



May 12, 2022

MEMORANDUM

To: Campus Planning Committee

From: Liz Thorstenson, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the April 29, 2022 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (chair), Ann Brown, Kassy Fisher, Michael Griffel,
Michael Harwood, Ken Kato, Moira Kiltie, Savannah Olsen, Kevin Reed,
Philip Speranza, Christine Thompson, Laurie Woodward

CPC Staff: Liz Thorstenson (Campus Planning)

Guests: Craig Ashford (General Counsel), Emily Eng (Campus Planning),
Aaron Olsen (Campus Planning), Sherman (Community Member)

CPC Agenda

1. CPC Updates

CPC staff provided a brief update regarding a survey to gather feedback from CPC members about a possible hybrid (remote and in-person) meeting option for future CPC meetings. After carefully considering the variety of survey responses, CPC meetings will remain as remote meetings on Zoom for the remainder of Spring and Summer terms. As of Fall term 2022, CPC meetings will be primarily in-person meetings with a hybrid option. The hybrid option will depend on room, staff, and technology availability.

2. Campus Plan Amendment Related to the Framework Vision Project and Southeast Campus Design Area – Overview and Discussion

CPC staff shared that agenda items number 2 and 3 would be presented consecutively, with questions and comments reserved and consolidated at the end of the agenda item presentations. The fourth agenda item that was listed in the mailing regarding the proposed

Campus Plan Amendment for the PLC Parking Lot Design Area, was no longer an agenda item, due to the need for further internal Campus Planning review before bringing to the committee.

Background: The purpose of this agenda item was to introduce and discuss the proposed amendment to the *Campus Plan* related to integrating Framework Vision Project recommendations into the Southeast Campus Design Area and incorporate changes from the recently completed Hayward Field. This amendment addresses finding #5 from the recently completed 2021-2023 Biennial Capacity Plan (BCP): “In the Southeast Campus Design Area, there is currently no available building footprint or GSF. Additional density needs to be assessed to accommodate potential future needs for academic, recreational, and athletic uses.” The proposed amendment will come back to the committee for a public hearing and action.

The Southeast Campus Design Area, includes Hayward Field, Jane Sanders Stadium, the Student Recreation Center, Esslinger Hall, the Student Tennis Center, McArthur Court, and the Outdoor Program Barn. The area is located between University Street to the west, Agate Street to the East, south of 15th Avenue and north of 18th Avenue.

The proposed amendment would update the Southeast Campus Design Area special conditions and increase the maximum allowed building footprint and floor area ratio (FAR) in the Southeast Campus Design Area to accommodate the needs identified in the Framework Vision Project.

Emily Eng (Campus Planning) provided an overview and recap of key recommendations from the Campus Physical Framework Vision Project (FVP) related to the proposed amendments. Recent Campus Planning projects integrating these recommendations were also reviewed. The FVP is available online here:

<https://cpfm.uoregon.edu/campus-physical-framework-vision-project>

CPC staff reviewed relevant *Campus Plan* principles and patterns, and an overview of the *Campus Plan* amendment process and Design Area densities. Additionally, staff reviewed the goal of the process, the proposed amendment and location, the purpose of incorporating recommendations from the FVP, and an overview of proposed *Campus Plan* changes.

Summaries of the proposed *Campus Plan* amendments are available online:

<https://cpfm.uoregon.edu/campus-plan-amendments-related-framework-vision-project-and-southeast-campus-design-area-and-area>

3. Campus Plan Amendment Related to the area southeast of the Franklin Circle Design Area – Overview and Discussion

Background: The purpose of this agenda item was to introduce and discuss the proposed amendment to the *Campus Plan* to incorporate the university's land southeast of the Franklin Circle Design Area into the *Campus Plan* to guide future campus development based on *Campus Plan* principles and to integrate Framework Vision project recommendations. The proposed amendment will come back to the committee for a public hearing and action.

Currently the area southeast of the Franklin Circle Design Area is not incorporated into the *Campus Plan*, however, it is within the official campus boundary. The area is bounded by Franklin Boulevard to the north, East 11th Avenue to the south, and Kincaid Street to the west. The proposed amendment would update the design areas map, design area development densities, *Campus Plan* pathways, and design area special conditions.

CPC staff reviewed relevant *Campus Plan* principles and patterns, and an overview of the *Campus Plan* amendment process and Design Area densities. Additionally, staff reviewed the goal of the process, the proposed amendment and location, the purpose of incorporating recommendations from the FVP, and an overview of proposed *Campus Plan* changes.

Summaries of the proposed *Campus Plan* amendments are available online:
<https://cpfm.uoregon.edu/campus-plan-amendments-related-framework-vision-project-and-southeast-campus-design-area-and-area>

Discussion (for all proposed *Campus Plan* Amendment agenda items):

The following is a summary of questions and comments from committee members:

- Regarding definitions of Design Area and Floor Area Ratios (FAR), are the buildings footprints less than the size of the design areas? Is the allowable coverage calculation a limitation of total building footprints in a Design Area?
- Is the FAR a limit on the height of structures? Is the denominator in the FAR calculation equal to the size of the total area of the Design Area?
- Member support for the work introducing the proposed amendments.
- Is the allowed density for the Southeast Campus Design Area doubling?

- Does the FAR calculation include McArthur Court and Hayward Field, and does it account for the fact that Hayward has a large building footprint with less stories?
- What is FVP?
- What are the proposed buildings shown in the FVP?
- Is there an additional approximately 600,000 GSF proposed development in the Southeast Campus Design Area?
- How is ecology and ecological inventory on campus fitting into the process of the FVP?
- Open space alone does not account for ecological inventories, however contemporary ecological analysis does.
- Elements of ecology are incorporated into the purpose of the open space framework, its interconnectedness, and the way in which it was set up, however, it's not named specifically as ecological inventory or ecology. These elements are incorporated within, e.g. it could be called an open space framework that is an ecological space framework.
- The intent of the large allowed expansion (capacity) along University street (at the western edge of the Southeast Campus Design Area) is that buildings such as McArthur Court may be reused. In the future, there may be a proposed innovative idea on how to reuse the building, however if not, the existing building footprint (and other building footprints in the area) would be subtracted from the existing capacity. Campus Planning will verify that these existing buildings were subtracted from future allowed capacity for the purposes of this calculation.
- The proposed allowable capacity for Southeast Campus Design Area is intentionally a larger and denser amount due to this being an area of campus on the edge of a very active zone, and very limited development potential in the Academic Core. There is opportunity to activate the Southeast Campus Design Area.
- Is Hayward Field factored into the estimation for the FAR for the area? It's a complicated structure and there are not necessarily floors above the footprint. Suggest to clearly explain how Hayward Field is factored into the area for future projects that might be proposed for the western edge of the Design Area.
- Are the numbers proposed for the Franklin Triangle Design Area specific to either a future academic building or parking structure?

In response to questions and comments from committee members, CPC staff and Eng provided the following clarifications:

- A design area is not specific to a building site; it includes the entire square footage of the area of the specific Design Area. Building coverages are smaller than the size of the Design Area, and the allowable coverage is a limitation of the total building footprint within the Design Area.
- The calculation for Floor Area Ratio (FAR) is the total Gross Square Feet (GSF) (building footprint times number of stories in a building) divided by the size (square feet) of the Design Area.
- The existing building coverage in the Southeast Campus Design Area was almost doubled after the construction of Hayward Field. The suggested amended coverage and FAR includes this building plus a small net increase (2%) to incorporate the recommendations from the FVP building scenarios located on the western side of the Design Area.
- The structures of McArthur Court and Hayward Field are unique in that they have large building footprints and less stories, which makes them less dense in terms of GSF.
- FVP is an acronym for Framework Vision Project.
- The FVP shows proposed building scenarios along University Street, along the western side of the Southeast Campus Design Area, e.g. it shows a scenario for replacing existing buildings that are inefficient in terms of space (they have a large footprint size with a low number of floors).
- The proposed net capacity increase in the Southeast Campus Design Area is 25,399 sf (coverage) and 451,175 GSF (FAR). The FVP proposed building shapes scenario FAR equals about 674,000 GSF.
- The FVP was a landscape-focused study, as well as the *Campus Plan*, which restricts building in open spaces. The FVP building scenarios were developed to preserve the open space framework and preserve that character of campus.
- The FVP references ecological systems, however does not include inventorying details.
- The current Hayward Field is factored into the proposed FAR for the Southeast Campus Design Area.
- The FVP provided a number for a parking structure and a number for a non-parking structure, e.g. academic use, in the proposed Franklin Triangle Design Area. The *Campus Plan* will distinguish between these numbers. The parking structure number is higher because the space between the floors is not as great

as the space between the floors as an academic structure, e.g. it would have more GSF because it's denser on the interior with more floors for parking.

- Future questions or feedback is welcomed to be emailed to CPC staff after the meeting.

Action: No formal action was requested.