

Meeting Objectives

Introduce proposed Campus Plan amendments:

- Amendment Process
- Proposed Amendments
- Discussion
- Action





Campus Plan Amendments - June 2022
Process Diagram



Introduction &
Discussion

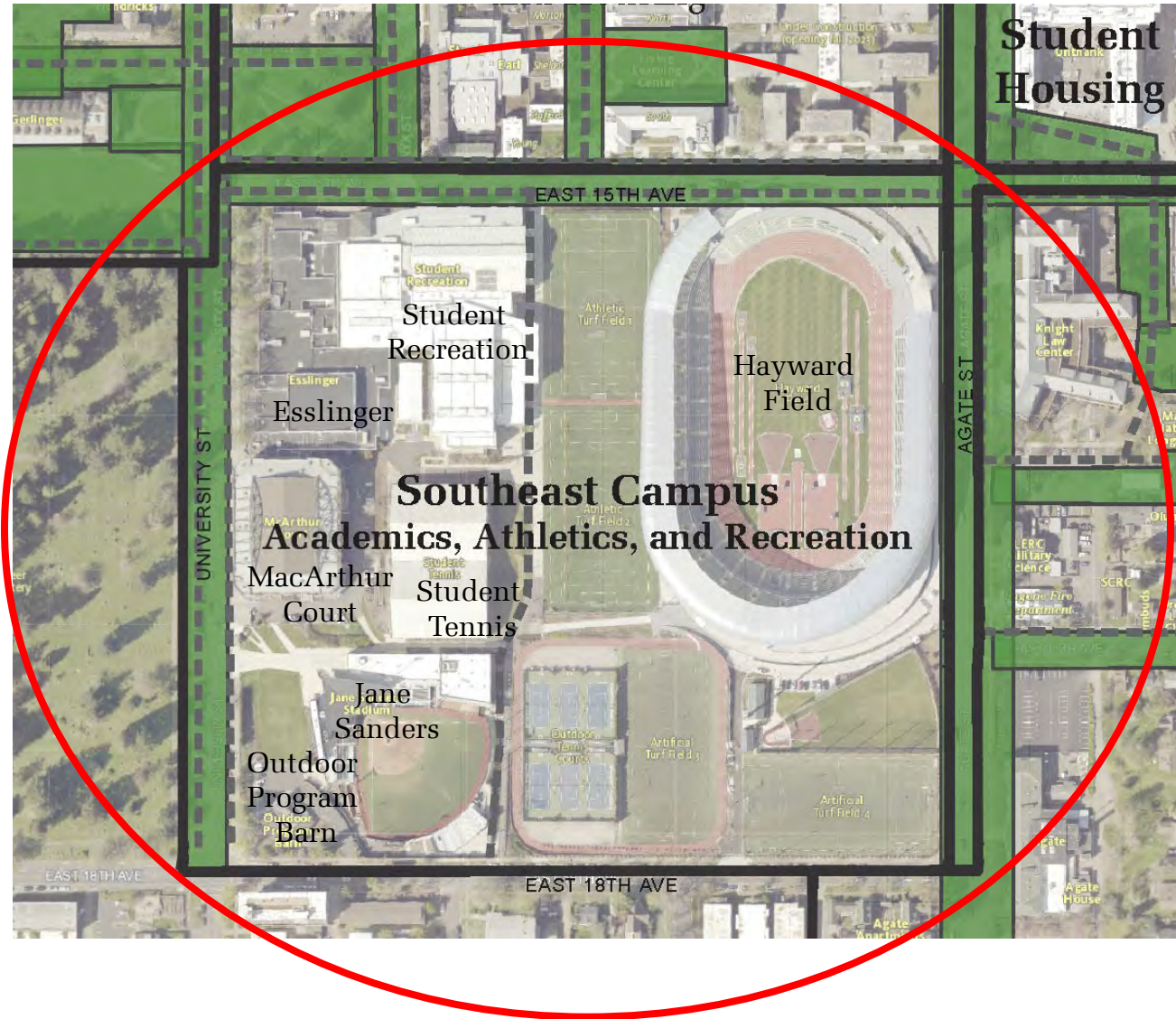


Public Hearing



Review draft final proposal
and take action





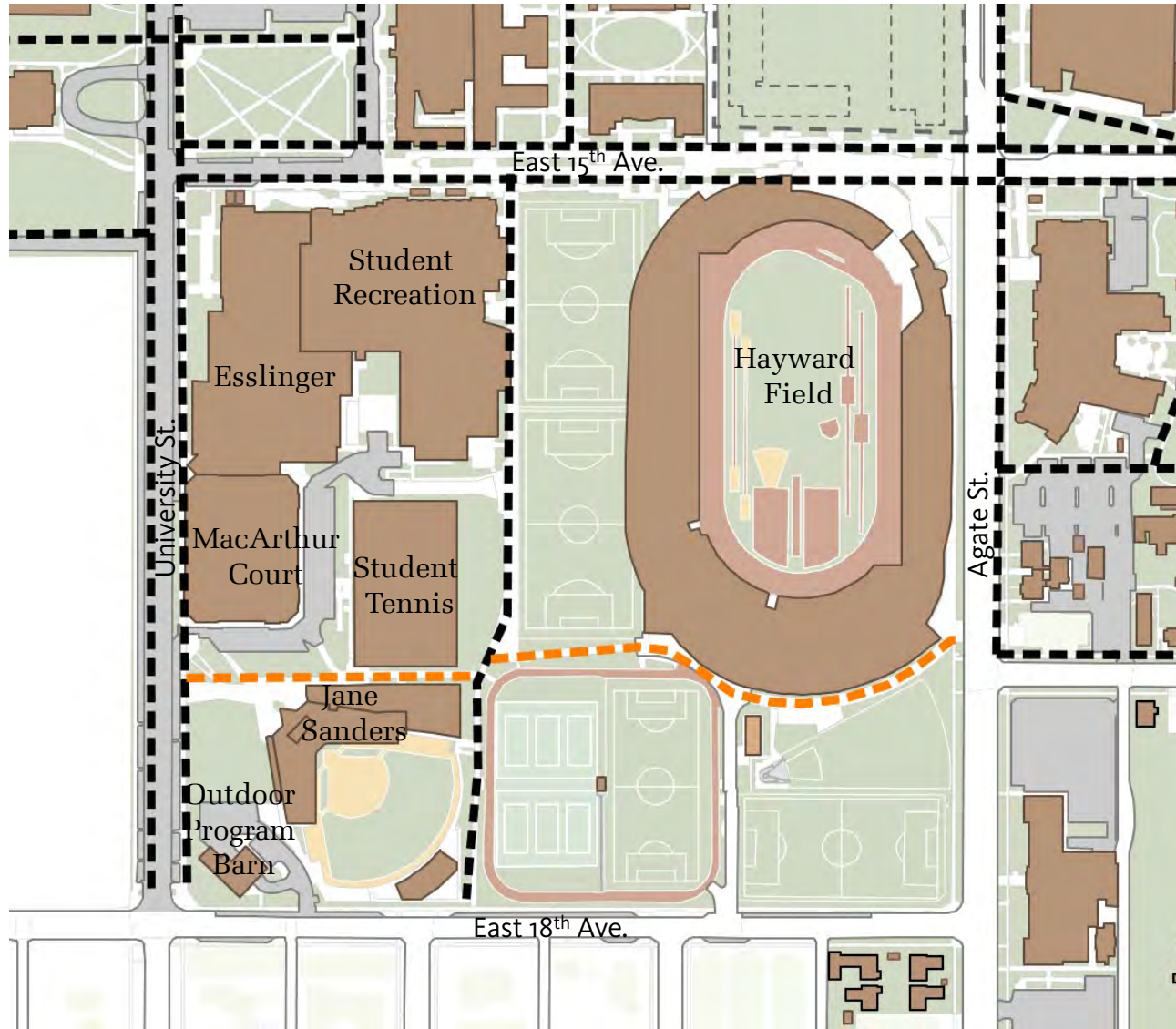
The amendment will include university land within the Southeast Campus Design Area

Summary of Proposed *Campus Plan* Amendments

Campus Plan Principle 2: Open-Space Framework

Campus Plan Principle 3: Densities

Campus Plan Principle 12: Design Areas



Campus Plan Principle 2: Open-Space Framework

Amend the Campus Plan Map 4: Pathways to incorporate the new pathway as shown in orange on the map

Principle 12 – Design Area Special Conditions

Organized by Design Areas

- Area-wide space-use comments
- Campus Edges

Designated Open Space Design Area Special Conditions

- Current Use
- Form
- Pathways/Gateways
- Trees/Landscape
- Opportunities and Constraints

Design Area | SOUTHEAST CAMPUS (ACADEMICS, ATHLETICS, AND RECREATION)



This large “superblock” includes buildings, fields, stadiums and other outdoor spaces dedicated primarily to instructional and recreational athletics as well as competitive and training activities for intercollegiate athletics. The outdoor fields, located at the center of this superblock between Hayward Field and the Student Recreation Center, are used as Outdoor Classrooms and recreation/athletics space.

Area-wide Space Use Comments
The large open spaces situated within this area are required to meet the demand of instructional programs, as well as the recreational needs of students. These open spaces serve as Outdoor Classrooms and are essential university resources to be managed in a way that maximizes their benefit to the university community as a whole. They should not be considered as available building sites simply because they are open spaces. New buildings or the expansion of existing buildings in this area are to be sited in ways that preserve field spaces of usable size and shape.

In addition, the north/south pedestrian and bicycle pathway from 15th Avenue to 18th Avenue, and the east/west midblock pedestrian pathway from Agate Street to University Street, should be preserved. The pathway character is less formal, in keeping with the adjacent recreational fields. The area will include more academic uses with the redevelopment of McArthur Court. Refer to the Framework Vision Project (FVP) and the University Street Feasibility Study (2012) for additional information about the potential expansion of the open-space framework in the Esslinger Hall and Mac Court area with academic/support structures.



The size of the Design Area is 1,515,345 square feet. Approximately 12% is Designated Open Space.

Campus Edge: 18th Avenue
The 18th Avenue edge is adjacent to a high-density residential area with public vehicular access. The street is classified as a minor arterial. Development along the 18th Avenue edge is highly visible to the public. The open character of this edge allows unencumbered views of active recreation and athletic fields, a positive and unique image for campus. Every opportunity should be taken to improve the visual qualities of this area, maintaining the majority of open views of the recreation and athletic fields. It is unlikely that development of buildings will occur along 18th Avenue because it is reserved for outdoor athletics and recreational uses with the exception of the Outdoor Program Trip Facility and its possible replacement with a larger academic/support structure (refer to the Framework Vision Project (FVP) for

Principle 12 Amendments – Tracked Changes

Design Area: Southeast Campus (Academics, Athletics, and Recreation)
This large “superblock” includes buildings, fields, stadiums and other outdoor spaces dedicated primarily to instructional and recreational athletics as well as competitive and training activities for intercollegiate athletics. The outdoor fields, located at the center of this superblock between Hayward Field and the Student Recreation Center, are used as Outdoor Classrooms and recreation/athletics space.

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The large open spaces situated within this area are required to meet the demand of instructional programs, as well as the recreational needs of students. These open spaces serve as Outdoor Classrooms and are essential university resources to be managed in a way that maximizes their benefit to the university community as a whole. They should not be considered as available building sites simply because they are open spaces. New buildings or the expansion of existing buildings in this area are to be sited in ways that preserve field spaces of usable size and shape. In addition, the north/south pedestrian and bicycle pathway from 15th Avenue to 18th Avenue, and the east/west midblock pedestrian pathway from Agate Street to University Street, should be preserved. The pathway character is less formal, in keeping with the adjacent recreational fields. The area will include more academic uses with the redevelopment of McArthur Court. Refer to the Framework Vision Project (FVP) and the University Street Feasibility Study (2012) for additional information about the potential expansion of the open-space framework in the Esslinger Hall and Mac Court area with academic/support structures and consideration of a new underground parking garage that is close to core campus functions.

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15TH AVENUE AXIS: UNIVERSITY STREET TO AGATE STREET
(See description in the Northeast Central Campus--Academics, Student Services, and Housing--Design Area page 151, noting in particular the pathway within the Emerald Axis, which continues through this Design Area.)

UNIVERSITY STREET AXIS: 15TH AVENUE TO 18TH AVENUE
(See description in the Academic Center and Historic Core Design Area for the Lawrence Hall to 15th Avenue portion of this axis, page 121.)

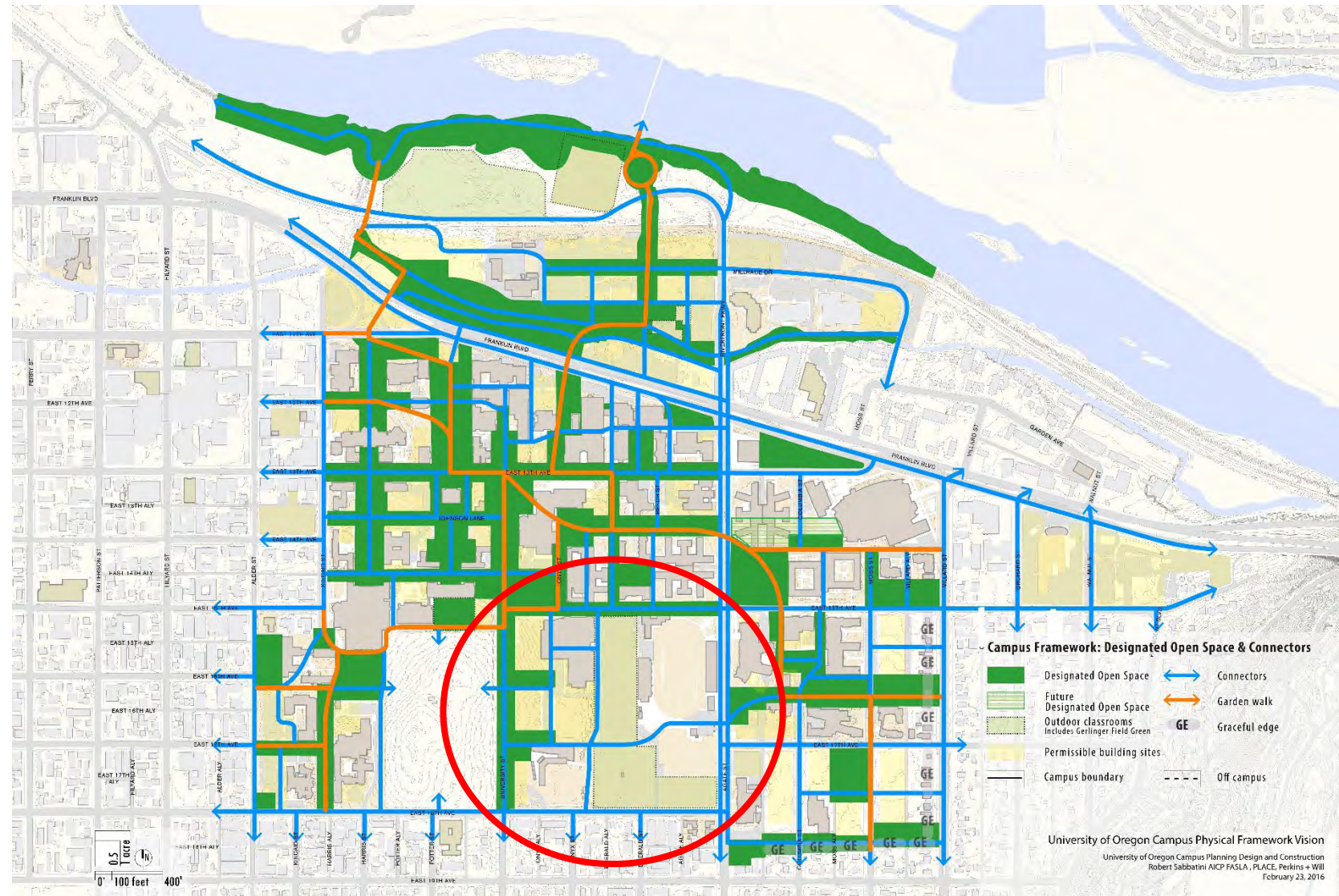
Current Use
The portion of the University Street Axis from 15th to 18th Avenues is used by cars, bikes, and pedestrians. It also is used heavily for car parking. The parking is especially useful to users of the Student Recreation Center on 15th Avenue.

PRINCIPLE 12

FVP key recommendations for the area (prior to new Hayward Field construction)

- Replace low-density or obsolete building sites to define open space and improve capacity
- Recommend density increase to accommodate future needs

The FVP is a resource to the Campus Plan providing greater specificity to inform decisions to accommodate growth and change while enhancing the campus's beauty, legacy, and functionality

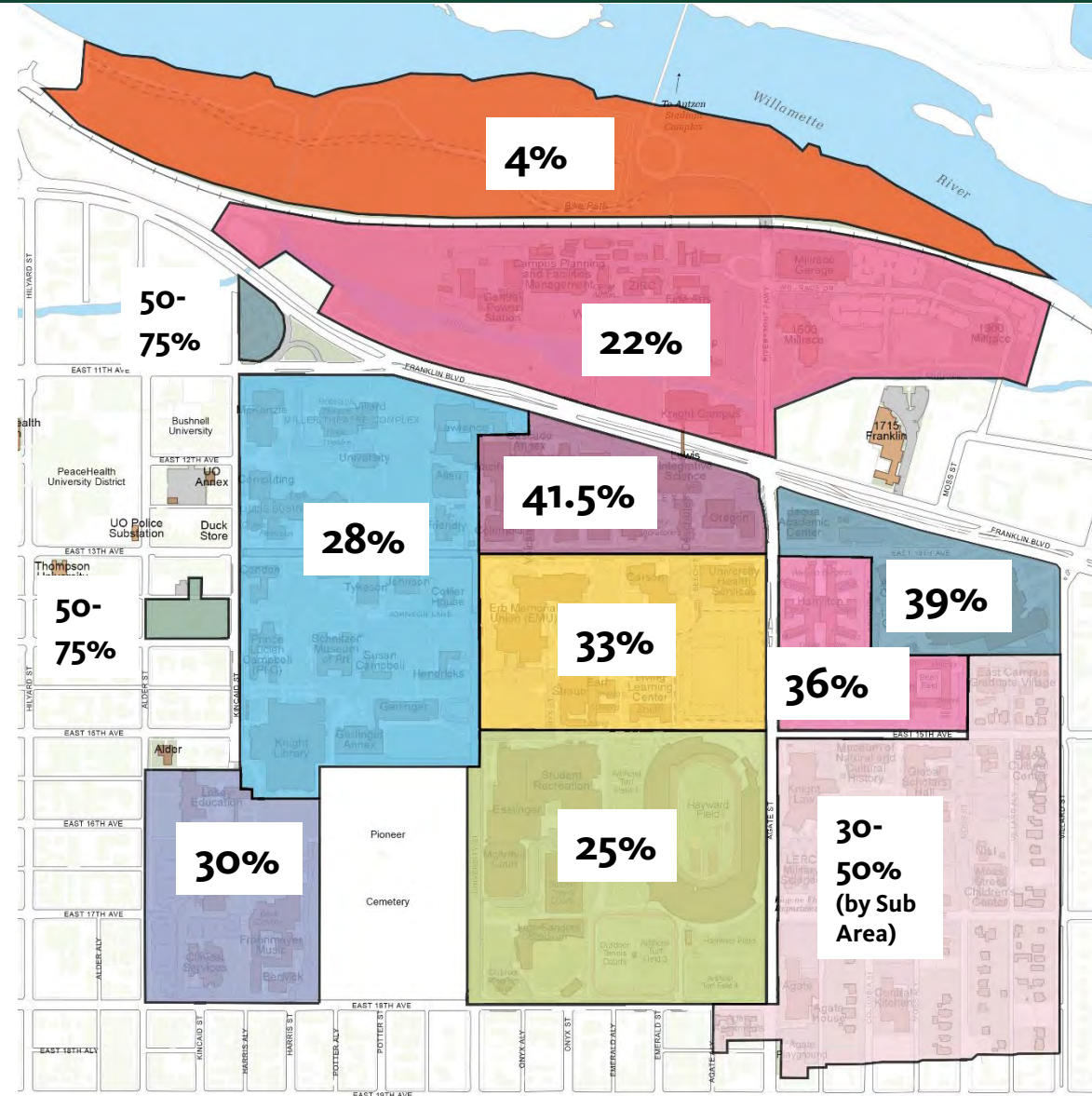


Principle 3 - Densities

Maximum Coverage

Coverage (%) = Total Building Footprint (SF) / Design Area (SF)

The *Campus Plan* allows a range of maximum building coverages on campus.



Design Areas

A-10



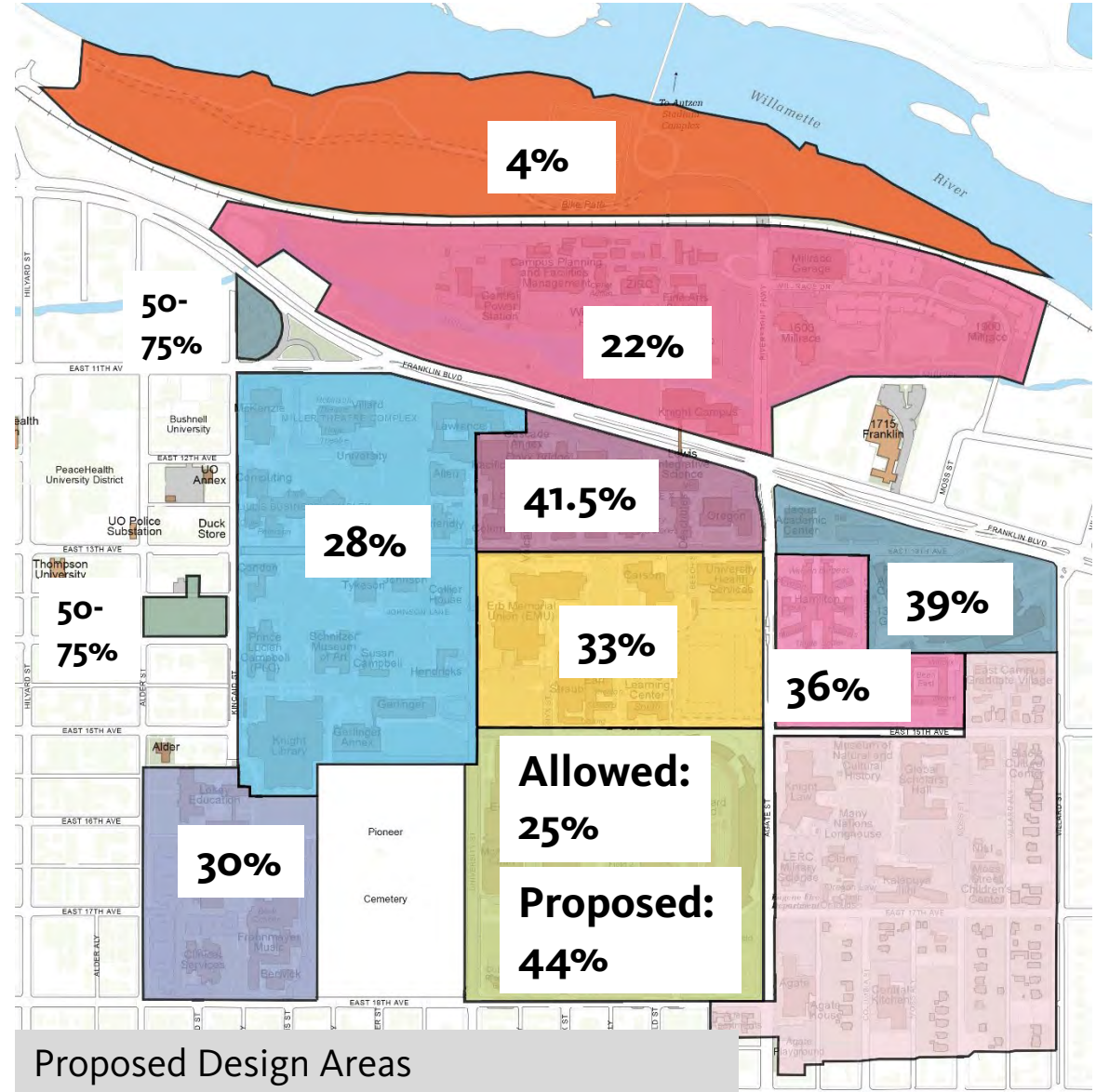
BUILDING SCENARIOS
The following diagrams identify building program by scenario. The diagram on this page provides a complete picture of the potential building program. "Future Building Potential" identified as "flexible use" in Chapter 3, Guidelines, indicates surplus capacity beyond what is needed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

FVP Proposed Building Scenarios

UNIVERSITY OF OREGON CAMPUS PHYSICAL FRAMEWORK VISION APPENDIX A: COVERAGE AND CAPACITY

Southeast Campus Design Area Development Densities – Coverage

- Current Allowed: 25% (about 378,836sf of total building footprint)
- Existing (current buildings): 42% (about 641,678 sf of total building footprint)
- Proposed Allowed: Approx. 44% (about 667,077sf of total building footprint, with 25,399 sf available)

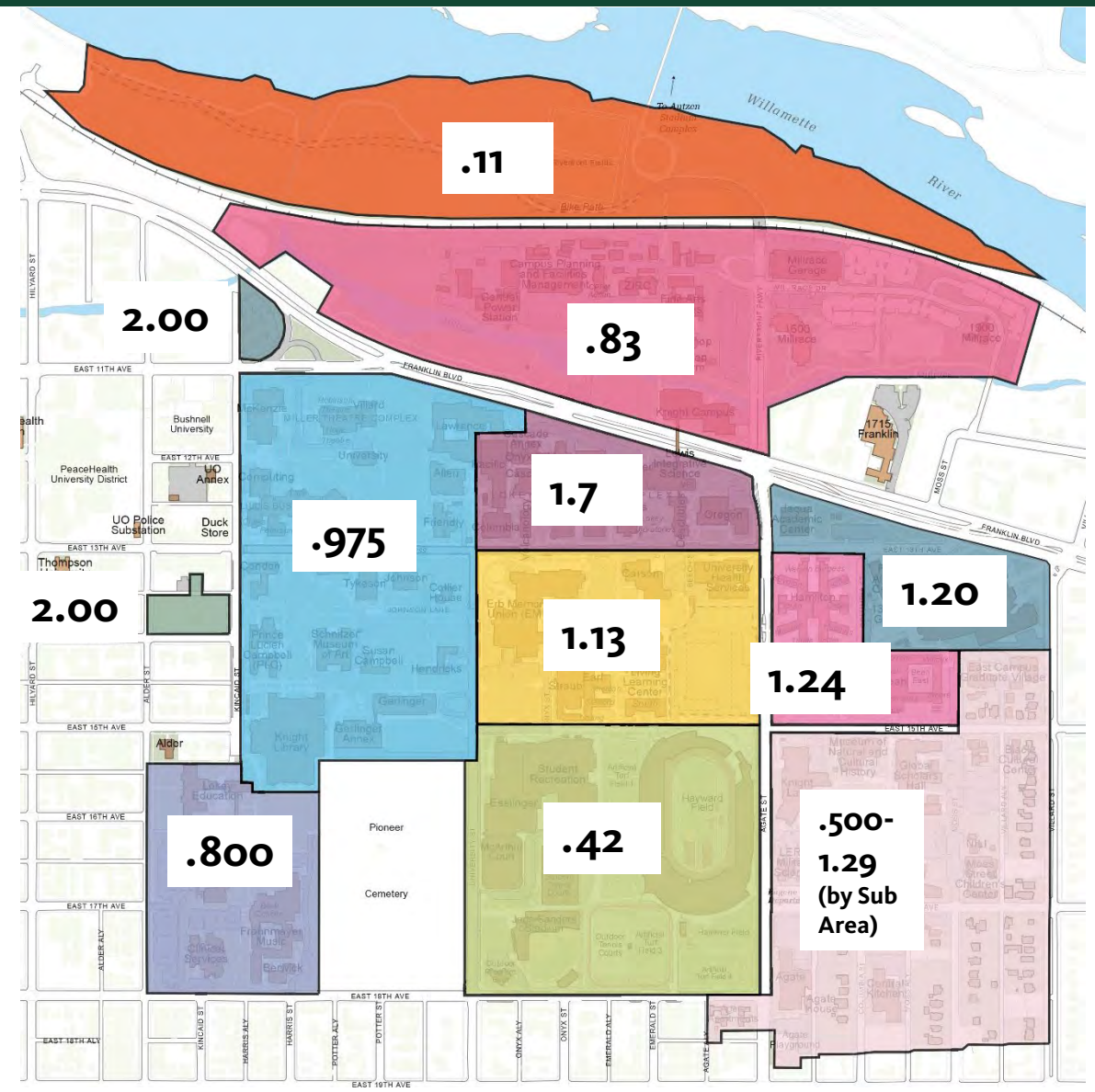
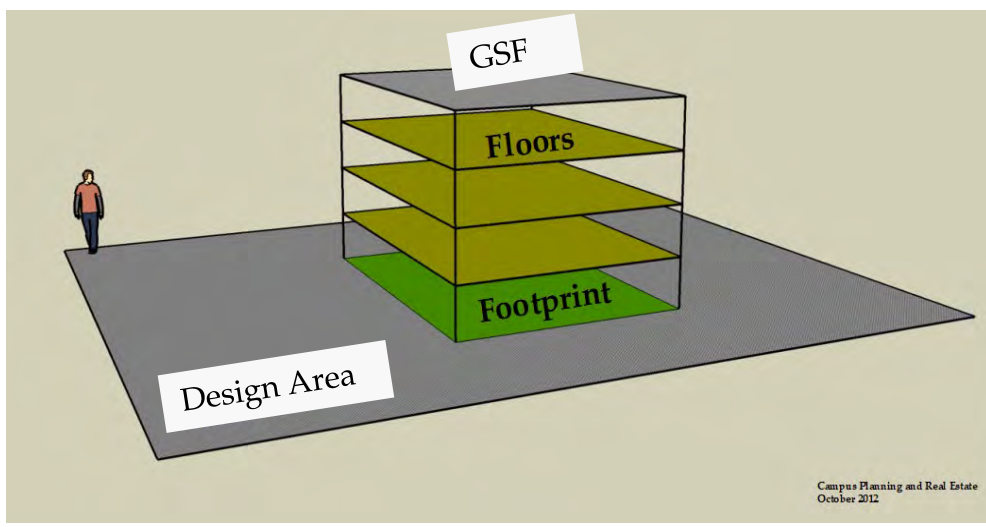


Principle 3 - Densities

Floor Area Ratio

Floor Area Ratio = Total GSF /
Design Area

GSF = Building Footprint x
Stories



Design Areas

A-10



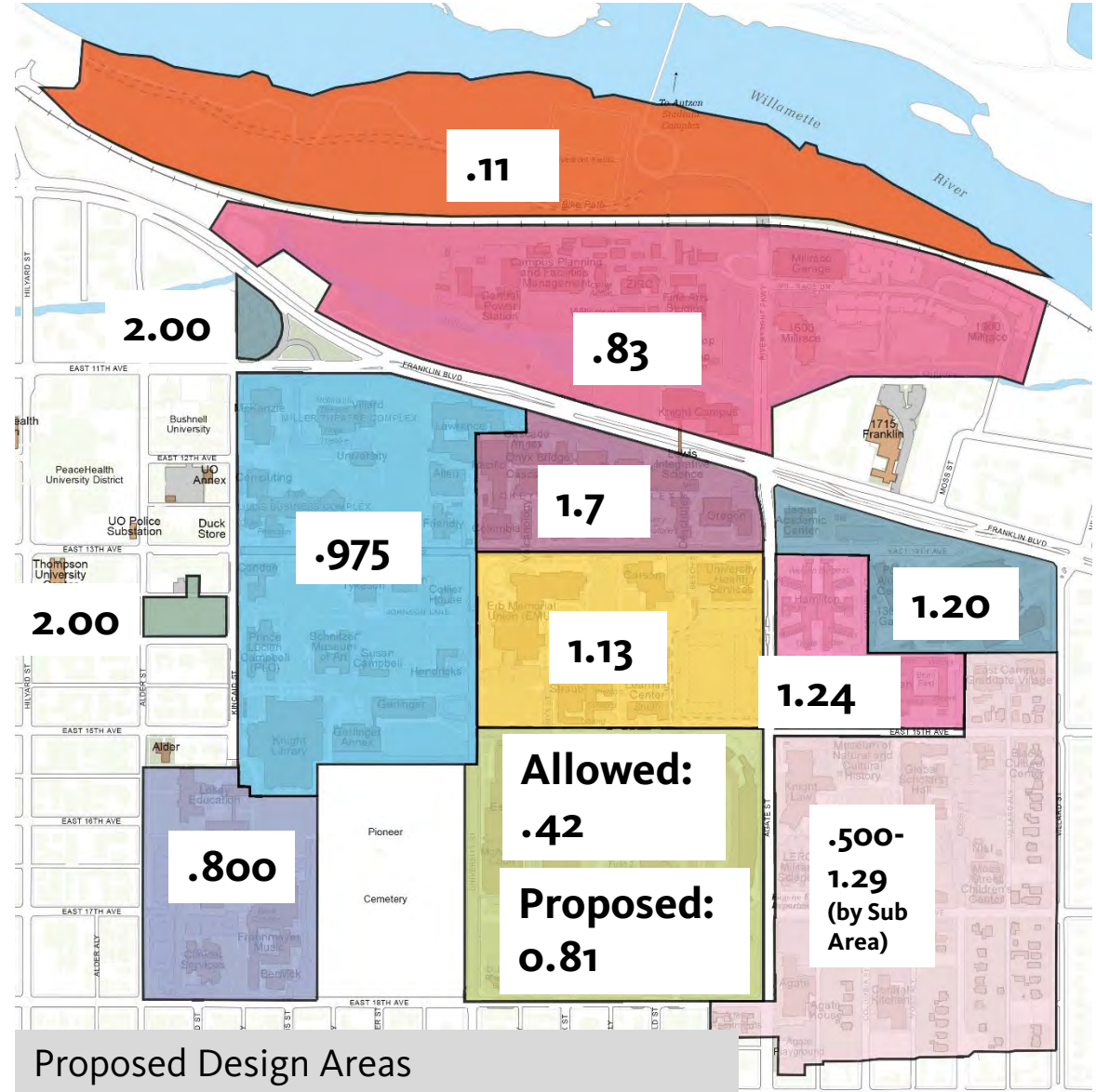
BUILDING SCENARIOS
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FVP Proposed Building Scenarios

UNIVERSITY OF OREGON CAMPUS PHYSICAL FRAMEWORK VISION APPENDIX A: COVERAGE AND CAPACITY

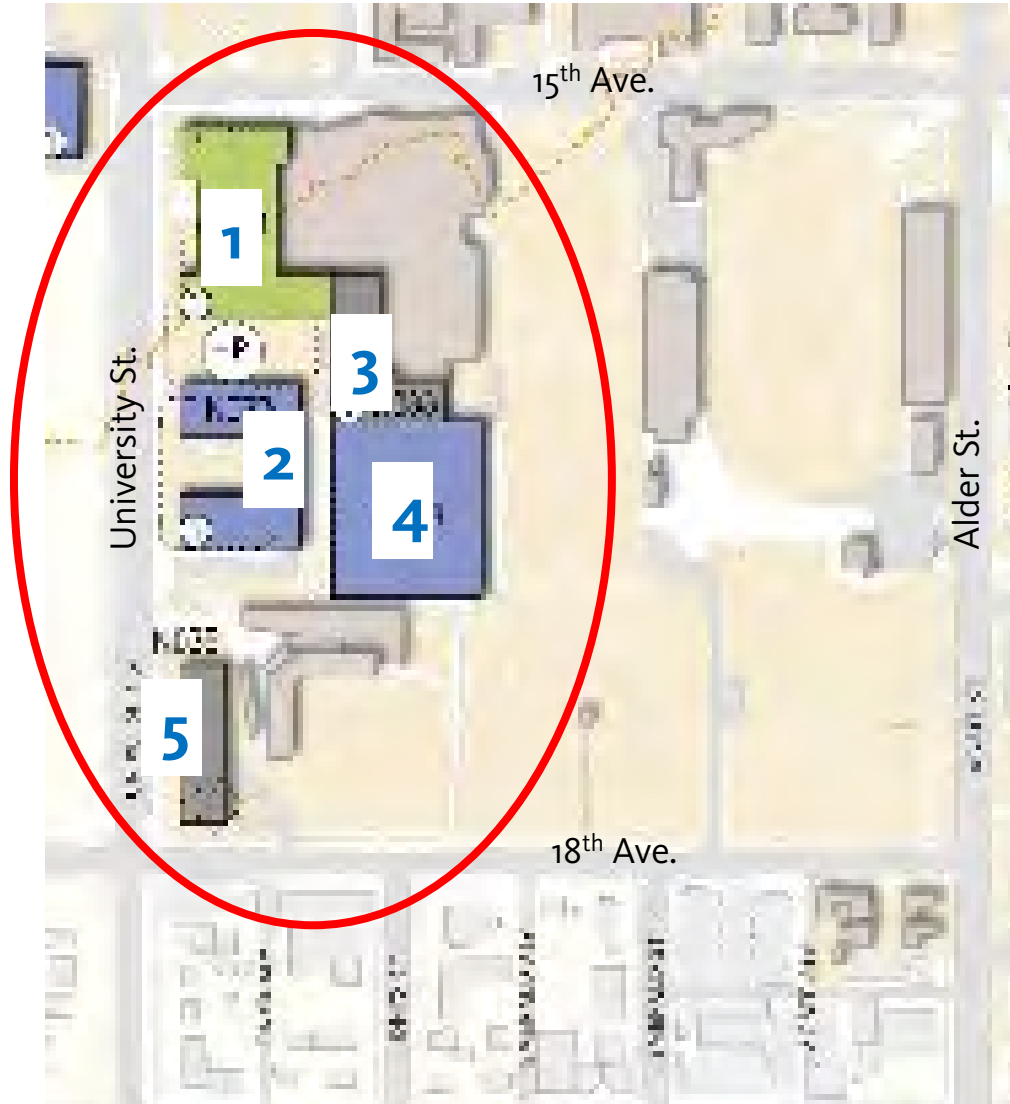
Southeast Campus Design Area Development Densities – Floor Area Ratio

- Current Allowed: 0.42 FAR
- Existing (current buildings): 0.50 FAR
- Proposed Allowed: Approx. 0.81 FAR (about 1,220,353 GSF of development, with 451,175 available)



Proposed Design Areas

Design Areas

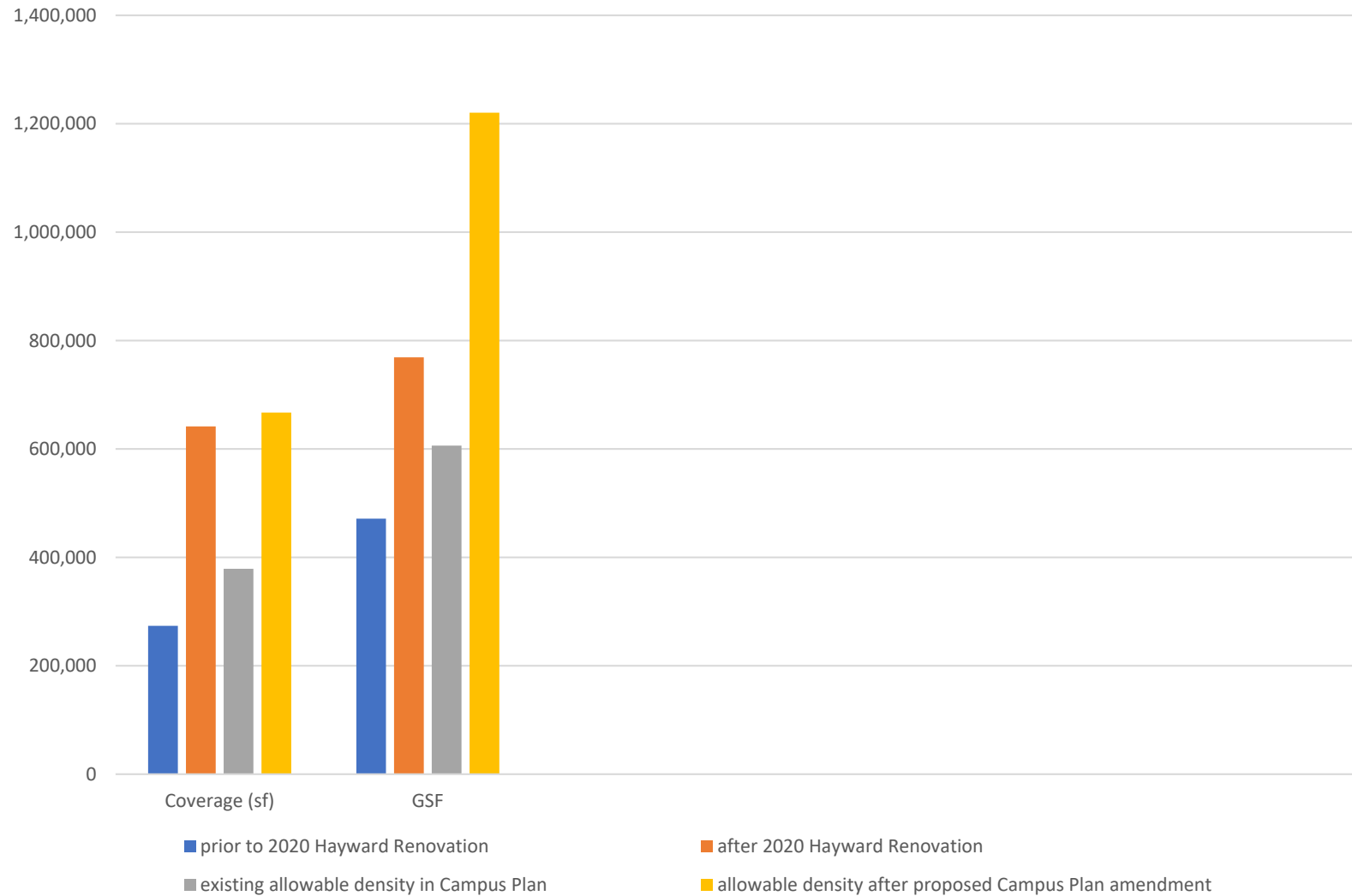


Southeast Campus Design Area Generic Buildings as shown in the FVP:

Building	Coverage (sf)	GSF
1	47,100	188,400
2	36,800	184,000
3	23,500	47,000
4	62,200	186,600
5	17,000	68,000
TOTAL	186,600 sf	674,000 GSF

FVP Proposed Building Scenarios – SE Campus Design Area

Southeast Campus Design Area Density History



Principle 3 – Densities: Density Table

SUB AREA	SIZE (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2021 AVAILABLE BUILDING FOOTPRINT (see notes 1, 3)	2021 AVAILABLE gsf (see notes 1, 3)	NOTES
		% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
24	1,515,345	35% (.35) 44% (.44)	538,836 667,077	.43 .81	606,138 1,220,353	0 25,399	0 451,175	See note 4.

DESIGN AREA	SUB AREA	SIZE (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2021 AVAILABLE BUILDING FOOTPRINT (see notes 1, 3)	2021 AVAILABLE gsf (see notes 1, 3)	NOTES
			% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
NORTHEAST CENTRAL CAMPUS (ACADEMICS, STUDENT SERVICES, and HOUSING)		1,016,596	33% (.33)	335,411	1.13	1,148,547	45,798	147,784	
							Desired	Desired	
	20						---	---	
	21						---	---	
	22						---	---	
SOUTHEAST CAMPUS (ACADEMICS, ATHLETICS, and RECREATION)	24	1,515,345	44% (.44)	667,077	.81	1,220,353	25,399	451,175	See note 4.
ATHLETICS, STUDENT SUPPORT, & ADMINISTRATION	1	514,434	39% (.39)	198,300	1.20	612,800	14,395	80,652	
	26	418,270	36% (.36)	150,577	1.24	518,655	(-18,008)	11,147	See note 5.
EAST CAMPUS		1,291,771	*	462,478	*	1,073,178	133,768	405,240	(Sub-areas 27-36). See note 7.
	27	198,581	35% (.35)	69,503	1.25	248,226			
	28	106,146	35% (.35)	37,151	.500	53,073			
	29	261,005	38% (.38)	99,443	1.29	336,697			
	30	25,252	30% (.30)	6,976	.600	15,951			
	31	186,980	40% (.40)	74,792	.750	140,235			
	32	48,000	50% (.50)	24,000	.700	33,600			
	33	716,243	30% (.30)	34,873	.600	69,746			
	34	164,096	30% (.30)	49,229	.500	82,048			
	35	94,094	30% (.30)	28,228	.500	47,047			
	36	93,374	41% (.41)	38,283	.52	48,555			
37-41	See East Campus Development Policy								

Campus Plan Principle 3: Densities

Amend the *Campus Plan* Table 2: Design Area Development Densities, Design Area by updating the Southeast Campus Design Area (page 52), including the maximum allowed coverage (building footprint), and the maximum allowed floor area ratio (total gross square feet), as shown in orange in the density table.

NOTES:

- Available footprint (sf) and gsf will need to be calculated as each project is planned. Refer to the most recent *Biennial Capacity Plan (BCP)* and the *Campus Physical Framework Vision Project (DVP)* for the current information. Desired footprint (sf) and gsf are calculated as of the date of the Plan. Desired maximums are included here to serve as a record of the intent of the Campus Planning Committee when the Plan was made. Subsequent Campus Planning Committees, informed by future BCPs, may come to different conclusions. Also refer to the BCP for the size of each sub-area.
- Design Areas expecting to contain structured parking are assigned higher allowable densities only for parking structures for two reasons. First, floor-to-floor heights of parking structures are lower than regular buildings, resulting in a six-level parking structure being a similar height to a four-story building. Second, while cost is not a factor in most instances, the cost of structured parking is very high, and maximizing the size of each parking structure creates efficiencies in its design.
- Available footprint equals the area's allowed footprint minus the existing building footprints according to the 2021-23 *Biennial Capacity Plan*. Available gross square feet equals the area's size times the ratio minus the existing gross square feet 2021-23 *Biennial Capacity Plan*.
- There is currently no available building footprint or gsf for the Southeast Campus Design Area. Additional density needs to be allowed.
- There is a deficit in available building footprint and gsf in the Student Housing Design Area because the DeNorval Unlbank Jr. Residence Hall, demolished in 2021, was approved by the Campus Planning Committee with the understanding that Hamilton Hall would be demolished after completion of phase 1 of the Housing Transformation Project (Wallon Hall replacement).
- The Willamette and Millrace Design Areas are regulated by the North Campus Community Use Permit (CUP). For more detail about maximum densities in these design areas, refer to the North Campus CUP.
- East Campus sub-areas have maximum allowed densities instead of desired maximums. Refer to the *Development Policy for the East Campus Area*.

Franklin Circle



Existing



Proposed

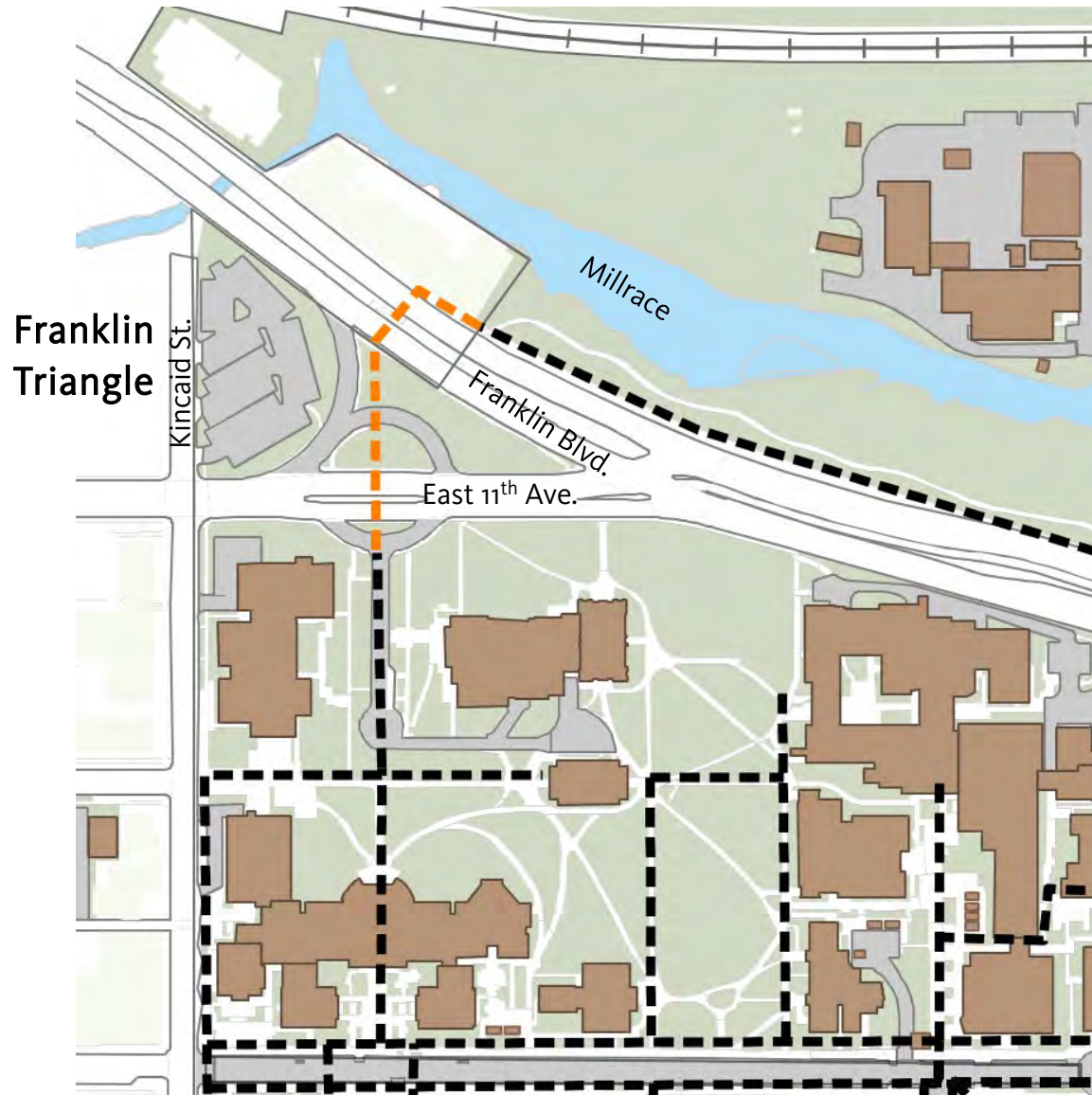
The amendment will include university land southeast of the existing Franklin Circle Design Area

Summary of Proposed *Campus Plan* Amendments

Campus Plan Principle 2: Open-Space Framework

Campus Plan Principle 3: Densities

Campus Plan Principle 12: Design Areas



Campus Plan Principle 2: Open-Space Framework

Amend the Campus Plan Map 4: Pathways to incorporate the new pathway as shown in orange on the map

Principle 12 – Design Area Special Conditions

Organized by Design Areas

- Area-wide space-use comments
- Campus Edges

Designated Open Space Design Area Special Conditions

- Current Use
- Form
- Pathways/Gateways
- Trees/Landscape
- Opportunities and Constraints

Design Area FRANKLIN CIRCLE



Current Use
This area currently is used for parking.

Form
Separated from the main campus by 11th Avenue, the space gets its form from 11th Avenue, Franklin Boulevard, and Kincaid Street. The area is clearly visible to the general public.



The size of the Design Area is 45,113 square feet. No Designated Open Spaces exist within the area boundaries.

Pathways/Gateways
Because this area is separated from the campus by 11th Avenue, new development should be limited to uses that do not encourage frequent crossings of that street (for example, avoid facilities designed for fifty-minute class sessions). Because it is very visible from Franklin Boulevard, a major route to the campus, it has the potential to give a first impression of the campus and could become a gateway.

Opportunities and Constraints
Every opportunity should be taken to improve the visual qualities of this area. It is a good site for a parking structure because of its proximity to major automobile routes, its proximity to a great number of campus users, and the possibility of developing parking at this site cooperatively with Northwest Christian University. Structured parking on the site should include the possibility of adding non-parking uses to the ground level of the structure. Because of its very visible nature on an important route to the campus, a parking structure on this site would need to be designed in an attractive way using brick and other materials typical to the campus.

Principle 12 Amendments – Tracked Changes

Design Area: Franklin Circle Triangle
The size of the Design Area is 45,113 square feet. No Designated Open Spaces exist within the area boundaries.

Current Use
This area currently is used for parking, it is bisected by an access road, that runs north south between Franklin Boulevard and East 11th Avenue. (Verifying potential restrictions for the access road).

Area-wide Space Use Comments
Heavily devoted to parking, existing paths are not continuous or connected to campus, making pedestrian and bicycle circulation difficult. A significant historic structure, Dads' Gates, is located across the street from the southern edge of this design area. Additionally, three large utility boxes related to the EmX bus rapid transit are located along the south sidewalk in the design area and an EmX station is located adjacent to the design area in the center of East 11th Avenue.

Form
Separated from the main campus by East 11th Avenue, the space area gets its triangular form from East 11th Avenue, Franklin Boulevard, and Kincaid Street. The area is clearly visible to the general public, making it important in communicating the beauty and presence of the university. The western campus edge of this design area at Kincaid Street and East 11th Avenue is undefined as Kincaid Street does not connect through to Franklin Boulevard, and the northwest corner borders a portion of the Millrace waterway.

Pathways/Gateways
Because this area is separated from the campus by East 11th Avenue, new development should be limited to uses that do not encourage frequent crossings of that street, unless pedestrian access is improved (for example, avoid facilities designed for fifty-minute class sessions). Because it is very visible from Franklin Boulevard, a major route to the campus, it this design area has the potential to give a first impression of the campus and could become a primary gateway for pedestrians, bicyclists, and vehicles. The current sidewalk along the access drive that bisects the site was built to provide a safe and direct pedestrian connection from East 11th Avenue to the large private student housing development across Franklin Boulevard, where there is a traffic signal.

Trees/Landscape
There is an area of lawn and mature trees in the southeast portion of this design area. A mix of mature Oak and evergreen trees border the northern edge along Franklin Boulevard.

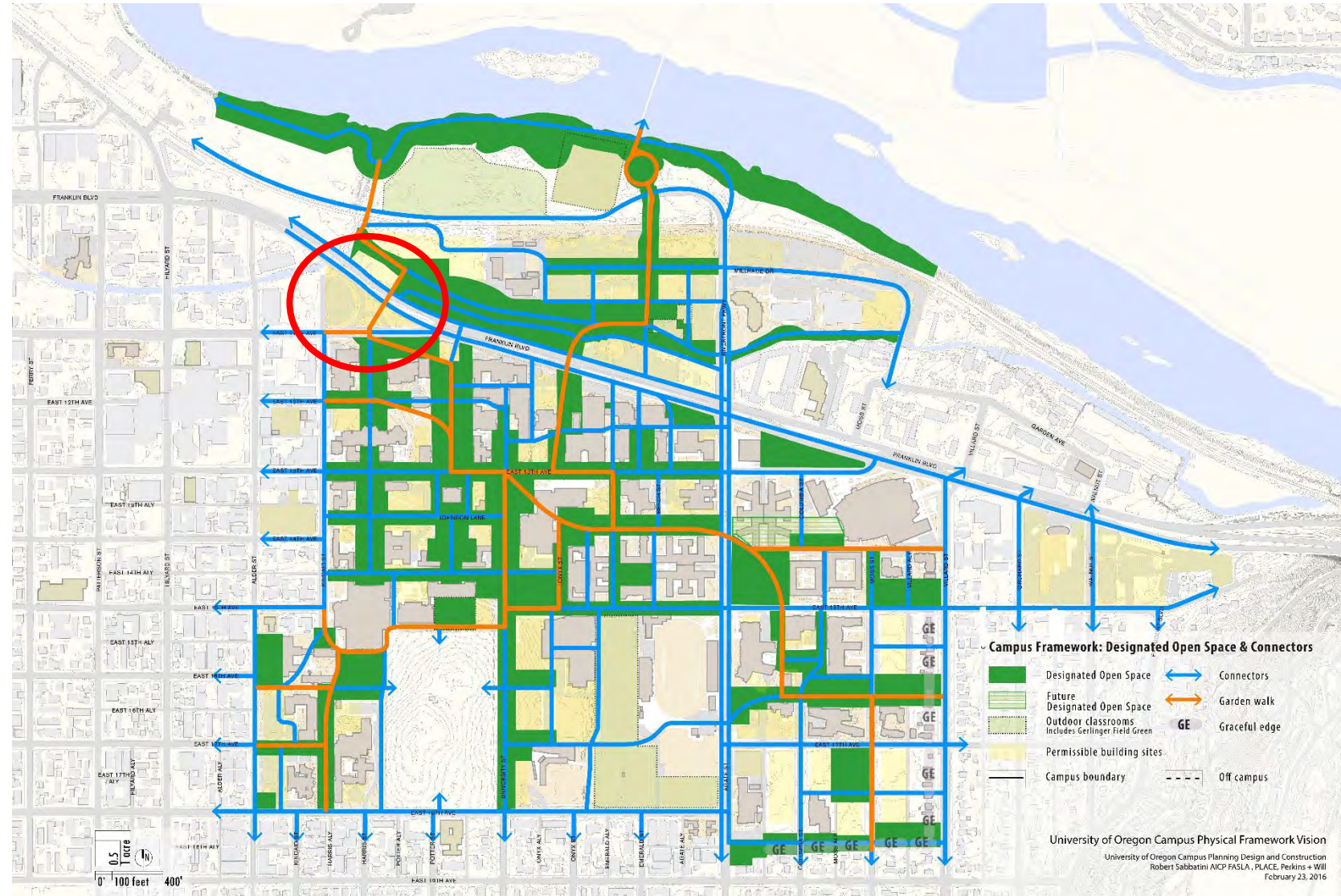
Opportunities and Constraints
Every opportunity should be taken to improve the visual qualities of this area. It is a good site for an academic building, assuming the pedestrian connection to campus is improved. For example, there may be an opportunity to acquire East 11th Avenue to create a pedestrian zone, and work with the City of Eugene to redirect East 11th Avenue automobile traffic (potentially via Kincaid street, in coordination with a future phase of the City of Eugene Franklin Boulevard Transformation Project). Such an opportunity would also allow for significant gateway improvements. The University will need to work with the city and engage with Bushnell University to address the current automobile access that bisects the site. Any new development should serve as a terminus to Dads' Gate Axis. Upon future redevelopment of the area, it will be important to maintain a safe pedestrian connection to the Franklin Boulevard crossing.

This design area is also a good location for a parking structure because of its proximity to major automobile routes, its proximity to a great number of campus users, and the possibility of developing parking at this site cooperatively with Northwest-Christian-Bushnell University. Structured parking on the site should include the possibility of adding non-parking flexible uses to the ground level of the structure. Because of its very visible

Campus Physical Framework Vision Project

Key FVP recommendations for the area

- Increase density
- Need clear strong pedestrian connection across 11th Avenue to campus
- Take opportunity to improve pedestrian connection across 11th Ave
- Take opportunity to shift auto circulation to improve multi-modal circulation (will need coordination with City)



Design Areas

A-10



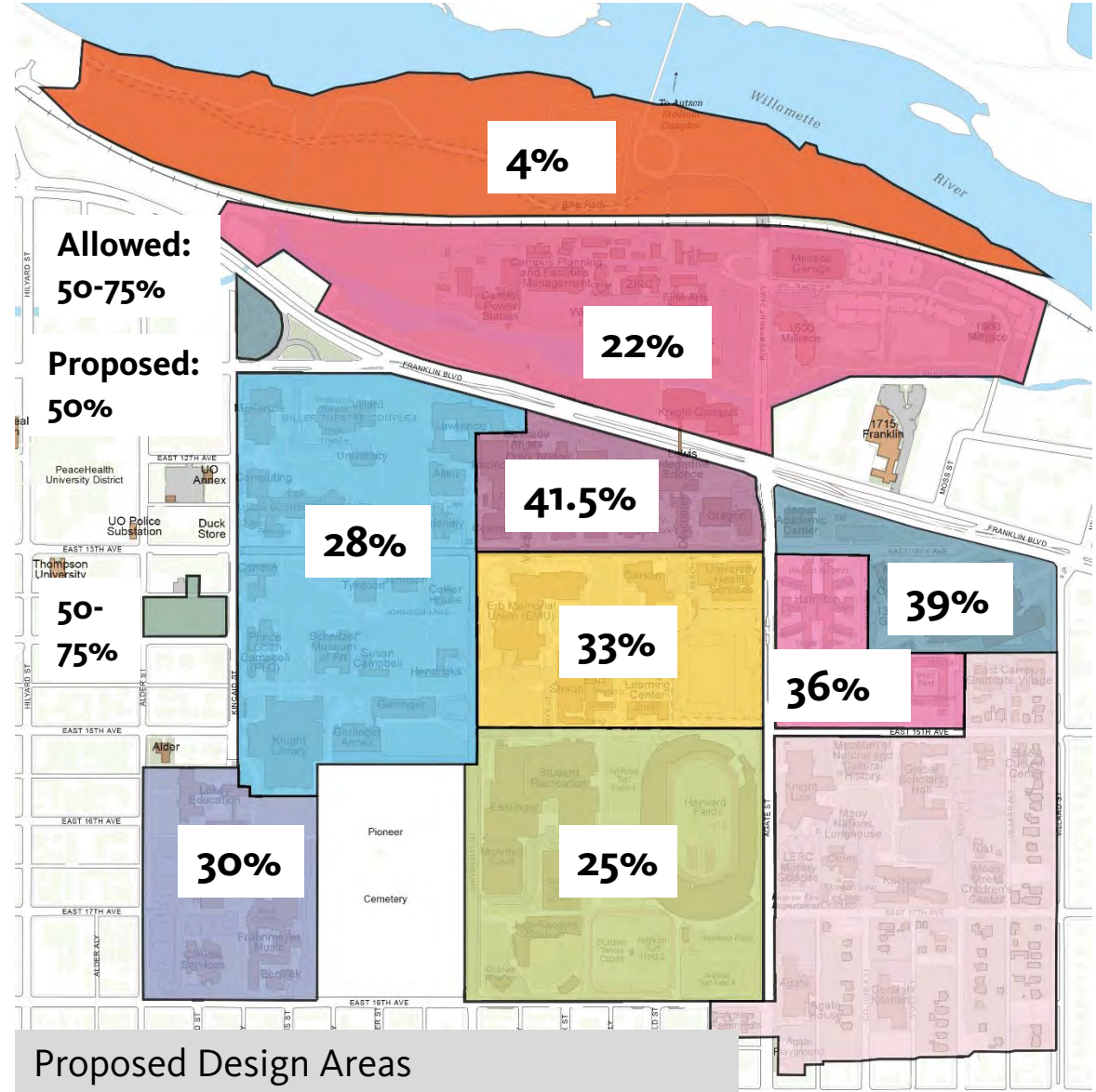
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FVP Proposed Building Scenarios

UNIVERSITY OF OREGON CAMPUS PHYSICAL FRAMEWORK VISION APPENDIX A: COVERAGE AND CAPACITY

Franklin Circle Design Area Development Densities – Coverage

- Current Allowed: 50 - 75%
- Existing (0 current buildings): 0%
- Proposed Allowed: Approx. 50% (about 49,000sf of total building footprint, with 49,000sf available: 29,900sf for a parking structure, and 19,100sf for a non-parking structure)



Design Areas

A-10



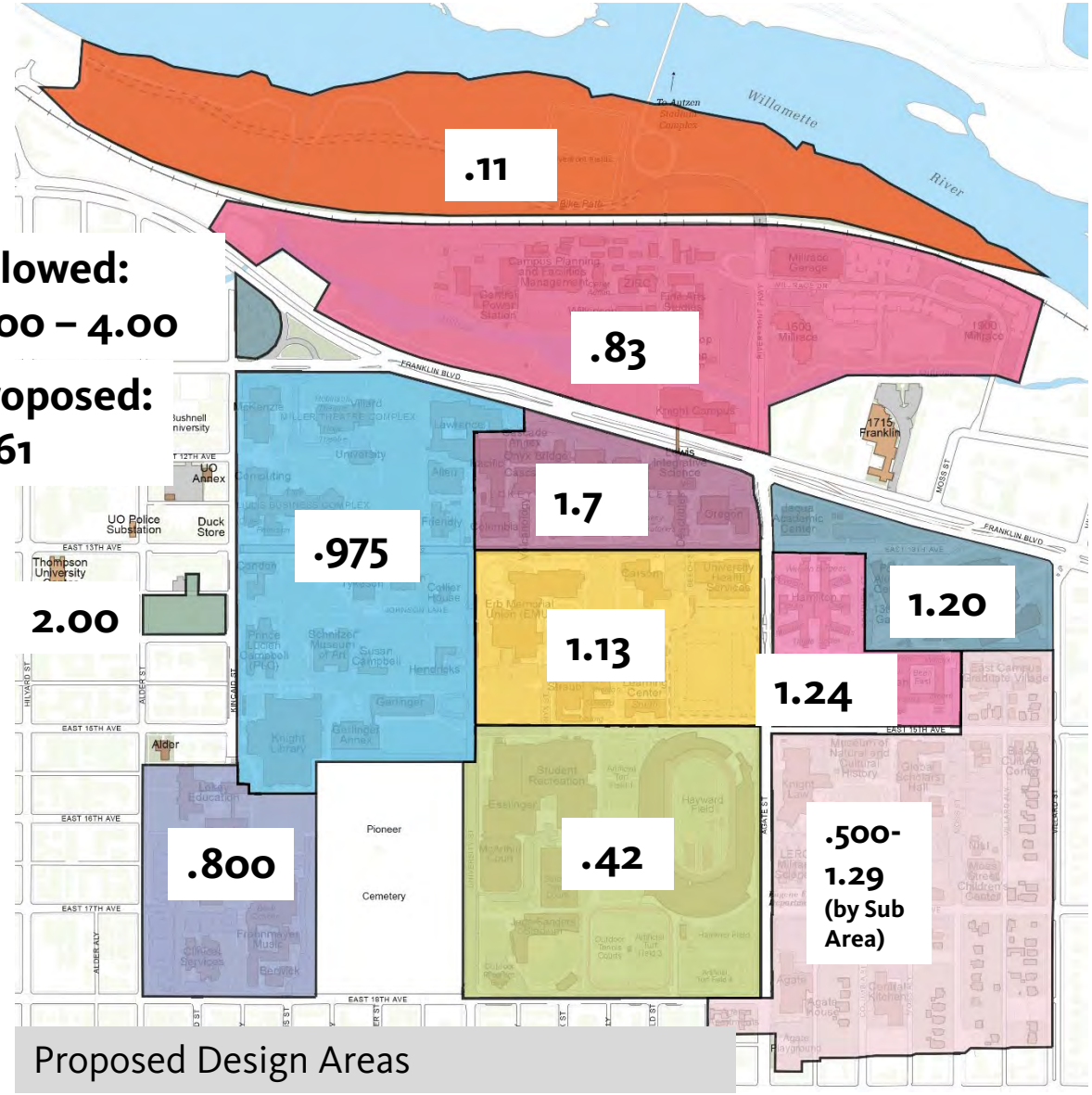
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FVP Proposed Building Scenarios

UNIVERSITY OF OREGON CAMPUS PHYSICAL FRAMEWORK VISION APPENDIX A: COVERAGE AND CAPACITY

Franklin Circle Design Area Development Densities – Floor Area Ratio

- Current Allowed: 2.00 – 4.00 FAR
- Existing (0 current buildings): 0 FAR
- Proposed Allowed: Approx. 2.61 FAR (about 255,800 GSF of development, with 255,800 GSF available: 179,400 GSF for a parking structure, and 76,400 GSF for a non-parking structure.)



Principle 3 – Densities: Density Table

SUB AREA	SIZE (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2021 AVAILABLE BUILDING FOOTPRINT (see notes 1, 3)	2021 AVAILABLE gsf (see notes 1, 3)	NOTES
		% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
		30% (.30)	29,900		179,100			
10	45,113 97,977	75% (.75)	33,835	4.00 1.80	180,452	33,835 29,900	180,452 179,100	See note 2. & 3
	45,113 97,977	50% (.50)	33,557	2.00 .800	90,226	33,557 19,100	90,226 76,400	
		20% (.20)	19,100		76,400			

Table 2: Design Area Development Densities

DESIGN AREA	SUB AREA	SIZE (total square feet (sf) in design area)	MAX BUILDING FOOTPRINT (sf)		MAX GROSS SQUARE FOOTAGE		2021 AVAILABLE BUILDING FOOTPRINT (see notes 1, 3)	2021 AVAILABLE gsf (see notes 1, 3)	NOTES
			% coverage allowed	sf (size x %)	floor area ratio	gsf (size x ratio)			
ACADEMICS CENTER and HISTORIC CORE		1,827,250	28% (.28)	511,530	.975	1,781,568	30,965	202,431	
							Desired	Desired	
	1						7,500	30,000	
	2						6,630	9,129	
	3						7,000	30,000	
	4						5,000	15,000	
	5						0	0	
	6						1,000	5,000	
	7						10,000	40,000	
	8						0	0	
TRIANGLE			30% (.30)	29,900		179,100	0	60,000	
FRANKLIN CIRCLE (Parking)	10	45,113 97,977	75% (.75)	33,835	4.00 1.80	33,835 29,900	33,835 29,900	180,452 179,100	See note 2. & 3
FRANKLIN CIRCLE TRIANGLE		45,113 97,977	50% (.50)	33,557	2.00 .800	33,557 19,100	33,557 19,100	90,226 76,400	
PLC PARKING LOT (Parking)	11	59,292	75% (.75)	44,469	4.00	237,168	44,469	237,168	See note 3
PLC PARKING LOT		59,292	50% (.50)	29,646	2.00	118,584	29,646	118,584	
SOUTHWEST CAMPUS							Desired	Desired	
	12						24,353	135,019	
	13						33,769	77,612	
MILLRACE		2,093,000	22% (.22)	450,000	.83	1,700,000	--	--	See note 6.
WILLAMETTE		1,860,000	4% (.04)	68,600	.11	199,800	--	--	See note 6.
NORTHEAST CAMPUS (ACADEMICS, RESEARCH, and SUPPORT SERVICES)							Desired	Desired	
	18	580,363	41.5% (.415)	240,850	1.70	986,617	1,243	9,996	
	19						0	0	
							23,500	93,000	

Note 3: The maximum density takes into account a university building that includes a parking structure, and the numbers provided are for parking vs. no parking. Combined, this adds up to a maximum 50% (.50) sf coverage, and 2.01 FAR total allowed in the Franklin Triangle design area.

Campus Plan Principle 3: Densities

Amend the *Campus Plan* Table 2: Design Area Development Densities, Design Area by removing the Franklin Circle Design Area (page 51) and replacing it with the new Franklin Triangle Design Area. Establish a new density for the new Franklin Triangle Design Area, including the maximum allowed coverage (building footprint), the maximum allowed floor area ratio (total gross square feet), and the Design Area size (sf), as shown in orange in the density table.

Campus Plan Amendments - June 2022
Process Diagram



Introduction &
Discussion



Public Hearing



Review draft final proposal
and take action



END

