

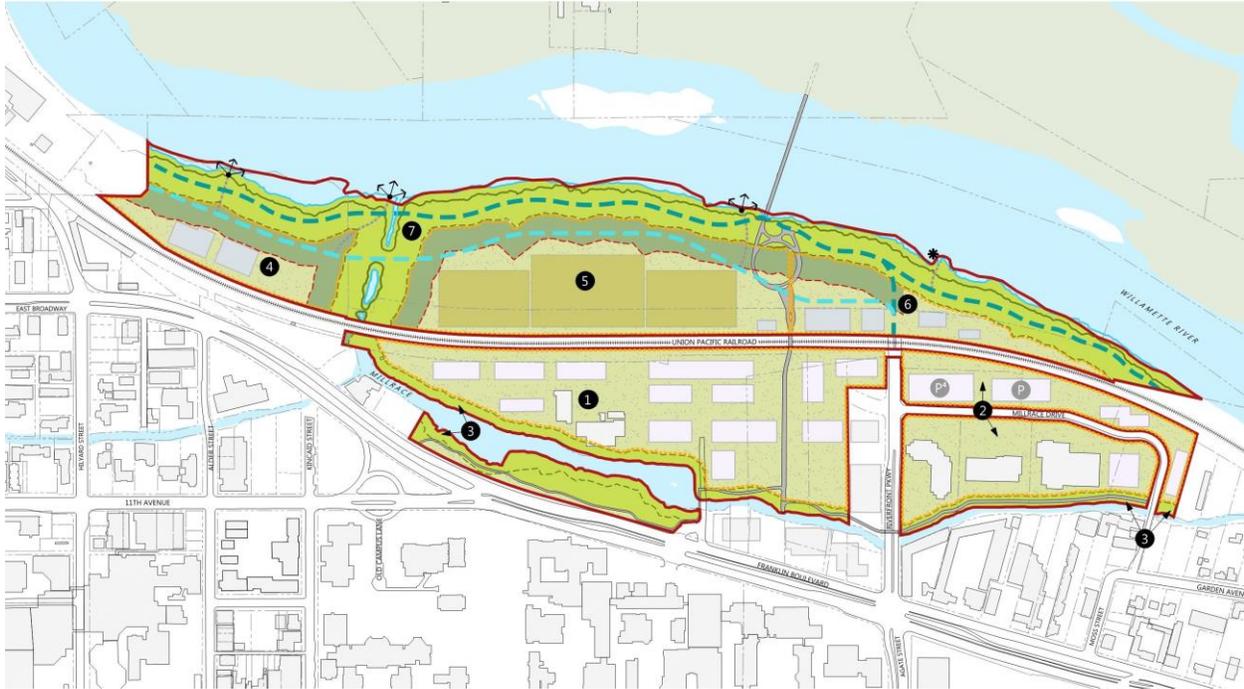
University of Oregon

NORTH CAMPUS CONDITIONAL USE PERMIT (CUP) APPLICATION – PROPOSAL DESCRIPTION

September 12, 2018

CUP PURPOSE

The area of campus within the Riverfront Park Special Area Zone (S-RP) requires a new Master Site Plan as part of a land use application process with the City of Eugene. Called "North Campus" for the purposes of the land use application, the area is about 77 acres north of Franklin Boulevard. The previous CUP was in place from 1988 to 2012. It is expired; therefore, a new permit is needed. **This land use application, resulting from city code requirements, is necessary to allow the university to address future land use needs and opportunities.**



https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/north_campus_cup_plan_set_feb2018.pdf

CUP PROJECT STATUS

The University of Oregon, assisted by Cameron McCarthy Landscape Architecture and Planning, submitted the North Campus Conditional Use Permit application to the City of Eugene in February 2018. The planning project for the CUP application began the summer of 2017 with a Conceptual Study for the land between the railroad tracks and the Willamette River. **A City public hearing is being held on September 12, 2018, at 5:30 PM (Harris Hall, 125 E 8th Avenue).**

CUP PROPOSAL

The key component of the CUP application, as required by the S-RP zone, is a Master Site Plan. **The purpose of the proposed Master Site Plan is to connect people to the Willamette River and accommodate essential future development, allowing the University of Oregon to meet its mission of teaching, discovery, and service.** The university's proposed Master Site Plan balances the long-term needs of the university and desires of the community as a whole and well exceeds code requirements. Specifically, it:

- Dedicates land between the railroad tracks and Willamette River primarily to conservation and open space.
- Concentrates most of the potential building development south of the railroad tracks.

- Establishes a 200-foot development setback from the river top of bank; twice what city code requires.
- Dedicates 31 acres of the total 77 acres to conservation in addition to other open space (including 25 acres to conservation along the river).
- Establishes building coverage and heights well below city code allowances.
- Improves pedestrian and bicycle connectivity, and proposes no new through-roads.
- Allows the addition of one new recreation field for a total of three fields. Locates them further away from the river and commits to mitigating stormwater and lighting impacts if they are built.
- Addresses key interests in bicycle and pedestrian connectivity, river access, riparian restoration, safety, and active uses.

Of the 42 acres between the railroad tracks and the Willamette River, the Master Site Plan proposes:

- 60% for conservation
- 20% for other open space
- 16% for recreation fields
- 4% for buildings

The Master Site Plan is based on the UO Framework Vision Project, a Conceptual Study for the land north of the railroad tracks, the requirements of the land use code (primarily section 9.3725), and the feedback gathered through the public process.

FOUR-STEP PLANNING PROCESS

This CUP request is part of a multi-step planning process for North Campus, including:

1. The Campus Physical Framework Vision Project (UO process, 2014-2016- completed)
2. The North Campus Conditional Use Permit (City process – in process)
3. The North Campus Amendment to the *Campus Plan* UO process to incorporate the North Campus area into the [Campus Plan](#) (forthcoming)
4. The Campus Planning Process (UO process for any future projects – as needed)

ENGAGEMENT

This CUP application is the result of a three-year planning effort, starting with the Framework Vision Project to study campus-wide needs. One year prior to beginning the CUP project, Campus Planning met with key stakeholders to understand the scope of the project.

Since summer of 2017, the CUP project has engaged with a wide range of University and community stakeholders. Outreach has included focus group meetings, open houses, neighborhood meetings, information-sharing meetings, interviews, e-updates to interested parties, updates in Around the O, and an up-to-date project web page. Outreach has been on-going to date.

About 150 people attended the two public open houses (November 2017 and January 2018), from which the project received over 80 public comments representing a range of interests.

The Campus Planning Committee (CPC) provided feedback on the CUP in five meetings and reviewed the proposal in late November 2018. All CPC meetings are public.

Stakeholder and community feedback resulted in numerous revisions and refinements to the CUP proposal.

Upcoming Engagement Opportunities:

- **Public Hearing with City of Eugene Hearings Official: September 12, 2018**
- **Public meetings and events related to the university's Campus Plan Amendment process: Beginning Fall 2018**

For more information, see:

<https://cpfm.uoregon.edu/north-campus-conditional-use-permit-cup>