UNIVERSITY OF OREGON

NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT QUESTIONS AND ANSWERS

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

ISSUE	STATUS
OVERALL	
What is the purpose of the Conditional Use Permit (CUP)?	The purpose of the Conditional Use Permit (CUP) is to: • Protect 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
What is a Master Site Plan?	EC 9.3725 states: *"The master site plan for developments proposed within the S-RP zone shall be reviewed through the conditional use permit process provided in this land use code."* A Master Site Plan is required for the Conditional Use Permit application. The proposed Master Site Plan is a set of drawings that establishes a regulatory framework and demonstrates compliance with the code and additional restrictions that the university chooses to impose on itself. The Master Site Plan set contains a regulatory plan, a conceptual site plan showing a scenario of potential maximum or likely development, and conceptual plans for pedestrian and bicycle, vehicle, and service vehicle primary circulation. Supporting documents include an existing conditions plan and conceptual plans for utilities.
What is the CUP Proposal (Master Site Plan)?	The Master Site Plan proposes: • A 200-foot setback from the top-of bank along most of the length of the university's property • 31 of 77 acres for conservation (includes 25 acres for conservation along the river) • Development well below code allowances (with most building development concentrated south of the railroad tracks) • No new through roads and restricted vehicle access and parking north of the tracks • Mitigation of field lighting and impacts on stormwater beyond code requirements • Implementation of an integrated pest management program • Restoration of the river's edge as funds are available

	Under the Master Site Plan, the land north of the tracks (42 acres) is proposed to be: • 60% conservation • 20% site elements and other open space • 16% recreation fields • 4% buildings See project web page for Master Site Plan drawings: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/north_campus_cup_plan_set_feb2018.pdf
How does the proposed CUP proposal compare to City Code requirements?	The CUP proposal (Master Site Plan) would impose greater development restrictions than required by the Eugene land use code. For a comparison, see: https://cpfm.uoregon.edu/sites/cpfm2.uoregon.edu/files/cup_proposal_and_code_comparison.pdf
What is the difference between the CUP and Campus Plan amendment?	The purpose of the CUP is to complete a land use application that meets the requirements of the code. The Master Site Plan for the land use application will provide less detail than in the *Campus Plan* Amendment. The *Campus Plan* Amendment is the university's process that will establish principles and guidelines in the *Campus Plan* for North Campus that provide the same level of detail as those for the rest of campus. For example, the amendment will establish an open space framework, major pathways, and density guidelines, and identify development opportunities and constraints.
When would proposed development occur?	The purpose of the conditional use permit is to allow for potential development of university uses and research uses related to the university 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 riparian restoration in the Master Site Plan are planned or funded yet.
How much growth are you planning for?	The Campus Framework Vision Project, which was the premise for this CUP, was based on enrollment scenarios up to 34,000. While it is not certain how much the UO will grow, we are planning an open-space framework and circulation systems (pedestrian, bicycle, and vehicle) that would accommodate this growth.
What building uses would be allowed?	Building uses 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. None of the proposed new buildings have been assigned a specific use with the exception of 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.

How would the ecological function of the area be addressed?	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 closest to the railroad tracks and on land that has been disturbed (due to the previous gravel mining use), previously developed, or previously impacted. The Riparian Assessment and Management Report includes recommendations for restoration and enhancement of significant areas, including the river's edge, the Millrace Outfall, 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 greatly improve ecological functions from their condition today.
What safety improvements are proposed?	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. This, along with realignment of the bike path, provides the opportunity for UO Police to better patrol the area. Lights for the bike path and for the fields will also contribute to safety.
What is the project's outreach and decision-making process?	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. See the project web page for an overview of the public outreach (see "Who Has Been Involved in the Project?).
Why was the area discussed by UO Focus Groups and Community Focus Group 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. We received feedback on the overall draft Master Site Plan (north and south of the tracks) through information-sharing meetings and the two public open houses.
How would displaced existing uses be accommodated?	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. If an existing use is displaced, the *Campus Plan* requires that it be replaced in a suitable location.
How does this relate to the Knight Campus for Accelerating Scientific Impact project?	The building site for the Knight Campus for Accelerating Scientific Impact, located on Franklin Boulevard between Onyx Street and Riverfront Parkway, is not within the S-RP zone and, therefore, not subject to this Conditional Use Permit. However, the new Conditional Use Permit will allow for a parking structure to serve university needs, including Knight Campus, in a location consistent with the Framework Vision Project.

NORTH OF THE TRACKS	WILLAMETTE DESIGN AREA
What development is proposed North of the Tracks?	It is not known whether the university will need to develop in the area north of the tracks, but City approval of the Conditional Use Permit will allow the university to address needs as they arise in a way that preserves the highest value ecological areas. The proposed Master Site Plan concentrates most of the potential future building development south of the railroad tracks. The area north of the tracks, along the river, is envisioned to be used primarily for riparian restoration, outdoor active recreation (recreation fields), passive recreation, and other university uses that are compatible with the riverfront. A limited number of potential buildings are proposed north of the tracks in the areas closest to existing infrastructure (at the western and eastern ends). Through site analysis and assessment of potential university needs during the Conceptual Study, these limited areas were determined to be good opportunities for building sites if needs arise. Examples of potential building types include a facility for the Outdoor Program, research greenhouses, a small field house to support recreation fields, and an academic and research building focused on ecology. Building heights would range from 15 feet (one story) to 45 feet tall (3 stories). In addition, the university has proposed a 200-foot setback from the river top-of-bank along most of the riverfront in which no buildings or recreation fields would be permitted.
What is the bike path location?	The proposal includes two proposed alignment options for the Ruth Bascom Riverfront Path. One path is closer to the river's edge (within the required 100-foot conservation setback) and one is further away (outside the required setback). This is not for the purpose of constructing two bike paths, but rather to allow for flexibility in the placement of the bike path at the time of an actual project. The features of each alignment could be interchangeable.
Will the bike path be lit?	City code (S-RP land use zone) requires a two-way continuous Class-1 bicycle path along the river with pedestrian-scale lighting. Therefore, we are required to light the bike path at the time of a new project. However, as noted in the Master Site Plan, we are committed to working with the city to explore ways to mitigate potential negative impacts of the lighting on riparian habit.
What vehicle and service access is proposed north of the tracks	We are proposing an access road for service vehicles adjacent to the train tracks. The purpose would be for service vehicles (not private vehicles) to access the fields and any buildings east of the Millrace Outfall. We do not propose the road to continue across the Millrace Outfall. At the western end of the property, we propose service and private vehicle access from the City's planned traffic circle. The Master Site Plan requires this access to be along the train tracks at the rear or side of the proposed buildings.

NORTH OF THE TRACKS	RECREATION FIELDS
How many new recreation fields are proposed?	The Master Site Plan would allow for one new field plus the replacement of the two existing fields (Riverfront Fields) sized to accommodate all of the field sports for physical education, intramural sports, and club sports. These fields would serve UO students participating in physical education classes, open recreation, club sports, and intramural sports. The current Riverfront Fields are not adequately sized, cannot be used year-round because they are natural grass, and cannot be used as long in the day because they don't have lights. In response to stakeholder and community feedback through the development of the Master Site Plan, the university reduced the number of allowable recreational fields from five to three to allow for a 200-foot development setback (versus 100-foot setback required by the code) from the river top-of-bank. This would still accommodate the necessary types of field sports and the anticipated demand as long as they are designed for year-round use with lights during operating hours.
Were other field locations considered?	The Campus Framework Vision Project assessed alternate field locations along with potential sites for all other campus development needs. Concerning locations for fields, it found that they could not be accommodated on existing campus open spaces due to their required dimensions. In addition, siting the fields elsewhere on campus would displace other uses that need to be in those locations. It is also not possible to locate recreational fields on top of buildings or parking structures because the required field footprint greatly exceeds possible building footprints. Possible locations for recreational fields on campus lands were reassessed as part of the Conceptual Study and confirmed the results of the Framework Vision Project. The UO is committed to reassessing options. As requested by President Schill, Campus Planning will begin a study in fall 2018 to explore opportunities for alternative field locations. This study will inform future amendments to the *Campus Plan*.
What type of surface material would be used for the proposed fields?	The Master Site Plan proposes recreation fields as a potential use, but does not specify a surface type. Because of the year-round need for fields, artificial turf would be a likely option. However, the university does not suggest using crumb rubber infill for the potential fields. Options for alternative materials exist today, and if using artificial turf in this area, the university would explore designs that do not use crumb rubber infill. One example of an alternative design is one that uses a shock pad that has a cradle to cradle sustainability certification instead of crumb rubber infill. The university will carefully study field surfaces and their impacts on the environment before proposing any recreation field project north of the railroad tracks.
How would stormwater runnoff from the proposed fields be addressed?	The CUP commits to treating stormwater from any new fields. There have been concerns about the impacts of artificial turf fields on stormwater runoff into the river. These concerns are related to the use of crumb rubber. As mentioned in the prior question, the university would explore designs that use alternative materials, not crumb rubber. Also, in all synthetic turf systems, stormwater drains vertically, so water would

	not flow directly from the field surface into the river. Stormwater could infiltrate into existing soil (depending on the soil), be collected and treated using native vegetation, or drain into a filtration system.
How would field lighting be addressed?	In addition to meeting the code requirements that prohibit any direct illumination from being directed upwards or off-site, the Master Site Plan proposes to implement further strategies to mitigate adverse impacts of recreational field lighting. The proposed plan includes space for a landscaped transition area to help mitigate light spillage into the riparian area. In addition, we are committed to implementing a rigorous lighting operations schedule. Field lighting would be controlled to carefully consider how to lessen impacts on riparian habitat and ensure that they would remain on only when needed. All of these strategies, combined with the use of modern fixtures that provide a much greater ability to accurately direct light, would significantly reduce lighting impacts.
Would fencing surround proposed recreation fields?	We have heard concerns that allowing recreation fields would mean they would be surrounded by a fence, which might have a negative impact on the experience of the riverfront. Fencing is necessary to keep balls contained and for security purposes. While the CUP process does not address this level of detail, the university cares about creating a welcoming environment and would explore designs that create a more graceful transition zone from the fields to the conservation areas. For example, berms and native vegetation could be used to create a transition zone, and it may be possible to use fencing in a more limited way.
How are the current PE and REC fields on campus used?	Currently, over 6,000 students use the existing fields on campus for physical education classes, intramurals, and club sports (data from PE&REC).
How are the current Riverfront Fields used?	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.
What is the anticipated 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 Athletics Department use.
Will the fields be open for community use?	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.

NORTH OF THE TRACKS	RIPARIAN AREA
How will the riparian area be improved?	Examples of long-term riparian improvements include laying back the riverbank to more natural state, stabilizing the bank, removing invasive and non-native species, replanting with native species, soft trails, boardwalks, view points, and seating areas for outdoor learning. The conceptual study explored options for how riparian improvements can be achieved within the CUP area. The riparian assessment and management report provides specific recommendations for riparian improvements.
How is the riverfront used as an outdoor classroom?	Currently, over 3,600 students per year take courses that incorporate the university's riverfront in the curriculum. These courses are offered by the following departments and programs: Anthropology, Art, Biology, Environmental Studies, Geology, Earth Sciences, History, Landscape Architecture, UO Library, and the Museum of Natural and Cultural History. (Data from Professor Bitty Roy, Biology)
What are the Willamette River and Millrace Conservation setback requirements?	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.
What is the proposed setback from the Willamette River?	While it is not required, the university proposed a 200-foot setback from the river top-of-bank and Millrace Outfall within which no buildings or recreation fields would be permitted. Through careful analysis of the site (including the Riparian Assessment and Management Report), and confirmed through engagement with UO faculty, the project team determined that the edge of the river and riparian buffer were most critical in terms of restoration priorities because of the need to protect the river and provide beneficial shade to aquatic species dependent on cooler water. In addition, most ecological functions need at least a 100- to 200-foot riparian buffer from the river's edge. Two hundred feet accommodates the functions more optimally, including bank stabilization, habitat for fish, nutrient removal, sediment control, flood control, and wildlife habitat. It also allows more area for passive recreation (such as soft trails), outdoor teaching, and creating a buffer from other potential uses. <u>Note:</u> The CUP establishes a 200-foot setback from the *top of bank*. When you factor in the distance from the river's edge to the top of bank, the setback from the river's edge is 250 feet and more.
What is the status of the site's vernal pools?	The consultant team identified the likely existence of vernal pools west of the Millrace Outfall 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. If the area west of the Millrace Outfall is developed, the Master Site Plan encourages the preservation of the vernal pools (Regulatory Plan, Sheet L01).

NORTH OF THE TRACKS	DEVELOPMENT AREA
Where are building sites proposed?	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 represent a maximum development scenario over the course of decades to allow for flexibility. The Master Site Plan concept is based on concentrating most of the building development south of the train tracks. Proposed building sites north of the tracks are limited and would occur at the westernmost end and the easternmost end.
What would be the allowable building height and footprint for the West end *(site adjacent to EWEB property)*?	We are proposing a height limit of 45 feet. For example, this allows for up to 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 15%. Comparably, the code requires a minimum landscaping provision of 40% living plant material, which equates to an allowed development coverage of 60%, including an approximate building coverage of 40%.
What would be the allowable building height and footprint for the East end *(area north of the railroad tracks near the Riverfront Parkway underpass)*?	We are proposing a height limit of 37 feet. For example, this allows for up to a 3-story academic 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 16%. Comparably, the code requires a minimum landscaping provision of 40% living plant material, which equates to an allowed development coverage of 60%, including an approximate building coverage of 40%.
What parking would be allowed?	North of the tracks and east of the Millrace Outfall, any parking allowed would be limited primarily to service, loading, and ADA. 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. North of the tracks and West of the Millrace Outfall, we propose to allow for parking associated with development. Parking would only be allowed along the train tracks at the rear or side of the proposed buildings or incorporated into the building.