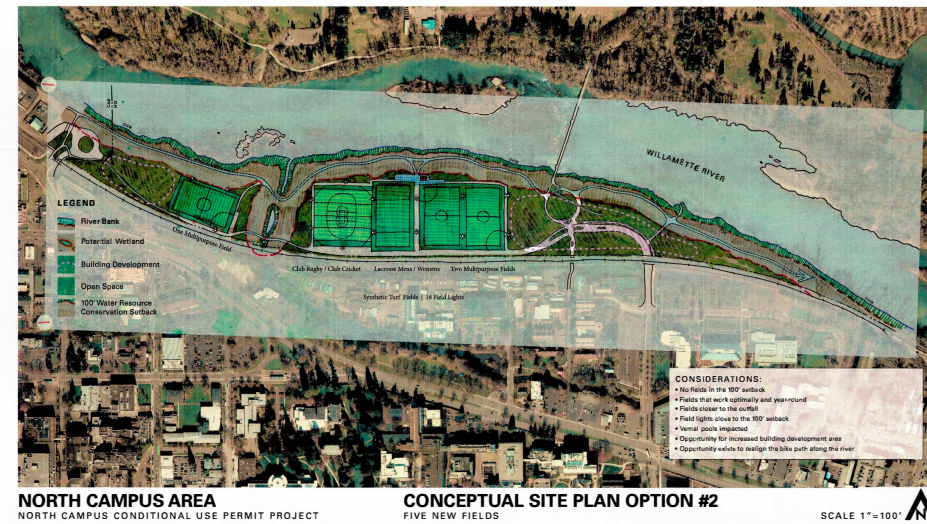
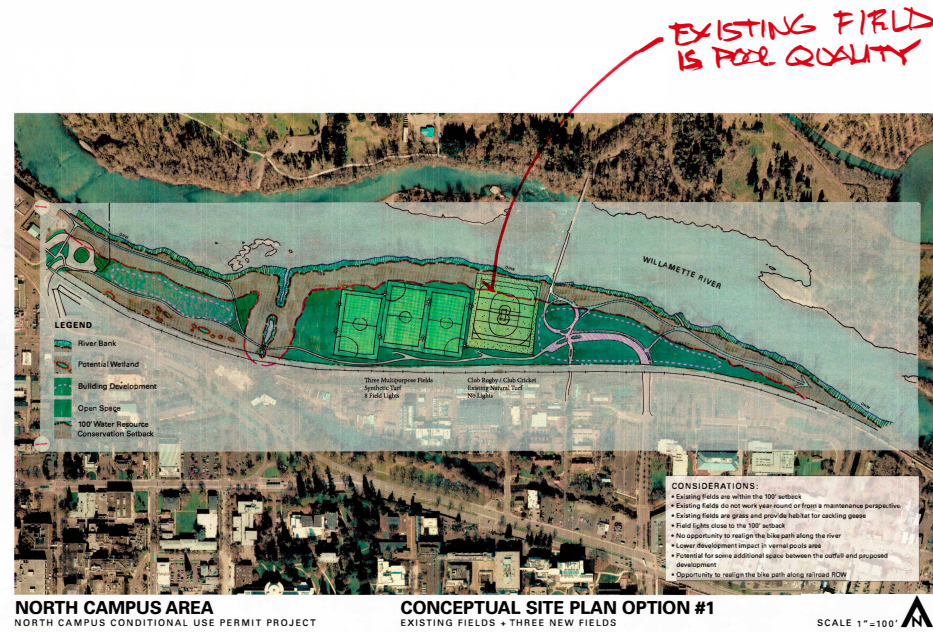


Section 2B
Looking East
1" = 20'

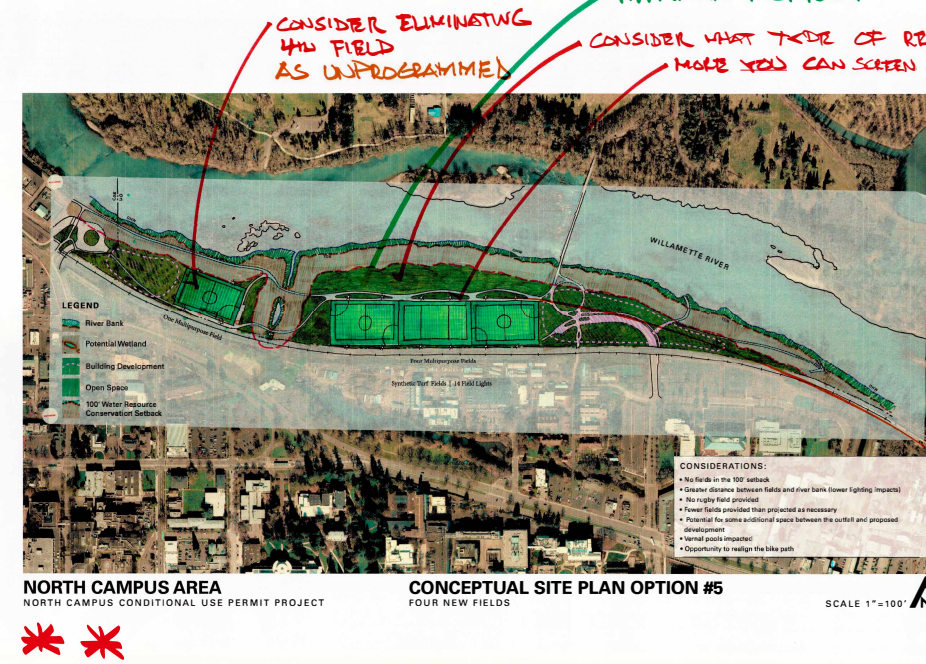
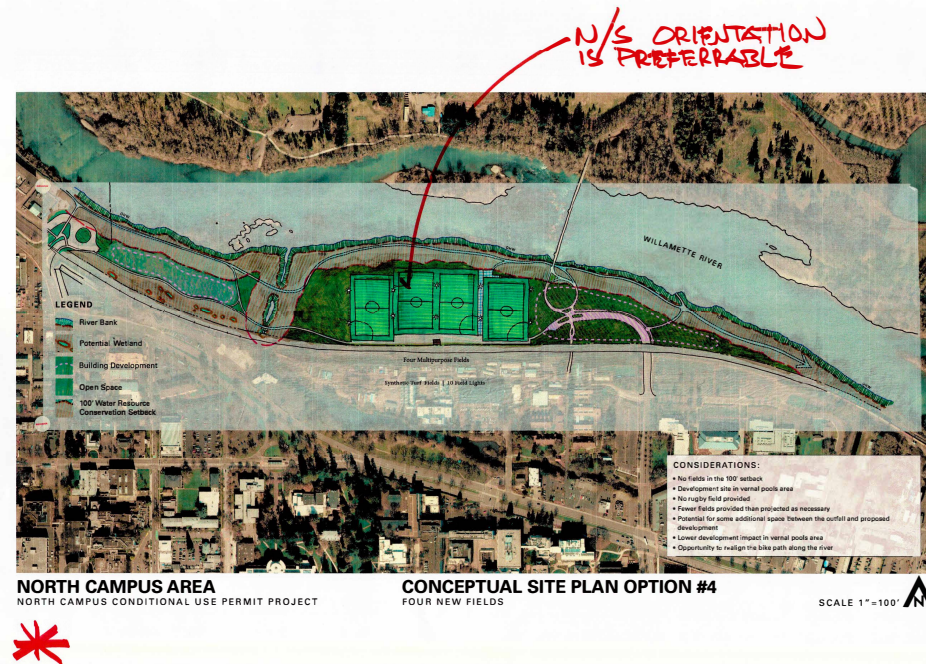


Section 2C
Looking East
1" = 20'

ATTACHMENT 8 Preliminary Concepts



SUNSET • MIDNIGHT
(SPM)



- CONSIDER PROXIMITY OF TREES TO FIELDS
- INTEGRATE GREENHOUSES + URBAN AGRICULTURE
- OPEN SPACE ≠ LAWNS

BETTER BALANCE/FLOW EXPERIENCE

LEGEND

- RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE
- DEVELOPMENT SITE
- CONSERVATION AREA
- LANDSCAPE
- ORDINARY HIGH WATER LINE
- TOP OF BANK
- CONSERVATION AREA SETBACK
- BIKE PATH OPTIONS
- TRAIL
- VIEWPOINT
- *

 PPC LAUNCH
- #

 AREA ID

Intent: Concentrate development proximate to existing and planned infrastructure; allow for additional open space between the Millrace Outfall and development; allow for potential to preserve vernal pools.

Maximum Building Height: 45 feet

Intent: Protect the river's edge; allow for restoration and laying back the bank, research, outdoor teaching, passive recreation, and river access.

Maximum Building Height: N/A within conservation setback. 15 feet for accessory structures outside of conservation setback

Intent: Accommodate future needs for physical education and recreation fields and support facilities in location that maximizes potential for other open space improvements; enable expansion and restoration of riparian fringe along river.

Maximum Building Height: 15 feet

Maximum Recreation Fields: 4

Intent: Concentrate university development proximate to existing and planned infrastructure; potential to preserve and restore remnant oak savannah; allow for possible displaced uses to be located here that may benefit from this location, such as the Outdoor Program and research greenhouses.

Maximum Building Height: 45 feet

Alternate Bike Path Alignment

Intent: Establish riparian conservation area as a key feature of the open-space framework and enable restoration of the Millrace. Uses limited to WR-Overlay, except development allowed on land prior developed.

Maximum Building Height: N/A

Intent: Allow for university and research park development similar to the rest of campus; extend campus and open-space framework across Franklin Boulevard; provide major connection to the river; concentrate development south of the railroad tracks.


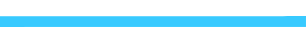









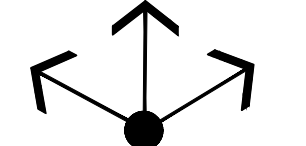




Maximum Building Height: 75 feet

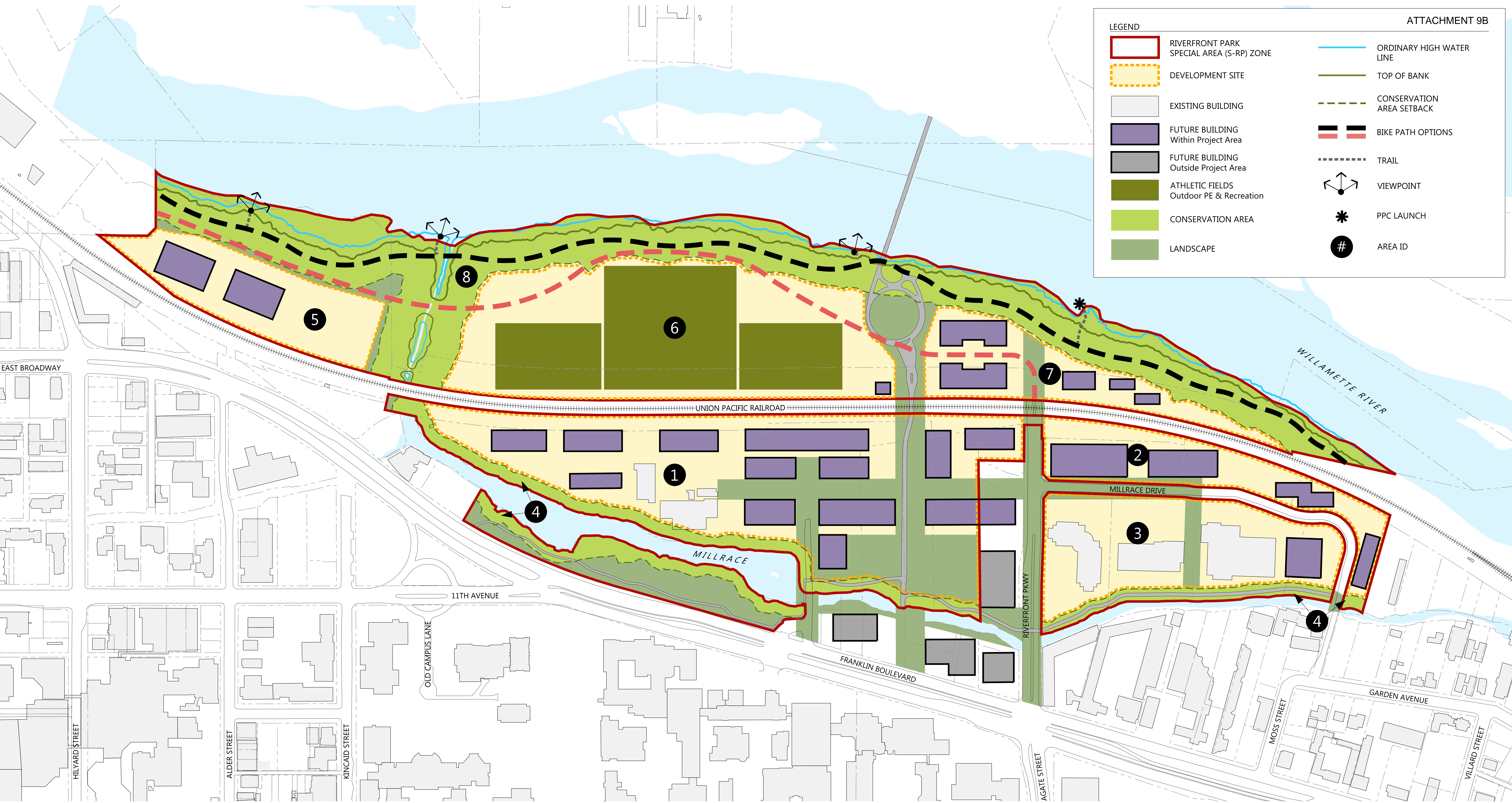
Intent: Establish riparian conservation area as a key feature of the open-space framework and enable restoration of the Millrace. Uses limited to WR-Overlay, except development allowed on land prior developed.

Maximum Building Height: N/A

DRAFT MASTER SITE PLAN - REGULATING PLAN
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

LEGEND

- | | | | |
|---|--|---|---------------------------|
|  | RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE |  | ORDINARY HIGH WATER LINE |
|  | DEVELOPMENT SITE |  | TOP OF BANK |
|  | EXISTING BUILDING |  | CONSERVATION AREA SETBACK |
|  | FUTURE BUILDING Within Project Area |  | BIKE PATH OPTIONS |
|  | FUTURE BUILDING Outside Project Area |  | TRAIL |
|  | ATHLETIC FIELDS Outdoor PE & Recreation |  | VIEWPOINT |
|  | CONSERVATION AREA |  | PPC LAUNCH |
|  | LANDSCAPE |  | AREA ID |



LEGEND

- RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE
- CONSERVATION AREA
- CAMPUS OPEN SPACE FRAMEWORK *
- DEVELOPMENT SITE **
- ORDINARY HIGH WATER LINE
- TOP OF BANK
- CONSERVATION AREA SETBACK (100-ft)
- BIKE PATH OPTIONS *
- TRAIL *
- VIEWPOINT *
- PADDLE CRAFT LAUNCH *
- AREA ID

NOTES
* General location
** Includes all site elements associated with permitted uses in the zone and regulating plan, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.

Intent: Concentrate development proximate to existing and planned infrastructure; allow for additional open space between the Millrace Outfall and development; allow for potential to preserve vernal pools.

Vehicular Access and Parking: Surface parking to rear or side of building, along train tracks. No independent parking structure allowed.

Maximum Building Height: 45 feet
Maximum Building Coverage: 18%

Intent: Protect the river's edge; allow for restoration and laying back the bank, research, outdoor teaching, passive recreation, and river access.

Maximum Building Height: N/A

Intent: Accommodate future needs for physical education and recreation fields and support facilities in location that maximizes potential for other open space improvements; enable expansion and restoration of riparian fringe along river.

Vehicular Access and Parking: Restricted vehicle access. Parking limited to service, loading, and ADA.

Maximum Building Height: 15 feet
Maximum Building Coverage: 2%
Maximum Field Coverage: 50%

Intent: Concentrate university development proximate to existing and planned infrastructure; potential to preserve and restore remnant oak savannah; allow for possible displaced uses to be located here that may benefit from this location.

Vehicular Access and Parking: Restricted vehicle access. Parking limited to service, loading, and ADA.

Maximum Building Height: 45 feet
Maximum Building Coverage: 25%

Intent: Establish riparian conservation area as a key feature of the open-space framework and enable restoration of the Millrace. Uses limited to WR-Overlay, except development allowed on land prior developed.

Maximum Building Height: N/A

Intent: Allow for university and research park development similar to the rest of campus; extend campus and open-space framework across Franklin Boulevard; provide major connection to the river; concentrate development south of the railroad tracks.












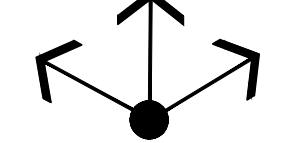
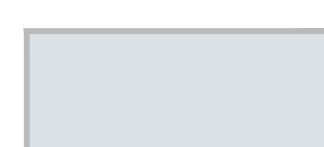



Maximum Building Height: 85 feet
Maximum Building Coverage: Same as code allowance

Intent: Establish riparian conservation area as a key feature of the open-space framework and enable restoration of the Millrace. Uses limited to WR-Overlay, except development allowed on land prior developed.

Maximum Building Height: N/A

DRAFT MASTER SITE PLAN - REGULATING PLAN
NORTH CAMPUS CONDITIONAL USE PERMIT

LEGEND

- | | | | |
|---|--|---|------------------------------------|
|  | RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE |  | ORDINARY HIGH WATER LINE |
|  | CONSERVATION AREA |  | TOP OF BANK |
|  | CAMPUS OPEN SPACE FRAMEWORK * |  | CONSERVATION AREA SETBACK (100-ft) |
|  | DEVELOPMENT SITE ** |  | BIKE PATH OPTIONS * |
|  | EXISTING BUILDING |  | TRAIL * |
|  | FUTURE BUILDING * Within Project Area |  | VIEWPOINT * |
|  | FUTURE BUILDING * Outside Project Area |  | PADDLE CRAFT LAUNCH * |
|  | PHYSICAL EDUCATION AND RECREATION FIELDS * |  | AREA ID |

NOTES
* General location
** Includes all site elements associated with permitted uses in the zone and regulating plan, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.

