

UNIVERSITY OF OREGON

RECREATION FIELD LOCATION OPTIONS STUDY

Level One Evaluation

LEVEL ONE EVALUATION DESCRIPTION

The Level One evaluation is intended to assess a wide range of site options and determine which sites meet basic criteria to merit further, more detailed evaluation. This is not a site selection, but intended to narrow down potential sites to be further evaluated.

LEVEL 1 EVALUATION CRITERIA

1. Size: Multi-use fields must accommodate a variety of activities.

Minimum Field Size: 200' x 360'

Field Size: 270' x 360'

Single, isolated fields are not practical for programming or maintenance. Off campus sites must accommodate 2 or more fields to meet programming needs.

2. Location: Site must be accessible to students by multiple modes of transportation within a reasonable travel time. To be considered accessible sites must meet all of the following criteria to ensure transportation options to students and staff. Travel times are estimated originating from the University of Oregon student recreation center. Sites on campus are considered accessible.

- A. Be accessible by bike in 20 minutes or less
- B. Be accessible by car/shuttle in 25 minutes or less
- C. Be accessible by public transportation in 25 minutes or less

3. Zoning: Land use must allow for recreation fields.

This evaluation is intended to provide a general sense of considerations for potential sites. If there is a future site selection for a recreation field project additional due diligence should be performed.

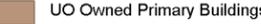
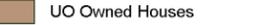
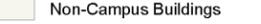
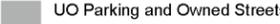
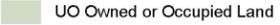
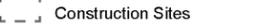
FIELD LOCATION OPTIONS STUDY - CAMPUS SITES

- A - UO PLC Parking Lot
- B - UO Tennis Courts
- C - East Campus 1
- D - East Campus 2
- E - Romania Site
- F - UO CPM Area
- G - UO South Bank
- H - Autzen Stadium Complex
- I - UO Police Department

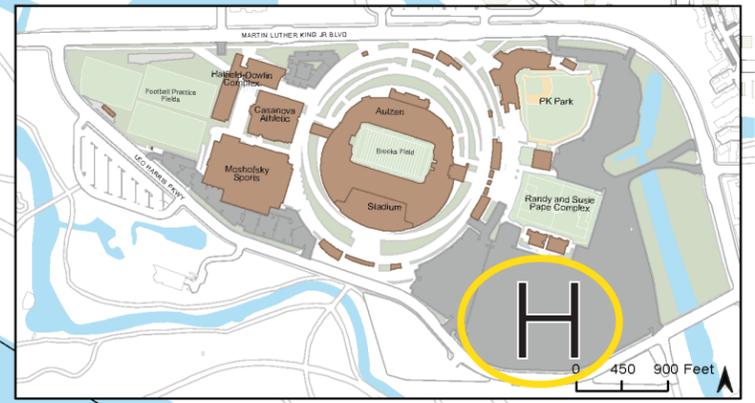
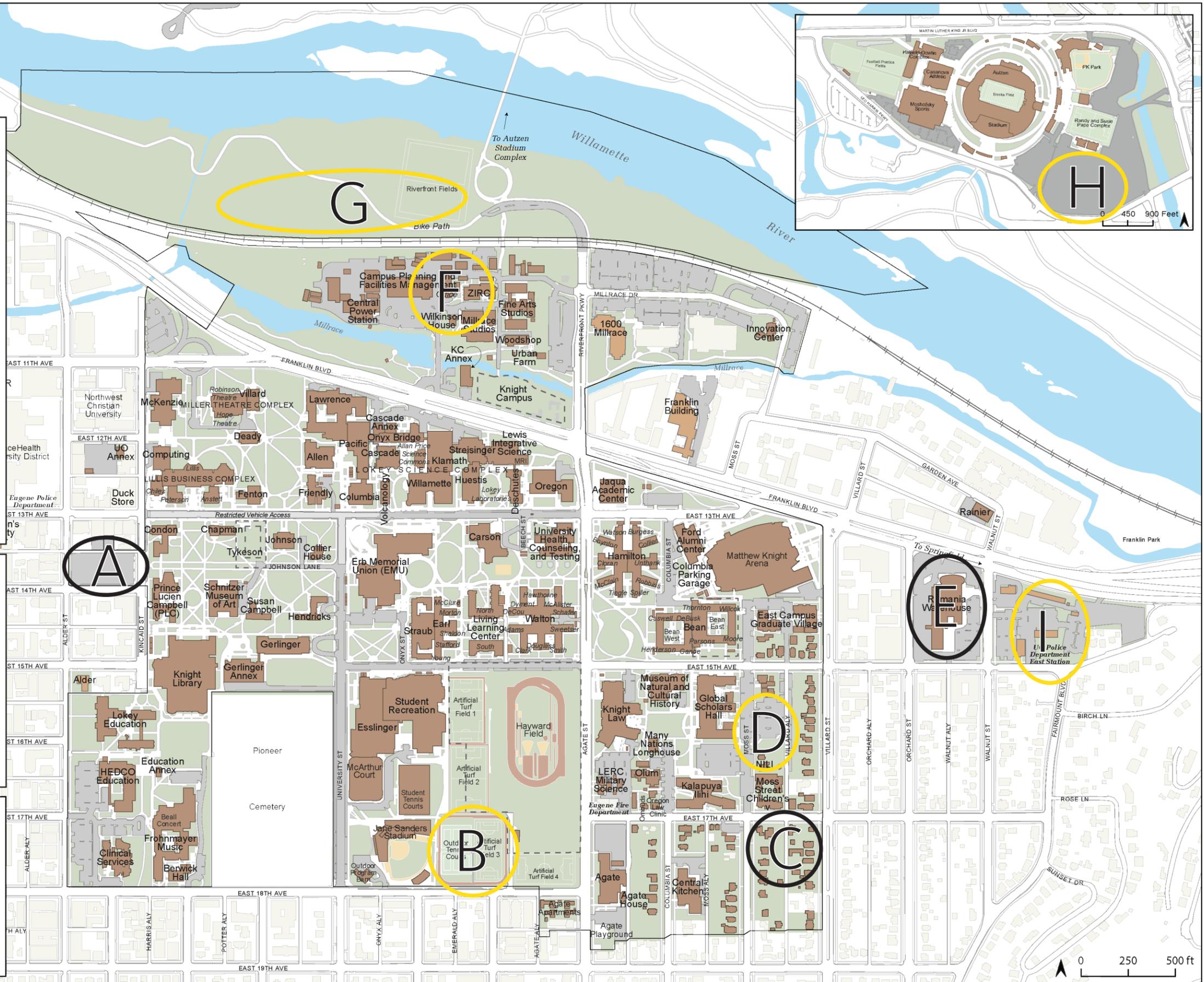
LEGEND

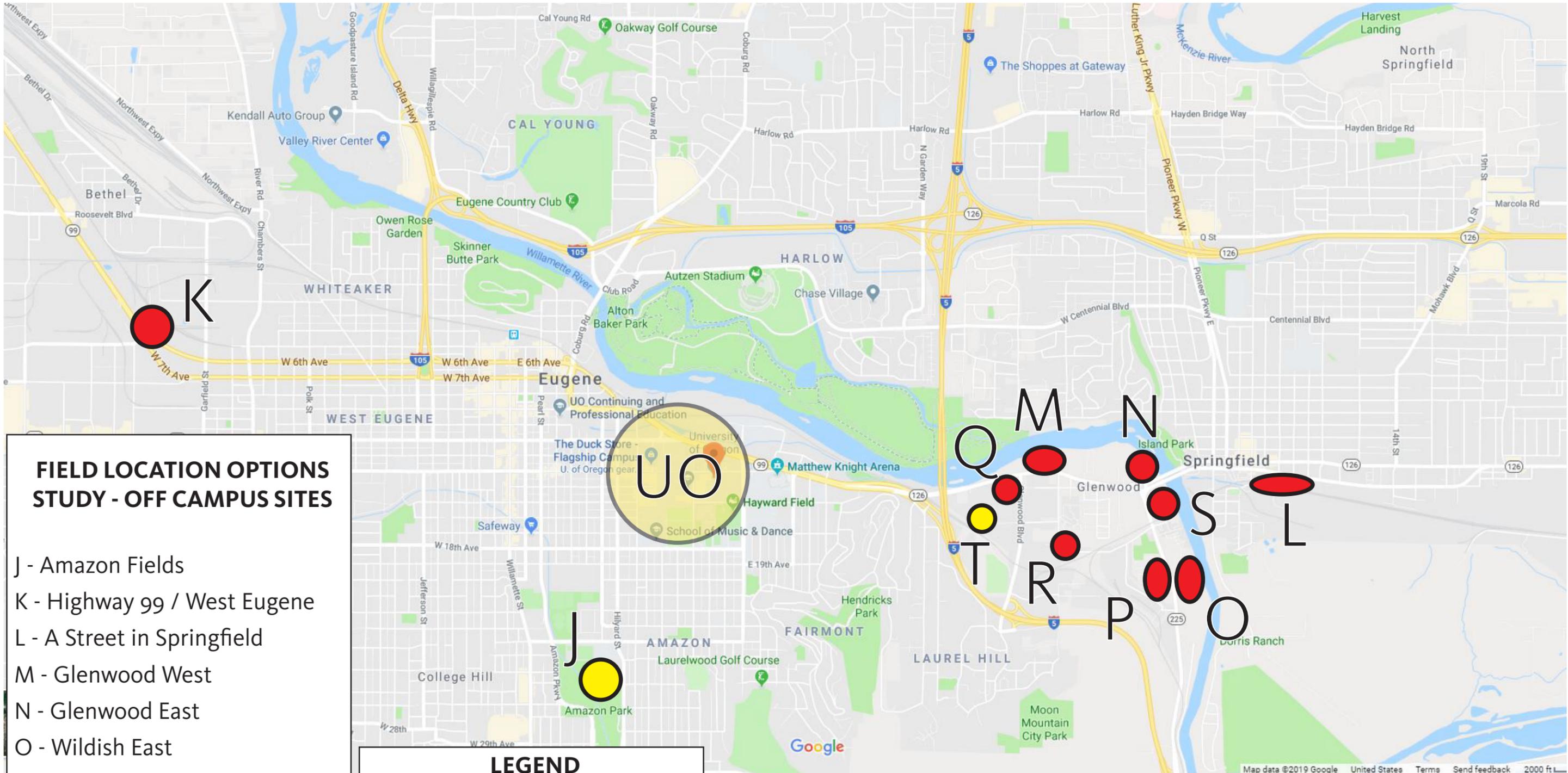
-  Site meets Level 1 criteria
-  Site does not meet Level 1 criteria

UNIVERSITY OF OREGON
Campus Planning
Campus Planning and Facilities Management
www.uoregon.edu

-  UO Owned Primary Buildings
-  UO Owned Houses
-  UO Leased Buildings
-  Non-Campus Buildings
-  UO Parking and Owned Streets
-  UO Owned or Occupied Land
-  Construction Sites

Map created by UO Campus Planning, November 2018
Source: UO Campus GIS and Mapping





FIELD LOCATION OPTIONS STUDY - OFF CAMPUS SITES

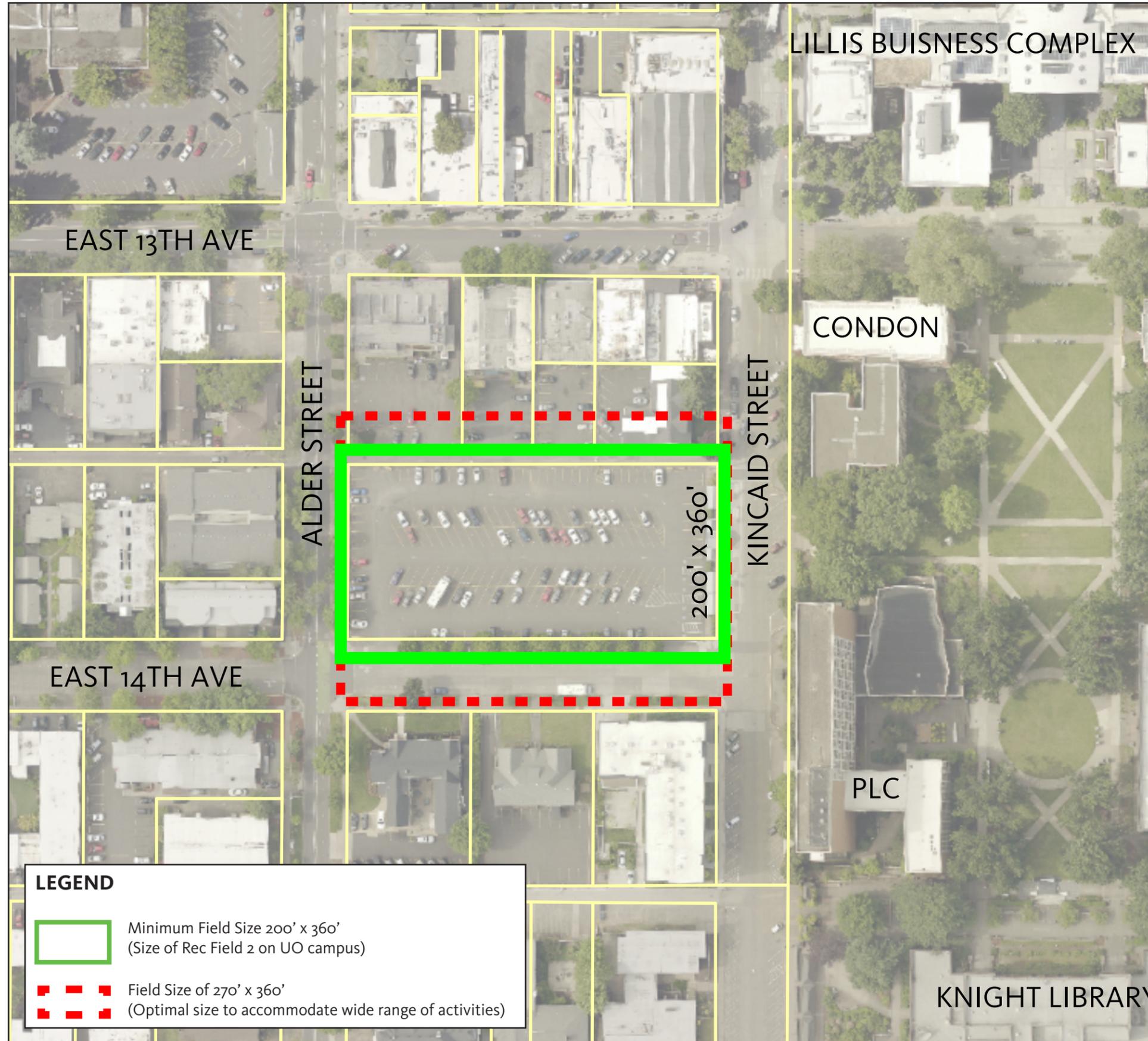
- J - Amazon Fields
- K - Highway 99 / West Eugene
- L - A Street in Springfield
- M - Glenwood West
- N - Glenwood East
- O - Wildish East
- P - Wildish West
- Q - UO Motor Pool
- R - Glenwood South
- S - Glenwood James Park
- T - Lane County Transfer Station

LEGEND

- Site meets Level 1 criteria
- Site does not meet Level 1 criteria

UO

SITE A: UO PLC PARKING LOT



GENERAL SITE INFORMATION

Owner:

University of Oregon

Size - Number of fields accommodated:

Minimum size: 0

Location - Distance to UO Rec Center: On Campus

Zoning: PL - Public Land

Current Use:

- Parking lot (203 spaces)

Development Considerations:

- Site is identified as a future building site per the Framework Vision Project
- Displacement of Parking

KEY FINDINGS

Level 1 criteria is not met. The site is too small to accommodate a recreation field.

LEGEND

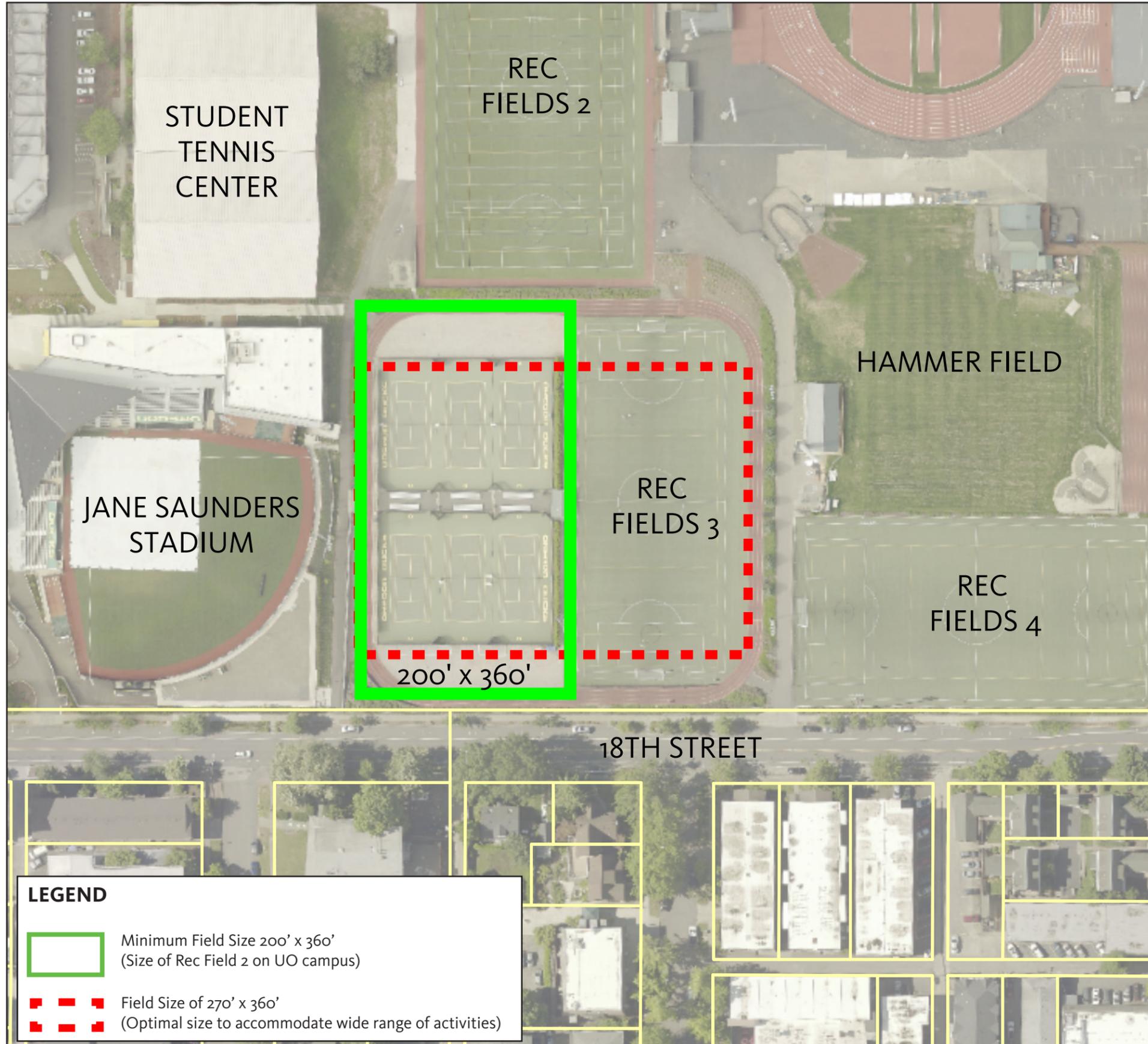
 Minimum Field Size 200' x 360'
(Size of Rec Field 2 on UO campus)

 Field Size of 270' x 360'
(Optimal size to accommodate wide range of activities)

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site A: PLC Parking Lot			

SITE B: UO TENNIS COURTS



GENERAL SITE INFORMATION

Owner:

University of Oregon

Size - Number of fields accommodated:

Minimum size: 0 - (Note: Expanding the existing recreation field will allow for wider programming options)

Location - Distance to UO Rec Center: On campus

Zoning: PL - Public Land

Current Use:

6 NCAA tennis courts, storage, seating, and lighting

Development Considerations:

- Adjacent to existing recreation fields.
- The current tennis court facility is adjacent to the covered tennis facility and locker rooms. Displacing the existing tennis courts would need to consider relationship to covered facilities and locker rooms.

KEY FINDINGS

Level 1 criteria is met. Although the site doesn't technically fit the minimum field size, expanding Rec Field 3 will allow for more programming and use. Therefore, this site will be included in the level two evaluation.

LEGEND

- Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
- Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site B: UO Tennis Courts	■	■	■

SITE C: EAST CAMPUS 1



GENERAL SITE INFORMATION

Owner:

University of Oregon

Size - Number of fields accommodated:

Minimum size: 0

Location - Distance to UO Rec Center: On campus

Zoning:

PL - Public Land and R-1 - Low Density Residential with East Campus (EC) and Site Review (SR) overlay

Current Use:

14 university owned houses used for a variety of programs

Development Considerations:

- Neighborhood opposition to recreation fields would be expected.
- Use is permitted in PL zone. R-1 zone requires conditional use permit and Site Review.
- Requires vacation of Villard Alley
- Near university residence halls

KEY FINDINGS

Level 1 criteria is not met. The minimum field size does not fit within the property line. If the field size is rotated North/South the non-UO owned property doesn't allow for the minimum field size to fit.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site C: East Campus 1		■	■

SITE D: EAST CAMPUS 2



LEGEND

- Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
- Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: On campus

Zoning:
PL - Public Land

Current Use:
University owned houses used for a variety of programs and two parking lots of approximately 100 parking spaces. Moss Street provides service and emergency vehicle access to residence hall.

- Development Considerations:**
- Neighborhood opposition to recreation fields would be expected.
 - Use is permitted in PL zone.
 - Likely requires vacation of Villard Alley
 - Near university residence halls and will need to consider service and emergency vehicle access

KEY FINDINGS

Level 1 criteria is met. The minimum field size fits, although the exact placement would need to consider impacts to Moss Street and Villard Alley.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site D: East Campus 2	■	■	■

SITE E: ROMANIA SITE



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: 0.7 miles
Travel time by walking: 15 minutes
Travel time by bike: 4 minutes

Zoning: S-WS (Walnut Station Special Area Zone)

Current Use:

- 180 space parking lot
- Facilities Services storage and offices

Development Considerations:

- The Walnut Station Specific Area Plan identifies the site as appropriate for medium to high-intensity development
- The site contains historic resources and requires approval of a Historic Alteration application by the City's Planning Director

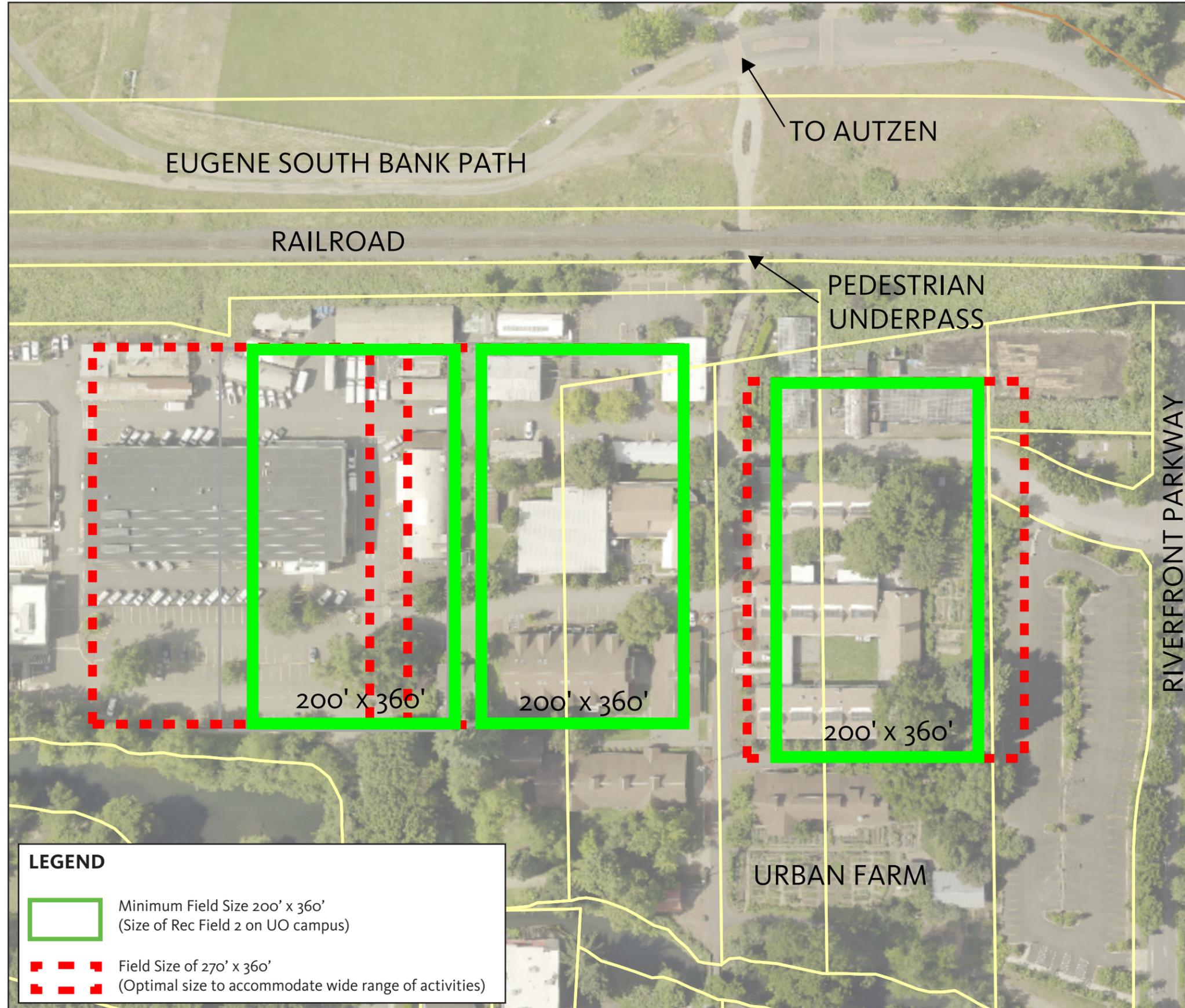
KEY FINDINGS

Level 1 criteria is met, however, there is currently a development proposal being considered for this site. If the site is not developed when a recreation field project is identified this site should be evaluated further.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site E: Romania Site	■	■	■

SITE F: UO CPFM AREA



LEGEND

- Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
- Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

GENERAL SITE INFORMATION

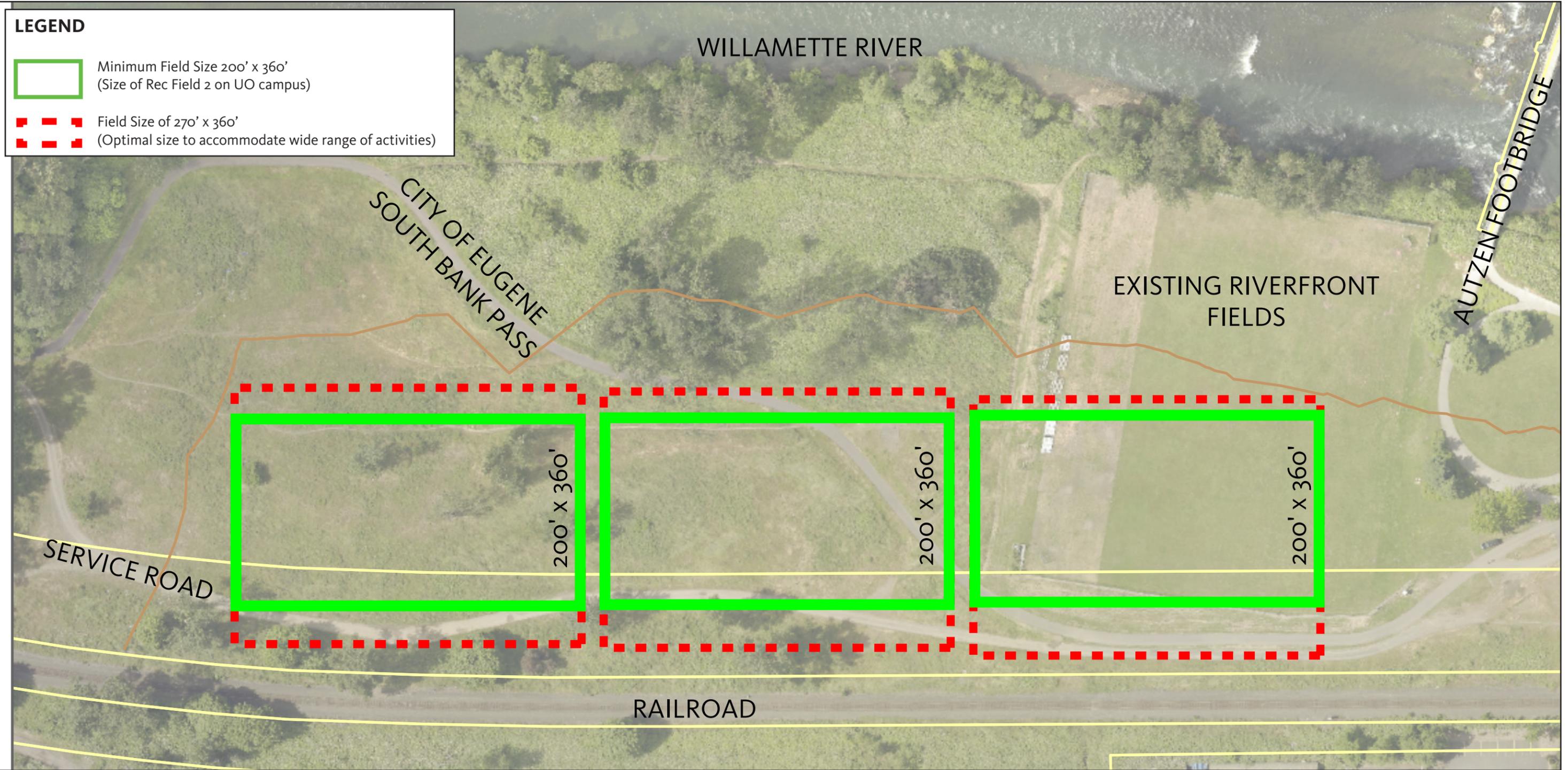
- Owner:**
University of Oregon and City of Eugene
- Size - Number of fields accommodated:**
Minimum size: 3
- Location - Distance to UO Rec Center:** on campus
- Zoning:** S-RP (Riverfront Park)
- Current Use:**
- Parking
 - Facilities Services storage and offices
 - CPFM shops and offices
 - Facilities for Zebrafish International Resource Center
- Development Considerations:**
- Adjacent to Millrace
 - Future potential uses related to expansion of campus facilities for research, academics, administration, and open space

KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Site F: UO CPFM Area	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	■

SITE G: UO SOUTH BANK



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 3

Location - Distance to UO Rec Center: on campus

Zoning: S-RP (Riverfront Park)

Current Use:

- 2 existing natural grass recreation fields
- Natural area
- City of Eugene South Bank Path

KEY FINDINGS

Level 1 criteria is met. Therefore this site will be further evaluated in the level two analysis.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site G: UO South Bank	■	■	■

SITE H: AUTZEN STADIUM COMPLEX



GENERAL SITE INFORMATION

Owner:

University of Oregon

Size - Number of fields accommodated:

Minimum size: 3

Location - Distance to UO Rec Center: 1.4 miles

Travel time by walking: 30 minutes

Travel time by bike: 9 minutes

Travel time by driving (6.1 miles): 13

Travel time by bus: 20 minutes

Zoning:

PL - Public Land with WR (Water Resource) Overlay

Current Use:

- Parking lot for Autzen Stadium Complex

Development Considerations:

- Adjacent to Willamette River and Patterson Slough
- The site is within the Willamette Greenway boundary and require approval involving a public hearing
- Based on the Intergovernmental Agreement any major capital project within the Autzen Stadium Complex prior to the sunset date established in the IGA (December 31, 2021) will require relocation of EWEB's Easement Parcel and water transmission main
- The university would need to identify replacement parking withing 1000 feet of the site

KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

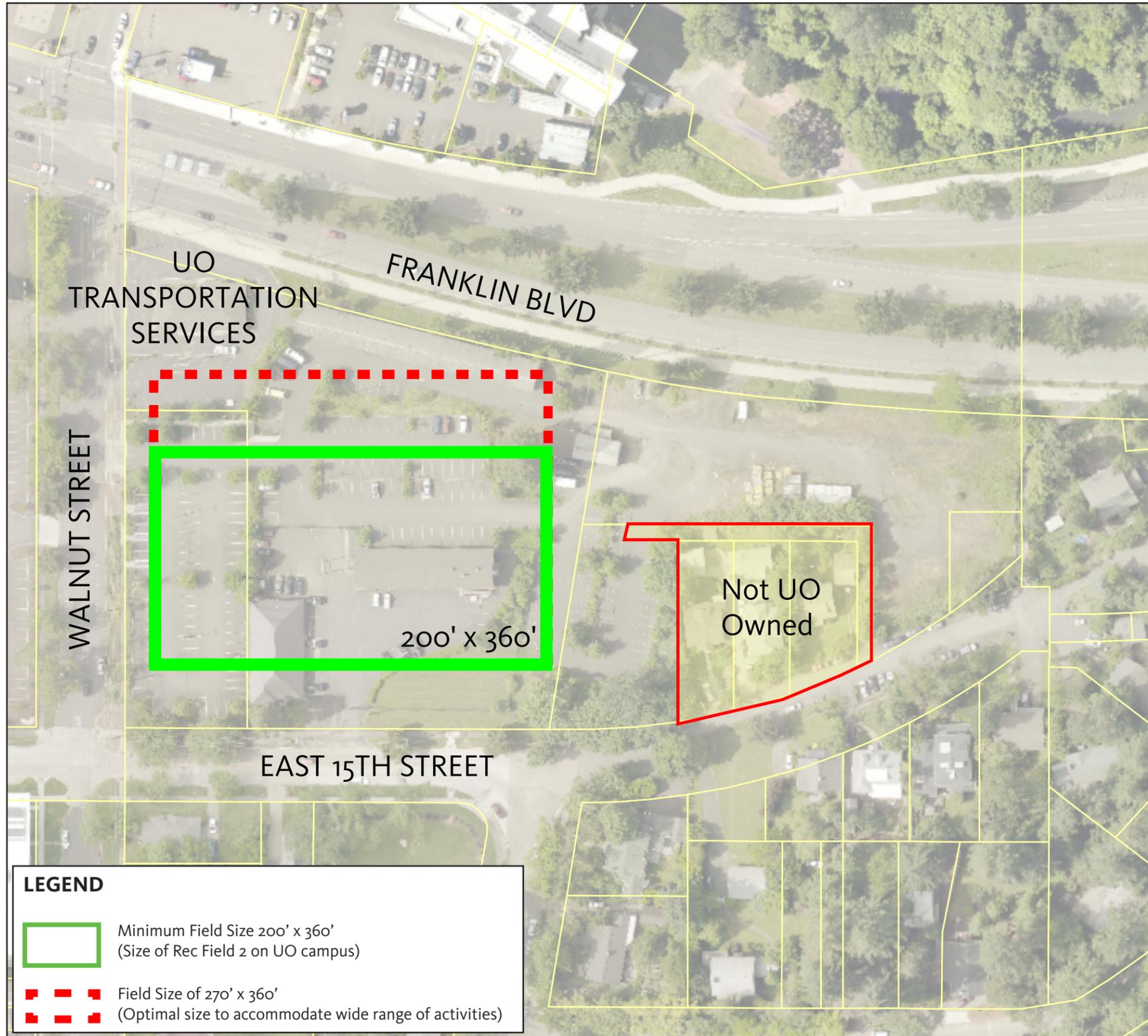
LEGEND

-  Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
-  Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site H: Autzen Stadium Complex			

SITE I: UO POLICE DEPARTMENT



GENERAL SITE INFORMATION

Owner:

University of Oregon

Size - Number of fields accommodated:

Minimum size: 1

Location - Distance to UO Rec Center: 0.75 miles

Travel time by walking: 14 minutes

Travel time by bike: 4 minutes

Travel time by driving: 6

Travel time by bus: N/A

Zoning:

Walnut Special Area Zone. Permitted use within zone. Lighting may require Conditional Use Permit

Current Use:

- UO Police Department
- University parking lots 52 and 53

Development Considerations:

- Considerations for neighborhood impacts
- Displacement of current uses and parking
- Future potential uses related to expansion of campus facilities

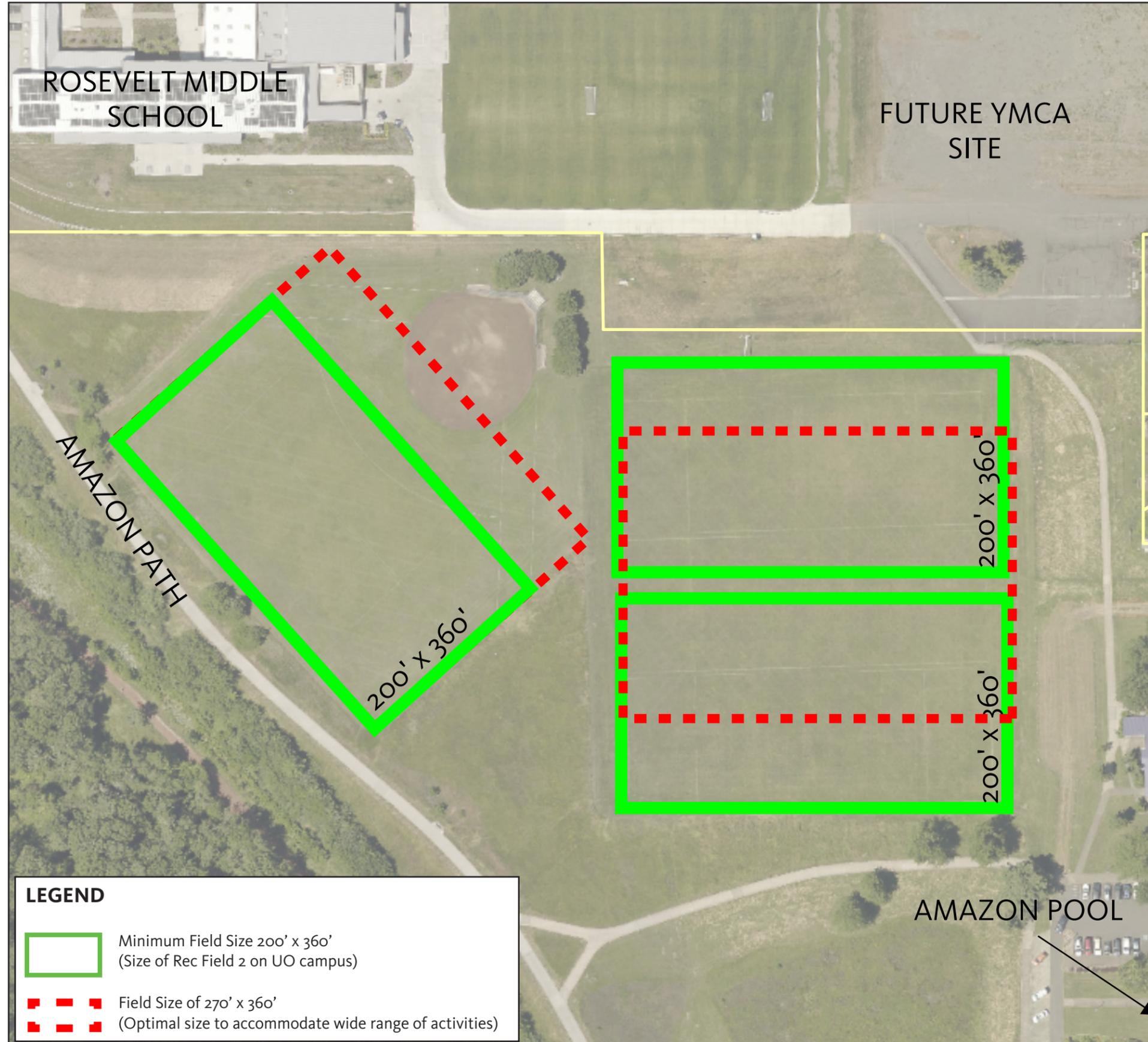
KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site I: UO Police Department	■	■	■

SITE J: AMAZON FIELDS



LEGEND

- Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
- Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

GENERAL SITE INFORMATION

Owner:
City of Eugene

Size - Number of fields accommodated:
Minimum size: 3

Location - Distance to UO Rec Center: 1.2 miles
 Travel time by walking: 25 minutes
 Travel time by bike: 8 minutes
 Travel time by driving: 7 minutes
 Travel time by bus: 20 minutes

Zoning:
PL - Public Land with Water Resource (WR) Overlay

Current Use:
Natural grass recreation field operated by City of Eugene Parks and Recreation

- Development Considerations:**
- The site is not owned by the university. Some type of partnership with the City would be required.
 - Site is adjacent to Amazon Creek and a wetland area located south of the study area
 - Located in Amazon Park next to Roosevelt Middle School, Amazon Pool, and a future YMCA site.

KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site J: Amazon Fields			

SITE K: HIGHWAY 99 / WEST EUGENE



GENERAL SITE INFORMATION

Owner:
RL Acquisition LLC

Size - Number of fields accommodated:
Minimum size: 2

Location - Distance to UO Rec Center: 4 miles
Travel time by walking: 70 minutes
Travel time by bike: 25 minutes
Travel time by driving: 13 minutes
Travel time by bus: 40 minutes

Zoning: I-3 - Heavy Industrial

Current Use:
• Vacant industrial land

Development Considerations:
• Land not owned by the university

• Not permitted outright based on zoning.

KEY FINDINGS

Level 1 criteria is not met. The location criteria is not met and the use is not allowed by zoning.

	Level 1 Evaluation Criteria		
	Size	Location	Zoning
Site K: Hwy 99/West Eugene	■		

SITE L: A STREET IN SPRINGFIELD



GENERAL SITE INFORMATION

Owner:
Kendall Development Group

Size - Number of fields accommodated:
Minimum size: 0

Location - Distance to UO Rec Center: 3.3 miles
 Travel time by walking: 60 minutes
 Travel time by bike: 18 minutes
 Travel time by driving: 11 minutes
 Travel time by bus: 26 minutes

Zoning: Booth-Kelly Mixed Use

Current Use:
• Vacant land

KEY FINDINGS

Level 1 criteria is not met. The minimum field size does not fit and the location criteria is not met.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site L: A Street in Springfield			■

SITE M: GLENWOOD WEST



GENERAL SITE INFORMATION

Owner:
Myrmo & Sons, Inc.

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: 2.1 miles
 Travel time by walking: 35 minutes
 Travel time by bike: 13 minutes
 Travel time by driving: 8 minutes
 Travel time by bus: 10 minutes

Zoning: Office Mixed Use (Glenwood)

Current Use:
• Industrial, Machinery

Development Considerations:

- Adjacent to Willamette River
- Adjacent to the Em-X bus line
- Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site M: Glenwood West	■	■	

SITE N: GLENWOOD EAST



GENERAL SITE INFORMATION

Owner:

Too Blue, LLC

Size - Number of fields accommodated:

Minimum size: 1

Location - Distance to UO Rec Center: 2.3 miles

Travel time by walking: 45 minutes

Travel time by bike: 13 minutes

Travel time by driving: 10 minutes

Travel time by bus: 18 minutes

Zoning: Commercial Mixed Use (Glenwood)

Current Use:

- Industrial, Machinery

Development Considerations:

- Adjacent to Willamette River
- Adjacent to Em-X bus line
- Recreation fields are not consistent with the Glenwood Refinement Plan.

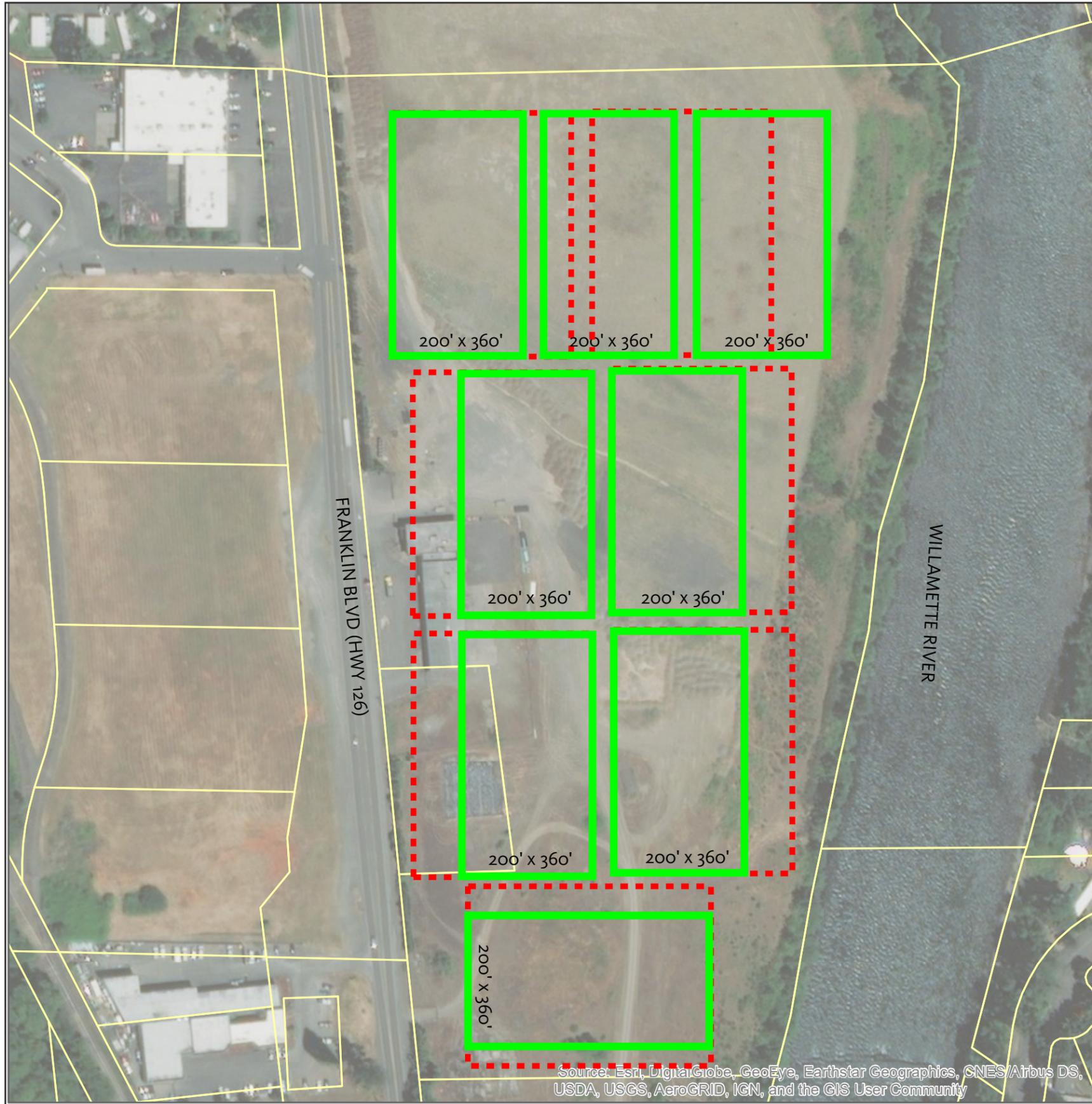
KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site N: Glenwood East	■	■	

SITE O: WILDISH EAST



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

GENERAL SITE INFORMATION

Owner:

Wildish Land Co

Size - Number of fields accommodated:

Minimum size: 8

Location - Distance to UO Rec Center: 3 miles

Travel time by walking: 58 minutes

Travel time by bike: 17 minutes

Travel time by driving: 10 minutes

Travel time by bus: 33 minutes

Zoning: Employment Mixed Use (Glenwood)

Current Use:

- Vacant, industrial

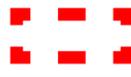
Development Considerations:

- Adjacent to Willamette River
- Not accessible from Em-X bus line
- Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The location criteria is not met and the use is not consistent with zoning, specifically the Glenwood Refinement Plan.

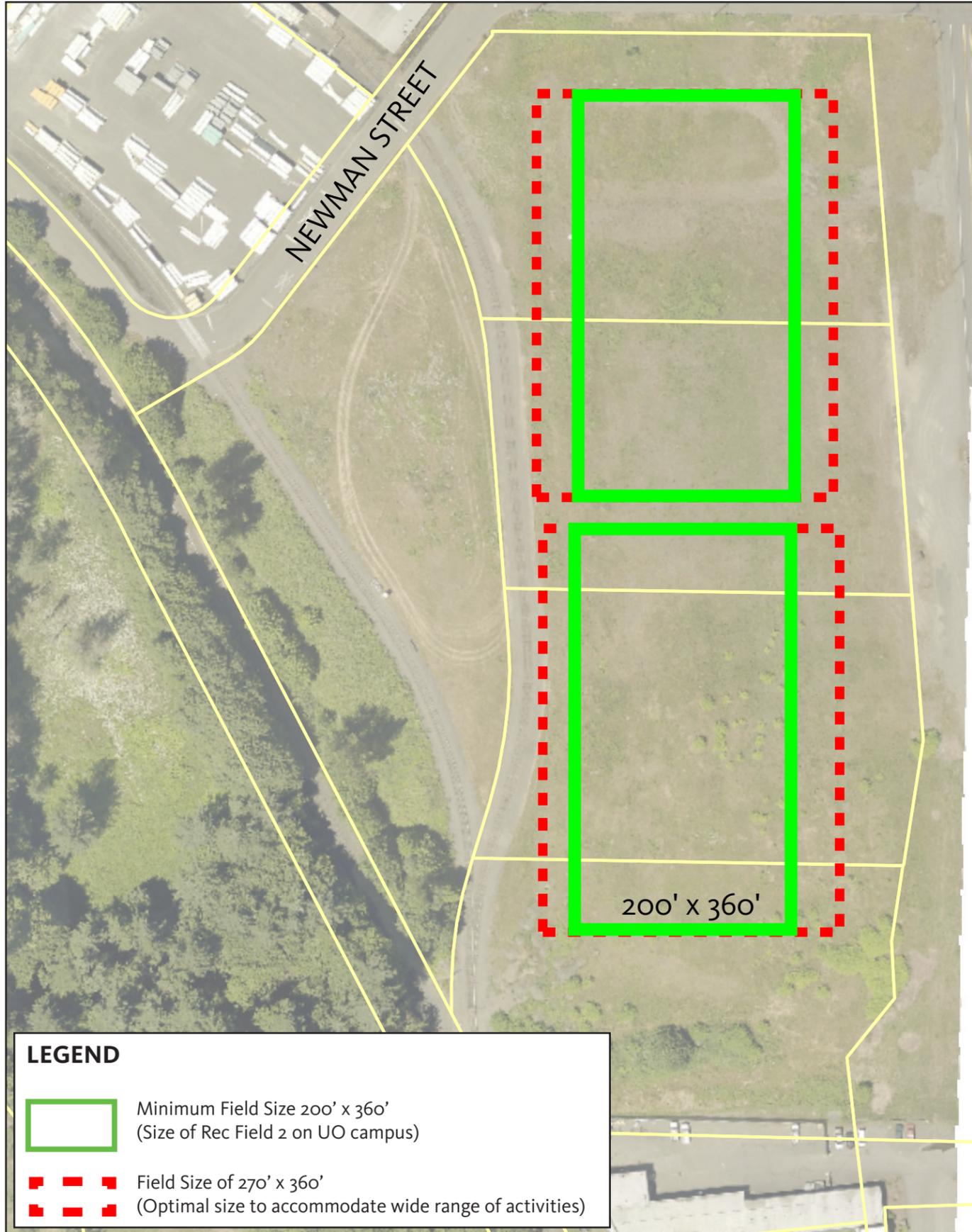
LEGEND

-  Minimum Field Size 200' x 360'
(Size of Rec Field 2 on UO campus)
-  Field Size of 270' x 360'
(Optimal size to accommodate wide range of activities)

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site O: Wildish East			

SITE P: WILDISH WEST



GENERAL SITE INFORMATION

Owner:

Wildish Development Corp

Size - Number of fields accommodated:

Minimum size: 2

Location - Distance to UO Rec Center: 3 miles

Travel time by walking: 58 minutes

Travel time by bike: 17 minutes

Travel time by driving: 10 minutes

Travel time by bus: 33 minutes

Zoning: Employment Mixed Use (Glenwood)

Current Use:

- Vacant, industrial

Development Considerations:

- Not accessible from Em-X bus line
- Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The location criteria is not met and the use is not consistent with zoning, specifically the Glenwood Refinement Plan.

LEGEND

 Minimum Field Size 200' x 360'
(Size of Rec Field 2 on UO campus)

 Field Size of 270' x 360'
(Optimal size to accommodate wide range of activities)

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site P: Wildish West			

SITE Q: UO MOTOR POOL



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: 1.9 miles
Travel time by walking: 30 minutes
Travel time by bike: 10 minutes
Travel time by driving: 8 minutes
Travel time by bus: 17 minutes

Zoning: Office Mixed Use (Glenwood)

Current Use:
• UO Motor Pool

Development Considerations:
• Site is located along the Em-X bus line
• Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site Q: UO Motor Pool	■	■	

SITE R: GLENWOOD SOUTH



LEGEND

- Minimum Field Size 200' x 360'
(Size of Rec Field 2 on UO campus)
- Field Size of 270' x 360'
(Optimal size to accommodate wide range of activities)

GENERAL SITE INFORMATION

Owner:
NA - Currently for sale

Size - Number of fields accommodated:
Minimum size: 0

Location - Distance to UO Rec Center: 2.5 miles
 Travel time by walking: 48 minutes
 Travel time by bike: 15 minutes
 Travel time by driving: 10 minutes
 Travel time by bus: 26 minutes

Zoning: LMI (Light Medium Industrial)

Current Use:
• Light Medium Industrial

Development Considerations:
• Not located along Em-X bus route

KEY FINDINGS

Level 1 criteria is not met. The minimum field size does not fit and the site does not meet the location criteria.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site R: Glenwood South			■

SITE S: GLENWOOD JAMES PARK



GENERAL SITE INFORMATION

Owner:

US Bank, Shamrock Homes LLC, Trust

Size - Number of fields accommodated:

Minimum size: 3

Location - Distance to UO Rec Center: 2.4 miles

Travel time by walking: 48 minutes

Travel time by bike: 15 minutes

Travel time by driving: 6 minutes

Travel time by bus: 20 minutes

Zoning: Employment M.U. (Glenwood) and Commercial M.U. (Glenwood)

Current Use:

- Mobile home park

Development Considerations:

- Recreation fields are not consistent with the Glenwood Refinement Plan.

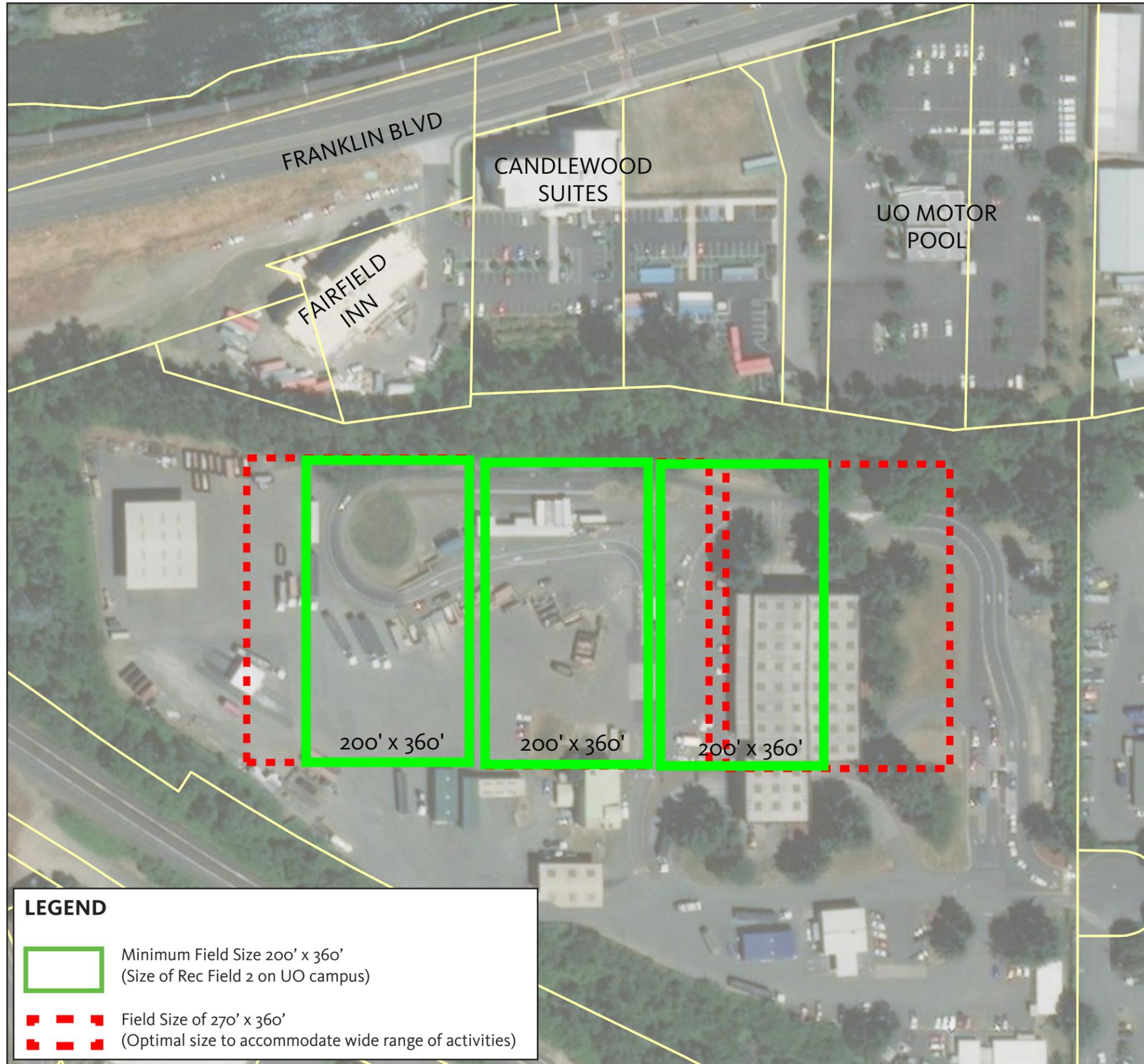
KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site S: Glenwood James Park	■	■	

SITE T: LANE COUNTY TRANSFER STATION



GENERAL SITE INFORMATION

Owner:

Lane County

Size - Number of fields accommodated:

Minimum size: 3 +

Location - Distance to UO Rec Center: 2.5 miles

Travel time by walking: 41 minutes

Travel time by bike: 14 minutes

Travel time by driving: 12 minutes

Travel time by bus: 21 minutes

Zoning: Light Medium Industrial (Springfield). Permitted use within zone.

Current Use:

- Lane County Transfer Station

Development Considerations:

- Lane County owns the land
- Land acquisition costs
- Not known if the county has interest in moving the transfer station facilities or if the university has resources or interest in acquiring property

KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

LEGEND

-  Minimum Field Size 200' x 360'
(Size of Rec Field 2 on UO campus)
-  Field Size of 270' x 360'
(Optimal size to accommodate wide range of activities)

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site T: Lane Transfer Station			

LEVEL 1 EVALUATION SUMMARY

	Level 1 Evaluation Criteria		
	Size	Location	Zoning
Site A: PLC Parking Lot		■	■
Site B: UO Tennis Courts	■	■	■
Site C: East Campus 1		■	■
Site D: East Campus 2	■	■	■
Site E: Romania Site	■	■	■
Site F: UO CPFM Area	■	■	■
Site G: UO South Bank	■	■	■
Site H: Autzen Stadium Complex	■	■	■
Site I: UO Police Department	■	■	■
Site J: Amazon Fields	■	■	■
Site K: Highway 99/West Eugene	■		
Site L: A Street in Springfield			■
Site M: Glenwood West	■	■	
Site N: Glenwood East	■	■	
Site O: Wildish East	■		
Site P: Wildish West	■		
Site Q: UO Motor Pool	■	■	
Site R: Glenwood South			■
Site S: Glenwood James Park	■	■	
Site T: Lane Transfer Station	■	■	■

Sites highlighted in yellow meet Level 1 criteria and will be evaluated further using Level 2 criteria.

Note, although the Romania Site meets Level 1 criteria there is currently a development proposal being considered for this site. If the site is not developed when a recreation field project is identified this site should be evaluated further.