



# Meeting Objectives

Receive CPC feedback on process

Review site history and background

Discuss scope of Campus Plan amendments

Receive initial feedback on proposed Design Areas and Open-space Framework

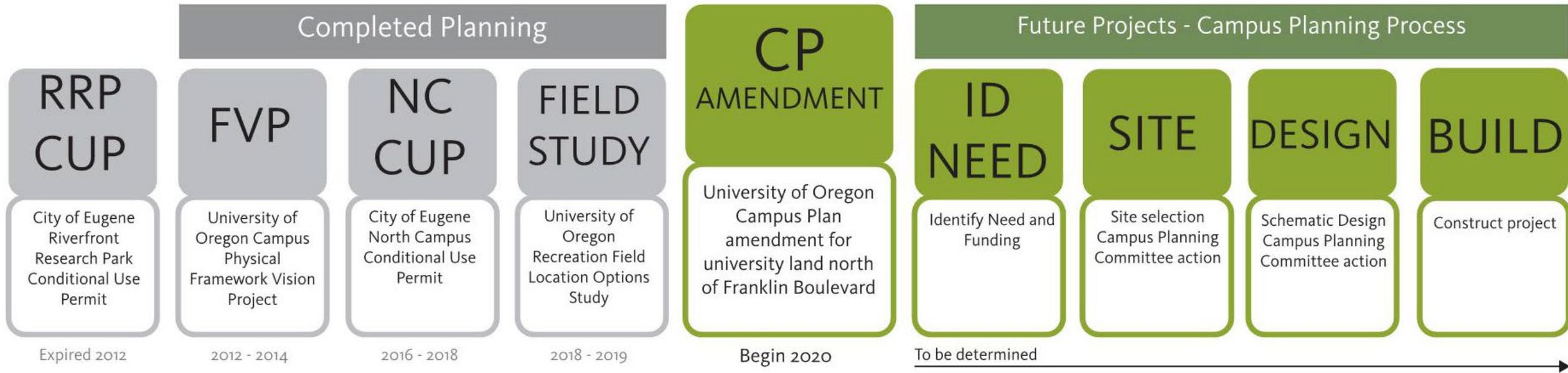


# Overall Process Diagram

## Summary of Land Use and Campus Processes

Related to University Land North of Franklin Blvd

January 2020



# Campus Plan Amendment Process Diagram

## Campus Planning Committee



## Outreach and Engagement

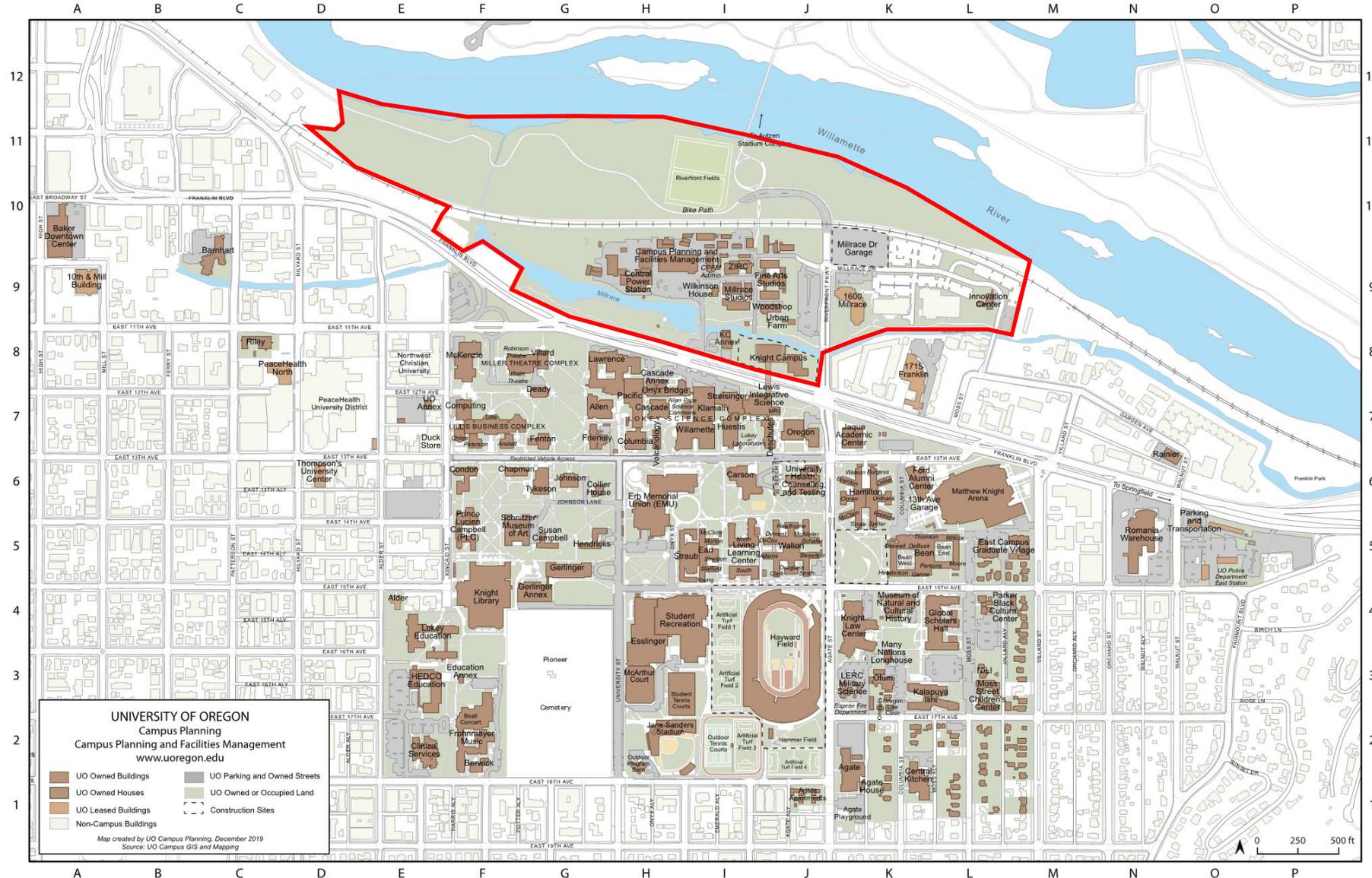


## Key Dates

- Jan 6: Winter Term Begins
- March 16-20: Finals Week
- March 30: Spring Term Begins
- June 8-12: Finals Week

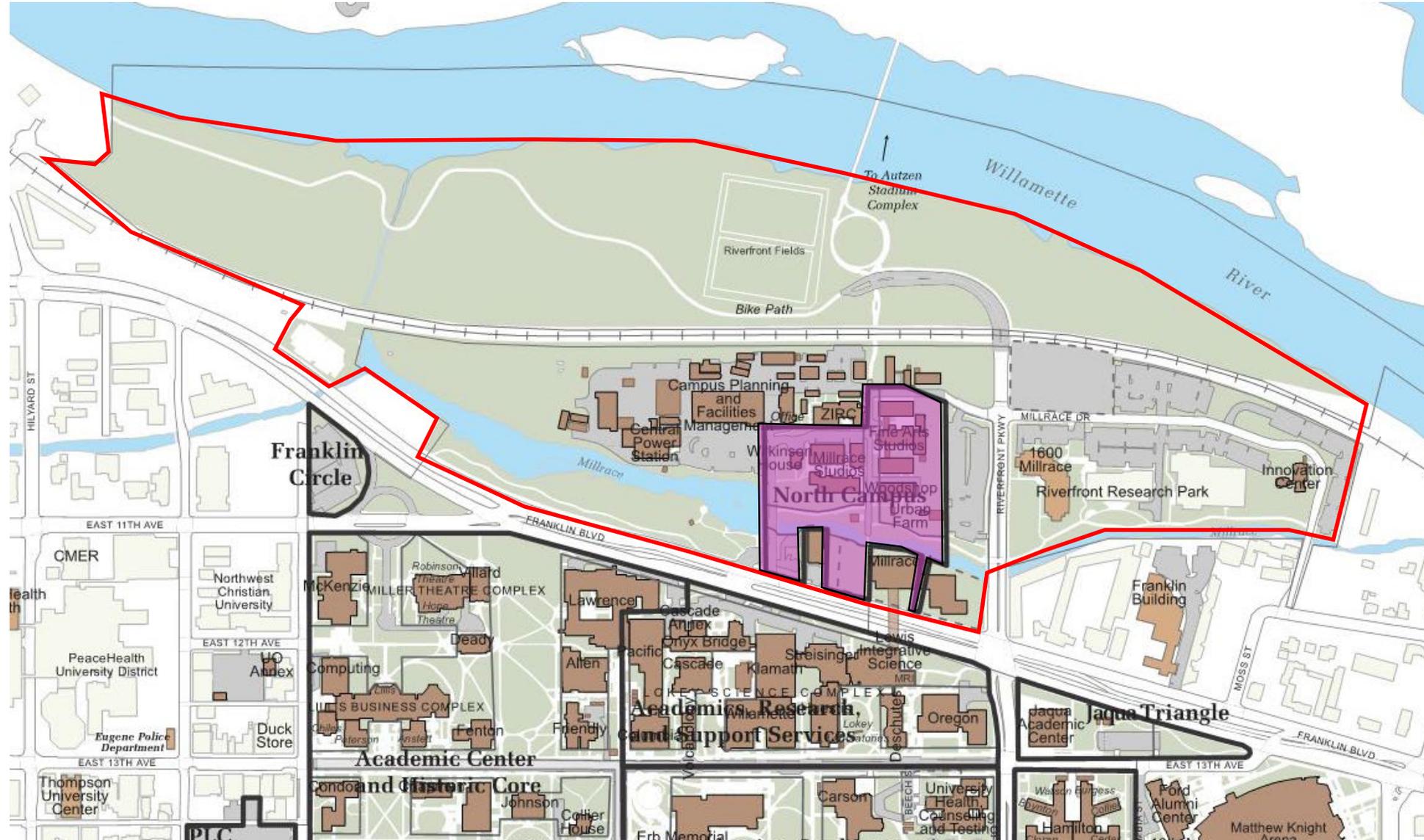
# Amendment Area

Amendment will include university land north of Franklin Boulevard

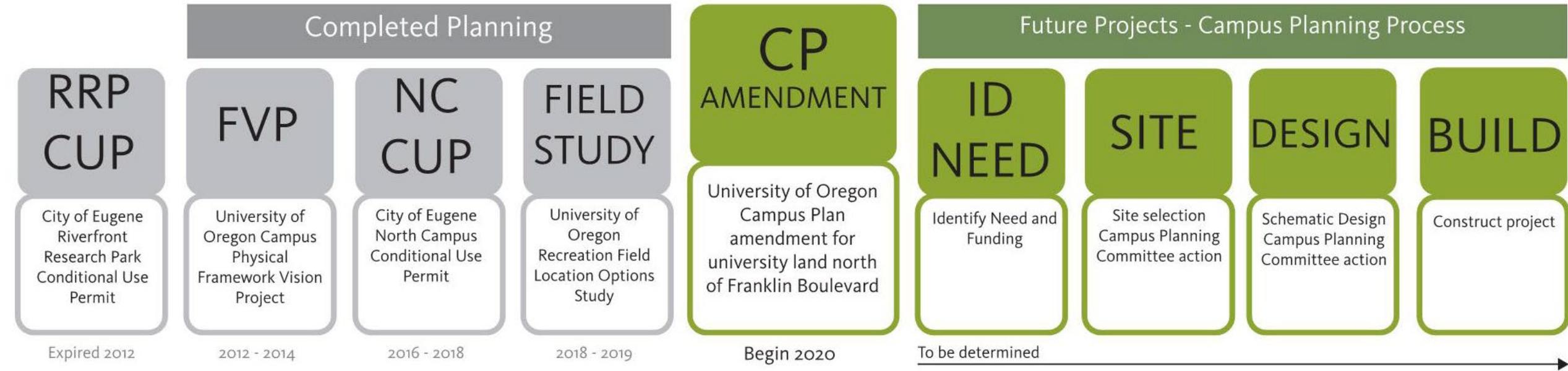


# Amendment Area

Existing North Campus Design Area only includes a small portion of the university's land north of Franklin Boulevard



# Background and Previous Studies



## Other relevant studies

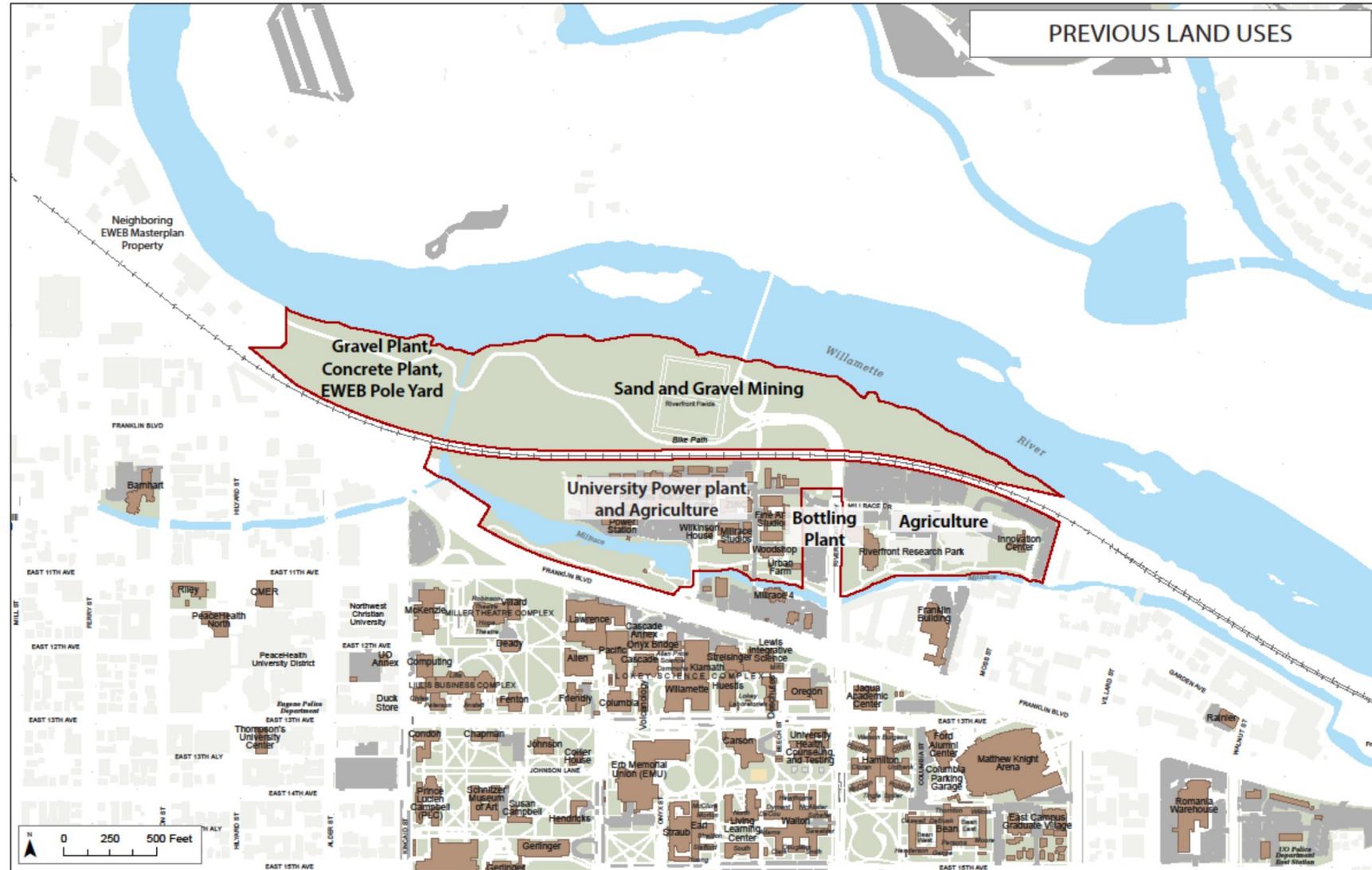
- CPFM Facilities Feasibility Study

# Site History

## Site History

Prior to university ownership the primary use of this land was industrial and agricultural

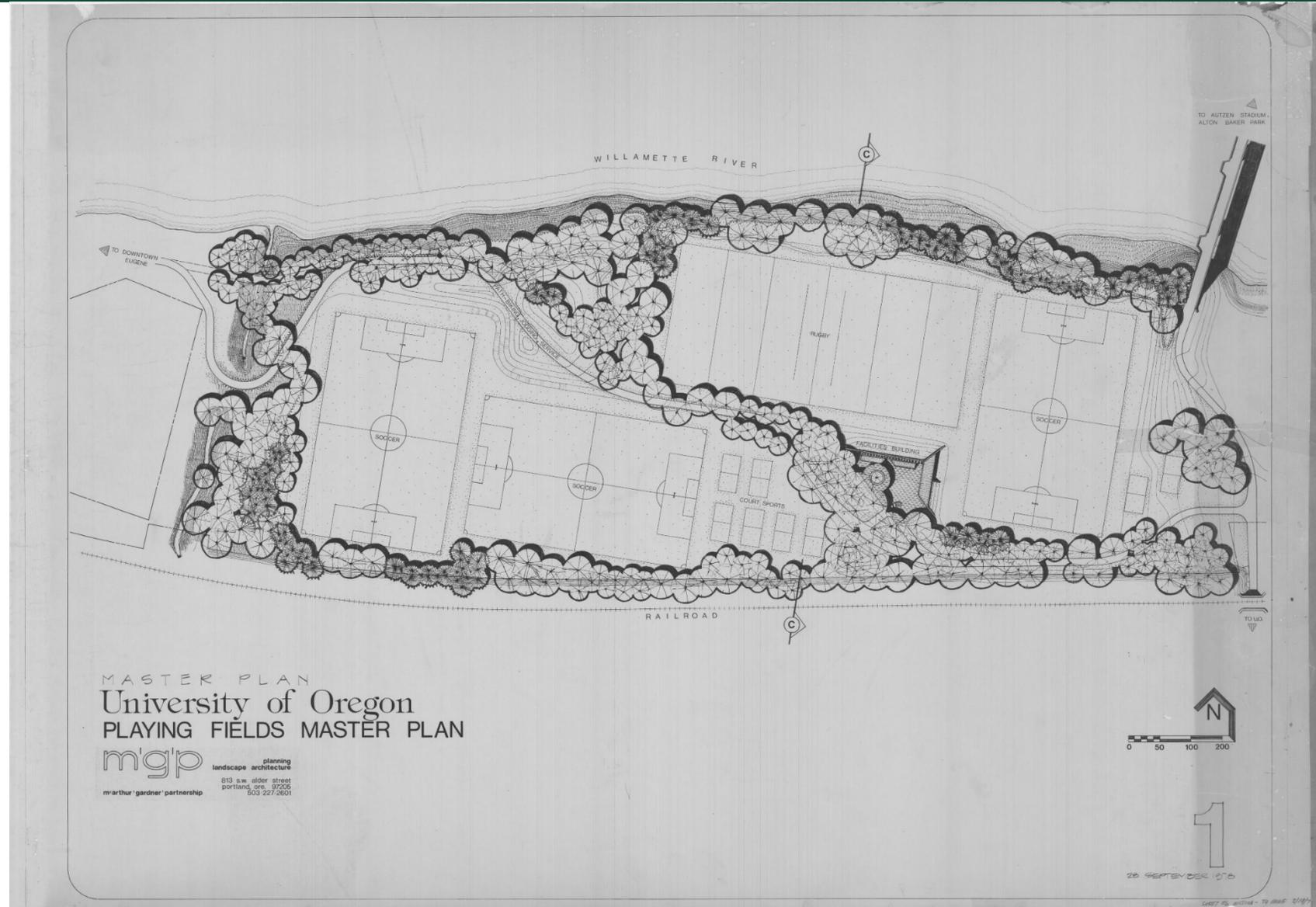
University purchased the land north of the railroad tracks in 1968



# Site History

## Site History

In 1976 land east of the Millrace outfall was master planned for playing fields



# Site History

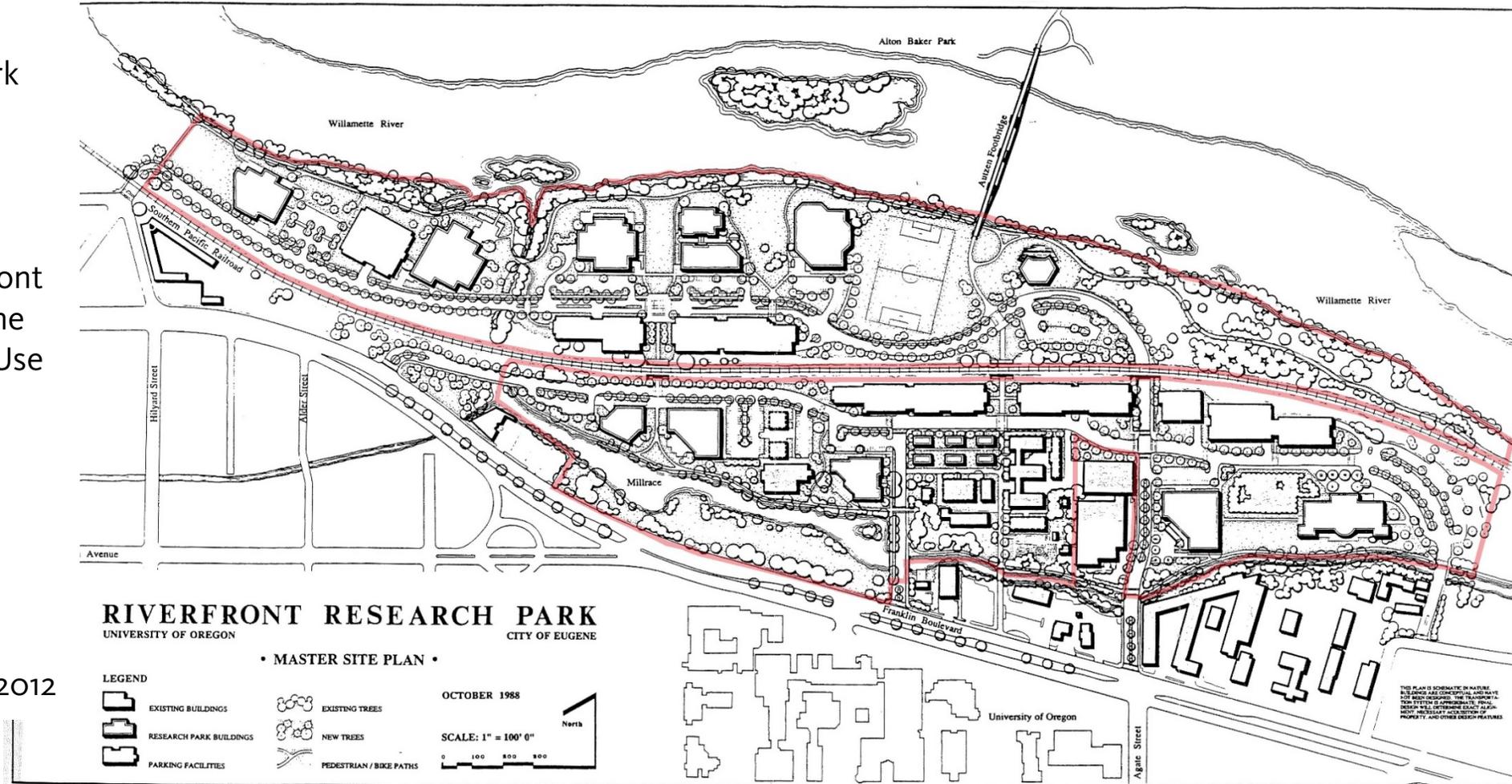
## Site History

In 1988 the Riverfront Research Park was created as a City/University partnership

Special Area Zoning for the Riverfront Research Park was established in the City Code requiring a Conditional Use Permit

Approved Master Site Plan for the Riverfront Research Park

Conditional Use Permit expired in 2012



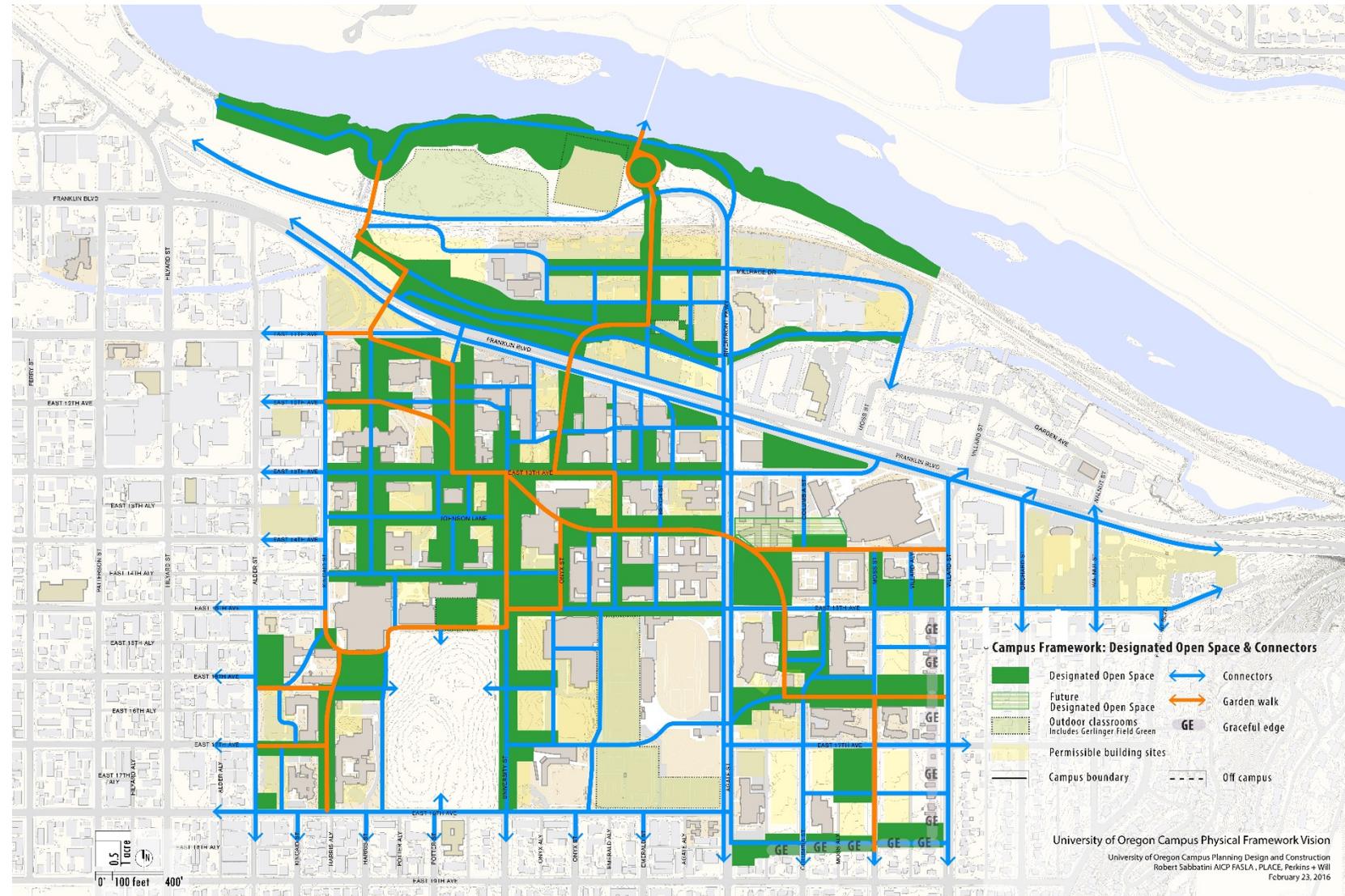
# Campus Physical Framework Vision Project

## Fundamental Question

Can the campus accommodate growth while respecting and enhancing its beauty and culture demonstrated in its landscape and ensemble of buildings?

FVP is a resource to the Campus Plan providing greater specificity to inform decisions to accommodate growth and change while enhancing the campus's beauty, legacy, and functionality

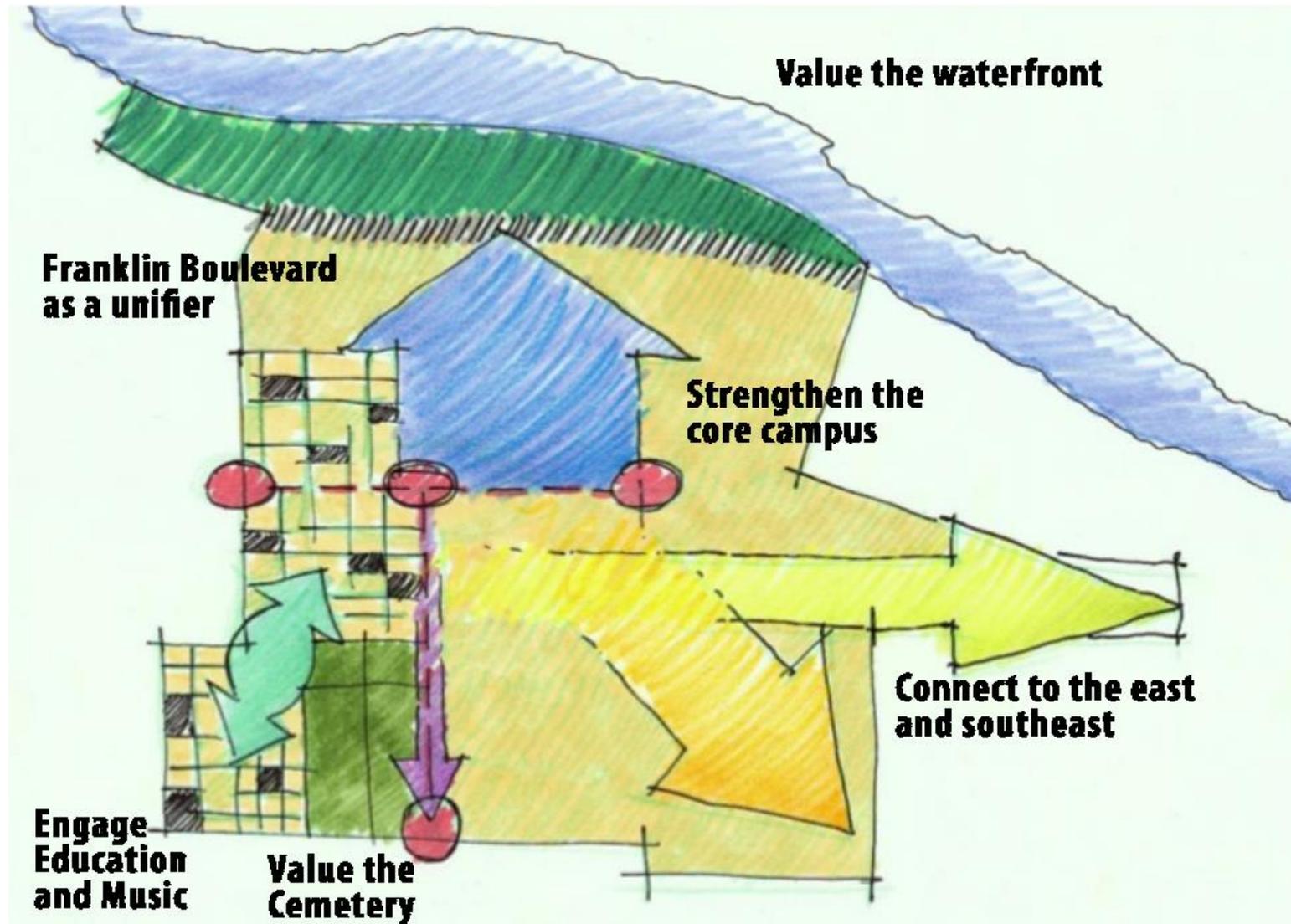
Informed by Space Needs Analysis



# Campus Physical Framework Vision Project

## Campus Framework Findings

1. Open space and connectors are the key elements of the campus framework
2. The campus framework will create a cohesive campus as the university expands north connecting to the Willamette River
3. The university needs to present a positive image along the campus edges and corridors
4. Area south of tracks identified as area best suited for development of campus buildings
5. Campus can meet expansion needs by building upon the established and well-functioning campus framework of open spaces and pedestrian corridors





## Preliminary Framework

Analysis of campus character, open space, circulation patterns, and context led to a preliminary campus framework

# Conditional Use Permit

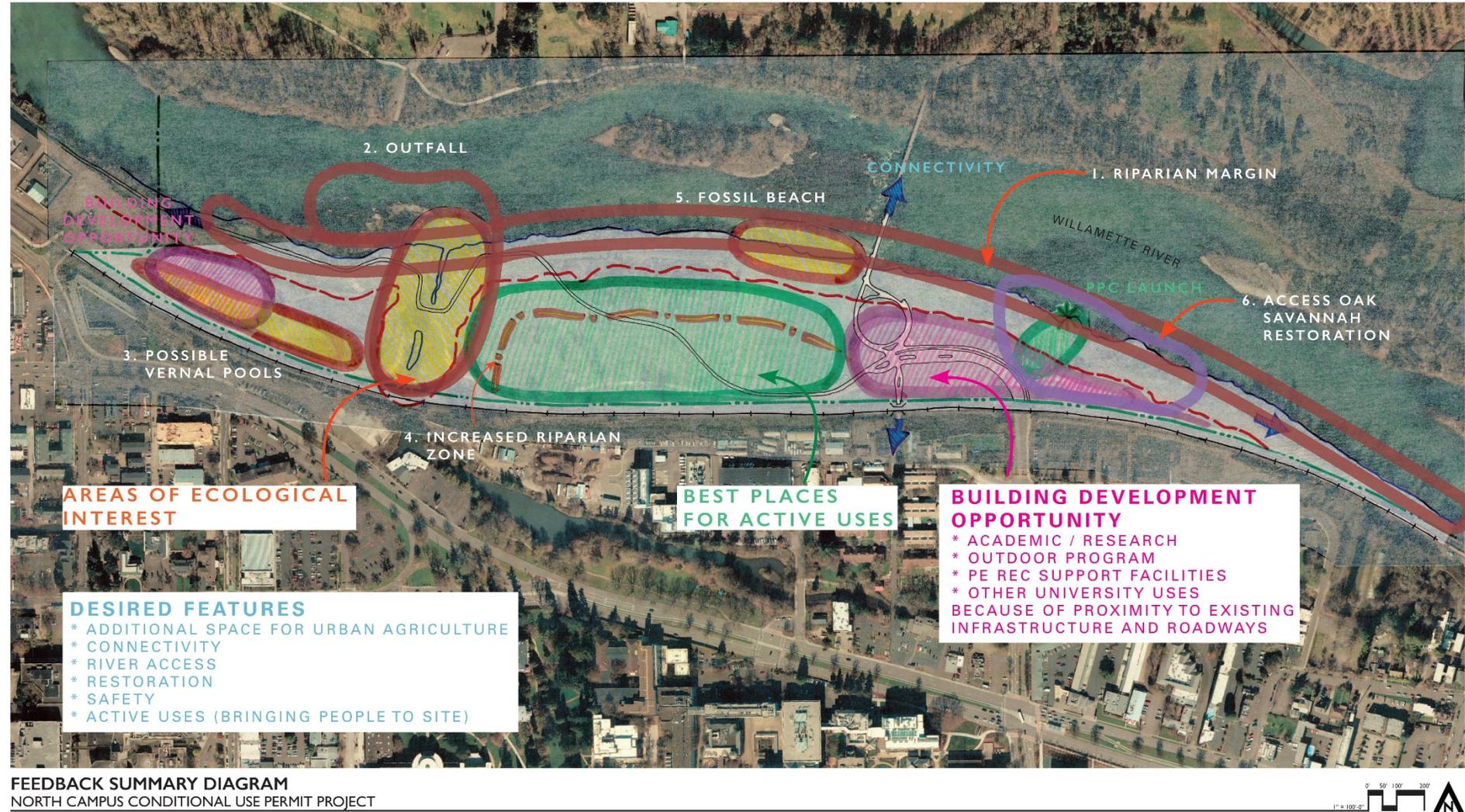
## Goals

Connect people to the Willamette River

Accommodate essential future development, allowing the University of Oregon to meet its mission

Accommodate university needs as a whole on university owned land

Allow for flexibility



STAMP

Checked: \_\_\_\_\_ CM  
Drawn By: \_\_\_\_\_ VS  
Checked: \_\_\_\_\_  
Project #: 1733 E  
Date: Feb. 9, 2018

Rev. #: \_\_\_\_\_ Date: \_\_\_\_\_  
# \_\_\_\_\_ ddm/yyyy

LAND USE  
SUBMITTAL

SHEET TITLE

MASTER SITE PLAN -  
SITE PLAN

SHEET #

L02

# Conditional Use Permit

The Master Site Plan is based on the Framework Vision Project and informed by feedback from university and community stakeholders

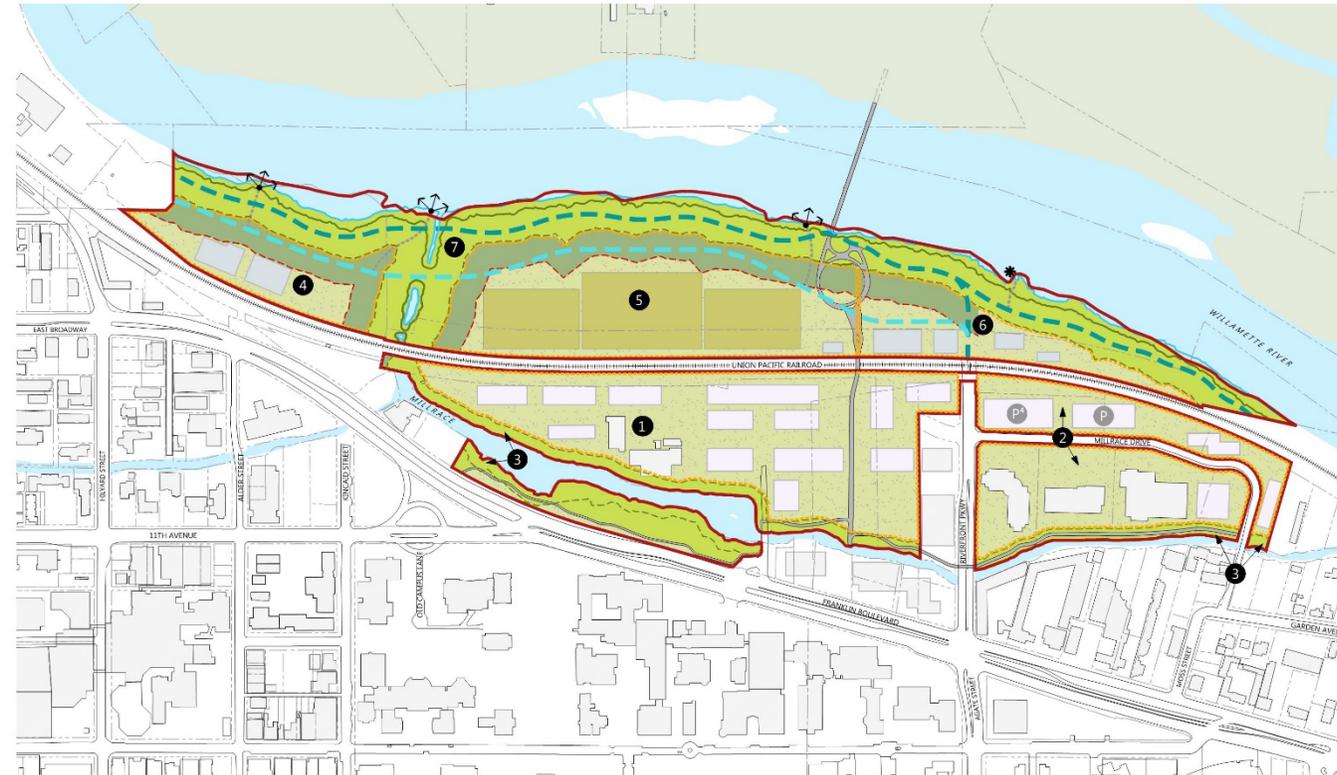
City Land Use Requirement

Establishes conservation setback 200' from top of bank along most of river edge

Concentrates most building development south of the tracks

Establishes building coverage and heights well below city code allowances

Addresses key interests in bicycle and pedestrian connectivity, river access, riparian restoration, safety, and active uses



- LEGEND**
- RIVERFRONT PARK SPECIAL AREA (S-RP) ZONE
  - REQUIRED CONSERVATION AREA
  - RIPARIAN ENHANCEMENT AREA<sup>1</sup>
  - DEVELOPMENT SITE<sup>2</sup>
  - EXISTING BUILDING
  - FUTURE BUILDING<sup>1</sup> South of Tracks Building footprint scenario compliant with code
  - FUTURE BUILDING<sup>1</sup> North of Tracks Maximum Potential Building Footprint
  - FUTURE BUILDING<sup>1</sup> Outside Project Area
  - PHYSICAL EDUCATION AND RECREATION FIELDS<sup>1</sup>
  - ORDINARY HIGH WATER
  - TOP OF BANK
  - CONSERVATION AREA SETBACK (100-ft)
  - RIPARIAN ENHANCEMENT AREA SETBACK (200-ft)
  - BIKE PATH OPTIONS<sup>1</sup>
  - TRAIL<sup>1</sup>
  - VIEWPOINT<sup>1</sup>
  - PADDLE CRAFT LAUNCH<sup>1</sup>
  - PARKING STRUCTURE<sup>1</sup>
  - AREA ID

- NOTES**
- <sup>1</sup> General location
  - <sup>2</sup> Development Site: Area in which development can occur, subject to code standards and North Campus Regulatory Plan. Includes potential buildings, a comprehensive network of open spaces and pathways (i.e. the campus open-space framework), and all site elements associated with permitted uses, such as but not limited to landscape, pathways, site furniture, transportation circulation, utilities, and public art.
  - <sup>3</sup> Riparian Enhancement Area and Setback: No buildings or recreational fields permitted within this setback.
  - <sup>4</sup> Known Project

**DESCRIPTION**

The Conceptual Site Plan depicts a scenario of potential maximum or likely development over the course of decades and duration of the conditional use permit. Proposed development is required to conform to the code standards and restrictions in the Regulatory Plan. The Conceptual Site Plan illustrates potential buildings and recreation fields within the development sites. The arrangement and location of buildings and fields is not intended to be precise, but the general location relative to regulatory boundaries established in the code and Regulatory Plan. North of the tracks, the building and field footprints represent the maximum footprint that might occur. South of the tracks, the building footprints represent a likely development pattern based on typical university development that complies with the allowances in the code.

**TABLE L02-1 DETAILED SITE COVERAGE**

AREA ID	EXISTING BUILDING FOOTPRINT <sup>1</sup>			PROPOSED BUILDING FOOTPRINT			PROPOSED RECREATION FIELD FOOTPRINT			SITE ELEMENTS Open Space, Landscape, and Hardscape			CONSERVATION AREA			RIPARIAN ENHANCEMENT AREA			TOTAL		
	SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%	SF	AC	%
1	10,465	0.24	1%	192,000	4.41	20%	-	-	0%	547,275	12.56	73%	-	-	0%	749,740	17.21	100%	-	-	-
2	80,930	1.86	17%	86,000	1.97	18%	-	-	0%	319,460	7.33	66%	-	-	0%	486,390	11.17	100%	-	-	-
3 <sup>4</sup>	-	-	0%	-	-	0%	-	-	0%	29,370	0.67	11%	247,970	5.69	89%	277,340	6.36	100%	-	-	-
4	-	-	0%	32,000	0.73	15%	-	-	0%	80,390	1.85	36%	-	-	0%	107,890	2.48	49%	220,270	5.06	100%
5	-	-	0%	3,000	0.07	0.5%	305,000	7.00	47%	163,040	3.74	25%	-	-	0%	183,870	4.22	28%	654,910	15.03	100%
6	-	-	0%	33,600	0.77	16%	-	-	0%	125,185	2.87	61%	-	-	0%	45,185	1.04	22%	203,970	4.68	100%
7	-	-	0%	-	-	0%	-	-	0%	-	-	0%	781,270	17.94	100%	-	-	0%	781,270	17.94	100%
<b>TOTAL</b>	<b>91,395</b>	<b>2.10</b>	<b>2.7%</b>	<b>346,600</b>	<b>7.96</b>	<b>10.3%</b>	<b>305,000</b>	<b>7.00</b>	<b>9.0%</b>	<b>1,264,510</b>	<b>29.03</b>	<b>37.5%</b>	<b>1,029,240</b>	<b>23.63</b>	<b>30.5%</b>	<b>336,945</b>	<b>7.74</b>	<b>10.0%</b>	<b>3,373,690</b>	<b>77.45</b>	<b>100%</b>

<sup>1</sup> Power station in Area 1 existed prior to May 11, 1987 and is excluded from coverage calculations per code. Research park buildings in Area 2 were built after May 11, 1987 and are included in coverage calculations.  
<sup>2</sup> Some developments may occur on prior developed land as allowed per code.  
 SF: Square Feet  
 AC: Acres

**TABLE L02-2 PROPOSED NEW BUILDING GSF**

AREA ID	BUILDINGS		
	SF	MAXIMUM HEIGHT	GSF
1	192,000	85	960,000
2	36,000	85	180,000
3	0	0	0
4	32,000	45	96,000
5	3,000	15	3,000
6	33,600	37	100,800
7	-	0	-
<b>TOTAL</b>	<b>336,600</b>	<b>85</b>	<b>1,339,800</b>

SF: Square Feet  
 Maximum Height: Feet  
 GSF: Gross Square Feet

1 CONCEPTUAL SITE PLAN  
1" = 200'-0"



\* All future development of the land subject to this North Campus Master Plan shall be subject to all applicable standards of the Eugene Land Development Code in effect at the time of each building permit application.  
 \*\* No buildings may be constructed within the Willamette River and Millrace protective area.

Riparian restoration along riverfront

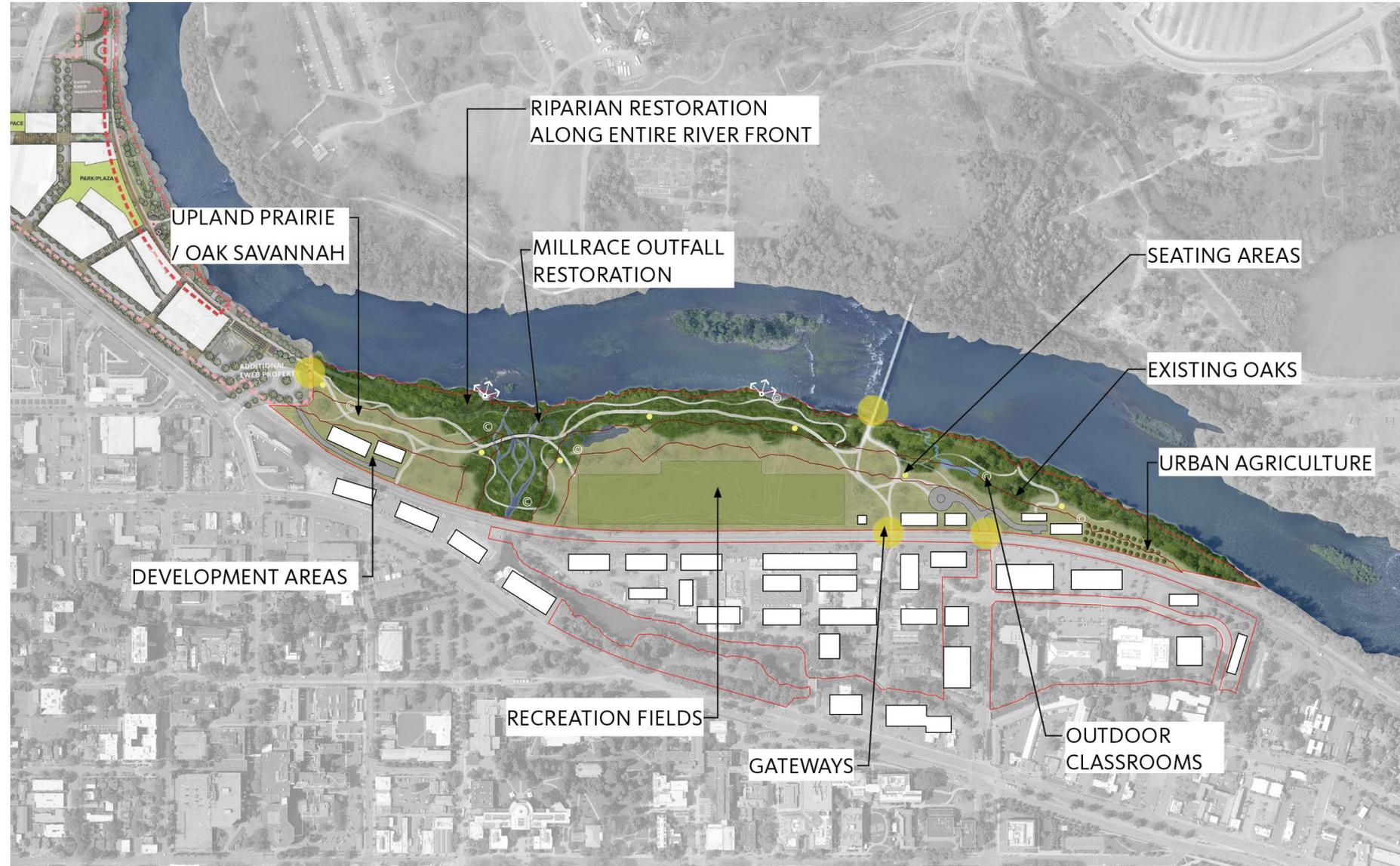
Provide access to the river

Passive and active recreation

Outdoor and experiential learning

Limited building development

Connection to downtown



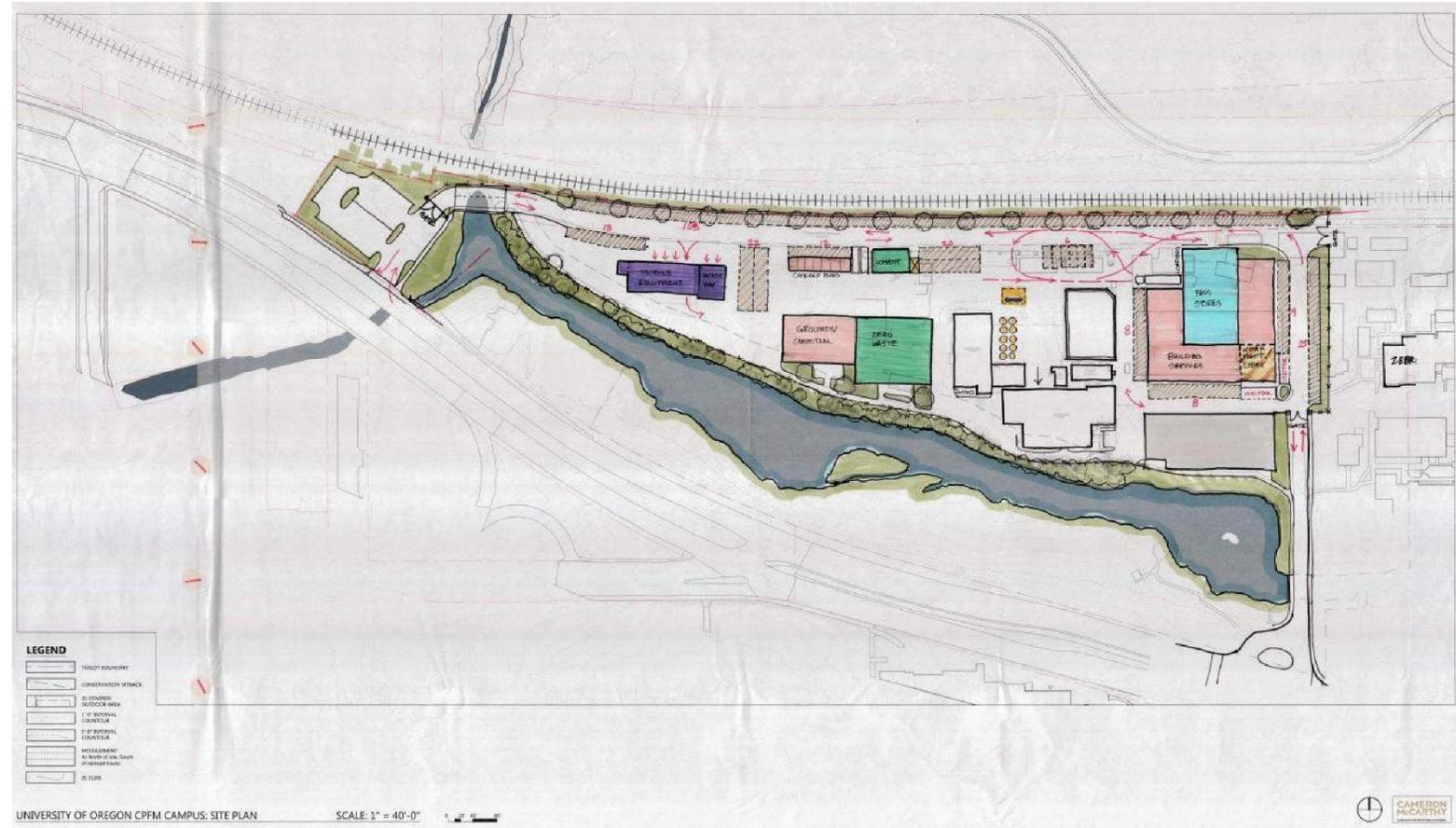
# Previous Studies

## CPFM Facilities Study Summary

Most of the land west of Onyx Street needed for campus operations, power plant, etc.

## Recreation Field Location Options Study

Assessed options on and off campus for fields.



CONCEPTUAL SITE PLAN  
MARCH 21, 2018



Campus Plan amendment will incorporate university land north of Franklin Boulevard focusing on three primary Principles

Principle 2 – Open-space Framework

Principle 3 – Densities

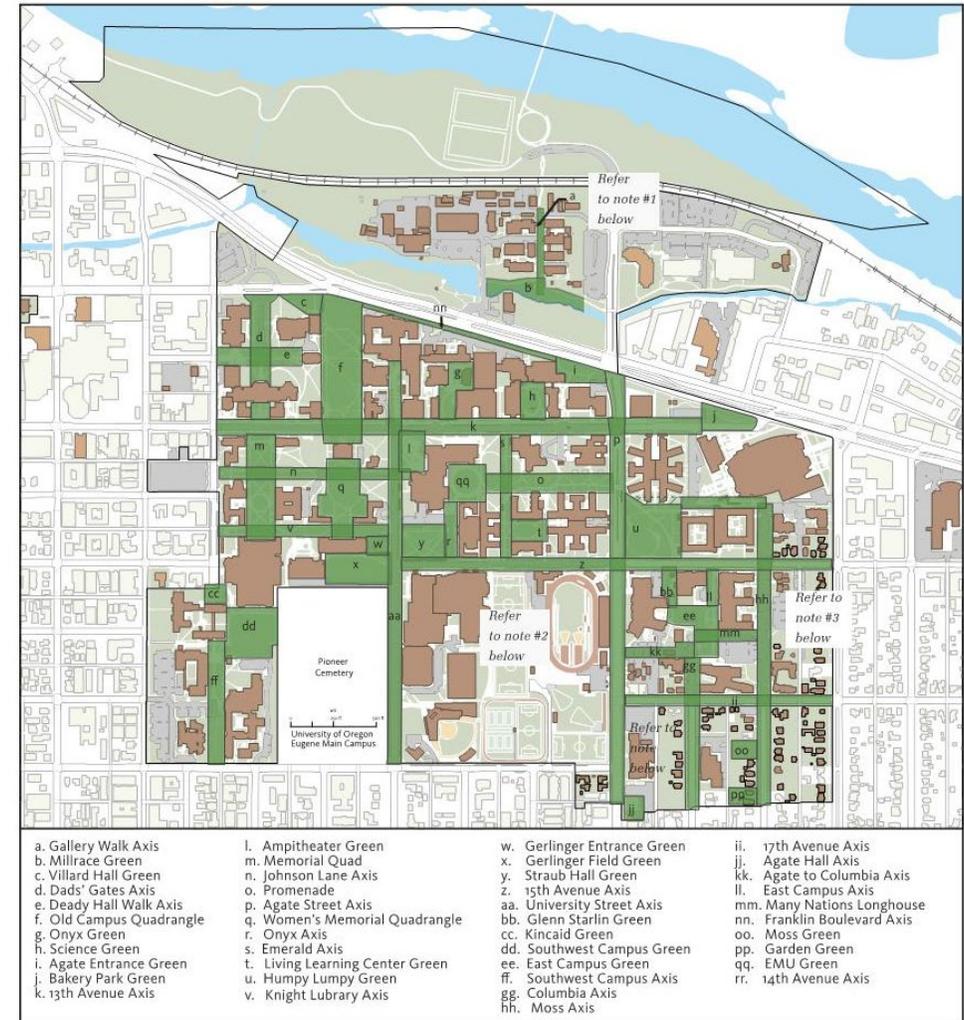
Principle 12 – Design Area Special Conditions

# Principle 2 – Open-space Framework

## Principle

The University of Oregon campus is organized as a system of quadrangles, malls, pathways, and other open space and their landscapes. This organizational framework not only functions well, but also serves as a physical representation of the university’s heritage.

As opportunities arise, the fundamental and historic concepts of the university’s open-space framework and its landscape shall be preserved, completed, and extended.



Map 3: Designated Open Spaces

# Principle 2 – Open-space Framework

## Principle Refinements

- Designated Open Spaces
- Pathways
- Campus Edges

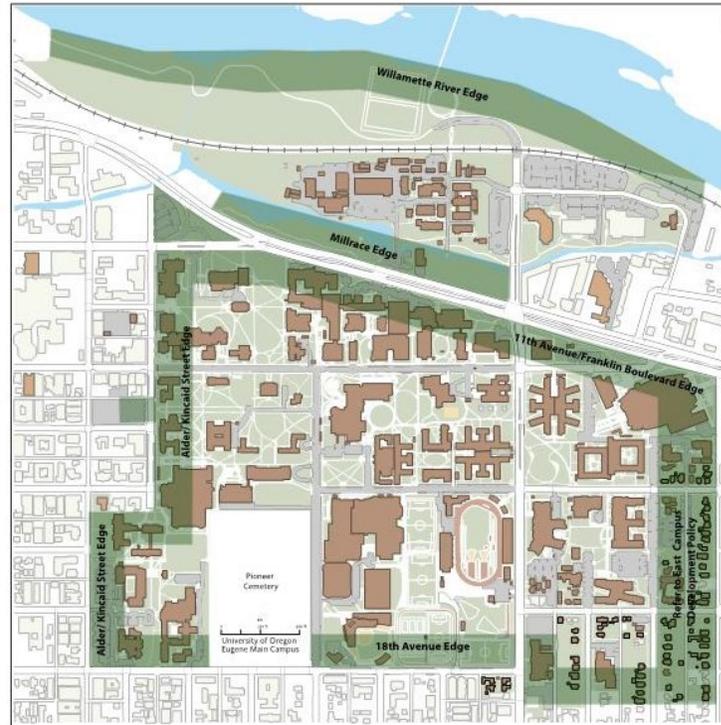


Diagram of Campus Edges

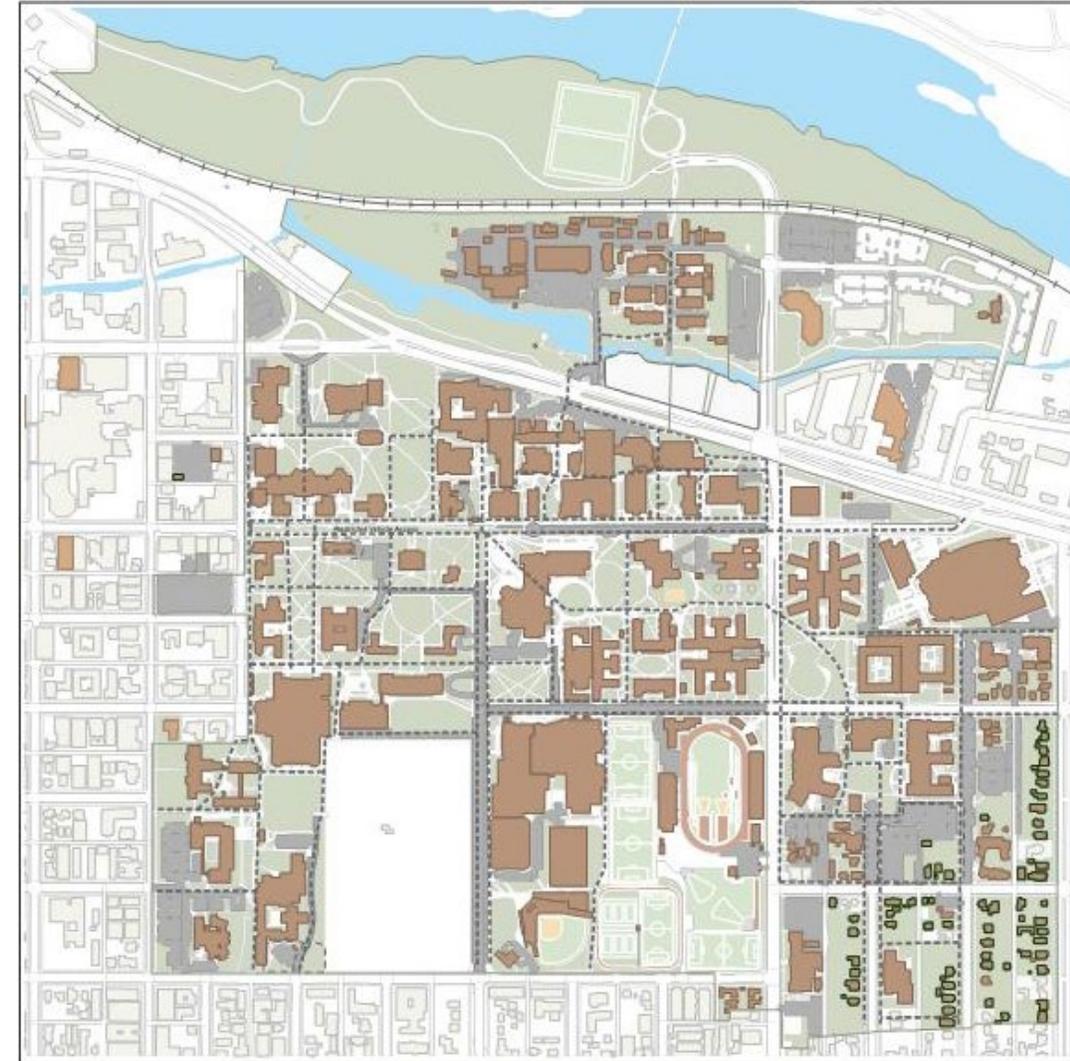


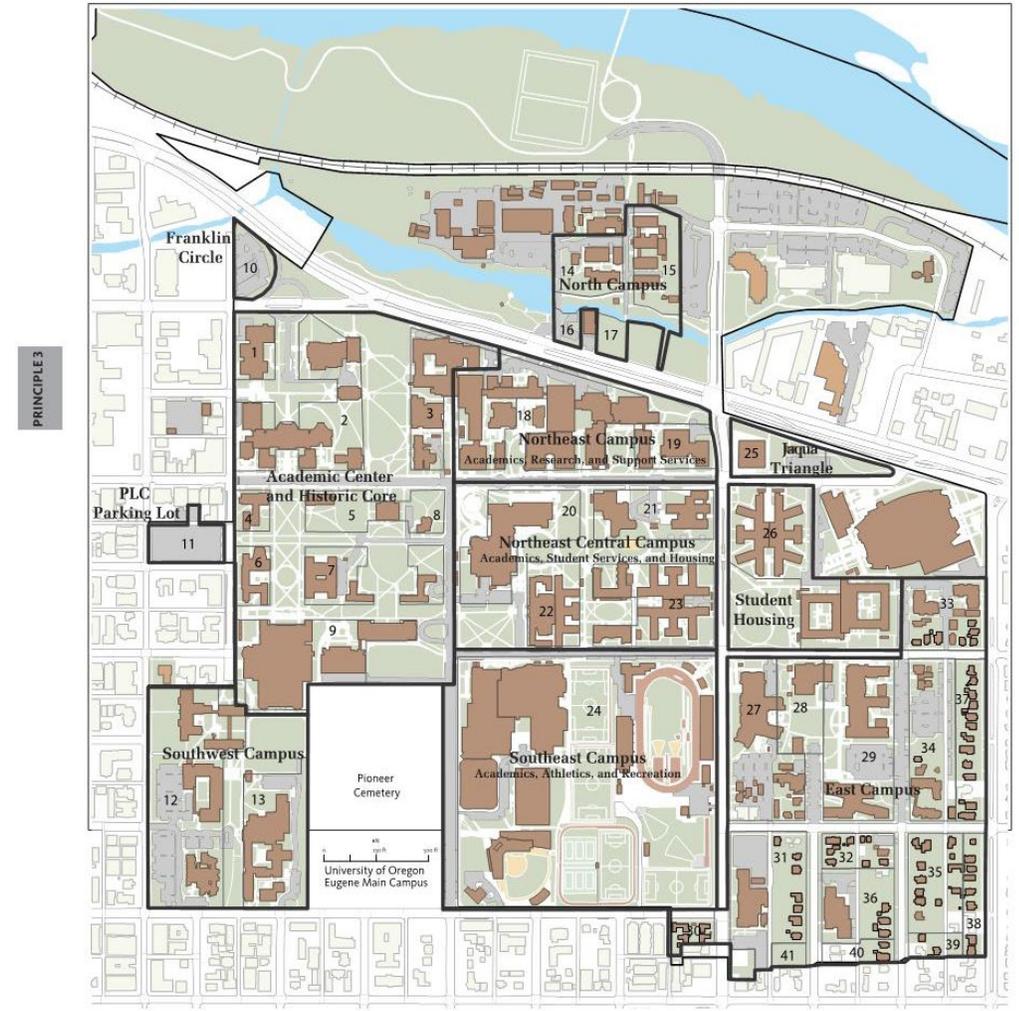
Diagram of Pathways

# Principle 3 – Densities

## Principle

Development densities are established to preserve the historic character of the university campus as a setting conducive to thoughtful and reflective endeavor, while at the same time allowing for accommodation of new facilities.

To control the look and feel of the campus, no construction project shall result in a density in excess of the maximum densities established.



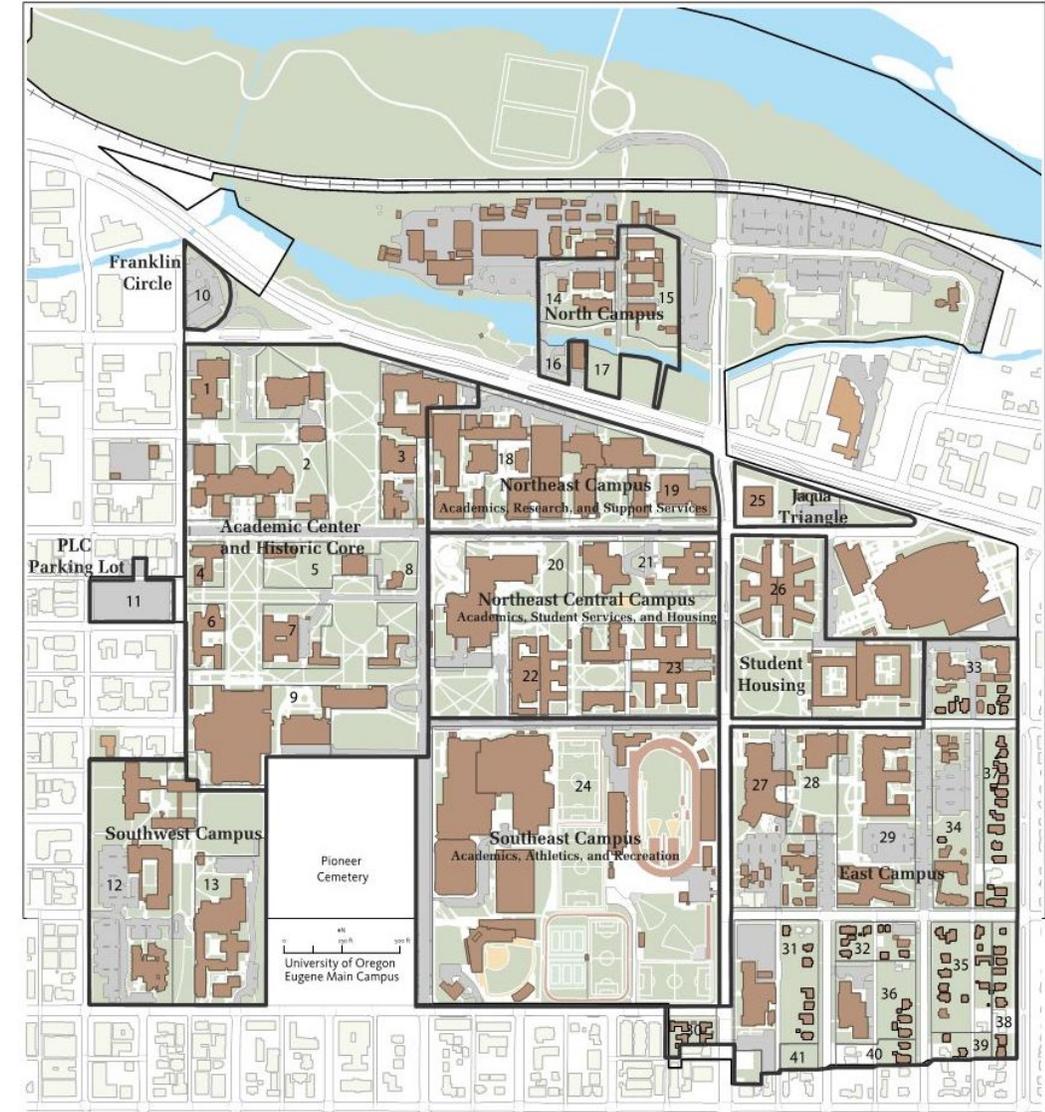
Map 5: Design Areas

# Principle 12 – Design Area Special Conditions

## Principle

The campus is composed of approximately 295 acres. Within this vast area smaller areas of campus exist, each with its own distinct feel and history. High-quality development requires attention to the unique details that give each of these Design Areas its own character.

To ensure that the unique characteristics of specific areas are not overlooked, all proposed construction projects shall consider the special conditions noted in the Design Area Special Conditions

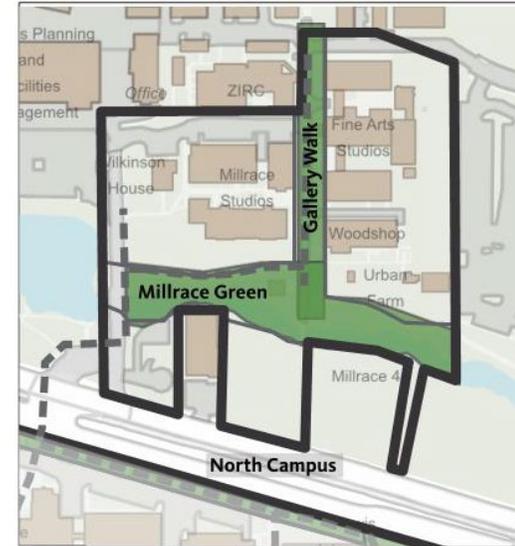


# Principle 12 – Design Area Special Conditions

## Organized by Design Areas

- Area-wide space-use comments
- Campus Edges

Design Area NORTH CAMPUS



This Design Area is used primarily by activities associated with the College of Design. A Willamette-Greenway Permit from the City of Eugene is required. A large section of this area was previously the Riverfront Research Park. Additional work is needed to integrate the entire North Campus Area into the Campus Plan.

**Area-wide Space Use Comments**

The academic program of the College of Design includes certain uses that are somewhat industrial in nature and may not be compatible with more traditional campus activities. Space within this area should be reserved for expansion of these uses, although sites within this area along Franklin Boulevard are suitable for other uses linked to the main campus. With this exception, priority for building space use and development should be given to programs of the college.

The size of the Design Area is 287,968 square feet. Approximately 26% is Designated Open Space.

Potential building sites are limited by the need to maintain adequate active open space for outdoor uses associated with the college's program, including the Urban Farm program. Although the Urban Farm is not identified as a Designated Open Space, it should be preserved as an Outdoor Classroom. (See "Outdoor Classrooms" in "Principle 4: Space Use and Organization," [page 42.](#))



Franklin Boulevard separates this area from the main campus. In order to minimize dangers to pedestrians and bicyclists, programs located in facilities north of Franklin Boulevard should be limited to those that do not encourage frequent crossings of this busy street (for example, two-hour to four-hour studio sessions are preferred over fifty-minute class sessions).

# Principle 12 – Design Area Special Conditions

## Designated Open Space Design Area Special Conditions

- Current Use
- Form
- Pathways/Gateways
- Trees/Landscape
- Opportunities and Constraints

### GALLERY WALK AXIS



#### Current Use

This axis is the primary connector, both visually and functionally, for the Fine Arts buildings in the area. It is used primarily by pedestrians and bicyclists. Pedestrians are traveling from building to building and to the main campus. Bicyclists are traveling from the bike paths along the river and the Millrace and connecting to the main campus. The axis also accommodates service vehicles and drop-off parking and provides access to small parking lots within the North Campus Area.

#### Form

This axis is defined by low-scale buildings located to the west and east. It has no clear edges on the north and south ends.

#### Pathways/Gateways

The north end of this axis is the northernmost entrance to the university and is not well marked. As noted above, it is a major pedestrian link for the Fine Arts buildings and is a major bicycle route. No official crossing exists at the southern end on Franklin Boulevard. (Refer to the Science Green in the Sciences and Support Services Design Area on page 94 for further information.) The pathway along Onyx Street, which connects this axis to the main

campus, is an important link between the Architecture and Allied Arts' facilities south of Franklin Boulevard and those north of Franklin Boulevard.

#### Trees/Landscape

There are no trees of distinction within the axis.

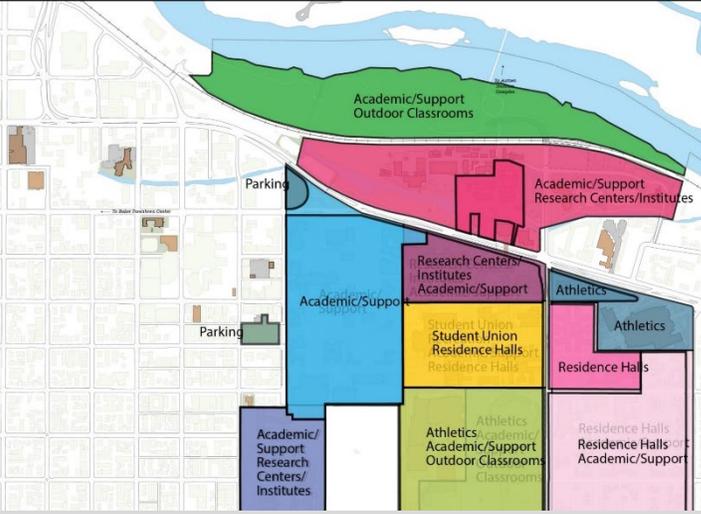
#### Opportunities and Constraints

Gallery Walk is a major pedestrian and bicycle route through the area and is to be protected from encroachment by buildings. Further work is required to define the desired character of this axis and to determine how to enhance it with development and trees. Deciduous canopy trees may be more appropriate than conifers. An opportunity to mark the entrance to the campus exists at its northern end.

Additional work is needed to integrate the entire North Campus Area into the Campus Plan.

# Design Areas

Campus Map 2019  
For Use Only  
Campus Planning and Facilities Management  
www.uoregon.edu  
Updated: October 15, 2019  
Map created for 2019 Campus Planning  
Map Source: Google GTS and Mapping

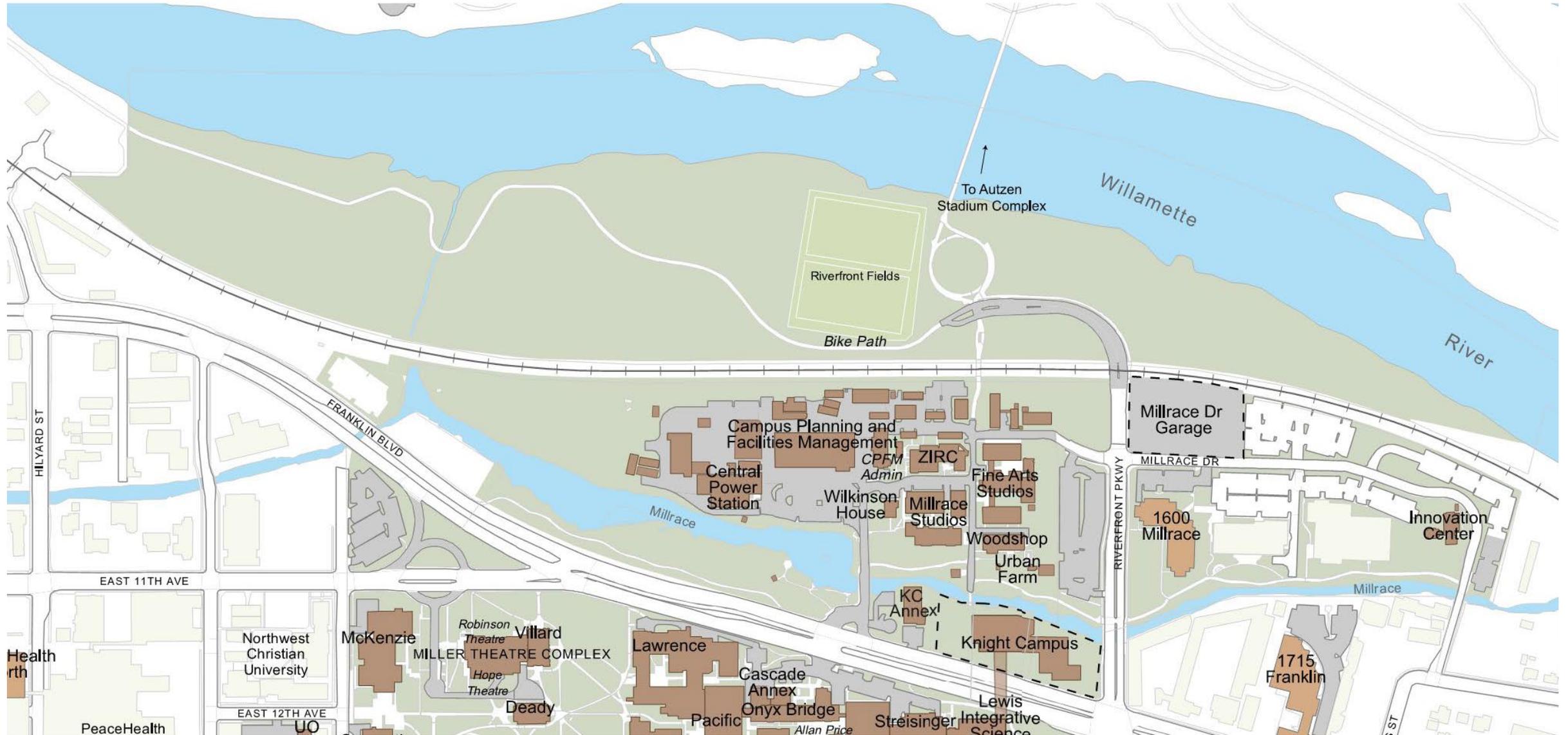


FVP Proposed Design Areas

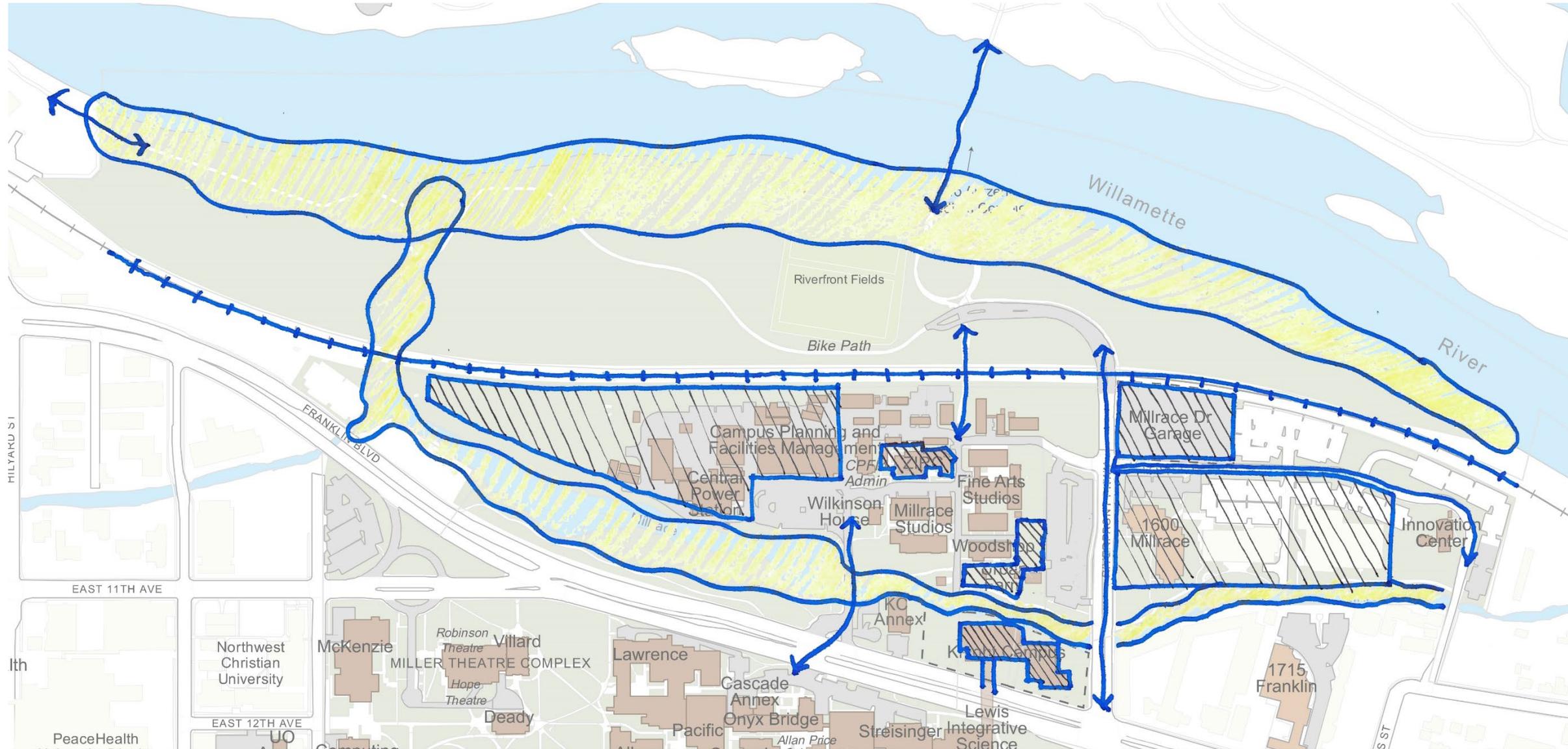


Proposed Design Areas

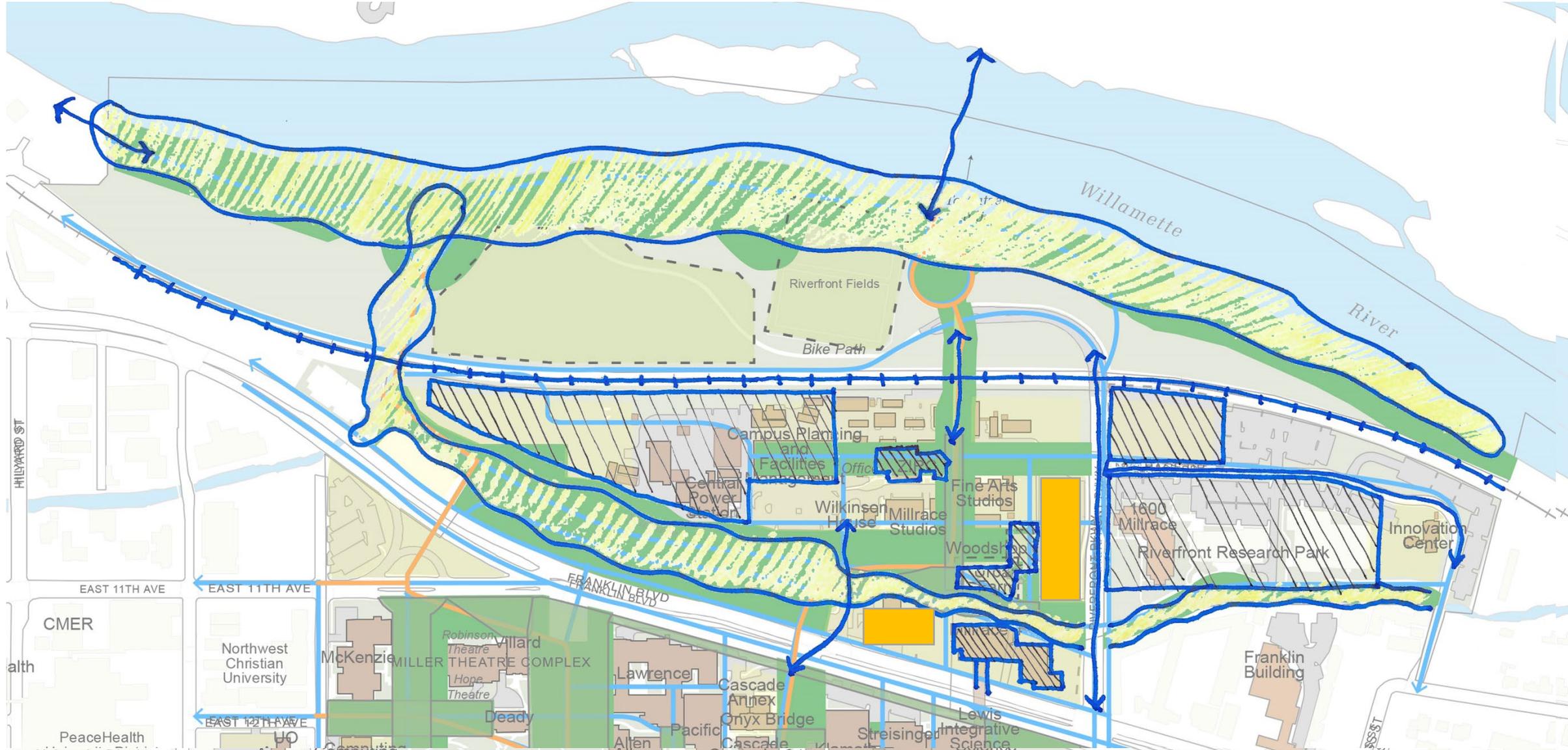
# Open-space Framework - Analysis of Existing Elements



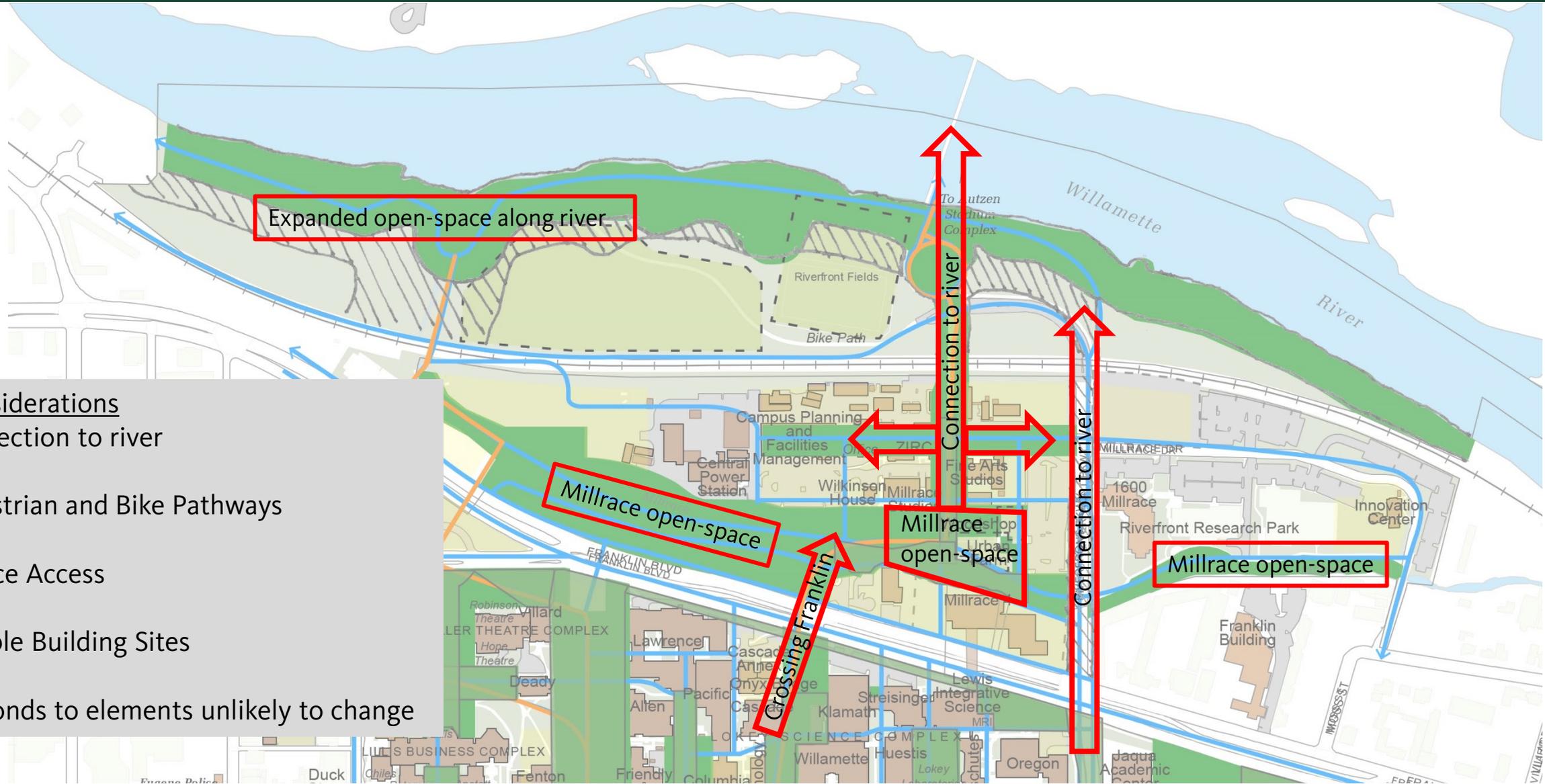
# Open-space Framework - Analysis of Existing Elements



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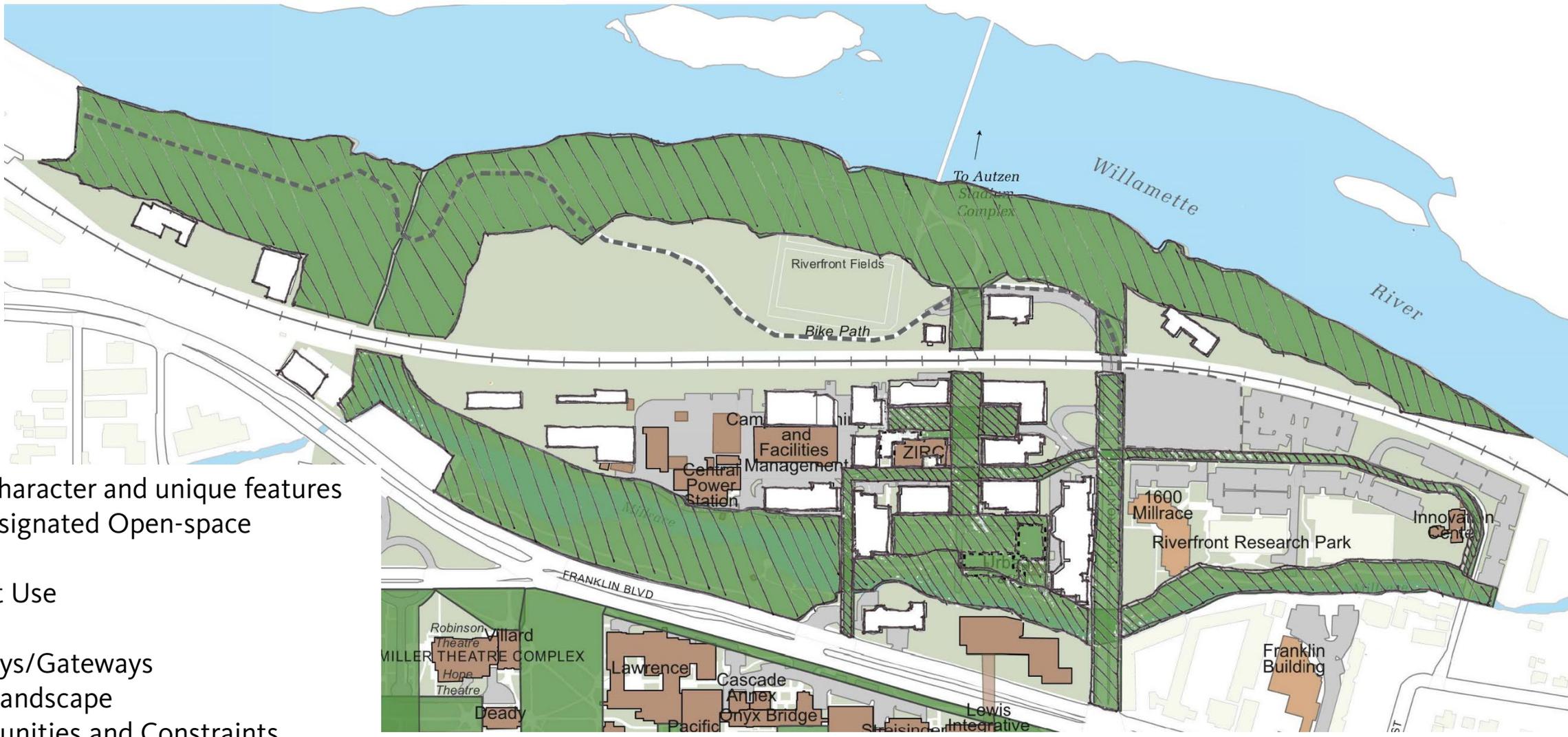


# Open-space Framework Considerations



- Key Considerations
- Connection to river
  - Pedestrian and Bike Pathways
  - Service Access
  - Flexible Building Sites
  - Responds to elements unlikely to change

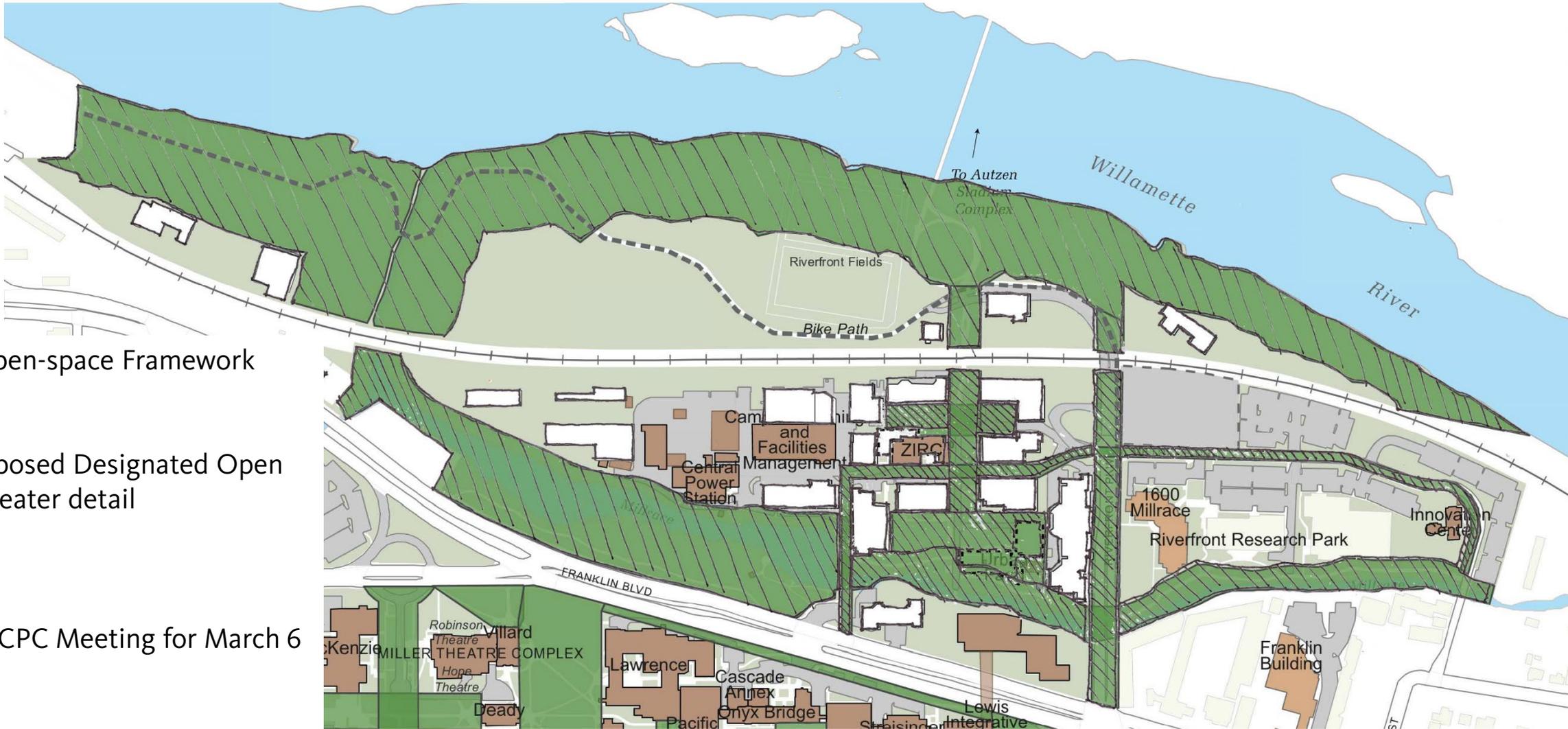




Consider character and unique features of each Designated Open-space

- Current Use
- Form
- Pathways/Gateways
- Trees/Landscape
- Opportunities and Constraints

# Next Steps – Questions - Comments



Refine of Open-space Framework

Discuss proposed Designated Open Spaces in greater detail

Target next CPC Meeting for March 6

Open House March 9 in EMU Lobby