

# DRAFT – 05.28.2020

## Campus Plan Amendment: Related to the area southeast of the Jaqua Triangle Design Area

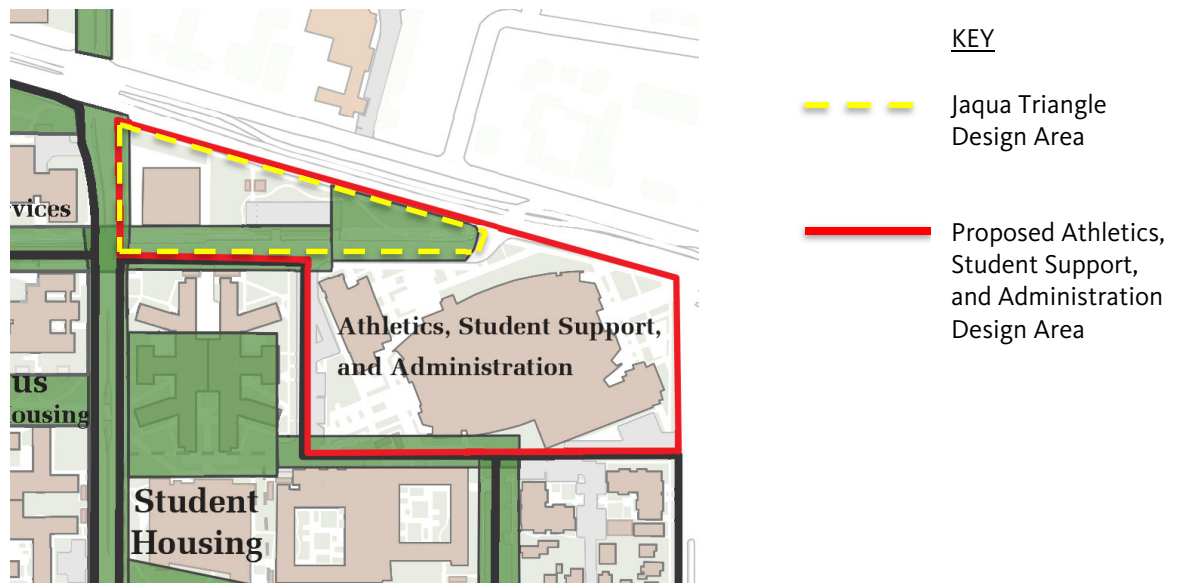
Proposed *Campus Plan* Amendments: Maximum Allowed Densities, Open Space Framework, and Design Area Special Conditions

May 28, 2021 DRAFT (Incorporates all changes discussed by the CPC. Changes made since the April 30<sup>th</sup>, 2021 CPC meeting are highlighted in yellow).

Public Hearing, anticipated May 28, 2021  
Campus Planning Committee Action, \_\_\_\_\_, 2021  
UO Administration Approval, \_\_\_\_\_

### Introduction

The purpose of the amendment is to incorporate the university’s land southeast of the Jaqua Triangle Design Area into the *Campus Plan* to guide essential future campus development based on *Campus Plan* principles. Please see map diagram below:



The *Campus Plan* guides all campus development by establishing the principles and patterns to achieve a shared vision. This shared vision ensures physical changes to campus will lead the University of Oregon toward a unified and successful campus design supporting its mission of teaching, discovery, and service. Currently the area southeast of the Jaqua Triangle Design Area surrounding the Matthew Knight Area and the Ford Alumni Center is not incorporated into the *Campus Plan* because it was previously not within the official campus boundary. The land was purchased to accommodate development of the Matthew Knight Arena and the Ford Alumni Center. The campus boundary was amended in 2021 to include university-owned land that had not yet been incorporated into the *Plan*.

### Summary of Proposed Amendments to the *Campus Plan*:

This amendment would update the framework of designated open spaces and major campus pathways, building density guidelines, and development opportunities and constraints. The open space framework would be amended to extend existing open spaces into the new area.

The area of campus that includes the Mathew Knight Arena and Ford Alumni Center would be combined with the Jaqua Triangle Design Area, creating a new Athletics, Student Support, and Administration Design Area with existing designated open spaces. The density amendment would establish the allowable densities for the new Athletics, Student Support, and Administration Design Area.

A new Athletics, Student Support and Administration Design Area special conditions section would be added to provide updated descriptions of the existing designated open spaces, identify significant landscape elements present in those areas, and note opportunities and constraints to inform future development.

Please see below or visit <https://cpfm.uoregon.edu/campus-plan-amendment-new-design-area> for more information and detailed descriptions.

## **Background Information**

A copy of the *Campus Plan* is available on the Campus Planning web page: <https://cpfm.uoregon.edu/campus-plan>

### *Campus Plan* Open-space Framework

As described in the *Campus Plan* Principle 2: Open-space Framework (page TBD):

The campus is developed around a series of open spaces connected by pathways. This system is the framework that dictates the arrangement of buildings. These public open spaces are intended for use by the entire campus community. The *Campus Plan* refers to these spaces as Designated Open Spaces (refer to Map 3: Designated Open Spaces on page (TBD) in the *Campus Plan*).

The *Campus Plan* establishes special conditions for each Designated Open Space to ensure that the unique characteristics of specific campus areas (known as Design Areas) are not overlooked. These Design Area Special Conditions must be considered whenever construction is proposed. The proposed Athletics, Student Support and Administration Design Areas would replace the Jaqua Design Area (pp. TBD).

### *Campus Plan* Density Principles

Maximum allowed densities for each area of campus are established by *Campus Plan* Principle 3: Densities. Maximum allowed densities are expressed as ratios and provided for building footprint (coverage) and total gross square footage (floor area ratio) for each campus design area.

Coverage ratios equal the maximum allowed footprint divided by the total size of design area. For example, a maximum allowed coverage of .5 means that .5 (50%) of the ground plane within the applicable design area can be covered by buildings. Floor area ratios (FAR) equal the total allowed gross square footage divided by the total size of design area. FAR defines how much total building

massing can be built within the area. For example, a floor area ratio of 1.5 for a 1,000sf area means that a total of 1,500sf could be built.

#### Campus Physical Framework Vision Project (FVP):

The FVP made a number of recommendations for extending the open-space framework and network of pedestrian pathways in the area (see diagram below).

Please visit <https://cpfm.uoregon.edu/campus-plan-amendment-new-design-area> for more background information.

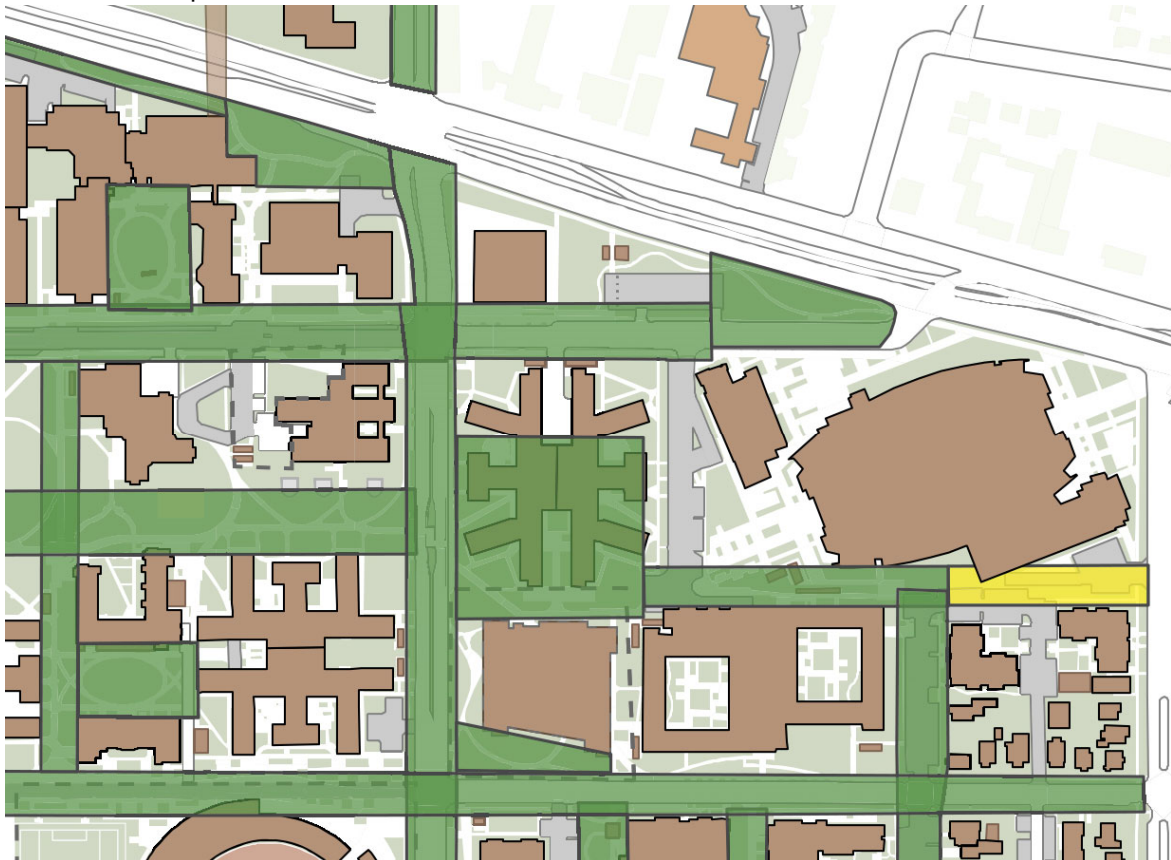
#### **Summary of Proposed *Campus Plan* Amendments**

- *Campus Plan Principle 2: Open-space Framework*, in particular Map 3: Designated Open Spaces (page 39), Map 4: Pathways (page 41);
- *Campus Plan Principle 3: Densities*, in particular Map 5: Design Areas (page 50), Table 2: Design Area Development Densities, Design Area: remove Jaqua Triangle, sub-area 25 (page 52), add Athletics, Student Support and Administration, sub-areas (TBD); and
- *Campus Plan Principle 12: Design Area Special Conditions*, in particular remove Jaqua Triangle Design Area (page 164), add Athletics, Student Support and Administration Design Area (pages TBD)

#### **Detailed Description of Proposed *Campus Plan* Amendments (Draft)**

##### I. Principle 2: Open-Space Framework

- A. Amend the *Campus Plan* Map 3: Designated Open Spaces (page 39) to incorporate the 14<sup>th</sup> Avenue Axis: Moss Axis to Villard Street, as shown in light green on the map below. This will extend the 14<sup>th</sup> Avenue Axis from New Green to Villard Street.



**Proposed Designated Open-space Framework Amendment (yellow)**

- B. Amend the *Campus Plan Map 4: Pathways* (page 41) to incorporate the new pathways as shown in orange on the map below.



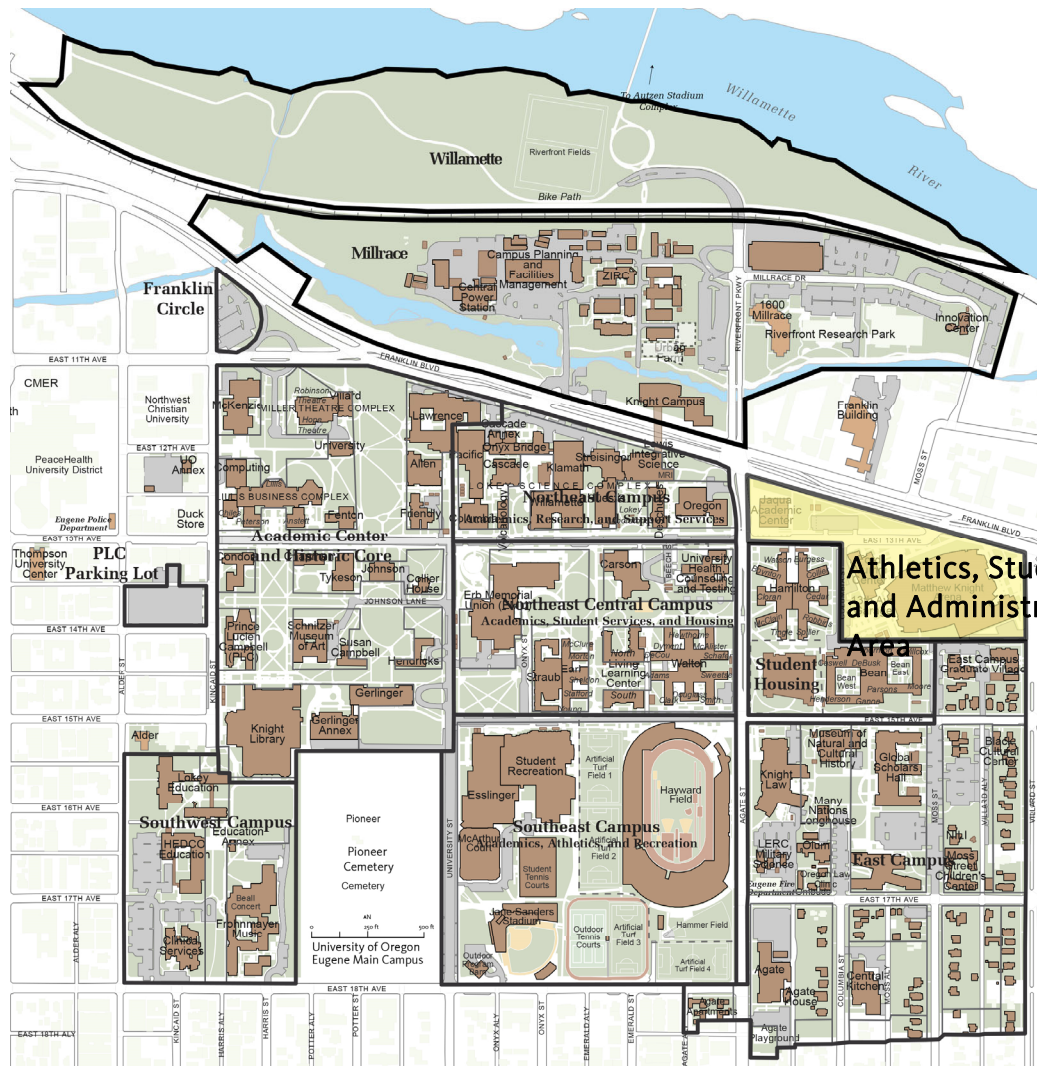
**Proposed Pathway Amendments (orange)**

II. Principle 3: Densities

- A. Amend the *Campus Plan* Map 5: Design Areas (page 50) to incorporate the new design area of the Athletics, Student Support and Administration Design Area, as shown in the map below. Remove the Jaqua Design Area description (page 52).



Map of Design Areas and the existing Jaqua Triangle Design Area  
(*Campus Plan* page 50 and page 111)



Map of Design Areas and the proposed Athletics, Student Support and Administration Design Area (*Campus Plan* page 50 and page 111)

- B. Amend the *Campus Plan* Table 2: Design Area Development Densities, Design Area by removing the Jaqua Triangle Design Area (page 52) and replacing it with the new Athletics, Student Support and Administration Design Area. Integrate the existing available density for the Jaqua Triangle Design Area (14,400 footprint and 80,600 gsf) into the maximum allowed coverage (building footprint) and the maximum allowed floor area ratio (total gross square feet) for the new Athletics, Student Support and Administration Design Area. **This incorporates the density that was available in the former Jaqua Triangle Design Area and makes it available to the new design area.**

### Athletics, Student Support and Administration Design Area Densities

While the proposed design area is almost fully developed, the proposed maximum allowed coverage for the Athletics, Student Support and Administration Design Area is 39%, which equals about 198,300 sf of total building footprint. The size of this design area is about 513,400 sf. This results in 14,400 sf available footprint.

The proposed maximum allowed floor area ratio for the Athletics, Student Support and Administration Design Area is 1.20 FAR, which equals about 612,800 gsf of development. This results in 80,600 available gsf.

III. Policy 12: Design Special Area Conditions

- A. Amend the *Campus Plan* Overall Design Areas Special Conditions Map (page 111) to incorporate the new design areas of the Athletics, Student Support and Administration Design Area, as shown in the above map.
- B. Remove the Jaqua Design Area special conditions description (page 164) and replace with new special conditions descriptions for the Athletics, Student Support and Administration Design Area. **See attached document for new description of the Athletics, Student Support and Administration Design Area.**
- C. **Add new text to the Student Housing Design Area Special Conditions – See attached document.**

## Principle 12 Amendments – Tracked Changes

### Design Area: Athletics, Student Support, and Administration

This design area includes a mix of athletic uses, student support services, administrative offices, transportation facilities, meeting spaces, and related active and passive open spaces. The two Designated Open Spaces within the design area boundary are Bakery Park Green, and the 14<sup>th</sup> Avenue Axis: Moss Axis to Villard Street.

### Area-wide Space Use Comments

This area is occupied by a large-scale athletic and regional events facility, as well as student support and administration facilities. This is an important campus main gateway, where prospective students and visitors arrive for tours. Improvements to this area should take advantage of the unique opportunities to enhance way-finding experiences of newcomers to the University. Combined with the Northeast Campus Design Area and the Northeast Central Design Area, this area provides an opportunity for the development of a major gateway to the campus. Plans for improvements should respond to these opportunities.

In addition, the land where the Matthew Knight Arena is located is governed by a City of Eugene conditional use permit and improvements to this area need to comply with those requirements. Specifically, this will affect requirements for landscaping, bike parking, and other site features.

### **Campus Edge: Franklin Boulevard – Agate St. to Villard St.**

*(Also refer to the Franklin Boulevard Axis description in the Northeast Campus – Academics, Research, & Support Services – Design Area, page TBD.)*

The developed Franklin Boulevard streetscape located along the sidewalk in this area currently provides a landscape buffer from heavy vehicle traffic. Mature evergreen and deciduous trees provide shade and human scale for pedestrians. The landscape buffer along the north side of Matthew Knight Arena, along with the wider sidewalk, accommodates larger groups of pedestrians during events. A main gateway entrance to campus is located at the corner of Franklin Boulevard and 13<sup>th</sup> Avenue. Further development of the gateway should convey the look and feel of campus to a larger audience, including some whom may never set foot on the campus but pass it daily. This location also sets the visual boundary of campus from the east, and, notably sets a tone for the interface between the campus and its neighbors. Additional consideration should include enhancing this gateway to be a welcoming entrance into the campus.

Further development of Franklin Boulevard through the City of Eugene’s future Franklin Boulevard redesign project will create opportunities to enhance the intersections of Franklin Boulevard with Agate, Moss, and Villard Streets. The purpose of this project is to transform Franklin from an auto-focused former state highway (under city jurisdiction today) to a pleasant, multi-modal urban street



designed for slower vehicle speeds that is safer for people walking, biking, riding the bus and driving. Instead of being a divider between UO and the surrounding community, the boulevard will transform into a more comfortable connector of places. Opportunities for safe pedestrian crossings, through roundabouts, reduced crossing distances, and new crossing refuges will improve this area of Franklin Boulevard. As part of the transformation project, the City is planning to add an intersection at Moss Street on Franklin Boulevard that will require a reconfiguration of the University's land as well as 13<sup>th</sup> Avenue.

This area is highly visible to the public. Every opportunity should be taken to improve its visual qualities and convey the university's public role, mission, and history.

(For a description of Franklin Blvd west of Agate Street, also refer to the Northeast Campus—Academics, Research, and Support Services—Design Area Campus Edge description, page TBD.)

## **BAKERY PARK GREEN**

### **Current Use**

This green at the eastern end of this design area is passive open space.

### **Form**

The green is formed by streets on two sides and a parking lot on the other.

### **Pathways/Gateways**

With the completion of the bus rapid transit EmX project, 13<sup>th</sup> Avenue has become the major automobile entrance to the campus from the east, and is a public right of way under City of Eugene jurisdiction. There is a meandering pedestrian path that stretches through the park from east to west. A portion of this path is bordered by a campus parking lot and also 13<sup>th</sup> Avenue.

### **Trees/Landscape**

This area has some groupings of newly-planted trees and young deciduous street trees. There is an open lawn space at the corner of 13<sup>th</sup> Avenue and Franklin Boulevard. A landscape strip of plantings is located between the sidewalk and Franklin Boulevard.

### **Opportunities and Constraints**

With the bus rapid transit EmX system implemented, Westbound traffic autos on Franklin Boulevard turn left onto 13<sup>th</sup> Avenue and pass the green. (Refer to the 13<sup>th</sup> Avenue Axis Conceptual Design Report). This is an opportunity to develop a main gateway with signage or other landscape features announcing their arrival at the campus. This is a gateway that is shared with private vehicles, buses, and bicyclists and should be enhanced as a welcoming entrance to campus. This is also the predominant southbound route in the area for traffic.

Further development of Franklin Boulevard through the City of Eugene's Franklin Boulevard Transformation Project will influence this area. (See Campus Edge: Franklin Boulevard – Agate St. to Villard St., page TBD.)

### **13<sup>TH</sup> AVENUE AXIS: AGATE STREET TO ~~MOSS STREET~~ FRANKLIN BOULEVARD**

*(See description in the Academic Center and Historic Core Design Area for the Kincaid Street to University Street portion of this axis, page TBD; and the Northeast Campus--Academics, Research, and Support Services--Design Area for the University Street to Agate Street portion, page TBD.)*

#### **Current Use**

This portion of the 13<sup>th</sup> Avenue Axis is a city street with a vehicular nature, two-way traffic, curbside parking, and sidewalks. There is also bicycle parking along the sidewalks on both the north and south sides of the axis near the Jaqua Center. The entrance to the 13<sup>th</sup> Avenue Parking Garage is located at 13<sup>th</sup> Avenue and the driveway to Parking Lot 37 (the vacated portion of Columbia Street), adjacent to the Ford Alumni Center, with the garage itself located underneath the building.

#### **Form**

It has the character of a typical tree-lined street. Buildings and landscape features lend some form to the axis, but it could be better defined by buildings--including Bakery Park Green and Matthew Knight Arena.

#### **Pathways/Gateways**

The intersection of 13<sup>th</sup> Avenue and Agate Street is a primary auto entrance to the university for eastbound-westbound traffic on Franklin Boulevard entering 13<sup>th</sup> Avenue. Because there is no left turn at Agate Street for westbound traffic due to the ~~The construction of the~~ EmX station, shifted the westbound traffic accesses campus at ~~to~~ the intersection of 13<sup>th</sup> Avenue and ~~Villard-Franklin Boulevard. Street causing this intersection to become a significant vehicular campus entrance from Franklin Boulevard.~~ At the east side of Agate Street at Franklin Boulevard is a high volume pedestrian crossing. The Millrace Drive Parking Garage located at Millrace Drive and Riverfront Parkway provides increased pedestrian traffic from the part of campus north of Franklin Boulevard at this crossing.

#### **Trees/Landscape**

This axis contains some large street trees, is lined with sidewalk planter beds along the Bakery Green, and concrete planters lining the Ford Alumni Center and Matthew Knight Arena front entrances.

#### **Opportunities and Constraints**

Proposals for development in this area should preserve and strengthen the 13th Avenue Axis.

Further enhancement of the tree canopy is desirable to identify and improve the gateway's appearance, to help connect this portion of the 13<sup>th</sup> Avenue Axis to the central portion, and to shade the street surface. The University should also look for opportunities to acquire 13<sup>th</sup> Avenue for better integration into the campus. Any new development in this area (for example, the future building site on the south side of 13<sup>th</sup> Avenue at Agate Street) should help reinforce the axis. (Refer to the *13<sup>th</sup> Avenue Axis Conceptual Design Report*). Also, new development needs to consider the unique architecture of the existing buildings and connection to the main campus architectural style.

Further development of Franklin Boulevard through the City of Eugene's Franklin Boulevard Transformation Project will influence this area. (See *Campus Edge: Franklin Boulevard – Agate St. to Villard St.*, page TBD.)

The planned Welcome Center provided by the Phase I Housing Transformation Project will shift the location of the visitor experience.

#### **14<sup>TH</sup> AVENUE AXIS: MOSS AXIS TO VILLARD STREET**

(See description in the *Student Housing Design Area for the New Green to Agate Axis portion of this axis*, page TBD.)

#### **Current Use**

This portion of the 14<sup>th</sup> Avenue Axis is a pedestrian pathway. The eastern portion is not well defined, and the physical pathway ends after Bean Hall, where there is a parking lot, and then continues again along the east building of the Graduate Village.

#### **Form**

The current form of this axis is partially defined by Bean Hall. The eastern portion is not well defined.

#### **Trees/Landscape**

This area has some mature trees in the parking lot portion of the axis, and a row of landscape shrubs and groundcover bordering its edges. Otherwise there are few notable landscape features.

#### **Pathways/Gateways**

The axis is a pedestrian pathway that connects to the Student Housing Design Area and Northeast Central Campus Design Area.

#### **Opportunities and Constraints**

Special attention should be given to creating a strong pedestrian connector to and along the south side of the Matthew Knight Arena pedestrian pathway to Villard Street. This should result in a direct pedestrian route, enhanced with lighting, planting, and wayfinding. This route, while currently used, is uninviting as it borders the backs of buildings and flows through parking lots, such as the East Campus Graduate Village Parking lot.

## DESIGN AREA: STUDENT HOUSING

This area is occupied by large residence halls and a passive recreational open-space area.

### Area-wide Space Use Comments

University Housing has primary responsibility for building space use and development planning of the residence halls. After the Phase Three residence hall project (removal of Hamilton Hall and development of the New Green), a new building site north of the New Green will be available for other academic and/or non-housing UO uses. At that time, further refinement to the Design Area description and special conditions should be considered.

## NEW GREEN (NAME TBD)

### Current Use

This area was designed to provide informal outdoor activity space for residence hall students. It also is an important pedestrian link between the main campus and East Campus.

### Form

The Agate Street edge along the west, the north façade of the planned Phase One DeNorval Unthank Jr. residence Residence hall Hall building, and the west façade of Bean Hall give this area its form.

### Pathways/Gateways

This area includes important pathways that link the main campus via the Promenade to the areas of campus on the east and southeast.

### Trees/Landscape

This sunny open area is dotted with large and small shade trees.

### Opportunities and Constraints

Proposals for development in this area should preserve and strengthen the New Green open space. As development occurs adjacent to the area, it is important to maintain and improve pedestrian access to and through the space. Particular attention should be paid to the mid-block pedestrian crossing between 13<sup>th</sup> and 15<sup>th</sup> Avenues. (See the description of this and its relationship to Agate Street in the Northeast Central Campus – Academics, Student Services, and Housing—Design Area, page 147.) As the East Campus Area develops, the pedestrian connections will grow in importance and may result in the need to enhance pathways to the east and southeast. The Agate Street edge could benefit from additional large-canopy trees to help shade the street surface and buffer the New Green from auto traffic. New trees should not interfere with the safety of the area or the intentionally sunny spaces within the green.

As redevelopment occurs at the corner of 13<sup>th</sup> Avenue and Agate Street, after Hamilton is removed, careful consideration should be given to defining and enhancing the New Green.