

UNIVERSITY OF OREGON

RECREATION FIELD LOCATION OPTIONS STUDY

Level Two Evaluation

LEVEL 2 EVALUATION DESCRIPTION

The Level Two evaluation is intended to assess sites using more detailed criteria. This is not a site selection, but intended to understand the considerations that will need to be evaluated when considering possible sites for locating recreation fields.

LEVEL 1 EVALUATION CRITERIA

1. Size: Multiuse 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:

- 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.

LEVEL 2 EVALUATION CRITERIA

4. Campus Planning Considerations

- *Principle 2: Open-space Framework*
- *Principle 4: Space Use and Organization*
- *Principle 5: Replacement of Displaced Uses*
- *Principle 6: Maintenance and Building Service*

5. Environmental Considerations













































6. Safety

7. Site Specific Cost Considerations

- Costs unique to each site above and beyond a standard cost for constructing a recreation field that is required for any site

8. Neighborhood / Community Considerations

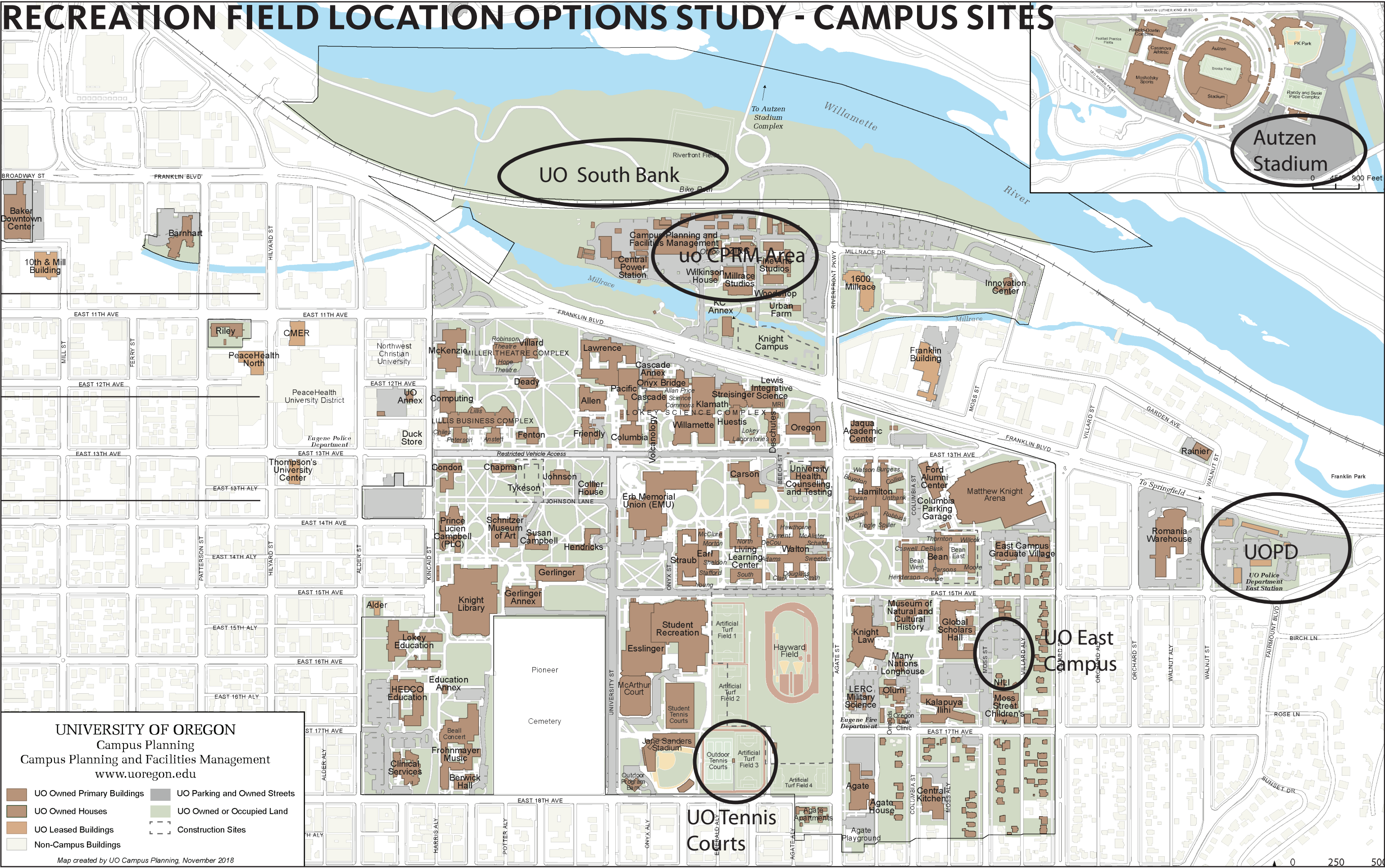
LEVEL 1 EVALUATION SUMMARY

	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			

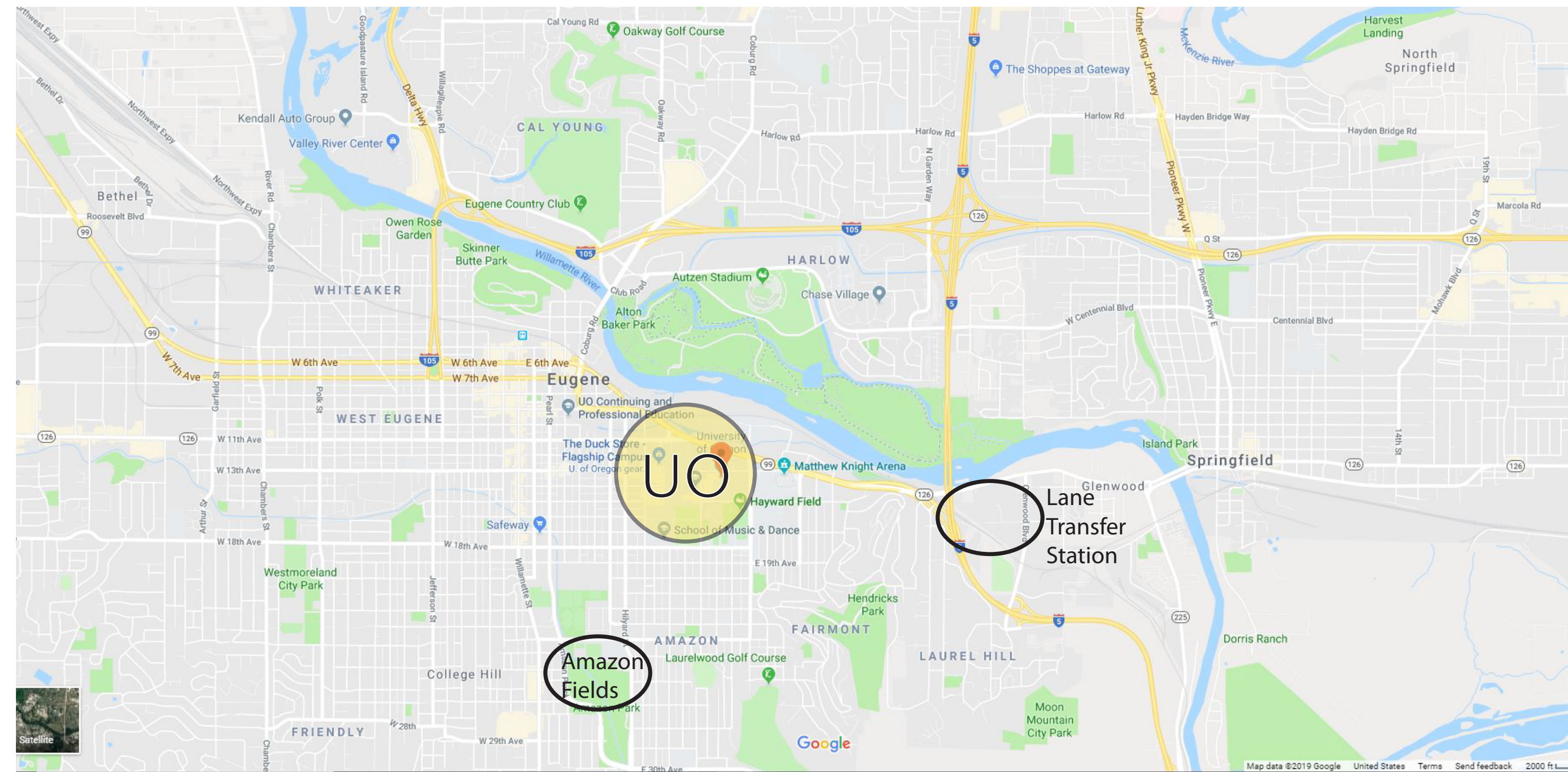
Sites highlighted in yellow meet Level 1 criteria and will be evaluated further using Level 2 criteria.

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.

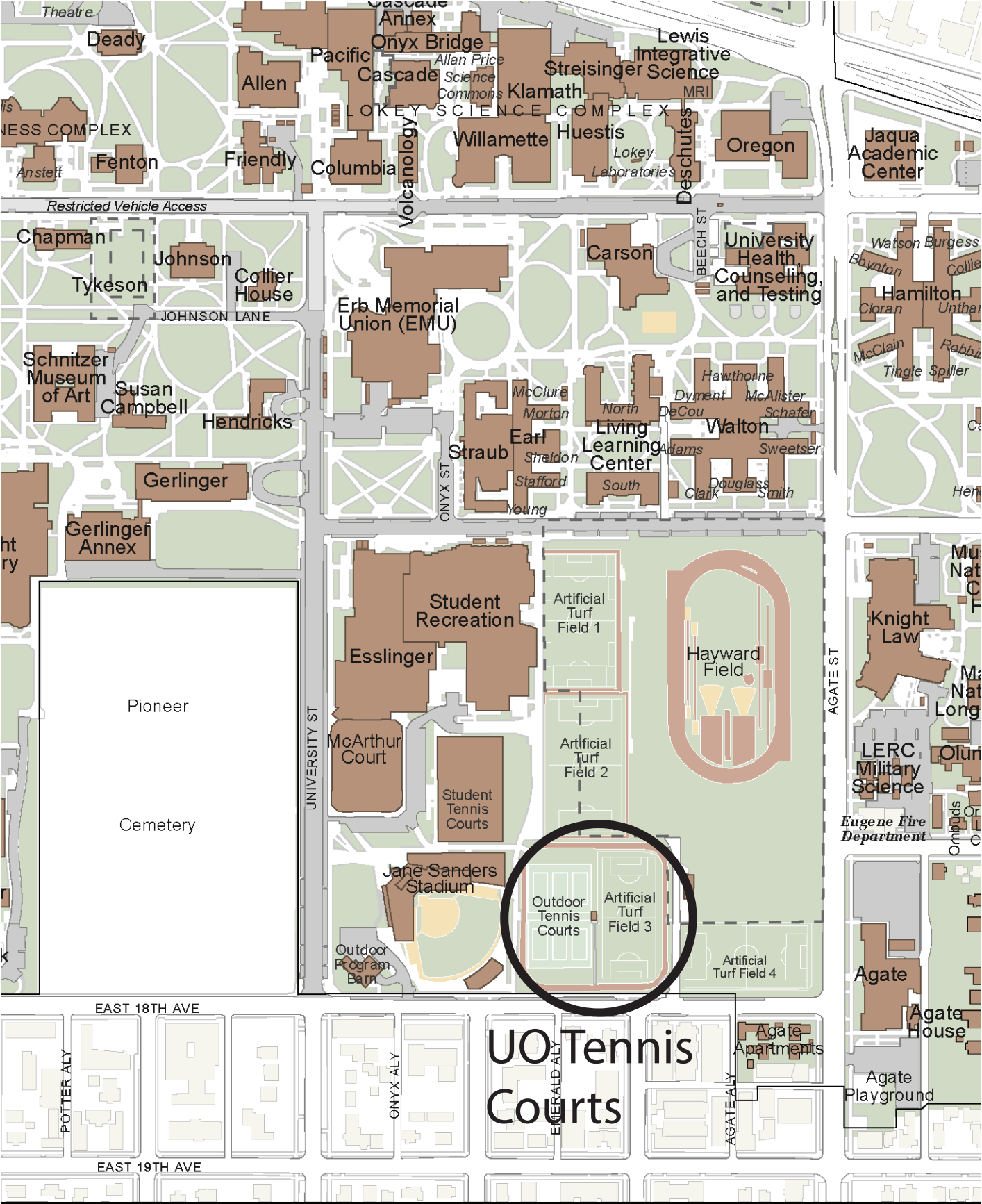
RECREATION FIELD LOCATION OPTIONS STUDY - CAMPUS SITES



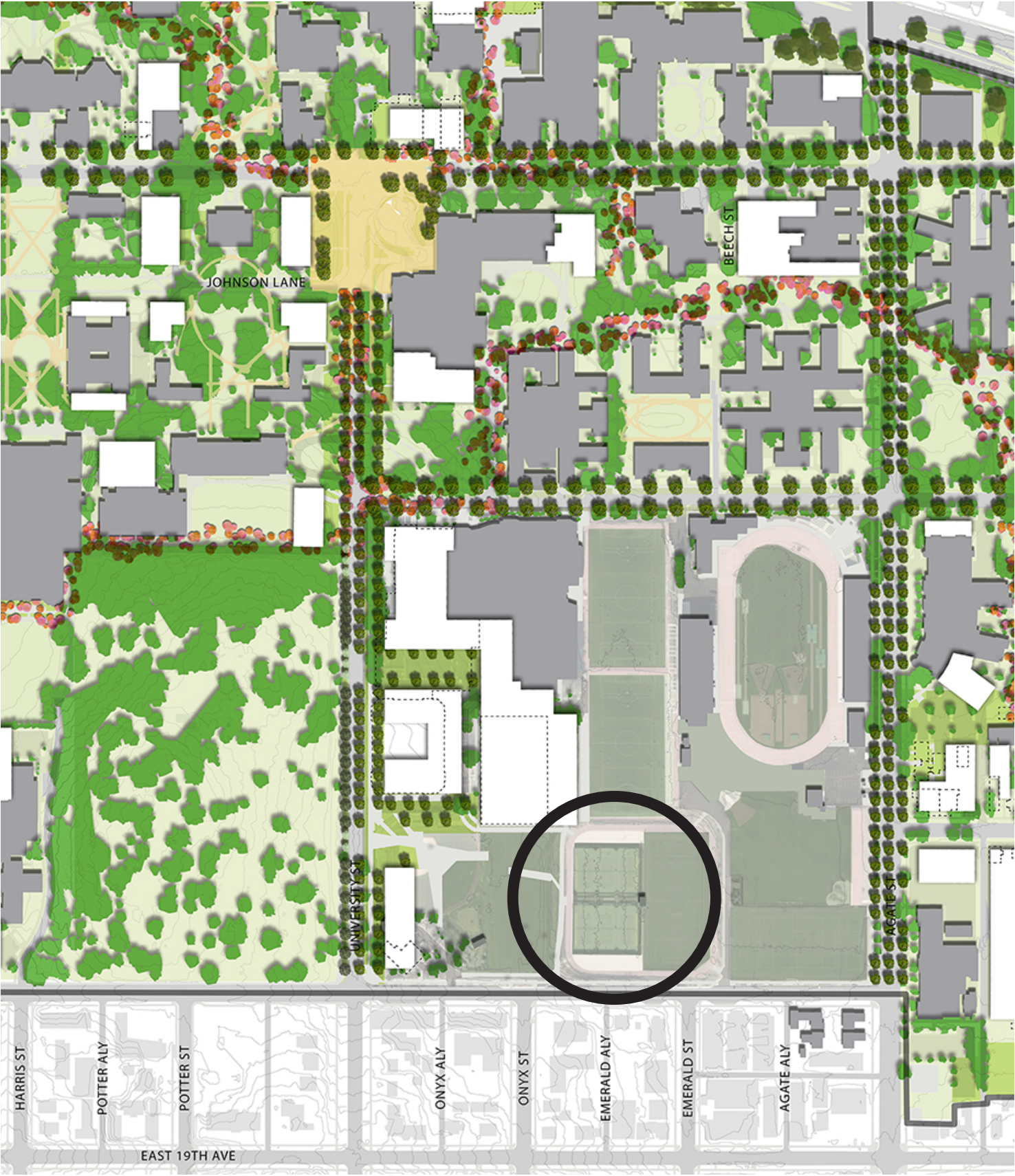
RECREATION FIELD LOCATION OPTIONS STUDY - OFF CAMPUS SITES



SITE: UO TENNIS COURTS

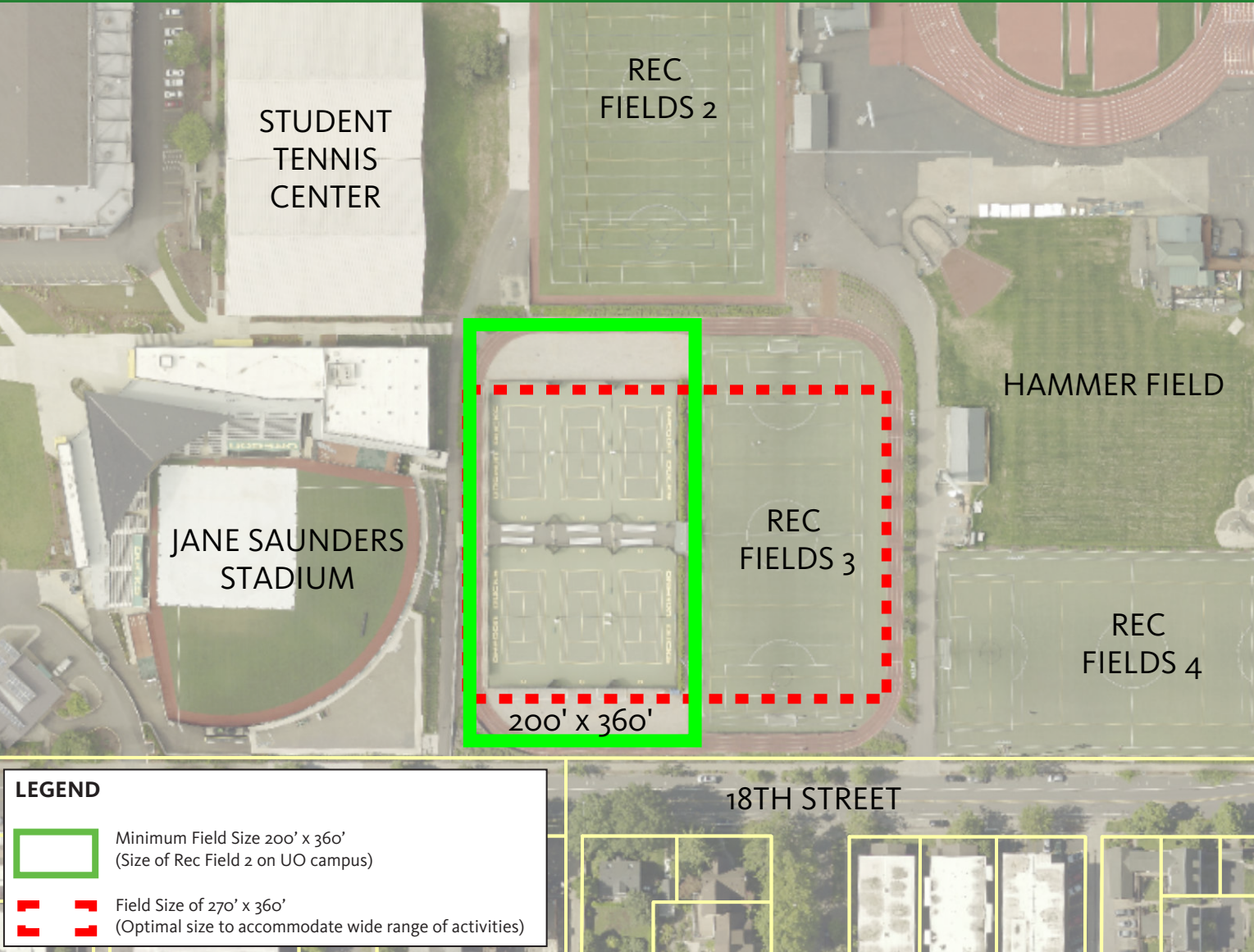


EXISTING CONDITIONS



FRAMEWORK VISION PLAN

SITE: UO TENNIS COURTS



KEY FINDINGS

PROS

- + Expansion of existing recreation field accommodates additional activities
- + Location near existing recreation fields and recreation center
- + Expanded recreation field area could further support university and community events associated with Hayward Field
- + No impacts to environmental considerations or safety compared to existing use

CONS

- Challenge to find a site for displaced tennis courts that is near the covered tennis facility (Need to consider what would be displaced at other sites)
- Cost of moving tennis courts and related infrastructure
- Doesn't meet program need of 3 fields. 2 additional recreation fields, or other arrangements to accommodate recreation needs, are required to respond to university growth.
- Optimal field size likely not feasible within existing square running track

LEVEL ONE EVALUATION CRITERIA

Owner:

University of Oregon

1. Size - Number of fields accommodated:

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

2. Location - Distance to UO Rec Center: On campus

3. Zoning: PL - Public Land. Permitted use within zone

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

Principle 2: Open Space Framework

- Use as a recreation field is consistent with the Open Space Framework

Principle 4: Space Use and Organization

- Outdoor tennis courts are in proximity to covered tennis courts
- The player locker rooms are currently located in MacArthur court
- Tennis courts are available for student use and can be reserved through PE and Recreation

Principle 5: Replacment of Displaced Current Uses

- 6 NCAA tennis courts, storage, seating, and lighting
- Potential displacement of running track if the field size of 360' is determined necessary

Principle 6: Maintenance and Building Service

- Existing maintenance procedures and equipment can be used

5. Environmental Considerations

- No impacts compared to existing use

6. Safety

- No impacts compared to existing use

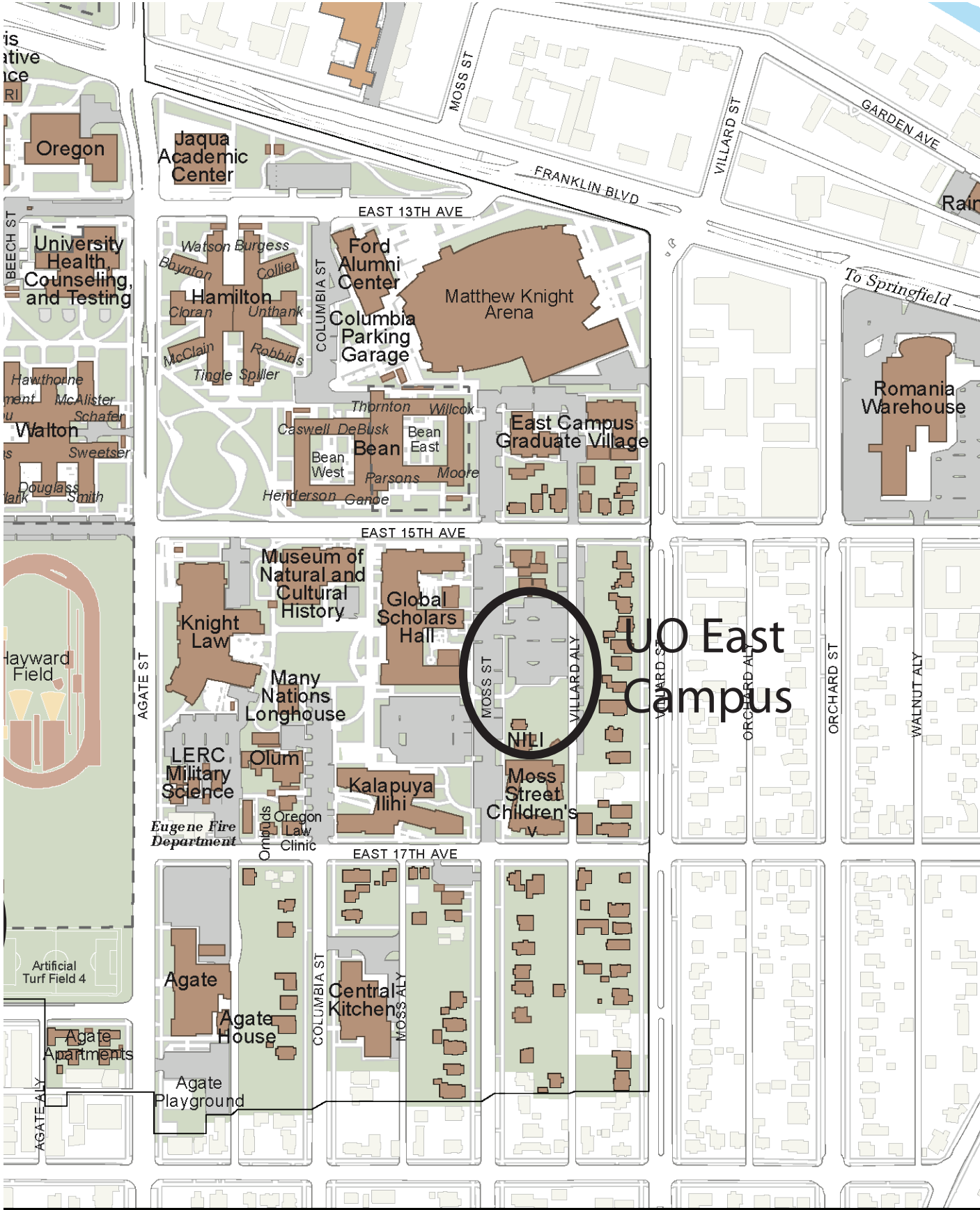
7. Site Specific Cost Considerations

- Replacement of NCAA tennis courts and supporting infrastructure (storage, seating, lights, etc.)
- Need to consider location of existing or new locker rooms when finding a new site
- 2 additional fields to meet university growth are required as site expands recreation field inventory by 1 field.

8. Neighborhood/Community Considerations

- No impacts compared to existing use
- Tennis matches are typically played outdoors. In the event of weather an indoor facility may be used. When considering locations that would allow for relocating the outdoor courts it will be important to consider the relationship to the indoor tennis facility.
- A warm up track that is nearby Hayward Field is part of the evaluation criteria for certain events like the Olympic Trials.

SITE: EAST CAMPUS



EXISTING CONDITIONS



FRAMEWORK VISION PLAN

SITE: EAST CAMPUS



KEY FINDINGS

- PROS**
- + Site is convenient for access by students in residence halls
 - + University residential houses provide a buffer between fields and neighborhood
 - + No impacts to safety compared to existing use
 - + Minimal impacts to environmental considerations compared to existing use
- CONS**
- Will likely require vacation of Villard Alley (requires City Council approval) and/or limit access on Moss Street to Global Scholars Hall delivery and service. University would have to purchase right of way associated with Villard Alley from the City
 - Site allows for future residence halls and open space based on Framework Vision Project
 - Doesn't meet program need of 3 fields. 2 additional recreation fields, or other arrangements to accommodate recreation needs, are required to respond to university growth.
 - Cost associated with displacement of Northwest Indian Language Institute facility and displaced parking spaces. Displaced parking is currently used by students. There is limited parking available for students near campus.

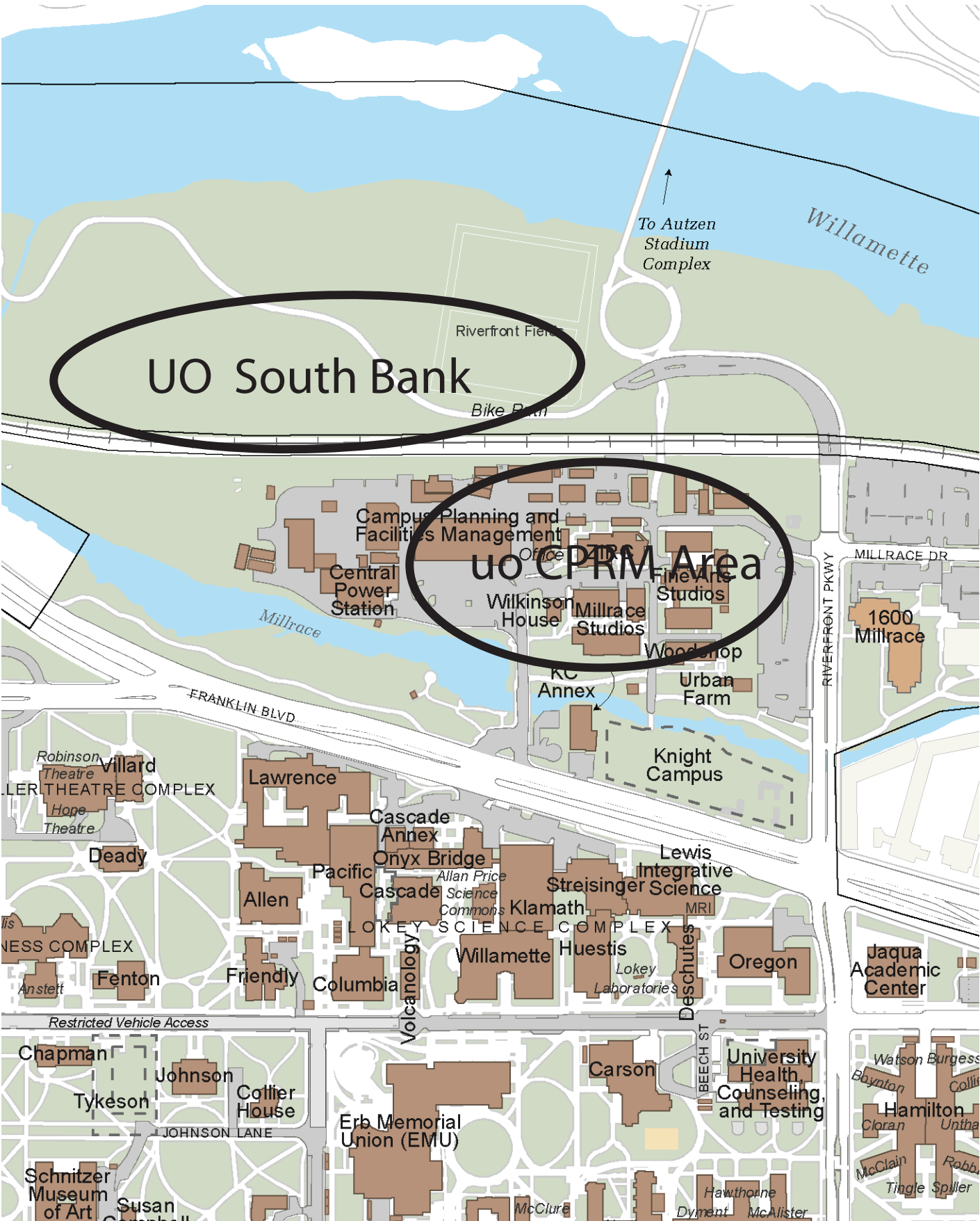
LEVEL ONE EVALUATION CRITERIA

- Owner:**
University of Oregon
- 1. Size - Number of fields accommodated:**
Minimum size: 1
- 2. Location - Distance to UO Rec Center:** On campus
- 3. Zoning:**
- PL - Public Land
 - Use is permitted in PL zone. R-1 zone requires conditional use permit and Site Review.
 - It is likely the vacation of Villard Alley will be required. A vacation of a right-of-way is a City Council decision and requires a public hearing.

LEVEL TWO EVALUATION CRITERIA

- 4. Campus Planning Considerations**
- Principle 2: Open Space Framework*
- Use as a recreation field is not consistent with the Open Space Framework identified in the Framework Vision Project.
- Principle 4: Space Use and Organization*
- 2 additional fields to meet university growth are required as site expands recreation field inventory by 1 field
 - Framework Vision Project shows this area accommodating the following gross square footages (gsf) of university building functions that would be displaced. Areas are approximated and would depend on final design of site:
- Residence Halls: 96,400 gsf
- Principle 5: Replacment of Displaced Current Uses*
- Northwest Indian Language Institute (NILI) facility
 - Approximately 75 parking spaces (final number varies based on design)
- Principle 6: Maintenance and Building Service*
- Existing maintenance procedures and equipment could be used although it would need to be transported
- 5. Environmental Considerations**
- Removal of existing trees and landscape associated with parking and undeveloped lots
- 6. Safety**
- No impacts compared to existing use
 - Proximity to residence halls is favorable
- 7. Site Specific Cost Considerations**
- Replacement of approximately 75 parking spaces. Current replacement cost is \$25k per parking space.
 - Land use and acquisition costs related to vacation of Villard Alley
 - Replacement of NILI facility
- 8. Neighborhood/Community Considerations**
- University owned houses create a buffer between university and neighborhood
 - Potential impacts to residents in campus housing from additional noise and lights

SITE: UO CPFM AREA

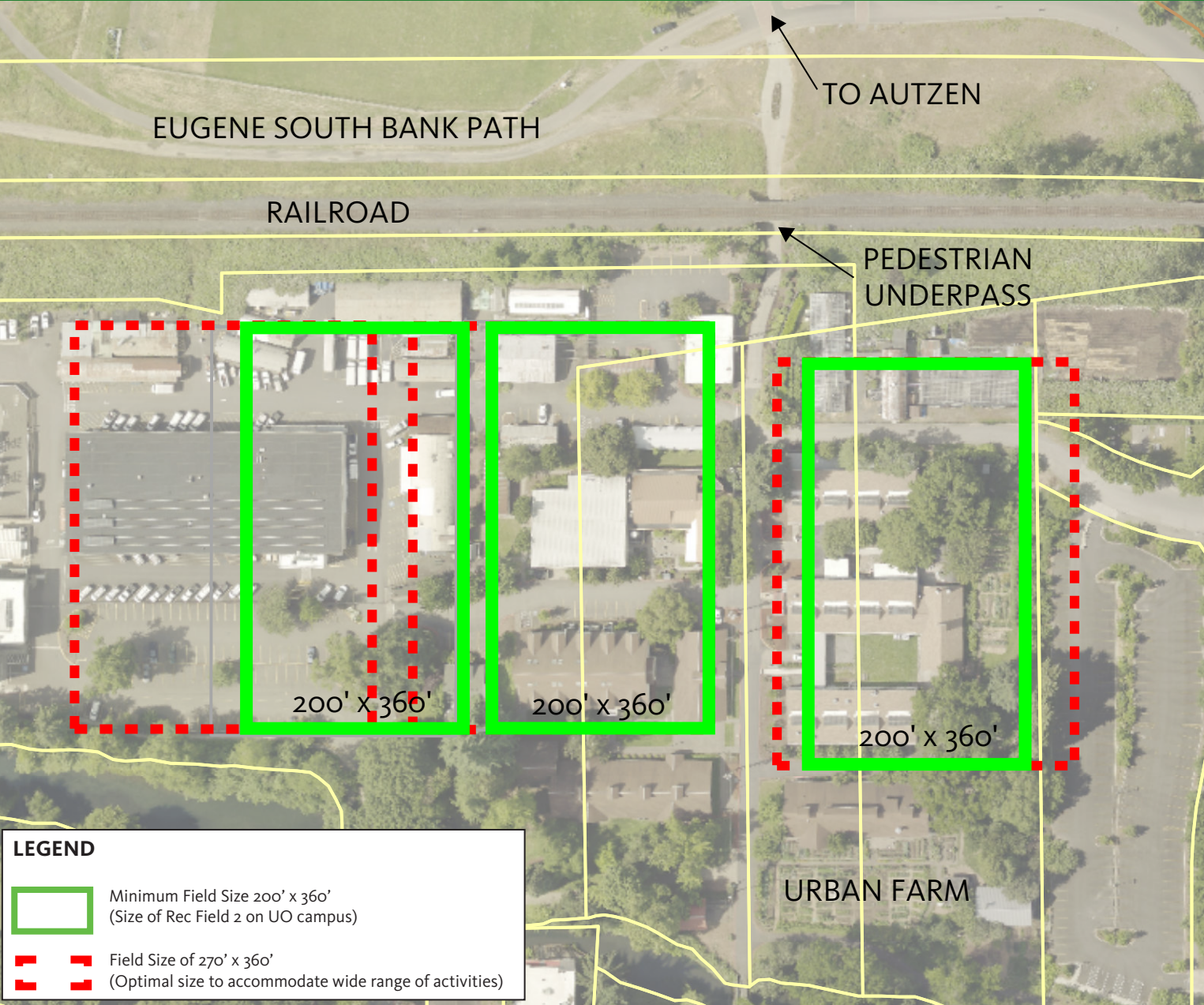


EXISTING CONDITIONS



FRAMEWORK VISION PLAN

SITE: NORTH CAMPUS - CPFM AREA



KEY FINDINGS

PROS

- + Site meets programming need of 3 fields
- + Site is convenient for access by students
- + No impacts to safety compared to existing use

CONS

- Impacts to current university functions and buildings is financially prohibitive. The extent of displaced uses depends on the number of recreation fields.
- The university’s ability to accommodate growth and expansion will be severely impacted. Additional land or building sites would need to be identified to support university growth for classrooms, research, and administration buildings currently shown in the Framework Vision Project to occur in this part of campus

LEVEL ONE EVALUATION CRITERIA

- 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). Permitted use within zone

LEVEL TWO EVALUATION CRITERIA

- 4. Campus Planning Considerations**
- This area of campus is not currently included within the boundaries of the *Campus Plan*. However, the intent of the principles in the *Campus Plan* can still be considered.
- Principle 4: Space Use and Organization*
- Framework Vision Project shows this area accommodating the following university functions and areas. Areas are approximate and would depend on final design of site:
 - Flexible Use: 287,253 gsf
 - Academic Use: 52,500 gsf
 - Research Centers / Institution: 43,890 gsf
 - Parking Structure: 86,750 gsf
- Principle 5: Replacment of Displaced Current Uses*
- Millrace Art studios
 - Research greenhouses
 - Campus Planning and Facilities Management (CPFM) offices, warehouse, and storage
 - Approximately 100 parking spaces (final count would be dependent on design)
 - Museum of Natural History facilities
 - Zebrafish International Resource Center (ZIRC)
- Principle 6: Maintenance and Building Service*
- Existing maintenance procedures and equipment could be used although equipment would need to be transported

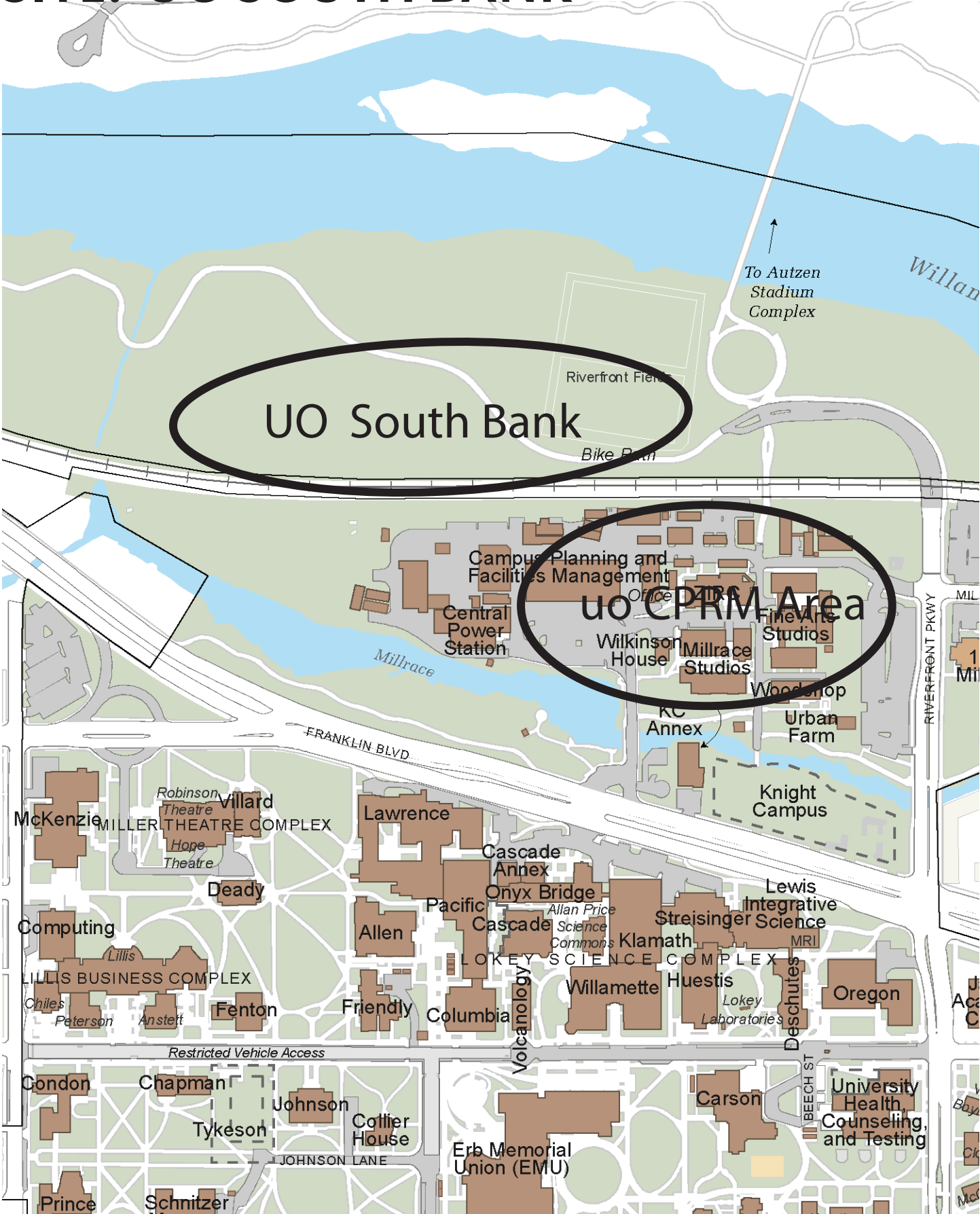
- 5. Environmental Considerations**
- Removal of existing trees and landscape associated with parking and sites
 - Recreation field lights may have some impacts to adjacent conservation area at the Millrace

- 6. Safety**
- No impacts compared to existing use

- 7. Site Specific Cost Considerations**
- Replacement of approximately 100 parking spaces (Current replacement cost is \$25k per parking space.)
 - Replacement of Zebrafish Internation Resource Center (approximately \$30 million- verify with D&C)
 - Replacement CPFM Administration, Warehouse, and Shops (approximately \$73 million per 2017 study)
 - Replacement of Millrace Art Studios (\$xx millions)
 - Replacement of Museum of Natural History facilities (\$???)
 - Purchase or acquisition of land to allow for university expansion (likely tens of millions)
 - Replacement of research greenhouses and farm plot

- 8. Neighborhood/Community Considerations**
- This site is intended to support university growth and expansion. If this site is used for recreation fields university growth may be limited which has financial impacts to the university and broader community
 - Buildings to support university growth and expansion would need to be located elsewhere, potentially along the river

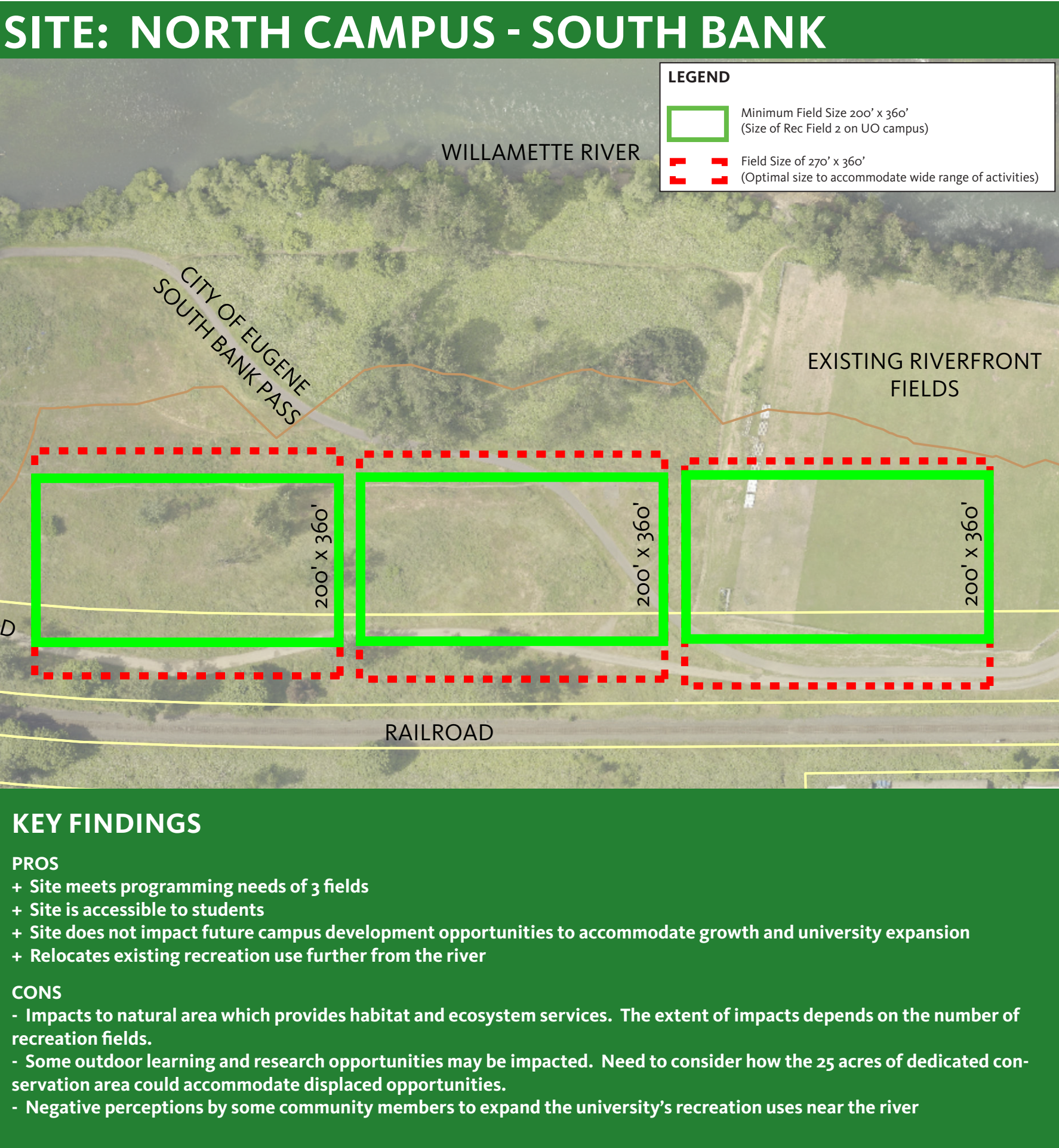
SITE: UO SOUTH BANK



EXISTING CONDITIONS

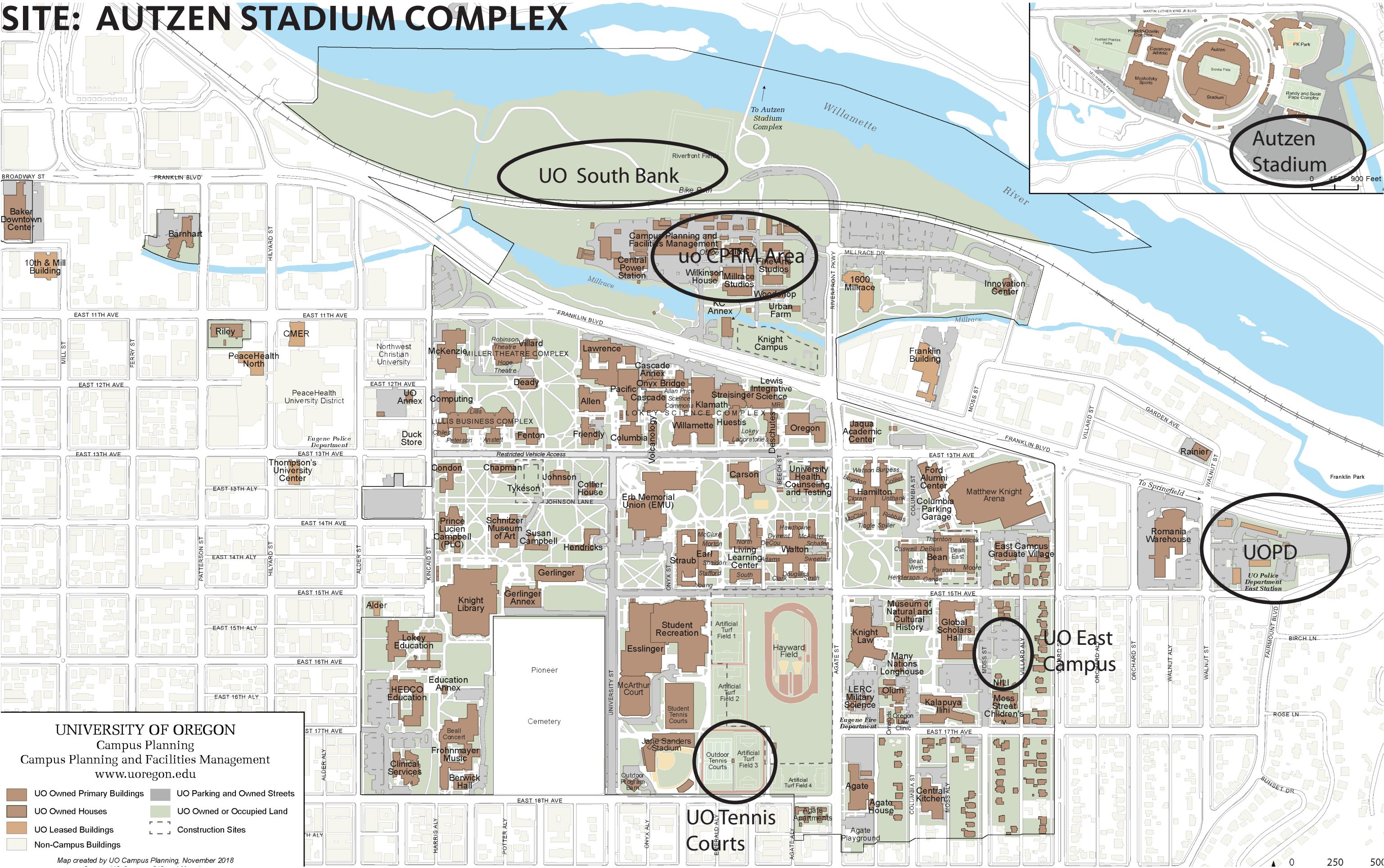


FRAMEWORK VISION PLAN



LEVEL ONE EVALUATION CRITERIA
<p>Owner: University of Oregon</p> <p>1. Size - Number of fields accommodated: Minimum size: 3</p> <p>2. Location - Distance to UO Rec Center: on campus</p> <p>3. Zoning: S-RP (Riverfront Park). <ul style="list-style-type: none">• Permitted use within zone• Within Willamette Greenway...is approval already established through CUP? (Emily to confirm)</p>
LEVEL TWO EVALUATION CRITERIA
<p>4. Campus Planning Considerations</p> <p>This area of campus is not currently included within the boundaries of the <i>Campus Plan</i>. However, the intent of the principles in the <i>Campus Plan</i> can still be considered.</p> <p><i>Principle 4: Space Use and Organization</i></p> <ul style="list-style-type: none">• Recreation use is consistent with the campus Physical Framework Vision project <p><i>Principle 5: Replacment of Displaced Current Uses</i></p> <ul style="list-style-type: none">• Realignment of the South Bank path• Defacto natural area allowing for environmental related studies and research <p><i>Principle 6: Maintenance and Building Service</i></p> <ul style="list-style-type: none">• Existing maintenance procedures and equipment could be used although equipment would need to be transported <p>5. Environmental Considerations</p> <ul style="list-style-type: none">• Existing grass fields and natural area provide habitat and ecosystem services• Recreation field lights may impact adjacent natural area along the Millrace and river• If fields are synthetic turf there would be an increase in student recreation activity. An increase in human activity would impact wildlife and the natural environment. <p>6. Safety</p> <ul style="list-style-type: none">• UOPD currently patrols this area although additional patrols, emergency phones, or other safety related infrastructure may need to be considered with an increase in student use <p>7. Site Specific Cost Considerations</p> <ul style="list-style-type: none">• The South Bank path will require realignment• Economic value of natural area for habitat, outdoor learning, research, and experiential value (consultant information will expand info for this) <p>8. Neighborhood/Community Considerations</p> <ul style="list-style-type: none">• Expanded and intensified recreation field use will be perceived negatively by some members of the community due to proximity of the Willamette River• Community input on neighboring projects (EWEB redevelopment) has resulted in a more urban and active uses along their riverfront

SITE: AUTZEN STADIUM COMPLEX

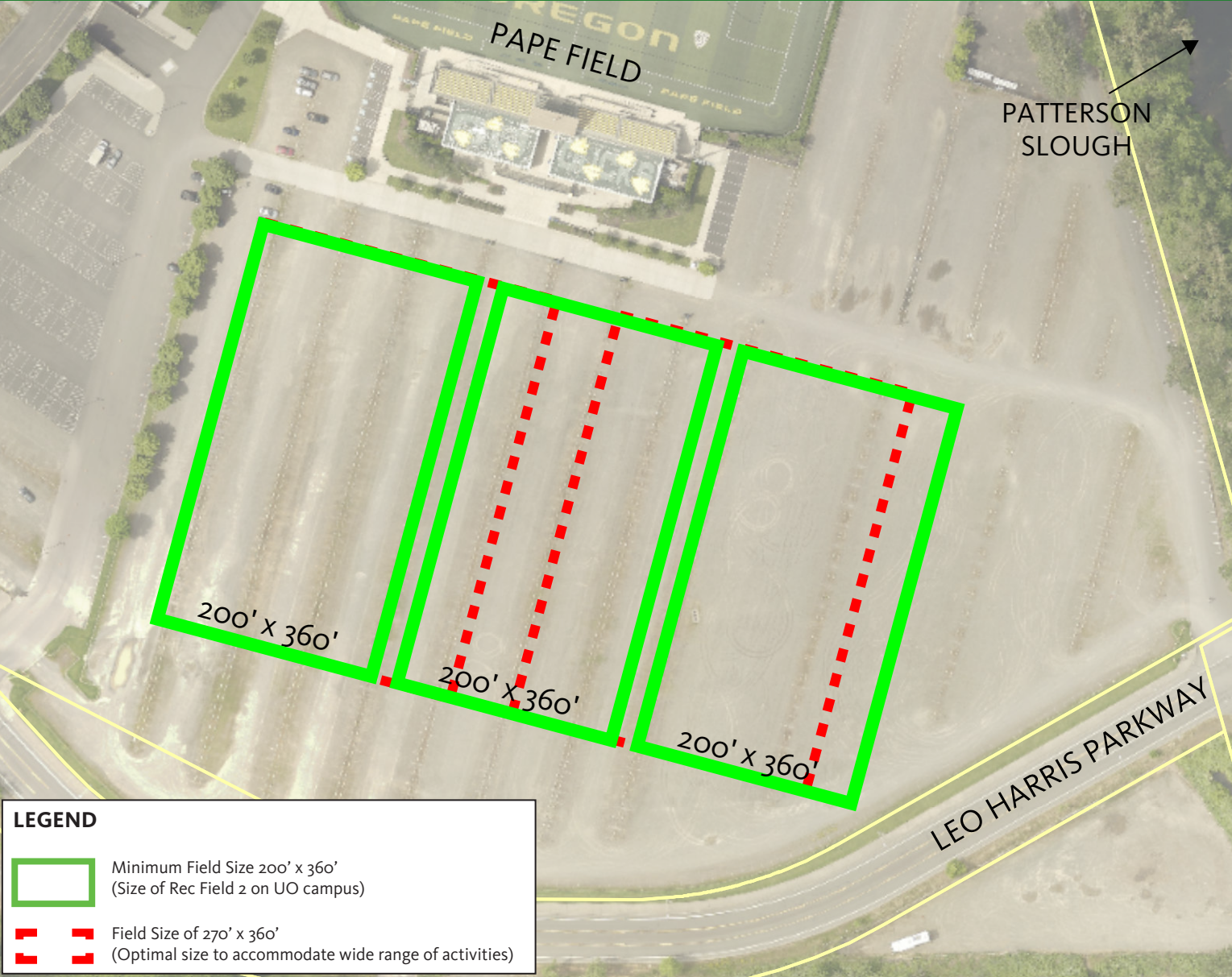


UNIVERSITY OF OREGON

Campus Planning
Campus Planning and Facilities Management
www.uoregon.edu

Map created by UO Campus Planning, November 2018

SITE: AUTZEN STADIUM COMPLEX



KEY FINDINGS

PROS

- + Site meets program needs of 3 fields
- + Within an area that already has recreation/athletic uses, including field lighting
- + Available parking for students travelling to use recreation fields
- + Convenient location for use/rental of others in the community

CONS

- Economic impacts due to loss of parking and cost of EWEB water main relocation
- Potential impacts to the fan experience which may lead to reduced attendance of athletic events
- It is likely the IGA for parking would need to be revised or amendments to City Code would be needed to address the loss of parking
- Distance from university is not as convenient for students. Path from university to Autzen will not encourage walking/biking in the evenings for all students

LEVEL ONE EVALUATION CRITERIA

- Owner:**
University of Oregon
- 1. Size - Number of fields accommodated:**
Minimum size: 3
- 2. 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
- 3. Zoning:** PL - Public Land with WR (Water Resource) Overlay
 - Permitted use within the zone
 - Site requires Willamette Greenway approval consisting of a public hearing and decision by a Hearings Official.
 - Any major capital project within the Autzen Stadium Complex prior to December 31, 2021 will require relocation of EWEB's Easement Parcel and water transmission main
 - City code (9.6410(3)(c)) requires 4,749 parking spaces to occur within 1000 feet of the site. If adequate parking spaces are not available the transportation demand management plan and/or city code may need to be modified.

LEVEL TWO EVALUATION CRITERIA

- 4. Campus Planning Considerations**

This area of campus is not within the boundaries of the *Campus Plan*. However, the intent of the principles in the *Campus Plan* can still be considered.

Principle 5: Replacment of Displaced Current Uses

 - Replacement of parking spaces to meet code required parking counts for Autzen Stadium

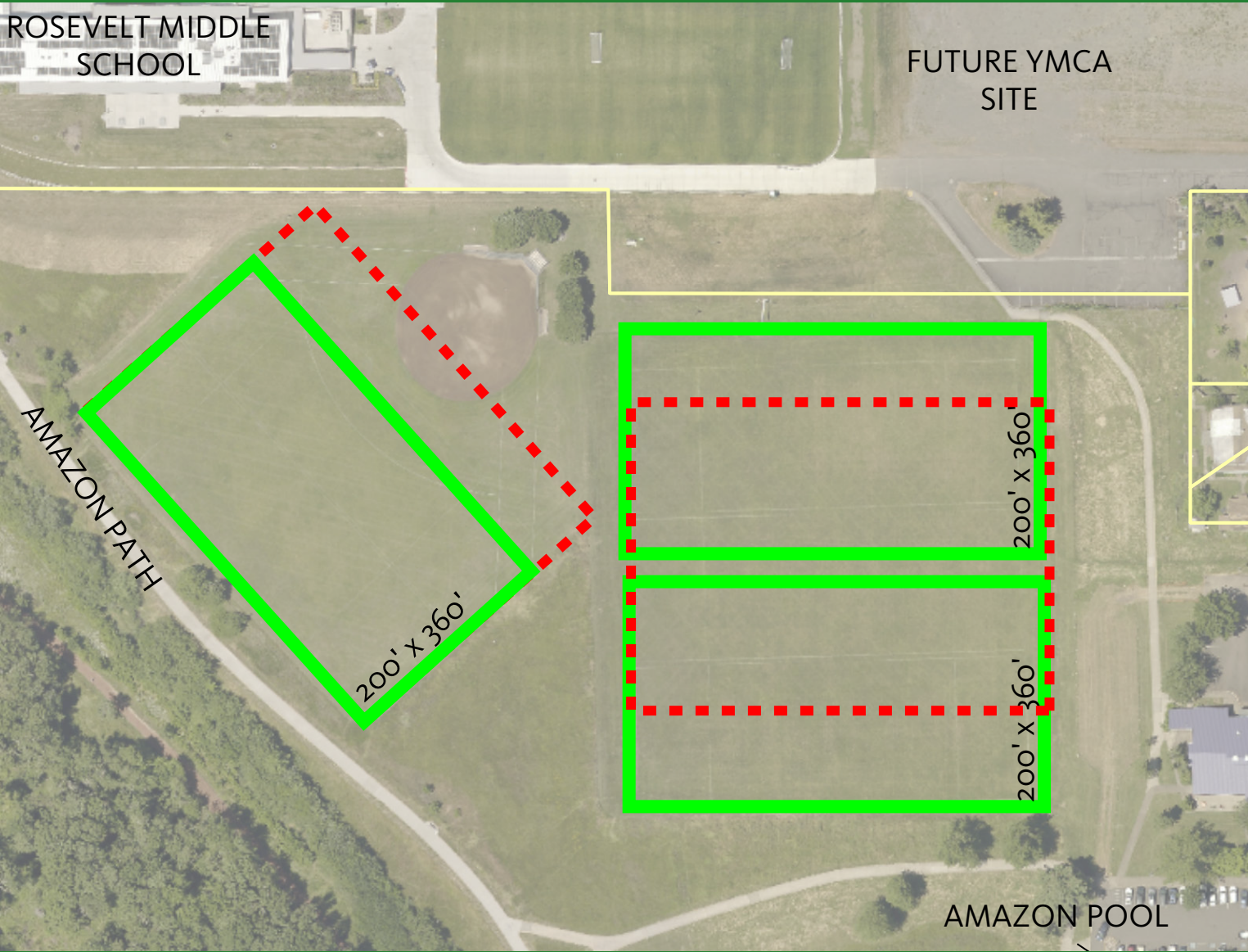
Principle 6: Maintenance and Building Service

 - Maintenance by PE and Recreation staff will require transport of equipment, materials, and personnel
- 5. Environmental Considerations**
 - An increase in emissions related to vehicle transportation to access the site would be expected
- 6. Safety**
 - An increase in student activity will require UOPD to increase presence.
 - The path between Autzen and the university is a city maintained path with limited lighting
- 7. Site Specific Cost Considerations**
 - EWEB water main relocation; anticipated expense of approximately \$5.6M
 - Loss in parking revenue to UO Athletics. It is estimated that 750 parking spaces could be impacted depending on the final design/layout. Total yearly economic impacts from lost parking could be over \$3 million
 - The Complex currently has a surplus of 348 standard parking spaces. Assuming 750 parking spaces are impacted the university would need to purchase, build, or lease an additional 402 parking spaces within 1000 feet of the site.
- 8. Neighborhood/Community Considerations**
 - There is a culture associated with football games and tailgating that is important to many alumni and fans. Reduction of areas for fans to tailgate may result in an impact to attendance.

SITE: AMAZON FIELDS



SITE: AMAZON FIELDS



KEY FINDINGS

PROS

- + Potential for synthetic turf fields to accommodate more intensive use for community, 4J, and future YMCA
- + Convenient access from the Amazon multi-use path
- + Close to Spencer View Housing and neighborhood west of the university where many students live
- + Current use is recreation on the natural turf fields

CONS

- City owned land. An arrangement of partnership would need to be agreed to between the City and UO
- Distance from university could reduce participation and increase emmissions for transportation
- Safety concerns and management challenges due to fields being off campus
- Recreation fields throughout the City are heavily used and are in high demand to support community activities. When the university uses community fields other community users are displaced . UO scheduling option smay be limited due to shared use.

LEVEL ONE EVALUATION CRITERIA

Owner:

City of Eugene

1. Size - Number of fields accommodated:

Minimum size: 2

2. 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

3. Zoning:

PL - Public Land with Water Resource (WR) Overlay

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

This site is not within the boundaries of the *Campus Plan*.

5. Environmental Considerations

- Adjacent to Amazon Creek
- Existing grass fields provide habitat and ecosystem services
- Recreation field lights could impact adjacent natural areas
- If fields are synthetic turf there would be an increase in recreation activity
- An increase in emissions related to vehicle transportation to access the site would be expected

6. Safety

- UOPD currently has no prescence at this site. An increase in resources would be required.

7. Site Specific Cost Considerations

- An increase in field use by students and the resulting transportation by car may require additional parking and restroom facilities
- Increase in resources for UOPD and maintenance

8. Neighborhood/Community Considerations

- An arrangement or partnership with the City of Eugene would be required
- Not clear how neighbors and the community would react to an intensification of use at these fields

LEGEND

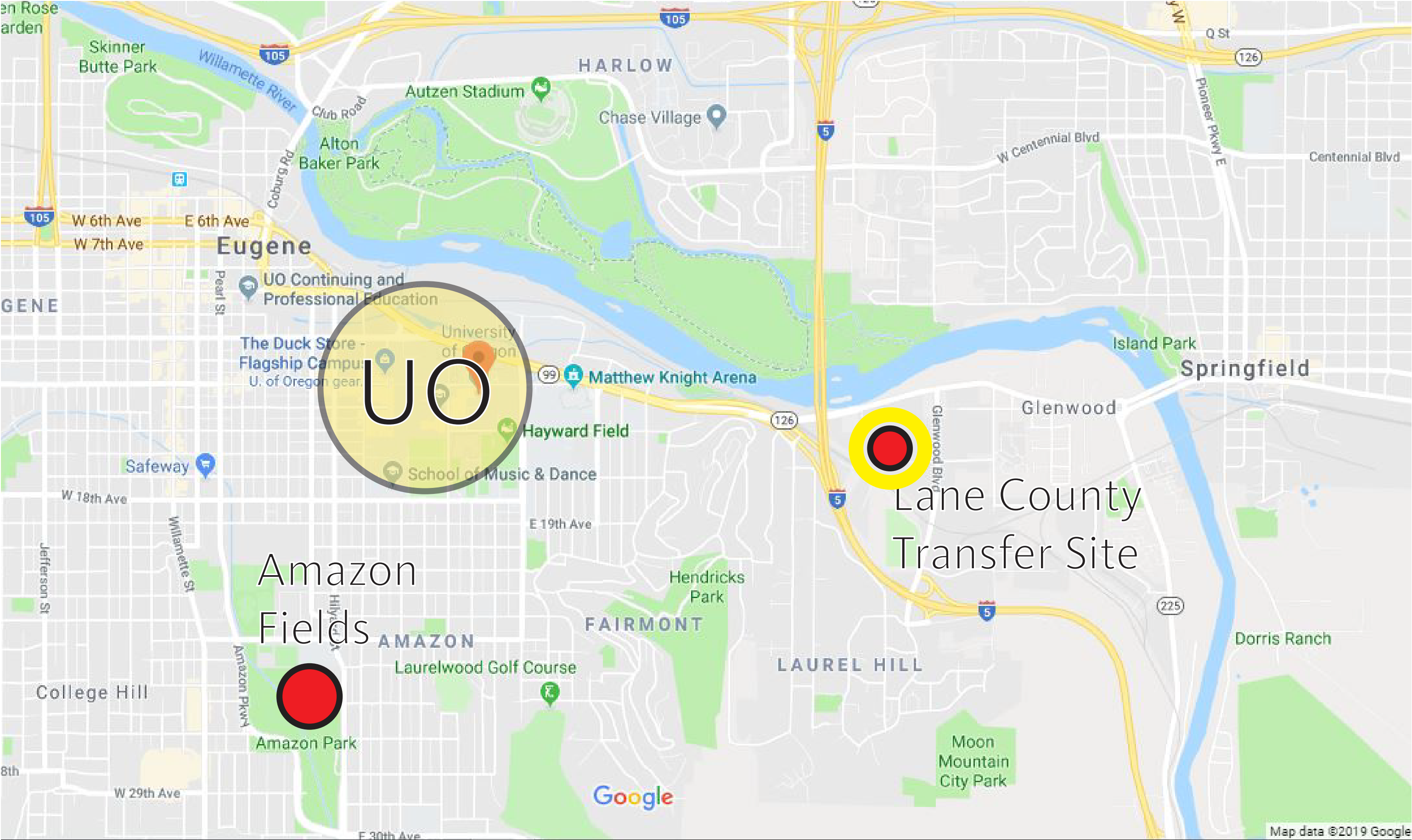


Minimum Field Size 200' x 360'
(Size of Rec Field 2 on UO campus)

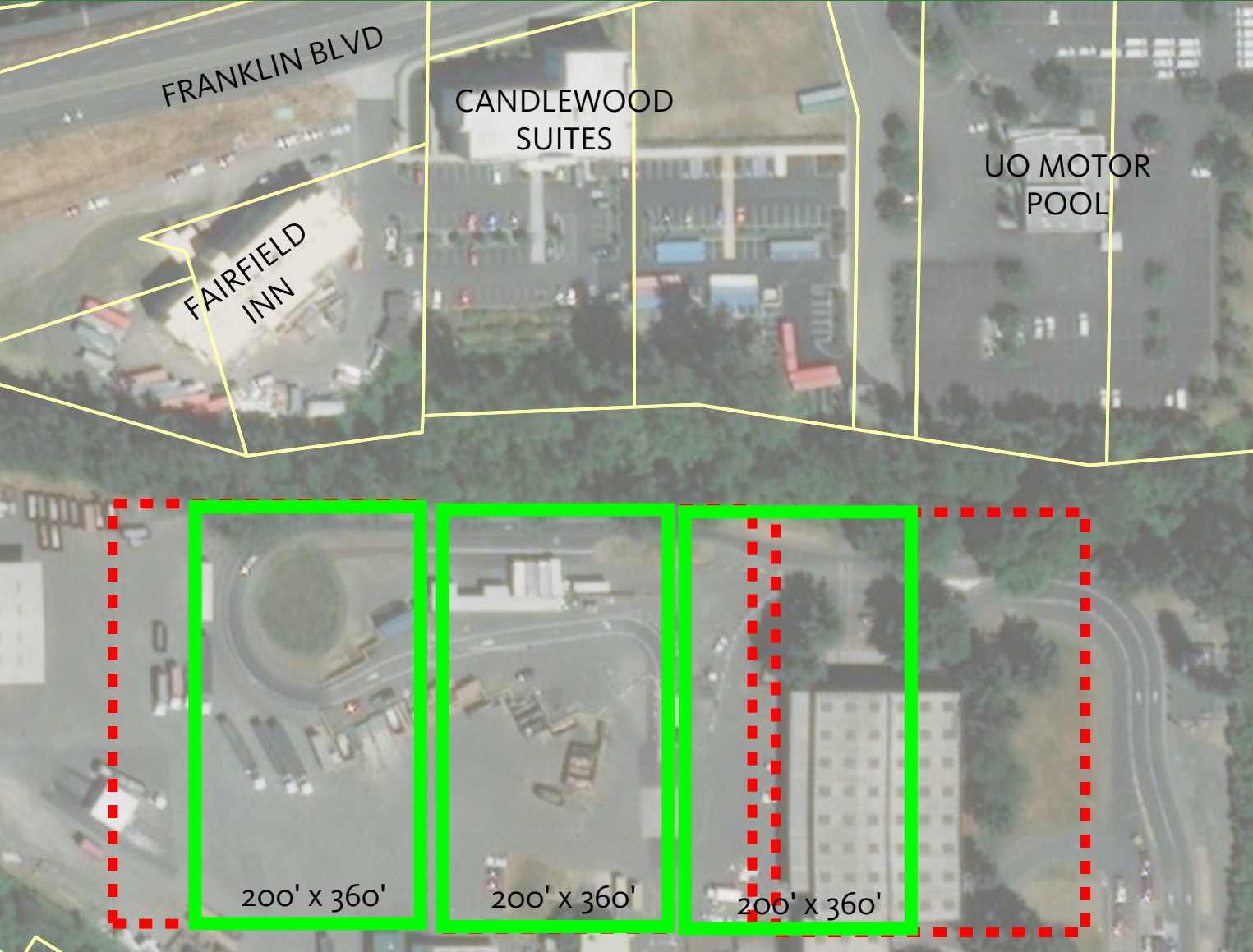


Field Size of 270' x 360'
(Optimal size to accommodate wide range of activities)

SITE: LANE COUNTY TRANSFER STATION



SITE: LANE COUNTY TRANSFER STATION



KEY FINDINGS

PROS

- + Potential destination for community rentals. Convenient access to I-5.
- + Convenient access to the university using the bike path along the river
- + Additional room on site to support other university needs
- + Meets program need of 3 fields
- + Recreation fields are, presumably, more compatible with the vision of the Glenwood Refinement Plan

CONS

- Lane County owns the land. Existing use of a solid waste transfer station would need to relocate.
- Land acquisition costs
- Distance from university could reduce participation and increase emissions for transportation
- Safety concerns and management challenges due to fields being off campus
- Not known if the county has interest in moving the transfer station facilities or selling the land. Also not clear if the university has resources or interest in acquiring more land in Glenwood

LEVEL ONE EVALUATION CRITERIA

Owner:

Lane County

1. Size - Number of fields accommodated:

Minimum size: 3+

2. 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

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

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

This site is not within the boundaries of the *Campus Plan*.

5. Environmental Considerations

- Student recreation fields could reduce negative environmental impacts compared to existing use
- An increase in emissions related to vehicle transportation to access the site would be expected

6. Safety

- UOPD currently does not patrol this area. An increase in resources would be required.
- Travelling from campus would need to be considered
- There is a significant issue with homelessness immediately west of this site near I-5.

7. Site Specific Cost Considerations

- Land acquisition costs
- Removal of existing uses and structures (are there any remediation issues???)

8. Neighborhood/Community Considerations

- Potential for other development on the site to support university functions as allowed by zoning
- Change in use should be viewed as beneficial to the community and supports the ideas in the Glenwood Refinement Plan.
- Convenient access to bike path along the river. There is an existing pedestrian crossing across Franklin. UO could provide direct access from motor pool site which would decrease the travel time.

LEGEND

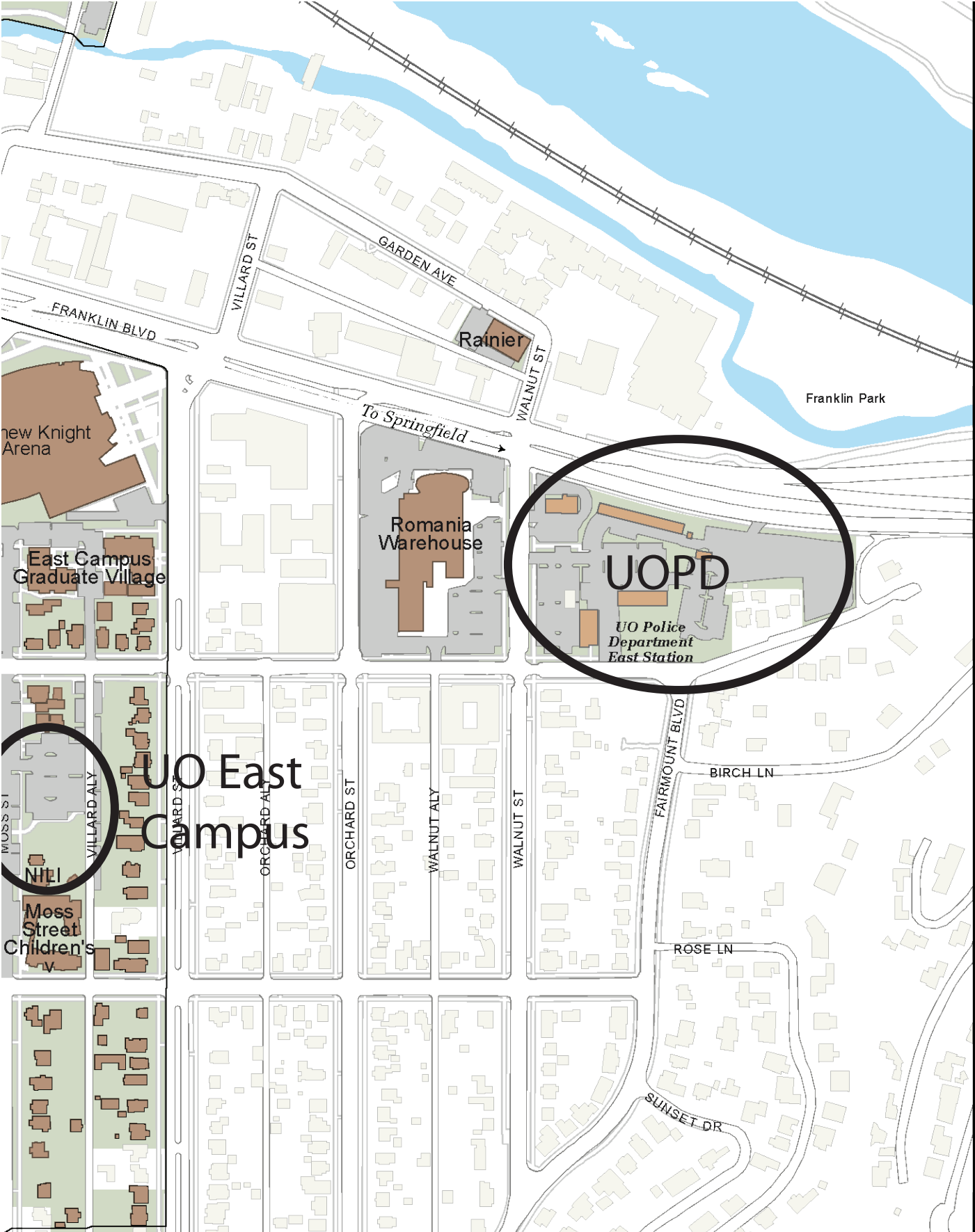


Minimum Field Size 200' x 360'
(Size of Rec Field 2 on UO campus)

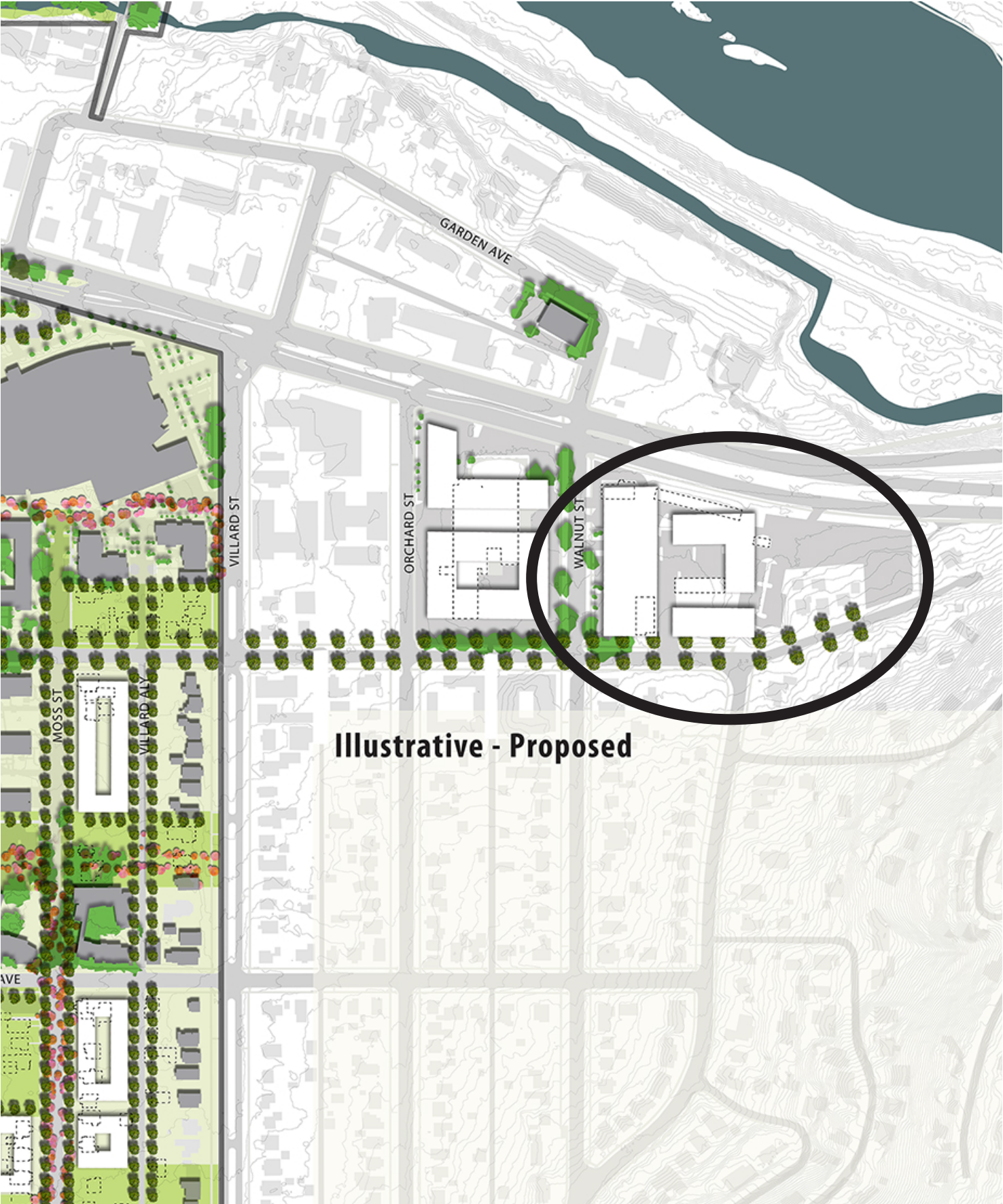


Field Size of 270' x 360'
(Optimal size to accommodate wide range of activities)

SITE: UO POLICE DEPARTMENT



EXISTING CONDITIONS



FRAMEWORK VISION PLAN

