



# NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT SUMMARY OF COMMUNITY STAKEHOLDER QUESTIONS

ISSUE	STATUS
Student population forecast	The Framework Vision Project was based on enrollment scenarios up to 34,000. While it is not certain how much we will grow, we are planning an open-space framework and circulation systems (pedestrian, bicycle, and vehicle) that would accommodate this growth.
Bike path location	The conditional use permit process will allow the university to show more than one possible bike path alignment. One option shows the bike path in the conservation setback (riparian fringe within 100 feet from top of bank) to allow for a bicycling experience closer to the river’s edge. Another option shows the bike path outside the conservation setback to allow for more riparian restoration.
Lighting of bike path	The S-RP zone requires a two-way continuous Class-1 bicycle path along the river and for it to have pedestrian-scale lighting. Therefore, we are proposing to light the bike path. We acknowledge the concern about the impact of the lighting on the riparian habit and will explore ways to mitigate negative impact.
Number of fields	The master site plan will allow for a total of four recreation fields sized to accommodate physical education and intercollegiate and intramural field sports. These fields will serve UO students participating in physical education, open recreation, club sports and intramural sports. It is intended for these fields to be year-round (artificial turf) with lights during operating hours. These fields represent a replacement of the current Riverfront Fields (two fields used as one) and an additional two. The current Riverfront Fields are not adequately sized, can’t be used year-round because they are natural grass, and can’t be used as long in the day because they don’t have lights. It was possible to reduce the number of fields from the stated need of five to four by placing two fields in a north-south orientation side-by-side to accommodate a larger number of sports. The size of the “double field” requires that it be located relatively close to the conservation setback area (100 feet from top of bank). Concerns include the impact of field lighting on wildlife and reduced opportunity for riparian restoration in that location. However, the Riverfront Fields are currently in the conservation area. Relocating and replacing them closer to the train tracks allows the opportunity for the entire conservation setback area to be restored. It is necessary to allow for the double field because it would replace the current Riverfront Fields as well as accommodate future enrollment growth with the added programming capacity and year-round playability. As confirmed by further study, a field the size of the Riverfront Fields does not exist anywhere else on campus, nor are there any other locations on or near campus that could accommodate a field configuration of this size. Note: Since the

	open house, the project team explored ways to reduce the length of double field so that it is now further from the conservation setback. It is now almost 200 feet from the top of bank.
Use of the current PE and REC fields on campus	The university's current recreation fields (four artificial turf fields and two grass fields) accommodate 723 students per year in physical education classes, 436 students per year in club sports, and approximately 5,037 per year (past 5-year average) in intramural sports. In addition, the fields serve open recreation, summer camps, and campus and community events.
Use of the current Riverfront Fields	The current Riverfront Fields accommodate Softball intramurals and club sports, including Men's Soccer, Women Soccer, Men's Ultimate, Women's Ultimate, Men's Lacrosse, Women's Lacrosse, Men's Rugby, Women's Rugby, and Cricket.
Use of the proposed fields	Just as the university's current recreation fields serve UO students who participate in physical education, open recreation, intramural sports, and club sports, the proposed fields will do the same. Their purpose is not for the use of the Athletics Department.
Lighting of fields	We are currently studying the impact of the field lights and exploring placement and height options to minimize light spillage. In addition, the master site plan allows for a tree buffer between the field lighting and riparian fringe.
Duration of field night time lighting	All new field lighting would be controlled to ensure that they would remain on only when needed. Currently, PE&REC operates field lighting until 11 pm. Ideal practice time for club sports is 6 pm to 10 pm.
Field surface	Because of the year-round need for fields, the proposed fields would be artificial turf. To avoid rubberized pellets getting into the Willamette River (i.e., from people tracking it or in the case of a flood), we would explore designs that use no infill or alternative infill.
Community use of fields	Top priority for the use of university recreation fields goes to UO students (physical education, open recreation, club sports, and intramural sports). However, PE&REC is open to conversations about community use of the fields. For example, PE&REC may rent out the fields for community uses during non-peak program times.
Riparian improvements	Examples of long-term riparian improvements include laying back the riverbank to more natural state, bank stabilization, invasive and non-native species removal, and revegetation with native species. The conceptual study shows options for how riparian improvement can be achieved in the project area. The riparian assessment and management report will provide specific recommendations for riparian improvements.

Use of the riverfront as an outdoor classroom	Several courses use the riverfront as an outdoor classroom. These include, but are not limited to, Biology 131 (Intro to Evolution), Ecology 370, Biology 4/542 (Systematic Botany), and a joint Biology/History/Geology/Environmental Studies course called Natural and Cultural History of Oregon. In a given year, a range of 338 to 433 students could be taking these courses. In addition, several landscape architecture studios have used the riverfront as a study focus.
Ecological function	The proposed master site plan has been developed based on the preservation of ecologically significant areas. These areas have been inventoried and assessed. Development is proposed in areas that are disturbed (due to the previous gravel mining use), previously developed, or previously impacted. The land use proposal will include recommendations for restoration and enhancement of significant areas, including the river's edge, riparian fringe, vernal pools, and remnant oak savannah. Therefore, the proposed master site plan will not decrease the ecological function of significant areas. The intention is to improve the ecological function.
Willamette River and Millrace Conservation setback	Much of the project area is in the Water Resources Conservation Overlay Zone (WR). The overlay zone requires a conservation setback of 100 feet from the Willamette River top of bank and a setback of 40 feet from the Millrace top of bank. The purpose of the WR Overlay is conservation. Uses would be limited to what is allowed in the WR Overlay, except that development would be allowed along the Millrace where land was previously developed.
Required 100-foot setback from the Willamette River	The code requires a minimum conservation setback of 100 feet from the Willamette River top of bank. As part of the land use application process, an applicant is not required to commit to more than a 100-foot setback. As part of further planning and as opportunities for projects arise, the university will determine the specific setback. As shown in the master site plan for the conditional use permit, limited development is proposed north of the tracks and most of the development would be almost 200 feet from the top of bank or well beyond 200 feet.
Status of vernal pools	The consultant team identified the likely existence of vernal pools on the western portion of the site during environmental field work. The vernal pools have not been formally delineated. Depending on the results of the delineation process, the vernal pools may have protected status.
Proposed building sites	Proposed building development areas are based on protecting natural resources and proximity to existing and planned development and infrastructure. Proposed building sites are based on the university's concept for an open-space framework in North Campus. Building sites show a maximum development scenario to allow for flexibility. The master site plan concept is based on concentrating building development south of the train tracks. Proposed building sites north of the tracks are limited to the westernmost end and the easternmost end.

<p>West end allowable building height and footprint (<i>site adjacent to EWEB property</i>)</p>	<p>We are proposing a height limit of 45 feet with an additional 15 feet for mechanical screening. This allows for a 3-story research building. The code requires no height limit in this area. For this 4 ½-acre development site, we are proposing a maximum building coverage of 18%. Comparably, the code requires a minimum landscaping provision of 40% living plant material, which approximately equates to an allowed building coverage of 40%.</p>
<p>East end allowable building height and footprint (<i>area north of the railroad tracks near the Riverfront Parkway underpass</i>)</p>	<p>We are proposing a height limit of 45 feet with an additional 15 feet for mechanical screening. This allows for a 3-story research building. The code requires no height limit in this area. This area is envisioned to have a mix of building heights from 15 feet to 45 feet, depending on their use and location within the area. For this 4 ½-acre development site, we are proposing a building coverage of 25%. Comparably, the code requires a minimum landscaping provision of 40% living plant material, which approximately equates to an allowed building coverage of 40%.</p>
<p>Building uses</p>	<p>The proposed buildings represent a maximum buildout scenario. None of the proposed new buildings have been assigned a specific use*. Uses will be determined as the needs arise and would be limited to what is allowed in the zone. The zone allows for university uses, research park uses, and a range of other uses that complement the university and research functions. *The exception is a parking structure that will be built as part of the Knight Campus project at the northeast corner of Riverfront Parkway and Millrace Drive, a location that is consistent with the Framework Vision Project.</p>
<p>Displacement of existing buildings or uses</p>	<p>If a new building is shown in the location of an existing building or use, this means that the building would be allowed to be built in that general location if the need arises. However, the Campus Plan requires any use that is displaced to be replaced, and in a location that is suitable for that use.</p>
<p>Safety improvements</p>	<p>As we heard from the community, safety is a top priority. Active university uses will draw people to the area. Riparian improvement, such as removing invasive vegetation, and river access will also help improve safety and deter camping. Realignment of the bike path provides the opportunity for UOPD to better patrol the area. Lights for the bike path and for the fields will also contribute to safety.</p>
<p>Service access north of the Tracks</p>	<p>We are proposing an access road for service vehicles adjacent to the train tracks. The purpose would be to access the fields and any uses in the eastern development area. We do not propose the road to continue across the Millrace Outfall. On the western development area, we propose service access at the rear of the proposed buildings along the tracks.</p>
<p>Parking</p>	<p>North of the tracks and east of the Millrace Outfall, only service, loading, and ADA parking is proposed because there will be an adequate supply of university parking just south of the railroad tracks including a planned multi-story parking structure on the northeast corner of Riverfront Parkway and Millrace Drive.</p>

	North of the tracks and West of the Millrace Outfall, we propose to allow for parking associated with the development. Parking would only be allowed to the rear or side of a building (along the train tracks) or in a structure associated with a building.
Area discussed by Community Stakeholder Group is only part of overall Master Site Plan	We focused the discussions on the area north of the tracks because of the strong public interest in that area. For the area south of the tracks, we refined the concepts from the Framework Vision Project, which was guided by an advisory group and included community outreach at that time.
Decision making	The project team developed an outreach process to understand the community's perspectives and to gain feedback that would help inform the development of the required master site plan. The project team has incorporated much of the feedback while trying to balance the needs of the university. The university will consider the feedback and make the final decision on the master site plan.
Funding	The purpose of the conditional use permit is to allow for potential development of university and research park uses over the next twenty years or more. Except for a parking structure that will be built as part of the Knight Campus for Accelerating Scientific Impact project, none of the proposed development, open space improvements, or concepts for ecological restoration in the master site plan are planned or funded yet.

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For more information: <http://cpfm.uoregon.edu/north-campus-conditional-use-permit>