

RECREATION FIELD LOCATION OPTIONS STUDY

PURPOSE OF STUDY

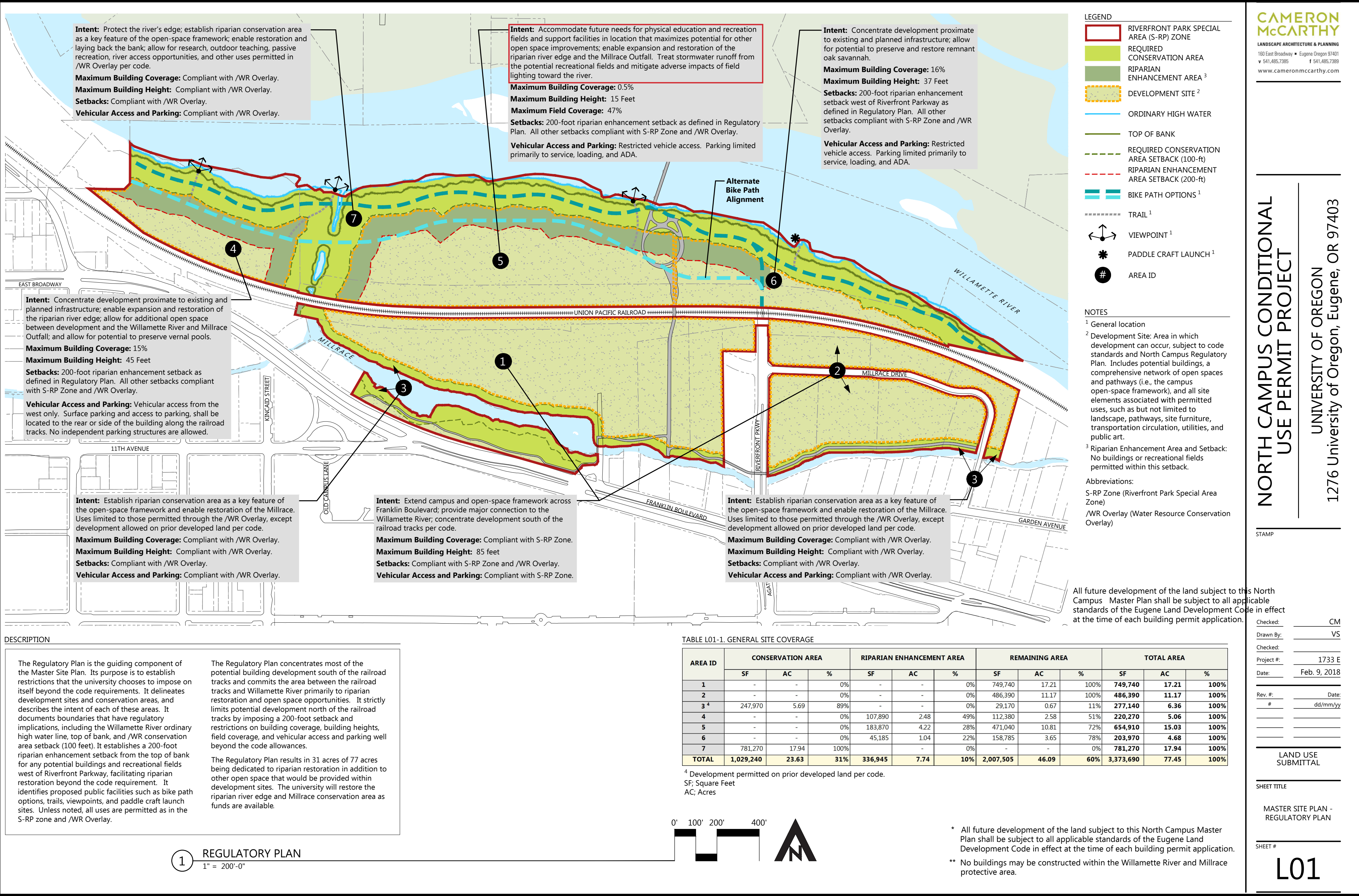
The purpose of this study is to assess site options for locating physical education and recreation fields on and off campus, including potential partnerships, as directed by university president Michael Schill to help inform future work to amend the campus plan. In his May 11, 2018 response to the UO Senate action (US 17/18-14) regarding the university’s north campus conditional use permit (CUP) application he states:

“Several suggestions have been made recently regarding different ways to approach the potential future need for recreation fields such as partnerships with nearby schools or additional locations accessible by EmX. While I cannot comment on the viability of these options, I can commit that the first step in the process to amend the campus plan to incorporate the area north of the tracks will be to complete a study that would look more closely at options available to us on where to locate additional recreation fields and potential partnerships. The study will be consistent with campus plan principles and take into account factors such as safety, proximity to students, operations, costs, environmental impacts, neighborhood impacts, and zoning limitations”

Findings from this study will inform future Campus Plan amendments that will incorporate the area of campus between the railroad tracks and the Willamette River, a portion of which the university has identified as a potential location for future year-round recreation fields.

CURRENT ISSUE

Existing student fields on campus, operated by the Physical Education and Recreation Department, are heavily used by students. In order to respond to existing program demands and future enrollment increases, the university must provide a plan to accommodate additional available hours of use for recreation fields in a location that is accessible to students.



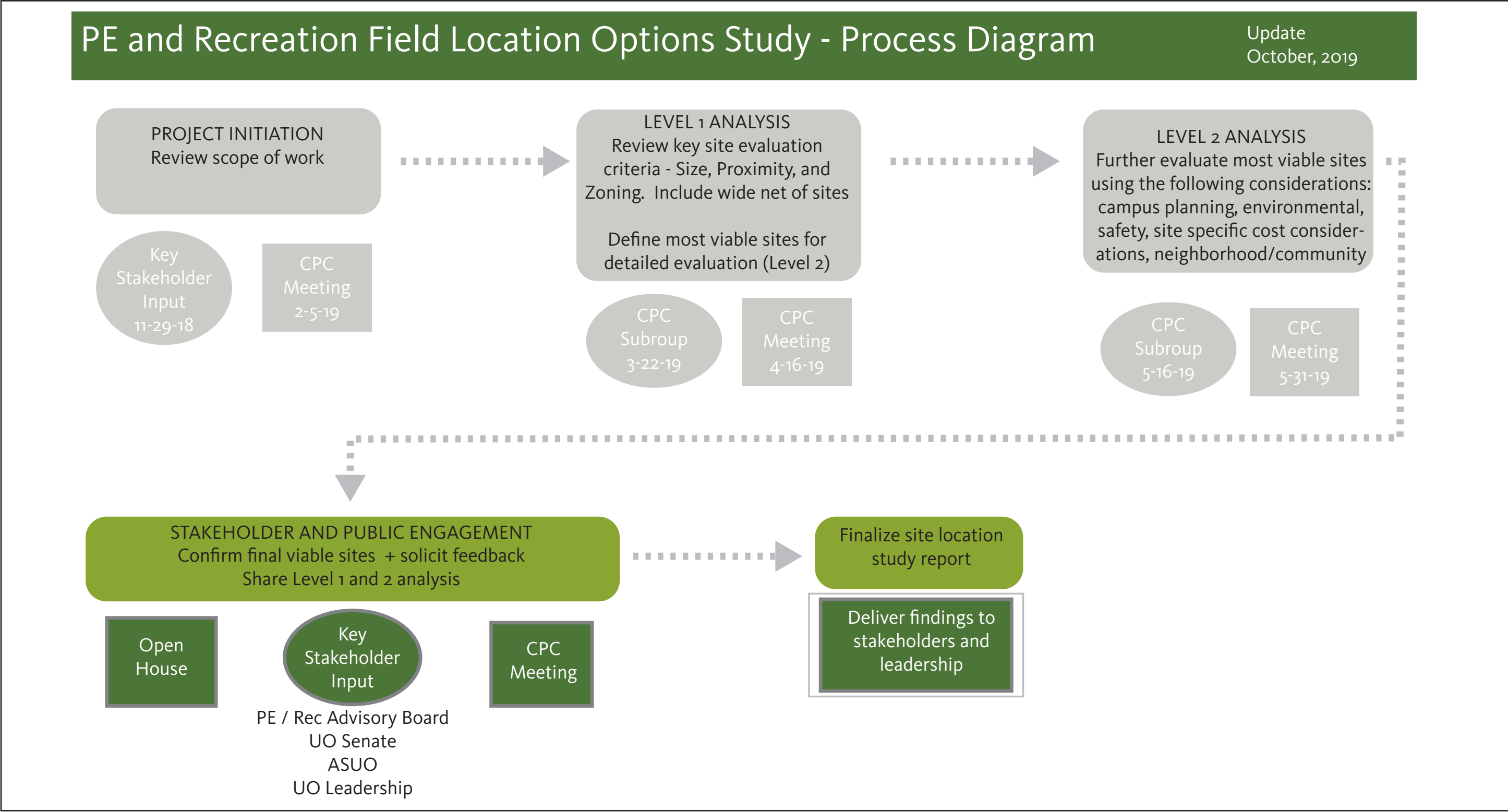
RECREATION FIELD LOCATION OPTIONS STUDY

BACKGROUND

Recreation field uses were established between the railroad tracks and Willamette River beginning in 1978 when a Playing Fields Master Plan was proposed for the university. In the 1980’s two grass playing fields (current recreation fields) were constructed based on this masterplan and remain in use today.

The Campus Physical Framework Vision Project (FVP), completed in 2015, identified the need for additional recreation fields to respond to university growth and program needs. The study concluded the area between the railroad tracks and the Willamette River could accommodate the two existing fields plus three new fields. The FVP assessed alternative locations for fields and found the land between the river railroad tracks and river best accommodated additional recreation fields.

The North Campus Conditional Use Permit (CUP) allows for a maximum of 3 playing fields with a gross square footage of 305,000 square feet (7 acres) between the railroad tracks and river. The university’s current recreational fields include four artificial turf fields near the Student Recreation Center and two grass fields between the Willamette River and railroad tracks. These fields support the use of thousands of students in physical education, club sports, intramural sports, and open recreation annually.



PARTNERSHIP CONSIDERATIONS

The scope of this study includes understanding what options there are within the community to create partnerships to meet the university’s needs related to recreation fields.

KEY FINDINGS

- Throughout the community there is a high demand for the use of recreation fields, especially synthetic turf fields in the fall and spring when natural turf fields support less use.
- Rental of facilities throughout the community currently support competitions or tournaments for UO Club Sports.
- When the university rents other facilities, it translates to less space for other users throughout the community.
- There is potential to explore a partnership with the City of Eugene at Golden Garden Park, although proximity to campus is an issue.
- There is potential to explore a partnership with the city to intensify the use of Amazon Park

Currently the following Club Sports activities are renting fields to support needs. Off campus facilities are typically used for tournaments or competitions. Day to day practice typically occurs on university fields.

- Men’s and Women’s Ultimate Frisbee
 - Men’s and Women’s Lacrosse
- Men’s and Women’s Soccer
 - Baseball
 - Softball

Typical cost of field rentals are \$15-\$40 per hour.

The university’s ability to schedule non-university facilities depends on time of year, other community use, and responsiveness of schedulers.

Entities with fields throughout the community:

- City of Eugene / 4J School District
 - Willamalane
 - Lane Community College
 - UO Athletics Facilities
- Springfield School District
 - Bethel School District
 - KIDSPORTS (Civic Stadium)

RECREATION FIELD LOCATION OPTIONS STUDY

LEVEL 1 EVALUATION OVERVIEW

The Level 1 evaluation is intended to assess a wide range of site options and determine which sites meet basic criteria to merit further, more detailed evaluation. This is not a site selection, but intended to narrow down potential sites to be evaluated.

LEVEL 1 EVALUATION CRITERIA

1. Size: Multiuse fields must accommodate a variety of activities.

Minimum Field Size: 200' x 360'

Single, isolated fields are not practical for programming or maintenance. Off campus sites must accommodate 2 or more fields to meet programming needs.

2. Location: Site must be accessible to students by multiple modes of transportation within a reasonable travel time. To be considered accessible sites must meet all of the following criteria:

- A. Be accessible by bike in 20 minutes or less
- B. Be accessible by car/shuttle in 25 minutes or less
- C. Be accessible by public transportation in 25 minutes or less

3. Zoning: Land use must allow for recreation fields.

CURRENT FIELD USAGE DATA

PE/Recreation Classes: 762 students
(Data from 2017/18)

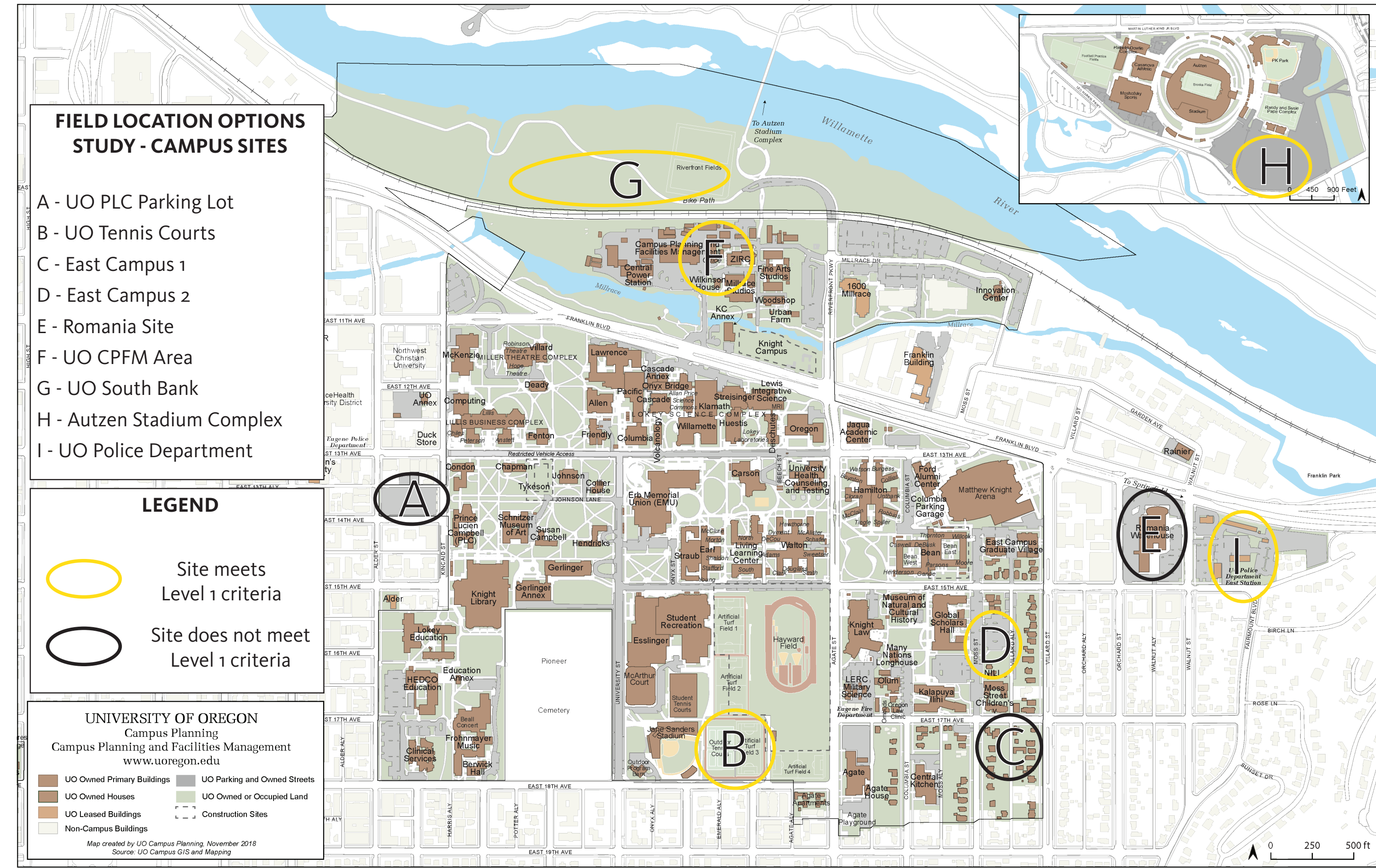
Intramural Sports: 4,359 students
(Data from 2016/17)

Club Sports: 994 students
(Data from 2017/18)

HISTORICAL INTRAMURAL PARTICIPATION

2009/10 = 4,630 students
2010/11 = 4,981 students
2011/12 = 5,653 students
2012/13 = 5,689 students
2013/14 = 5,241 students
2014/15 = 4,781 students
2015/16 = 4,674 students

CAMPUS SITE OPTIONS DIAGRAM

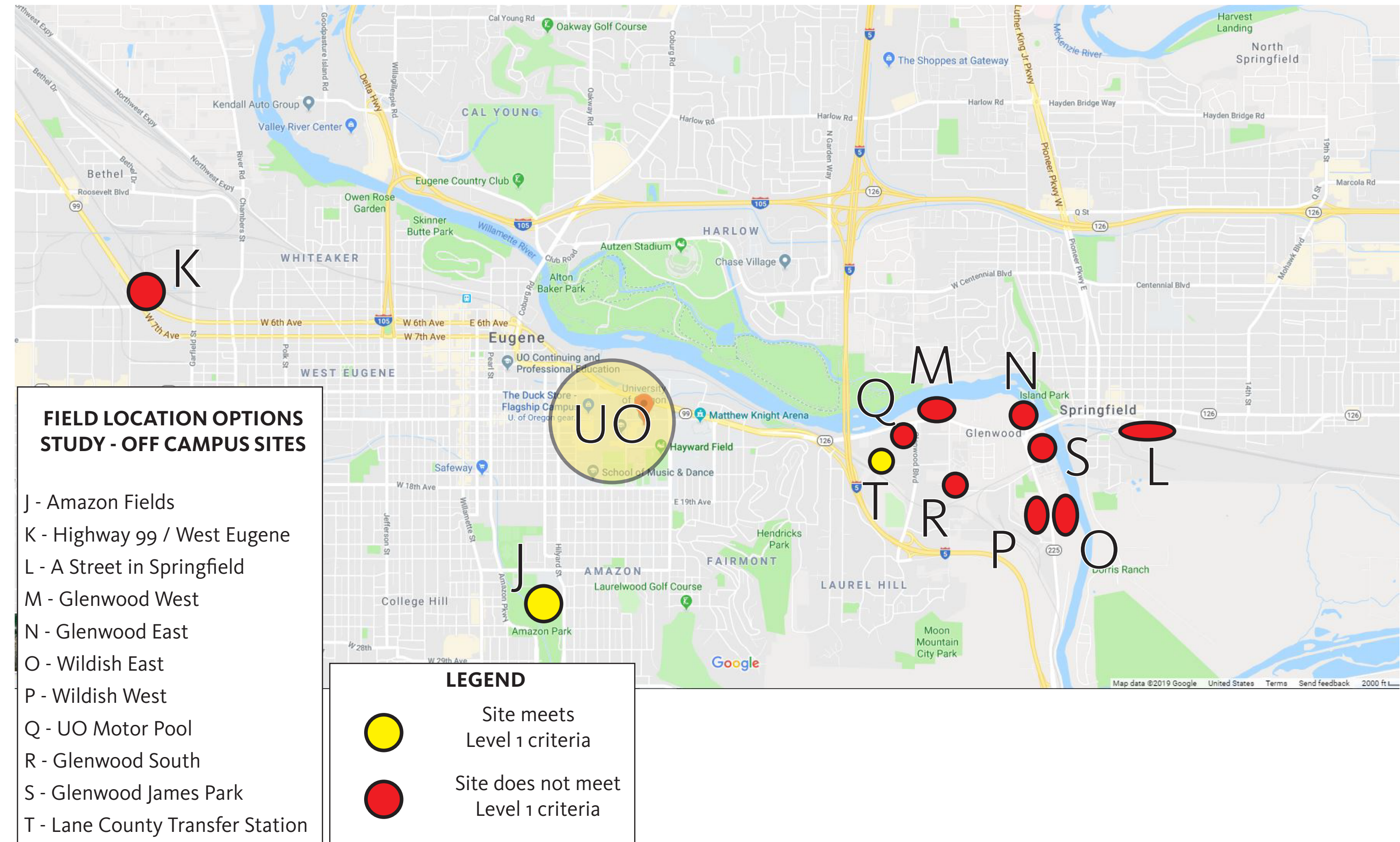


	Level 1 Evaluation Criteria		
	Size	Location	Zoning
Site A: PLC Parking Lot		■	■
Site B: UO Tennis Courts	■	■	■
Site C: East Campus 1		■	■
Site D: East Campus 2	■	■	■
Site E: Romania Site	■	■	■
Site F: UO CPFM Area	■	■	■
Site G: UO South Bank	■	■	■
Site H: Autzen Stadium Complex	■	■	■
Site I: UO Police Department	■	■	■

Highlighted sites meet Level 1 criteria and will be evaluated further based on Level 2 criteria.

Note: Although the Romania site meets Level One criteria there is currently a development proposal being considered for this site. If the site is not developed at the time a recreation field project is identified this site should be evaluated further.

OFF CAMPUS SITE OPTIONS DIAGRAM



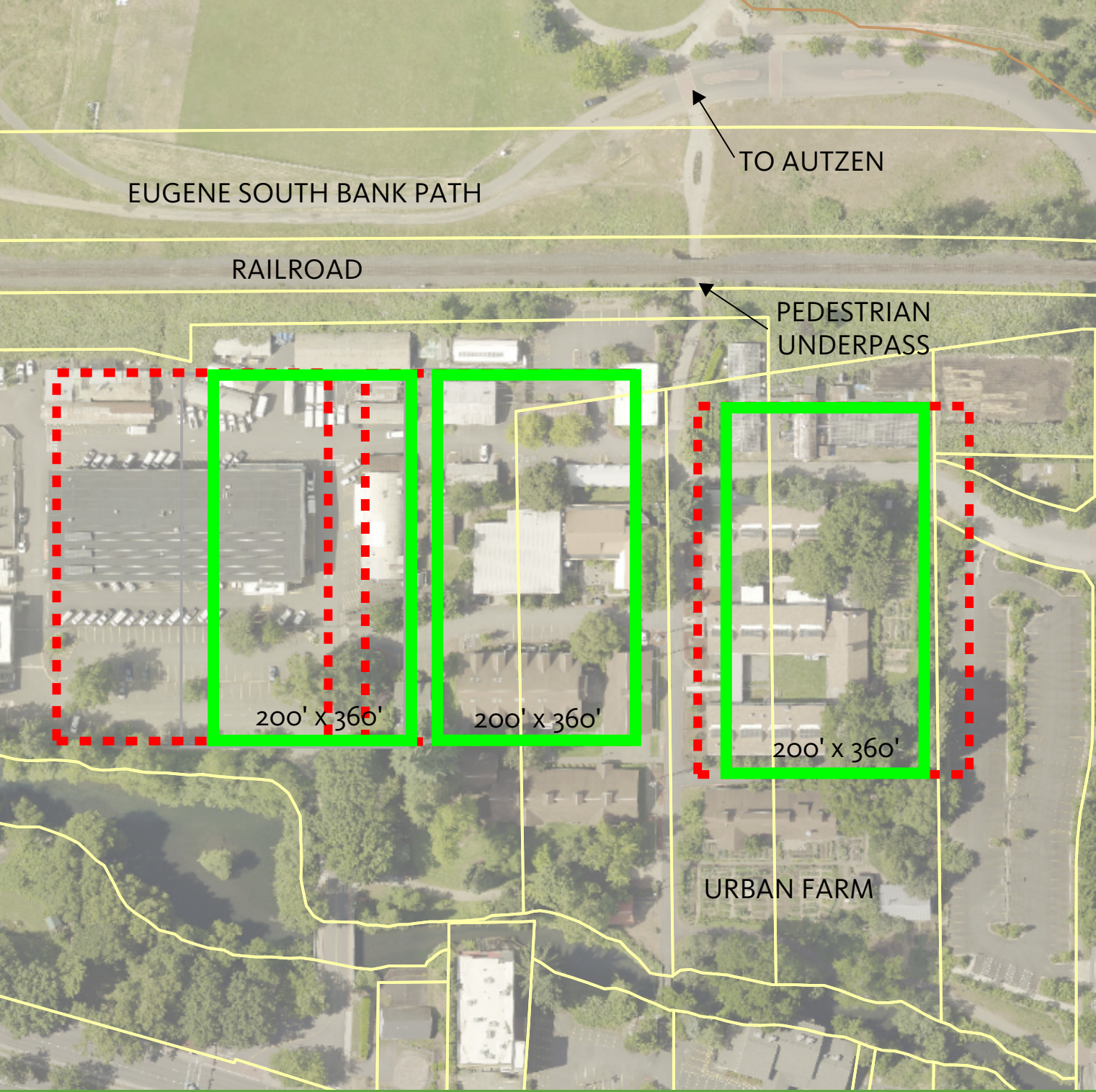
	Level 1 Evaluation Criteria		
	Size	Location	Zoning
Site J: Amazon Fields	■	■	■
Site K: Highway 99/West Eugene	■		
Site L: A Street in Springfield			■
Site M: Glenwood West	■	■	
Site N: Glenwood East	■	■	
Site O: Wildish East	■		
Site P: Wildish West	■		
Site Q: UO Motor Pool	■	■	
Site R: Glenwood South			■
Site S: Glenwood James Park	■	■	
Site T: Lane Transfer Station	■	■	■

Highlighted sites meet Level 1 criteria and will be evaluated further based on Level 2 criteria.

Note: The sites in Glenwood which do not meet zoning criteria are part of the Glenwood mixed use zones where outdoor recreation fields are not a permitted use.

RECREATION FIELD LOCATION OPTIONS STUDY

SITE: NORTH CAMPUS - CPFM AREA



LEVEL ONE EVALUATION CRITERIA	
Owner:	University of Oregon
1. Size - Number of fields accommodated:	Minimum size: 3
2. Location - Distance to UO Rec Center:	on campus
3. Zoning:	S-RP (Riverfront Park). Permitted use within zone

LEVEL TWO EVALUATION CRITERIA	
4. Campus Planning Considerations	<p>This area of campus is not currently included within the boundaries of the <i>Campus Plan</i>. However, the intent of the principles in the <i>Campus Plan</i> can still be considered.</p> <p><i>Principle 4: Space Use and Organization</i></p> <ul style="list-style-type: none">Framework Vision Project shows this area accommodating the following university functions and areas. Areas are approximate and would depend on final design of site:<ul style="list-style-type: none">Flexible Use: 287,253 gsfAcademic Use: 52,500 gsfResearch Centers / Institution: 43,890 gsfParking Structure: 86,750 gsf <p><i>Principle 5: Replacement of Displaced Current Uses</i></p> <ul style="list-style-type: none">Millrace Art studiosResearch greenhousesCampus Planning and Facilities Management (CPFM) offices, warehouse, and storageApproximately 100 parking spaces (final count would be dependent on design)Museum of Natural History facilitiesZebrafish International Resource Center (ZIRC) <p><i>Principle 6: Maintenance and Building Service</i></p> <ul style="list-style-type: none">Existing maintenance procedures and equipment could be used although equipment would need to be transported <p>5. Environmental Considerations</p> <ul style="list-style-type: none">Removal of existing trees and landscape associated with parking and sitesRecreation field lights may have some impacts to adjacent conservation area at the Millrace <p>6. Safety</p> <ul style="list-style-type: none">No impacts compared to existing use <p>7. Site Specific Cost Considerations</p> <ul style="list-style-type: none">Replacement of approximately 100 parking spaces (Current replacement cost is \$25k per parking space.)Replacement of Zebrafish International Resource Center (approximately \$30 million- verify with D&C)Replacement CPFM Administration, Warehouse, and Shops (approximately \$73 million per 2017 study)Replacement of Millrace Art Studios (\$xx millions)Replacement of Museum of Natural History facilities (\$???)Purchase or acquisition of land to allow for university expansion (likely tens of millions)Replacement of research greenhouses and farm plot <p>8. Neighborhood/Community Considerations</p> <ul style="list-style-type: none">This site is intended to support university growth and expansion. If this site is used for recreation fields university growth may be limited which has financial impacts to the university and broader communityBuildings to support university growth and expansion would need to be located elsewhere, potentially along the river

KEY FINDINGS	
PROS <ul style="list-style-type: none">+ Site meets programming need of 3 fields+ Site is convenient for access by students+ No impacts to safety compared to existing use	CONS <ul style="list-style-type: none">- Impacts to current university functions and buildings is financially prohibitive. The extent of displaced uses depends on the number of recreation fields.- The university's ability to accommodate growth and expansion will be severely impacted. Additional land or building sites would need to be identified to support university growth for classrooms, research, and administration buildings currently shown in the Framework Vision Project to occur in this part of campus

SITE: NORTH CAMPUS - SOUTH BANK



LEVEL ONE EVALUATION CRITERIA	
Owner:	University of Oregon
1. Size - Number of fields accommodated:	Minimum size: 3
2. Location - Distance to UO Rec Center:	on campus
3. Zoning:	S-RP (Riverfront Park). <ul style="list-style-type: none">Permitted use within zoneWithin Willamette Greenway...is approval already established through CUP? (Emily to confirm)

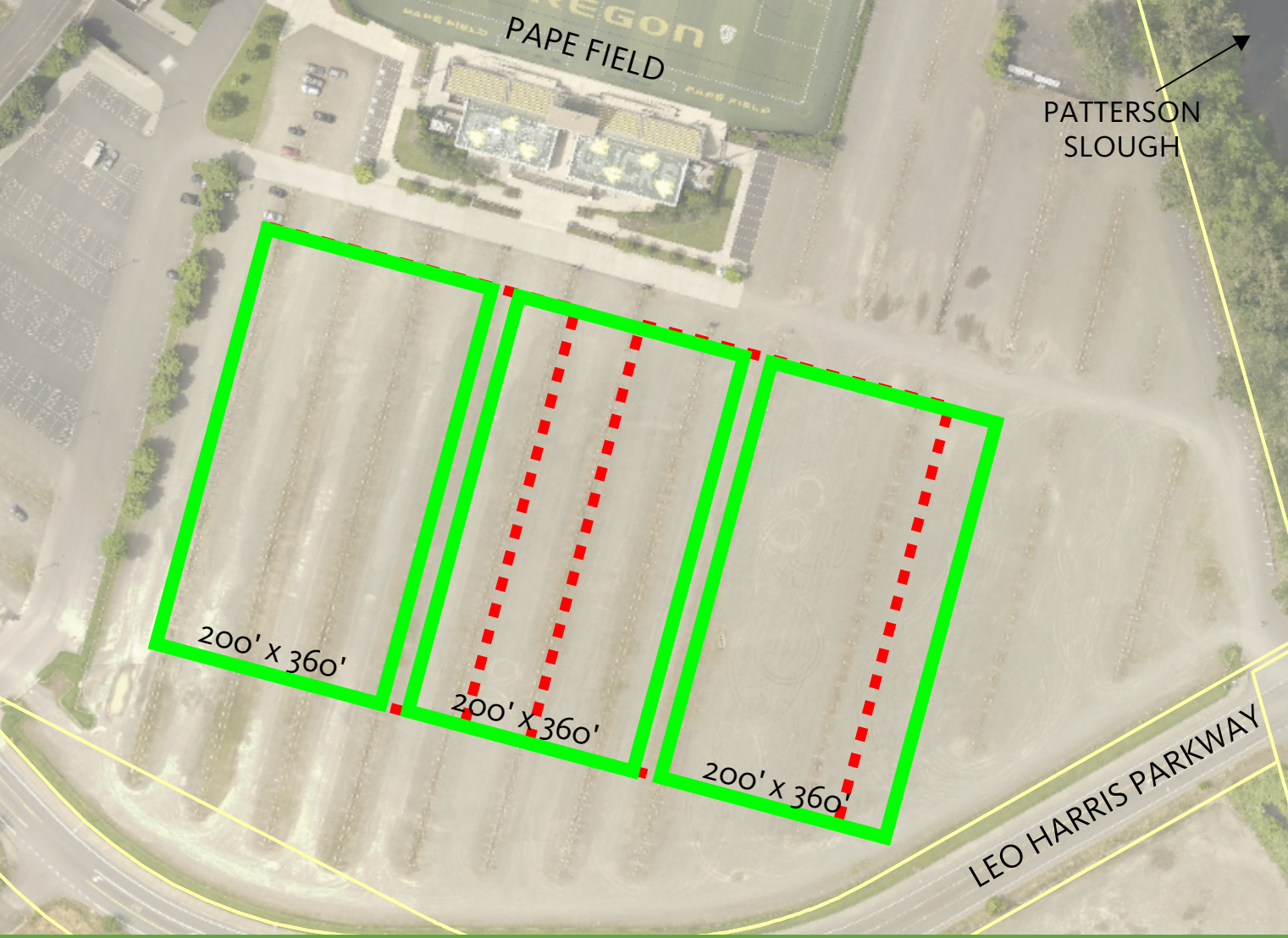
LEGEND

- Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
- Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

LEVEL TWO EVALUATION CRITERIA	
4. Campus Planning Considerations	<p>This area of campus is not currently included within the boundaries of the <i>Campus Plan</i>. However, the intent of the principles in the <i>Campus Plan</i> can still be considered.</p> <p><i>Principle 4: Space Use and Organization</i></p> <ul style="list-style-type: none">Recreation use is consistent with the campus Physical Framework Vision project <p><i>Principle 5: Replacement of Displaced Current Uses</i></p> <ul style="list-style-type: none">Realignment of the South Bank pathDefacto natural area allowing for environmental related studies and research <p><i>Principle 6: Maintenance and Building Service</i></p> <ul style="list-style-type: none">Existing maintenance procedures and equipment could be used although equipment would need to be transported <p>5. Environmental Considerations</p> <ul style="list-style-type: none">Existing grass fields and natural area provide habitat and ecosystem servicesRecreation field lights may impact adjacent natural area along the Millrace and riverIf fields are synthetic turf there would be an increase in student recreation activity. An increase in human activity would impact wildlife and the natural environment. <p>6. Safety</p> <ul style="list-style-type: none">UOPD currently patrols this area although additional patrols, emergency phones, or other safety related infrastructure may need to be considered with an increase in student use <p>7. Site Specific Cost Considerations</p> <ul style="list-style-type: none">The South Bank path will require realignmentEconomic value of natural area for habitat, outdoor learning, research, and experiential value (consultant information will expand info for this) <p>8. Neighborhood/Community Considerations</p> <ul style="list-style-type: none">Expanded and intensified recreation field use will be perceived negatively by some members of the community due to proximity of the Willamette RiverCommunity input on neighboring projects (EWEB redevelopment) has resulted in a more urban and active uses along their riverfront

KEY FINDINGS	
PROS <ul style="list-style-type: none">+ Site meets programming needs of 3 fields+ Site is accessible to students+ Site does not impact future campus development opportunities to accommodate growth and university expansion+ Relocates existing recreation use further from the river	CONS <ul style="list-style-type: none">- Impacts to natural area which provides habitat and ecosystem services. The extent of impacts depends on the number of recreation fields.- Some outdoor learning and research opportunities may be impacted. Need to consider how the 25 acres of dedicated conservation area could accommodate displaced opportunities.- Negative perceptions by some community members to expand the university's recreation uses near the river

SITE: AUTZEN STADIUM COMPLEX



LEVEL ONE EVALUATION CRITERIA	
Owner:	University of Oregon
1. Size - Number of fields accommodated:	Minimum size: 3
2. Location - Distance to UO Rec Center:	1.4 miles Travel time by walking: 30 minutes Travel time by bike: 9 minutes Travel time by driving (6.1 miles): 13 Travel time by bus: 20 minutes
3. Zoning:	PL - Public Land with WR (Water Resource) Overlay <ul style="list-style-type: none">Permitted use within the zoneNeed Willamette Greenway approval (public hearing and Hearings Official decision)Any major capital project within the Autzen Stadium Complex prior to December 31, 2021 will require relocation of EWEB's Easement Parcel and water transmission mainCity code (9.6410(3)(c)) requires 4,749 parking spaces to occur within 1000 feet of the site. If adequate parking spaces are not available the transportation demand management plan and/or city code may need to be modified.

LEGEND

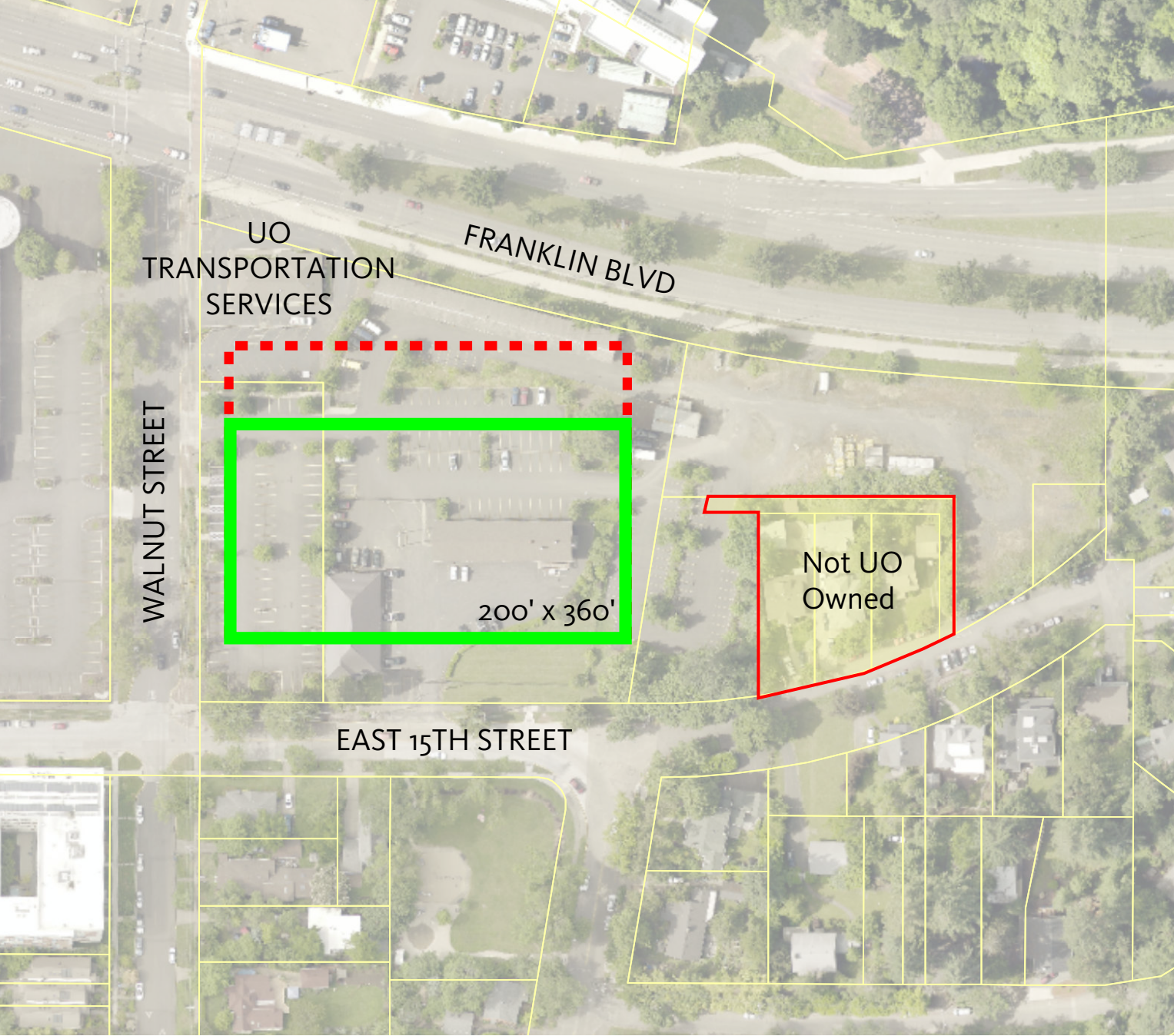
- Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
- Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

LEVEL TWO EVALUATION CRITERIA	
4. Campus Planning Considerations	<p>This area of campus is not within the boundaries of the <i>Campus Plan</i>. However, the intent of the principles in the <i>Campus Plan</i> can still be considered.</p> <p><i>Principle 5: Replacement of Displaced Current Uses</i></p> <ul style="list-style-type: none">Replacement of parking spaces to meet code required parking counts for Autzen Stadium <p><i>Principle 6: Maintenance and Building Service</i></p> <ul style="list-style-type: none">Maintenance by PE and Recreation staff will require transport of equipment, materials, and personnel <p>5. Environmental Considerations</p> <ul style="list-style-type: none">An increase in emissions related to vehicle transportation to access the site would be expected <p>6. Safety</p> <ul style="list-style-type: none">An increase in student activity will require UOPD to increase presence.The path between Autzen and the university is a city maintained path with limited lighting <p>7. Site Specific Cost Considerations</p> <ul style="list-style-type: none">EWEB water main relocation; anticipated expense of approximately \$5.6MLoss in parking revenue to UO Athletics. It is estimated that 750 parking spaces could be impacted depending on the final design/layout. Total yearly economic impacts from lost parking could be over \$3 millionThe Complex currently has a surplus of 348 standard parking spaces. Assuming 750 parking spaces are impacted the university would need to purchase, build, or lease an additional 402 parking spaces within 1000 feet of the site. <p>8. Neighborhood/Community Considerations</p> <ul style="list-style-type: none">There is a culture associated with football games and tailgating that is important to many alumni and fans. Reduction of areas for fans to tailgate may result in an impact to attendance.

KEY FINDINGS	
PROS <ul style="list-style-type: none">+ Site meets program needs of 3 fields+ Within an area that already has recreation/athletic uses, including field lighting+ Available parking for students travelling to use recreation fields+ Convenient location for use/rental of others in the community	CONS <ul style="list-style-type: none">- Economic impacts due to loss of parking and cost of EWEB water main relocation- Potential impacts to the fan experience which may lead to reduced attendance of athletic events- It is likely the IGA for parking would need to be revised or amendments to City Code would be needed to address the loss of parking- Distance from university is not as convenient for students. Path from university to Autzen will not encourage walking/biking in the evenings for all students

RECREATION FIELD LOCATION OPTIONS STUDY

SITE: UO POLICE DEPARTMENT



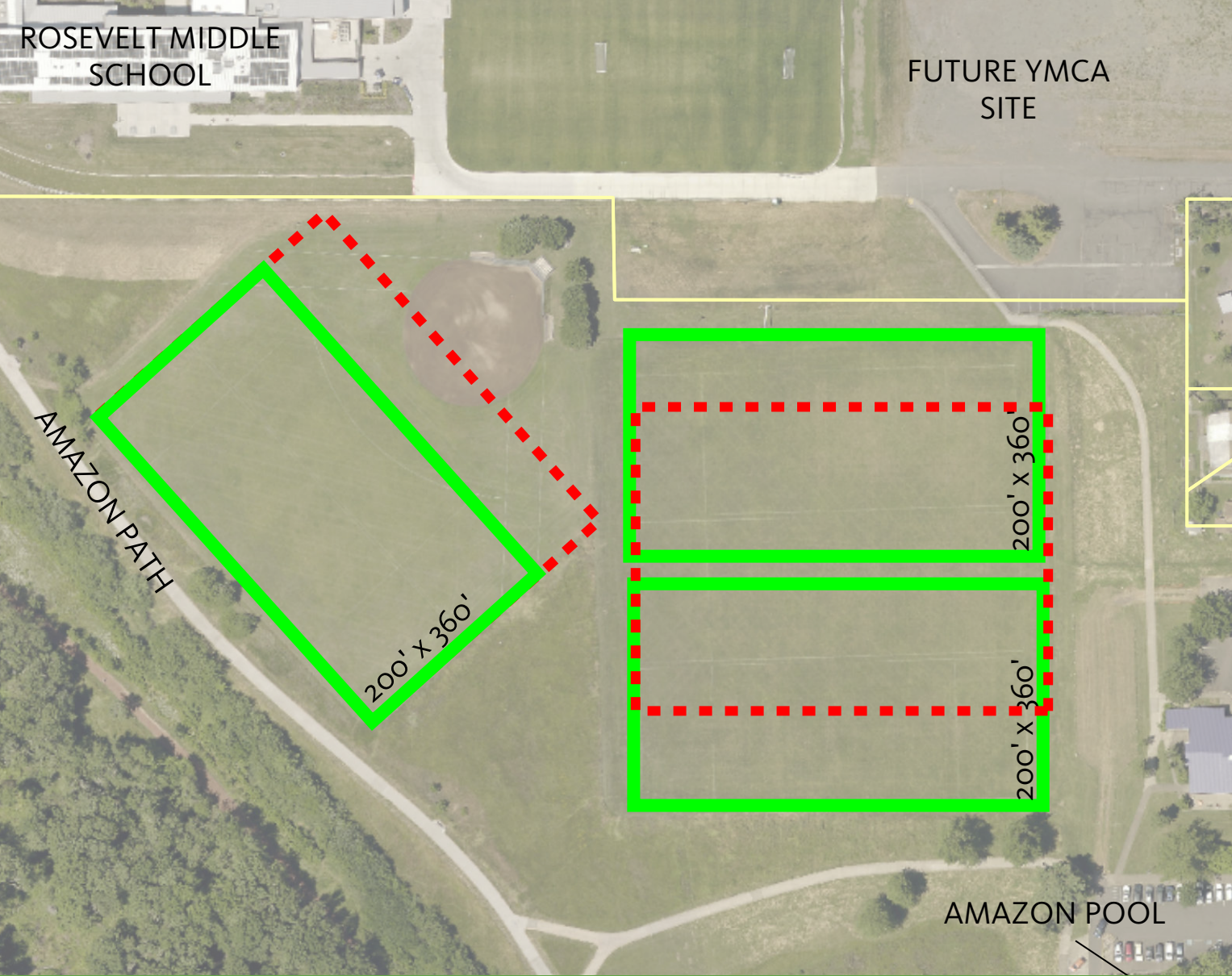
LEVEL ONE EVALUATION CRITERIA	
Owner:	University of Oregon
1. Size - Number of fields accommodated:	Minimum size: 1
2. Location - Distance to UO Rec Center:	0.75 miles Travel time by walking: 14 minutes Travel time by bike: 4 minutes Travel time by driving: 6 minutes Travel time by bus: na
3. Zoning:	Walnut Special Area Zone. Permitted use within zone. Lighting may require Conditional Use Permit.

LEGEND	
	Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
	Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

LEVEL TWO EVALUATION CRITERIA	
4. Campus Planning Considerations	This site is not within the boundaries of the <i>Campus Plan</i> . However, the intent of the principles in the <i>Campus Plan</i> can still be considered.
Principle 4: Space Use and Organization	Framework Vision Project shows this area accommodating the following university functions and areas. Areas are approximate and would depend on final design of site: <ul style="list-style-type: none">Administrative: 184,500 gsfParking Structure: 237,500 gsf
Principle 5: Replacement of Displaced Current Uses	<ul style="list-style-type: none">UO Police Department East StationApproximately 140 parking spaces (final count would be dependent on design)
Principle 6: Maintenance and Building Service	<ul style="list-style-type: none">Existing maintenance procedures and equipment could be used although equipment would need to be transported
5. Environmental Considerations	<ul style="list-style-type: none">Removal of trees and landscaping associated with the existing parking lots
6. Safety	<ul style="list-style-type: none">No Impacts compared to existing use
7. Site Specific Cost Considerations	<ul style="list-style-type: none">Replacement of approximately 140 parking spaces (Current replacement cost is \$25k per parking space.)Replacement of UOPD facilities
8. Neighborhood/Community Considerations	<ul style="list-style-type: none">This site is intended to support university growth and expansion. If this site is used for recreation fields university growth may be limited which has financial impacts to the university and broader communityBuildings to support university growth and expansion would need to be located elsewherePotential neighborhood opposition to lit fields

KEY FINDINGS	
PROS <ul style="list-style-type: none">+ Convenient access to students living on campus+ Located along EmX route and convenient bike access for students living off campus+ No impacts to safety compared to existing use+ Minimal impacts to environmental considerations compared to existing use	CONS <ul style="list-style-type: none">- Cost of displacing UOPD facilities and finding a new location near campus- Potential neighborhood opposition to lighted fields- Site allows for future parking and administrative space based on Framework Vision Project- Doesn't meet program need of 3 fields. 2 additional recreation fields, or other arrangements to accommodate recreation needs, are required to respond to university growth.

SITE: AMAZON FIELDS



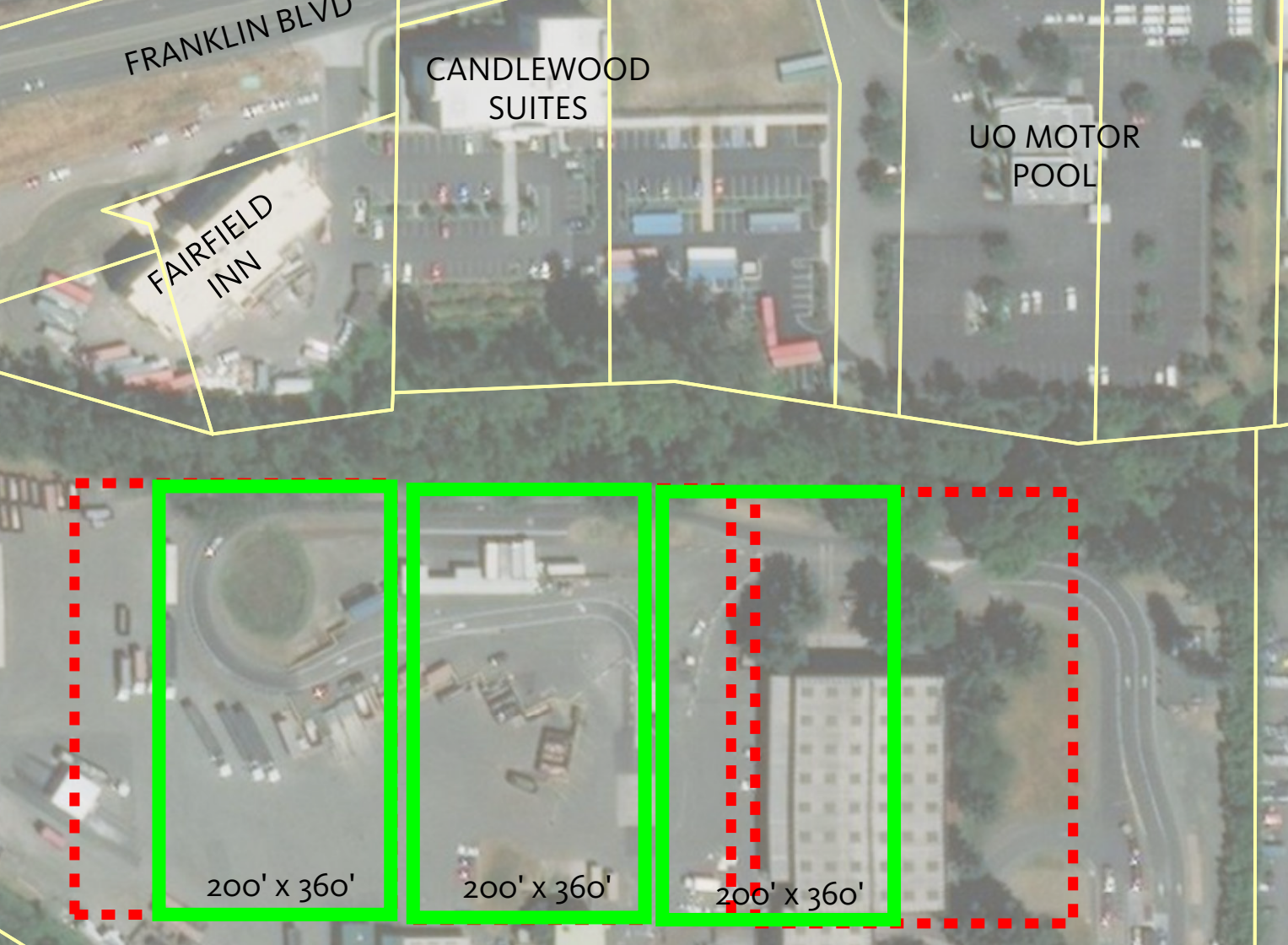
LEVEL ONE EVALUATION CRITERIA	
Owner:	City of Eugene
1. Size - Number of fields accommodated:	Minimum size: 2
2. Location - Distance to UO Rec Center:	1.2 miles Travel time by walking: 25 minutes Travel time by bike: 8 minutes Travel time by driving: 7 minutes Travel time by bus: 20 minutes
3. Zoning:	PL - Public Land with Water Resource (WR) Overlay

LEGEND	
	Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
	Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

LEVEL TWO EVALUATION CRITERIA	
4. Campus Planning Considerations	This site is not within the boundaries of the <i>Campus Plan</i> .
5. Environmental Considerations	<ul style="list-style-type: none">Adjacent to Amazon CreekExisting grass fields provide habitat and ecosystem servicesRecreation field lights could impact adjacent natural areasIf fields are synthetic turf there would be an increase in recreation activityAn increase in emissions related to vehicle transportation to access the site would be expected
6. Safety	<ul style="list-style-type: none">UOPD currently has no presence at this site. An increase in resources would be required.
7. Site Specific Cost Considerations	<ul style="list-style-type: none">An increase in field use by students and the resulting transportation by car may require additional parking and restroom facilitiesIncrease in resources for UOPD and maintenance
8. Neighborhood/Community Considerations	<ul style="list-style-type: none">An arrangement or partnership with the City of Eugene would be requiredNot clear how neighbors and the community would react to an intensification of use at these fields

KEY FINDINGS	
PROS <ul style="list-style-type: none">+ Potential for synthetic turf fields to accommodate more intensive use for community, 4J, and future YMCA+ Convenient access from the Amazon multi-use path+ Close to Spencer View Housing and neighborhood west of the university where many students live+ Current use is recreation on the natural turf fields	CONS <ul style="list-style-type: none">- City owned land. An arrangement of partnership would need to be agreed to between the City and UO- Distance from university could reduce participation and increase emmissions for transportation- Safety concerns and management challenges due to fields being off campus- Recreation fields throughout the City are heavily used and are in high demand to support community activities. When the university uses community fields other community users are displaced . UO scheduling option smay be limited due to shared use.

SITE: LANE COUNTY TRANSFER STATION



LEVEL ONE EVALUATION CRITERIA	
Owner:	Lane County
1. Size - Number of fields accommodated:	Minimum size: 3+
2. Location - Distance to UO Rec Center:	2.5 miles Travel time by walking: 41 minutes Travel time by bike: 14 minutes Travel time by driving: 12 minutes Travel time by bus: 21 minutes
3. Zoning:	Light Medium Industrial (Springfield). Permitted use within zone.

LEGEND	
	Minimum Field Size 200' x 360' (Size of Rec Field 2 on UO campus)
	Field Size of 270' x 360' (Optimal size to accommodate wide range of activities)

LEVEL TWO EVALUATION CRITERIA	
4. Campus Planning Considerations	This site is not within the boundaries of the <i>Campus Plan</i> .
5. Environmental Considerations	<ul style="list-style-type: none">Student recreation fields could reduce negative environmental impacts compared to existing useAn increase in emissions related to vehicle transportation to access the site would be expected
6. Safety	<ul style="list-style-type: none">UOPD currently does not patrol this area. An increase in resources would be required.Travelling from campus would need to be consideredThere is a significant issue with homelessness immediately west of this site near I-5.
7. Site Specific Cost Considerations	<ul style="list-style-type: none">Land acquisition costsRemoval of existing uses and structures (are there any remediation issues???)
8. Neighborhood/Community Considerations	<ul style="list-style-type: none">Potential for other development on the site to support university functions as allowed by zoningChange in use should be viewed as beneficial to the community and supports the ideas in the Glenwood Refinement Plan.Convenient access to bike path along the river. There is an existing pedestrian crossing accross Franklin. UO could provide direct access from motor pool site which would decrease the travel time.

KEY FINDINGS	
PROS <ul style="list-style-type: none">+ Potential destination for community rentals. Convenient access to I-5.+ Convenient access to the university using the bike path along the river+ Additional room on site to support other university needs+ Meets program need of 3 fields+ Recreation fields are, presumably, more compatible with the vision of the Glenwood Refinement Plan	CONS <ul style="list-style-type: none">- Lane County owns the land. Existing use of a solid waste transfer station would need to relocate.- Land acquisition costs- Distance from university could reduce participation and increase emmissions for transportation- Safety concerns and management challenges due to fields being off campus- Not known if the county has interest in moving the transfer station facilities or selling the land. Also not clear if the university has resources or interest in acquiring more land in Glenwood