

UNIVERSITY OF OREGON

RECREATION FIELD LOCATION
OPTIONS STUDY

December 2019



UNIVERSITY OF
OREGON

Office of Campus Planning

ACKNOWLEDGMENTS

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Cover Photo University of Oregon Womens Rugby Club Sports Team.

Photo by Paul W. Harvey IV taken 10/27/2018: <https://uodirtyducksrugby.weebly.com/photos.html>

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EXECUTIVE SUMMARY

Recreation fields at the University of Oregon support physical education classes, intramural sports, club sports, and open recreation which play an important role in students’ physical and mental health as well as their overall experience of being a student at the University of Oregon. Recreation fields also support community events and activities, such as track and field events, youth camps, Eugene Marathon and many other activities, offering a chance for people from around the community, state, and world to make connections to the university.

The purpose of this study is to assess the university’s options for locating additional physical education and recreation fields on and off campus, including potential partnerships, to accommodate increases in enrollment and be responsive to current and future needs for recreation fields to support student life. In his May 11, 2018 response to UO Senate action US 17/18-14 regarding the university’s North Campus Conditional Use Permit (CUP) application to the City of Eugene, University President Michael Schill directed this study to be completed.

“Several suggestions have been made recently regarding different ways to approach the potential future need for recreation fields such as partnerships with nearby high 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”.

President Michael Schill in response to UO Senate Resolution US17/18-14

This study is not a site selection as there is no identified project at this time. The results of this study will inform future Campus Plan amendments and provide information to future decision makers regarding the university’s options to provide additional Physical Education and Recreation Fields. At the time a project is identified additional, more in-depth, research into site options and criteria for site selection should occur.

The Office of Campus Planning led this study working with a sub-group of the Campus Planning Committee (CPC). A wide range of sites were first identified to ensure a robust discussion of possible options was considered. Each site was then evaluated, based on agreed upon criteria by the CPC, to determine whether the site was viable to accommodate recreation fields (“Level One Analysis”). Viable sites were further evaluated to provide an initial assessment of factors that will be important when considering options for the university to locate additional recreation fields (“Level Two Analysis”).

The study is not comprehensive in that all considerations for each site have not been investigated, for example easements, topography, utilities, etc. which may impact potential development of recreation field needs further research. The intent of the study is to understand initial key criteria that will inform future site options when a project is identified. Additional due diligence is required for all sites to understand the full breadth of considerations based on specific program needs of future projects.

The results of this study show there are six sites on university owned land and two sites off campus on land not owned by the university that could accommodate recreation fields although there are significant considerations that impact the viability of each site. No discussions have occurred with property owners of sites not owned by the university to assess whether these sites are viable options. On-campus sites include the UO Tennis Courts, East Campus, Campus Planning and Facilities Management area, South Bank, Autzen Stadium Complex, and the UO Police Department site. Off-campus sites included Amazon Fields in south Eugene and the Lane Transfer Station in Glenwood.

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Recreation Field 1 near the Student Recreation Center along 15th Avenue

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APPROACH AND PROCESS

Overall Process

The study began by casting a wide net of potential sites that were evaluated to determine the viability of each site and initial factors that should be considered when evaluating the university's options for locating additional recreation fields.

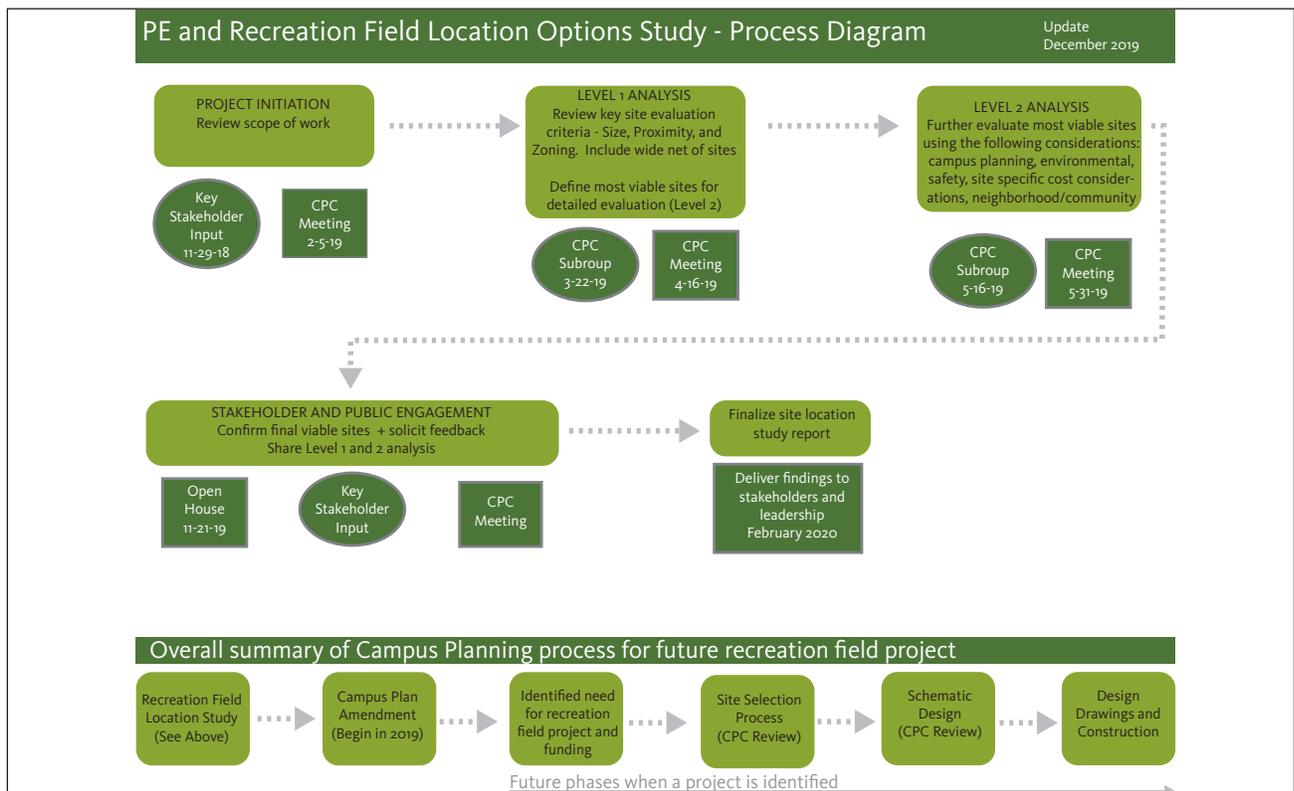
The below diagram illustrates the process for the study. After the project was initiated a series of analysis was performed for each site. The intent was to review each site using an incrementally more detailed set of criteria. Sites that did not meet basic criteria to be considered viable were eliminated as an option and not merit further in-depth analysis. The result of this process is not intended to select a site, but rather provide initial information that must be considered when evaluating the university's options for locating additional recreation fields.

Project Initiation

During the fall of the 2018/19 academic year Campus Planning Staff met with an Ad-hoc group of interested parties to review the proposed overall process and approach for the study. An initial inventory of sites were identified to evaluate with this study.

At the February 5, 2019 Campus Planning Committee (CPC) meeting staff presented an overview of the proposed scope and process for the study. A result of this meeting was also to establish a CPC Sub-group that served as an advisory group to the larger committee for the study. In addition, the CPC gave final direction about which criteria and locations to include as part of the study.

Subgroup Charge : The group will be advisory to the Campus Planning Committee and established for the duration of the study to provide feedback in the evaluation of potential recreation field sites.



Recreation Field Location Options Process Diagram

Program for Future Fields

Accommodate 3 student recreation fields which support physical education, intramural sports, club sports, and open recreation for students from 8am - 11 pm. In general, recreation fields are used for the following university activities:

1. Physical Education Classes
2. Intramural Sports: Flag football, soccer, ultimate frisbee, softball
3. Club Sports: Baseball, cricket, men's and women's lacrosse, men's and women's soccer, men's and women's ultimate frisbee, men's and women's rugby, softball
4. Open Recreation: Fields available for spontaneous informal use

Scope of Study

1. Assess site options for locating physical education and recreation fields to support future university needs. The study is not a site selection study as there is no identified project. The study is to understand the university's options for providing additional recreation fields that meet needs related to Physical Education and Recreation.
2. Assess opportunities for partnering with local agencies to meet needs related to Physical Education and Recreation.

Level One Analysis

The Level One Analysis established three basic criteria to determine if a site is viable to support a recreation field that meets the needs of Physical Education and Recreation. Level One evaluation criteria consisted of an initial site assessment in regards to:

1. Size
2. Location
3. Zoning

To be considered viable a site must meet all three criteria. For example, if a site is large enough to fit a minimum field footprint but is not considered accessible to students the site is not considered viable and was not evaluated further.

Level Two Analysis

Sites which met all Level One criteria were then evaluated using more in-depth criteria. The criteria was established to further understand factors important to consider for each site. The Level Two evaluation criteria are:

1. Campus Planning Considerations
2. Environmental Considerations
3. Safety Considerations
4. Site Specific Cost Considerations
5. Neighborhood / Community Considerations

The Level Two analysis was intended to be an initial evaluation and is not comprehensive. For example, considerations for topography, utilities, property ownership, economic impacts, etc. for each site will need to be further evaluated during a site selection process. The intent of the Level Two criteria is to further understand which sites would be viable to be included in a site selection process if a project is identified.

Stakeholder Engagement

The study included the following outreach, engagement opportunities, and Campus Planning Committee (CPC) meetings to ensure a robust discussion with internal and external stakeholders. Meeting times and presentations were scheduled to be as convenient as possible for faculty and students.

11/29/18	Ad-hoc Meeting
2/5/19	CPC Meeting
3/22/19	CPC Sub-group Meeting
4/16/19	CPC Meeting
5/16/19	CPC Sub-group Meeting
5/31/19	CPC Meeting
11/8/19	Around the O Open House Article
11/12/19	Open House Announcement List Serve Mailing (North Campus CUP List)
11/12/19	Around the O Workplace Open House Announcement
11/13/19	Open House invite from President Schill at University Senate meeting
11/14/19	Open House reminder email to University Senate
11/20/19	SRC Advisory Board
11/21/19	Open House at EMU
12/10/19	SRC Leadership Team
1/21/2020	CPC Meeting (Project Update)

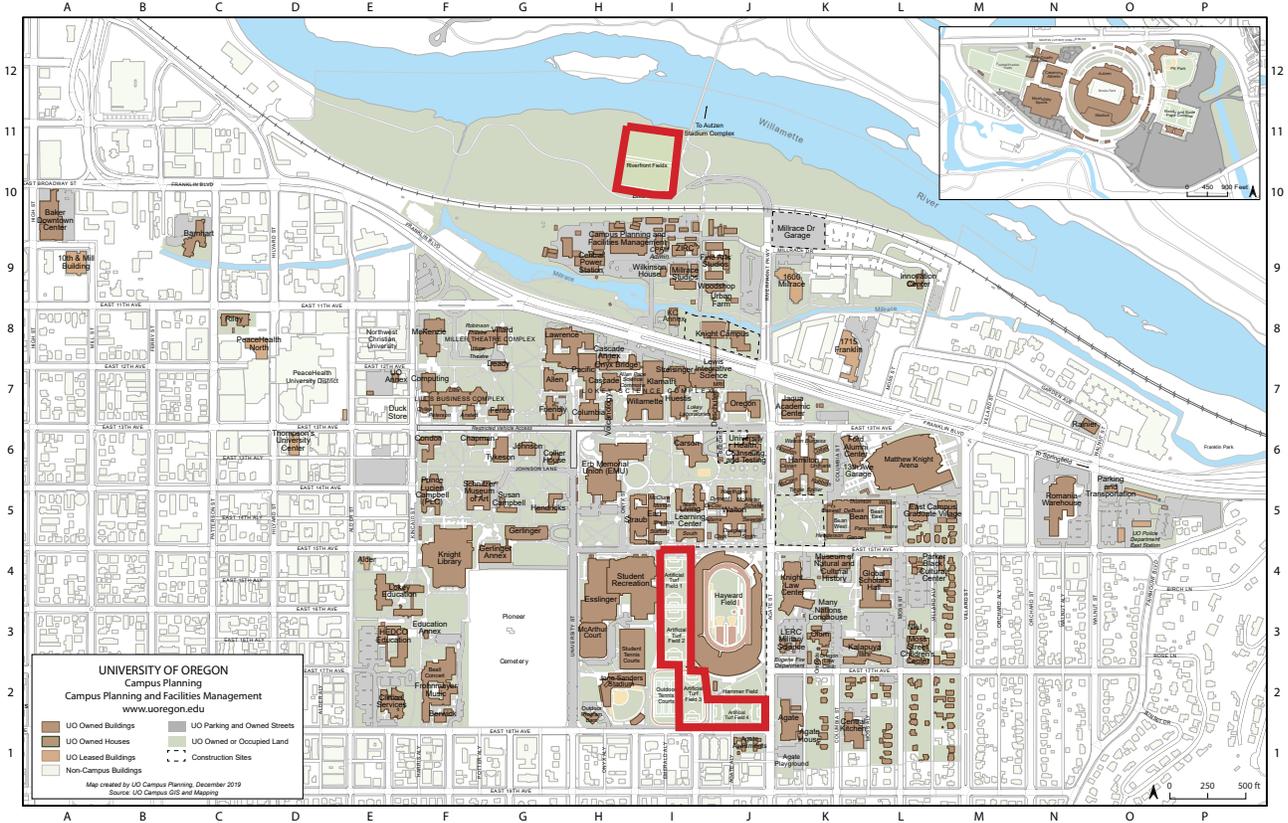
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EXISTING RECREATION FIELD DATA

Existing Recreation Fields

Currently the University of Oregon Physical Education and Recreation Department manage and maintain four synthetic turf fields (with lights) near the Student Recreation Center as well as two natural grass fields (without lights) near the Willamette River.

Recreation fields on campus are heavily used for a variety of activities to support academic classes, intramural sports, club sports, and open recreation. Fields are also used to support a number of community events, for example, youth camps, track and field events, Eugene Marathon, and more.



2019 University of Oregon map highlighting existing recreation fields

Field Use Data

Although the scope of this study does not include an overall assessment of field use or determination of future needs Campus Planning did review field usage data provided by the PE and Recreation Department to better understand when and how current fields are used. Based on the field use data provided, it is clear the current

fields are most heavily used in the spring and fall terms. During the winter term the fields are not heavily used as classes and intramural sports are less active. Throughout the entire year access to recreation fields is important to support open, non programmed recreation for university students.

FALL TERM

PE Class 324 Participants

Intramural 1228 Participants

Club Sport 332 Participants

Open Rec

FIELD 1	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							
11							
12		PE		PE			
1		PE		PE			
2	PE	PE	PE	PE			
3		PE		PE			
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 10

FIELD 4	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10		PE		PE		Club	Club
11		PE		PE		Club	Club
12	PE		PE				Club
1	PE		PE				Club
2	PE		PE				Club
3	PE	Club	PE	Club			Club
4	PE	Club	PE	Club			Club
5	PE	Club	PE	Club			Club
6	Club	Club	Club	Club			Club
7	Club	Club	Club	Club			Club
8	Club	Club	Club	Club			Club
9	Club	Club	Club	Club			Club
10	Club	Club	Club	Club			Club
11							

Total hours of scheduled use: 58

FIELD 2	MON	TUE	WED	THURS	FRI	SAT	SUN
6		Club		Club			
7		Club		Club			
8							
9							
10							
11							
12		PE		PE			Club
1		PE		PE			Club
2		PE		PE			Club
3		PE		PE	Club		Club
4	Club	Club	Club	Club	Club	Club	Club
5	Club	Club	Club	Club	Club	Club	Club
6	Club	Club	Club	Club	Club	Club	Club
7	Club	Club	Club	Club	Club	Club	Club
8	Club	Club	Club	Club	Club	Club	Club
9	Club	Club	Club	Club	Club	Club	Club
10	Club	Club	Club	Club	Club	Club	Club
11							

Total hours of scheduled use: 61

RIVER FRONT FIELDS	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							Club
10							Club
11							Club
12							
1							
2							
3	Club	Club	Club	Club			
4	Club	Club	Club	Club			
5	Club	Club	Club	Club			
6		Club		Club			
7		Club		Club			
8							
9							
10							
11							

Total hours of scheduled use: 20

FIELD 3	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7		Club		Club			
8							
9							
10		PE		PE		Club	Club
11		PE		PE		Club	Club
12	PE		PE			Club	Club
1	PE		PE			Club	Club
2	PE		PE			Club	Club
3	PE		PE			Club	Club
4	Club	Club	Club	Club	Club	Club	Club
5	Club	Club	Club	Club	Club	Club	Club
6	Club	Club	Club	Club	Club	Club	Club
7	Club	Club	Club	Club	Club	Club	Club
8	Club	Club	Club	Club	Club	Club	Club
9	Club	Club	Club	Club	Club	Club	Club
10	Club	Club	Club	Club	Club	Club	Club
11							

Total hours of scheduled use: 64

Open recreation provided all day and is estimated to serve 10,000 participants per week

Field usage diagram for fall term 2017. Time of day is shown on the left column. Field One is intended to be available for open recreation and therefore scheduled less often. Open recreation is available on all fields when not scheduled for other uses.

WINTER TERM

Club Sport 343 Participants

FIELD 1							
	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							
11							
12							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 0

FIELD 4							
	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							Blue
11							Blue
12							Blue
1							
2							
3							
4							
5	Blue	Blue	Blue	Blue			
6	Blue	Blue	Blue	Blue			
7	Blue	Blue	Blue	Blue			
8	Blue	Blue	Blue	Blue			
9		Blue		Blue			
10							
11							

Total hours of scheduled use: 21

FIELD 2							
	MON	TUE	WED	THURS	FRI	SAT	SUN
6			Blue				
7	Blue		Blue				
8							
9							
10							Blue
11							Blue
12							Blue
1							
2							
3							
4	Blue	Blue	Blue	Blue	Blue	Blue	Blue
5	Blue	Blue	Blue	Blue	Blue	Blue	Blue
6	Blue	Blue	Blue	Blue		Blue	Blue
7	Blue	Blue	Blue	Blue			
8	Blue	Blue	Blue	Blue			
9	Blue	Blue	Blue	Blue	Blue		
10		Blue		Blue			
11							

Total hours of scheduled use: 49

RIVER FRONT FIELDS							
	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							
11							
12							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 0

FIELD 3							
	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							Blue
10							Blue
11							Blue
12							
1							
2							
3							
4							
5	Blue	Blue	Blue	Blue			
6	Blue	Blue	Blue	Blue			
7	Blue	Blue	Blue	Blue			
8	Blue	Blue	Blue	Blue			
9		Blue		Blue			
10							
11							

Total hours of scheduled use: 21

Open recreation provided all day and is estimated to serve 10,000 participants per week

Field usage diagram for winter term 2018. Time of day is shown on the left column. Open recreation is available on all fields when not scheduled for other uses.

SPRING TERM

PE Class 438 Participants

Intramural 3131 Participants

Club Sport 319 Participants

Open Rec

FIELD 1	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							
11							
12							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 16

FIELD 4	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							
11							
12							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 70

FIELD 2	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							
11							
12							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 86

RIVER FRONT FIELDS	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday	Sunday
6							
7							
8							
9							
10							
11							
12							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 34

FIELD 3	MON	TUE	WED	THURS	FRI	SAT	SUN
6							
7							
8							
9							
10							
11							
12							
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							

Total hours of scheduled use: 87

Gerlinger field used for intramural grass volleyball

Open recreation provided all day and is estimated to serve 10,000 participants per week

Field usage diagram for spring term 2018. Time of day is shown on the left column. Field One is intended to be available for open recreation and therefore scheduled less often. Open recreation is available on all fields when not scheduled for other uses.

LEVEL ONE EVALUATION

Summary

The Level 1 evaluation was 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 based on agreed upon criteria.

To be considered viable a site must meet all three criteria. For example, if a site is large enough to fit a minimum field footprint but is not considered accessible to students the site is not considered viable and will not be evaluated further.

Level One Evaluation Criteria

1. Size: Multi-use fields must accommodate a variety of activities. Single, isolated fields are not practical for programming or maintenance. Off-campus sites must accommodate two or more fields to meet programming needs.

- Minimum Field Size: 200' x 360' *

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 and be accessible by the following:

- Bike in 20 minutes or less
- By car/shuttle in 25 minutes or less
- Public transportation in 25 minutes or less

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

*The minimum field size does not accommodate all anticipated needs. The minimum field size is established to allow more flexibility while evaluating site options.

Level One Evaluation Summary

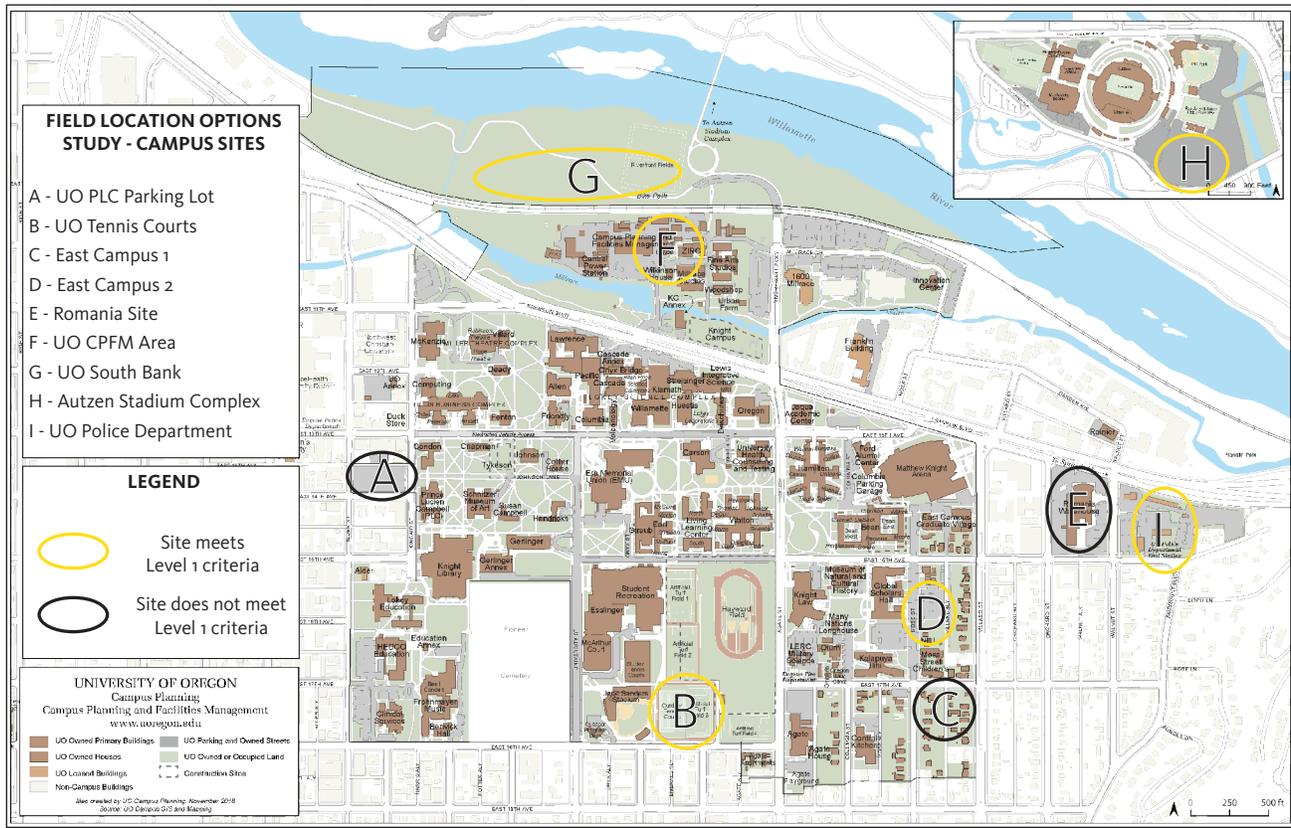
The table below illustrates each site and whether criteria was or was not met. Eight sites met the Level One Evaluation criteria and merit further, more in-depth, study.

	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	■	■	■
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	■	■	■

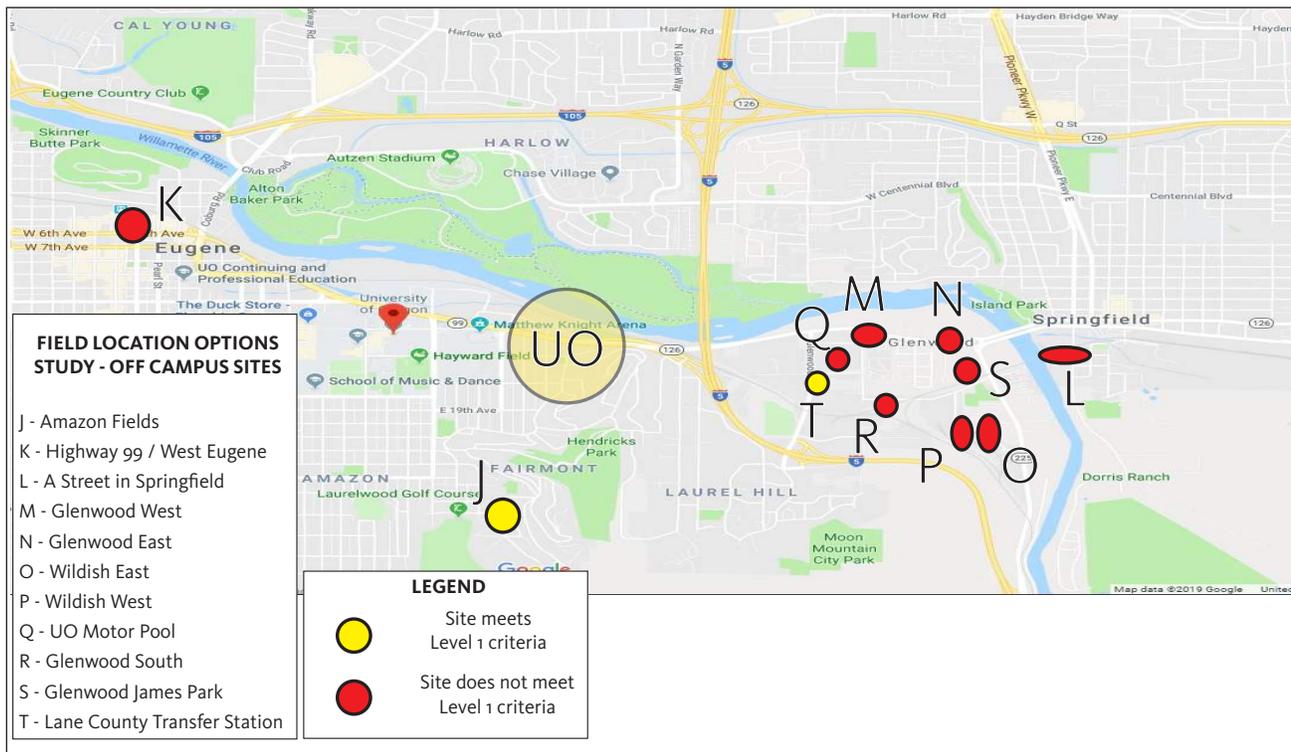
Sites highlighted in yellow meet Level 1 criteria and will be evaluated further using Level 2 criteria.

Note, although the Romania Site meets Level 1 criteria there is currently a development proposal being considered for this site. If the site is not developed when a recreation field project is identified this site should be evaluated further.

LEVEL ONE EVALUATION - MAP OF SITES



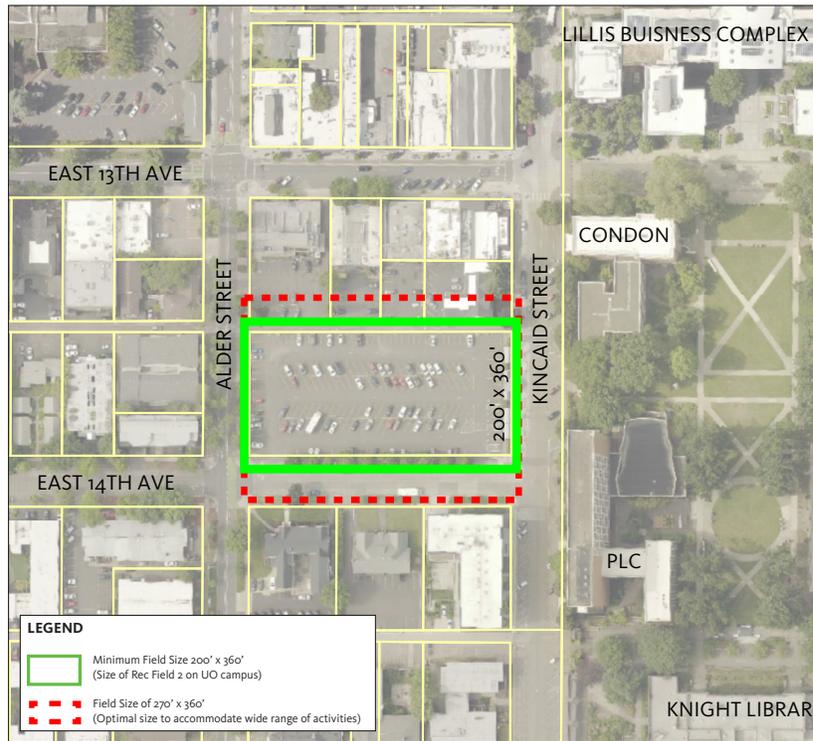
Map of on-campus sites evaluated in the Level One Analysis.



Map of off-campus sites evaluated in the Level One Analysis.

LEVEL ONE EVALUATION

SITE A: UO PLC PARKING LOT



GENERAL SITE INFORMATION

Owner: University of Oregon
Size - Number of fields accommodated: Minimum size: 0
Location - Distance to UO Rec Center: On Campus
Zoning: PL - Public Land
Current Use: • Parking lot (203 spaces)
Development Considerations: • Site is identified as a future building site per the Framework Vision Project
 • Displacement of Parking

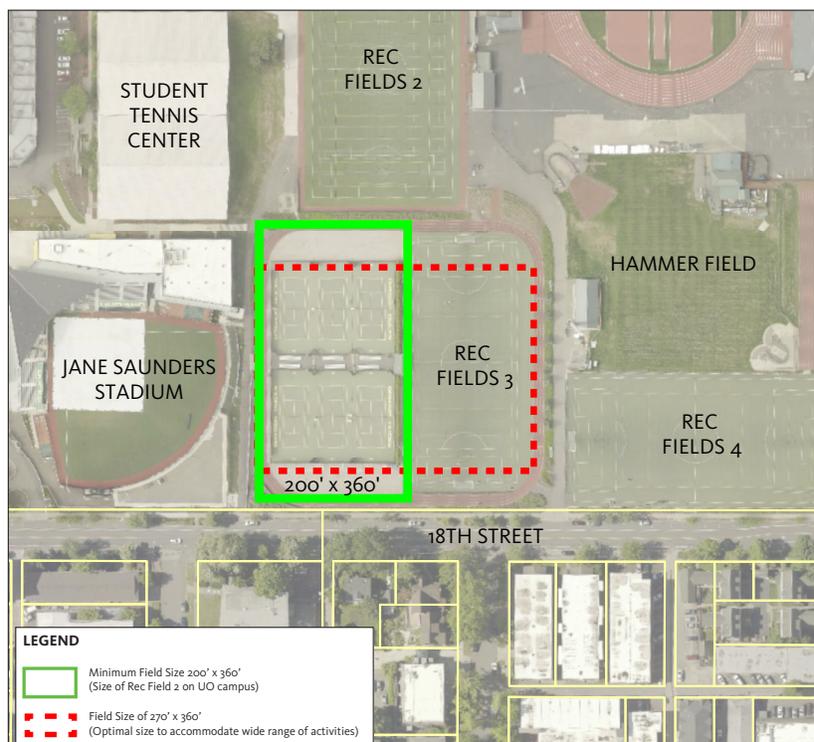
KEY FINDINGS

Level 1 criteria is not met. The site is too small to accommodate a recreation field.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site A: PLC Parking Lot		■	■

SITE B: UO TENNIS COURTS



GENERAL SITE INFORMATION

Owner: University of Oregon
Size - Number of fields accommodated: Minimum size: 0 - (Note: Expanding the existing recreation field will allow for wider programming options)
Location - Distance to UO Rec Center: On campus
Zoning: PL - Public Land
Current Use: 6 NCAA tennis courts, storage, seating, and lighting
Development Considerations: • Adjacent to existing recreation fields.
 • The current tennis court facility is adjacent to the covered tennis facility and locker rooms. Displacing the existing tennis courts would need to consider relationship to covered facilities and locker rooms.

KEY FINDINGS

Level 1 criteria is met. Although the site doesn't technically fit the minimum field size, expanding Rec Field 3 will allow for more programming and use. Therefore, this site will be included in the level two evaluation.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site B: UO Tennis Courts	■	■	■

LEVEL ONE EVALUATION

SITE C: EAST CAMPUS 1



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 0

Location - Distance to UO Rec Center: On campus

Zoning:
PL - Public Land and R-1 - Low Density Residential with East Campus (EC) and Site Review (SR) overlay

Current Use:
14 university owned houses used for a variety of programs

Development Considerations:

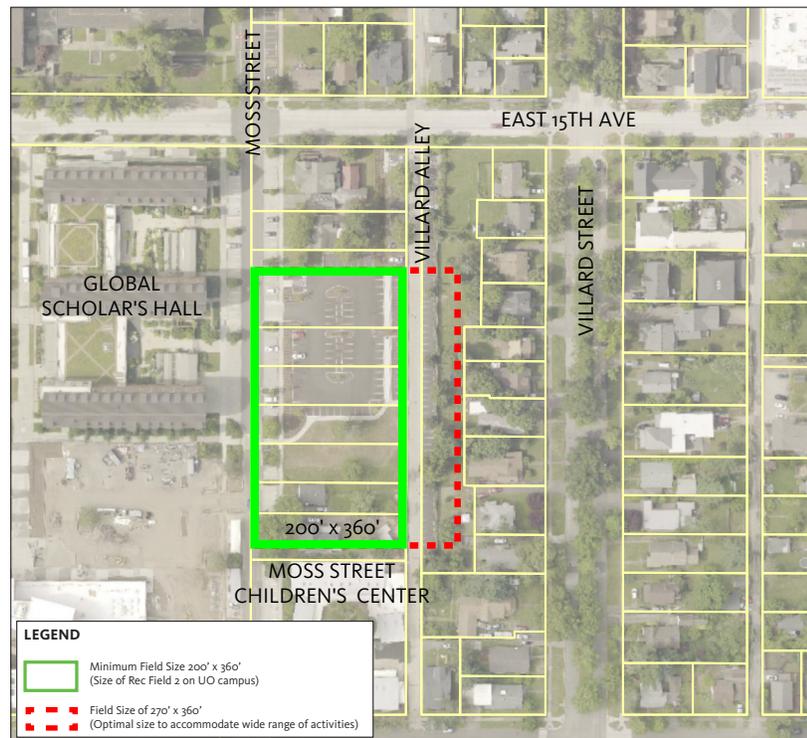
- Neighborhood opposition to recreation fields would be expected.
- Use is permitted in PL zone. R-1 zone requires conditional use permit and Site Review.
- Requires vacation of Villard Alley
- Near university residence halls

KEY FINDINGS

Level 1 criteria is not met. The minimum field size does not fit within the property line. If the field size is rotated North/South the non-UO owned property doesn't allow for the minimum field size to fit.

Site C: East Campus 1	Level 1 Evaluation Criteria		
	Size	Location	Zoning
		■	■

SITE D: EAST CAMPUS 2



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: On campus

Zoning:
PL - Public Land

Current Use:
University owned houses used for a variety of programs and two parking lots of approximately 100 parking spaces. Moss Street provides service and emergency vehicle access to residence hall.

Development Considerations:

- Neighborhood opposition to recreation fields would be expected.
- Use is permitted in PL zone.
- Likely requires vacation of Villard Alley
- Near university residence halls and will need to consider service and emergency vehicle access

KEY FINDINGS

Level 1 criteria is met. The minimum field size fits, although the exact placement would need to consider impacts to Moss Street and Villard Alley.

Site D: East Campus 2	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	■

LEVEL ONE EVALUATION

SITE E: ROMANIA SITE



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: 0.7 miles
Travel time by walking: 15 minutes
Travel time by bike: 4 minutes

Zoning: S-WS (Walnut Station Special Area Zone)

Current Use:

- 180 space parking lot
- Facilities Services storage and offices

Development Considerations:

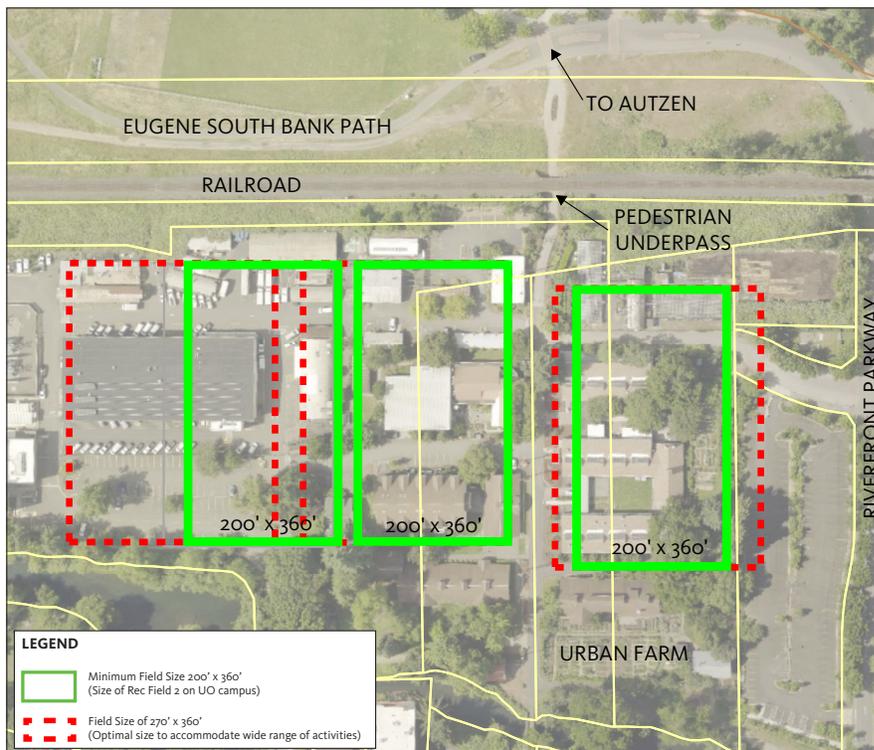
- The Walnut Station Specific Area Plan identifies the site as appropriate for medium to high-intensity development
- The site contains historic resources and requires approval of a Historic Alteration application by the City's Planning Director

KEY FINDINGS

Level 1 criteria is met, however, there is currently a development proposal being considered for this site. If the site is not developed when a recreation field project is identified this site should be evaluated further.

Site E: Romania Site	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	■

SITE F: UO CPFM AREA



GENERAL SITE INFORMATION

Owner:
University of Oregon and City of Eugene

Size - Number of fields accommodated:
Minimum size: 3

Location - Distance to UO Rec Center: on campus

Zoning: S-RP (Riverfront Park)

Current Use:

- Parking
- Facilities Services storage and offices
- CPFM shops and offices
- Facilities for Zebrafish International Resource Center

Development Considerations:

- Adjacent to Millrace
- Future potential uses related to expansion of campus facilities for research, academics, administration, and open space

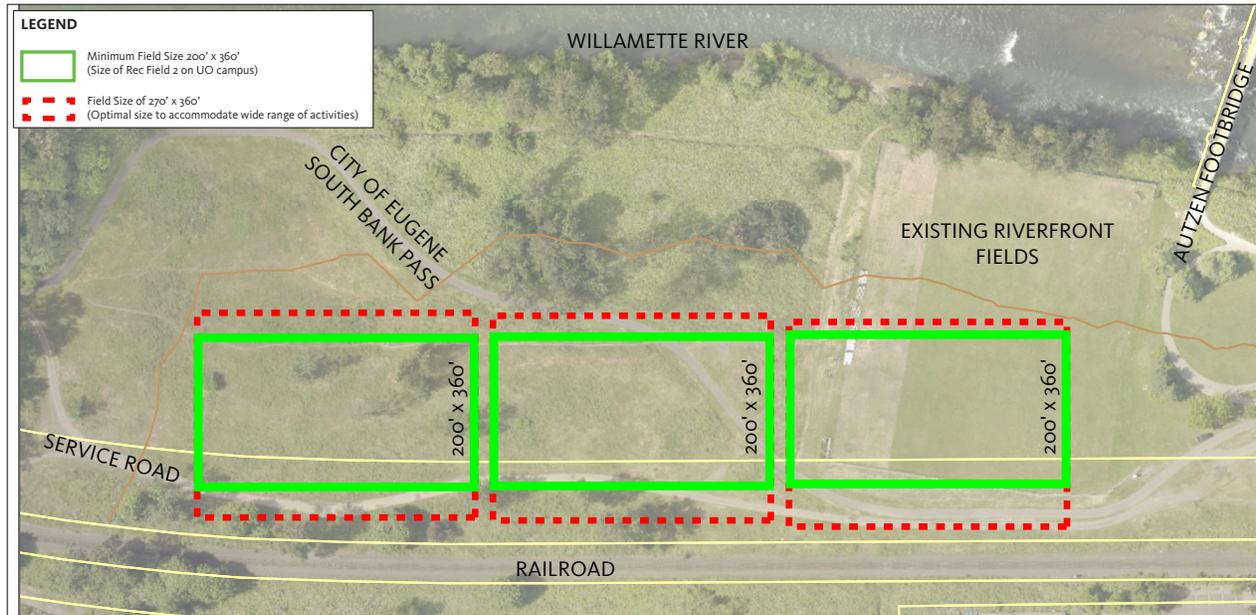
KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Site F: UO CPFM Area	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	■

LEVEL ONE EVALUATION

SITE G: UO SOUTH BANK



GENERAL SITE INFORMATION

Owner:
University of Oregon

Location - Distance to UO Rec Center: on campus

Zoning: S-RP (Riverfront Park)

Current Use:

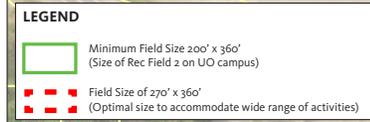
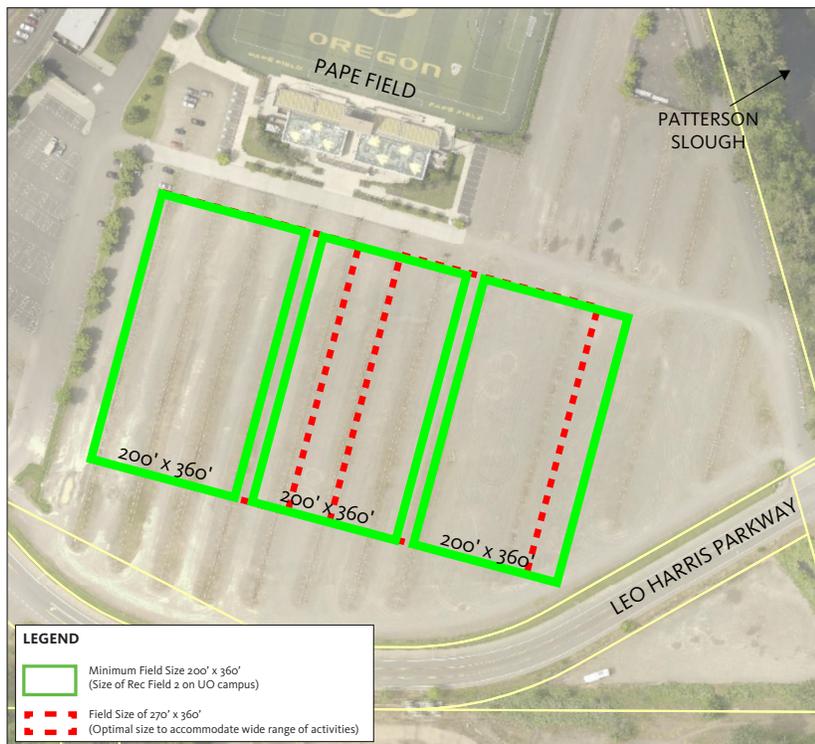
- 2 existing natural grass recreation fields
- Natural area
- City of Eugene South Bank Path

KEY FINDINGS

Level 1 criteria is met. Therefore this site will be further evaluated in the level two analysis.

Site G: UO South Bank	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	■

SITE H: AUTZEN STADIUM COMPLEX



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 3

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

Zoning:
PL - Public Land with WR (Water Resource) Overlay

Current Use:

- Parking lot for Autzen Stadium Complex

Development Considerations:

- Adjacent to Willamette River and Patterson Slough
- The site is within the Willamette Greenway boundary and require approval involving a public hearing
- Based on the Intergovernmental Agreement any major capital project within the Autzen Stadium Complex prior to the sunset date established in the IGA (December 31, 2022) will require relocation of EWEB's Easement Parcel and water transmission main
- The university would need to identify replacement parking within 1000 feet of the site

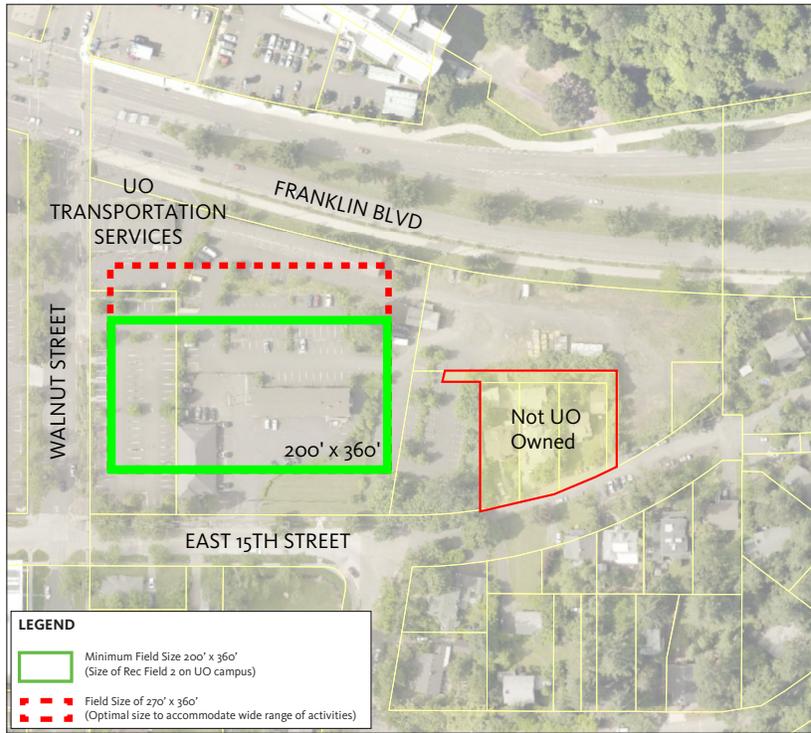
KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Site H: Autzen Stadium Complex	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	■

LEVEL ONE EVALUATION

SITE I: UO POLICE DEPARTMENT



GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 1

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: N/A

Zoning:
Walnut Special Area Zone. Permitted use within zone. Lighting may require Conditional Use Permit

Current Use:

- UO Police Department
- University parking lots 52 and 53

Development Considerations:

- Considerations for neighborhood impacts
- Displacement of current uses and parking
- Future potential uses related to expansion of campus facilities

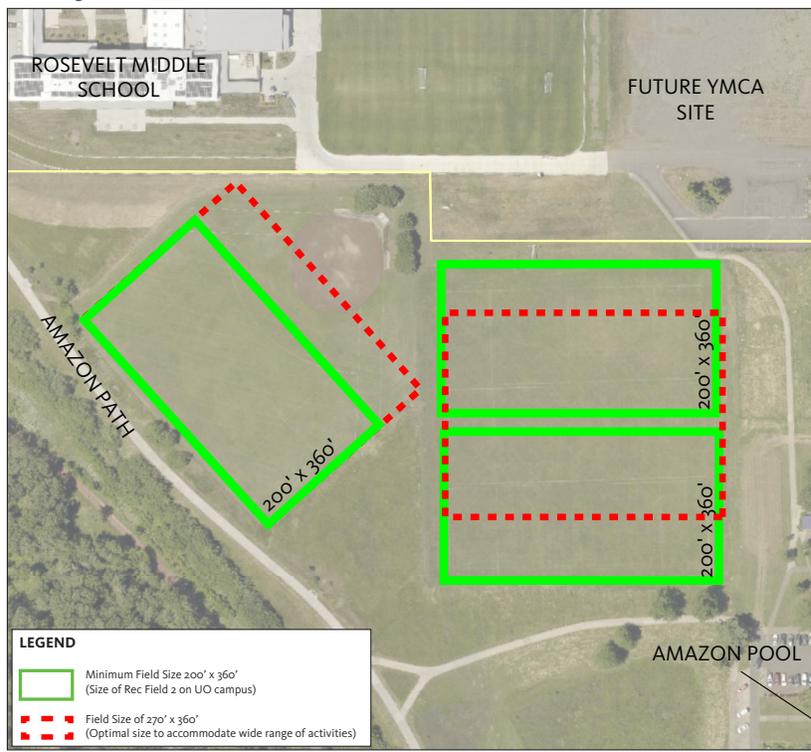
KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site I: UO Police Department	■	■	■

SITE J: AMAZON FIELDS



GENERAL SITE INFORMATION

Owner:
City of Eugene

Size - Number of fields accommodated:
Minimum size: 3

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

Zoning:
PL - Public Land with Water Resource (WR) Overlay

Current Use:
Natural grass recreation field operated by City of Eugene Parks and Recreation

Development Considerations:

- The site is not owned by the university. Some type of partnership with the City would be required.
- Site is adjacent to Amazon Creek and a wetland area located south of the study area.
- Located in Amazon Park next to Roosevelt Middle School, Amazon Pool, and a future YMCA site.

KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site J: Amazon Fields	■	■	■

LEVEL ONE EVALUATION

SITE K: HIGHWAY 99 / WEST EUGENE



GENERAL SITE INFORMATION

Owner:
RL Acquisition LLC

Size - Number of fields accommodated:
Minimum size: 2

Location - Distance to UO Rec Center: 4 miles
Travel time by walking: 70 minutes
Travel time by bike: 25 minutes
Travel time by driving: 13 minutes
Travel time by bus: 40 minutes

Zoning: I-3 - Heavy Industrial

Current Use:
• Vacant industrial land

Development Considerations:
• Land not owned by the university
• Not permitted outright based on zoning.

KEY FINDINGS

Level 1 criteria is not met. The location criteria is not met and the use is not allowed by zoning.

Site K: Hwy 99/West Eugene	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■		

SITE L: A STREET IN SPRINGFIELD



GENERAL SITE INFORMATION

Owner:
Kendall Development Group

Size - Number of fields accommodated:
Minimum size: 0

Location - Distance to UO Rec Center: 3.3 miles
Travel time by walking: 60 minutes
Travel time by bike: 18 minutes
Travel time by driving: 11 minutes
Travel time by bus: 26 minutes

Zoning: Booth-Kelly Mixed Use

Current Use:
• Vacant land

KEY FINDINGS

Level 1 criteria is not met. The minimum field size does not fit and the location criteria is not met.

Site L: A Street in Springfield	Level 1 Evaluation Criteria		
	Size	Location	Zoning
			■

LEVEL ONE EVALUATION

SITE M: GLENWOOD WEST



GENERAL SITE INFORMATION

Owner:
Myrmo & Sons, Inc.

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: 2.1 miles
Travel time by walking: 35 minutes
Travel time by bike: 13 minutes
Travel time by driving: 8 minutes
Travel time by bus: 10 minutes

Zoning: Office Mixed Use (Glenwood)

Current Use:

- Industrial, Machinery

Development Considerations:

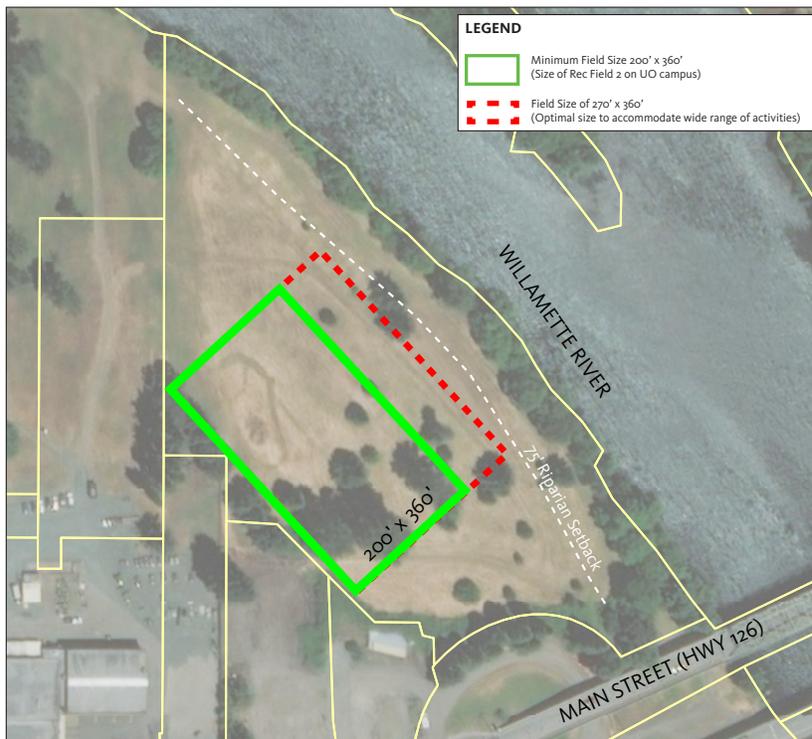
- Adjacent to Willamette River
- Adjacent to the Em-X bus line
- Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Site M: Glenwood West	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	

SITE N: GLENWOOD EAST



GENERAL SITE INFORMATION

Owner:
Too Blue, LLC

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: 2.3 miles
Travel time by walking: 45 minutes
Travel time by bike: 13 minutes
Travel time by driving: 10 minutes
Travel time by bus: 18 minutes

Zoning: Commercial Mixed Use (Glenwood)

Current Use:

- Industrial, Machinery

Development Considerations:

- Adjacent to Willamette River
- Adjacent to Em-X bus line
- Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Site N: Glenwood East	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	

LEVEL ONE EVALUATION

SITE O: WILDISH EAST



GENERAL SITE INFORMATION

- Owner:**
Wildish Land Co
- Size - Number of fields accommodated:**
Minimum size: 8
- Location - Distance to UO Rec Center:** 3 miles
Travel time by walking: 58 minutes
Travel time by bike: 17 minutes
Travel time by driving: 10 minutes
Travel time by bus: 33 minutes
- Zoning:** Employment Mixed Use (Glenwood)
- Current Use:**
- Vacant, industrial
- Development Considerations:**
- Adjacent to Willamette River
 - Not accessible from Em-X bus line
 - Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The location criteria is not met and the use is not consistent with zoning, specifically the Glenwood Refinement Plan.

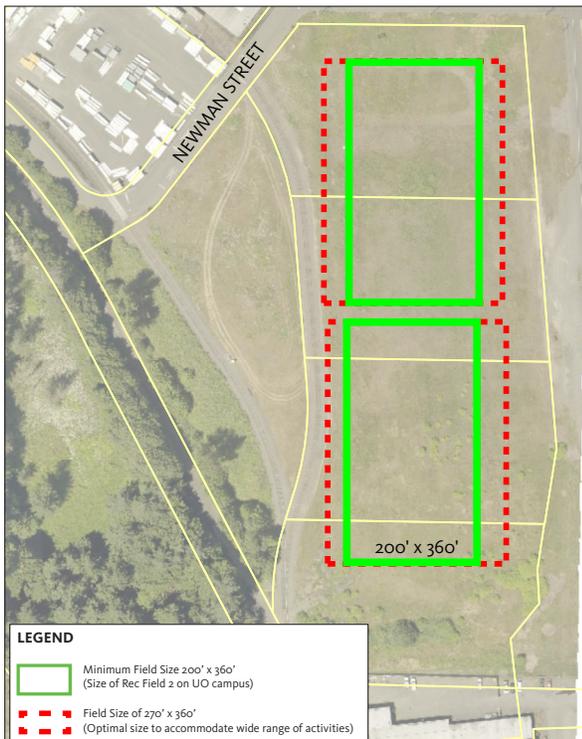
LEGEND

- 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 1 Evaluation Criteria

	Size	Location	Zoning
Site O: Wildish East	■		

SITE P: WILDISH WEST



GENERAL SITE INFORMATION

- Owner:**
Wildish Development Corp
- Size - Number of fields accommodated:**
Minimum size: 2
- Location - Distance to UO Rec Center:** 3 miles
Travel time by walking: 58 minutes
Travel time by bike: 17 minutes
Travel time by driving: 10 minutes
Travel time by bus: 33 minutes
- Zoning:** Employment Mixed Use (Glenwood)
- Current Use:**
- Vacant, industrial
- Development Considerations:**
- Not accessible from Em-X bus line
 - Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The location criteria is not met and the use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Level 1 Evaluation Criteria

	Size	Location	Zoning
Site P: Wildish West	■		

LEVEL ONE EVALUATION

SITE Q: UO MOTOR POOL

GENERAL SITE INFORMATION

Owner:
University of Oregon

Size - Number of fields accommodated:
Minimum size: 1

Location - Distance to UO Rec Center: 1.9 miles
Travel time by walking: 30 minutes
Travel time by bike: 10 minutes
Travel time by driving: 8 minutes
Travel time by bus: 17 minutes

Zoning: Office Mixed Use (Glenwood)

Current Use:
• UO Motor Pool

Development Considerations:
• Site is located along the Em-X bus line
• Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Site Q: UO Motor Pool	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	

SITE R: GLENWOOD SOUTH

GENERAL SITE INFORMATION

Owner:
NA - Currently for sale

Size - Number of fields accommodated:
Minimum size: 0

Location - Distance to UO Rec Center: 2.5 miles
Travel time by walking: 48 minutes
Travel time by bike: 15 minutes
Travel time by driving: 10 minutes
Travel time by bus: 26 minutes

Zoning: LMI (Light Medium Industrial)

Current Use:
• Light Medium Industrial

Development Considerations:
• Not located along Em-X bus route

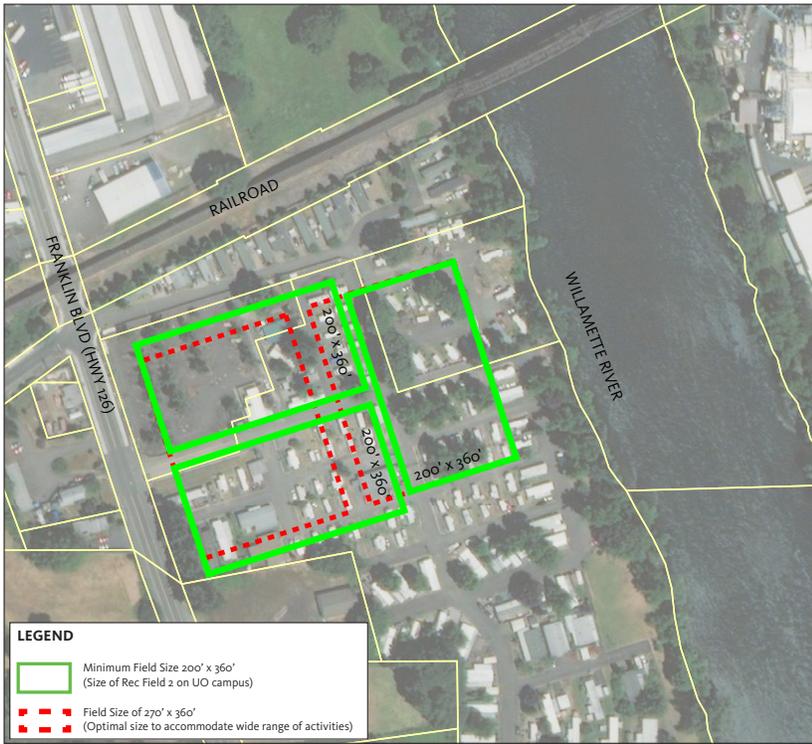
KEY FINDINGS

Level 1 criteria is not met. The minimum field size does not fit and the site does not meet the location criteria.

Site R: Glenwood South	Level 1 Evaluation Criteria		
	Size	Location	Zoning
			■

LEVEL ONE EVALUATION

SITE S: GLENWOOD JAMES PARK



GENERAL SITE INFORMATION

Owner:
US Bank, Shamrock Homes LLC, Trust

Size - Number of fields accommodated:
Minimum size: 3

Location - Distance to UO Rec Center: 2.4 miles
Travel time by walking: 48 minutes
Travel time by bike: 15 minutes
Travel time by driving: 6 minutes
Travel time by bus: 20 minutes

Zoning: Employment M.U. (Glenwood) and Commercial M.U. (Glenwood)

Current Use:
• Mobile home park

Development Considerations:
• Recreation fields are not consistent with the Glenwood Refinement Plan.

KEY FINDINGS

Level 1 criteria is not met. The use is not consistent with zoning, specifically the Glenwood Refinement Plan.

Site S: Glenwood James Park	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	

SITE T: LANE COUNTY TRANSFER STATION



GENERAL SITE INFORMATION

Owner:
Lane County

Size - Number of fields accommodated:
Minimum size: 3 +

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

Zoning: Light Medium Industrial (Springfield). Permitted use within zone.

Current Use:
• Lane County Transfer Station

Development Considerations:
• Lane County owns the land
• Land acquisition costs
• Not known if the county has interest in moving the transfer station facilities or if the university has resources or interest in acquiring property

KEY FINDINGS

Level 1 criteria is met. Therefore, this site will be further evaluated in Level 2 analysis.

Site T: Lane Transfer Station	Level 1 Evaluation Criteria		
	Size	Location	Zoning
	■	■	■

LEVEL ONE EVALUATION SUMMARY

	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	■	■	■
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	■	■	■

Sites highlighted in yellow meet Level 1 criteria and will be evaluated further using Level 2 criteria.

Note, although the Romania Site meets Level 1 criteria there is currently a development proposal being considered for this site. If the site is not developed when a recreation field project is identified this site should be evaluated further.

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LEVEL TWO EVALUATION

Summary

The Level Two evaluation was intended to assess sites using more detailed criteria to gain a better more in-depth, understanding of site specific considerations. This is not a site selection, but intended to understand factors that will be important to consider when evaluating possible sites for locating recreation fields. Key considerations have been identified for each site.

Level Two Evaluation Criteria

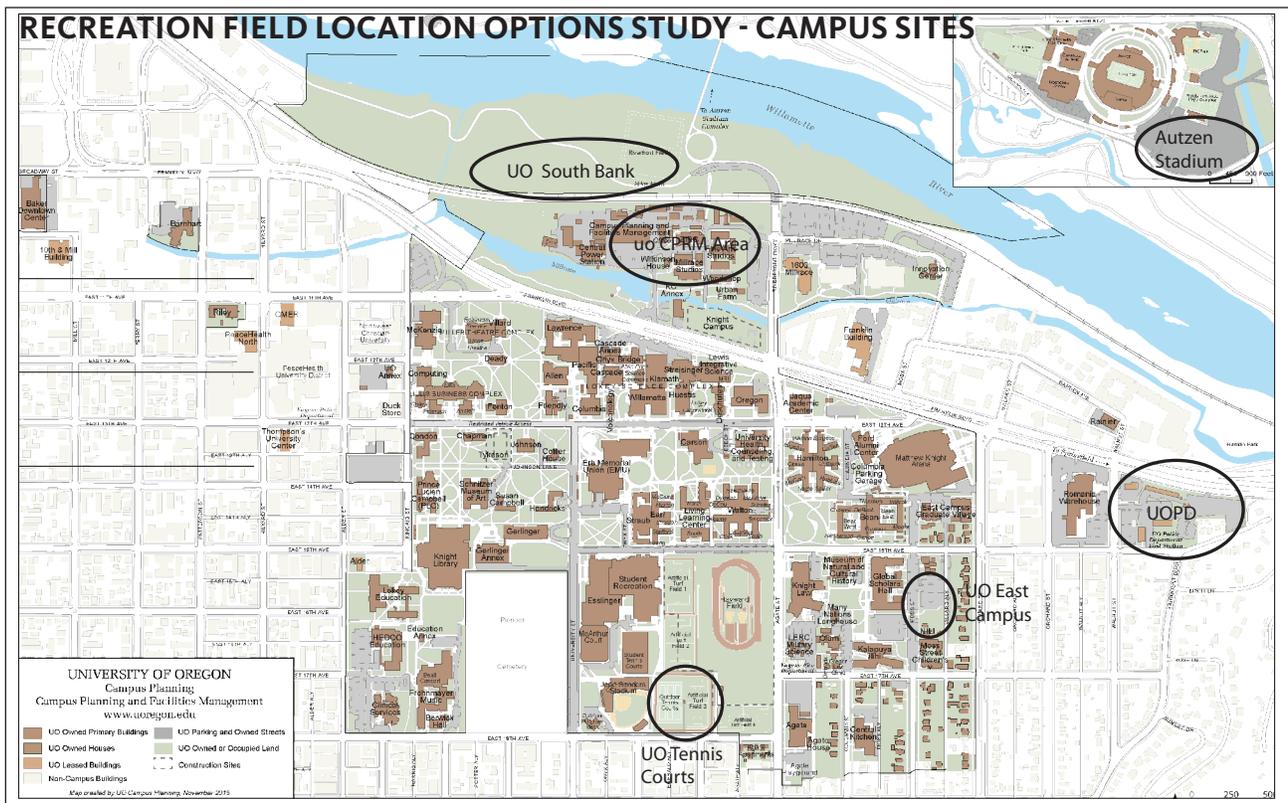
1. Campus Planning Considerations:
 - Principle 2: Open-space Framework
 - Principle 4: Space Use and Organization
 - Principle 5: Replacement of Displaced Uses
 - Principle 6: Maintenance and Building Service
2. Environmental Considerations
3. Safety
4. Site Specific Cost Considerations
5. Neighborhood / Community Considerations

The Level Two analysis was intended to be an initial evaluation and is not comprehensive. For example, considerations for topography, utilities, property ownership, economic impacts, etc. for each site will need to be further evaluated during a site selection process. The intent of the Level Two criteria was to further understand which sites would be viable to be included in a site selection process if a project is identified.

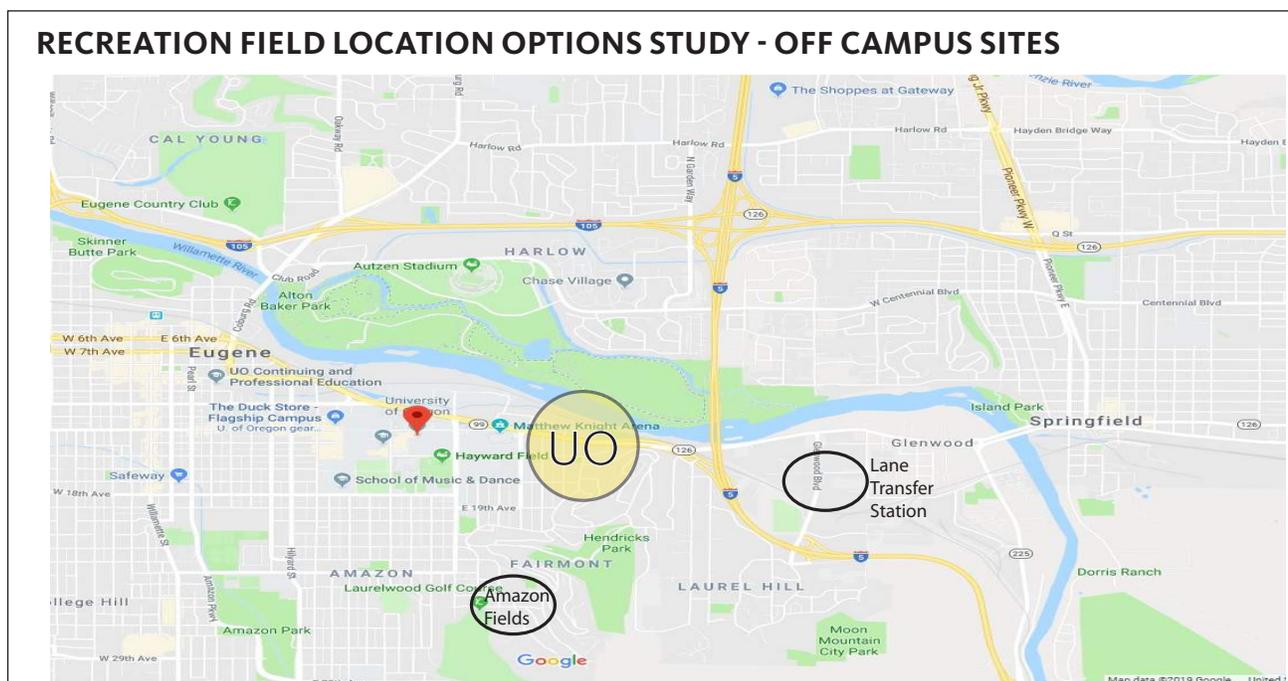
Level Two Evaluation Summary

Six sites on university owned land and two sites off-campus on land not owned by the university were identified for further evaluation using the Level Two Criteria. No discussions have occurred with property owners of sites not owned by the university to assess whether these sites are viable options. Each site has a number of pros/cons that have been identified although additional due diligence will be required during a future site selection process.

LEVEL TWO EVALUATION - MAP OF SITES

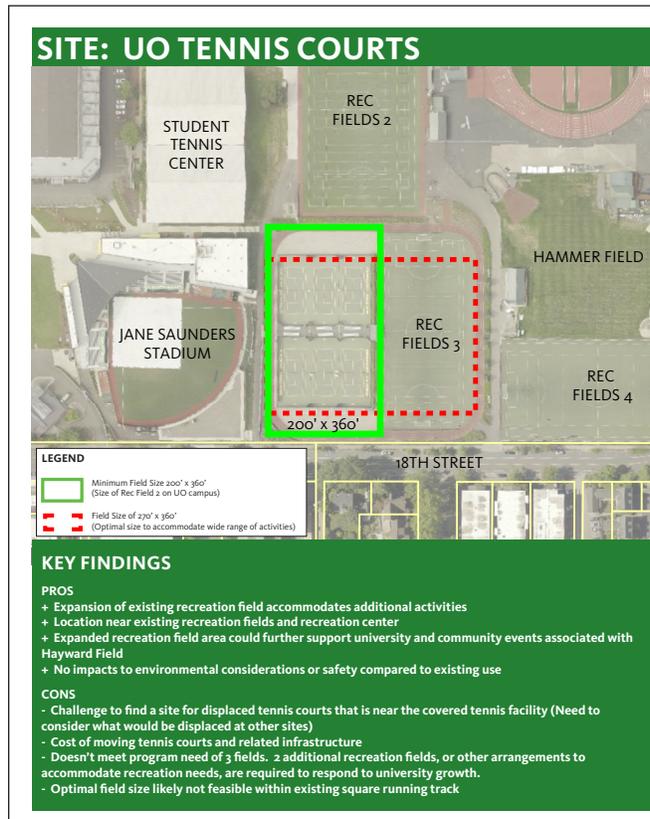
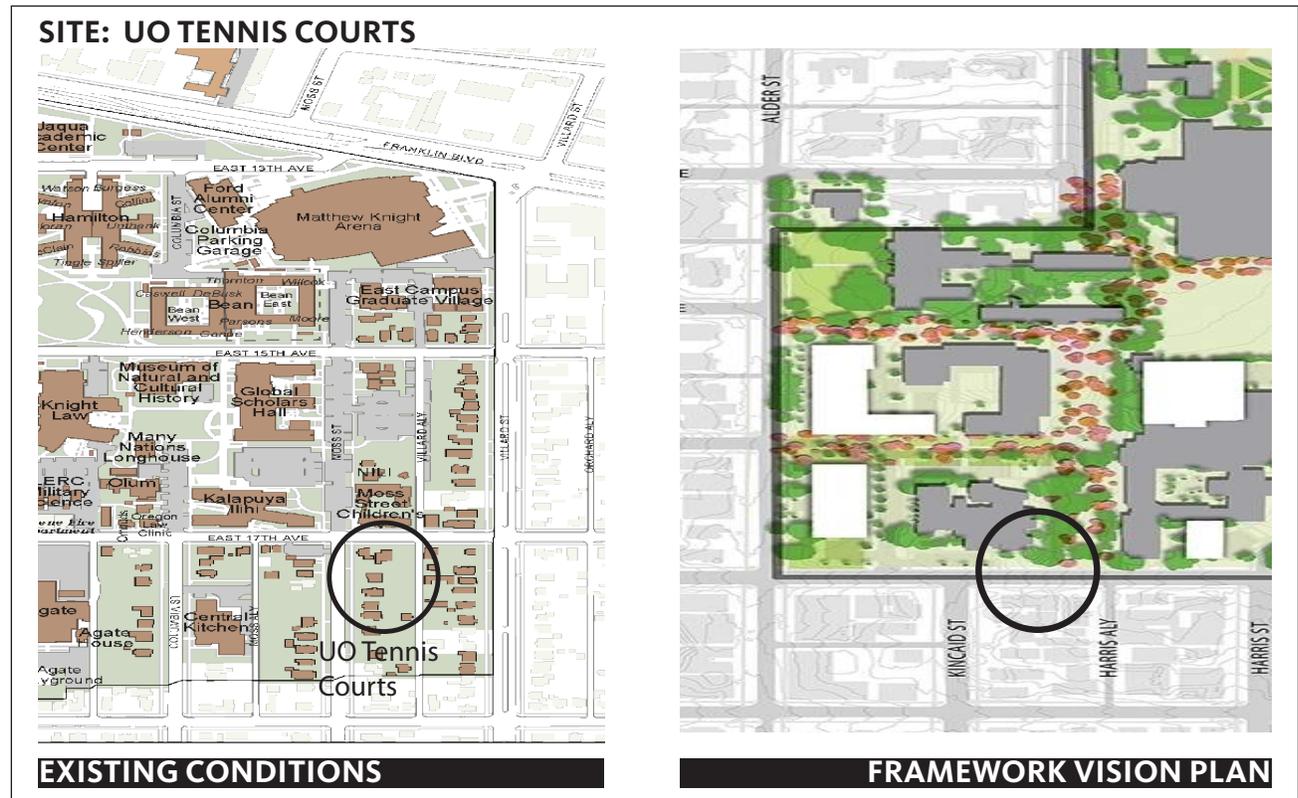


Map of on-campus sites evaluated in the Level Two Analysis.



Map of off-campus sites evaluated in the Level Two Analysis.

LEVEL TWO EVALUATION - UO TENNIS COURTS



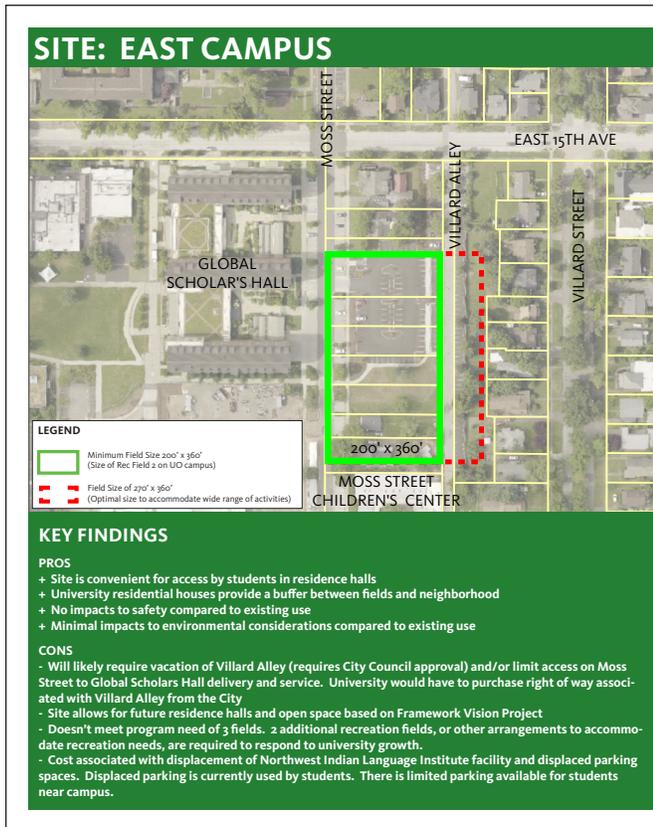
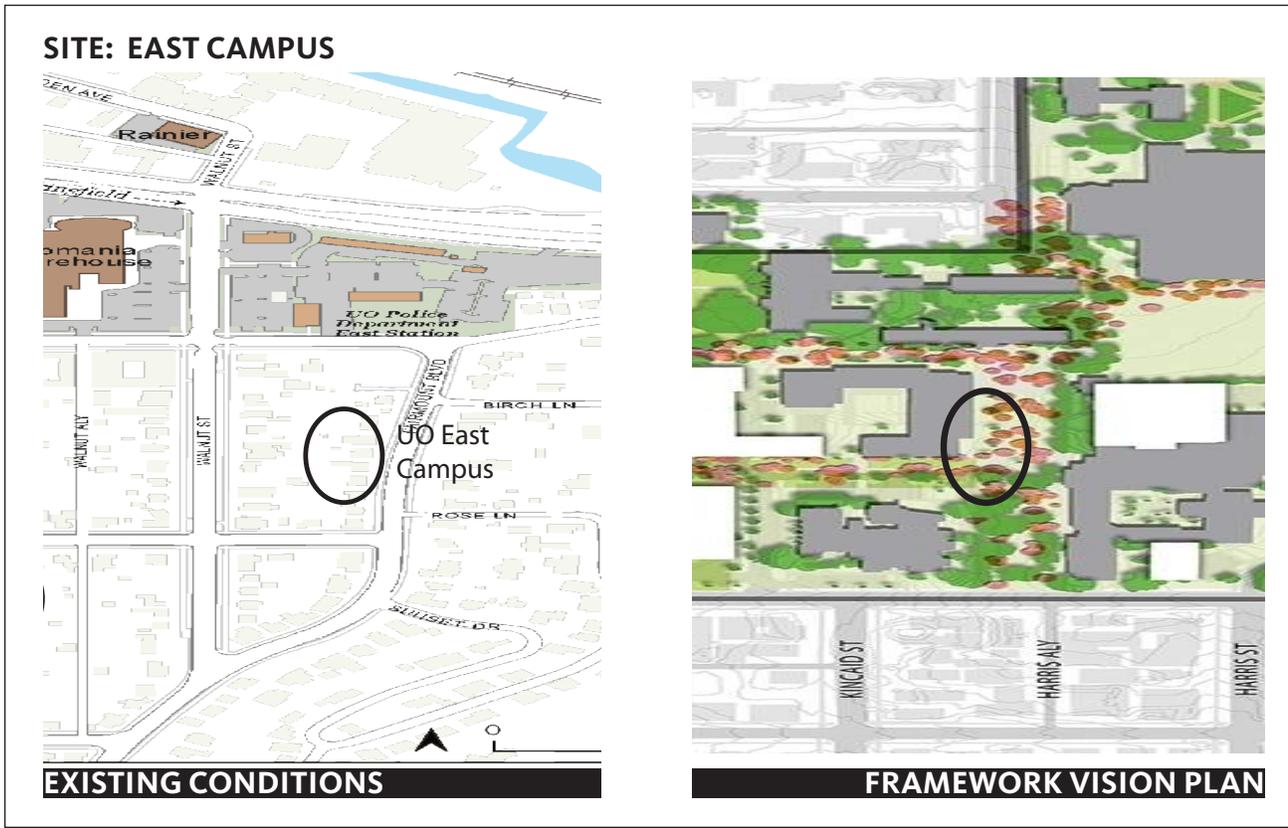
LEVEL ONE EVALUATION CRITERIA

- Owner:**
University of Oregon
- Size - Number of fields accommodated:**
Minimum size: 0 - (Note: Expanding the existing recreation field will allow for wider programming options)
 - Location - Distance to UO Rec Center:** On campus
 - Zoning:** PL - Public Land. Permitted use within zone

LEVEL TWO EVALUATION CRITERIA

- Campus Planning Considerations**
 - Principle 2: Open Space Framework*
 - Use as a recreation field is consistent with the Open Space Framework
 - Principle 4: Space Use and Organization*
 - Outdoor tennis courts are in proximity to covered tennis courts
 - The player locker rooms are currently located in MacArthur court
 - Tennis courts are available for student use and can be reserved through PE and Recreation
 - Principle 5: Replacement of Displaced Current Uses*
 - 6 NCAA tennis courts, storage, seating, and lighting
 - Potential displacement of running track if the field size of 360' is determined necessary
 - Principle 6: Maintenance and Building Service*
 - Existing maintenance procedures and equipment can be used
- Environmental Considerations**
 - No impacts compared to existing use
- Safety**
 - No impacts compared to existing use
- Site Specific Cost Considerations**
 - Replacement of NCAA tennis courts and supporting infrastructure (storage, seating, lights, etc.)
 - Need to consider location of existing or new locker rooms when finding a new site
 - 2 additional fields to meet university growth are required as site expands recreation field inventory by 1 field.
- Neighborhood/Community Considerations**
 - No impacts compared to existing use
 - Tennis matches are typically played outdoors. In the event of weather an indoor facility may be used. When considering locations that would allow for relocating the outdoor courts it will be important to consider the relationship to the indoor tennis facility.
 - A warm up track that is nearby Hayward Field is part of the evaluation criteria for certain events like the Olympic Trials.

LEVEL TWO EVALUATION - EAST CAMPUS



LEVEL ONE EVALUATION CRITERIA

Owner:

University of Oregon

1. Size - Number of fields accommodated:

Minimum size: 1

2. Location - Distance to UO Rec Center:

On campus

3. Zoning:

- PL - Public Land
- Use is permitted in PL zone. R-1 zone requires conditional use permit and Site Review.
- It is likely the vacation of Villard Alley will be required. A vacation of a right-of-way is a City Council decision and requires a public hearing.

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

Principle 2: Open Space Framework

- Use as a recreation field is not consistent with the Open Space Framework identified in the Framework Vision Project.

Principle 4: Space Use and Organization

- 2 additional fields to meet university growth are required as site expands recreation field inventory by 1 field
- Framework Vision Project shows this area accommodating the following gross square footages (gsf) of university building functions that would be displaced. Areas are approximated and would depend on final design of site:

Residence Halls: 96,400 gsf

Principle 5: Replacement of Displaced Current Uses

- Northwest Indian Language Institute (NILI) facility
- Approximately 75 parking spaces (final number varies based on design)

Principle 6: Maintenance and Building Service

- Existing maintenance procedures and equipment could be used although it would need to be transported

5. Environmental Considerations

- Removal of existing trees and landscape associated with parking and undeveloped lots

6. Safety

- No impacts compared to existing use
- Proximity to residence halls is favorable

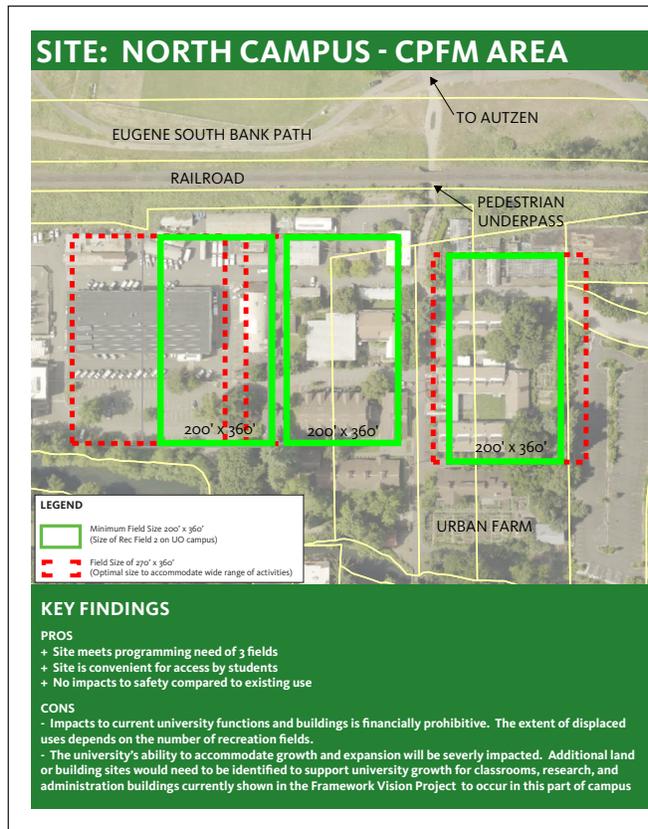
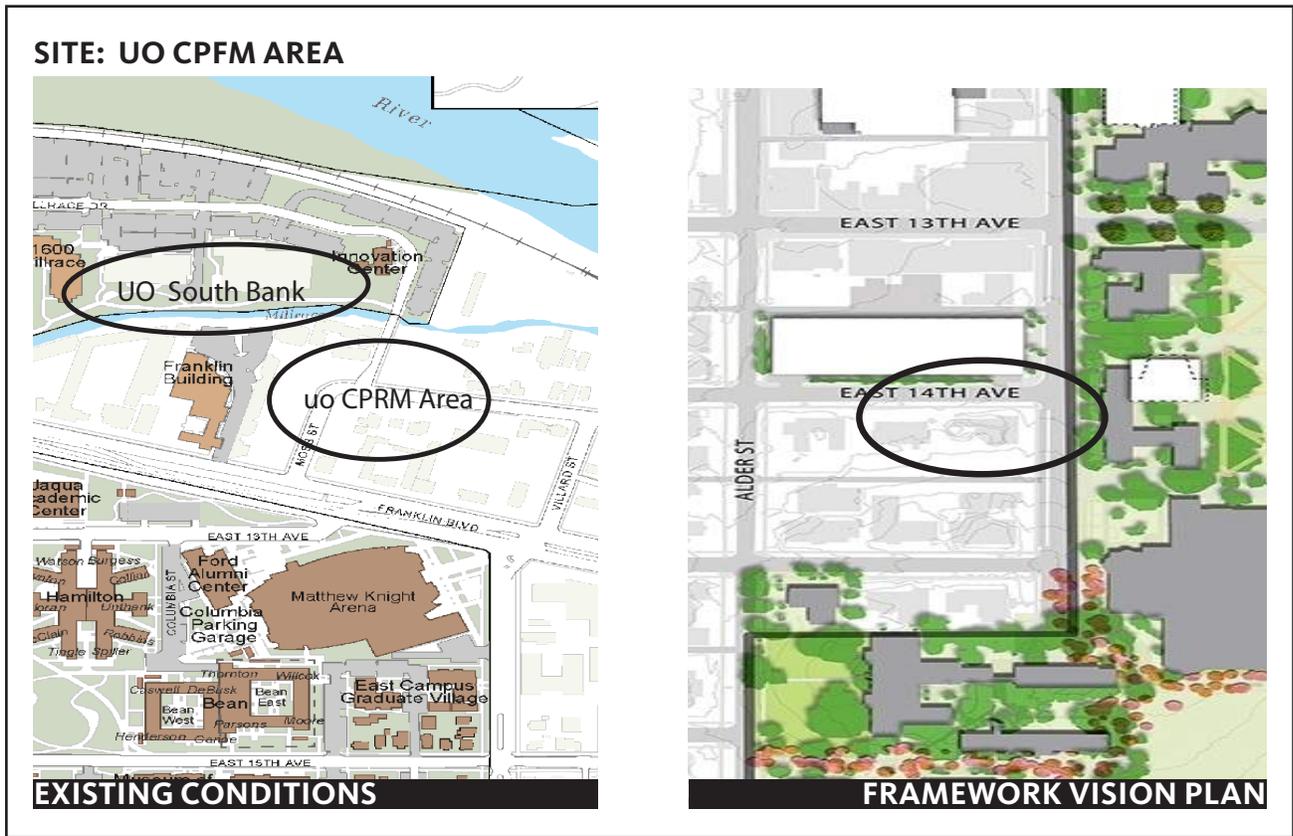
7. Site Specific Cost Considerations

- Replacement of approximately 75 parking spaces. Current replacement cost is \$25k per parking space.
- Land use and acquisition costs related to vacation of Villard Alley
- Replacement of NILI facility

8. Neighborhood/Community Considerations

- University owned houses create a buffer between university and neighborhood
- Potential impacts to residents in campus housing from additional noise and lights

LEVEL TWO EVALUATION - UO 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

This area of campus is not currently included within the boundaries of the *Campus Plan*. However, the intent of the principles in the *Campus Plan* 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:

- Flexible Use: 287,253 gsf
- Academic Use: 52,500 gsf
- Research Centers / Institution: 43,890 gsf
- Parking Structure: 86,750 gsf

Principle 5: Replacement of Displaced Current Uses

- Millrace Art studios
- Research greenhouses
- Campus Planning and Facilities Management (CPFM) offices, warehouse, and storage
- Approximately 100 parking spaces (final count would be dependent on design)
- Museum of Natural History facilities
- Zebrafish International Resource Center (ZIRC)

Principle 6: Maintenance and Building Service

- Existing maintenance procedures and equipment could be used although equipment would need to be transported

5. Environmental Considerations

- Removal of existing trees and landscape associated with parking and sites
- Recreation field lights may have some impacts to adjacent conservation area at the Millrace

6. Safety

- No impacts compared to existing use

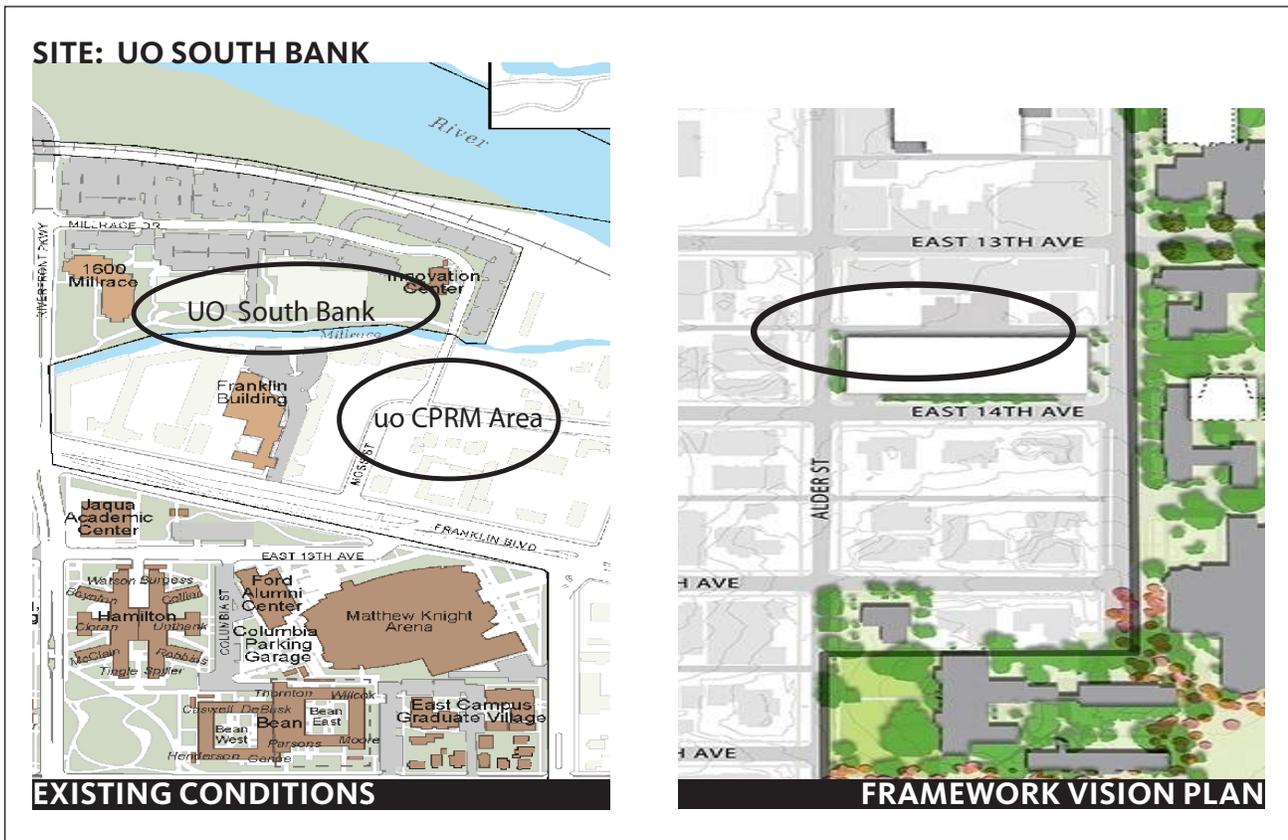
7. Site Specific Cost Considerations

- Replacement of approximately 100 parking spaces (Current replacement cost is \$25k per parking space.)
- Replacement of Zebrafish Internation 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 (six 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

8. Neighborhood/Community Considerations

- 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 community
- Buildings to support university growth and expansion would need to be located elsewhere, potentially along the river

LEVEL TWO EVALUATION - UO 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).

- Permitted use within zone

- Within Willamette Greenway...is approval already established through CUP? (Emily to confirm)

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

This area of campus is not currently included within the boundaries of the *Campus Plan*. However, the intent of the principles in the *Campus Plan* can still be considered.

Principle 4: Space Use and Organization

- Recreation use is consistent with the campus Physical Framework Vision project

Principle 5: Replacement of Displaced Current Uses

- Realignment of the South Bank path
- Defacto natural area allowing for environmental related studies and research

Principle 6: Maintenance and Building Service

- Existing maintenance procedures and equipment could be used although equipment would need to be transported

5. Environmental Considerations

- Existing grass fields and natural area provide habitat and ecosystem services
- Recreation field lights may impact adjacent natural area along the Millrace and river
- If 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.

6. Safety

- 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

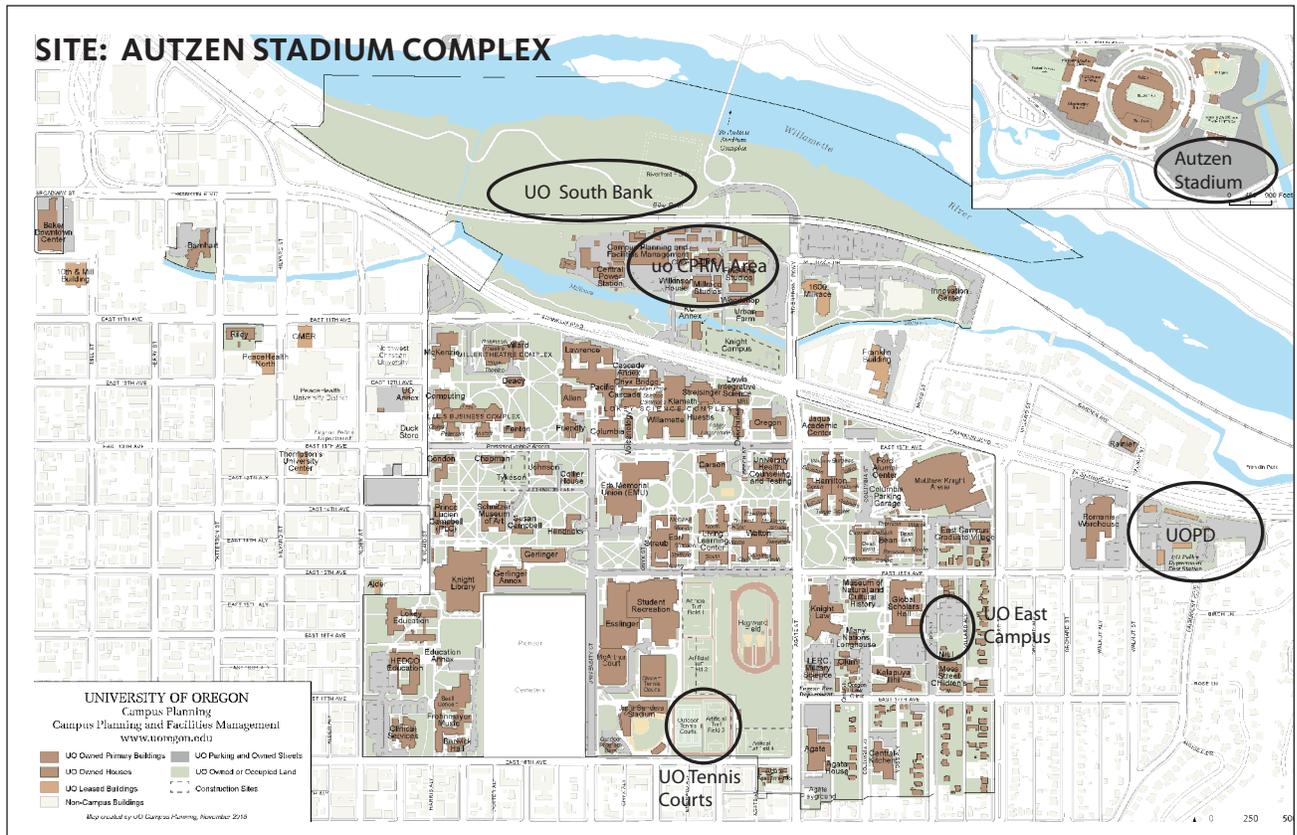
7. Site Specific Cost Considerations

- The South Bank path will require realignment
- Economic value of natural area for habitat, outdoor learning, research, and experiential value (consultant information will expand info for this)

8. Neighborhood/Community Considerations

- Expanded and intensified recreation field use will be perceived negatively by some members of the community due to proximity of the Willamette River
- Community input on neighboring projects (EWEB redevelopment) has resulted in a more urban and active uses along their riverfront

LEVEL TWO EVALUATION - AUTZEN STADIUM



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

• Permitted use within the zone

• Site requires Willamette Greenway approval consisting of a public hearing and decision by a Hearings Official.

• 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 main

• City code (9.6.10(c)(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.

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

This area of campus is not within the boundaries of the *Campus Plan*. However, the intent of the principles in the *Campus Plan* can still be considered.

Principle 5: Replacement of Displaced Current Uses

• Replacement of parking spaces to meet code required parking counts for Autzen Stadium

Principle 6: Maintenance and Building Service

• Maintenance by PE and Recreation staff will require transport of equipment, materials, and personnel

5. Environmental Considerations

• An increase in emissions related to vehicle transportation to access the site would be expected

6. Safety

• 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

7. Site Specific Cost Considerations

• EWEB water main relocation; anticipated expense of approximately \$5.6M

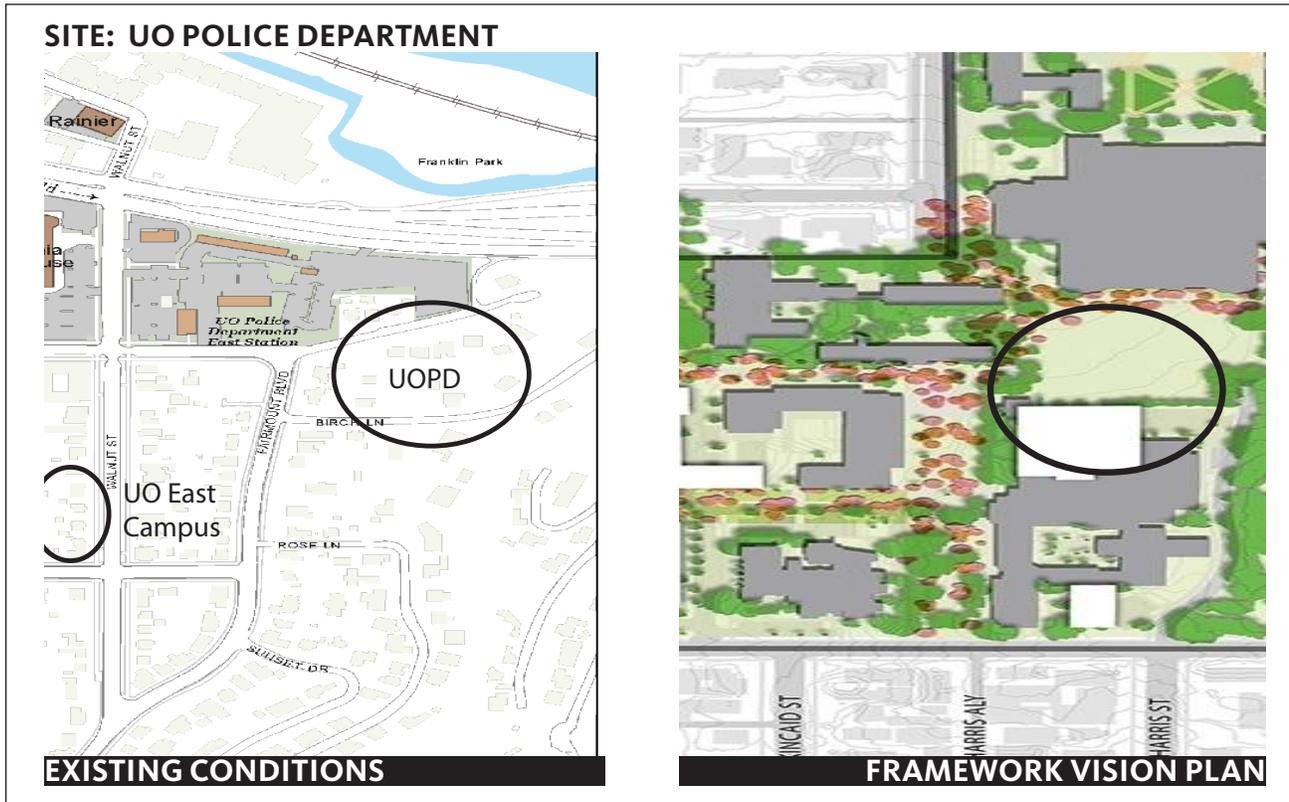
• Loss in parking revenue to UO Athletics. It is estimated that 750 parking spaces could be impacted depending on the final design/layout. Total yearly economic impacts from lost parking could be over \$3 million

• The 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.

8. Neighborhood/Community Considerations

• 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.

LEVEL TWO EVALUATION - UOPD



SITE: UO POLICE DEPARTMENT

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)

KEY FINDINGS

PROS

- + 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

- Cost of displacing UOPD facilities and parking
- 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.

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.

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

This site is not within the boundaries of the *Campus Plan*. However, the intent of the principles in the *Campus Plan* 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:
 - Administrative: 184,500 gsf
 - Parking Structure: 237,500 gsf

Principle 5: Replacement of Displaced Current Uses

- UO Police Department East Station
- Approximately 140 parking spaces (final count would be dependent on design)

Principle 6: Maintenance and Building Service

- Existing maintenance procedures and equipment could be used although equipment would need to be transported

5. Environmental Considerations

- Removal of trees and landscaping associated with the existing parking lots

6. Safety

- No impacts compared to existing use

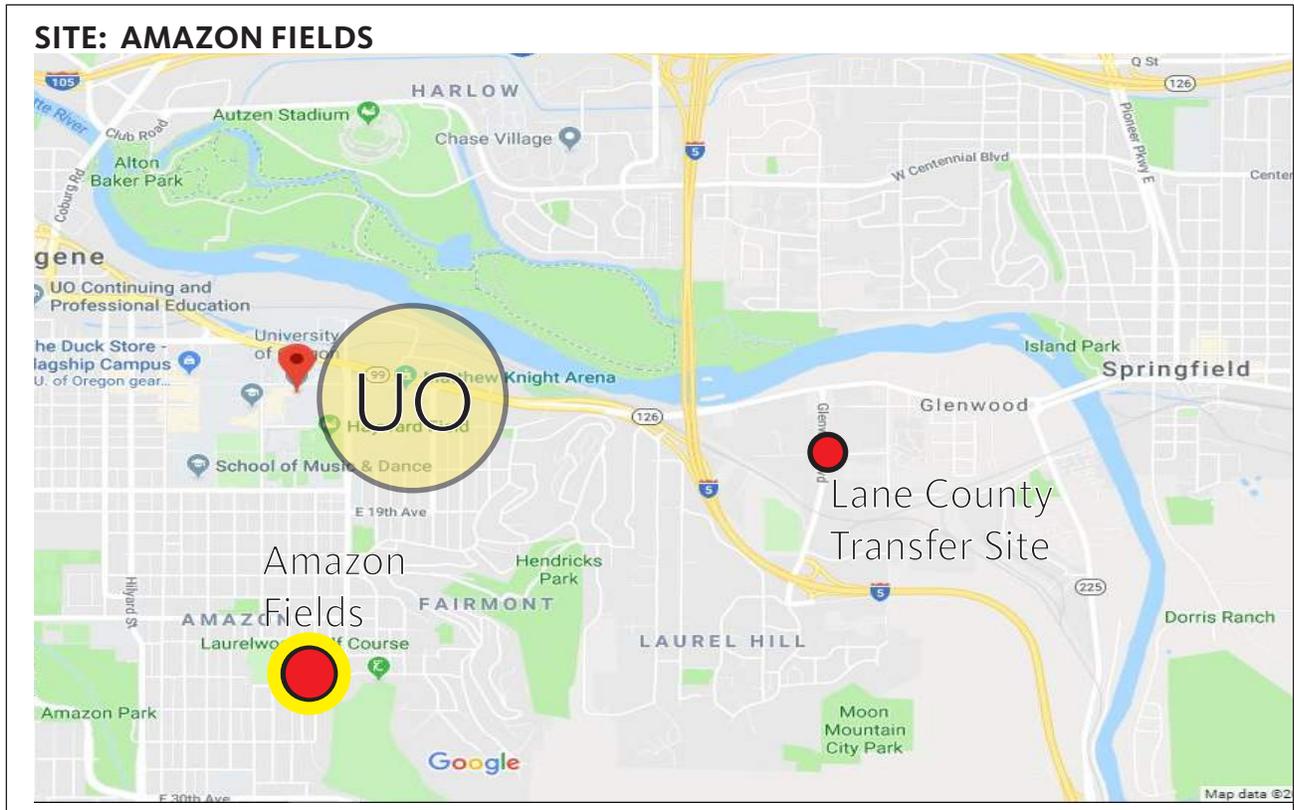
7. Site Specific Cost Considerations

- Replacement of approximately 140 parking spaces (Current replacement cost is \$25k per parking space.)
- Replacement of UOPD facilities

8. Neighborhood/Community Considerations

- 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 community
- Buildings to support university growth and expansion would need to be located elsewhere
- Potential neighborhood opposition to lit fields

LEVEL TWO EVALUATION - AMAZON FIELDS



SITE: AMAZON FIELDS

KEY FINDINGS

PROS

- + 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

- 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 emissions 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 may be limited due to shared use.

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

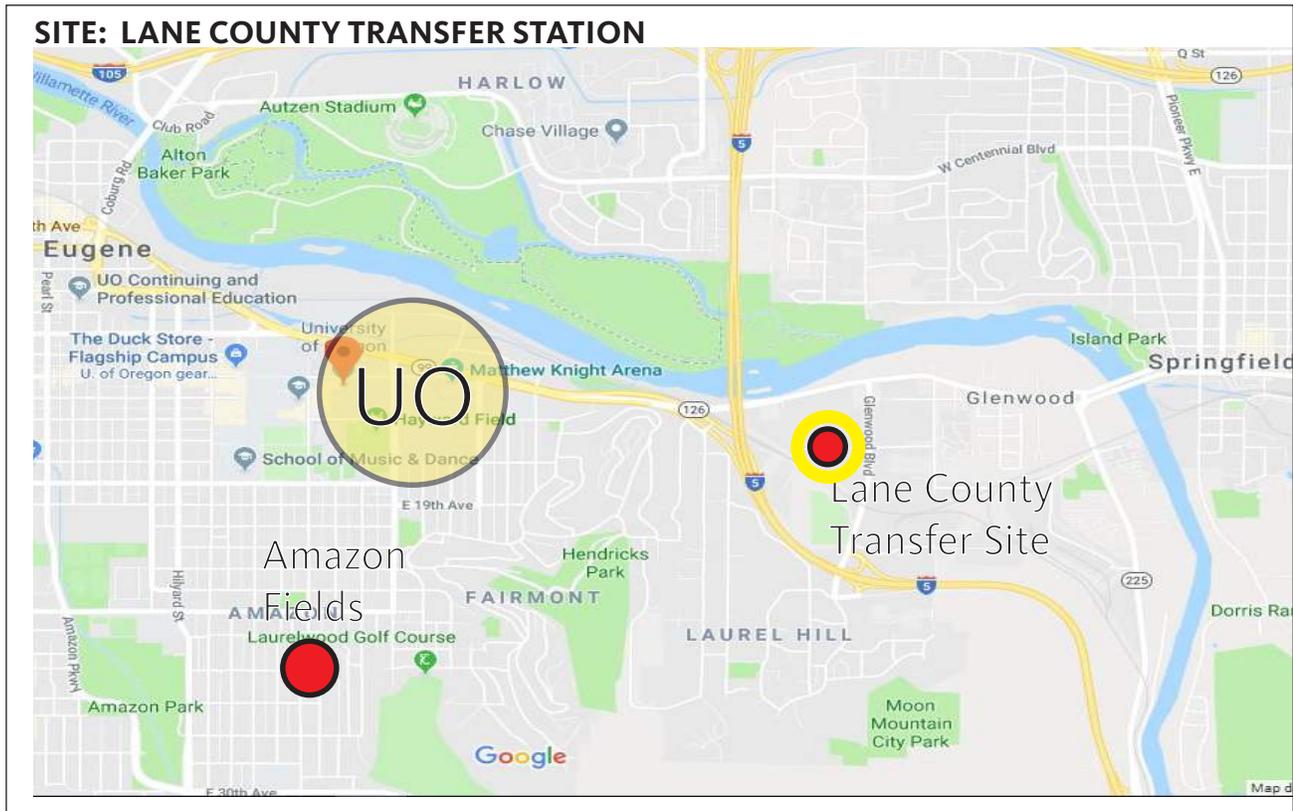
LEVEL TWO EVALUATION CRITERIA

- 4. Campus Planning Considerations**
This site is not within the boundaries of the *Campus Plan*.
- 5. Environmental Considerations**
 - Adjacent to Amazon Creek
 - Existing grass fields provide habitat and ecosystem services
 - Recreation field lights could impact adjacent natural areas
 - If fields are synthetic turf there would be an increase in recreation activity
 - An increase in emissions related to vehicle transportation to access the site would be expected
- 6. Safety**
 - UOPD currently has no presence at this site. An increase in resources would be required.
- 7. Site Specific Cost Considerations**
 - An increase in field use by students and the resulting transportation by car may require additional parking and restroom facilities
 - Increase in resources for UOPD and maintenance
- 8. Neighborhood/Community Considerations**
 - An arrangement or partnership with the City of Eugene would be required
 - Not clear how neighbors and the community would react to an intensification of use at these fields

LEGEND

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

LEVEL TWO EVALUATION - LANE COUNTY TRANSFER



SITE: LANE COUNTY TRANSFER STATION

KEY FINDINGS

PROS

- + 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

- 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 emissions 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

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.

LEVEL TWO EVALUATION CRITERIA

4. Campus Planning Considerations

This site is not within the boundaries of the *Campus Plan*.

5. Environmental Considerations

- Student recreation fields could reduce negative environmental impacts compared to existing use
- An increase in emissions related to vehicle transportation to access the site would be expected

6. Safety

- UOPD currently does not patrol this area. An increase in resources would be required.
- Travelling from campus would need to be considered
- There is a significant issue with homelessness immediately west of this site near I-5.

7. Site Specific Cost Considerations

- Land acquisition costs
- Removal of existing uses and structures (are there any remediation issues???)

8. Neighborhood/Community Considerations

- Potential for other development on the site to support university functions as allowed by zoning
- Change 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 across Franklin. UO could provide direct access from motor pool site which would decrease the travel time.

LEGEND

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

PARTNERSHIP CONSIDERATIONS

Scope of Partnership Assessment

The scope of the study included an initial assessment of opportunities to partner with local agencies for use of recreation fields. The scope of this assessment was to identify who within our community has recreation fields that may be available for rent and what might be the general availability of these fields. Below is a summary of other year-round, synthetic turf fields within the Eugene/Springfield community.

CITY OF EUGENE/4J SCHOOL DISTRICT

- 11 artificial turf fields constructed in partnership between City and 4J over the last 20 years.
- Needs Assessment completed in 2016 identified need to provide more recreation fields, especially in the fall and spring when natural turf fields go off-line.
- Parks System Plan includes regional sports park at Golden Gardens Park. Phase One is tentatively planned for 2023. The complete sports park could have 4-6 multi-use fields and 10-12 diamond fields.
- Club Sports has used COE/4J facilities to meet needs in the past.

WILLAMALANE

- Les Schwab Sports Park at Bob Keefer Center has 4 multi-use fields (2 softball fields) available for community rental. This is the only local field complex with multiple synthetic turf fields.
- 2012 Needs Assessment indicates competitive recreation field needs in Springfield are currently met.
- Club Sports has used this facility to meet their needs.

SPRINGFIELD SCHOOL DISTRICT

- Hamlin Middle School has been used at times by Club Sports.

BETHEL SCHOOL DISTRICT

- Willamette High School has been used at times by Club Sports.

LANE COMMUNITY COLLEGE

- Recreation fields may be available to rent.

UO ATHLETICS FACILITIES

- Traditionally very little use by PE and Recreation, Intramural, or Club Sports. Club Sports Baseball has used PK Park for some games but the cost is more than \$100/hour. Club Sports Lacrosse has used Pape Field and Autzen for select tournaments or matches.

KEY FINDINGS

- Throughout the community there is a high demand for the use of recreation fields, especially synthetic turf, in the fall and spring when natural turf fields support less intensive use.
- Rental of facilities throughout the community currently support competitions or tournaments for UO Club Sports not able to be accommodated on existing university fields.
- When the university rents other facilities, it results in less use 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 fields.

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APPENDICES

Appendices

1. CPC Meeting Record - 2-5-2019
2. CPC Meeting Record - 4-16-2019
3. CPC Meeting Record - 5-31-2019
4. Around the O Article - insert date
5. Open House Announcement

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APPENDIX 1



UNIVERSITY OF
OREGON

Office of
Campus Planning

February 13, 2019

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the February 5, 2019 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (CPC chair), Mark Donofrio, Hilary Gerdes, Michael Harwood, Diana Libuda, Krista McGuire, Steve Robinson, Christine Thompson, Chuck Triplett

Staff: Eleni Tsivitz (Campus Planning)

Guests: Emily Eng, Allen Hancock, Brent Harrison, Bill Madden, Aaron Olsen, Matt Roberts, Bitty Roy

CPC Agenda:

1. City of Eugene South Bank Path Enhancement Project - Considerations Review

Background: The CPC chair introduced the city project and Aaron Olsen (Campus Planning) described the boundaries of the UO property and the existing city path layout through the UO property. He reviewed the Principles of the *Campus Plan* that are applicable to this project.

Olsen showed a diagram of the proposed recommendations to the City of Eugene (per the presentation and meeting mailing). These include the following considerations:

- Moving the path (and any lighting the city adds during this project) further away from the river than the current alignment of the path- within the 200-foot setback for the most part.
- Increasing the safety of users of the path by removing tight, blind curves and moving it away from eroding banks
- Minimizing impacts to the area which may contain vernal pools.
- Avoiding potential future building sites in the area.
- Installing the UO standard light fixture (which meets dark sky requirements) and using a 3000 Kelvin lamp which is more friendly to ecological areas while still ensuring accurate color rendering for users.

- Removing as much of the chain-link fence around the old pole yard as possible.
- Converting the existing path to a 6-foot gravel walking path using the existing rock base. This will provide a secondary pedestrian path closer to the river for views and access and will also be useful for maintenance and service.
- Carefully assessing construction impacts to ground nesting birds and using best management practices to minimize any impacts.
- Expanding paving at a number of points throughout the path to accommodate amenities such as trash cans (to minimize littering), bike parking, campus standard benches, and map stations.
- Reconstructing the eastern third of the path in its existing alignment.

Staff explained that the university will provide these considerations to the city, but that there is no guarantee that these will be realized in the city's final project.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- Introducing two flows of traffic at the blind corner on the east of the outfall might create problems.
- The CPC chair conveyed the comments of a member who was unable to attend the meeting. Please see the following section for project team responses to these comments.
- A guest to the committee recommended the following:
 - Stay outside of the 200-foot setback where possible.
 - Rather than keeping the entire gravel path along the bank, consider having a shorter, 2-foot-wide gravel path to the river bank to minimize ecological impacts.
 - Recognize that a gravel path would likely be used by mountain bikers.
 - Consider adding a trail to the fossil beach and potentially placing a bench nearby.
- A guest had the following comments:
 - Take advantage of any additional funding the City of Eugene might have available to further restoration efforts in the area. In particular consider incorporating educational signage related to the ecology of the area.

In response to questions from committee members and guests, Olsen provided the following clarifications:

- There could be some impacts or changes to the path improvements in the case of a major enhancement/restoration project in the future.
- The proposal to move the paved path away from the river's edge is in the interest of preserving/enhancing the river's edge which is the most ecologically sensitive area within the region. The trade-off is that there would be fewer views to the river from the new path. However, part of the beauty of the entire trail is that there are "moments of reveal" when the path moves closer to the river's edge and opens up to views of the water.

- The intent of retaining the existing path as a gravel pedestrian path is to minimize construction activity in the area (for ecological benefit), to convert the path to a material that is more pervious than what it is currently, to maintain a connection to the river, and to allow for maintenance and service access.
- The city will pay for this project through a combination of grant funding and parks bond funding.
- The existing path is currently in an easement for the city and the city has no requirement for keeping the existing path in place. Once the new path is constructed, the easement in the current path location will no longer exist. Therefore, it is uncertain how receptive the city might be to the idea of adjusting the layout of the existing path, or in creating other paths. If there was a desire to repave the existing path in place for accessibility, the city would likely require the University of Oregon to take on the repaving project. However, the idea of ADA access to the river certainly merits careful consideration.
- The city has design standards for multi-modal paths. Narrowing the width of the new path would not be consistent with the city's goals of promoting biking and walking, particularly on such a heavily-used path. A narrower path could create safety issues.
- Lighting the path is a priority for the city particularly because there is no lit path on the other side of the river.
- The exact placement of the benches would be carefully considered as part of the city's design process.
- Consideration was given to the idea of the new path following the current gravel service road. The drawbacks of that approach are that the service road is very close to the railroad tracks, far from the river's edge. It is also very close to the area which may contain vernal pools (sensitive ecological areas).
- Providing a soft path to the fossil beds in the future is a good consideration for the UO.
- If the city has funding available for further restoration, the UO would certainly be in support of that.

Action: The CPC agreed unanimously to recommend to the president that the city consider the UO's recommendations as presented with the following refinements:

- Carefully study the exact placement of the proposed benches.
- Assess the relative benefits of the footpath location as well as its design (dimensions, materials, etc) .
- The UO is supportive of the use of any additional city funds that could add to ecological restoration efforts between the bike path and the river's edge.

In addition, the university will consider providing pedestrian access to the fossil bank in the future.

2. Campus Planning Updates

a) PE + Recreation Field Location Options Study

Background: Aaron Olsen (Campus Planning) gave some background information about the project (included in the meeting mailing) and discussed the process diagram which lays out the project phases and planned outreach. This study will be the first step in the *Campus Plan* amendment process to incorporate the area between the railroad tracks and the Willamette River into the *Campus Plan*.

The first level of analysis will be done by Campus Planning and will identify key site evaluation criteria and a wide range of potential sites. In an initial meeting with interested parties (including Dean Livelybrooks, George Evans, Brent Harrison, Bart Johnson, Bitty Roy, and Ed Whitelaw) many of these issues were discussed. Key criteria will be used to narrow the list of potential sites. In the second phase, consultants will be hired to perform a more in-depth analysis of the primary sites and there will be engagement with stakeholders and the university community.

CPC staff stated that ideas are being developed about a possible advisory committee to the CPC. This committee would provide feedback to help prepare for full CPC review. While the details of advisory committee membership have not yet been determined, it is likely that it would be composed of a number of CPC members along with members from interested stakeholder groups. Staff invited interested CPC members to email the CPC chair and staff indicating their interest in serving on this committee.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- The CPC chair conveyed the comments of a member who was unable to attend the meeting. These included the following points:
 - The Framework Vision Project (FVP) is laconic on the topic of recreation fields, stating only that "land north of the railroad tracks is only needed for playing fields", and projected that these might only be needed after enrollment reaches 28,000.
 - The FVP did not specify the use of artificial turf playing fields, which are typically fenced and flood-lit. These would "create a large dead zone and heat island next to the riverfront, destroying habitat and reducing and degrading the riverfront land as a natural area and open space enjoyed by walkers, bikers, and others".

Action: No formal action was requested.

b) Franklin 959 - Pedestrian Crossing (City of Eugene and Private Developer)

Background: Aaron Olsen (Campus Planning) reviewed the background information about the pedestrian crossings which will be completed by the developer of the Franklin 959 student housing project on the former Louie's Village site. He showed a diagram of the proposed design of the crossing. Approximately 400 students will be housed in the new building. The project goal is to provide a safe pedestrian crossing from the development to The University of Oregon at Dads' Gates across Franklin Boulevard. Many options were studied by the city for the location of the crossing and given the topographic challenges in the area, the

identified location was determined to be the best option. The Franklin Boulevard right-of-way crossing will be signalized using red, yellow, and green lights (unlike the HUB project further west on Franklin). A six-foot-wide concrete pedestrian sidewalk will be funded and constructed by the developer through the UO-owned portion of land. Upon completion, ownership will be transferred to the university. There will be no impact to existing UO parking spaces.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- Does the city have any data on how the HUB crossing is working? Is that the reason there are different proposals for how this crossing will be signalized?

In response to questions from committee members and guests, Olsen provided the following clarifications:

- Given the Franklin Boulevard Redesign Project that has recently launched, there could be some changes to this crossing in the future.
- The new sidewalk on UO land would not have any restrictions or limit future development plans. The UO is granting the developer a temporary construction easement.

Action: No formal action was requested.

c) Capital Plan - Update

Background: Mike Harwood (CPFM) presented the 2018 Capital Plan (as presented to the Board of Trustees).

Discussion: In response to questions from committee members and guests, Harwood provided the following clarifications:

- Some minor ADA improvement projects are managed using the CPFM budget, but most are managed through the Capital Improvements budget which also deals with re-roofing, electrical upgrades and repair issues. Occasionally, some ADA upgrades fall into the 10-year Capital Plan if they are part of a major project (e.g. a new elevator is needed for Friendly Hall once a portion of that space is vacated after the completion of the Tykeson Hall project).
- There is no anticipated state funding for the Classroom and Faculty Office Building. Funding will be from a combination of philanthropy and bonds that the UO will be fully responsible for repaying with UO revenue, fees, etc. This project (along with additional UO student housing) is needed to accommodate growth in enrollment.

Action: No formal action was requested.

Please contact this office if you have questions.

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APPENDIX 2



UNIVERSITY OF
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Office of
Campus Planning

April 22, 2019

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the April 16, 2019 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (CPC chair), Mark Donofrio, George Evans, Emily Fenster, Kassy Fisher, Hilary Gerdes, Michael Griffel, Krista McGuire, Cathy Soutar, Christine Thompson, Chuck Triplett

Staff: Eleni Tsivitz (Campus Planning)

Guests: Charles Brucker, Emily Eng, Allen Hancock, Brent Harrison, Lindsey Hayward, Josh Kashinsky, Jeanie Lai, Chesley Lindsey, Bill Madden, Gene Mowery, Aaron Olsen, Ben Prah, Matt Roberts, Bitty Roy, Sterling Rung

CPC Agenda:

1. Classroom and Office Building Project - Check-in Meeting

Background: CPC staff introduced the project and reminded the committee that they discussed this project at their January 8, 2019 meeting. She reviewed the Campus Planning Requirements diagram as well as conditions of approval and comments from previous meetings.

Jeanie Lai (Bora Architects), Sterling Rung (Place Landscape Architects) and Charles Brucker (Place Landscape Architects) described the progress of the project to date (as presented), which is approximately 50% through Schematic Design.

Building design options are currently being explored for providing additional egress (and potentially access) along the western facade of the building. These options include:

- Aligning the full western facade with Friendly Hall;
- Aligning most of the western facade with Friendly, but providing a pedestrian path to Johnson Lane axis underneath the upper floors; or

- Aligning the upper floors with Friendly Hall, but recessing the entire ground floor on the western facade to provide pedestrian access along the full length of the building on that side.

There is an ongoing effort to preserve trees on the site. However, the Sitka Spruce on the north edge of the site, which had been identified as the top priority for preservation was recently discovered to have extensive internal decay. This makes it an unsuitable candidate for preservation. As a result, the design team will be shifting the focus of tree preservation to other significant trees on the site and will be investigating ways to adjust the building location on the site to achieve this goal.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- The treatment of the porch is very important. The idea of the upper and lower porch is strong and works well with the 13th Avenue Study's ideas.
- There is a high volume of pedestrian traffic moving diagonally across the northeast corner of the site from the EMU. Consider ways to accommodate this desire line.
- Consider planting native species, particularly because of the presence of the Environmental Studies program in the building.
- Seating walls or other functional landscape elements should also be used to protect trees and landscaped areas.
- Carefully assess the amount of seating provided so that this project adds to the amenities at the EMU but does not detract or duplicate what is provided.
- Define the location of utilities, transformers, trash enclosures and other service functions. Ensure that these elements are considered as essential programmatic elements and are sited appropriately.
- The building is very close to University Street. Consider appropriate ways to border on the street.
- There is an opportunity to engage the students in research and experimental learning in the landscape around the building. Perhaps engage with a faculty subcommittee to help inform the plant palette. Also consider a green roof.
- Fully assess the safety of large volumes of pedestrians exiting the building on the west, particularly when considering cars entering and exiting the parking lot on that side of the building.

In response to questions from committee members and guests, the design team provided the following clarifications:

- The timeline for this building is at least partially dependent on demand related to increased enrollment and fundraising. The project will go through schematic design and the team will generate some renderings that will be used to help raise philanthropic donations.
- The goal is to make all entries to the building fully accessible if at all possible.

- The design team is thinking about ways to help direct pedestrian traffic with landscape elements.

Action: No formal action was requested.

2. PeaceHealth Bike Share - Additional Bike Station Request

Background: Josh Kashinsky (Transportation Services) stated that bike share is doing very well and has added a number of stations around Eugene to meet demonstrated demand. Data shows the area north of the railroad tracks is a place where people park bike share bikes currently, but there are no racks. The area proposed for the new station is already paved and the access road is oversized for the occasional service or police vehicle that comes through. This proposal would put the bike rack in the same area as the existing median, in a paved area that would not disrupt existing uses. It would bring an element of alternative modes of transportation to an environment originally designed for cars. The bike rack and signage would be the same as other areas of campus.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- Consider adding a UO standard bike rack in the area as well.

In response to questions from committee members and guests, the project team provided the following clarifications:

- Traffic on the street is infrequent and very light (occasional service/police vehicle)
- The Recreation Field Location Options Study must be completed (per President Schill's letter in response to the Senate Resolution) before the Campus Plan amendment incorporating the North Campus area into the Campus Plan can begin.

Action: The CPC agreed unanimously that the additional bike share station location is appropriate and recommended to the president that it be accepted as proposed.

3. Recreation Field Location Options Study - Update

Background: Aaron Olsen (Campus Planning) gave some background information on this agenda item and reminded the committee that a CPC sub-group has been appointed and has already met to review the information presented at this meeting. Topics covered included the evaluation of sites for recreation fields based on Level One Criteria, confirmation of which sites merit further study, and review of proposed Level Two Criteria (as presented). Feedback from the sub-group was incorporated into this presentation.

Discussion: The following is a compilation of questions and comments from the committee members and guests:

- Field 1 and 2 will shrink in size after the Hayward Field Project is completed. This may affect their ability to accommodate certain activities and those functions may need to be hosted at a different location (note: for club sports, this need existed prior to the initiation of the Hayward Field project).
- A member stated that it seems there is a need for fields currently, given the limited functions of the existing fields and the maintenance challenges of the natural turf fields.
- A guest from PE/Rec stated that with the current enrollment (which is lower than it has been in recent years) the basic needs of Intramural Sports and Recreation are being met. The available facilities are not meeting the needs of Club Sports, which has to go off-campus to accommodate the current demand for particular functions.
- The Autzen parking lot and tennis court locations do not seem to warrant further study because there are current, necessary functions that use the space.

In response to questions from committee members and guests, Olsen provided the following clarifications:

- This study is not assessing the need to provide new fields now. It is assessing how a future need might be accommodated.
- The size of the fields being used to do this Level One analysis is equivalent to Field 2 because that allows for a reasonable range of uses.
- In the Glenwood area, it seems very unlikely that rezoning would be possible, given that the Glenwood Refinement Plan has only recently been completed. In addition, the Metro Plan is in alignment with the Glenwood Refinement Plan, so that makes a successful rezoning application even less likely. This will be verified.
- It is not recommended that the Romania site be studied any further because of the trajectory of the current development proposal. However, a note will be included in the final report of this study, indicating that this site was eliminated from further consideration because of this development proposal.
- Level One Criteria are a baseline set of evaluations designed to balance the need to keep location options open, while not expending resources studying unrealistic sites.
- No project involving the placement of recreation fields in North Campus could begin until the Campus Plan is amended to incorporate that area.
- It is unrealistic to include Hayward Field in this study as a potential location for recreation fields. There is no space to accommodate the fields at this site.
- Level Two Criteria will examine existing uses (including environmental functions), whether those uses could be displaced, and high-level implications of those displacements.
- The goal is to complete this study to the degree possible before the end of the spring term in order to accommodate the schedules of faculty and students who may not be on campus during the summer.

Action: No formal action was requested.

APPENDIX 3



UNIVERSITY OF
OREGON

Office of
Campus Planning

June 13, 2019

MEMORANDUM

To: Campus Planning Committee

From: Eleni Tsivitz, Campus Planning
Campus Planning and Facilities Management (CPFM)

Subject: **Record** of the May 31, 2019 Campus Planning Committee Meeting

Attending: Dean Livelybrooks (chair), George Evans, Emily Fenster, Kassy Fisher, Hilary Gerdes,
Michael Harwood, Diana Libuda, Krista McGuire, Chuck Triplett

Staff: Eleni Tsivitz (Campus Planning)

Guests: Jane Brubaker, Greg Bryant, Allen Hancock, Laura Johnson, Jeanie Lai, Bill Madden,
Gene Mowery, Aaron Olsen, Ben Prahl, Bitty Roy, Sterling Rung

CPC Agenda:

1. Classroom and Office Building Project - Check-in Meeting

Background: CPC staff introduced this agenda item and reviewed committee comments from previous meetings. Sterling Rung (PLACE Landscape Architecture) described the progress of site design since the last meeting (as presented). The design team has continued to work collaboratively with the 13th Avenue Conceptual Design Project to incorporate site design elements that would benefit the long-term vision of 13th Avenue Axis and the Heart of Campus. The team is considering modifications to the parking lot between the new building and Johnson Hall. The intent of these modifications is to allow a more graceful pedestrian crossing through the parking lot to the north-south pedestrian path on the east of Johnson Hall. An enhanced crossing on University Street to the EMU is also being studied.

Jeanie Lai (BORA Architects) presented the progress of the building design since the last meeting. She described the intent for the canopy proposed for in plaza area. Given that the plaza is on the northeast corner of the site, the intent is not primarily to provide shade, but rather to provide shelter from the rain. She also presented the development of the building elevations and ideas about the materials to be used on the building exterior (as presented).

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

- The CPC chair expressed disappointment that the building design showed a simple box in the center of campus with mechanical equipment on the roof. He noted that the existing slope of the land on the site was not preserved in the proposed design. He also observed that Chapman Hall and Johnson Hall have some detailing which makes the buildings "touch the sky" in an interesting way and suggested extending that principle to the treatment of the top of this building.
- Managing daylight entering the 132-seat classroom from the south will require careful study.
- Consider appropriate locations for 1% for art pieces (including the large brick facade facing 13th Avenue Axis) and consider commissioning a piece which speaks to diversity.
- The north facade of the arena classroom which faces 13th Avenue Axis is four-stories tall and has a significant expanse of brick. Consider ways to break up the scale of that facade.
- There is a large amount of hardscape in the plaza area which connects to University Street, the EMU amphitheater, and 13th Avenue Axis. Consider ways of breaking up the concrete to make it more warm, green, and inviting.

The following is a summary of questions and comments from guests to the committee:

- Natural corridors and landscapes on campus are needed to encourage biodiversity.
- Assess ways to incorporate bird-friendly design into this project.
- Carefully consider including a canopy at the main entry to the building to provide shelter for the large volume of students who will be entering and exiting the building.
- Assess options for materials on the bench seats that will be warmer and more inviting than concrete.

In response to questions from committee members and guests, the project team provided the following clarifications:

- The project team will check in with campus stakeholders to determine if there is a need for any additional service spaces.
- Stormwater planters 2 and 3 could be connected although this is not necessary. Further study is needed to determine whether or not this is possible.
- Currently, there is a striped pedestrian walk across the parking lot between the Collier House and Johnson Hall. North of this walk are two ADA parking spaces which experience relatively low usage. The proposal is to preserve this arrangement when the Classroom and Office Building is complete. This should provide a safe crossing for building users entering or exiting the building from the west.
- The experience of the north facade of the building from the pedestrian's point of view will be mitigated by the allee of trees on 13th Avenue Axis, a canopy on the building covering the bike parking at the human scale, and the bike parking will be partially screened from the street by landscape planting areas.
- The mechanical units on the roof will be set back from the building edge to minimize the appearance from street level. The height, materials, and detailing of the penthouse that screens these units has not yet been determined but will be carefully considered by the design team.

Action: No formal action was requested.

2. Recreation Field Location Options Study - Update

Background: CPC staff introduced this agenda item. Aaron Olsen (Campus Planning) reviewed the scope and goals of this project, the progress that has been made to-date, and the process that will be followed in the future.

Olsen described future partnership opportunities that could exist. Club Sports currently has some partnerships with entities from around the community to rent fields. This is necessary in order to support their current needs that cannot be accommodated on campus. He also highlighted a number of future partnership opportunities that could exist. However, there is a high demand throughout the community for synthetic and turf fields, especially in the rainy season. When the university rents these facilities, there is a ripple effect for other recreation field users in the community.

As a reminder, Olsen reviewed the results of the Level One evaluation that was completed and then presented the results of the Level Two evaluation (per the presentation slides), both of which considered feedback from the sub-group.

Discussion: The following is a summary of questions and comments from one committee member:

- Although the Framework Vision Project (FVP) suggested locating three recreation fields on the riverfront land north of the railroad tracks, it does not appear that there was serious study of alternative locations for the recreation fields or alternative uses for this land (in particular, its value as a natural area).
- There is virtually nothing in the FVP to indicate that artificial turf fields were considered appropriate for this area or alternative uses of this area explored.
- Based on past and current land-use choices, the UO appears to place a relatively low implicit value on rec fields.
- Level One Criteria should be treated as ideals, not necessary conditions. Satisfying Level One Criteria may not be possible/desirable depending on the sites available and on the perceived importance of their alternative uses.
- Conclusions the member drew from the above points include:
 - For sites on or close to campus, only single-field sites are realistic and combining fields with parking underneath, possibly below-grade parking may be best.
 - More distant locations, reachable within 25 minutes by shuttle-bus should be considered to obtain a complex of several contiguous artificial turf fields.
- Given the size reduction of Fields 1 and 2 by the Hayward Field project, consider reconfigurations that could result in an adequately-sized field for club sports purposes.
- Consider locating only one field in the north campus CPFM area, potentially above parking or below-grade parking.
- Consider locating only one large field at the Autzen Stadium Complex with parking or

below-grade parking beneath.

- Reconsider "On-campus Site E" (mentioned at the first subgroup in December 2018).
- Consider the Lane County Transfer Station as a multi-field site.

Note: additional written comments submitted after the meeting have been forwarded to the project team.

The following is a summary of questions and comments from guests to the committee:

- Consider implementing more measures to eliminate car traffic to and from campus. This would reduce the environmental impact of parking lots and free the resulting space for recreation fields.
- A student guest to the committee stated support for the study in considering additional options for recreation field locations besides the south bank site. In the long term, she stated this decision would be regarded favorably. It is important to think about land stewardship and alternative uses for this land including outdoor classroom uses and research opportunities. She noted that having natural or artificial recreation fields on the south bank would move the area towards more environmental degradation (*NOTE: two natural turf fields currently exist on the south bank*). She added that recreation fields could be located in many places but that a floodplain could not be relocated.

In response to questions from committee members and guests, Olsen provided the following clarifications:

- Location options that show multiple fields could accommodate only one field if needed. This idea is not precluded by the analysis in this study and could be revisited if/when a field project is funded. The intent of this analysis is to inform that future possibility.
- Level One Criteria will continue to be factored into further levels of analysis.
- In the Level One Criteria, the field size used for analysis was reduced to the point where the size of fields would not fully satisfy all identified needs. This was done in order to provide more flexibility in fully considering all identified location options.

Action: No formal action was requested.

3. University of Oregon 13th Avenue Conceptual Design Project - Update

Background: CPC staff introduced this agenda item, reviewed the project schedule, and noted that final comments from the committee will be incorporated in the design team's work to produce the final report.

Aaron Olsen (Campus Planning) reviewed the project scope and objectives, reminded the committee of what had been presented at the last meeting, and presented the proposed design which incorporates feedback that had been received from the CPC and public open houses (per presentation slides).

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

- Consider ways to keep skateboards, motorized skateboards and e-scooters out of

pedestrian zones.

- Members expressed support for the idea of surrounding the heart of campus with landscaped areas and many large-canopy trees.

In response to questions from committee members and guests, Olsen provided the following clarifications:

- The 13th Avenue team started with the assumption that the existing number of bike parking spaces should be retained. Through the course of the study, the team suggested a slight reduction in the overall counts, finding alternative areas within the region where bike parking could be accommodated.
- Ideally, bike racks are located along primary bike routes like 13th Avenue. There is a bike culture identity that is important to the university. Therefore, bike parking should be visible and provided in places that make sense for commuters in order to encourage active transportation. There are ongoing studies, counts, and commuter surveys throughout the year that help to inform bike usage data and determine current and future projected needs.
- The conceptual design project proposes using detectable paving to separate the wheeled zone from the pedestrian zone.
- Implementing tactical urbanism has been discussed during design in order to test some of the conceptual design ideas in the 13th Avenue study before committing to them along the full length of the corridor.

Action: No formal action was requested.

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APPENDIX 4

Around the O ⁽¹⁾

Open house set on UO recreation fields location study

November 8, 2019 - 3:43pm

 [Twitter \(http://twitter.com/share?url=https%3A//around.uoregon.edu/content/open-house](http://twitter.com/share?url=https%3A//around.uoregon.edu/content/open-house)

 [Facebook \(http://www.facebook.com/sharer.php?](http://www.facebook.com/sharer.php?)

Campus Planning will hold an open house to share results and receive feedback on the Recreation Field Location Options Study.

The event will be held Thursday, Nov. 21, from 11 a.m. to 1 p.m. in the lobby of the Erb Memorial Union.

The purpose of the study is to assess options for locating physical education and recreation fields to support future university needs. The study will allow the university to understand its options for meeting future physical education and recreation needs related to recreation fields.

However, no project has been identified, and the study will not result in a decision about new field locations. The study was directed by UO President Michael Schill in his May 11, 2018, response to the UO Senate regarding the university's North Campus Conditional Use Permit application to the city of Eugene, a land use application required by the city zoning for the area.

The results of the study will inform future Campus Plan amendments. The study will be the first step in the process to amend the Campus Plan to incorporate the area 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.

https://around.uoregon.edu/content/open-house-set-uo-recreation-fields-location-study?utm_source=ato11-12-19&utm_campaign=workplace

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APPENDIX 5

From: Ivy Pitts on behalf of University Planning Office
Sent: Tuesday, November 12, 2019 8:50 AM
To: University Planning Office
Subject: UO Recreation Field Location Options Study - Open House

UNIVERSITY OF OREGON Recreation Field Location Options Study Open House

WELCOME

Good afternoon! You are receiving this message because you were on the distribution list for the University of Oregon North Campus Conditional Use Permit project. It has been a year since the North Campus CUP was approved. Since then, the Office of Campus Planning has been working on next steps for further planning of the area. One of these items has been a study exploring options for locating physical education and recreation fields on and off campus, directed by President Michael Schill to help inform our future work to incorporate the area into the Campus Plan. Working with stakeholders serving as a sub-group of the Campus Planning Committee, the Office of Campus Planning has completed a draft of the study. Please see below if you are interested in learning more about the study.

OPEN HOUSE

Date/Time: November 21, 2019, 11am – 1pm
Location: Erb Memorial Union Lobby, University of Oregon

Campus Planning is holding an open house to share information and receive feedback regarding a Recreation Field Location Options Study. The purpose of this study is to assess site options for locating physical education and recreation fields to support future university needs. The study will allow the university to understand it's options for meeting future physical education and recreation needs related to recreation fields. However, there is no identified project and the study will not result in a decision about new field locations. This study was directed by University President Michael Schill 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 to the City of Eugene, a land use application required by the City zoning for the area. The results

