

North Campus Conditional Use Permit Proposal 2018

Comparison of Code Requirements and Proposal

Code Requirement	Proposed
Required Setbacks/Conservation Areas	Proposed Setbacks/Conservation Areas
100-foot setback/conservation area from top of high bank	100-foot setback/conservation area from top of high bank
40-foot setback/conservation area from Millrace top of high bank	40-foot setback/conservation area from Millrace top of high bank
Required Additional Setbacks from River and Millrace Outfall	Proposed Additional Setbacks from River and Millrace Outfall
None	200-foot riparian enhancement setback from top of high bank (prohibits buildings and recreational fields)
Required Implementation of Riparian Restoration	Proposed Implementation of Riparian Restoration
None (although a riparian assessment and management report is required for the application)	Commitment to restoring the riparian river edge and Millrace conservation area as funds are available.
Required Integrated Pest Management	Proposed Integrated Pest Management
None	Propose to implement a program consistent with university policies.
Allowed Building Coverage	Proposed Building Coverage
40 to 50% (estimated based on requirement of 40% living plant material; allows 60% for buildings and site development)	<p>Area 4: 15% (32,000 sf max footprint west of Millrace Outfall)</p> <p>Area 5: 0.5% (3,000 sf max footprint between Millrace Outfall and Frohnmayr Bridge)</p> <p>Area 6: 16% (33,600 sf max footprint east of Frohnmayr Bridge)</p>
Allowed Field Coverage	Proposed Field Coverage

50% (estimated based on requirement of 40% living plant material; allows 60% for buildings and site development)	Area 5: 47%
Allowed Building Height	Proposed Building Height
No height limit outside a 75-foot setback from the top of river bank (no buildings proposed within 75 feet; therefore, height limit does not apply)	<p>Areas 1 & 2: 85 feet (south of tracks)</p> <p>Area 4: 45 feet (west of Millrace Outfall)</p> <p>Area 5: 15 feet (between Millrace Outfall and Frohnmayer Bridge)</p> <p>Area 6: 37 feet (east of Frohnmayer Bridge)</p>
(Required) Vehicle Access and Parking Restrictions	Proposed Vehicle Access and Parking Restrictions
No restrictions regarding where vehicle access and parking can be located on development sites	<p>Area 4: Specifying vehicle access to west only and parking to rear or side of building only (along railroad tracks); no independent parking structure (meaning Area 4 cannot contain a parking structure without another building use)</p> <p>Areas 5 & 6: Specifying managed access only and parking limited primarily to ADA, service, and loading (proposed building coverage also precludes parking structure)</p>
Required Stormwater Treatment	Proposed Stormwater Treatment
None for artificial turf fields	Propose to implement strategies to mitigate adverse impacts of recreational fields on stormwater runoff.
Required Lighting Standards for Field Lights	Proposed Lighting Standards for Field Lights
Lighting fixtures (for playing fields) shall be specified, mounted, and aimed so that their beams fall within the primary playing area and immediate surroundings, and so that no direct illumination is directed off the site.	Propose to implement further strategies to mitigate adverse impacts of recreational field lighting toward the river.
Required Lighting Standards for Bicycle Path	Proposed Lighting Standards for Bicycle Path
Except for pedestrian/bike tunnels, the walkway or pathway shall be illuminated to a minimum average maintained luminance of .3 foot-candle and not to exceed a maximum	Propose to implement further strategies to mitigate adverse impacts of bike path lighting toward the river.

average maintained luminance of .9 foot-candle.	
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