UO North Campus
Conditional Use Permit Project

Project Overview and Background
November 2017

Campus Planning, CPFM
Site History

- Gravel plant, concrete plant, EWEB pole yard
- Sand and gravel mining
- University power plant and agriculture
- Bottling Plant
- Agriculture

Legend:
- Red: Riverfront Park Special Area Zone (S-1)
- Brown: Building owned or leased by the university
Statement of Need
Why the University Needs a New Conditional Use Permit for North Campus

The previous conditional use permit expired, and the Framework Vision Project concluded that:

• North Campus is needed for future university buildings and year-round recreation fields.

• UO can accommodate growth on land it already owns while preserving the beauty and functionality of campus by locating many of the new facilities in North Campus.
If not resolved:

The university will be forced to:

- Locate new buildings in places that are inappropriate for those building types;
- Build in neighboring areas with potential negative impacts to neighbors;
- Further spread university uses off-campus;
- Have constrained options for surge or replacement space;
- Be in a situation where areas of North Campus continue to be unsafe and an eyesore; and
- Remain isolated from the Willamette River, the UO’s most underappreciated natural asset. Connecting to the river will open opportunities for research, teaching outdoors, recreation, improving the ecology of the river’s edge, and improving pedestrian and bicycle connectivity.
This Project
Project Purpose

The purpose of the North Campus Conditional Use Permit project is to complete a land use application package that will be approved by the City so that the university may develop its land for its needs as opportunities arise. (For example, opportunities related to research, academics, or the improvement of open space)
Permitted Uses
(see City Code, section 9.3710 for full text)

• Primary uses:
  o University uses
  o Research park uses
  o Conference facilities/meeting rooms
• Manufacturing (related to primary use)
• Accessory and supporting uses
• Interim uses
What is this project?

This project is a:

- A technical step to implement recommendations of the Framework Vision Project
- A process necessary for gaining land use approval from the City
  - Master site plan for S-RP zone
    - Conceptual study (north of tracks) to inform master site plan
  - Land use application package
  - Community engagement and feedback

This project is not a:

- Master plan (Campus Plan)
- Design project (Future Capital Projects)
- Space allocation process (Space Advisory Group)
FRAMEWORK VISION PROJECT

Third party study to create a comprehensive physical framework vision of open spaces and buildings to inform decisions on growth and change while preserving the beauty and functionality of campus. Not a formally adopted document.

North Campus Conditional Use Permit
Broad land use and development concepts with the goal of meeting the land use code requirements.

Amendment to the Campus Plan
Specific development guidelines and identification of opportunities and constraints, including establishment of open space framework.
– Narrative
– Plan Set:
  • Existing Conditions/Site Survey
  • Master Site Plan:
    – Proposed building areas and landscape areas;
    – Required and proposed building setbacks;
    – Height and bulk of proposed development;
    – Delineation of significant natural features;
    – Proposed riparian protection and enhancement areas;
    – Proposed uses;
    – Proposed transportation access points and circulation; and
    – Conceptual utilities plan.
– Riparian Assessment and Management Plan
– Utilities Report
– Lighting Study for Recreation Field Lighting
– Trip Generation Study
– Other Required Documentation
Project Timeline

- **Jul - Oct ‘17**: Conceptual Study, Master Site Plan Development, Stakeholder Input
- **Nov ‘17**: Draft Master Site Plan Complete
  - Community Feedback and Information Sharing
  - Public Open House and Neighborhoods Meeting
  - Campus Planning Committee Review
- **Dec ‘18**: Finalize Master Site Plan and Land Use Package
- **Jan ‘18**: Submit Land Use Package to City
- **Jun - Jul ‘18 (anticipated)**: Conditional Use Permit Hearing (City of Eugene Hearings Official)
Framework Vision Project
Analysis

Framework Vision Project: Major Concepts

- Franklin unifier
- Strengthen core
- Engage Education & Music
- Improve the cemetery edge
- Value the riverfront
- Connect to the east & south east
Framework Vision Project: Proposed Open Space Framework
Framework Vision Project: Proposed Building Sites

NOTE:
The facades and massing of all new buildings facing designated open space and connectors will follow the established orthogonal grid of the campus as this is one of the unifying characteristics of the campus.
Framework Vision Project:
Proposed new buildings based on enrollment growth scenarios
Framework Vision Project: Proposed Heights

<table>
<thead>
<tr>
<th>Use</th>
<th>Height PerFloor</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>First Floor</td>
<td>Upper Floors</td>
</tr>
<tr>
<td>Academic</td>
<td>13</td>
<td>12</td>
</tr>
<tr>
<td>Research</td>
<td>13</td>
<td>15</td>
</tr>
<tr>
<td>Residence Hall</td>
<td>13</td>
<td>10</td>
</tr>
<tr>
<td>Administration</td>
<td>13</td>
<td>10</td>
</tr>
<tr>
<td>Parking</td>
<td>11.3</td>
<td>10.2</td>
</tr>
</tbody>
</table>

- Heights for new buildings, shown in feet, directly relate to the intended primary building use. Expansion of replacement of existing building may not exceed the maximum height for new buildings within the design area as these heights relate to the intended character of each design area.

- NOTE: Parking - 11 feet 4 inches for ADA vehicle level; 10 feet 2 inches for remaining levels.
BUILDING SCENARIOS

The following diagrams identify building program by scenario.

The diagram on this page provides a complete picture of the potential building program. "Future Building Potential," identified as "Flexible Use" in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed for Scenario Four, the last scenario. This offers alternative locations when the university studies permissible building sites to meet a specific building program need.
BUILDING SCENARIOS

The following diagrams identify building program by scenario.

The diagram on this page provides a complete picture of the potential building program. “Future Building Potential,” identified as “Flexible Use” in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed for Scenario Four, the last scenario. This offers alternative locations when the university studies permissible building sites to meet a specific building program need.
BUILDING SCENARIOS

The following diagrams identify building program by scenario. The diagram on this page provides a complete picture of the potential building program. “Future Building Potential,” identified as “Flexible Use” in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed for Scenario Four, the last scenario. This offers alternative locations when the university studies permissible building sites to meet a specific building program need.
Framework Vision Project: Illustrative of Proposed Open Spaces and Buildings
Conceptual Study for Riverfront Area (North of Tracks)
Key Issues/Ideas

Connectivity:
• To downtown, campus, and across Franklin Blvd
• Emergency and service access

Bicycle & Pedestrian:
• Realignment of existing path

Riparian Restoration:
• Areas of ecological and geologic sensitivity (River’s edge, Millrace outfall, fossils, seasonal wetlands/vernal pools, Oak savannah)

River access:
• Small boat launch
• Beach access

Discussed at stakeholder meetings
Safety:
• Bike path lighting
• Active uses

Athletic Fields for Physical Education:
• Additional fields and support facilities
• Year-round access
• Lighting
• Public access

Other University Uses
• Examples include: Outdoor Program, research greenhouses, urban agriculture, outdoor research, outdoor classrooms, and academic or research buildings
AREAS OF ECOLOGICAL INTEREST

INCREASED RIPARIAN ZONE
BEST PLACES FOR ACTIVE USES

DESIRABLE FEATURES
* ADDITIONAL SPACE FOR URBAN AGRICULTURE
* CONNECTIVITY
* RIVER ACCESS
* RESTORATION
* SAFETY
* ACTIVE USES (BRINGING PEOPLE TO SITE)

BUILDING DEVELOPMENT OPPORTUNITY
* ACADEMIC / RESEARCH
* OUTDOOR PROGRAM
* PE REC SUPPORT FACILITIES
* OTHER UNIVERSITY USES
BECAUSE OF PROXIMITY TO EXISTING INFRASTRUCTURE AND ROADWAYS

NORTH CAMPUS AREA
NORTH CAMPUS CONDITIONAL USE PERMIT PROJECT

WHAT WE HEARD
FOCUS GROUP FEEDBACK

NORTH CAMPUS
CONCEPTUAL SITE PLAN OPTION #1
EXISTING FIELDS + THREE NEW FIELDS

CONSIDERATIONS:
- Existing fields are within the 100’ setback
- Existing fields do not work year-round or from a maintenance perspective
- Existing fields are grids and provide habitat for cackling gulls
- Field lights close to the 100’ setback
- No opportunity to realign the bike path along the river
- Lower development impact in vernal pools area
- Potential for some additional space between the outfall and proposed development
- Opportunity to re-align the bike path along railroad ROW
NORTH CAMPUS AREA

CONCEPTUAL SITE PLAN OPTION #2

FIVE NEW FIELDS

CONSIDERATIONS:
- No fields in the 100’ setback
- Fields that work optimally and year-round
- Fields closer to the outfall
- Field lights close to the 100’ setback
- Vertical pools impacted
- Opportunity for increased building development area
- Opportunity exists to realign the bike path along the river

SCALE 1” = 100’
CONCEPTUAL SITE PLAN OPTION #4
FOUR NEW FIELDS

CONSIDERATIONS:
- No fields in the 100’ setback
- Development site in vernal pool area
- No rugby field provided
- Fewer fields provided than projected as necessary
- Potential for some additional space between the outfall and proposed development
- Lower development impact in vernal pool area
- Opportunity to realign the bike path along the river
Basis for Proposed Development South of Tracks
Framework Vision Project Concept for Area South of Tracks (to be further studied and refined)

Edges and Corridors
On the Franklin Boulevard corridor, create the effect of a boulevard with swaths of greenery and cafe-style buildings, rather than banding along with swaths of greenery and cafe-style buildings, rather than banding along with swaths of greenery and cafe-style buildings, rather than banding along.

Gateways
To establish pedestrian and bicycle friendly gateways.

Recommendations
Open Space
A1 Formal Gardens
To develop a formal garden area framed by boxwood, shrubs, and formal tree plantings, incorporating the design principles of gardens.

A2 Informal Open Space
To incorporate informal open space around the extension of the existing Park.

See Planting Plan
A3 Railroad
Create a low-level noise barrier to block view from local infrastructure while maintaining pedestrian pathways.

Connectors
B1 Gardens
Design a Garden that complements the character of the UO community and is a focal point for the neighborhood.
Project Information:

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

Contact Emily Eng:

• eeng@uoregon.edu
• (541) 346-5606