

## North Campus Conditional Use Permit Project

### Campus Planning Committee Review

November 28, 2017

The area of campus within the Riverfront Park Special Area Zone (called North Campus for the purposes of this project) requires a new master site plan as part of a land use application process with the City of Eugene. The area, approximately 70 acres north of Franklin Boulevard, does not have a current Conditional Use Permit (it expired in 2012). This project, resulting from city code requirements, is necessary to allow the university to address future land use needs and opportunities.

The Conditional Use Permit application is part of a two-step process to implement the Framework Vision Project in North Campus. The first step is the Conditional Use Permit, a process with the City. The second step is an amendment to the *Campus Plan*, a process internal to the university.

The purpose of the Conditional Use Permit application is to gain land use approval from the City so that development in this area is possible. The land use application requires a master site plan that addresses the criteria in the code, which are fairly broad. The university will submit the application to the City in January 2018.

The purpose of the second step, the Campus Plan amendment, is to establish an open-space framework and development guidelines so that development and improvement of open-space occurs in the same manner in North Campus as for the rest of campus.

Campus Planning, assisted by Cameron McCarthy Landscape Architecture and Planning, began the Conditional Use Permit project in late June 2017, starting with a conceptual study for the area between the railroad tracks and the Willamette River to inform the master site plan. The project engaged with a wide range of university and community stakeholders through focus group meetings, information-sharing, an open house attended by almost 100 people (students, faculty, staff, and community members), and a meeting with the neighborhood association. The feedback gathered as part of the conditional use permit project has informed the development of the master site plan and will benefit the Campus Plan amendment process.

Campus Planning is presenting the master site plan for the Conditional Use Permit application to the Campus Planning Committee for approval of the North Campus master site plan as a baseline element of the Campus Plan amendment, with the understanding that the committee will be engaged in the amendment process and review the amendment at a later date.