STEP 3: EVALUATION OF 3 SITES

NEXT STEPS:
- Study potential designated open space connection to Johnson Lane Axis
- Study ways of boosting parking on the site given necessary building footprint

SUMMARY OF KEY CRITERIA FINDINGS

#1: SPECIFIC PROGRAM NEEDS
- Within the 7-minute walking circle.
- Close to buildings occupied by departments that will have space in the C+FOB.
- Vehicular traffic, service access, and parking spaces can easily be accommodated given the available site area.

#2: SITE CONSIDERATIONS + COSTS
Potential costs for this site include:
- Fee for the displacement of (approximately 100) UO parking spots and (9) city parking spaces.
- Utility tunnel extension across Kincaid (estimated at 175 feet).
- Site improvements along pedestrian crossing at Kincaid and Johnson Lane axis for accessibility.
- Traffic control along three city streets during construction.

#3: OPEN-SPACE FRAMEWORK
- Potential to enhance and establish the western terminus of Johnson Lane, bookending the axis anchored by the EMU on the eastern side.
- Potential to strengthen the west edge of campus and create a new gateway to the university.

#4: DENSITY
- Proposed density is allowable per the Campus Plan.
- FVP suggests a significantly larger permissible building footprint and a taller building.
- There is ample space for future development on the site.

#5: SPACE USE + ORGANIZATION
- Introduce significant academic uses to the west edge of campus.
- Adjacent to the Academic Center and Historic Core of campus.
- Adjacent to retail and food services on 13th Avenue and high density residential uses to the north and south.
- Potential to create stronger connection between the university and the City of Eugene.

#6: REPLACEMENT OF DISPLACED USES
- Parking options are limited on the west side of campus. Accommodating underground parking would have a significant impact to the cost of the project and is not currently planned (bedrock exists 7-8 feet below grade).
- Building classrooms over parking on lower levels is not recommended due to large classroom program.

PRELIMINARY COST: DEVELOP SITE - $7 MILLION
Unique Costs and Displaced Uses:
- Site improvements to Kincaid St and the terminus of Johnson Lane
- Displaced parking: (100) spots of university owned parking and (9) spots of city parking
- Additional improvements due to larger site area utility tunnel extension (175 ft)